

**ORDINANCE 3269**

**AN ORDINANCE ASSIGNING A ZONING CLASSIFICATION OF R-2 SINGLE-FAMILY MEDIUM DENSITY TO LOT 12-A, BLOCK 13 OF COUNTRY CLUB ADDITION LOCATED IN SECTION 14, TOWNSHIP 20 NORTH, RANGE 3 EAST, P.M.M., CASCADE COUNTY, MONTANA.**

\* \* \* \* \*

**WHEREAS**, the property owner, the Estate of Sharon C. Wilson, has petitioned the City of Great Falls to annex the subject property, which consists of approximately 0.245 acres. This includes approximately 0.111 acres of land adjacent to the western property line of the existing lot to incorporate existing building encroachments, and approximately 0.134 acres of land adjacent to the eastern property line between the existing lot line and the ordinary low water line of the Missouri River, as legally described above; and,

**WHEREAS**, the Estate of Sharon C. Wilson has petitioned the City of Great Falls to assign a zoning classification of R-2 Single-family Medium Density to Lot 12-A, Block 13 of the Country Club Addition, upon annexation to the City; and,

**WHEREAS**, the Great Falls Zoning Commission conducted a public hearing on June 11, 2024 to consider said assignment of zoning of R-2 Single-family Medium Density district and, at the conclusion of said hearing, passed a motion recommending the City Commission assign said zoning to the subject property legally described as Lot 12-A, Block 13 of the Country Club Addition, Section 14, T20N, R3E, P.M.M., Cascade County, Montana (423 Riverview Court); and,

**WHEREAS**, notice of assigning said zoning classification to the subject property 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, 2024, before final passage of said Ordinance herein; and,

**WHEREAS**, following said public hearing, it was found and decided that the assignment of R-2 zoning on said property meets the Basis of Decision requirements in the Official Code of the City of Great Falls (OCCGF), Section 17.16.40.030, and that the said zoning 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 R-2 zoning request meets the criteria and guidelines cited in Mont. Code Ann. § 76-2-304, and Section 17.16.40.030 of the OCCGF.

Section 2. That the zoning classification of “R-2 Single-family Medium Density” be assigned to Lot 12-A, Block 13 of the Country Club Addition, Section 14, T20N, R3E, P.M.M., Cascade County, Montana (423 Riverview Court) as shown in “Exhibit A”, subject to the setbacks, and other development standards and by this reference made a part hereof, as well as all other applicable regulatory codes and ordinances.

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 2, 2024.

ADOPTED by the City Commission of the City of Great Falls, Montana on second reading August 6, 2024.

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Cory Reeves, Mayor

ATTEST:

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Lisa Kunz, City Clerk

(SEAL OF CITY)

APPROVED FOR LEGAL CONTENT:

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David Dennis, City Attorney

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

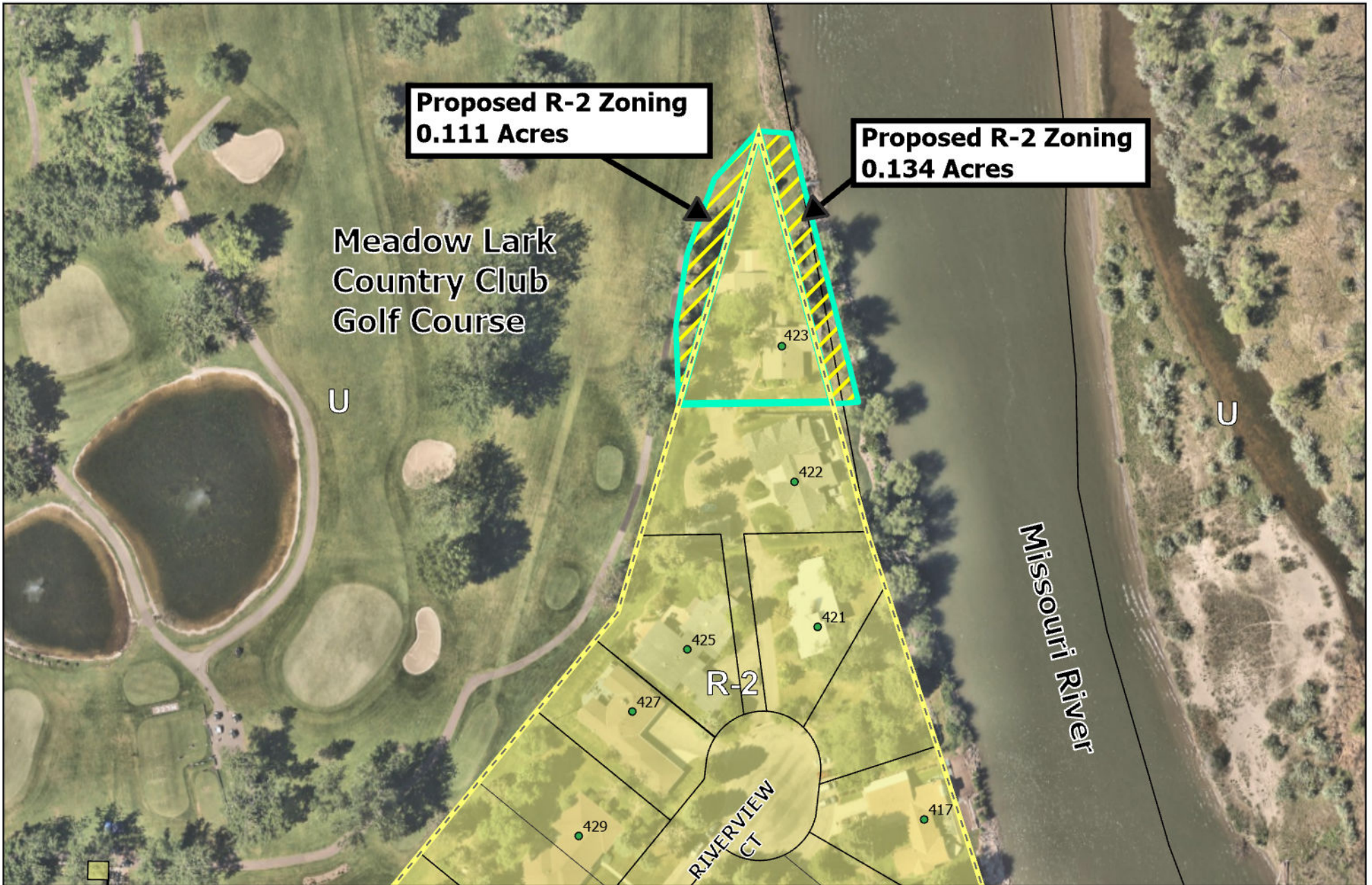
I, Lisa Kunz, City Clerk of the City of Great Falls, Montana, do certify that I did post as required by law and as prescribed and directed by the City Commission, Ordinance 3269 on the Great Falls Civic Center posting board and the Great Falls City website.

(CITY SEAL)

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Lisa Kunz, City Clerk

# Ordinance 3269 - Exhibit A



- City Limit
- Ordinance 3269 - Proposed R-2 Zoning
- Parcels
- R-2 Single-family Medium Density
- U Unincorporated Enclave

0 100 200 400 Feet

