

ORDINANCE NO.778

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COLUMBIA FALLS, MONTANA, CHANGING THE ZONING CLASSIFICATION FROM CR-3 ONE FAMILY RESIDENTIAL TO CRA-1 RESIDENTIAL APARTMENT ON PROPERTY LOCATED AT 104 AND 105 BILLS LANE AND FURTHER DESCRIBED AS LOTS 3 AND 4 OF WILLIAMS ESTATES IN SECTION 16, TOWNSHIP 30 NORTH, RANGE 20 WEST, P.M.M., FLATHEAD COUNTY, MONTANA

WHEREAS, John Vallings, owner, and Greenway Capital, LLC, purported purchaser, of the real property, have requested a zone change from CR-3 One Family Residential to CRA-1 Residential Apartment on property located at 104 and 105 Bills Lane, described as Lots 3 and 4 of Williams Estates 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 July 10 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 #CZC-18-01, dated June 29, 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, August 6, 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 zoning change to CRA-1 Residential Apartment 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-18-01, dated June 29, 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 from CR-3 One Family Residential to CRA-1 Residential Apartment for the property located at 104 and 105 Bills Lane, further described as Lots 3 and 4 of Williams Estates 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 20th DAY OF AUGUST, 2018, THE COUNCIL VOTING AS FOLLOWS:

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

NOES: None

ABSENT: Fisher

City Clerk

APPROVED BY THE MAYOR OF COLUMBIA FALLS, MONTANA THIS 20th DAY OF AUGUST, 2018.

Mayor

ATTEST:

City Clerk