



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

PHONE (406) 892-4391
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AGENDA
CITY PLANNING COMMISSION REGULAR MEETING
THURSDAY, AUGUST 08, 2024 6:00 PM
COUNCIL CHAMBERS CITY HALL

CALL TO ORDER AND ROLL CALL

APPROVAL OF MINUTES:

1. Approval of May 9, 2024 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. Request to establish a Conditional Use Permit in the Columbia Falls Zoning Jurisdiction:

Jaqueline Smith and Carl Morsette are requesting a Conditional Use Permit (CUP) to operate a drive-thru coffee stand at 262 1st Ave WN (Location of Glacier Grappling). The property is zoned CB-2 Commercial however all drive-thru's require a conditional use permit in this zone. The coffee stand was moved to the site but not opened while the applicants go through the CUP process. The property is described as Lots 2, 3, & 4; Block 129; Columbia Falls Addition; Section 8, Township 30 North, Range 20 West, P.M.M., Flathead County.

- A. Adopt Staff Report CCU-24-01 as Findings of Fact
- B. Recommend Approval of Conditional Use Permit to City Council

ADJOURNMENT

Next Regular Planning Board Meeting – TBD

**FOR VIRTUAL MEETING INFORMATION, CONTACT CITY CLERK BARB STAALAND NO LATER THAN 5:00 PM
ON THE DAY OF THE MEETING BY CALLING (406) 892-4391 OR EMAIL
STAALANDB@CITYOFCOLUMBIAFALLS.COM**

CITY OF COLUMBIA FALLS

PLANNING COMMISSION MEETING MINUTES

HELD MAY 9, 2024

REGULAR MEETING – 6:00 PM.

Fisher called Meeting to order at 6:00 PM

PRESENT: President Darin Fisher, Vice President Justin Ping, Commissioner Mark Johnson, Commissioner Sam Kavanagh, Commissioner Dulcie Berube

ABSENT: None

Also present: City Manager Nicosia, Contract Planner Mulcahy, City Attorney Breck, Clerk Sobczak

APPROVAL OF MINUTES:

Approval of April 11, 2024 Regular Meeting Minutes

Motion made by Kavanagh to approve the April 11, 2024 minutes as presented, Seconded by Ping. Motion carried with all present voting AYE.

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

Shirley Folkwein, 285 Shooting Star Dr, Columbia Falls. Commented on an amendment during the Monday City Council Meeting eliminating the extra-territorial planning jurisdiction around Columbia Falls. She would like the City Attorney or the City Manager to explain what that amendment means.

President Fisher commented that he was aware this was coming but was not aware it was this soon. City Attorney Breck explained that the extra-territorial jurisdiction is in place until June 30th, 2024. It was originally set to expire in August of 2023 but the City and County agreed to a more eased transition period. The Planning Commission will have jurisdiction within city limits, outside of city limits will be Flathead County jurisdiction.

PUBLIC HEARINGS AND ACTION:

President Fisher read the following from the agenda: The City Planning Commission will hold a public hearing on Thursday, May 9, 2024, for the purpose of receiving public comments on the proposed Public Participation Plan. The Public Participation Plan establishes the framework detailing the City's commitment to public involvement throughout the process of adoption, amendment, modification, or rejection of any future land use plans, zoning, or subdivision regulations. The Public Participation Plan is the beginning of the process to comply with the Montana Land Use Planning Act (MLUPA), commonly referred to as SB 382, codified in Title 76, Chapter 25, M.C.A which creates a comprehensive update to Montana's land use regulations. The proposed Public Participation Plan follows the recommended template provided by the MT Department of Commerce and the League of Cities and Towns.

Contract Planner Mulcahy commented that they took the Commissions comments from the previous meeting and modified the Public Participation Plan to reflect them. If Staff missed anything the Commission can amend the plan again.

President Fisher opened public comments at 6:08 PM.

Anne Scott-Markel, 520 Badrock Dr., Columbia Falls, said she is concerned about the definition of the public. She is not sure she is part of the community since she is in the County and the County could opt out of this change. City Attorney Breck answered that the County is not subject to this. Scott-Markel responded that she would like to see specifics on how the public will be notified.

Shirley Folkwein, 285 Shooting Star Dr., Columbia Falls, said she is pleased to see terminology in keeping the public informed and have ample opportunity to craft the Land Use Plan. Folkwein urges the Planning Commission to engage the community. She would like a City Staff member to be designated to inform the community in a timely manner. The City does not have a Facebook or a LISTSERV but those might be needed.

Lucy Yeats, 315 Shooting Star Dr., Columbia Falls, said this plan is a skeletal framework and would like more detail. She would like to make sure everyone is being reached. She would also like more time than two days to look over things that come forward.

President Fisher closed public comment at 6:17 PM.

President Fisher revisited the definition of "public". It does not matter if a person lives in the City Limits, the County or out of state/country they can speak to the Commission. City Attorney Breck mentioned that the word "public" and "community" is used 107 times in the statute itself and there is no specification in the statute on what "public" means other than any member of the public.

Commissioner Ping began the discussion by saying that he shares the concern on the lack of specificity in the plan but there is merit in not getting to that level of specificity in this framework. The next step would be to closely identify ways to reach the public.

Kavanagh agreed with Ping on the importance of being able to reach the public and render the best comments from them. As a member of the Planning Board during the last Growth Policy update, they were trying to reach the public mid-stream in new ways. He believes it is the desire of all members of the Planning Commission to make the public aware of changes. Kavanagh said it is imperative for the public to realize that they play a role and the Commission cannot have sole responsibility to pull comments out of the public. He believes that this was all captured in this framework.

Johnson inquired about the lead time for when public information is available. Fisher stated that in his experience 2-3 days is standard. City Manager Nicosia expanded stating that this time period is for posting the packet and there is a trade-off between including all comments in the packet and having a long lead time to when the packet is posted and available.

Kavanagh said that this feels a little different than the previous Growth Policy update that he was a part of. He mentioned that there will be more specifics in future meetings when specific aspects of the Land Use Plan will be discussed. Nicosia said that there was a timetable with the last Growth Policy update and that has not been established with the Land Use Plan yet. The City does its very best in providing notification and information about the subject of the following meeting while leaving time for comments to be included in the packet.

President Fisher shares the consensus by the Commission that there is no need to get very specific with this document and that the purpose has been captured. This is a first step of the vision.

City Attorney Breck brought up two things he would like to change. The first is "projects that come in" to "potential incoming projects and the application of land use planning rules, goals, objectives, and standards to them". He believes this language is more specific and points to the intent of the Commission. Commission discussion followed coming to a consensus that this is better with more specific language. The second change on page 9 is, he would like to change

“comes with” in the second paragraph to Subsequent Site-Specific Development “will arise with and occur during”. Breck feels the current language is awkward. A consensus was reached by the Commission approving this change.

A motion was made to recommend approval of the Land Use Public Participation Plan to City Council by Johnson, seconded by Ping. A voice vote was performed with all present voting AYE.

Fisher commented that the Planning Commission makes recommendations to City Council who will make the final approval.

Anne Scott-Markel, 520 Badrock Dr, Columbia Falls. She wondered when the specifics of this document will come forward. Fisher responded that this document will not be changed and it is a vision of how the Commission will perform public participation. It will become specific in the Commissions actions. Scott-Markel is concerned that it is too vague.

Shirley Folkwein, 285 Shooting Star Dr, Columbia Falls. She wondered when this goes to City Council is there another public hearing. Nicosia answered no it will be under resolution.

Peter Metcalf, 234 1st Ave E, Columbia Falls. Sought clarification that the list would be exhaustive or would different methods be developed. Fisher answered that the intent was to provide examples that may be used. Metcalf suggested considering email notifications for citizens.

Ping questioned City Staff if there were any other formal notifications of the Planning Commission meetings other than posting on the City website. Nicosia, there is a link that was on there that you could click on and be notified when there was a change, there is work being done on the website tomorrow morning. The City will use the local newspaper and the City Hall bulletin board as well. The City does not have a Facebook or other social media page. Ping, could this notification methods be expanded? Mulcay said a lot of the notification process will be handled by consultants, one of the selection criteria we look at could be their methods of notification and outreach. Nicosia said the Department of Commerce Technical Team is working on their dashboard and have funding to work with Cities.

Kavanagh believes this is a good groundwork for public participation. The Commission agrees.

Kavanagh made a motion to adjourn, seconded by Johnson.

ADJOURNMENT – Meeting duly adjourned at 6:48 PM

President

Attest:

Public Works Clerk

CITY OF COLUMBIA FALLS
NOTICE OF PUBLIC HEARINGS

Item No.2.

The Columbia Falls Planning Commission will hold a public hearing for the following item at their regular meeting on Thursday, August 8, 2024 at 6:00 p.m. at the Council Chambers of City Hall, 130 6th Street West, Columbia Falls, Montana. The Columbia Falls City Council will hold a subsequent hearing on Monday, August 19, 2024 starting at 7:00 p.m. in the same location.

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

Jaqueline Smith and Carl Morsette are requesting a Conditional Use Permit (CUP) to operate a drive-thru coffee stand at 262 1st Ave WN (Location of Glacier Grappling). The property is zoned CB-2 Commercial however all drive-thru's require a conditional use permit in this zone. The coffee stand was moved to the site but not opened while the applicants go through the CUP process. The property is described as Lots 2, 3, & 4; Block 129; Columbia Falls Addition; Section 8, Township 30 North, Range 20 West, P.M.M., Flathead County.

Persons may testify at the hearings or submit written comments prior to the meetings. Written comment may be sent to Columbia Falls City Hall, Attention: City Manager, 130 6th Street West, Room A, Columbia Falls, MT 59912. For more information call Eric Mulcahy, Columbia Falls City Planner at 755-6481.

DATED this 16th day of July, 2024

Clint Peters

Clint Peters, Interim City Manager/Planning & Zoning Administrator
COLUMBIA FALLS CITY-COUNTY PLANNING BOARD

Publish: Daily Interlake Tuesday, July 23, 2024

**CONDITIONAL USE PERMIT REQUEST
COLUMBIA FALLS AREA ZONING JURISDICTION**

Item No.2.

