

**TOWN OF PLEVNA
ORDINANCE NO. 55**

**AN ORDINANCE AMENDING ORDINANCE #54 AND THE ZONING MAP OF
THE TOWN OF PLEVNA TO EXTEND THE COMMERCIAL – RV PARK
ZONING DISTRICT (C-2) TO INCLUDE LOTS 6, 7, AND 8 OF BLOCK 11 OF
THE PLEVNA ORIGINAL TOWNSITE IN THE TOWN OF PLEVNA, COUNTY OF
FALLON, MONTANA**

WHEREAS, the council and mayor have authority to pass ordinances pursuant to Mont. Code Ann. Section 7-5-4201, and specifically adopt and enforce local zoning regulations to promote the public health, safety, morals or the general welfare of the community under Mont. Code Ann. Section 76-2-301 et. seq.; and

WHEREAS, The Town of Plevna through its Council, adopted Ordinance #54 on September 11, 2017, which became effective October 12, 2017, adopting the 2017 Town of Plevna Zoning Code and Official Zoning Map #1 for the Town of Plevna, Montana; and

WHEREAS, the boundary may be amended, changed, or modified pursuant to §76-2-305 MCA, after notice and a public hearing pursuant to §76-2-303 MCA. Pursuant to Ordinance #54, the Mayor and Town Council shall have the authority to, from time to time, approve or disapprove amendments to the Ordinance and Map; and

WHEREAS, the Owners of the following property have requested that their property be changed from the Residential Zoning District (R-1) to the Commercial – RV Park Zoning District (C-2). In response to the request, the Zoning Commission has made a preliminary report and held a **public hearing on November 13, 2020**. The Zoning Commission has made a final report to the Town of Plevna and does recommend that the zoning for the following property be changed from Residential (R-1) to Commercial (C-2) to conserve of property values, to allow the properties in the extended district to utilize and benefit from the development standards and allowable uses in the District, and to provide for more consistent and sustainable development and redevelopment of property in those areas as regulated by the Town’s Zoning Code:

Lots 6, 7, and 8 of Block 11 of the Plevna Original Townsite in the Town of Plevna, County of Fallon and the State of Montana

WHEREAS, after proper notice was given, the Town Council held a **public hearing on May 10, 2021**.

WHEREAS, the Town of Plevna deems it in the best interest of the Town that the Council should amend its Municipal Code Ordinance #54 and extend the boundaries of the

Commercial - RV Park Zoning District (C-2) to achieve the goals of sustainable and effective zoning in the town;

NOW, THEREFORE, be it ordained by the council of the Town of Plevna, County of Fallon, State of Montana, that Section 11.2.30 Official Zoning Map of the Plevna Zoning Regulations is hereby amended to provide the boundaries of the Town’s Commercial – RV Park Zoning District (C-2) is extended to include the following property:

Lot(s)	Block	Addition
6, 7, and 8	11	Plevna Original Townsite

The Zoning Administrator shall revise the official zoning map located in the office of the Town Clerk to reflect these amendments as soon as possible after the effective date of the amendments.

All ordinances and amendments of the Town of Plevna Municipal Code inconsistent with the above provisions are hereby amended accordingly.

The above ordinances shall be in full force and effect thirty (30) days after passage on second reading.

Presented to the Town Council for First Reading May 10, 2021.

Presented to the Town Council for Second Reading June 14, 2021.

PASSED AND ADOPTED by the Town Council of the Town of Plevna, approved by the Mayor, at a regular session held on the 14th day of June 2021 and effective July 14, 2021 (30 days after its passage).



William E. Benner, Mayor

ATTEST:



Krista Nemitz, Town Clerk