



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

PHONE (406) 892-4391
FAX (406) 892-4413

AGENDA

PLANNING BOARD AND ZONING COMMISSION REGULAR MEETING TUESDAY, FEBRUARY 15, 2022 BEGINNING AT 6:30 PM COUNCIL CHAMBERS CITY HALL

NOTE: The Planning Board meeting will be held in the Council Chambers as well as by virtual meeting to provide for access as well as public health. Please contact Public Works Clerk Caleb Sobczak no later than 6 pm the night of the meeting to register for ZOOM meeting access information by calling (406) 892-4391 or email: sobczakc@cityofcolumbiafalls.com

CALL TO ORDER AND ROLL CALL

ANNUAL ELECTION OF PRESIDENT AND VICE-PRESIDENT

APPROVAL OF MINUTES:

1. Approval of October 12, 2021 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 ACTION:

2. Request for a Planned Unit Development in the Columbia Falls Zoning Jurisdiction:

The applicant, DARCAR, is requesting a Planned Unit Development for property at 1123 9th Street West, Columbia Falls. The proposed PUD would allow the conversion of the basement to dormitory style apartments that could house up to four people. The main floor of the building will remain commercial use. The property is zoned CB-2 (General Business). The site is the State Farm Insurance building located just west of Backslope Brewing. The property is described as Lots 1, 2, & 3 excluding the S10 feet in Block 5 of Robindale in Section 8, Township 30 North, Range 20 West, P.M.M., Flathead County.

- Adopt Staff Report CPUD-22-01 as Findings of Fact
- Recommend Approval of PUD to City Council

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

ADJOURNMENT

Next Regular Planning Board Meeting – March 15, 2022

**CITY OF COLUMBIA FALLS
MINUTES OF THE REGULAR MEETING
HELD OCTOBER 12, 2021**

CALL TO ORDER AND ROLL CALL

Chairman Vukonich called the meeting to order at 6:33 p.m.

PRESENT

Russ Vukonich
Mike Shepard (Via ZOOM)
Patti Singer
Robert Smith
Steve Duffy
Clay Lundgren

ABSENT

Claudette Byrd-Rinck
Kurt Nelson
Sam Kavanagh

Also present: Contract Planners Eric Mulcahy and Donna Valade, City Manager/Zoning Administrator Susan Nicosia, and City Attorney Justin Breck (via ZOOM)

APPROVAL OF MINUTES:

1. Approval of September 14, 2021 Regular Meeting Minutes

Motion made by Singer to approve the September 14, 2021 minutes as presented, Seconded by Shepard. Motion carried with all those present voting in favor:

Voting Yea: Vukonich, Shepard, Singer, Smith, Duffy, Lundgren

VISITOR OR PUBLIC COMMENT: (An opportunity for the Public to comment on any items not on tonight's agenda) - NONE

PUBLIC HEARINGS AND ACTION:

1. **Chairman Vukonich read the Notice of Hearing: Zoning Regulations Text Amendments and Overlay Zoning:**

The City proposes to incorporate text amendments to the Columbia Falls Area Zoning Ordinance, Municipal Code Title 18 in regards to adding the definitions and statutory provisions applicable to the regulation of recreational marijuana. The Planning Board and City Council may also consider the implementation of a map amendment with an appropriate overlay zone also related to these provisions.

**CITY OF COLUMBIA FALLS
MINUTES OF THE REGULAR MEETING
HELD OCTOBER 12, 2021**

Planner Eric Mulcahy introduced Donna Valade to the Board. Donna has joined Eric at Sands Surveying and was formerly a planner with the Flathead County Planning Office.

Eric Mulcahy presented Staff Report CZTA-21-01 and reviewed each of the proposed changes and the proposed map overlay zone. Vukonich asked the Board if they had any questions for staff. Singer asked if the text amendments proposed limiting the number of establishments. Mulcahy said no, the limit is only retail facility in the CB-2 overlay zone. Vukonich asked City Attorney Breck to confirm that the Board and City cannot set regulations that make it impossible to conduct the adult marijuana business. Breck noted that was correct. Mulcahy also acknowledged that the City has 2 medical marijuana dispensaries located outside of the proposed overlay zone that would be grandfathered in their current location as a "non-conforming" use if they sell the adult use recreational marijuana as licensed by MT DOR. Shepard asked for confirmation that the CB-2 zone in the Railroad St area could not be used for sales. Mulcahy noted that CB-2 area is not within the proposed overlay zone. Attorney Breck reviewed the overlay map, noting that there are approximately 40 lots within the proposed overlay zone. Breck stated that the City cannot create regulations that make it impossible to conduct business in the City, ie. one business every 1,000 feet.

