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COLUMBIA FALLS, MT 59912

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**AGENDA**  
**PLANNING BOARD AND ZONING COMMISSION REGULAR MEETING**  
**TUESDAY, AUGUST 09, 2022 BEGINNING AT 6:30 PM**  
**COUNCIL FALLS JUNIOR HIGH CAFETORIUM – 1805 TALBOT ROAD**

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**CALL TO ORDER AND ROLL CALL**

**APPROVAL OF MINUTES:**

1. Approval of July 12, 2022 Regular Meeting Minutes

**VISITOR OR PUBLIC COMMENT:** (An opportunity for the Public to comment on any items not on tonight's agenda)

**PUBLIC HEARINGS AND ACTION:**

**2. Request for a Zoning Map Amendment in the Columbia Falls Planning Jurisdiction:**

Loretta and Ronald Levang are requesting a zoning map amendment that will rezone a portion of their property from the existing CSAG-10 zoning to a CR-1 Zoning. The property is located at 435 Rogers in Columbia Falls and is described as Assessor's Tracts 2B in Section 21, Township 30 North, Range 20 West, P.M.M., Flathead County (The rezoning only effects that portion of the property zoned CSAG-10 and not the portion that is unzoned or that has the Scenic Overlay).

- a. Adopt Staff Report CZC-22-04 as Findings of Fact
- b. Recommend approval of zone change to City Council

**3. Public Hearing - Postponed from July 12th - Zoning Map Amendment, Planned Unit Development and Preliminary Plat:**

**Request for a Zoning Map Amendment in the Columbia Falls Planning Jurisdiction:**

James Barnett on behalf of River Highlands LLC is requesting a zoning map amendment in the Columbia Falls Zoning Jurisdiction. The property is located at 264,316,378,494 River Road in Columbia Falls and is described as Lots 1, 2, & 3 of Loffler Subdivision and Assessor's Tracts 7 B and 7BB (Tracts 1 and 3 of COS 14045) in Section 16, Township 20 North, Range 20 West, P.M.M., Flathead County. The property is currently zoned CR-3 (One Family Residential) and the applicant is proposing CR-4 (Urban Residential).

**Request for a Planned Unit Development in the Columbia Falls Zoning Jurisdiction:**

James Barnett on behalf of River Highlands LLC is requesting a Planned Unit Development in the Columbia Falls Zoning Jurisdiction; the development is called River Highlands Apartments. The property is located at 264,316,378, & 494 River Road in Columbia Falls and is described as Lots 1, 2, & 3 of Loffler Subdivision and Assessor's Tracts 7 B and 7BB (Tracts 1 and 3 of COS 14045) in

Section 16, Township 20 North, Range 20 West, P.M.M., Flathead County. The project consists of 65 attached single family row houses, 390 apartment units and 10 row house units dedicated to the Northwest Montana Community Land Trust. The total unit count is 455 units on 49.1 acres gross for a density of 9.2 units per acre. The applicant is proposing 21.5 acres (43%) of the site as park and open space. With the project, the applicants are proposing to move River Road further east on Highway 2 and if supported by the MDOT the applicants would install a traffic signal at Highway 2 and River Road. Two deviations are requested with the PUD; the applicant is requesting to zoning deviations, one would allow an increase in height of ten feet allowing a portion of the apartment buildings to approach 45 feet in height and the second deviation would reduce the parking requirement from 2 spaces per unit down to 1.5 spaces per unit.

**Request for a subdivision in the Columbia Falls Zoning Jurisdiction:**

James Barnett on behalf of River Highlands LLC is requesting a Subdivision in the Columbia Falls Zoning Jurisdiction. The property is located at 264,316,378, & 494 River Road in Columbia Falls and is described as Lots 1, 2, & 3 of Loffler Subdivision and Assessor's Tracts 7 B and 7BB (Tracts 1 and 3 of COS 14045) in Section 16, Township 20 North, Range 20 West, P.M.M., Flathead County. The subdivision will create 21 lots (17 residential and 4 open space lots). The subdivision will extend Municipal water and sewer services along with reconstructing River Road and incorporating a detached pedestrian path. The new roads within the project will be privately maintained but open to the public. The proposed subdivision is part of the zone change and PUD application for River Highlands Apartments.

- a. Adopt Staff Report CZC-22-03 as Findings of Fact
- b. Recommend approval of Zone Change to City Council
- c. Adopt Staff Report CPUD-22-02 as Findings of Fact
- d. Recommend approval of PUD, with conditions, to City Council
- e. Adopt Staff Report CPP-22-02 as Findings of Fact
- f. Recommend approval of Preliminary Plat, with conditions, to City Council

**ADJOURNMENT**

Next Regular Planning Board Meeting – September 13, 2022