

ORDINANCE 3100

AN ORDINANCE ASSIGNING A ZONING CLASSIFICATION OF I-2 HEAVY INDUSTRIAL LOT 3, BLOCK 2 THRID SUPPLEMENT TO RIVERVIEW TRACTS, A SUBDIVISION LOCATED IN SECTION 1, T20N, R3E, P.M.M., CASCADE COUNTY, MONTANA (ADDRESSED AS 430 17<sup>TH</sup> AVE NE - GENDCO), LOT 1, BLOCK 2, FOURTH SUPPLEMENT TO RIVERVIEW TRACTS, A SUBDIVISION LOCATED IN SECTION 1, T20N, R3E, P.M.M., CASCADE COUNTY, MONTANA (ADDRESSED AS 1620 6<sup>TH</sup> ST NE – CALUMET), LOT 2, BLOCK 1, MCM ADDITION, A SUBDIVISION LOCATED IN SECTION 1, T20N, R3E, P.M.M., CASCADE COUNTY, MONTANA (ADDRESSED AS 610 SMELTER AVE NE – CALUMET) AND LOT 5 OF THE AMENDED PLAT OF LOTS 1-3 OF THE AMENDED PLAT OF LOT 1, BLOCK 1, THIRD SUPPLEMENT TO RIVERVIEW TRACTS AND TRACTS 1-A AND 2 OF THE AMENDED PLAT OF TRACTS 1-A, 2, 3 AND 4, RIVERVIEW TRACTS AND TRACT 5-A OF THE AMENDED PLAT OF TRACTS 5, 6, 7, 8 AND 9, RIVERVIEW TRACTS, AND TRACT 3 OF THE AMENDED PLAT OF TRACTS 1-A, 2, 3 AND 4, RIVERVIEW TRACTS, AND LOT 1, BLOCK 1, OF THE AMENDED PLAT OF LOT 1, BLOCK 1, OF THE AMENDED PLAT OF BLOCK 1, FOURTH SUPPLEMENT TO RIVERVIEW TRACTS, AND TRACTS 10-13, RIVERVIEW TRACTS ADDITION. A TRACT OF LAND LOCATED IN GOVERNMENT LOTS 3 & 4 OF SECTION 1, AND GOVERNMENT LOT 1 OF SECTION 2, T20N, R3E, P.M.M, CITY OF GREAT FALLS, CASCADE COUNTY MONTANA (ADDRESSED AS 1807 3<sup>rd</sup> St NW - CALUMET), HEREIN AFTER REFERRED TO AS “SUBJECT PROPERTY”

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WHEREAS, the subject property is legally described above and additionally described as 430 17<sup>th</sup> Avenue Northeast, owned by General Distributing Company (Gendco), 1620 6<sup>th</sup> Street Northeast, owned by Calumet Montana Refining (Calumet), 610 Smelter Avenue Northeast, owned by Calumet and a portion of 1807 3<sup>rd</sup> St NW, owned by Calumet; and,

WHEREAS, in 2005 the City of Great Falls completed a City-wide rezoning wherein the subject properties were zoned C-2 General commercial and I-1 Light industrial; and,

WHEREAS, Gendco and Calumet, have petitioned the City of Great Falls to rezone the subject property, to I-2 Heavy Industrial district; and,

WHEREAS, notice of assigning said zoning classification to the Subject Property, was published in the Great Falls Tribune advising that a public hearing on this zoning designation would be held on the 15<sup>th</sup> day of January, 2013, before final passage of said Ordinance herein; 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 the subject property, be designated as I-2 Heavy Industrial district, as attached hereto as Attachment "A" and by this reference made a part hereof.

Section 3. This ordinance shall be in full force and effect 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 Amended Plat of Lots 1-3 of the Amended Plat of Lot 1, Block 1, Third Supplement to Riverview Tracts and Tracts 1-A and 2 of the Amended Plat of Tracts 1-a, 2, 3 and 4, Riverview Tracts and Tract 5-A of the Amended Plat of Tracts 5, 6, 7, 8 and 9, Riverview Tracts, and Tract 3 of the Amended Plat of Tracts 1-A, 2, 3 and 4, Riverview Tracts, and Lot 1, Block 1, of the Amended Plat of Lot 1, Block 1, of the Amended Plat of Block 1, Fourth Supplement to Riverview Tracts, and Tracts 10-13, Riverview Tracts Addition, a tract of land located in Government Lots 3 & 4 of Section 2, and Government lot 1 of Section 2, Township 20 North, Range 3 Easter, P.M.M., City of Great Falls, Cascade County, Montana, whichever event shall occur later.

APPROVED by the City Commission of the City of Great Falls, Montana on first reading December 18, 2012.

