

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

ORDINANCE NO.770

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COLUMBIA FALLS, MONTANA, CHANGING THE ZONING CLASSIFICATION FROM CRA-1 RESIDENTIAL APARTMENT TO CB-3 LIMITED BUSINESS FOR CERTAIN PROPERTY IN THE COLUMBIA FALLS ZONING DISTRICT, DESCRIBED AS LOTS 1, 2, 3, 7 4 LOT 24 VAN'S ACRE TRACTS IN SECTION 9, TOWNSHIP 30 NORTH, RANGE 20 WEST, P.M.M., FLATHEAD COUNTY, MONTANA

WHEREAS, Lester Elletson, owner, and Swan Mountain Real Estate Holdings, LLC, purported purchaser, of the real property, have requested a zone change from CRA-1 Residential Apartment to CB-2 General Business or CB-3 Limited Business for the property described as Lots 1, 2, 3, & 4 Lot 24 Van's Acre Tracts in Section 9, Township 30 North, Range 20 West, P.M.M., Flathead County, Montana; and

WHEREAS, said request was considered by the Columbia Falls City-County Planning Board in a public hearing at its regularly scheduled meeting on August 15, 2017 and September 12, 2017, 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-17-02, dated July 7, 2017 and revised September 1, 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, September 18, 2017, 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 to CB-3 Limited Business 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-17-02, dated July 7, 2017 and amended September 1, 2017, 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 CRA-1 Residential Apartment to CB-3 Limited Commercial for the property described as Lots 1, 2, 3, & 4 Lot 24 Van's Acre Tracts in Section 9, Township 30 North, Range 20 West, P.M.M., 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 16th DAY OF OCTOBER, 2017, THE COUNCIL VOTING AS FOLLOWS:

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

NOES: None

ABSENT: None

City Clerk

APPROVED BY THE MAYOR OF COLUMBIA FALLS, MONTANA THIS 16th DAY OF OCTOBER, 2017.

Mayor

ATTEST:

City Clerk