

**CITY OF COLUMBIA FALLS
MINUTES OF THE REGULAR MEETING
HELD JULY 14, 2020**

CALL TO ORDER AND ROLL CALL

PRESENT

Russ Vukonich
Mike Shepard
Claudette Byrd-Rinck via Zoom
Steve Hughes
Patti Singer
Robert Smith

ABSENT

Kurt Nelson
Sam Kavanagh
Steve Duffy

Also present were City Manager Susan Nicosia, City Planner Eric Mulcahy, City Attorney Justin Breck, and Public Works Clerk Alex Vissotzky.

APPROVAL OF MINUTES:

Minutes of the June 9, 2020 Planning Board - Motion made by Shepard, seconded by Singer to approve the minutes as read. Voting Yes: Vukonich, Shepard, Byrd-Rinck, Hughes, Singer, Smith.

VISITOR OR PUBLIC COMMENT: None.

PUBLIC HEARINGS AND ACTION:

Chairman Vukonich read the notice of hearing and asked for staff report presentation:

Request to establish a Conditional Use Permit in the Columbia Falls Zoning Jurisdiction:

Heather Peters is requesting a Conditional Use Permit to operate a drive-thru coffee stand at 2620 9th Street West (formerly Melby's). The property is zoned CB-2 Commercial however all drive-thru's require a conditional use permit in this zone. The coffee stand was formerly located at the Town Pump Site at Highway 2 and 40. The property is described as Assessor's Tract 9D in NW1/4 Section 18, Township 30 North, Range 20 West, P.M.M., Flathead County.

Planner Mulcahy presented Staff Report CCU-20-02 to the Board. The proposed drive-thru coffee stand was originally located at the HWY 2/ HWY 40 intersection at Town Pump. This new location is outside of city limits but within the Planning jurisdiction. It is zoned CB-2, which allows for drive-thru restaurants as a conditional use. The applicant, Heather Peters, will be leasing the drive-thru space from the owner; the site was formerly Melby's Furniture. There are no City Services located on the property so the application is working with Flathead County Environmental Health for well and septic approval and such approval is in the conditions of approval. Mulcahy noted that there is existing access to Highway 2 and Hilltop Rd. Mulcahy also reported that the applicant will provide a better site plan showing compliance with the landscaping requirements. Conditions also require sign permits as applicable in CB-2 and the existing sign will be removed. City staff recommends approval with 4 Conditions.

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City Manager Nicosia stated that the shipping containers currently on the property do not comply with the Zoning Code, 18.440.020 as they are not shielded; they were used temporarily to house Melby's items after the building fire.

Motion made by Shepard, seconded by Smith to add Condition 5 stating that shipping containers will comply with Zoning Code 18.440.020 or be removed. Voting Yes: Vukonich, Shepard, Byrd-Rinck, Hughes, Singer, Smith.

Public Comment opened and closed at 6:40PM with no one wishing to comment. Mulcahy noted that staff has not received any written or verbal comments.

Motion made by Hughes, seconded by Shepard to approve CCU-20-02 as findings of fact.
Voting Yes: Vukonich, Shepard, Byrd-Rinck, Hughes, Singer, Smith.

Motion made by Shepard, Seconded by Singer to recommend approval of Conditional Use Permit with five with Conditions, as amended, to City Council. Voting Yes: Vukonich, Shepard, Byrd-Rinck, Hughes, Singer, Smith.

ADJOURNMENT: Motion by Hughes to adjourn 6:45 p.m., seconded by Vukonich.

Chairman,

Alex Vissotzky | Public Works Clerk