

Please Return to:  
City of Columbia Falls  
130 6<sup>th</sup> Street W.  
Columbia Falls, MT 59912

ORDINANCE NO.787

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COLUMBIA FALLS, MONTANA, CHANGING THE ZONING CLASSIFICATION FROM CI-1 LIGHT INDUSTRIAL TO CB-2 GENERAL BUSINESS ON PROPERTY LOCATED AT 500 12<sup>TH</sup> AVENUE WEST AND FURTHER DESCRIBED AS ASSESSOR'S TRACT 8, 8B, 8F, 8G, 8HA, 8H AND 8E IN SECTION 7, TOWNSHIP 30 NORTH, RANGE 20 WEST, P.M.M., FLATHEAD COUNTY, MONTANA.

WHEREAS, Weyerhaeuser NR Company, owner, and Glacier Medical Associates, P.C., purported purchaser, of the real property, have requested a zone change from CI-1 Light Industrial to CB-2 General Business on property located 500 12<sup>th</sup> Avenue West, described as Assessor's Tract 8, 8B, 8F, 8G, 8HA, 8H and 8E in Section 7, 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 October 15, 2019, 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-19-01, dated October 9, 2019, 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, October 21, 2019, 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-2 General 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-19-01, dated October 9, 2019, 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 CB-2 General Business for the property located at 500 12<sup>th</sup> Avenue West, further described as Assessor's Tract 8, 8B, 8F, 8G, 8HA, 8H and 8E in Section 7, Township 30 North, Range 20 West, P.M.M., Flathead County, Montana, as fully described in Exhibit A, Legal Description.

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.

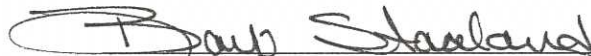
Section Five. Effective Date: This Ordinance shall become effective thirty (30) days after its final passage and approval by the City Council of the City of Columbia Falls, Montana.

PASSED AND APPROVED BY THE CITY COUNCIL OF COLUMBIA FALLS, MONTANA THIS 4<sup>th</sup> DAY OF NOVEMBER, 2019, THE COUNCIL VOTING AS FOLLOWS:

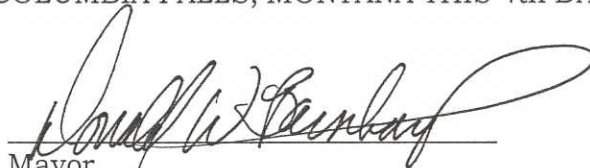
AYES: Piper, Robinson, Shepard, Fisher, Karper, Lovering and Barnhart

NOES: None


ABSENT: None

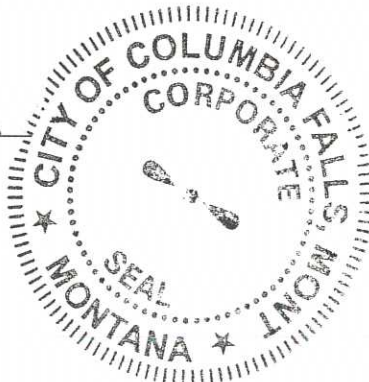
  
City Clerk

APPROVED BY THE MAYOR OF COLUMBIA FALLS, MONTANA THIS 4<sup>th</sup> DAY OF NOVEMBER, 2019.

  
Mayor

ATTEST:

  
City Clerk



## **Exhibit A – Legal Description**

### **Parcel 1:**

Three tracts of land situated, lying and being in the Southeast Quarter of the Southeast Quarter (SE1/4SE1/4) of Section 7, Township 30 North, Range 20 West, P.M.M., Flathead County, Montana, described as follows to wit:

Tract 3, Tract 4 and Tract 6 of Certificate of Survey No. 5160.

### **Parcel 2:**

Two tracts of land situated, lying and being in the Southeast Quarter of the Southeast Quarter (SE1/4SE1/4) of Section 7, Township 30 North, Range 20 West, P.M.M., Flathead County, Montana, described as follows to wit:

Tract 1 and Tract 2 of correction Certificate of Survey No. 5920.

### **Parcel 3:**

A tract of land situated in the Northwest corner of the Southeast Quarter of the Southeast Quarter (SE1/4SE1/4) of Section 7, Township 30 North, Range 20 West, P.M.M., more particularly described as follows to wit:

Beginning at the Northwest corner of the Southeast Quarter of the Southeast Quarter (SE1/4SE1/4) of said Section 7;

Thence running South on the subdivision line between the SE1/4SE1/4 and the SW1/4SE1/4 of said Section, 40 rods (660 feet);

Thence East 20 rods (330 feet);

Thence North 40 rods (660 feet) to the subdivision line running East and West between the NE1/4SE1/4 and the SE1/4SE1/4 of said Section 7;

Thence West 20 rods (330 feet) on the said subdivision line to the Place of Beginning.

Excepting therefrom that portion conveyed to the County of Flathead for roadway purposes by Quitclaim deed recorded May 24, 1960 in Book 434, Page 312.