

ORDINANCE 3081

AN ORDINANCE ASSIGNING A ZONING CLASSIFICATION OF R-3 SIGLE-FAMILY HIGH DENSITY DISTRICT TO SERVICE DISTRICT NO. 4, LOCATED IN SECTION 24, TOWNSHIP 20 NOTRH, RANGE 3 EAST, CASCADE COUNTY, MONTANA TO BE KNOWN AS SERVICE DISTRICT NO. 4.

* * * * *

WHEREAS, numerous property owners along Lower and Upper River Roads in Section 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 27 property owners within what is described as Service District No. 4 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 July 26, 2011, passed a motion recommending the City Commission of the City of Great Falls assign zoning classifications of R-3 Single-family high density residential district to the properties within said Service District No. 4 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-3 Single-family high density, to the portion of Service District No. 4 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 18th day of October, 2011, 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 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 of Service District No. 4 of the Upper/Lower River Road Water & Sewer District, be designated as R-3 Single-family high density district 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. 4 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 of the City of Great Falls, Montana, on first reading September 20, 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)

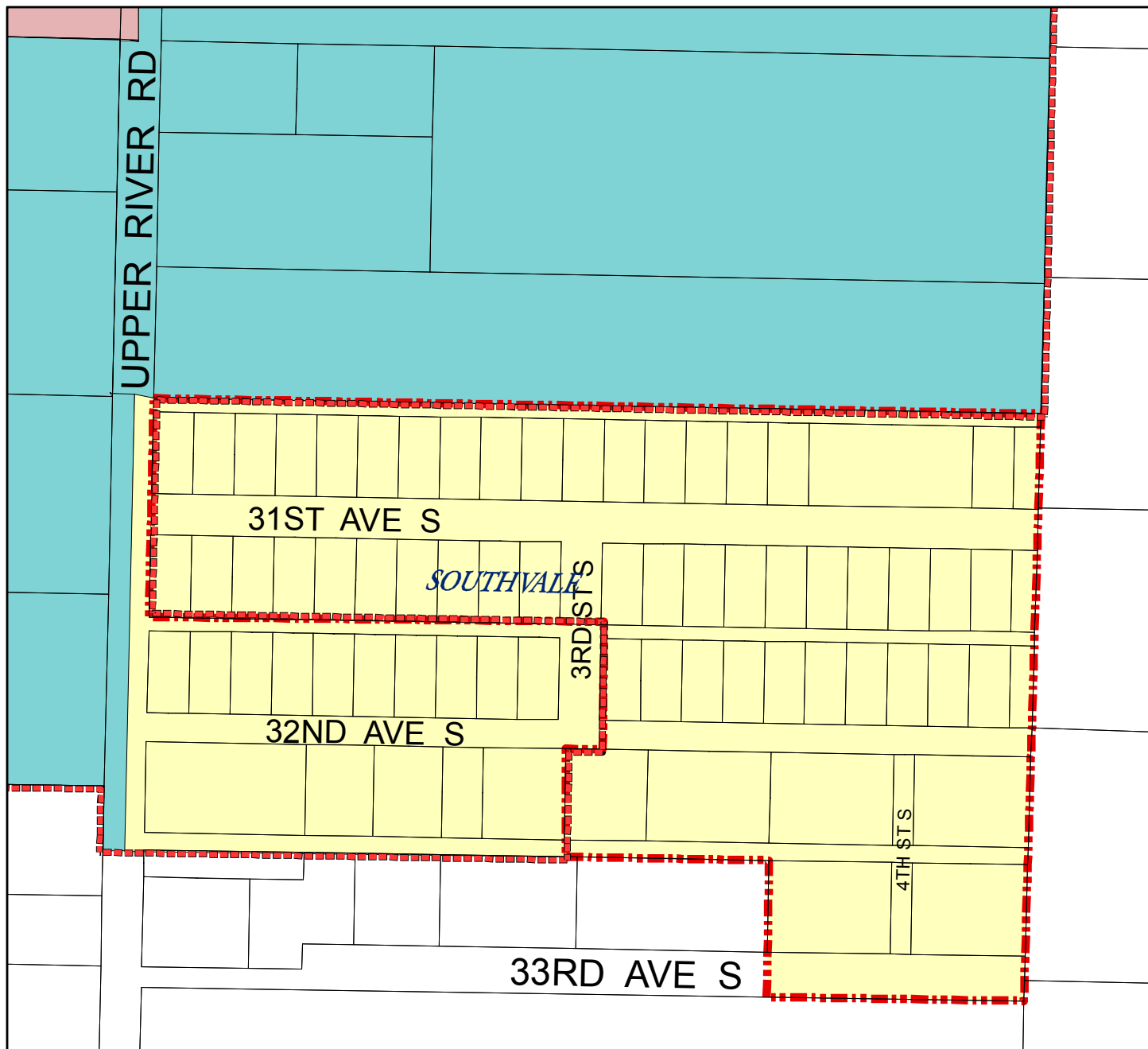
I, Lisa Kunz, City Clerk of the City of Great Falls, Montana, do hereby certify that I did post, as required by law and as prescribed and directed by the City Commission, Ordinance 3081 in three conspicuous places within the limits of said City to-wit:

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)

Exhibit A



160 80 0 160 Feet



--- City Limits

--- ULRRWSD 4

ZONING

AI Airport Industrial

C-1 Neighborhood commercial

C-2 General commercial

C-3 Highway commercial

C-4 Central business core

C-5 Central business periphery

I-1 Light industrial

I-2 Heavy industrial

M-1 Mixed-use district

M-2 Mixed-use transitional

PLI Public lands institutional

POS Park Open Space

PUD Planned unit development

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

Unincorporated Enclave