

ORDINANCE 3080

AN ORDINANCE REZONING FOUR LOTS DESCRIBED AS; MARK 22LA, SE 1/4 SECTION 10, SW SECTION 11, T20N, R4E, P.M.MT, CASCADE COUNTY, MONTANA, MARK 22LB, SE1/4 SECTION 10, T20N, R3E, P.M.MT, CASCADE COUNTY, MONTANA, LOT 2, BLOCK 1, JEWEL ADDITION, SE 1/4 SECTION 10, T20N, R3E, P.M.M., CASCADE COUNTY, MONTANA AND MARK 22M, EAST 1/2 OF SECTION 10, T20N, R3E, CASCADE COUNTY, MONTANA FROM C-2 GENERAL COMMERCIAL TO I-1 LIGHT INDUSTRIAL DISTRICT

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WHEREAS, said, Mark 22LA, Mark 22LB, Lot 2 and Mark 22M are incorporated tracts of land within the Great Falls City Limits; and,

WHEREAS, the Official Code of City of Great Falls was adopted in September 6, 2005, at that time the City of Great Falls assigned a zoning classification of C-2 General Commercial district to said Mark 22LA, Mark 22LM, Lot 2 and Mark 22M, all located in the City of Great Falls; and,

WHEREAS, Thayer Family, Limited Partnership and Caran Inc, have petitioned the City of Great Falls to rezone said Mark 22LA and Lot 2, to I-1 Light Industrial district classification; and,

WHEREAS, West Great Falls Flood Control District and Crescent Land Holdings, LLC, have been notified and are not opposed to rezone said Mark 22M and Mark 22LB, to I-1 Light Industrial district classification; and,

WHEREAS, notice of assigning said zoning classification to said Mark 22LA, Mark 22LB, Lot 2 and Mark 22M, was published in the Great Falls Tribune advising that a public hearing on this zoning designation would be held on the 6th day of September, 2011, before final passage of said Ordinance herein; and,

WHEREAS, the approval of said zoning classification is subject to the land owners fulfilling the conditions of approval in the Planning Advisory Board / Zoning Commission agenda report dated July 12, 2011; and,

WHEREAS, following said public hearing, it was found and decided that the said rezoning designation 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 requested zoning designation 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 classification of said Mark 22LA, Mark 22LB, Lot 2 and Mark 22M, be designated as I-1 Light Industrial district.

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

APPROVED by the City Commission of the City of Great Falls, Montana, on first reading August 2, 2011.

Michael J. Winters, Mayor

ATTEST:

Lisa Kunz, City Clerk

(CITY SEAL)

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 hereby certify that I did post, as required by law and as prescribed and directed by the City Commission, Ordinance 3080 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)