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AGENDA
REGULAR PLANNING BOARD AND ZONING COMMISSION
TUESDAY, JANUARY 10, 2023 BEGINNING AT 6:30 PM
COLUMBIA FALLS JUNIOR HIGH – 1805 TALBOT ROAD

**NOTE: MEETING NOT AVAILABLE VIRTUALLY DUE TO CHANGE IN LOCATION TO THE COLUMBIA FALLS
JUNIOR HIGH CAFETORIUM**

CALL TO ORDER AND ROLL CALL

APPROVAL OF MINUTES:

1. Approval of Planning Board Meeting Minutes - December 13, 2022

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

PUBLIC HEARINGS AND ACTION:

2. Public Hearing - Planned Unit Development and Preliminary Plat - River Highlands:

The Columbia Falls City-County Planning Board will hold a public hearing for the following items at their regular meeting on **Tuesday, January 10, 2023** at 6:30 p.m. at the **Cafetorium in the Columbia Falls Junior High School, 1805 Talbot Road**, Columbia Falls, Montana. The Columbia Falls City Council will hold a subsequent hearing at a special meeting on January 30, 2023 starting at 7:00 p.m. in the same location.

Request for a Planned Unit Development (PUD) for the River Highlands Development:

James Barnett, on behalf of River Highlands LLC, is requesting a Planned Unit Development in the Columbia Falls Zoning Jurisdiction called River Highlands. The property is located at 264, 316, 378, & 494 River Road in Columbia Falls and is described as Lots 1, 2, & 3 of Loeffler Ridge 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 83 detached single family homes; 98 attached single family townhomes, 162 apartment units. The total unit count is 343 units on 49.1 acres gross for a density of 6.9 units per acre. The applicant is proposing 19.55 acres (40%) of the site as park and open space. With the project, the applicant is proposing to move River Road further east on Highway 2 and, if supported by MDOT, the applicant would install a traffic signal at Highway 2 and River Road. The applicant is not requesting any deviations other than the clustering of density and the density bonus provided by the PUD regulations.

Request for Preliminary Plat approval of the River Highlands Subdivision in the Columbia Falls Zoning Jurisdiction:

James Barnett, on behalf of River Highlands LLC, is requesting preliminary plat approval for property located at 264, 316, 378, & 494 River Road in Columbia Falls further described as Lots 1, 2, & 3 of Loeffler Ridge 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 applicant will subdivide the property to 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 public and privately maintained but all open to the public. The proposed subdivision is part of a PUD application for River Highlands.

Board Action:

- A. Adopt Staff Report CPUD-22-04 As Findings of Fact
- B. Adopt Staff Report CPP-22-04 As Findings of Fact
- C. Recommend Approval of PUD and Preliminary Plat to City Council with Conditions

ADJOURNMENT

Next Regular Planning Board Meeting – February 14, 2023