

REGULAR MEETING – 6:30 PM

CALL TO ORDER AND ROLL CALL:

Vukonich called Meeting to order at 6:30 PM

PRESENT: Vukonich, Smith, Byrd-Rinck, Lundgren, Shepard, and Duffy

ABSENT: Nelson, Kavanagh and Singer

Also present: City Manager Susan Nicosia, City Attorney Justin Breck, Contract Planner Donna Valade

APPROVAL OF MINUTES:

Approval of April 12th, 2022 Regular Meeting Minutes

Motion made by Duffy to approve the April 12th, 2022 minutes as presented, Seconded by Shepard. Motion carried with All present voting Aye: Vukonich, Smith, Byrd-Rinck, Lundgren, Shepard, Duffy

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

NONE

PUBLIC HEARINGS AND ACTION:

Request a Conditional Use Permit to Construct Two Six-Plex Apartments in the Columbia Falls Jurisdiction:

Chairman Vukonich read the notice of hearing: A request by Big Sky Living, LLC for a Conditional Use Permit (CUP) to build a six-plex condominium/apartment building on each of two lots owned by the applicant for a total of twelve units proposed. The six-plex's will occupy Lots 166 and 167 of Hilltop Homes Subdivision located on Diane Road in Columbia Falls. The properties are zoned CRA-1 (Multi-Family Residential) which requires a CUP to construct a three-plex or greater within the zoning district. The properties are addressed at 9 and 11 Diane Road and described as Lots 166 and 167 of the Hilltop Homes subdivision in Section 18, Township 30 North, Range 22 West, P.M.M., Flathead County.

Contract Planner Donna Valade presented Staff Report CCU-22-02 reviewing each of the findings and noting that staff recommends approval. Duffy had a question if this will match the other developments on Diane Road. Valade answered that they will be very similar except that the rear will face Diane Road and they will be accessed by a driveway on the other side, on-street parking will be for visitors.

Chairman Vukonich asked if there were any questions for staff. Duffy asked if there were any additional requirements for the residents to access the 6-plex's from the rear, would it be a different street address and are the setbacks conforming? City Manager Susan Nicosia noted that the project application documents compliance with all zoning requirements including lot coverage, setbacks, etc. Nicosia noted that the driveway is shared between the two lots and is a private drive not an extension of Diane Road. The unit addresses will still be addressed as Diane Road. Nicosia noted that the driveway width complies with city standards. Duffy asked if the need for emergency vehicle access was addressed. Nicosia answered in the affirmative.

Chairman Vukonich opened the public hearing at 6:43 p.m. Applicants Peter and Kelly Gibeon 173 Spring Creek Hills Rd, Livingston, MT called in on speaker phone. Kelly stated that their goal was to build a nice set of condos that has

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inside and outside parking. Seeing no other comments or questions, Chairman Vukonich closed the public hearing. The Clerk noted that the City had not received any written comments.

A motion was made by Duffy to accept Staff Report CCU-22-02 as findings of fact, seconded by Shepard. Motion carried with voting as follows: Aye: Vukonich, Smith, Byrd-Rinck, Lundgren, Shepard, and Duffy. Naye: None Absent: Nelson, Singer, Kavanagh.

A motion was made by Byrd-Rinck to recommend approval of the Conditional Use Permit to City Council, seconded by Lundgren. Motion carried with voting as follows: Aye: Vukonich, Smith, Byrd-Rinck, Lundgren, Shepard, Duffy. Naye: None Absent: Nelson, Singer, Kavanagh.

Request to Change the Zoning from CR-5 (Two-Family Residential) to CR-3 (One-Family Residential) in the Columbia Falls Zoning Jurisdiction:

Chairman Vukonich read the notice of hearing: The applicant, Rhonda Hoon, is requesting a zone change at 1115 Nucleus Avenue in the Columbia Falls area from the current CR-5 (Two-Family Residential) to a CR-3 (One-Family Residential) designation. The property currently has a house and a detached garage on the property. The applicant would like to convert the garage to an accessory dwelling. The property is described as Lot 3, Block 8 of Nucleus Addition in Section 17, Township 30 North, Range 20 West, P.M.M., Flathead County.

Contract Planner Donna Valade presented Staff Report CZC-22-01 reviewing each of the criteria. Valade noted that staff recommends approval. Chairman Vukonich asked the Board if they had any questions for staff. Duffy had a question on how far the garage setback is from the property line. Valade answered that it is currently 5 feet away from the property line, in compliance for an accessory building; a primary building would've been 20 feet from the rear. Nicosia said that the garage meets the accessory building setback. The zone change to CR-3 would allow them to meet the dwelling setback and not have to move the garage. Nicosia added that the garage does not abut an alley or street so accessory setbacks are appropriate.

Chairman Vukonich opened and closed the public hearing at 6:51 p.m. with no comment. The Clerk noted that the City had not received any written comments.

A motion to accept Staff Report CZC-22-01 as findings of fact was made by Shepard and seconded by Byrd-Rinck. Duffy asked if the garage was behind the primary dwelling and if the driveway size was adequate. Nicosia answered in the affirmative. Motion carried with all present voting Ayes: Vukonich, Smith, Byrd-Rinck, Lundgren, Shepard, Duffy. Absent: Nelson, Singer, Kavanagh.

A motion was made by Smith to recommend approval of the Zone Change to City Council, seconded by Byrd-Rinck. Motion carried with all present voting Ayes: Vukonich, Smith, Byrd-Rinck, Lundgren, Shepard, Duffy. Absent: Nelson, Singer, Kavanagh.

ADJOURNMENT – Meeting duly adjourned at 6:59 PM


Chairman

Attest:


Public Works Clerk