

ORDINANCE NO.722

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COLUMBIA FALLS, MONTANA, CHANGING THE ZONING CLASSIFICATION FROM CR-4 TO CRA-1 OF CERTAIN PROPERTY IN THE COLUMBIA FALLS ZONING DISTRICT DESCRIBED AS LOT 1 OF JUNIOR HIGH ADDITION, LOCATED IN SECTION 18, TOWNSHIP 30 NORTH, RANGE 20 WEST, FLATHEAD COUNTY, MONTANA.

WHEREAS, Burlage Enterprises LLC, a Montana limited liability company, the purported owner of the property, has requested a zone change from CR-4 to CRA-1 for certain real property described as follows:

Lot One (1) of Junior High Addition, according to the official map or plat thereof on file and of record in the office of the Clerk and Recorder of Flathead County, Montana.

WHEREAS, said request was considered by the Columbia Falls City-County Planning Board in a public hearing at its regularly scheduled meeting on October 11, 2011, and the Commission recommended approval of said change in zoning classification; and

WHEREAS, said zone change request was considered by the Columbia Falls Planning Office in Report #CZC-11-02, dated September 21, 2011, wherein it was recommended that said request be approved; and

WHEREAS, a hearing on said zone change was held by the City Council of the City of Columbia Falls, Montana, at its regular meeting on Monday, October 17, 2011, after said hearing was advertised according to law; and at said hearing on said date, the City Council considered the recommendation of the Planning Board, the report of the Columbia Falls Planning Office, together with any and all comments filed or voiced with respect to said change; and

WHEREAS, the City Council has determined that the zoning change is in the best interest of the City.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA FALLS, MONTANA AS FOLLOWS:

Section One. Findings of Fact: That the Columbia Falls Planning Office Report #CZC-11-02, dated September 21, 2011, is hereby adopted by the Council as findings of fact with respect to said zone change request.

Section Two. Change in Zoning Classification: That the zoning classification is hereby changed from CR-4 to CRA-1 for certain real property more particularly described as follows:

Lot One (1) of Junior High Addition, according to the official map or plat thereof on file and of record in the office of the Clerk and Recorder of

Flathead County, Montana.

Section Three. Inconsistent Provisions: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section Four. Severability: The provisions of this Ordinance are severable. If any provision of this Ordinance is held invalid, such invalidity shall not affect other provisions or applications of this Ordinance which can be given effect without the invalid provision.

Section Five. Effective Date: This Ordinance shall become effective thirty (30) days after its final passage and approval by the City Council of the City of Columbia Falls, Montana.

PASSED AND APPROVED BY THE CITY COUNCIL OF COLUMBIA FALLS, MONTANA THIS 7th DAY OF NOVEMBER, 2011, THE COUNCIL VOTING AS FOLLOWS:

AYES: Bates, Karper, Petersen, Plevel, Reikofski, Shepard, Barnhart

NOES: None

ABSENT: None

City Clerk

APPROVED BY THE MAYOR OF COLUMBIA FALLS, MONTANA THIS ____ DAY OF _____, 2011.

Mayor

ATTEST:

City Clerk