

RESOLUTION 10592

A RESOLUTION APPROVING A CONDITIONAL USE PERMIT TO ALLOW MARIJUANA CULTIVATION WITHIN THE I-1 ZONING DISTRICT UPON THE PROPERTY ADDRESSED AS 748 CRESCENT CIRCLE, GREAT FALLS, MONTANA.

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WHEREAS, Bobby Long with Flower, a cannabis business, has submitted an application for a Conditional Use Permit to allow marijuana cultivation upon the property addressed as 748 Crescent Circle, Great Falls, Montana and legally described as Lot 2A, Block 2, BN Car Shop Addition, Section 11, T20N, R3E, P.M.M., City of Great Falls, Cascade County, Montana; and,

WHEREAS, the subject property is presently within the I-1 Light Industrial zoning district; and,

WHEREAS, establishment of marijuana cultivation is allowed upon approval of a Conditional Use Permit; and,

WHEREAS, the proposed Conditional Use Permit to allow marijuana cultivation land use upon the subject property meets the Basis of Decision requirements in the Official Code of the City of Great Falls (OCCGF) Section 17.16.36.040; and,

WHEREAS, the Great Falls Zoning Commission conducted a public hearing on June 10, 2025, to consider said Conditional Use Permit application, and at the conclusion of said hearing passed a motion recommending a Conditional Use Permit be granted for the subject property to allow for marijuana cultivation, subject to the following conditions:

Conditions of Approval:

- 1. Modifications:** It is understood that minor changes are often necessary during the development and operation of a conditional use. The Administrator (the Administrator is the City employee assigned by the City Manager to administer conditional uses) is hereby authorized to permit minor changes, as provided below.
- 2. Changes in Use:** Conditional uses are regulated as such because the use presents the possibility of significant impacts on the community. Therefore, changes in conditional uses must be strictly limited. A significant change in the type or level of activity, may void the conditional use permit. Proposed changes shall be

submitted to the Administrator, who may require that the permit be amended following the same public process used for its adoption.

3. **Expiration:** The conditional use permit shall expire one (1) year after the date of issuance, if the operation has not been established for the applicant's request. The Administrator may extend the expiration date if substantial work is ongoing.
4. **Abandonment:** If a conditional use ceases to operate for more than six (6) months, the conditional use permit is void.
5. **Security Plan:** The applicant shall submit a Security Plan detailing the standard operating procedures relating to physical and procedural security. This document shall be submitted and will be kept on-file at the Planning and Community Development Department.
6. **Exterior Signage:** No exterior signage shall be permitted regarding the use or operation of marijuana cultivation, however signage typical of a retail establishment is permitted as allowed by City sign code.
7. **Outdoor Cultivation Prohibited:** All marijuana cultivation activities shall be conducted entirely within an enclosed, secure, and climate-controlled indoor facility. Outdoor cultivation is strictly prohibited on the subject property, including within any greenhouses, hoop houses, or temporary structures.
8. **General Code Compliance:** The proposed project shall be developed consistent with the conditions of approval adopted by the City Commission, and all codes and ordinances of the City of Great Falls, the State of Montana, and all other applicable regulatory agencies.
9. **Acceptance of Conditions:** No zoning or building permits shall be issued until the property owner acknowledges in writing that it has received, understands, and agrees to comply with the conditions of approval.

WHEREAS, the City Commission having allowed for proper public notice, conducted a public hearing to consider said application, and considered the comments and recommendations made by the Zoning Commission.

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

That a Conditional Use Permit be granted to allow marijuana cultivation for the property addressed as 748 Crescent Circle, Great Falls, Montana, conditioned upon the owner complying with the conditions listed herein; and,

BE IT FURTHER RESOLVED BY SAID CITY COMMISSION that, pursuant to the Official Code of the City of Great Falls (OCCGF) 17.16.36.090, the permit

shall be considered a covenant that runs with the land and shall be binding on all subsequent property owners. Additionally, pursuant to OCCGF 17.16.36.100, the Conditional Use Permit shall expire one (1) year after the date of issuance unless substantial work has commenced under the permit and continues in good faith to completion. If the Conditional Use is established, but ceases to operate for more than six (6) months, the Conditional Use Permit shall expire.

BE IT FURTHER RESOLVED BY SAID CITY COMMISSION that this Resolution shall become effective from and after the date of the filing of said document in the office of the Cascade County Clerk and Recorder.

PASSED AND ADOPTED by the City Commission of the City of Great Falls, Montana, on August 5, 2025.

Cory Reeves, Mayor

ATTEST:

Lisa Kunz, City Clerk

(SEAL OF CITY)

APPROVED FOR LEGAL CONTENT:

David Dennis, City Attorney