**COLUMBIA FALLS PLANNING OFFICE STAFF REPORT #CCU-24-01
For Jacqueline Smith and Carl Morsette for a Drive Thru Coffee Stand at 262 1st
Ave WN, Columbia Falls**

July 1, 2024

A report to the Columbia Falls City Planning Commission and the Columbia Falls City Council regarding a request to permit a conditional use for a drive-thru espresso stand within the Columbia Falls Zoning Jurisdiction. The Conditional Use request is scheduled for a public hearing before the Planning Commission on August 8th, 2024 at 6:00 PM and the City Council on August 19, 2024 at 7:00 p.m. The City website, <https://cityofcolumbiafalls.org>, will contain updated information if there is any change to the planned hearings.

BACKGROUND INFORMATION

A. PETITIONERS

Jacqueline Smith and Carl Morsette
262 1st Ave WN
Columbia Falls, MT 59912

B. PETITIONER'S TECHNICAL ASSISTANCE

Same

C. LOCATION/DESCRIPTION

Subdivision Name:	Third Addition to Columbia Falls	Block: N/A		Lot: 2-4	
Tracts	N/A				
Section:	8	Township:	30N	Range:	20W
Address	262 1 st Ave WN, Columbia Falls				

D. REQUEST

A Conditional Use Permit to establish a drive-thru espresso business located on property zoned CB-2 (General Business) and currently containing the applicants home and their Glacier Grappling Gym. The drive-thru building will be approximately 10 feet by 12 feet or 120 square feet in size and connect to City of Columbia Falls sewer and water infrastructure.

Figure 1

**E. REASON FOR REQUEST**

Drive through espresso businesses are only permitted in this zone as a conditional use.

F. EXISTING LAND USE

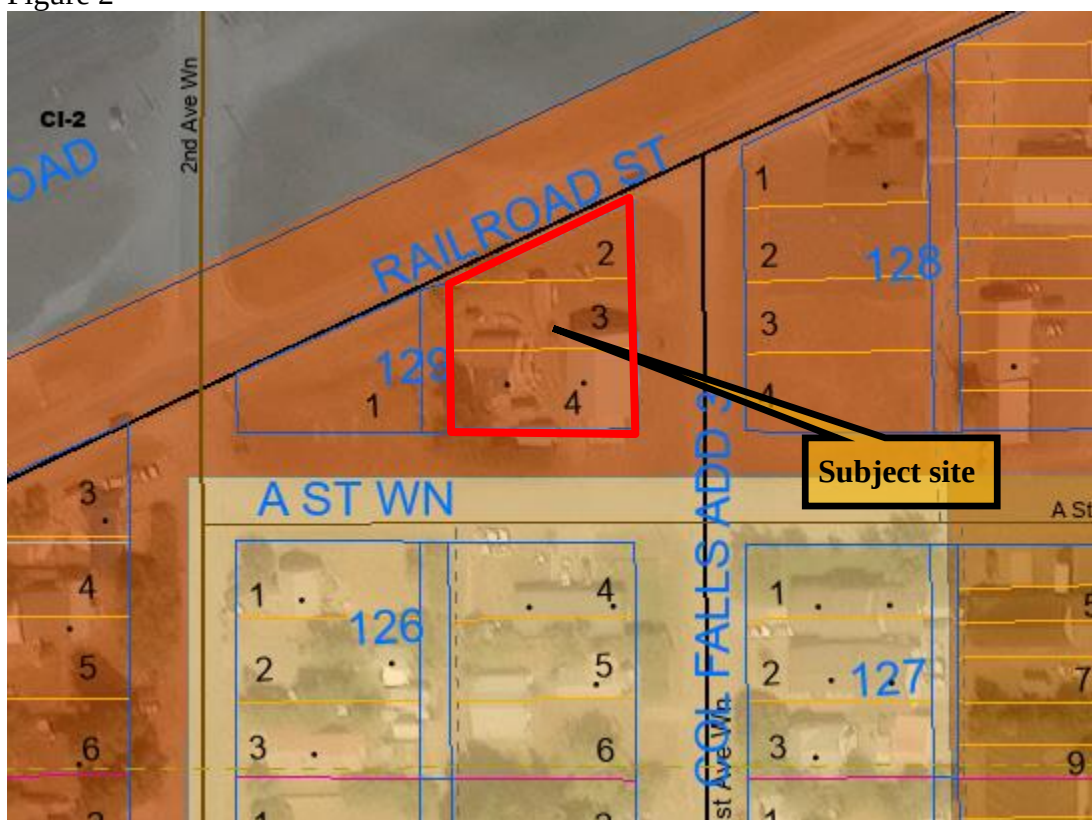
The site is zoned commercial and their property includes their house and the gym.

G. ADJACENT ZONING AND LAND USE:

North	CI-2	BNSF Rail Road Property
South	CR-5	Single Family and Duplex Residential
East	CB-2	Food Bank
West	CB-2	Vacant and Residential property

The current use and other uses in the area are in compliance with the existing zoning.

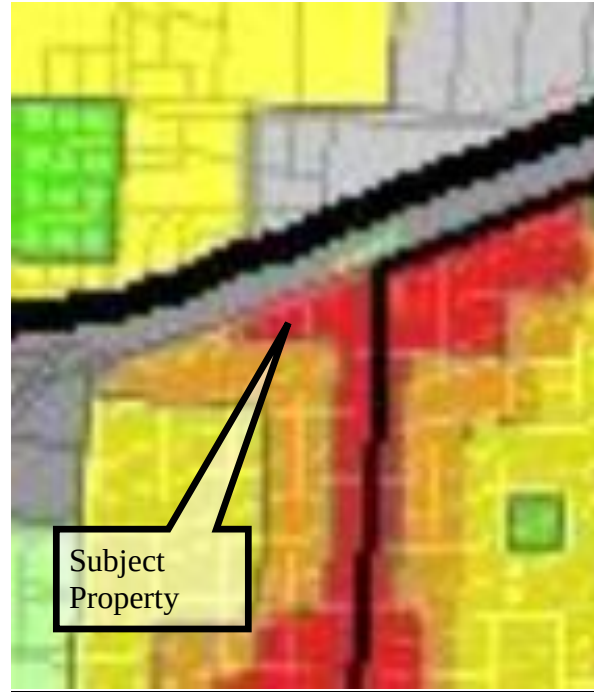
Figure 2



Zoning Map – Flathead County GIS Zoning Layer

H. **GROWTH POLICY DESIGNATION:**

The subject area is designated as commercial as indicated by the red shading on the Columbia Falls Growth Policy Map (Figure 3) indicated below:

Figure 3

Portion of the Columbia Falls Growth Policy Map

EVALUATION BASED ON REQUIRED CRITERIA

18.210.080 Criteria required for consideration of a Conditional Use Permit:

A Conditional Use Permit may be granted only if the proposal, as submitted, conforms to all of the following general Conditional Use Permit criteria, as well as to all other applicable criteria that may be requested.

- a. Site Suitability. (That the site is suitable for the use) This includes:
 - i. Adequate Usable Space: The site is flat and suited for business use with access to utilities such as sewer and water. New driveways will provide access and circulation with looped circulation from Railroad Street to 1st Ave WN for drive-thru. A drive will be located on each side of the building.
 - ii. Adequate Access: The property is on a corner lot with access to two City Streets as indicated in their application.
 - iii. Absence of Environmental Constraints: The site is flat and void of wetlands, rivers, or streams. There is no floodplain or other environmental factors that would constrain the development of this site.
- b. Appropriateness of Design. The site plan for the proposed use will provide convenient and functional use of the lot. Consideration of design should include:

- i. Parking Scheme: Parking is only required for the employees of this business as there is no indoor seating. There is parking to the east and south of the Glacier Grappling & MMA Gym.
- ii. Traffic Circulation: (See discussion previous in a.ii) The applicant provided a very rough sketch of the proposed use and circulation. But it appears from their application that the circulation works and will be paved.
- iii. Open Space: Open space is not required in the commercial districts.
- iv. Fencing/Screening: None is required.
- v. Landscaping: The zoning regulations require a four-foot landscape buffer along the street frontage. The applicants are showing a landscape area between the building and the property line.
- vi. Signage: A signage plan was not submitted with the application. This is not an issue, as the City has an established signage code and application process that functions independently of the CUP. However, any future signage will need to meet the signage standard of the Columbia Falls Zoning Code.

c. Availability of Public Services and Facilities. The following services and facilities are to be available and adequate to serve the needs of the use as designed and proposed:

Sewer	City Sewer
Water	City Water
Storm Water Drainage	Addressed at building permit and approach permit
Fire Protection	Columbia Falls Fire
Police Protection	Columbia Falls Police
Streets	City of Columbia Falls

The services required are provided as shown in the table above.

Immediate Neighborhood Impact. Typical negative impacts which extend beyond the proposed site include, but are not limited to:

- i. Excessive Traffic Generation: The property is zoned CB-2 (General Business) and as such anticipates traffic generated by establishments such as the drive-through espresso business. The traffic generated by the business would not be out of character with the neighboring commercial uses at the intersection of Railroad and Nucleus. Railroad Street is a collector street and is designed to handle significant traffic.
- ii. Noise or Vibration: Staff anticipates no noise or vibration with the proposed use.
- iii. Dust, Glare, Or Heat: The proposed drive through espresso use will not generate dust, glare or heat.

- iv. Smoke, Fumes, Gas, or Odors: The proposed use will not generate smoke, fumes, gas, or odors that would be out of character with any beverage establishment located in the City.
- v. Inappropriate Hours of Operation: The application states that the hours to start will be 6:00 AM to 5:00 PM Monday-Friday but could be reduced depending on customer demand. These are completely acceptable hours for a commercial district. Staff is not proposing any limits on the hours of operation.

RECOMMENDATIONS:

Staff recommends that the Planning Commission adopt Staff Report CCU-24-01 as findings of fact and that the Planning Commission recommend approval of the Conditional Use Permit for permitting a drive thru coffee stand at 262 1st Ave WN, Columbia Falls should be granted with the following conditions:

1. The applicant shall secure a sign permit from the City of Columbia Falls for new signage appropriated to the drive-thru espresso stand.
2. Secure approval from the Flathead City County Health Department food service operations.
3. The applicant shall submit engineered plans for water and sewer connections to the Columbia Falls Public Works Department.
4. The applicant shall establish a minimum four-foot landscape buffer between the building and the property lines on the north and east sides of the coffee stand/driving isles.
5. The driveways shall be constructed to a minimum 10 feet wide for one-way traffic and 20-feet wide for two-way traffic. All driveways shall be paved in accordance with City requirements.
6. The applicants shall secure driveway approach permits from the Columbia Falls Public Works Department for the new approaches.
7. The applicant shall secure a Building Permit from the City of Columbia Falls for the placing and or construction of the drive-thru building.

