

ORDINANCE NO. 2960

AN ORDINANCE ASSIGNING ZONING CLASSIFICATIONS OF R-1 SINGLE-FAMILY SUBURBAN, R-10 MOBILE HOME PARK, R-3 SINGLE-FAMILY HIGH DENSITY AND PUD PLANNED UNIT DEVELOPMENT, FOR PORTION OF SERVICE DISTRICT NO. 1 WITHIN UPPER/LOWER RIVER ROAD WATER & SEWER DISTRICT, IN SECTIONS 23, 24, 25, AND 26, TOWNSHIP 20 NORTH, RANGE 3 EAST, P.M.M., CASCADE COUNTY, MONTANA

* * * * *

WHEREAS, numerous property owners along Lower and Upper River Roads in Sections 23, 24, 25, and 26, Township 20 North, Range 3 East, P.M.M., Cascade County, Montana, have elected to create a water and sewer district known as the Upper/Lower River Road Water & Sewer District; and,

WHEREAS, more than seventy per cent (70%) of the 73 property owners within what is described as Service District No. 1 of the Upper/Lower River Road Water & Sewer District have executed and submitted applications to annex their properties to the City of Great Falls; and,

WHEREAS, the Great Falls Zoning Commission, at the conclusion of a public hearing held January 23, 2007, passed a motion recommending the City Commission of the City of Great Falls assign zoning classifications of R-1 Single-family suburban, R-3 Single-family high density, R-10 Mobile home park, and PUD Planned unit development districts to the properties within said Service District No. 1 being annexed to the City of Great Falls, as depicted on the zoning map attached hereto as Exhibit "A" and by this reference made a part hereof.

WHEREAS, notice of assigning zoning classifications of R-1 Single-family suburban, R-10 Mobile Home Park, R-3 Single-family high density and PUD Planned unit development, to the portion of Service District No. 1 within the Upper/Lower River Road Water Sewer District being annexed to the City, was published in the Great Falls Tribune advising that a public hearing on this zoning designation would be held on the 6th day of March, 2007, before final passage of said Ordinance herein; and,

WHEREAS, following said public hearing, it was found and recommended that the said zoning designations be made, NOW THEREFORE,

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

Section 1. It is determined that the herein described zoning designations will meet the criteria and guidelines cited in Section 76-2-304 Montana Code Annotated, and Section 17.16.40.030 of the Unified Land Development Code of the City of Great Falls.

Section 2. That the zoning of Service District No. 1 of the Upper/Lower River Road Water & Sewer District, be designated as R-1 Single-family suburban, R-3 Single-family high density, R-10 Mobile home park, and PUD Planned unit development districts as depicted on the attached Exhibit "A".

Section 3. This ordinance shall be in full force and effect either thirty (30) days after its passage and adoption by the City Commission or upon filing in the office of the Cascade County Clerk and Recorder the resolution annexing Service District No. 1 of the Upper/Lower River Road Water & Sewer District, into the corporate limits of the City of Great Falls, Montana, whichever event shall occur later.

PASSED BY THE CITY COMMISSION OF THE CITY OF GREAT FALLS, MONTANA, this 6th day of March, 2007.

Dona R. Stebbins, Mayor

ATTEST:

Peggy J. Bourne, City Clerk

(SEAL OF CITY)

APPROVED FOR LEGAL CONTENT:

David V. Gliko, City Attorney

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

I, Peggy J. Bourne, City Clerk of the City of Great Falls, Montana, do hereby certify that the foregoing Ordinance No. 2960 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 6th day of March, 2007.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Seal of said City on this 6th day of March, 2007.

