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City of Columbia Falls
130 6th St. W
Columbia Falls, MT 59912

ORDINANCE NO.807

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COLUMBIA FALLS, MONTANA, AMENDING THE COLUMBIA FALLS ZONING MAP FROM CSAG-5 SUBURBAN AGRICULTURE TO CR-1 SUBURBAN RESIDENTIAL FOR THE PROPERTY LOCATED AT 221 ROGERS ROAD, FURTHER DESCRIBED AS PARCEL B OF COS 16149 (ASSESSORS' TRACTS 9A, 1AA, 1ABAA AND 8A) OF SECTION 17, TOWNSHIP 30 NORTH, RANGE 20 WEST, P.M.M., FLATHEAD COUNTY, MONTANA.

WHEREAS, Jean Flynn, owner of the real property, has requested an amendment to the Columbia Falls zoning map to change the zoning from the current CSAG-5 Suburban Agricultural with a 10 acre minimum lot size to CR-1 Suburban Residential with a minimum one (1) acre minimum lot size on property located at 221 Rogers Road, further described as Parcel B of COS 16149 (Assessors' Tracts 9A, 1AA, 1ABAA and 8A) of Section 17, Township 30 North, Range 20 West, P.M.M., Flathead County, Montana;

WHEREAS, the Columbia Falls Planning Department, on June 8, 2021, in Staff Report CZC-21-04, recommended approval of the requested zoning amendment; and

WHEREAS, said request was considered by the Columbia Falls City-County Planning Board in a public hearing at its regularly scheduled meeting on June 15, 2021 , at which the Board adopted Staff Report CZC-21-04 and recommended approval of the requested zoning map amendment; and

WHEREAS, a hearing on the Zoning Map Amendment was held by the City Council of the City of Columbia Falls, Montana, at its regular meeting on Tuesday, July 6, 2021, after said hearing was advertised according to law; and at said hearing on said date, the City Council considered the recommendation of the Planning Board, the report of the Columbia Falls Planning Office, together with any and all comments filed or voiced with respect to said change; and

WHEREAS, the City Council has determined that the zoning map amendment request is in the best interest of the City.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA FALLS, MONTANA AS FOLLOWS:

Section One. Findings of Fact: That the Columbia Falls Planning Office Report #CZC-21-04, dated June 8, 2021 is hereby adopted by the Council as findings of fact with respect to said zoning map amendment request.

Section Two. Change in Zoning Classification: That the requested zoning map amendment on property presently zoned CSAG-5 Suburban Agriculture be changed to CR-1 Suburban Residential at 221 Rogers Road, further described as Parcel B of COS 16149 (Assessors' Tracts 9A, 1AA, 1ABAA and 8A) of Section 17, Township 30 North, Range 20 West, P.M.M., Flathead County, Montana.

Section Three. The Council finds that the proposal complies with the Columbia Falls City Growth Policy.

Section Four. Inconsistent Provisions: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section Five. Severability: The provisions of this Ordinance are severable. If any provision of this Ordinance is held invalid, such invalidity shall not affect other provisions or applications of this Ordinance which can be given effect without the invalid provision.

Section Six. Effective Date: This Ordinance shall become effective thirty (30) days after its final passage and approval by the City Council of the City of Columbia Falls, Montana.

PASSED AND APPROVED BY THE CITY COUNCIL OF COLUMBIA FALLS, MONTANA THIS 19TH DAY OF JULY, 2021, THE COUNCIL VOTING AS FOLLOWS:

AYES: Robinson, Shepard, Fisher, Karper, Lovering and Barnhart

NOES: None

ABSENT: Piper

City Clerk

APPROVED BY THE MAYOR OF COLUMBIA FALLS, MONTANA THIS 19TH DAY OF JULY, 2021.

Mayor

ATTEST:

City Clerk