

ORDINANCE NO. 2891

AN ORDINANCE TO AMEND THE LAND USE MAP OF THE GREAT FALLS CENTRAL PLACE REVITALIZATION PROGRAM TO REZONE LOTS 1 AND 2 OF THE REPLAT OF THE WEST 100.0 FEET AND A PORTION OF THE VACATED AVENUES AND ALLEYS IN BLOCKS 416, 418, AND 453, ORIGINAL TOWNSITE TO GREAT FALLS, CASCADE COUNTY, MONTANA, FROM HEAVY COMMERCIAL BUSINESS (B-4) DISTRICT TO HIGH DENSITY BUSINESS (B-3) DISTRICT

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WHEREAS, on December 22, 1977, the Great Falls City Commission adopted Resolution No. 7860 to approve the Great Falls Central Place Revitalization Program and thereby adopted regulations and a Land Use Map for the Revitalization Program area; and

WHEREAS, Title 7, Chapter 15, Part 42 (Section 7-15-4221) of the Montana Code Annotated authorizes the City Commission to modify the Great Falls Central Place Revitalization Program at any time; and

WHEREAS, on September 30, 2004, a petition was received from Renaissance Square, LLC, the owners of Lots 1 and 2 of the Replat of the West 100.0 feet and a Portion of the Vacated Avenues and Alleys in Blocks 416, 418, and 453, Original Townsite to Great Falls, to amend the land use map of the Great Falls Central Place Revitalization Program to rezone said Lots 1 and 2, from Heavy Commercial Business (B-4) District to High Density Business (B-3) District; and

WHEREAS, public notice of the petitioned change has been given by publication of legal notice in the Great Falls Tribune on October 24 and 30 and December 5 and 11, 2004, and by mailing notice in the area covered by the Great Falls Central Place Revitalization Program to the persons whose names appear on the County Treasurer's tax roll as the owners or reputed owners of the property at the address shown on the tax roll; and

WHEREAS, a public hearing on the petitioned amendment to the Great Falls Central Place Revitalization Program was held before the Great Falls City-County Planning Board on November 9, 2004, to assist the Planning Board in making a recommendation to the City Commission on the possible change; and

WHEREAS, the Montana Statutes in effect on December 22, 1977, required adoption of the Great Falls Central Place Revitalization Program by resolution, although House Bill 669 as passed by the 1979 Legislature amended Title 7, Chapter 15, Part 42 (Section 7-15-4221) of the Montana Code Annotated, to require subsequent amendment of such an Urban Renewal Plan by Ordinance; and

WHEREAS, after public notice was first duly given, the City Commission on December 21, 2004, opened a public hearing on the hereinabove described amendment and then continued the hearing until January 4, 2005; and

WHEREAS, following closing of the public hearing on January 4, 2005, said City Commission found it appropriate that an amendment to the Great Falls Central Place Revitalization Program be made.

NOW THEREFORE,

BE IT ORDAINED BY THE COMMISSION OF THE CITY OF GREAT FALLS, STATE OF MONTANA:

Section 1. That the Great Falls Central Place Revitalization Program Land Use Map be amended to rezone Lots 1 and 2 of the Replat of the West 100.0 feet and a Portion of the Vacated Avenues and Alleys in Blocks 416, 418, and 453, Original Townsite to Great Falls, from Heavy Commercial Business (B-4) District to High Density Business (B-3) District

Section 2. All ordinances, resolutions or maps and parts of same in conflict herewith are hereby repealed.

Section 3. This ordinance shall be in full force and effect thirty (30) days after its passage and adoption by the City Commission and approval by the Mayor.

PASSED BY THE CITY COMMISSION OF THE CITY OF GREAT FALLS, MONTANA, this 4th day of January, 2005.

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Randall H. Gray, Mayor

ATTEST:

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Carolyn M. Horst, Deputy City Clerk

(SEAL OF CITY)

State of Montana     )  
County of Cascade     : ss.  
City of Great Falls

I, Carolyn M. Horst, Deputy City Clerk of the City of Great Falls, Montana, do hereby certify that the foregoing Ordinance No. 2891 was placed on its final passage and passed by the Commission of the City of Great Falls, Montana at a meeting thereof held on the 4th day of January, 2005, and approved by the Mayor of said City on the 4th day of January, 2005.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Seal of said City on this 4th day of January, 2005.

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Carolyn M. Horst, Deputy City Clerk

(SEAL OF CITY)

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APPROVED FOR LEGAL CONTENT: City Attorney

State of Montana     )  
County of Cascade   : ss.  
City of Great Falls   )

Carolyn M. Horst, being first duly sworn, deposes and says: That on the 21st day of December, 2004, and prior thereto, she was the Deputy City Clerk of the City of Great Falls, Montana; that as said Deputy City Clerk she did publish and post as required by law and as prescribed and directed by the Commission, Ordinance No. 2891 of the City of Great Falls, in three conspicuous places within the limits of said City to-wit:

- On the Bulletin Board, first floor, Civic Center Building;
- On the Bulletin Board, first floor, Cascade County Court House;
- On the Bulletin Board, Great Falls Public Library

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Carolyn M. Horst, Deputy City Clerk

(SEAL OF CITY)