

**ORDINANCE 3206**

**AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF GREAT FALLS TO REZONE THE PROPERTY LEGALLY DESCRIBED AS A PORTION OF LOTS 4A AND 6-9 RIVERVIEW TRACTS ADDITION LOCATED IN GOVERNMENT LOT 4 OF SECTION 1, AND GOVERNEMENT LOT 1 OF SECTION 2, TOWNSHIP 20 NORTH, RANGE 3 EAST, P.M.M. CASCADE COUNTY, MONTANA, AND TO AMEND ORDINANCE 3104 TO INCLUDE SAID PROPERTY WITHIN THE BOUNDARIES OF THE PLANNED UNIT DEVELOPMENT (PUD).**

\* \* \* \* \*

**WHEREAS**, the subject property, legally described above, is presently zoned C-2 General Commercial district; and

**WHEREAS**, the property owners, Montana Refining Company, Inc. and the Margaret E. Heisler Trust, have petitioned the City of Great Falls to rezone said properties to PUD Planned Unit Development; and

**WHEREAS**, after conducting a public hearing on May 7, 2013, the City Commission adopted Ordinance 3104 titled: “An Ordinance Assigning a Zoning Classification of PUD Planned Unit Development District to Proposed Lot 5 of the Amended Plat of Lots 1-3 of the Amended Plat of Lot 1, Block 1, Third Supplement to Riverview Tracts and Tracts 1-A and 2 of the Amended Plat of Tracts 1-A, 2, 3 and 4, Riverview Tracts and Tract 5-A of the Amended Plat of Tracts 5, 6, 7, 8, and 9, Riverview Tracts, and Tract 3 of the Amended Plat of the Tracts 1-A, 2, 3 and 4, Riverview Tracts, and Lot 1 Block 1 of the Amended Plat of Lot 1, Block 1, of the Amended Plat of Block 1, Fourth Supplement to Riverview Tracts, and Tracts 10-13 of the Riverview Tracts Addition. A Tract of Land Located in Government Lots 3 & 4 of Section 1, and Government Lot 1 of Section 2, T20N, R3E, P.M.M., City of Great Falls, Cascade County, Montana (Addressed as 1807 3<sup>rd</sup> Street NW); and

**WHEREAS**, the Great Falls Zoning Commission conducted a public hearing on June 11, 2019, to consider said rezoning from C-2 General Commercial district to PUD Planned Unit Development and, at the conclusion of said hearing, passed a motion recommending the City Commission rezone the property legally described as a portion of lots 4A and 6-9 Riverview Tracts Addition equaling +/- 1.169 acres, located in Section 2, Township 20 North, Range 3 East, P.M.M.T., Cascade County, Montana; and

**WHEREAS**, notice of assigning said zoning classification to the subject properties was published in the *Great Falls Tribune* advising that a public hearing on this zoning designation would be held on the 6th day of August, 2019, before final passage of said Ordinance herein; and

**WHEREAS**, following said public hearing, it was found and decided that the zoning map amendment on said property meets the Basis of Decision requirements in the Official Code of the City of Great Falls (OCCGF), Section 17.16.29.050, and that the said rezoning designation be made.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF GREAT FALLS, MONTANA:**

Section 1. It is determined that the herein requested rezoning meets the criteria and guidelines cited in Mont. Code Ann § 76-2-304, and Section 17.16.29.050 of the OCCGF.

Section 2. That the property legally described as: as a portion of lots 4A and 6-9 Riverview Tracts Addition equaling +/- 1.169 acres, located in Section 2, Township 20 North, Range 3 East, P.M.MT., Cascade County, Montana, be rezoned to PUD Planned Unit Development, and included within the boundaries of the PUD Planned Unit Development District as set forth in Ordinance 3104, as shown in Exhibit A.

Section 3. This Ordinance shall be in full force and effect thirty (30) days after its passage and adoption by the City Commission.

ACCEPTED by the City Commission of the City of Great Falls, Montana on first reading July 16, 2019.

ADOPTED by the City Commission of the City of Great Falls, Montana on second reading August 6, 2019.

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Bob Kelly, Mayor

ATTEST:

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Lisa Kunz, City Clerk

(SEAL OF CITY)

APPROVED FOR LEGAL CONTENT:

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Sara R. Sexe, City Attorney

State of Montana    )  
County of Cascade  : ss  
City of Great Falls )

I, Lisa Kunz, City Clerk of the City of Great Falls, Montana, do certify that I did post as required by law and as prescribed and directed by the Commission, Ordinance 3206 on the Great Falls Civic Center posting board and the Great Falls City website.

