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City of Columbia Falls
130 6th Street West
Columbia Falls, MT 59912

ORDINANCE NO.751

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COLUMBIA FALLS, MONTANA, CHANGING THE ZONING CLASSIFICATION FROM CI-1 LIGHT INDUSTRIAL TO CI-2 HEAVY INDUSTRIAL OF CERTAIN PROPERTY IN THE COLUMBIA FALLS ZONING DISTRICT DESCRIBED AS APPROXIMATELY 26 ACRES LOCATED WITHIN THE COLUMBIA FALLS INDUSTRIAL PARK LOCATED AT 555 4TH AVE EN, COLUMBIA FALLS, MONTANA

WHEREAS, BID Group Properties (US) Inc., owner, applied for a zone change on approximately 26 acres within the Columbia Falls Industrial Park currently zoned both CI-1 Light Industrial to CI-2 Heavy Industrial zoning designation, more particularly described on Exhibit A;

WHEREAS, said request was considered by the Columbia Falls City-County Planning Board in a public hearing at its regularly scheduled meeting on June 9, 2015, 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-15-01, dated May 28, 2015, 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, June 15, 2015, 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-15-01, dated May 28, 2015, 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 CI-1 Light Industrial to CI-2 Heavy Industrial for certain real property more particularly described in the metes and bounds description on Exhibit A.

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 Inconsistent Provisions: All ordinances or parts of ordinances in conflict herewith are hereby repealed.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 20th DAY OF JULY, 2015, THE COUNCIL VOTING AS FOLLOWS:

AYES: Petersen, Plevel, Shepard, Fisher, Lovering and Barnhart

NOES: None

ABSENT: Karper

City Clerk

APPROVED BY THE MAYOR OF COLUMBIA FALLS, MONTANA THIS 20th DAY OF JULY, 2015.

Mayor

ATTEST:

City Clerk

Exhibit A

Columbia Falls Industrial Park – Zoning Map Amendment

Legal Description

Located in the South Half of the Southwest Quarter of Section 4, Township 30 North, Range 20 West, P.M.M, Flathead County, Montana, being more particularly described as follows:

Beginning at the southwest corner of the South Half of the Southwest Quarter of Section 4, Township 30 North, Range 20 West, P.M.M, Flathead County, Montana;

thence along the west boundary of said aliquot part, North 00° 50' 24" East 230.64 feet;

thence North 89° 55' 00" East 802.87 feet; thence North 77° 05' 46" East 606.96 feet;

thence North 65° 06' 22" East 706.29 feet;

thence North 43° 53' 13" East 390.87 feet;

thence North 83° 51' 10" East 175.85 feet to the westerly right-of-way of Highway 486;

thence along said westerly right-of-way of said Highway 486, South 06° 55' 00" East 230.03 feet;

thence continuing along said westerly right-of-way of said Highway 486, South 01° 43' 51" West 272.64 feet;

thence continuing along said westerly right-of-way of said Highway 486, South 11° 13' 37" West 145.94 feet;

thence continuing along said westerly right-of-way of said Highway 486, South 17° 53' 17" West 156.58 feet;

thence continuing along said westerly right-of-way of said Highway 486, South 09° 36' 56" West 73.37 feet to the beginning of a 951.74 foot radius curve concave northwesterly, with a radial bearing of North 70° 24' 00" West;

thence along said curve and continuing along said westerly right-of-way of said Highway 486 through a central angle of 8° 15' 49", an arc length of 137.27 feet to the south boundary of above said aliquot part;

thence along said south boundary of said aliquot part, North 89° 22' 29" West 2360.00 feet to the Point of Beginning, containing about 26 acres of land, more or less.