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COLUMBIA FALLS, MT 59912

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AGENDA
PLANNING BOARD AND ZONING COMMISSION REGULAR MEETING
TUESDAY, JULY 13, 2021 BEGINNING AT 6:30 PM
COUNCIL CHAMBERS CITY HALL

Note: The meeting is available with in person attendance as well as virtual ZOOM meeting. Please contact the City Clerk to register for the ZOOM meeting by calling City Hall at (406) 892-4391 or emailing: staalandb@cityofcolumbiafalls.com at least one hour before the start of the meeting.

CALL TO ORDER AND ROLL CALL

APPROVAL OF MINUTES:

1. Approval of Minutes - June 15, 2021

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

PUBLIC HEARING AND ACTION:

2. **The Columbia Falls City-County Planning Board will hold a public hearing for the following items at their regular meeting on Tuesday, July 13, 2021:**

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 applicant amended the application that was reviewed by the Planning Board in February. 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 2BDEA and 2BDAEA of Section 7, Township 30 North, Range 20 West, P.M.M., Flathead County.

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 applicant amended the application that went before the Planning Board in February. The proposed two-story apartments will access Meadow Lake Blvd at 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 2BDEA and 2BDAEA of Section 7, Township 30 North, Range 20 West, P.M.M., Flathead County.

Board Action:

- a. Adopt Staff Report CZC-21-05 as Findings of Fact**
- b. Recommend Approval of Zone Change to City Council**
- c. Adopt Staff Report CCU-21-02 as Findings of Fact**
- d. Recommend Approval of Conditional Use Permit, with Conditions, to City Council**

ADJOURNMENT

Next Regular Planning Board Meeting – TBD