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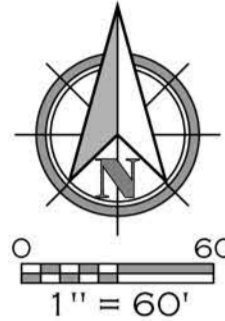
Lisa Kunz, Deputy City Clerk

(CITY SEAL)

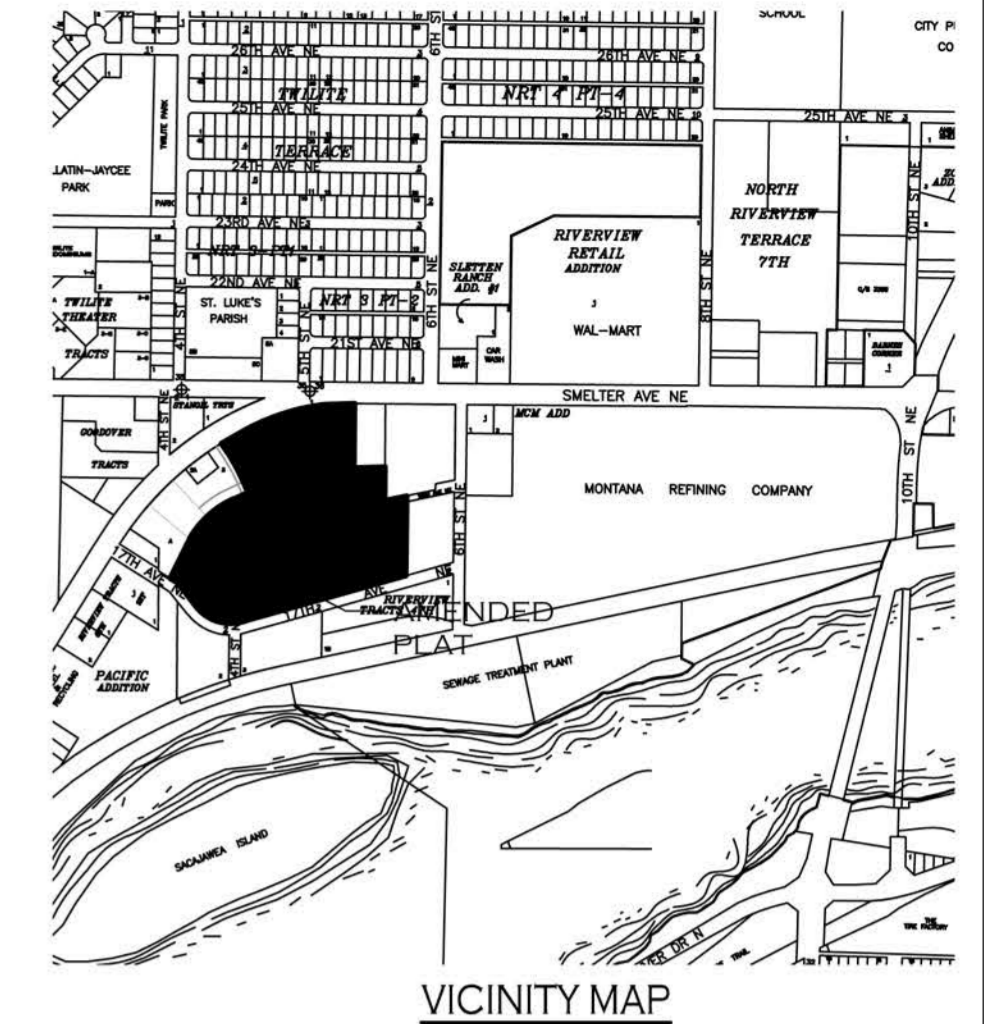
AMENDED PLAT OF  
**LOTS 4A, 5A, 6-9, AND 10A RIVERVIEW TRACTS ADDITION**

TO THE CITY OF GREAT FALLS, MONTANA  
 A SUBDIVISION LOCATED IN GOVERNMENT LOT 4 OF SECTION 1, AND GOVERNMENT LOT 1 OF SECTION 2,  
 T20N, R3E, P.M. MT, CASCADE COUNTY, MONTANA

