

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 Inconsistent Provisions: All ordinances or parts of ordinances in conflict herewith are hereby repealed.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 7th DAY OF JUNE, 2014, THE COUNCIL VOTING AS FOLLOWS:

AYES:

NOES:

ABSENT:

City Clerk

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

Mayor

ATTEST:

City Clerk