Chairman Vukonich opened and closed the public hearing at 6:58 pm with no one wishing to testify. Vukonich noted the written correspondence in the packets.

A. Adopt Staff Report CZTA-21-01 as Findings of Fact

Motion made by Smith to adopt Staff Report CZTA-21-01 as Finding of Fact, Seconded by Singer.

Vukonich asked Mulcahy to confirm that the proposed overlay zone was strictly for sales. Vukonich asked how much area for growing. Mulcahy confirmed that the CB-2 overlay zone only allows sales; he noted it was chosen as it was away from schools, churches and residential areas. Mulcahy noted that growing can occur in the CSAG-10, CI-1 and Ci-2 areas but he had not calculated the acreage. Shepard asked about the potential smell from the cultivation/manufacturing of marijuana. Mulcahy noted that smells are permitted in the industrial areas subject to permitted and conditional uses. Singer noted that she hopes the business is done tastefully. She also noted that Columbia Falls is implementing the regulations in a positive way but would like to see a strategic area. Singer motioned to add Limitation to Distance between same establishments. Motion died for lack of second. Shepard stated that the business will be self limiting. Breck noted that there are only 37 lots in the overlay zone.

Duffy made a motion to amend the overlay zone, removing the triangle on the south side of the highway to the west of the railroad tracks. Motion seconded by Shepard. Motion carried with the following voting: YEA: Vukonich, Shepard, Singer, Duffy and Lundgren. NAY: Smith

Vukonich called for the vote on adopting Staff Report CZTA-21-01 as Findings of Fact: Voting Yea: Vukonich, Shepard, Singer, Smith, Duffy, Lundgren

**CITY OF COLUMBIA FALLS
MINUTES OF THE REGULAR MEETING
HELD OCTOBER 12, 2021**

B. Recommend Approval of Text Amendments and Overlay to City Council

Shepard made motion to recommend approval of text amendments and overlay zone, as amended by the Planning Board, to City Council. Singer seconded the motion. All members voted in favor of the motion.

ADJOURNMENT - Meeting duly adjourned at 7:34 pm

Next Regular Planning Board Meeting – TBD. Nicosia noted that the City website will reflect cancellation of meetings. Nicosia also noted that 2 city members and 2 county members have terms expiring 12/31/2021; they will be receiving letters of interest to continue from the respective government.

Chairman

Attest:

Alex Vissotzky, Public Works Clerk

NOTICE OF PUBLIC HEARING

The Columbia Falls City-County Planning Board will hold a public hearing for the following item at their regular meeting on Tuesday, February 15, 2022 at 6:30 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 March 7, 2021 starting at 7:00 p.m. in the same location.

Request for a Planned Unit Development in the Columbia Falls Zoning Jurisdiction:

The applicant, DARCAR, is requesting a Planned Unit Development for property at 1123 9th Street West, Columbia Falls. The proposed PUD would allow the conversion of the basement to dormitory style apartments that could house up to four people. The main floor of the building will remain commercial use. The property is zoned CB-2 (General Business). The site is the State Farm Insurance building located just west of Backslope Brewing. The property is described as Lots 1, 2, & 3 excluding the S10 feet in Block 5 of Robindale in Section 8, Township 30 North, Range 20 West, P.M.M., Flathead County.

Interested persons are allowed to attend the hearing in person or via ZOOM. Persons are encouraged to submit written comments prior to the meeting. Written comments carry the same weight as public testimony given during the hearing. Written comments may be sent to Columbia Falls City Hall, Attention: Barb Staaland, City Clerk, 130 6th Street West, Room A, Columbia Falls, MT 59912 or via email: staalandb@cityofcolumbiafalls.com. For more information on the proposed Planned Unit Development, please call Eric Mulcahy, Columbia Falls City Planner at 755-6481. To obtain the ZOOM meeting registration, contact City Clerk Barb Staaland via email or by calling (406) 892-4391 no later than 5:30 p.m. the day of the meeting.

