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City of Columbia Falls  
130 6<sup>th</sup> St. W.  
Columbia Falls, MT 59912

ORDINANCE NO.817

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COLUMBIA FALLS, MONTANA, AMENDING THE COLUMBIA FALLS ZONING MAP FROM CR-5 TWO-FAMILY RESIDENTIAL TO CR-3 ONE FAMILY RESIDENTIAL AT 1115 NUCLEUS AVENUE FURTHER DESCRIBED AS LOT 3, BLOCK 10 OF NUCLEUS ADDITION IN SECTION 17, TOWNSHIP 30 NORTH, RANGE 20 WEST, P.M.M., FLATHEAD COUNTY, MONTANA.

WHEREAS, Rhonda Hoon, owner of the real property, has requested an amendment to the Columbia Falls zoning map to change the zoning from the current CR-5 Two-Family Residential to CR-3 One Family Residential at 1115 Nucleus Avenue further described as Lot 3, Block 10 of Nucleus Addition in Section 17, Township 30 North, Range 20 West, P.M.M., Flathead County, Montana;

WHEREAS, the Columbia Falls Planning Department, on April 27, 2022, in Staff Report CZC-22-01, 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 May 10, 2022, at which the Board adopted Staff Report CZC-22-01 as Findings of Fact 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 Monday, June 6, 2022, 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-22-01, dated April 27, 2022 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 CR-5 Two-Family Residential be changed to CR-3 One Family Residential at 1115 Nucleus Avenue further described as Lot 3, Block 10 Nucleus Addition in 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 20TH DAY OF JUNE, 2022, THE COUNCIL VOTING AS FOLLOWS:

AYES: Piper, Robinson, Shepard, Karper and Barnhart

NOES: None

ABSENT: Fisher and Lovering

\_\_\_\_\_  
City Clerk

APPROVED BY THE MAYOR OF COLUMBIA FALLS, MONTANA THIS 20<sup>TH</sup> DAY OF JUNE, 2022.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk