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AGENDA
CITY PLANNING COMMISSION REGULAR MEETING
THURSDAY, MAY 08, 2025 6:00 PM
COUNCIL CHAMBERS CITY HALL

CALL TO ORDER AND ROLL CALL

APPROVAL OF MINUTES:

1. Approval of April 10, 2025 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. Columbia Falls Growth Policy Amendment from Park/Open Space to Urban Residential (Two to Eight Units per Acre):

The City of Columbia Falls in cooperation with Habitat for Humanity of Flathead Valley are requesting a Growth Policy Amendment from the current Park/Open Space designation to Urban Residential, a primarily single-family designation allowing 2 to 8 dwellings per acre. The site is currently used for a little league baseball field. Habitat for Humanity intends to construct six single family homes on the property. The property is addressed as 394 Railroad Street and is described as Tract 3D of COS 2090 (Accessors Tracts 3D); Section 8, Township 30 North, Range 20 West, P.M.M., Flathead County.

A zone change from the existing CB-2 (General Commercial) designations to CR-5 (Two Family Residential):

The City of Columbia Falls in cooperation with Habitat for Humanity of Flathead Valley are requesting a zone change from the present CB-2 commercial zoning designation to a CR-5 zoning designation which will allow for the residential subdivision. The property is addressed as 394 Railroad Street and is described as Tract 3D of COS 2090 (Accessors Tracts 3D); Section 8, Township 30 North, Range 20 West, P.M.M., Flathead County.

A subdivision creating 6 residential lots and a park/open space in the Columbia Falls Planning Jurisdiction:

The applicant Habitat for Humanity of Flathead Valley is requesting a preliminary plat approval for a six-lot subdivision. The single family lots will range from 6000 square feet up to 8,705 square feet along with a 15,566 square foot park. Access to the lots will be from existing City

streets, 4th Ave WN on the east side of the property and C Street EN on the south side of the property. The property is addressed as 394 Railroad Street and is described as Tract 3D of COS 2090 (Accessors Tracts 3D); Section 8, Township 30 North, Range 20 West, P.M.M., Flathead County.

ADJOURNMENT

Next Regular Planning Board Meeting – June 12, 2025