DATED this 14th day of January, 2022

Susan Nicosia

Susan Nicosia, City Manager/Planning & Zoning Administrator
COLUMBIA FALLS CITY-COUNTY PLANNING BOARD

Publish: [Daily Interlake Sunday January 30th, 2022](#)

**ZONE CHANGE REQUEST
COLUMBIA FALLS AREA ZONING JURISDICTION
BACKSLOPE BREWING ANEX - PLANNED UNIT DEVELOPMENT
CITY OF COLUMBIA FALLS STAFF REPORT # CPUD-22-01
February 4, 2022**

A report to the Columbia Falls City County Planning Board and the City Council regarding a request for a Mixed Use Planned Unit Development overlay (PUD) on property zoned CB-2.

BACKGROUND INFORMATION

A. PETITIONERS

DARCAR Properties LLC
Attn: Darin Fisher
1107 9th St West
Columbia Falls, MT 59912

B. PETITIONER'S TECHNICAL ASSISTANCE

Same

C. LOCATION/DESCRIPTION

The property is located at 1123 9th St West in Columbia Falls and property was previously used for the State Farm Insurance office. The property is described as Lots 1, 2, & 3 excluding the south 10-feet, Block 5 of Robindale, Section 8, Township 30 North, Range 20 West, P.M.M., Flathead County.

D. REQUEST

The applicant is requesting a mixed use PUD overlay to develop a four bed dormitory in the basement of the former insurance building. The main floor will continue to be used for commercial use such as office or retail. The dormitory will provide housing for area employees, particularly J1 Visa holders that work for area restaurants, hotels and similar establishments.

Note: The PUD standards require that the City Council determine that a parcel has unique character in order to approve a PUD of less than two acres.



Zoning Deviations requested with the PUD:

Mixed Use – The underlying CB-2 zoning district is primarily reserved for commercial uses of all types and very limited residential use. With the proposed PUD, there is the potential to add residential use to the mix. In this case the basement would be for residential use while the main floor would continue to be for commercial use. From the street, the commercial use would be all that is visible. This is the only deviation being requested by this PUD.

The PUD overlay¹ is intended to be a flexible tool that can be applied to an existing zone in order to encourage a more efficient use of land and public services by allowing, under certain circumstances, a more flexible means of land development than is otherwise generally allowed by the underlying zone. In order for a tract to be eligible for a PUD designation the property has to be two acres in size or the City Council has to recognize the circumstances and approve the smaller PUD size. This particular site lends itself to the mixed use designation because the uses to the north are residential while the uses to the east and west are commercial uses. The mixed use recognizes the transitions between land uses in the area.

¹ PUD district is defined in Title 18 as: “A district to encourage a more efficient use of land and public services by allowing, under certain circumstances, a more flexible means of land development than is otherwise generally permissible under lot-by-lot restrictions.”