PAID

Item No.2.

JUN 18 2024

CITY OF COLUMBIA FALLS

APPLICATION FOR CONDITIONAL USE PERMIT

FILING FEE ATTACHED \$ 650 SEE FEE SHEET

PROPOSED USE: DRIVE THRU COFFEE STAND

(Describe in detail, indicate if continued to attached pages)

OWNER(S) OF RECORD:

Name: JACQUELINE SMITH / CARL MORSETTE

Mailing Address: 262 1ST AVE NW

City/State/Zip: COLUMBIA FALLS, MT 59912 Phone: 406-529-2646

PERSON(S) AUTHORIZED TO REPRESENT THE OWNER(S) AND TO WHOM ALL CORRESPONDENCE IS TO BE SENT:

Name: " "

Mailing Address: _____

City/State/Zip: _____ Phone: _____

LEGAL DESCRIPTION OF PROPERTY (Refer to Property Records):

Street Address 262 1ST AVE NW Tract T30N Block 129 Lot 2-4

Subdivision Name _____

Section S08 Township _____ Range R20W

The Applicant is responsible for providing sufficiently complete information (see 18.210.090). Attached is the *Required Criteria for Conditional Use Application* the Planning Board and Council must use to create a "Finding of Fact" in making a decision. Please review the Criteria carefully before providing the following information and documents.

18.210.090 Burden of proof.

The burden of proof for satisfying the aforementioned criteria shall rest with the applicant and not the planning board. The granting of a conditional use permit rests in the discretion of the city council as to whether or not the proposal conforms to the criteria and requirements set forth in Chapter 18.210.080

1. Zoning District and Zoning Classification in which use is proposed: CB2

2. Attach a plan of the affected lot which identifies the following items:

- Surrounding land uses.
- Dimensions and shape of lot.
- Topographic features of lot.
- Size(s) and location(s) of existing buildings.
- Size(s) and location(s) of proposed buildings.
- Existing use(s) of structures and open areas.

- g. Proposed use(s) of structures and open areas.
- h. Existing & proposed landscaping and fences.

3. On a separate sheet of paper, discuss the following topics relative to the proposed use:

- a Traffic flow and control.
- b Access to and circulation within the property.
- c Off-street parking and loading.
- d Refuse and service areas.
- e Utilities.
- f Screening and buffering.
- g Signs, yards and other open spaces.
- h Height, bulk and location of structures.
- i Location of proposed open space uses.
- j Hours and manner of operation.
- k Noise, light, dust, odors, fumes and vibration.
- l If the application is for a home occupation conditional use permit provide the following information:
 - 1 Number of employees that will work on the premises.
 - 2 Number of employees that are not family members residing at the premises.
 - 3 Estimated number and frequency of clients/patrons that will visit the on-site business.
 - 4 How much area will be used for the business. Compared to the area used for residential purposes.

4. Attach supplemental information for proposed uses that have additional requirements.

I hereby certify under penalty of perjury and the laws of the State of Montana that the information submitted herein, on all other submitted forms, documents, plans or any other information submitted as a part of this application, to be true, complete, and accurate to the best of my knowledge. Should any information or representation submitted in connection with this application be incorrect or untrue, I understand that any approval based thereon may be rescinded, and other appropriate action taken. The signing of this application signifies approval for the planning staff to be present on the property for routine monitoring and inspection during the approval and development process.

Applicant Signature



Date

6/13/2024

Required Criteria for Conditional Use Application

18.210.080 Criteria required for consideration of a conditional use permit.

A conditional use permit may be granted only if the proposal, as submitted, conforms to all of the following general conditional use permit criteria, as well as to all other applicable criteria that may be requested.

A. Site Suitability. That the site is suitable for the use. This includes:

1. Adequate usable space,
2. Adequate access, and
3. Absence of environmental constraints.

B. Appropriateness of Design. The site plan for the proposed use will provide the most convenient and functional use of the lot. Consideration of design should include:

1. Parking scheme,
2. Traffic circulation,
3. Open space,
4. Fencing/screening,
5. Landscaping, and
6. Signage.

C. Availability of Public Services and Facilities. The following services and facilities are to be available and adequate to serve the needs of the use as designed and proposed:

1. Sewer,
2. Water,
3. Storm water drainage,
4. Fire protection,
5. Police protection, and
6. Streets.

D. Use will not be detrimental to abutting properties in particular and the neighborhood in general. Typical negative impacts which extend beyond the proposed site include, but are not limited to:

1. Excessive traffic generation,
2. Noise or vibration,
3. Dust, glare, or heat,
4. Smoke, fumes, gas, or odors, and
5. Inappropriate hours of operation
6. Economic impacts if the building is a large building with a minimum floor area of 60,000 square feet.

Application for Conditional Use Permit

262 1st Ave WN, Columbia Falls, MT 59901

2. Attach a plan of the affected lot which identifies the following items:

a. Surrounding land uses:

CB2 zoning with a mixture of residential and commercial properties – Glacier Grappling & MMA, Columbia Falls Food Bank, Genisis Kitchen, Depot Park and the railroad tracks are across Railroad Street.

b. Dimensions and shape of the lot:

See attached Cadastral print out

c. Topographic features of the lot:

Flat, may require some dirt removal for paving and water runoff

d. Size and location of existing buildings:

Commercial Shop – 40' x 60'
House – 30' x 35'
2 Sheds – 10' x 20' each

e. Size and shape of proposed building:

Rectangle 10' x 12' will be roughly 18' tall with cement anchor

f. Existing use of structures and open areas:

The shop is used as a commercial martial arts gym, Glacier Grappling & MMA. The house is used as a primary residence, and the sheds are used for tool storage. The open areas are used as an open yard, and the gravel areas to the east and south of the gym are used for parking.

g. Proposed use of structure and open areas:

The 10' x 12' building will be used as a drive-up coffee stand. The open areas in the vicinity of the coffee stand will be paved as a roadway. The northeast corner of the lot will be landscaped, and a small sign will be placed within the property line boundary.

h. Existing & proposed landscaping and fences:

Areas that are not paved will have grass. At some point a fence may be placed around the house for privacy.

3. On a separate sheet of paper, discuss the following topics relative to the proposed use:**a. Traffic flow and control:**

An entry/exit point will be paved and connected Railroad Street on the west side of 1st Ave WN and an entry/exit point will be paved and connected to 1st Ave WN south of the stop sign at 1st Ave WN and Railroad Street.

b. Access to and circulation within the property:

See attached map

c. Off street parking and loading:

There is parking available to the east and south of Glacier Grappling & MMA but will most likely not need to be utilized as this will be a drive thru coffee stand.

d. Refuse and service areas:

Our site will add additional trash service with Evergreen Disposal.

e. Utilities:

After approval of the conditional use permit, we will work with the City of Columbia Falls to connect the building to water/sewer and contact Flathead Electric for an electricity hook up.

f. Screening and buffering:**g. Signs, yards and other open spaces:**

Landscaped areas will be maintained on the north and northeast sides of the lot. Parking will be available on the east and south sides of the lot. A yard will be considered private property to the south of the house. A small sign advertising the businesses at the location will be placed within the property line in the northeast landscaped area.

h. Height, bulk and location of structures:

See attached photos

i. Location of proposed open spaces:

See attached photos and maps

j. Hours and manner of operation:

It would be operating as a drive-thru coffee stand with a window on each side to assist customers while they are sitting in their vehicles. Hours of operation would most likely run from 0600 to 1800. Closing hours could vary depending on consumer demand.

k. Noise, light, dust, odors, fumes and vibration:

Noise and light will only affect the owners of the property as the coffee stand will be on the north side of Glacier Grappling & MMA, which will block the residential properties view of the location. The drive through roadway will be paved to limit dust. If fumes become bothersome to Glacier Grappling & MMA, we will request that customers turn off their engines while waiting for service. Minimal concerns with vibration.

l. If the application is for a home occupation conditional use permit provide the following information:

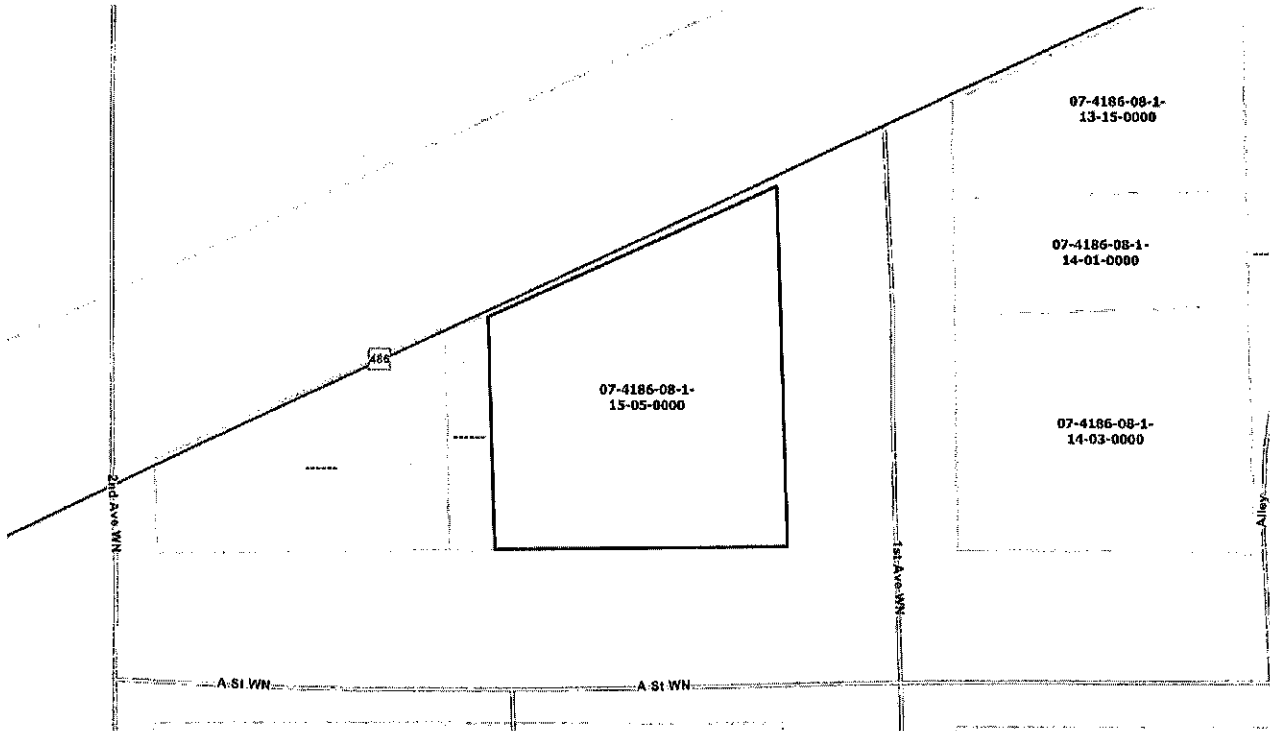
1. Number of employees 1-3
2. Number of employees that are not family 1-2
3. Estimated number and frequency of clients Unknown currently
4. How much area will be used for business vs residential 50/50



