

ORDINANCE 3100, Option B

AN ORDINANCE ASSIGNING A ZONING CLASSIFICATION OF I-2 HEAVY INDUSTRIAL TO LOT 3, BLOCK 2 THIRD SUPPLEMENT TO RIVERVIEW TRACTS, A SUBDIVISION LOCATED IN SECTION 1, T20N, R3E, P.M.M., CASCADE COUNTY, MONTANA (ADDRESSED AS 430 17TH 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 6TH ST NE – CALUMET), AND 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), HEREIN AFTER REFERRED TO AS “SUBJECT PROPERTY”.

* * * * *

WHEREAS, the subject property is legally described above and additionally described as 430 17th Avenue Northeast, owned by General Distributing Company (Gendco), 1620 6th Street Northeast, owned by Calumet Montana Refining, LLC (Calumet), and 610 Smelter Avenue Northeast, 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 15th day of January, 2013, before final passage of said Ordinance herein; and,

WHEREAS, the public hearing was conducted and closed on January 15, 2013 and at said hearing final action was tabled until February 5, 2013, and;

WHEREAS, following the February 5, 2013 City Commission Meeting and the taking of public comment, 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 the 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 of the 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, whichever event shall occur later.

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

PASSED, APPROVED AND ADOPTED by the City Commission of the City of Great Falls, Montana, on second reading February 5, 2013.

Michael J. Winters, Mayor

ATTEST:

Lucy Hallett, Deputy City Clerk

(CITY SEAL)

APPROVED FOR LEGAL CONTENT:

David L. Nielsen, Interim City Attorney

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

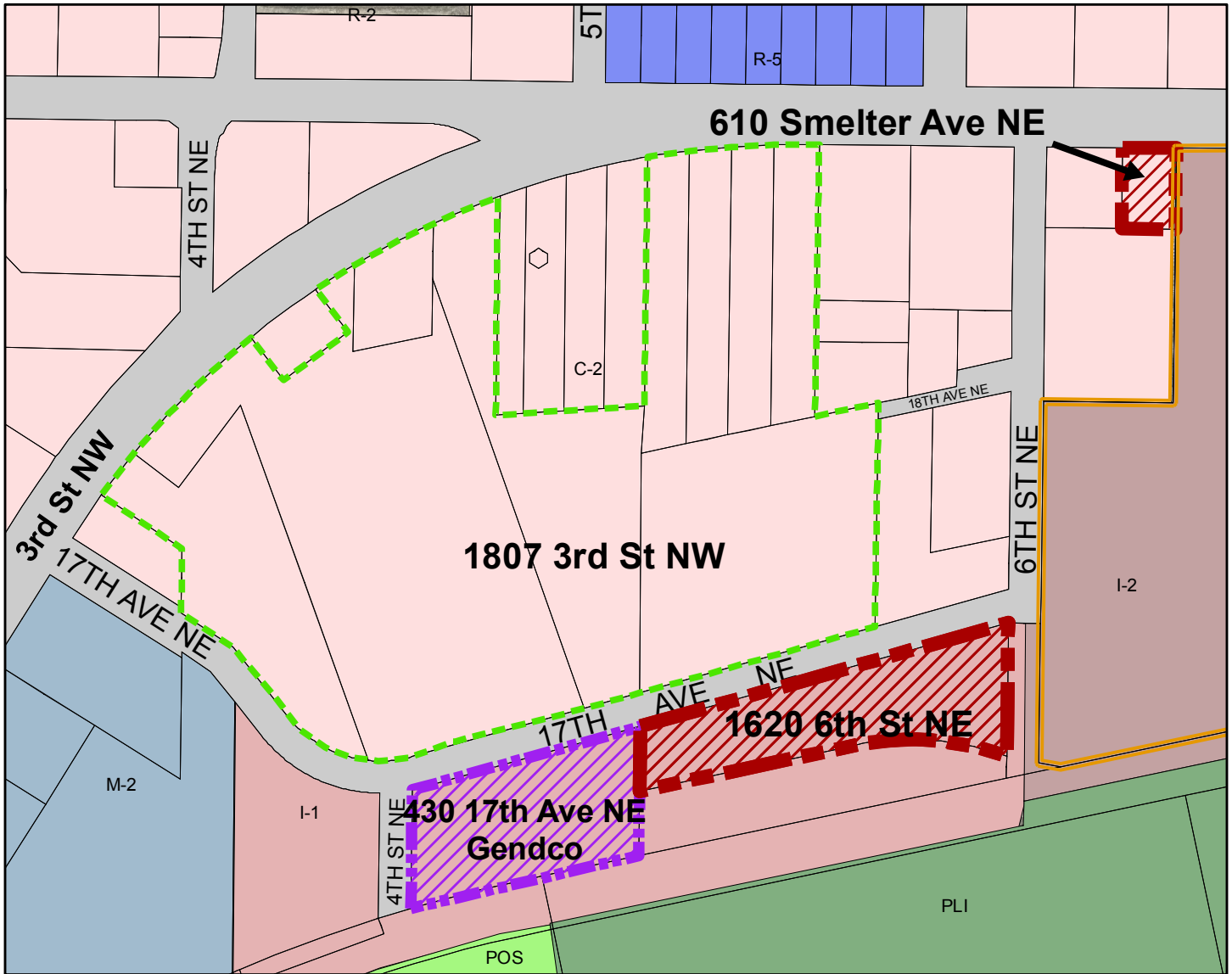
I, Lucy Hallett, Deputy City Clerk of the City of Great Falls, Montana, do certify that I did post as required by law and as prescribed and directed by the City Commission, Ordinance 3100 in three conspicuous places within the limits of said City to-wit:

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

Lucy Hallett, Deputy City Clerk

(CITY SEAL)

Attachment A-Ordinance 3100 Option B



--- City Limits



Calumet Rezoning Area



Calumet Amended Plat Area



Existing Calumet Operations Area



Tracts of Land



Right-of-Way



Gendco 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