E. REASON FOR REQUEST

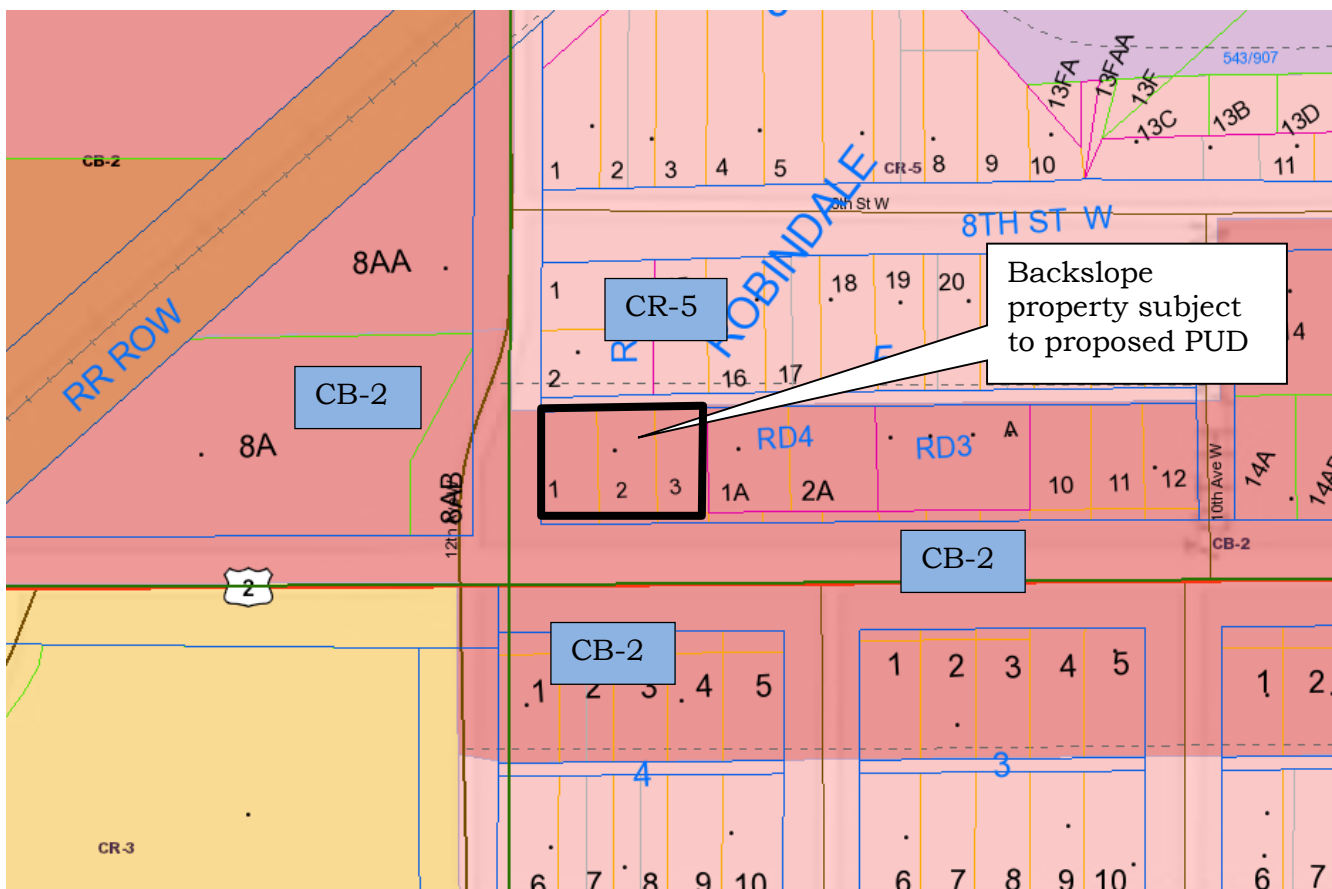
The proposed PUD complies with the basic land use category of the underlying zoning classification (CB-2) which has no minimum lot area, no minimum lot width, no maximum lot coverage, setbacks of 15-foot front, 5-foot side and 15-foot rear when abutting residential districts, and a maximum height limit of 35-feet. To get the mixed use aspect, the PUD was the best tool available.

