

ORDINANCE NO. 619

AN ORDINANCE TO AMEND THE POLSON DEVELOPMENT CODE TO CHANGE THE BOUNDARIES OF THE LOW DENSITY RESIDENTIAL ZONING DISTRICT TO ENCOMPASS A LOT PREVIOUSLY ZONED RURAL RESIDENTIAL ZONING DISTRICT.

Whereas, after notice and public hearing on the issue of changing the zoning of a certain parcel of real property currently in the Rural Residential Zoning District but lying adjacent to an area of land currently zoned in the Low Density Residential Zoning District; and,

Whereas, upon the petition of the owners thereof, and after due and proper consideration as described below the City Council has determined that the said zoning classification in the Polson Development Code of the said parcel should be amended and the boundary of the Low Density Residential Zoning District lying adjacent thereto should be changed to reflect the said zoning change; and,

Whereas, the parcel to be removed from Rural Residential Zoning District and encompassed within the adjacent Low Density Residential Zoning District is described as follows:

See Exhibit A attached hereto and by this reference made a part hereof.

Whereas, the City Council has given due and proper consideration to all factors necessary to satisfy Montana statute at 76-2-304, MCA, the City Council having determined from the report and the public hearings that the amendment is in accordance with the comprehensive plan; is designed to lessen congestion in the streets; will promote general health and welfare; will benefit the community from the standpoint of fire, panic, or other dangers; will provide adequate light and air and restrain overcrowding of land or undue concentration of population; facilitate protection of public facilities; takes due note and consideration of peculiar suitability of the property for particular uses and the character of the district; and will conserve the value of buildings and encourage the most appropriate use of land throughout the City.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF POLSON, MONTANA

1. The Polson Development Code is amended to change the zoning classification of the above-described real property and extend the