Cadastral Property Report

Tax Year: 2024

Scale: 1:770.64 Basemap: Cadastral Application Base Map



Summary

Primary Information

Property Category: RP

Subcategory: Mixed Use - Res & Comm

Geocode: 07-4186-08-1-15-05-0000

Assessment Code: 0000049950

Primary Owner:

SMITH JACQUELINE JOAN
262 1ST AVE WN
COLUMBIA FALLS, MT 59912
Note: See Owners section for all owners

Property Address:

262 1ST AVE WN
COLUMBIA FALLS, MT 59912

Certificate of Survey:

Legal Description: COLUMBIA FALLS ADD 3, S08, T30 N, R20 W, BLOCK 129,
Lot 2 - 4, ASSR#0000049950

Last Modified: 5/20/2024 23:35:41 PM



Cadastral Property Report

Tax Year: 2024

General Property Information

Neighborhood: 207.303.C	Property Type: IMP_U - Improved Property - Urban
Living Units: 1	Levy District: 07-0312-76 - MAIN
Zoning:	Ownership: 100
LinkedProperty: No linked properties exist for this property	
Exemptions: No exemptions exist for this property	
Condo Ownership:	
General: 0	Limited: 0

Property Factors

Topography: n/a	Fronting: n/a
Utilities: n/a	Parking Type: n/a
Access: n/a	Parking Quantity: n/a
Location: n/a	Parking Proximity: n/a

Land Summary

Land Type:	Acres:	Value:
Grazing	0	0
Fallow	0	0
Irrigated	0	0
Continuous Crop		
Wild Hay	0	0
Farm/Idle	0	0
ROW	0	0
NonQual Land	0	0
Total Ag Land	0	0
Total Forest Land	0	0
Total Market Land	0.33	153250

Deed Information

Deed Date	Book	Page	Recorded Date	Document Number	Document Type
7/5/2023			7/11/2023	202300010416	Warranty Deed
10/11/2016			10/13/2016	201600022652	Quit Claim Deed
9/22/2016			9/22/2016	201600020650	Termination of Joint Tenancy by Death
4/30/2015			4/30/2015	201500008215	Quit Claim Deed
12/22/2014			12/26/2014	201400025995	Quit Claim Deed

Owners



Cadastral Property Report

Tax Year: 2024

Party #1

Default Information:	SMITH JACQUELINE JOAN 262 1ST AVE WN COLUMBIA FALLS, MT 59912
Ownership %:	100
Primary Owner:	Yes
Interest Type:	Joint Tenant
Last Modified:	10/4/2023 11:44:39 AM

Party #2

Default Information:	MORSETTE CARL GAGE 262 1ST AVE WN COLUMBIA FALLS, MT 59912
Ownership %:	100
Primary Owner:	Yes
Interest Type:	Joint Tenant
Last Modified:	10/4/2023 11:44:39 AM

Appraisals

Appraisal History

Tax Year	Land Value	Building Value	Total Value	Method
2024	153250	343310	496560	COST
2023	103094	285660	388754	COST
2022	62219	219740	281959	COST

Market Land

No market land exists for this parcel

Dwellings

Dwelling #1

Dwelling Information

Dwelling Type	Style	Year Built
SFR	08 - Conventional	1947



Cadastral Property Report

Tax Year: 2024

Residential Type: SFR
 Year Built: 1947
 Effective Year: 2000
 Story Height: 1.5
 Grade: 5
 Class Code: 3501
 Year Remodeled: n/a

Style: 08 - Conventional
 Roof Material: 5 - Metal
 Roof Type: 3 - Gable
 Attic Type: 0 - None
 Exterior Walls: 1 - Frame
 Exterior Wall Finish: 3 - Masonite
 Degree Remodeled: n/a

Mobile Home Details

Manufacturer: n/a
 Width: n/a
 Model: n/a

Serial #: n/a
 Length: n/a

Basement Information

Foundation: 2 - Concrete
 Daylight: N
 Quality: n/a

Finished Area: n/a
 Basement Type: 1 - Crawl

Heating/Cooling Information

Type: Non-Central

System Type: 1 - Floor/Wall/Space

Fuel Type: 3 - Gas

Heated Area: n/a

Living Accomodations

Bedrooms: 2

Family Rooms: n/a

Full Baths: 1

Half Baths: n/a

Addl Fixtures: 3

Additional Information

Fire Places
 Stories: n/a
 Openings: n/a

Stacks: n/a
 Prefab/Stove: 1

Garage Capacity: n/a

Cost & Design: n/a

Flat Add: n/a

% Complete: n/a

Description: n/a

Dwelling Ammenities

View: n/a

Access: n/a

Area Used in Cost

Basement: n/a

Addl Floors: n/a

First Floor: 840

Second Floor: n/a

Half Story: 630

Unfinished Area: n/a

Attic: n/a

SFLA: 1470

Depreciation Information

CDU: n/a

Physical Condition: Average (7)

Desirability
 Property: Average (7)

Location: Average (7)

Depreciation Calculation



Cadastral Property Report

Tax Year: 2024

Age: 22		Pct Good: 0.77					
RCNLD: 214380							
Additions / Other Features							
Lower Addtns	First	Second	Third	Area	Year	Cost	
	14 - Porch, Frame, Enclosed			48	0	4003	
No additional features exist for this property							

Other Buildings

Outbuilding/Yard Improvement #1

Type: Commercial	Description: CGFF - Garage, detached, frame, finished
Quantity: 1	Year Built: 2017
Grade: G	Condition: Com 3 Normal
Functional: n/a	Class Code: 3507
Dimensions	
Width/Diameter: 40	Length: 50
Size/Area: 2000	Height: n/a
Bushels: n/a	Circumference: n/a

Outbuilding/Yard Improvement #2

Type: CommRes	Description: CPA2 - Paving, concrete, 4"
Quantity: 1	Year Built: 2017
Grade: A	Condition: Com 3 Normal
Functional: n/a	Class Code: 3501
Dimensions	
Width/Diameter: 20	Length: 20
Size/Area: 400	Height: n/a
Bushels: n/a	Circumference: n/a

Outbuilding/Yard Improvement #3

Type: Residential	Description: RRS1 - Shed, Frame
Quantity: 1	Year Built: 1985
Grade: A	Condition: Res Average
Functional: n/a	Class Code: 3501
Dimensions	
Width/Diameter: 8	Length: 16
Size/Area: 128	Height: n/a
Bushels: n/a	Circumference: n/a



