



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

PHONE (406) 892-4391
FAX (406) 892-4413

AGENDA
CITY PLANNING COMMISSION REGULAR MEETING
THURSDAY, DECEMBER 12, 2024 6:00 PM
COUNCIL CHAMBERS CITY HALL

CALL TO ORDER AND ROLL CALL

APPROVAL OF MINUTES:

1. Approval of November 14, 2024 Planning Commission 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 RECOMMENDATIONS:

2. **Annexation and initial zoning from County R-5 (Two-Family Residential) to City CR-5 (Two Family Residential) in the Columbia Falls Zoning District:**

Toby and Mindy Gilcrest are requesting an annexation and initial zoning from the current County zoning of R-5 (Two-Family Residential) to City CR-5 (Two-Family Residential). The Columbia Falls Growth Policy designates the property as multi-family allowing eight or more units per acre. The property is currently vacant and located at 274 Meadow Lake Boulevard in Columbia Falls. The property is described as Parcel B of COS 22075 (Accessors Tracts 2BDAD); Section 7, Township 30 North, Range 20 West, P.M.M., Flathead County.

A Planned Unit Development for a 10 lot/20-unit development in Columbia Falls Zoning District:

Toby and Mindy Gilcrest are requesting a Planned Unit Development (zoning overlay) to allow the development of ten residential lots with each lot having a two-unit townhome for a total of twenty units on 2.27 acres. The PUD will provide deviations to the private street cross section along with setback deviations. The property is currently vacant and located at 274 Meadow Lake Boulevard in Columbia Falls. The property is described as Parcel B of COS 22075 (Accessors Tracts 2BDAD); Section 7, Township 30 North, Range 20 West, P.M.M., Flathead County.

A subdivision creating 10 parent lots and 20 sublots in the Columbia Falls Planning Jurisdiction:

Toby and Mindy Gilcrest are requesting a subdivision that will create ten parent lots with each lot having a two-unit townhome for a total of 20 units on 2.27 acres. The subdivision will access Meadow Lake Boulevard with a private street and each lot will front on the new street. The property is currently vacant and located at 274 Meadow Lake Boulevard in Columbia Falls. The

property is described as Parcel B of COS 22075 (Accessors Tracts 2BDAD); Section 7, Township 30 North, Range 20 West, P.M.M., Flathead County.

ADJOURNMENT

Next Regular Planning Board Meeting – TBD