Peggy J. Bourne, City Clerk

(SEAL OF CITY)

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

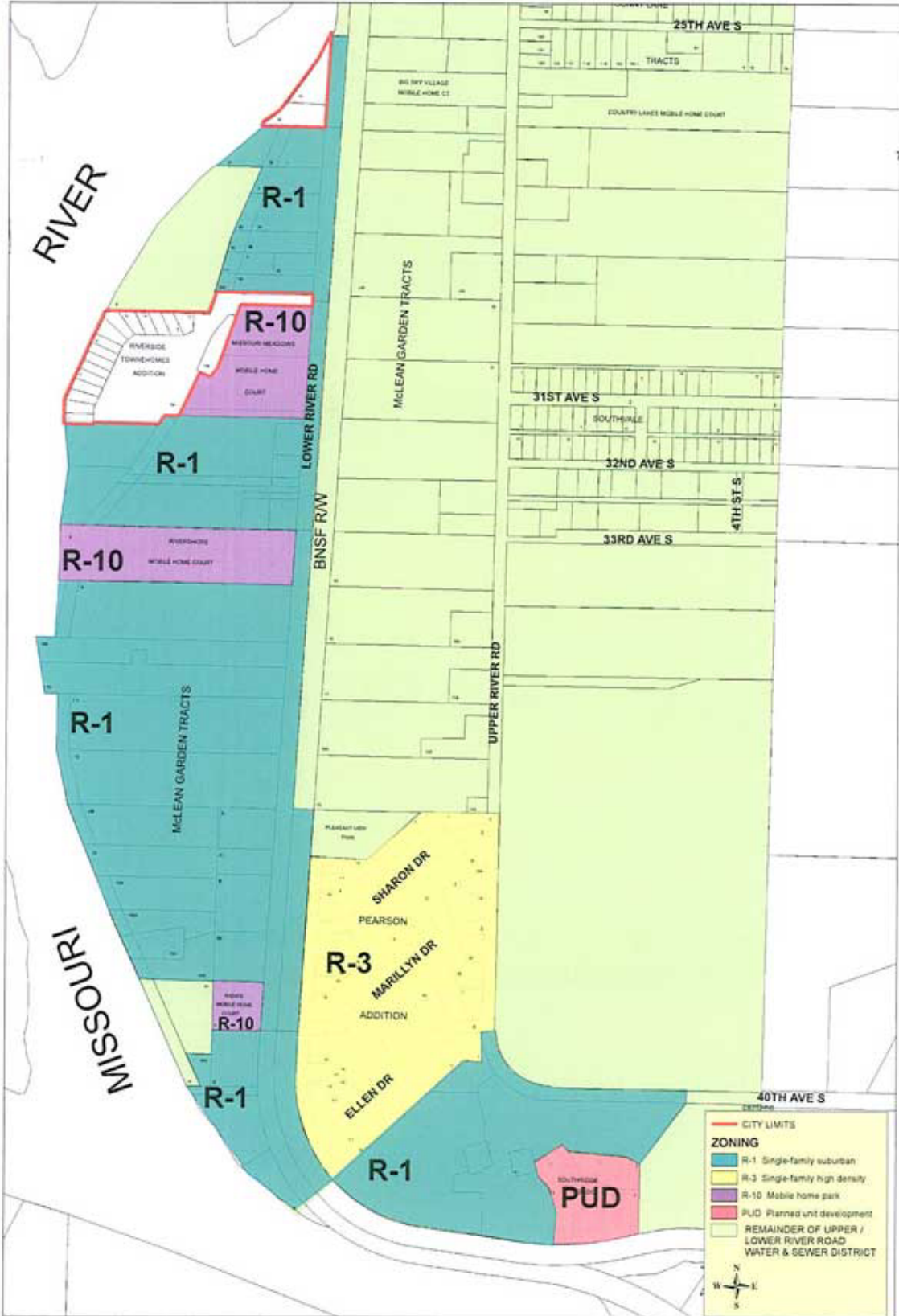
Peggy J. Bourne, being first duly sworn, deposes and says: That on the 6th day of March, 2007, and prior thereto, she was the City Clerk of the City of Great Falls, Montana; that as said City Clerk she did publish and post as required by law and as prescribed and directed by the Commission, Ordinance No. 2960 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

Peggy J. Bourne, City Clerk

(SEAL OF CITY)

PROPOSED ZONING FOR SERVICE DISTRICT NO. 1
UPPER / LOWER RIVER ROAD WATER & SEWER DISTRICT
EXHIBIT "A"



CITY LIMITS

ZONING

- R-1 Single-family suburban
- R-3 Single-family high density
- R-10 Mobile home park
- PUD Planned unit development
- REMAINDER OF UPPER / LOWER RIVER ROAD WATER & SEWER DISTRICT

40th Ave S
 4th St S

W
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 E
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