Cadastral Property Report

Tax Year: 2024

Outbuilding/Yard Improvement #4

Type: Residential

Description: RRS1 - Shed, Frame

Quantity: 1

Year Built: 1985

Grade: A

Condition: Res Average

Functional: n/a

Class Code: 3501

Dimensions

Width/Diameter: 8

Length: 20

Size/Area: 160

Height: n/a

Bushels: n/a

Circumference: n/a

Commercial

No commercial buildings exist for this parcel

Ag/Forest Land

No ag/forest land exists for this parcel

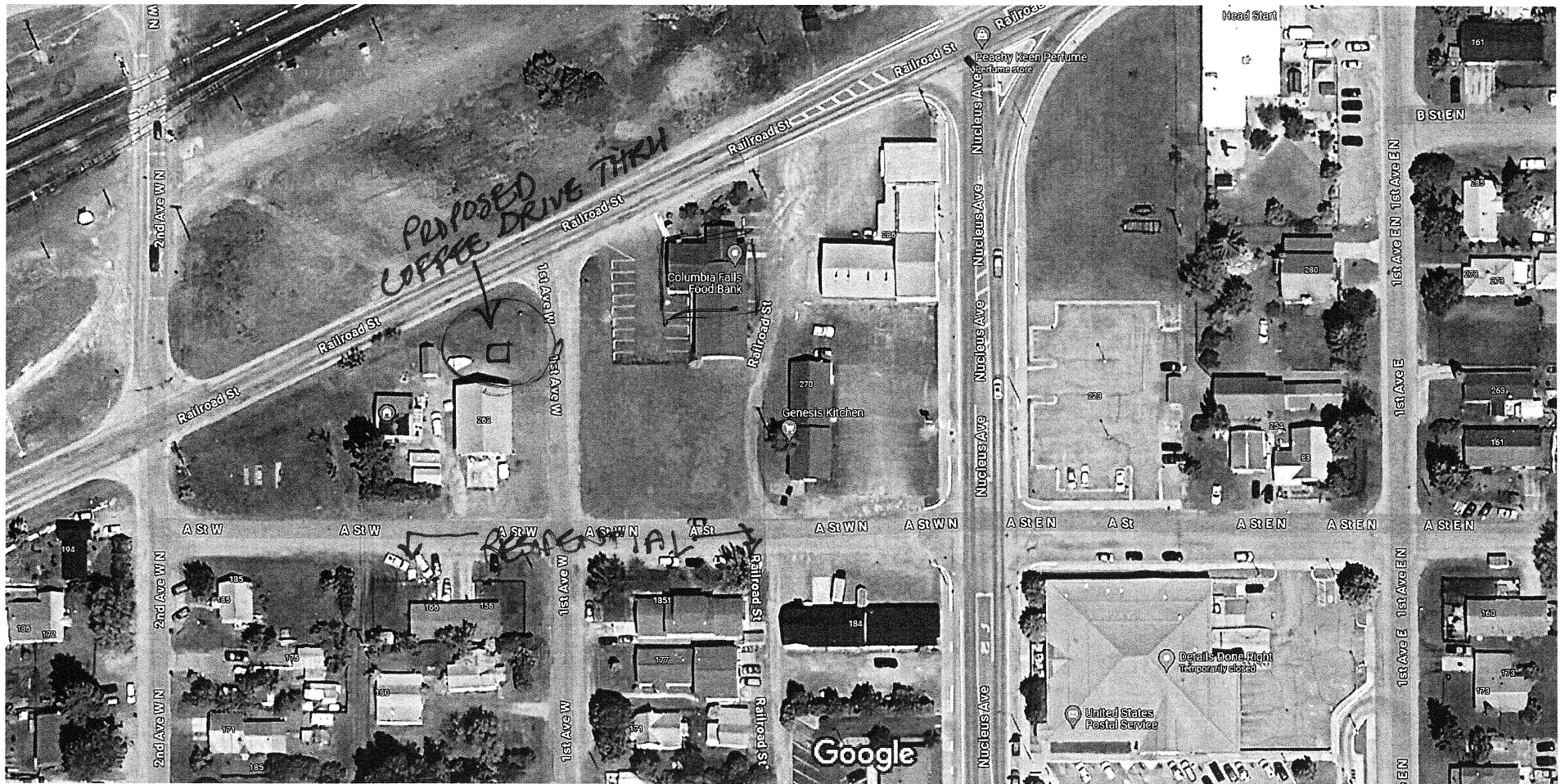
Easements

No easements exist for this parcel

Disclaimer

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Google Maps Surrounding area of 262 1st AVE WN



Imagery ©2024 Airbus, Maxar Technologies, Map data ©2024 Google 50 ft

Google Maps Building description 262 1st AVE WN



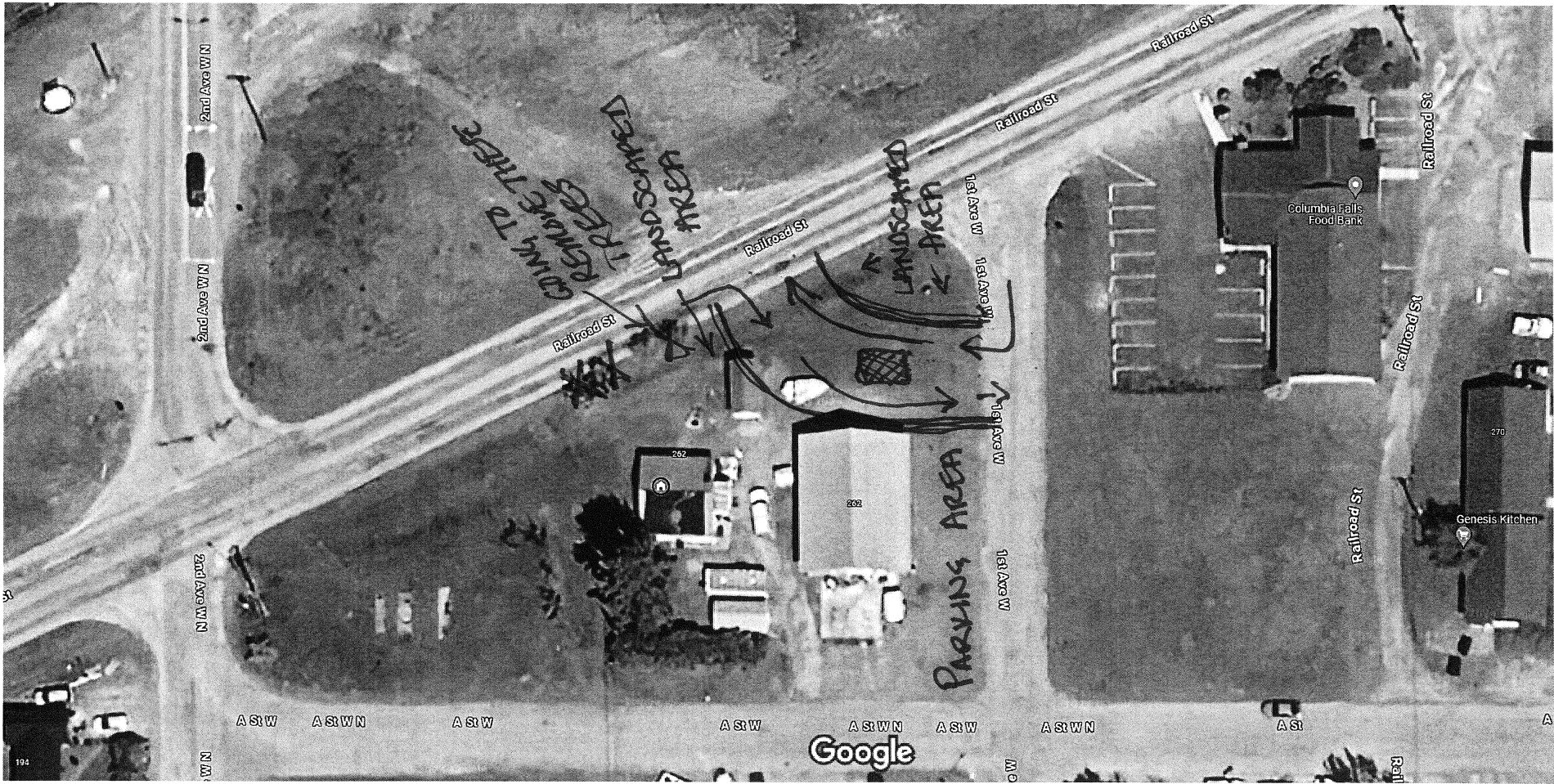
Imagery ©2024 Airbus, Map data ©2024 Google 20 ft

