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

ORDINANCE NO.773

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COLUMBIA FALLS, MONTANA, AMENDING THE COLUMBIA FALLS ZONING MAP BY REMOVING THE EXPIRED PLANNED UNIT DEVELOPMENT (PUD) KNOWN AS RIVER HIGHLANDS DEVELOPMENT OVER THE UNDERLYING CR-3 ONE FAMILY RESIDENTIAL ON PROPERTY DESCRIBED AS LOTS 1, 2, & 3 OF LOEFFLER RIDGE SUBDIVISION AND TRACTS 2 & 3 OF COS 14045, IN SECTION 16, TOWNSHIP 30 NORTH, RANGE 20 WEST, P.M.M., FLATHEAD COUNTY, MONTANA

WHEREAS, The City of Columbia Falls initiated a rezone with respect to property located off of Hwy 2 and River Road and legally described as Lots 1, 2, & 3 of Loeffler Ridge Subdivision and Tracts 2 & 3 of COS 14045, in Section 16, 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 March 13, 2018, 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 #CPUD-18-02, dated March 5, 2018 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, April 2, 2018, 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 request to remove the PUD overlay and revert to the underlying CR-3 zoning 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 #CPUD-18-02, dated March 5, 2018, 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 by removing the PUD Overlay from the underlying CR-3 One Family Residential for the property described as Lots 1, 2, & 3 of Loeffler Ridge Subdivision and Tracts 2 & 3 COS 14045, in Section 16, 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 APRIL 2018, THE COUNCIL VOTING AS FOLLOWS:

AYES: Shepard, Fisher, Karper, Piper, Robinson and Barnhart

NOES: None

ABSENT: Lovering

City Clerk

APPROVED BY THE MAYOR OF COLUMBIA FALLS, MONTANA THIS 16th DAY OF APRIL, 2018.

Mayor

ATTEST:

City Clerk