

ORDINANCE 3089

AN ORDINANCE ASSIGNING A ZONING CLASSIFICATION OF I-2 HEAVY INDUSTRIAL DISTRICT TO A PORTION OF TRACT 2A, COS NO _____, LOCATED IN THE NE1/4 OF SECTION 4, TOWNSHIP 20 NORTH, RANGE 4 EAST, CASCADE COUNTY, MONTANA

* * * * *

WHEREAS, Steel Etc. Holding Company has petitioned the City of Great Falls to annex a portion of Tract 2A, Certificate of Survey _____, located in the NE1/4 of Section 4, Township 20 North, Range 4 East, Cascade County Montana, herein referred to as Tract 2A, and;

WHEREAS, Steel Etc. Holding Company has petitioned Tract 2A be assigned a zoning classification of I-2 Heavy Industrial district upon annexation to the City; and,

WHEREAS, notice of assigning said zoning classifications to Tract 2A was published in the *Great Falls Tribune* advising that a public hearing on this zoning designation would be held on the 17th day of July, 2012, before final passage of said Ordinance herein; and,

WHEREAS, following said public hearing, it was found and decided that the said zoning 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 of a portion of Tract 2A of Certificate of Survey _____, located in NE1/4 Section 4, Township 20 North, Range 4 East, P.M.M., Cascade County, Montana, be designated as I-2 Heavy industrial district classification 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 resolution annexing Tract 2A of Certificate of Survey _____, located in NE1/4 Section 4, Township 20 North, Range 4 East, P.M.M., Cascade County, Montana, 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
June 5, 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)

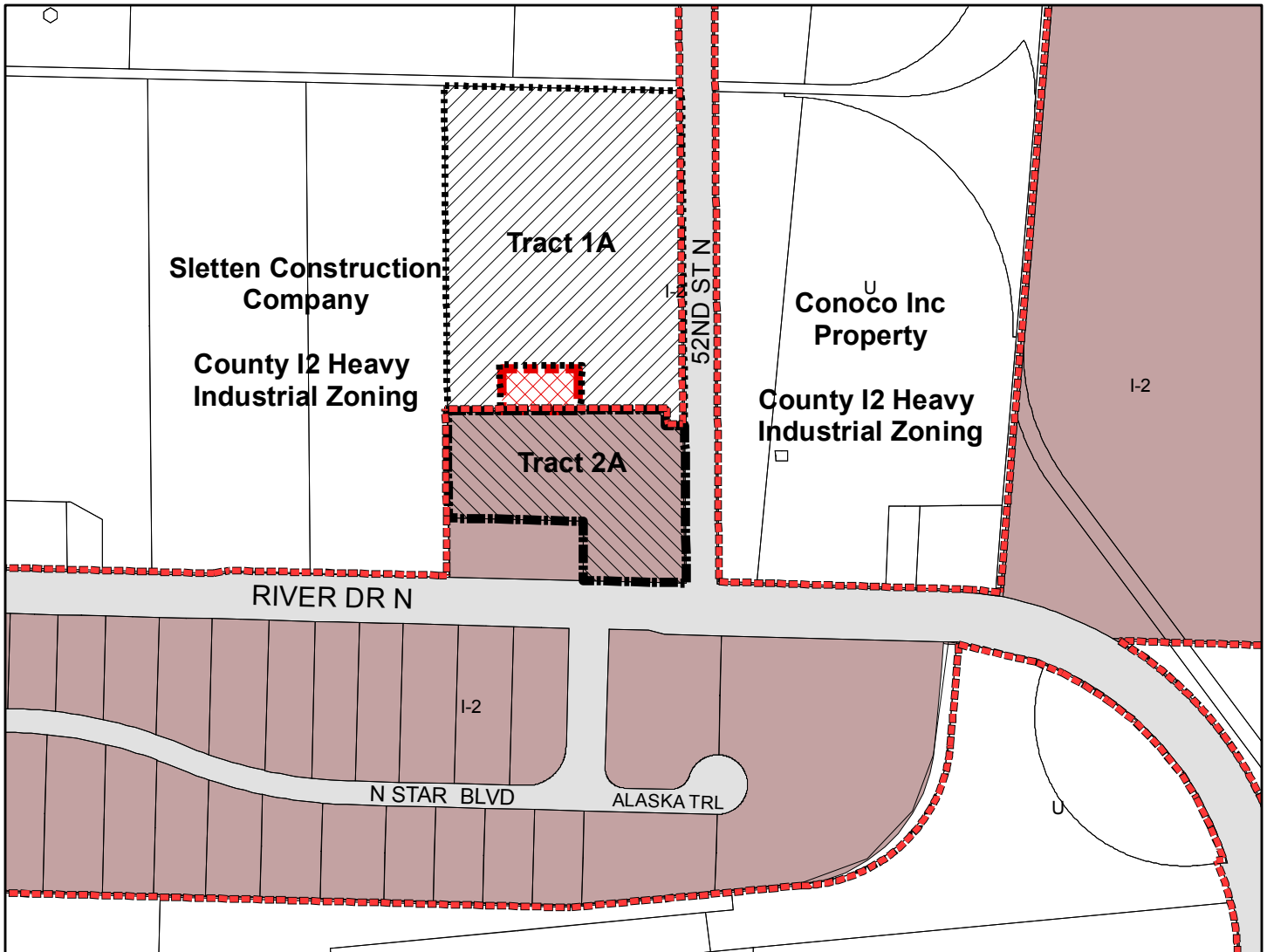
I, Lisa Kunz, City Clerk of the City of Great Falls, Montana, do certify that I did post as required by law and as prescribed and directed by the Commission, Ordinance 3089 in three conspicuous places within the limits of said City to-wit:

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)

Attachment A: Zoning Map



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|------------------------------------|--------------------------------|----------------------------------|
| City Limits | C-4 Central business core | R-1 Single-family suburban |
| Subject Property | C-5 Central business periphery | R-2 Single-family medium density |
| Steel Etc. Unincorporated Property | I-1 Light industrial | R-3 Single-family high density |
| Steel Etc. Incorporated Property | I-2 Heavy industrial | R-5 Multi-family medium density |
| Tracts of Land | M-1 Mixed-use district | R-6 Multi-family high density |
| ZONING | M-2 Mixed-use transitional | R-9 Mixed residential |
| AI Airport Industrial | PLI Public lands institutional | R-10 Mobile home park |
| C-1 Neighborhood commercial | POS Park Open Space | Unincorporated Enclave |
| C-2 General commercial | PUD Planned unit development | |
| C-3 Highway commercial | | |