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Michael J. Winters, Mayor

ATTEST:

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Lisa Kunz, City Clerk

(CITY SEAL)

APPROVED FOR LEGAL CONTENT:

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David L. Nielsen, Interim 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 City Commission, Ordinance 3100 in three conspicuous places within the limits of said City to-wit:

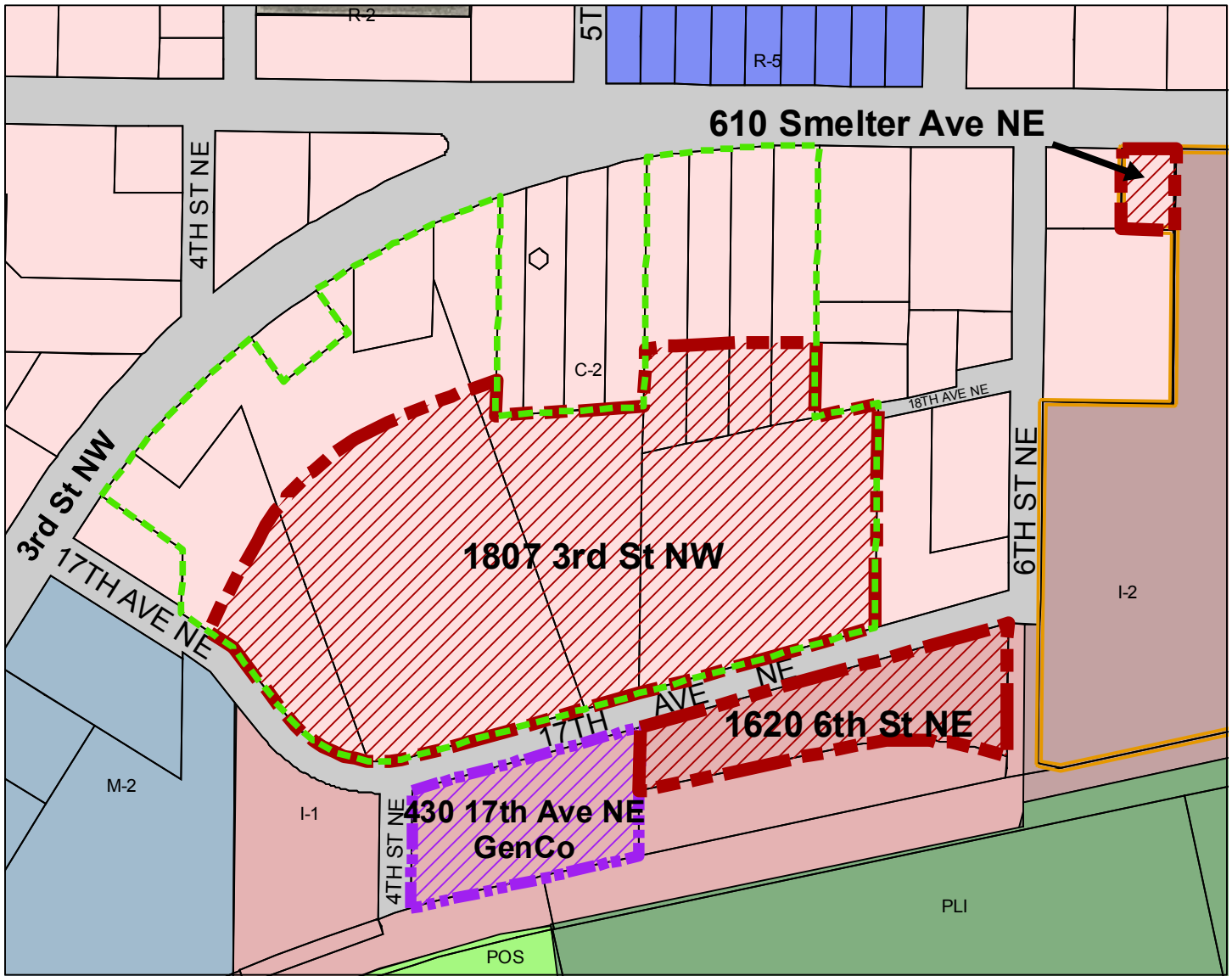
On the Bulletin Board, first floor, Civic Center Building;  
On the Bulletin Board, first floor, Cascade County Court House;  
On the Bulletin Board, Great Falls Public Library

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Lisa Kunz, City Clerk

(CITY SEAL)

# Attachment A Ordinance 3100



--- City Limits

□ Tracts of Land

□ Right-of-Way

 Calumet Rezoning Area

 Calumet Amended Plat Area

 Existing Calumet Operations Area


 GeneCo Rezoning Area

## ZONING

 C-2 General commercial

 I-1 Light industrial

 I-2 Heavy industrial

 M-2 Mixed-use transitional

 PLI Public lands institutional

 POS Park Open Space

 R-5 Multi-family medium density

160 80 0 160 Feet

