



ROOM A | 130 6TH STREET WEST
COLUMBIA FALLS, MT 59912

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AGENDA
PLANNING BOARD AND ZONING COMMISSION REGULAR MEETING
TUESDAY, FEBRUARY 09, 2021 BEGINNING AT 6:30 PM
COUNCIL CHAMBERS CITY HALL

NOTE: The Planning Board meeting will be held in the Council Chambers as well as by virtual meeting to provide for social distancing and public health and safety. The Board requests attendees wear masks for the health and safety of the public and the City employees and officials. Contact City Clerk Barb Staland to register for ZOOM meeting access information. Email: staalandb@cityofcolumbiafalls.com

CALL TO ORDER AND ROLL CALL

BOARD REORGANIZATION:

Welcome new board member - Clay Lundgren

Nominations/Selection - Board Chair

Nominations/Selection - Board Vice-Chair

APPROVAL OF MINUTES:

1. Approval of November 10, 2020 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:

The Columbia Falls City-County Planning Board will hold a public hearing for the following items at their regular meeting on Tuesday, February 9, 2021 at 6:30 p.m. at the Council Chambers of City Hall, 130 6th Street West, Columbia Falls, Montana. The Columbia Falls City Council will hold a subsequent hearing on Monday March 1, 2021 starting at 7:00 p.m. in the same location. Both hearings will be conducted in accordance with the most current recommended and/or required public health and safety protocols in place at the time of the hearing. The City website, <https://cityofcolumbiafalls.org>, will contain updated information if there is any change to the planned hearings.

- 2. Request for a Conditional Use Permit to construct a House and Accessory Dwelling over 800 Square Feet:**

Lori Bjork is requesting a Conditional Use Permit to construct a new house of 2,600 square feet and convert the existing house of 1,700 square feet into an accessory dwelling unit. The Columbia Falls Zoning Code requires a Conditional Use Permit (CUP) for Accessory Dwelling Units that exceed 800 square feet in residential zones. The 0.98 acre property is described as Assessor's Tract 3AC in SE4NW4SE4 of Section 4, Township 30 North, Range 20 West, P.M.M., Flathead County. The property is located 1550 14th Street EN but also has frontage on 13th Street EN.

A. Adopt Staff Report CCU-21-02

B. Recommend Approval of Conditional Use Permit to City Council

3. Request for a Conditional Use Permit to construct an Accessory Dwelling in the existing house in the CB-2 Zoning District:

Kevin and Cindy Hooker (current owners) and Six Peaks, LLC (prospective owners) are requesting a Conditional Use Permit to convert half of the existing 1,288 square foot house into an accessory apartment. The house is located at 28 6th Street East in Columbia Falls and is zoned CB-2 (General Business). The zoning code allows Single Family Residential use as a permitted use in the CB-2 and it allows an Accessory Apartment within the same building with a Conditional Use Permit (CUP). The 6,250 square feet property is described as Lot 11, Block 45 of the Columbia Falls Townsite in Section 8, Township 30 North, Range 20 West, P.M.M., Flathead County.

A. Adopt Staff Report CCU-21-03 as Findings of Fact

B. Recommend Approval of the Conditional Use Permit to City Council

4. Request to change the zoning from CR-5 (Two Family Residential) to CRA-1 (Multi-Family Residential) in the Columbia Falls Zoning Jurisdiction:

The applicant, Toby Gilchrist, is requesting a zone change for 302 Meadow Lake Boulevard from the current CR-5 Two-Family designation to a CRA-1 Multi-Family residential designation. The vacant property is approximately 2.5 acres in size and is located approximately ¼ mile north of Highway 2 on Meadow Lake Blvd. The property is described as Assessors' Tract's 2BDAE and 2BDAEA of Section 7, Township 30 North, Range 20 West, P.M.M., Flathead County.

A. Adopt Staff Report CZC-21-01 as Findings of Fact

B. Recommend Approval of Zone Change to City Council

5. Request for a Conditional Use Permit to construct 36 units of Apartments in the Columbia Falls Zoning Jurisdiction:

The applicant, Toby Gilchrist, is requesting a Conditional Use Permit to construct 36 units of apartments in two buildings, eighteen units in each building. The proposed two-story apartments will access Meadow Lake Blvd near the intersection with Best Way. The vacant property is approximately 2.5 acres in size and is located approximately ¼ mile north of Highway 2 at 302 Meadow Lake Blvd. The property is described as Assessors' Tract's 2BDAE and 2BDAEA of Section 7, Township 30 North, Range 20 West, P.M.M., Flathead County.

A. Adopt Staff Report CCU-21-01 as Findings of Fact

B. Recommend Approval of the Conditional Use Permit to City Council

ADJOURNMENT

Next Regular Planning Board Meeting – TBD