F. EXISTING LAND USE

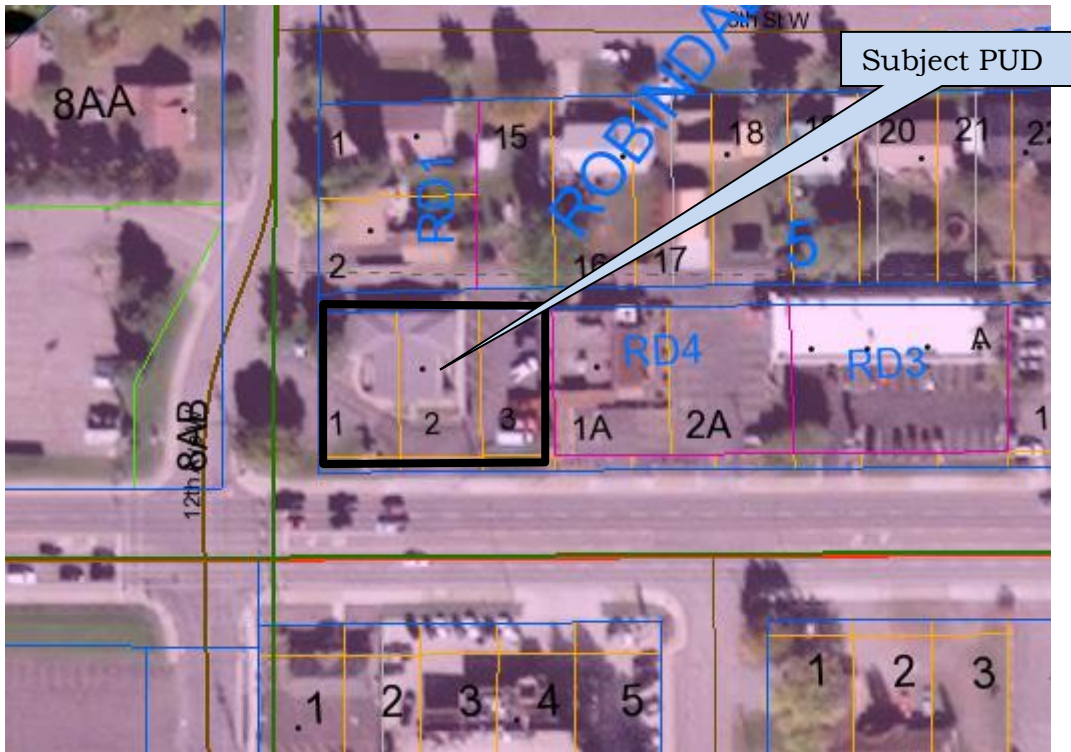
The subject site was until very recently the State Farm Insurance building. Backslope Brewing is located directly to the east and shares a parking lot with the subject building.

G. ADJACENT ZONING AND LAND USE:

North	CR-5	Residential
South	CB-2	Commercial – Rock Shop
East	CB-2	Backslope Brewery
West	CB-2	Burger King



Source – Flathead County GIS



Source: Flathead county GIS

H. **GROWTH POLICY DESIGNATION**

The Growth Policy map shows the property is within the Commercial designation.

I. **UTILITIES/SERVICES**

The property is located inside the City limits of Columbia Falls.

<u>Water</u>	Columbia Falls Municipal Water
<u>Sewer</u>	Columbia Falls Municipal Sewer
<u>Fire Protection</u>	Columbia Falls City Fire Department
<u>Police Protection</u>	Columbia Falls City Police
<u>Electricity</u>	Flathead Electric

J. **LOT SIZE DETAILS**

The subject property is an assemblage of 3 lots of record; overall the property measures approximately 114' by 150' = 17,100 square feet or 0.39 acres. The CB-2 zoning district does not have a minimum lot size, maximum lot coverage and typically does not have setback requirements except when abutting residential zoned properties.

EVALUATION BASED ON STATUTORY CRITERIA

This request is reviewed pursuant to the criteria set forth in Section 76-2-304, M.C.A.; and as stated by the Montana Supreme Court; Chapters 18.348, Planned Unit Development Standards. The following findings are made:

1. **Does the requested zone comply with the Growth Policy?**

The Columbia Falls Growth Policy provides the following:

Chapter 2 – Growth Management

- Policy 6 Encourage infill development where full public services are available.
- Policy 10 Design and locate development to protect public health and safety; insure adequate provision of service; fit the character of its surroundings; and encourage the most appropriate use of the land. Community character shall represent the following values identified by the community in the public input process: scenic, small town ambience, outdoor lifestyle, western town, historic/cultural assets, national park gateway, wildlife, walkable community, winter sports.

Chapter 3 Land Use – Residential

- Goal 1 An adequate supply and mix of housing options (in terms of cost, location, type and design) to meet the needs of present and future residents.
- Policy 4.b Small high density residential districts are encouraged to be dispersed throughout the urban area. These districts should be located predominately near schools, buffering retail and business areas and adjacent to major streets.
- Policy 4.g High density areas should be fully served by urban infrastructure and service. This includes paved streets, curbs, sidewalks abutting residential lots, boulevards, and public sewer and water.

Chapter 4 Land Use – Commercial

- Policy 1.b. Utilize Planned Unit Developments as a tool to ensure that commercial areas provide appropriate buffers to adjacent residential areas and that all planned uses are compatible.

Chapter 7 Urban Design/Historic and Cultural Facilities

- Policy 3 Continue to encourage the design of new commercial and multi-family developments to incorporate pedestrian access, well designed and landscaped off-street parking, integrated signage and the screening of storage areas and refuse collections areas.

