

ORDINANCE 3061

AN ORDINANCE ASSIGNING ZONING CLASSIFICATIONS OF R-1 SINGLE-FAMILY SUBURBAN, R-2 SINGLE-FAMILY MEDIUM DENSITY, AND R-3 SINGLE-FAMILY HIGH DENSITY DISTRICTS, FOR SERVICE DISTRICT NO. 3 WITHIN UPPER/LOWER RIVER ROAD WATER & SEWER DISTRICT, IN SECTIONS 13, 23, AND 24, TOWNSHIP 20 NORTH, RANGE 3 EAST, P.M.M., CASCADE COUNTY, MONTANA

* * * * *

WHEREAS, numerous property owners along Lower and Upper River Roads in Sections 13, 23, and 24, 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 fifty per cent (50%) of the 32 property owners within what is described as Service District No. 3 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 September 14, 2010, passed a motion recommending the City Commission approve establishing City zoning classifications of R-1 Single-family suburban, R-2, Single-family medium density and R-3 Single-family high density districts to the various properties within Service District No. 3 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-2, Single-family medium density and R-3 Single-family high density districts to the various properties within Service District No. 3 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 16th day of November, 2010, 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. 3 of the Upper/Lower River Road Water & Sewer District, be designated as R-1 Single-family suburban, R-2, Single-family medium density and R-3 Single-family high density districts to the various properties within Service District No. 3 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. 3 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.

APPROVED by the City Commission on first reading October 19, 2010.

PASSED, APPROVED AND ADOPTED by the City Commission of the City of Great Falls, Montana, on second reading November 16, 2010.

Michael J. Winters, Mayor

ATTEST:

Lisa Kunz, City Clerk

(SEAL OF CITY)

APPROVED FOR LEGAL CONTENT:

James W. Santoro, City Attorney

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

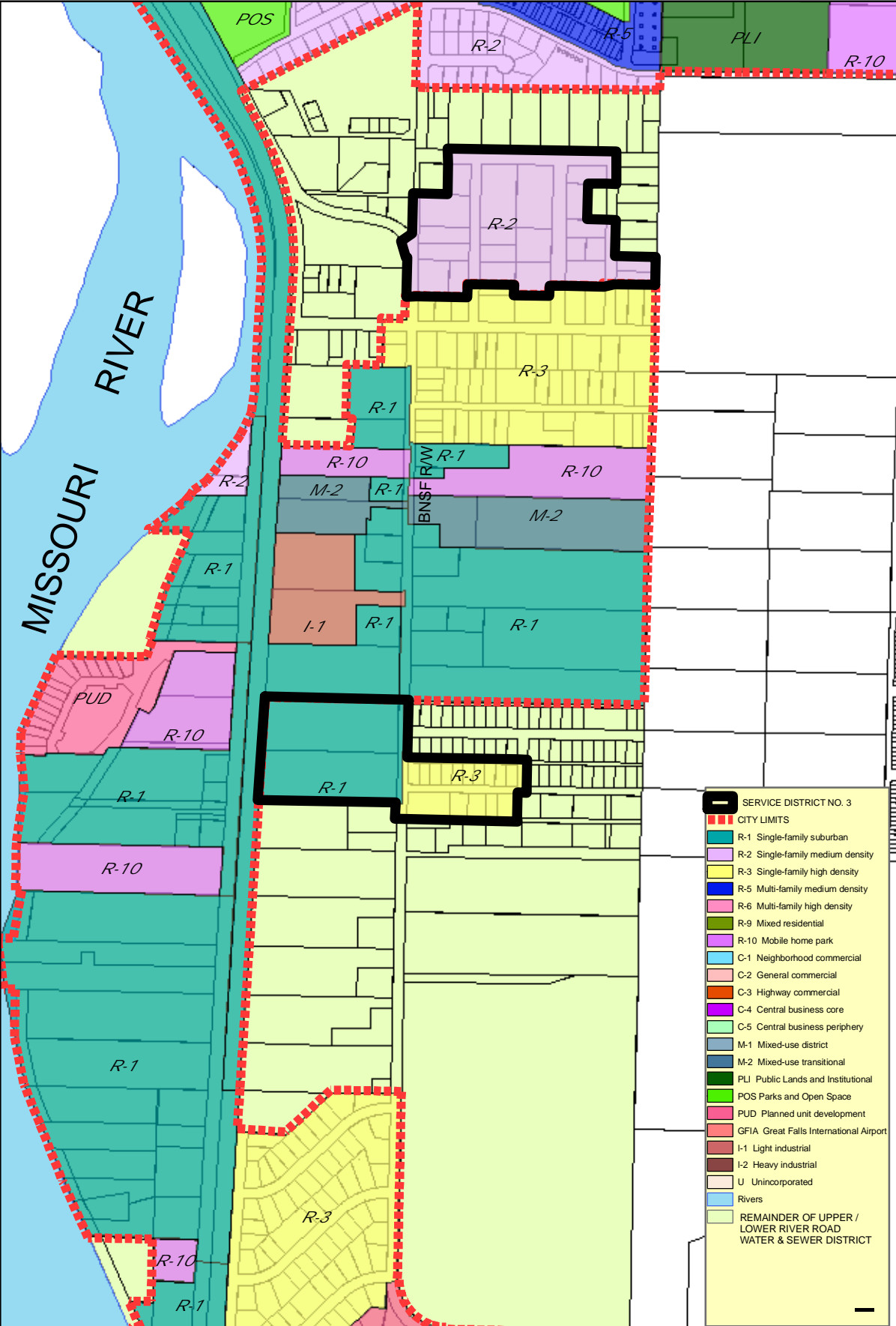
I, Lisa Kunz, City Clerk of the City of Great Falls, Montana, do certify that I did post as required by law and as prescribed and directed by the Commission, Ordinance 3061 in three conspicuous places within the limits of said City to-wit:

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

Lisa Kunz, City Clerk

(CITY SEAL)

PROPOSED ZONING FOR SERVICE DISTRICT NO. 3
 UPPER / LOWER RIVER ROAD WATER & SEWER DISTRICT
EXHIBIT "A"



- SERVICE DISTRICT NO. 3
- CITY LIMITS
- R-1 Single-family suburban
- R-2 Single-family medium density
- R-3 Single-family high density
- R-5 Multi-family medium density
- R-6 Multi-family high density
- R-9 Mixed residential
- R-10 Mobile home park
- C-1 Neighborhood commercial
- C-2 General commercial
- C-3 Highway commercial
- C-4 Central business core
- C-5 Central business periphery
- M-1 Mixed-use district
- M-2 Mixed-use transitional
- PLI Public Lands and Institutional
- POS Parks and Open Space
- PUD Planned unit development
- GFIA Great Falls International Airport
- I-1 Light industrial
- I-2 Heavy industrial
- U Unincorporated
- Rivers
- REMAINDER OF UPPER / LOWER RIVER ROAD WATER & SEWER DISTRICT