Google Maps Proposed use of 262 1st AVE WN



Imagery ©2024 Airbus, Map data ©2024 Google 20 ft

Google Maps Traffic Flow for proposed use



Imagery ©2024 Airbus, Map data ©2024 Google 20 ft











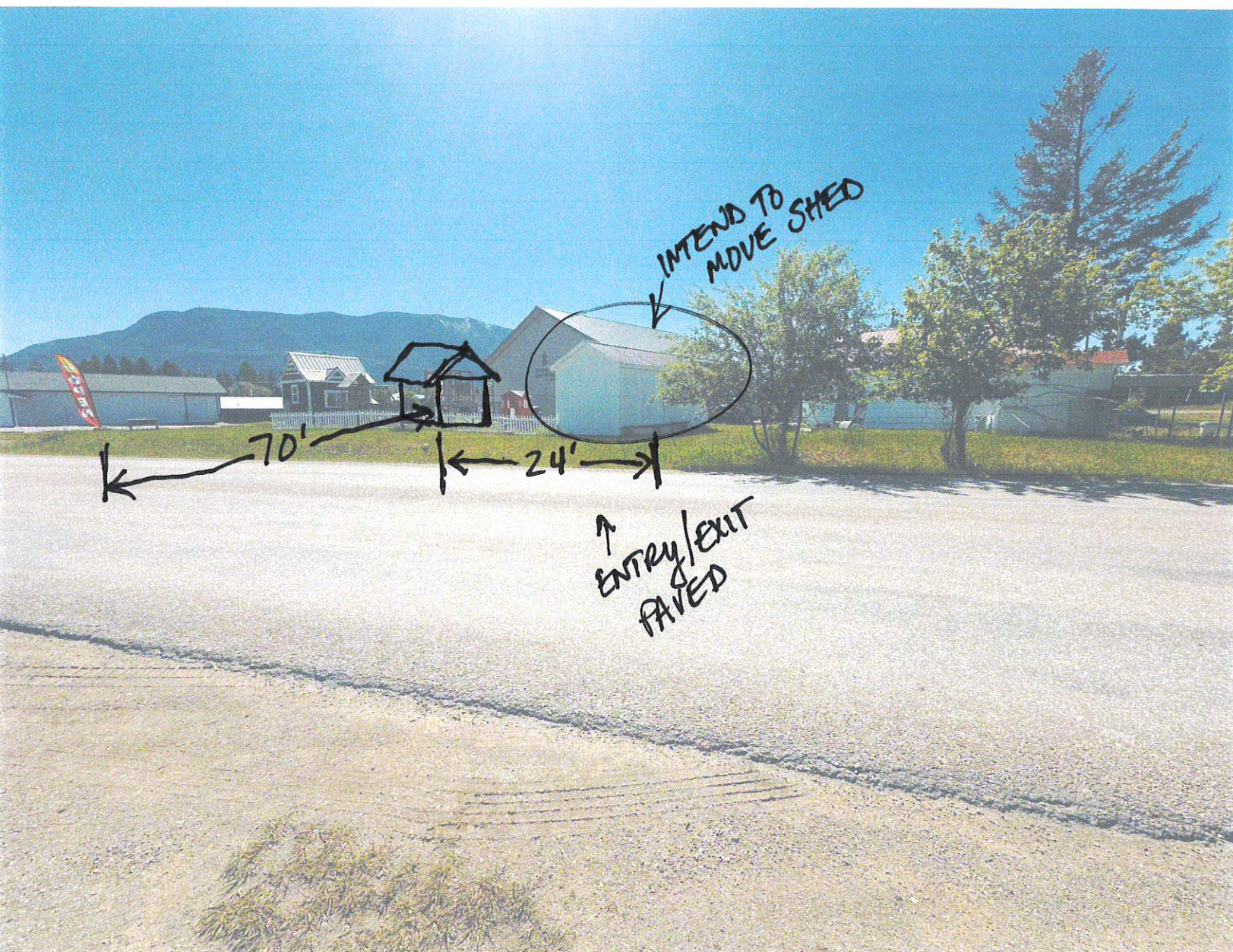
N →



SOUTH VIEW

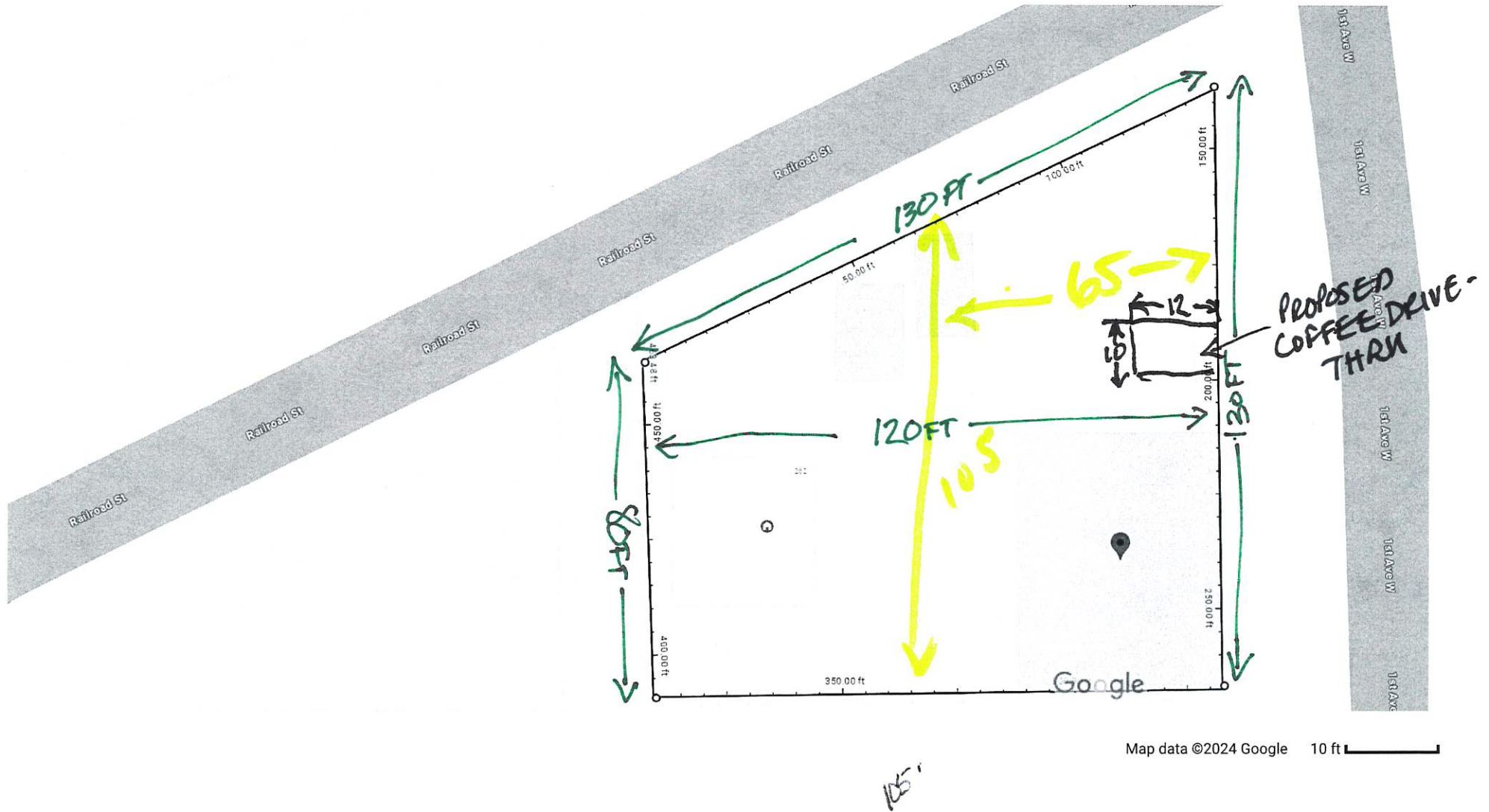


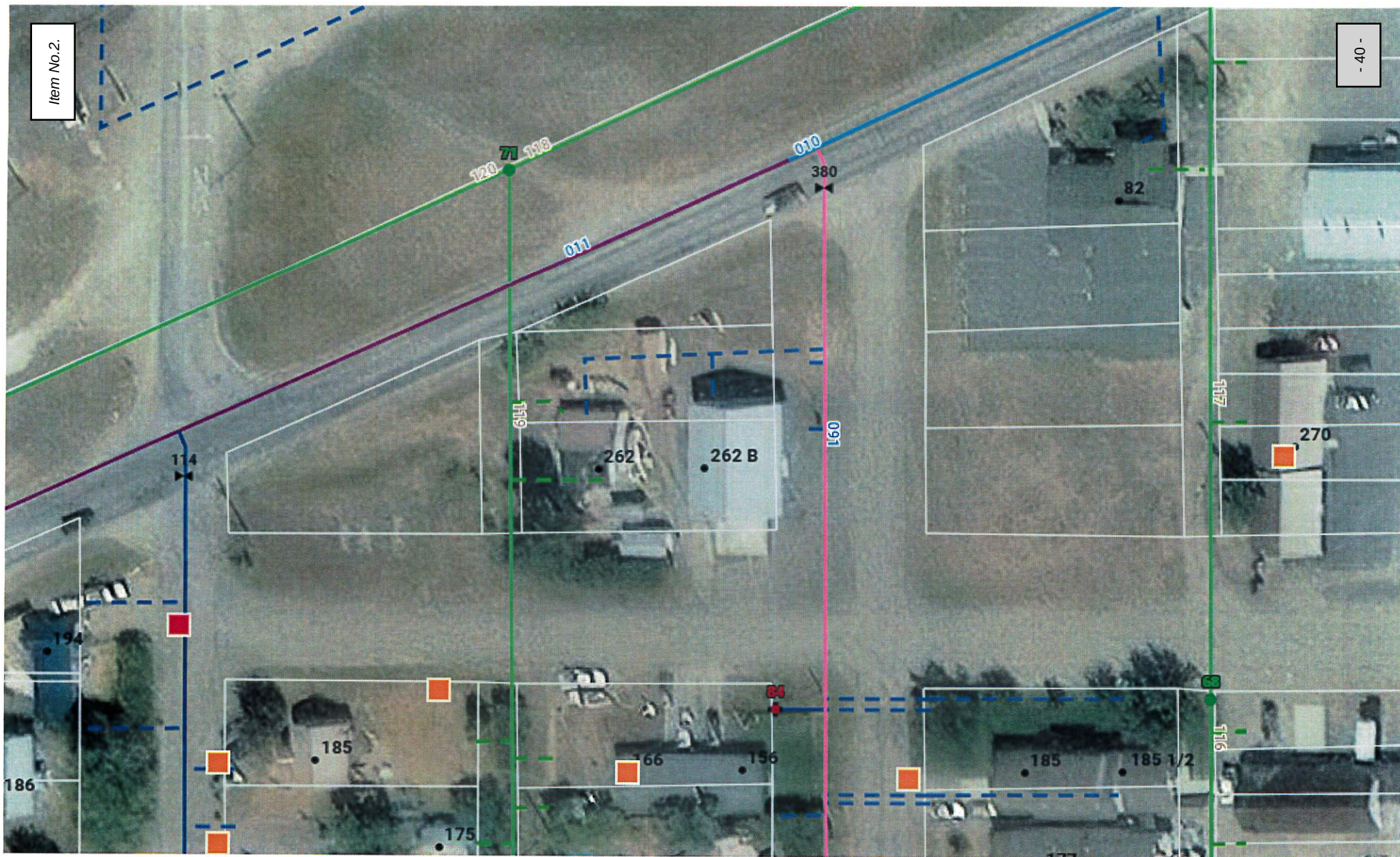
WEST STREET VIEW
RAILROAD ST. →

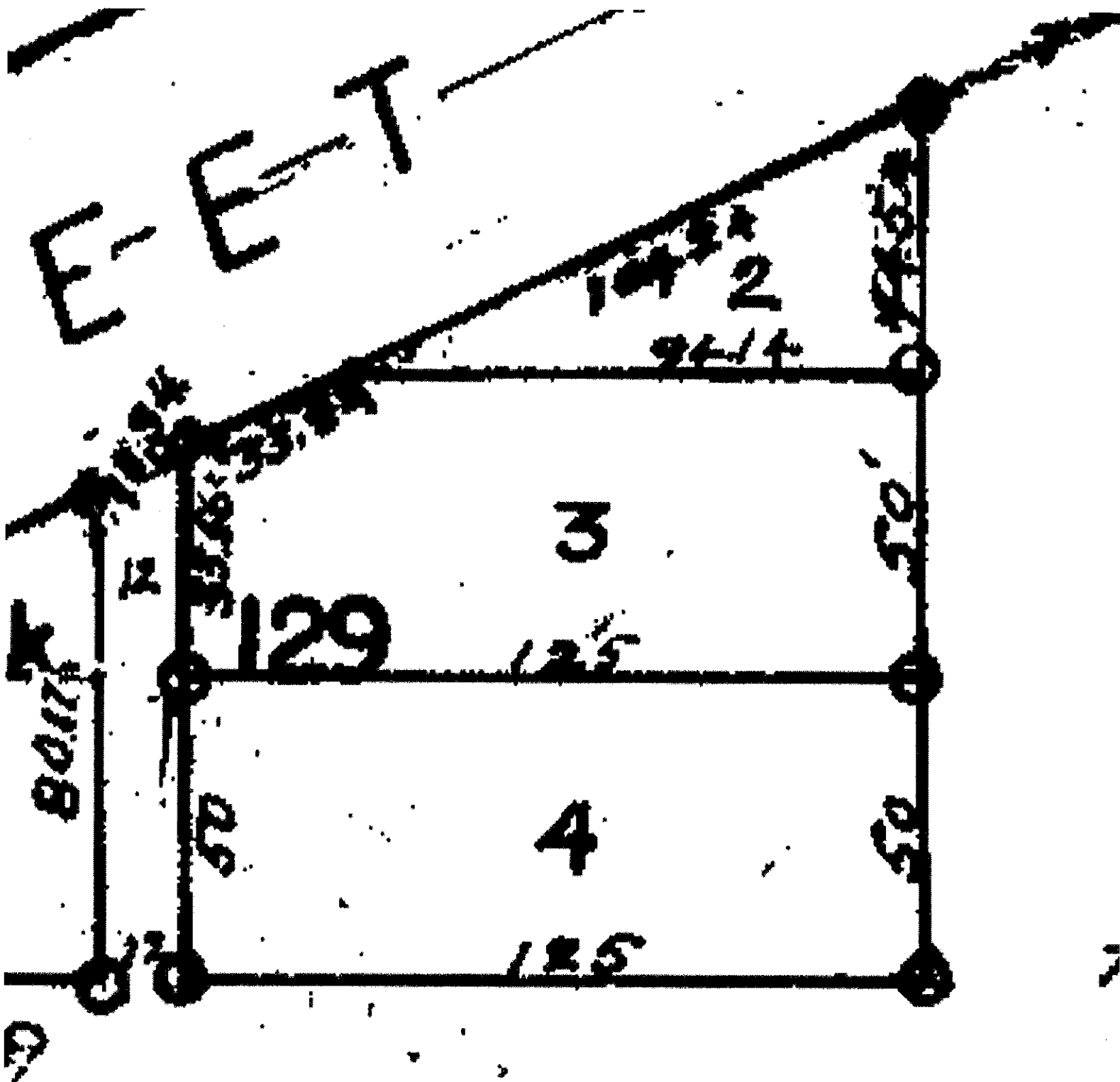


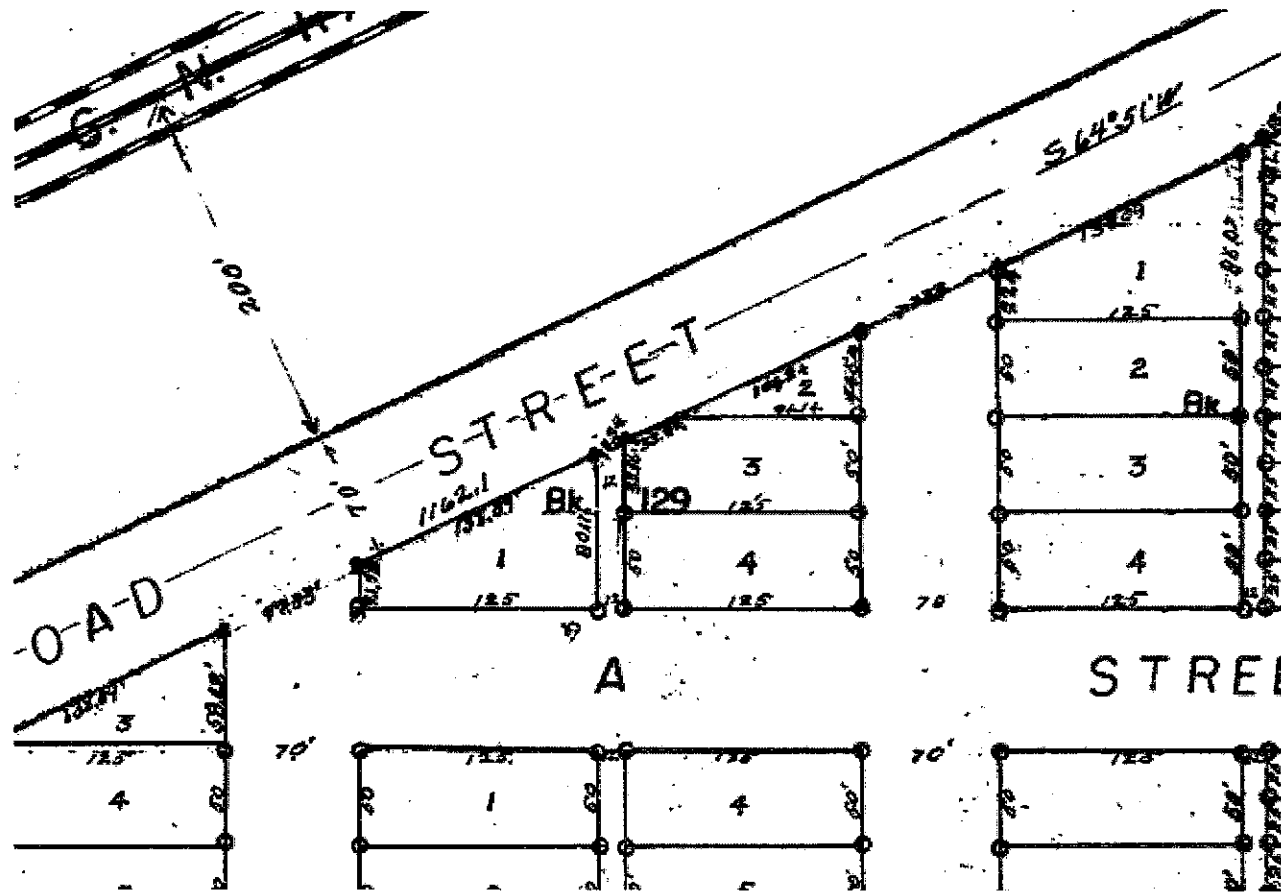


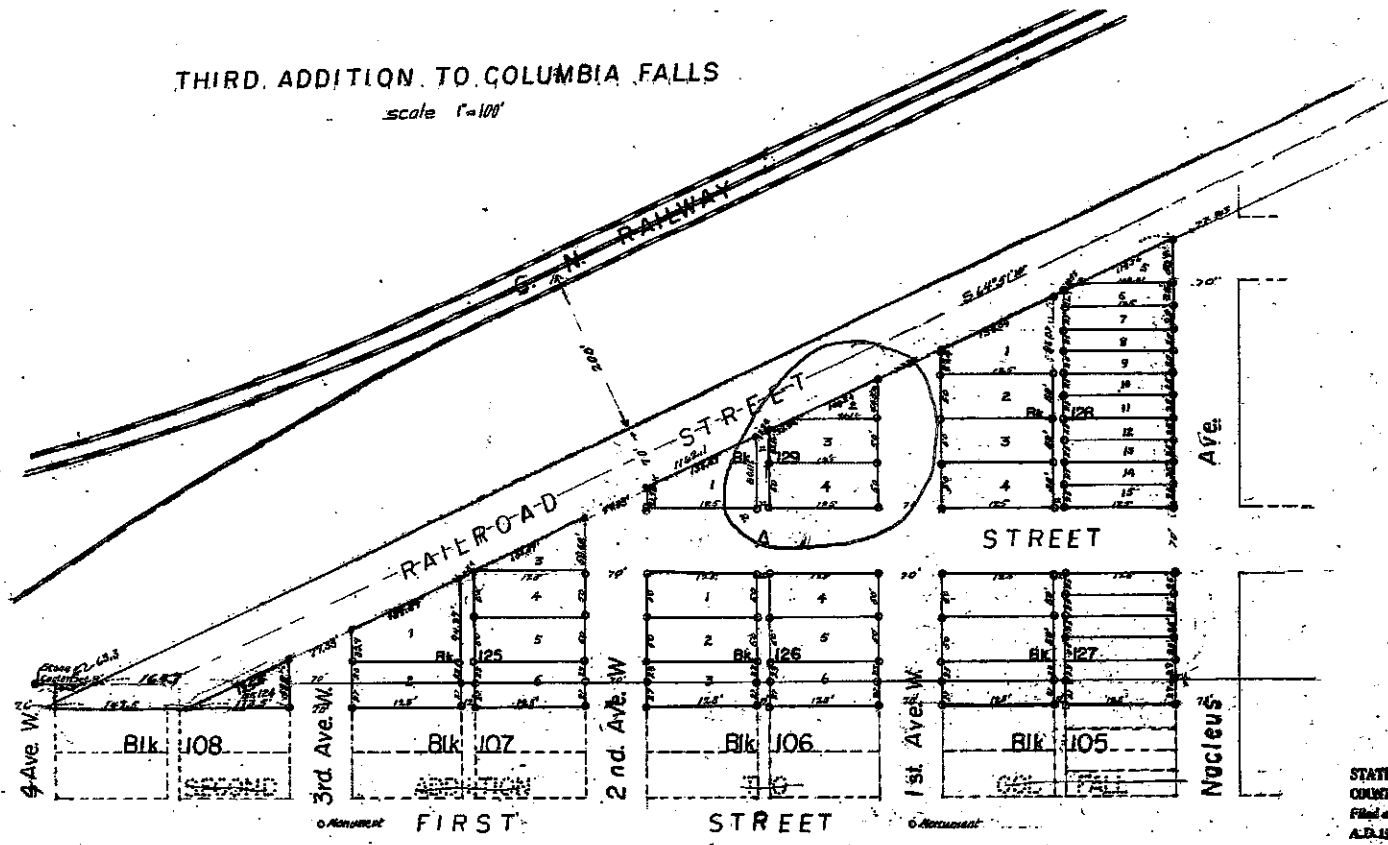
Google Maps 262 1st Ave W











STATE OF MONTANA,) ss.

COUNTRY OF FLORIDA)
 SS: s. d. 1913)

1. D. 1246 31210101

2002

County Clerk and Deputy

CERTIFICATE OF DEDICATION

and ROSE B. GREENE *housewife* A SINGLE MAN

We, David W. Lewis, Clerk of the Board of Health of Flathood County, Oregon, do hereby certify that we have caused to be surveyed and subdivided into lots blocks and streets and alleys as shown by the certificate of survey hereto annexed, the following described tract of land 10-1/2, beginning at a point on the Westerly boundary of Hudson Avenue produced, 27 feet North of the North-East corner of Block 105 of Second Addition to the City of Columbia Falls, Montana; thence North along the Westerly boundary of Hudson Avenue produced 493.9 feet to the South-East corner of Railroad Street, thence S 64° 01' W along the South-East line of said Railroad Street 712.5 feet to the South-East boundary of the S W 1/4 of the North-East 1/4 of Section 8 Township 30 N Range 20 W, thence East along the said South-East boundary of the S W 1/4 of the N E 1/4 of Section 8, 245.5 feet more or less to the point of beginning.

And all streets, alleys and parks shown on this plan are hereby granted to the public, and dedicated to the use of the public forever.

STATE OF MONTANA
COUNTY OF FLATHEAD) ss

On the 10 day of December, in the year one thousand nine hundred and forty six A. D. before me, Charles E. Johnson, a Notary Public in and for the State of Montana personally appeared George A. Johnson who is known to me to be the person whose name is subscribed to the foregoing Certificate of Dedication and acknowledged to me that they executed the same, in Witness whereof I have hereunto set my hand and affixed my Notarial Seal.

