



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

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AGENDA
PLANNING BOARD AND ZONING COMMISSION REGULAR MEETING
TUESDAY, SEPTEMBER 14, 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 access as well as public health. Please contact Public Works Clerk Alex Vissotzky no later than 6 pm the night of the meeting to register for ZOOM meeting access information by calling (406) 892-4391 or email: vissotzkya@cityofcolumbiafalls.com

CALL TO ORDER AND ROLL CALL

APPROVAL OF MINUTES:

1. Approval of July 13, 2021 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. A. Conditional Use Permit Request for a Temporary Office/Caretaker Unit:** Cedar Creek Industrial Park, LLC, is requesting a Conditional Use Permit to place a pre-fabricated Office/Caretakers unit within the existing industrial park. The property is located in the industrial park at 555 4th Avenue EN in Columbia Falls. The property is zoned CI-2 (Heavy Industrial) in the Columbia Falls Zoning Jurisdiction and the zoning regulations require a conditional use permit for the caretaker's facilities. The property is described as Parcel 3A of COS 21302 (Assessor's Tract 1C), in Section 9, 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 Conditional Use Permit to City Council

- B. Conditional Use Permit Request for a Six-Plex Apartment Building:** Adam Gardner is requesting a conditional use permit to construct a six-plex apartment building at 10 Diane Road in Columbia Falls. The property is zoned CRA-1 (Residential Apartment) and the zoning requires a CUP to review parking, street improvements, parkland dedication and the like. A CUP was approved on this site in 2019 but expired before the apartments were developed. The property is described as Lot 178 of Hilltop Homes, Section 18, T30N, R20W, P.M.M., Flathead County

- A. Adopt Staff Report CCU-21-04 as Findings of Fact
- B. Recommend Approval of Conditional Use Permit to City Council

Persons may testify at the hearing or submit written comments prior to the meeting. Written comment may be sent to Columbia Falls City Hall, Attention: Barb Staaland, City Clerk, 130 6th Street West, Room A, Columbia Falls, MT 59912. For more information call Eric Mulcahy, Columbia Falls City Planner at 755-6481.

ADJOURNMENT

Next Regular Planning Board Meeting – October 12, 2021

NOTE: Transportation Plan Public Meetings:

September 27th - 10 am Open House

12 to 1 pm - Lunch & Learn with presentation to Council

5 - 7 pm - Open house with formal presentation at 6 pm