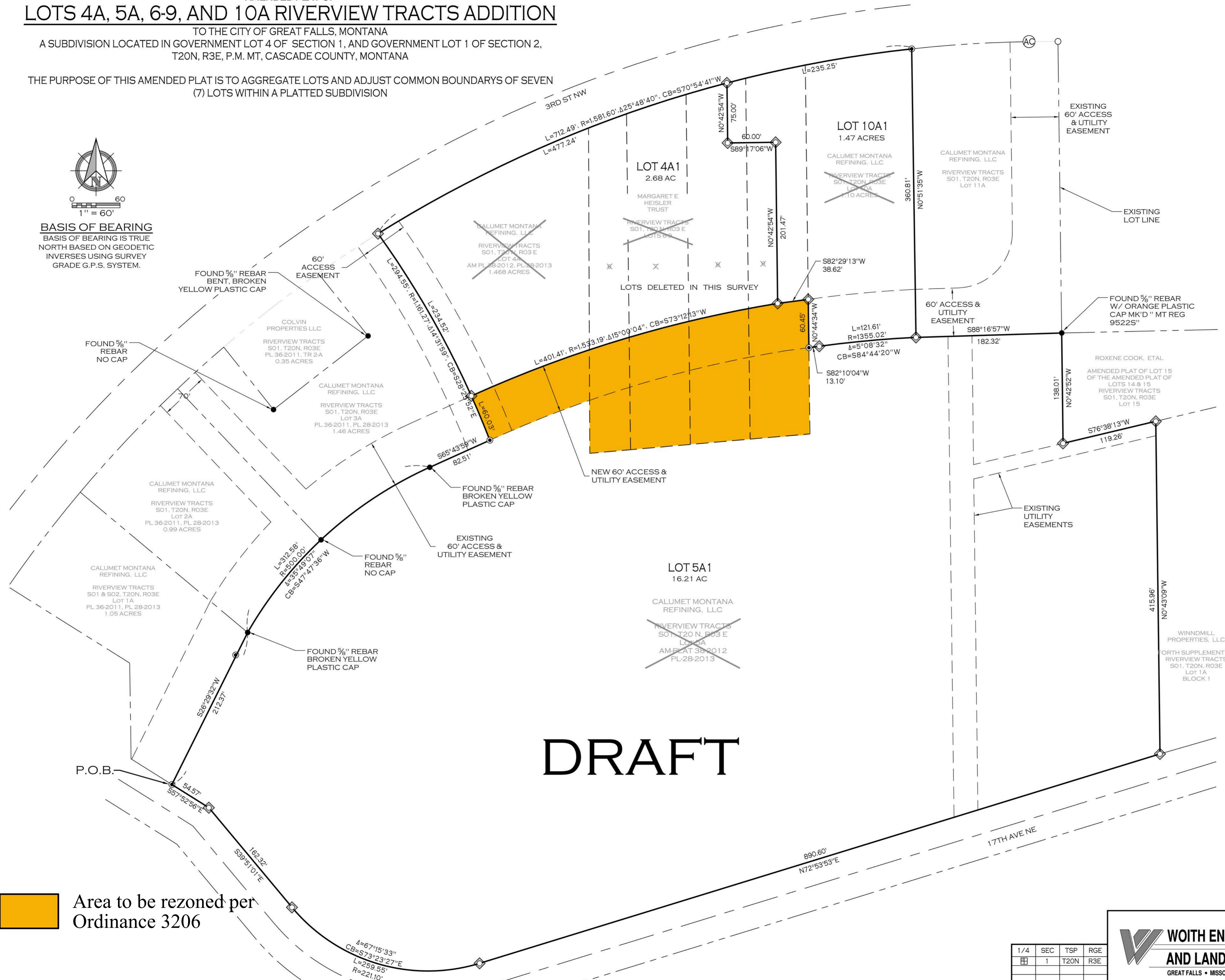
THE PURPOSE OF THIS AMENDED PLAT IS TO AGGREGATE LOTS AND ADJUST COMMON BOUNDARIES OF SEVEN  
 (7) LOTS WITHIN A PLATTED SUBDIVISION



**BASIS OF BEARING**  
 BASIS OF BEARING IS TRUE  
 NORTH BASED ON GEODETIC  
 INVERSES USING SURVEY  
 GRADE G.P.S. SYSTEM.



VICINITY MAP



- LEGEND**
- ◆ SET 5/8"x 24" REBAR & YELLOW PLASTIC CAP MK'D "WEI 19110LS"
  - FOUND 5/8"x 24" REBAR & YELLOW PLASTIC CAP MK'D "KENCZKA 15625LS"
  - FOUND 5/8"x 24" REBAR & YELLOW PLASTIC CAP MK'D "M HENEN 9523LS"
  - ⊙ 2" ALUMINUM CAP MK'D "MDT 11702LS"
  - FOUND PROPERTY CORNER AS NOTED
  - PROPERTY BOUNDARY
  - - - ABANDONED PROPERTY LINE
  - - - ADJACENT PROPERTY LINE
  - - - CENTER LINE
  - - - ACCESS AND UTILITY EASEMENT
  - P.O.B. POINT OF BEGINNING

**AREA**

LOT 4A1 -	2.68 ACRES
LOT 5A1 -	16.21 ACRES
LOT 10A1 -	1.47 ACRES
<b>TOTAL PLAT -</b>	<b>20.36 ACRES</b>

**DRAFT**

Area to be rezoned per Ordinance 3206

1/4	SEC	TSP	RGE
1	T20N	R3E	

**WOITH ENGINEERING, INC.**  
**AND LAND SURVEYING LLC**  
 GREAT FALLS • MISSOULA • WOITHENG.COM • 406-761-1955

JOB #:	1734
FB:	GPS
DRAWN:	RCB
DESIGN:	RCB
QA:	MS
DATE:	9/27/19

**P1**  
**P2**

IT IS NOT THE INTENT OF THIS AMENDED PLAT TO IDENTIFY ALL EASEMENTS OF RECORD. THERE MAY BE EXISTING EASEMENTS OF SITE AND RECORD WHICH ARE NOT SHOWN ON THIS AMENDED PLAT.