Notary Public in and for the State of Montana residing at Missoula, Montana, Colstrip Falls, Montana

CERTIFICATE OF CITY ATTORNEY

STATE OF MONTANA }
COUNTY OF FLATHEAD } ss

COUNTY OF FLATHEAD
Book 17-18-19 cit FOR COLUMBIA FALLS

2. Rock W. Schroeder County Attorney for Flathead County, State of Montana hereby certifies that I have examined the abstract of title to the land described on the annexed plat, and find the same to be simple and legal.

Dated At ~~Billings~~ Montana, this 4th day of December
Columbia Falls

• *Mountainous peaks*

CERTIFICATE OF CITY COUNCILMEN
CITY OF COLUMBIA FALLS

We, Chris Ragan, Mayor and Margaret Grist, City Clerk for the City of Columbia Falls, County of Flathead State of Montana, do hereby certify that at a meeting of the City Council held on the 2nd day of December, 1946 A.D. the annexed plot was examined and approved by the said City Council.

Chris Pearce Mayor

Attest: *Margaret L. Grist* Clerk

CERTIFICATE OF CITY ENGINEER

STATE OF MONTANA
COUNTY OF FLATHEAD

I, J. A. TROSBANDER, City Engineer for Columbia Falls, Flathead County, State of Montana, do hereby certify that I have examined the annexed plat and approved of the same.

Dated at Columbia Falls Montana this 1 day of December 1946 A. D.

CERTIFICATE OF SURVEY

STATE OF MONTANA } ss
COUNTY OF FLATHEAD }

308
J. A. Lindebaum, a competent
day of 1946 and the
fact that said plot was made in strict
accordance with said survey, and that the dimensions of it are
two and connect to the rest of my knowledge. That I set out
the interdictions of all boundary lines and indicated
Chapter 41 of the Political Code of the State of Missouri.
Thus, I said said survey was

SUBSCRIBED AND SWORN TO BEFORE ME this 7 day of Dec
NOTARY PUBLIC in and for the State of Montana residing at Kalispell, Montana
My commission expires April 1, 1948

1946 A. D. *R. M. Kane*

CITY OF COLUMBIA FALLS
NOTICE OF PUBLIC HEAR-
INGS

Item No.2.

The Columbia Falls Planning Commission will hold a public hearing for the following item at their regular meeting on Thursday, August 8, 2024 at 6:00 p.m. at the Council Chambers of City Hall, 130 6th Street West, Columbia Falls, Montana. The Columbia Falls City Council will hold a subsequent hearing on Monday, August 19, 2024

starting at 7:00 p.m. in the same location.

Request to establish a Conditional Use Permit in the Columbia Falls Zoning Jurisdiction: Jaqueline Smith and Carl Morsette are requesting a Conditional Use Permit (CUP) to operate a drive-thru coffee stand at 262 1st Ave WN (Location of Glacier Grappling). The property is zoned CB-2 Commercial however all drive-thru's require a conditional use permit in this zone. The coffee stand was moved to the site but not opened while the applicants go through the CUP process. The property is described as Lots 2, 3, & 4; Block 129; Columbia Falls Addition; Section 8, Township 30 North, Range 20 West, P.M.M., Flathead County.

Persons may testify at the hearings or submit written comments prior to the meetings. Written comment may be sent to Columbia Falls City Hall, Attention: City Manager, 130 6th Street West, Room A, Columbia Falls, MT 59912. For more information call Eric Mulcahy, Columbia Falls City Planner at 755-6481.

DATED this 16th day of July, 2024

/s/Clint Peters
Clint Peters, Interim City Manager/
Planning & Zoning Administrator
COLUMBIA FALLS CITY-COUNTY
PLANNING BOARD

July 23, 2024
MNAXLP

STATE OF MONTANA

FLATHEAD COUNTY

AFFIDAVIT OF PUBLICATION

DARLENE TREWEEK BEING DULY SWORN, DEPOSES AND SAYS: THAT SHE IS THE LEGAL CLERK OF THE **DAILY INTER LAKE** A DAILY NEWSPAPER OF GENERAL CIRCULATION, PRINTED AND PUBLISHED IN THE CITY OF KALISPELL, IN THE COUNTY OF FLATHEAD, STATE OF MONTANA, AND THAT **NO. 30543**

LEGAL ADVERTISEMENT WAS PRINTED AND PUBLISHED IN THE REGULAR AND ENTIRE ISSUE OF SAID PAPER, AND IN EACH AND EVERY COPY THEREOF ON THE DATES of JULY 23, 2024

AND THE RATE CHARGED FOR THE ABOVE PRINTING DOES NOT EXCEED THE MINIMUM GOING RATE CHARGED TO ANY OTHER ADVERTISER FOR THE SAME PUBLICATION, SET IN THE SAME SIZE TYPE AND PUBLISHED FOR THE SAME NUMBER OF INSERTIONS.

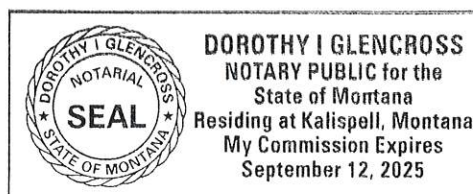
Darlene Trewick

Subscribed and sworn to
Before me this JULY 23, 2024

Dorothy I. Glencross

Dorothy I. Glencross

Notary Public for the State of Montana
Residing in Kalispell
My commission expires 9/12/2025





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

Planning Department

PHONE (406) 892-4391

FAX (406) 892-4413

Item No.2.

July 16, 2024

Re: Public hearing notice for a Conditional Use Permit for a drive-thru Coffee Stand.

Dear Adjacent Property Owner:

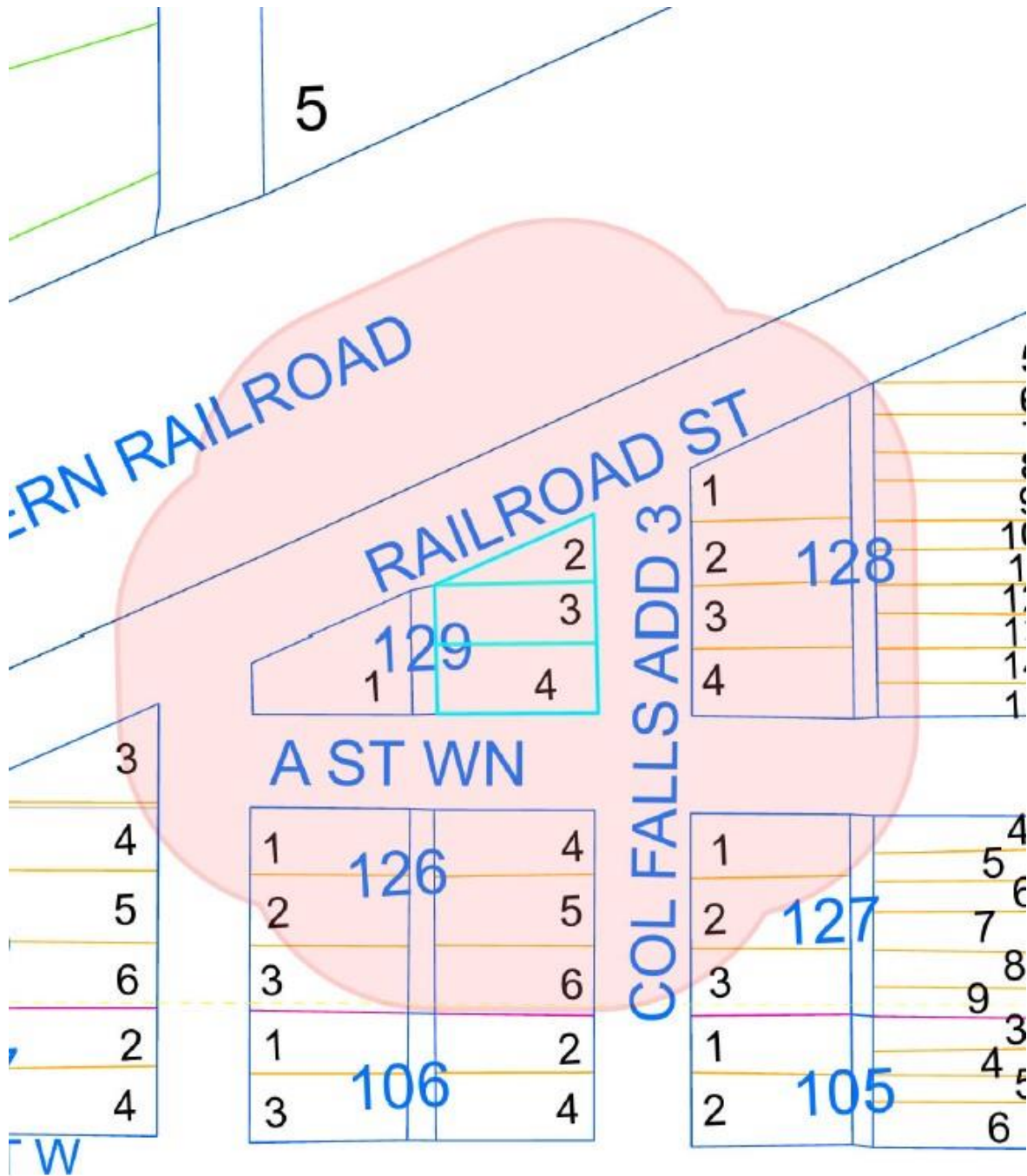
Our records indicate that you are the owner of property owner within 150-feet of the proposed project.

As the Planning Staff for the Columbia Falls Planning Jurisdiction, I am writing to provide you with a notice of a public hearing that involves a request by the Jaqueline Smith and Carl Morsette for a Conditional Use Permit to open a Coffee Drive Thru. The property is CB-2, General Commercial on the Columbia Falls zoning map.

If you have questions or comments concerning this matter, please call, visit or write me at City Hall. For written comment to be included in the Planning Board packet, it needs to be submitted to the City Clerk, 130 6th Street West, Columbia Falls, MT 59912 no later than Thursday August 1st or by email: staalandb@cityofcolumbiafalls.com. Written or emailed comment may be provided up to 5:00 pm on the day of the hearing, it will just be passed out at the hearing. You are also invited to present verbal or written testimony during the public hearing on August 8, 2024.

Sincerely,

Eric H. Mulcahy, City Planner



CITY OF COLUMBIA FALLS
NOTICE OF PUBLIC HEARINGS

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No Public Comment Received