The proposed PUD provides workforce housing in a City that has recently seen housing prices double. The location of the proposed dormitory allows convenient pedestrian movement for future residents to walk to work, shopping, food, and recreation.

2. Is the requested zone designed to lessen congestion in the streets?

The parcel is located in the commercial business district along Highway 2, a major arterial. Highway 2 with four lanes of traffic and left hand turn lanes is designed to handle high volumes of traffic and associated commercial uses.

Having a residential building within walking distance of grocery, restaurants, office, and service businesses will reduce automobile congestion while potentially benefiting Highway 2 businesses.

The proposed four bed dormitory will have no negative impacts on the transportation system.

Parking – Based on Group Dwellings in the parking section of the zoning code the proposed PUD would require three parking spaces for the four-person dormitory (Two parking spaces for the first three persons and one space for each individual exceeding three. The lot currently has 14 parking spaces. The office building is 2500 square feet which requires six spaces. As a result, the property has adequate parking with the conversion of the basement to a four bed dormitory.

3. Will the requested zone secure safety from fire, panic, and other dangers?

The infill project will be subject to building and fire code review. Otherwise, there are no impacts to health and safety.

4. Will the requested change promote health and general welfare?

The site is located well outside of any floodplains, wildland urban interface or other hazards. The subject property is zoned CB-2 which anticipates dense development and the project will connect to municipal sewer and water services.

5. Will the requested zone provide for adequate light and air?

The site is zoned CB-2 which is the “General Business District”. This zone has no maximum lot coverage requirements and only requires a setback when abutting a residential zone, meaning the north boundary in this instance. However, as this is an infill project that is only converting the use of the existing basement, open space requirements are not applicable to the project and the underlying zoning provides adequate light and air.

6. Will the requested zone prevent the overcrowding of land?

The property is zoned CB-2 (General Business) and this zoning designation anticipates intensive commercial uses including: service stations, auto sales, offices, grocery stores, bars and restaurants to name a few. The proposed addition of four dormitory beds with the PUD will not overcrowd the land.

7. Will the requested zone avoid undue concentration of people?

As stated previously the existing zoning anticipates large concentrations of people. The infrastructure is available to address the commercial and residential use.

8. Will the requested zone facilitate the adequate provision of transportation, water, sewage, schools, parks and other public requirements?

The property is located along US Highway 2 with a significant commercial presence. The property is served by City sewer and water facilities. There is a sidewalk along both sides of Highway 2. There are schools within walking distance of the site but the house is generally geared toward young adults working in nearby businesses.

9. Does the requested zone give reasonable consideration to the peculiar suitability of the property for particular uses?

The proposed PUD does give consideration to the CB-2 zoning and neighboring commercial uses by providing much needed workforce housing to the Columbia Falls Community. The mixed use PUD will also blend the commercial uses with the residential uses to the north.

10. Does the requested zone give reasonable consideration to the character of the district?

The character of the neighborhood is commercial but there are also residential uses in close proximity as well as churches, daycare facilities and other non-commercial uses. As the intent of the PUD is to provide much needed workforce housing to the area, the proposed PUD does give consideration to the neighborhood.

11. Will the new zoning affect property values?

Until very recently the property was used as an office. The property is very well kept and the conversion of the basement to a two bedroom, four bed, dormitory will not change the outward appearance of the building and therefore should have zero impact on property values.

12. Will the requested zone encourage the most appropriate use of the land throughout the municipality?

The property is zoned CB-2 (General Business). The proposed use of workforce housing is almost accessory to the commercial use and is therefore appropriate in this location.

SUMMARY

The PUD request conforms to the Columbia Falls City Growth Policy and the findings as discussed above. The project will be fully served by Municipal services, sidewalks, and public streets. The requested mixed-use PUD is consistent with the neighboring uses.

RECOMMENDATION

Staff recommends Columbia Falls City-County Planning Board and Zoning Commission adopt Staff Report #CPUD-22-01 as findings of fact and recommends approval of the PUD to the Columbia Falls City Council subject to the following conditions:

1. The City Council approves a PUD in an area less than two acres.
2. The Backslope Brewery Annex PUD will allow the following deviations:
 - a. Mixed use with residential and commercial use.
3. The basement dormitory is limited to two bedrooms with two beds in each room for a total occupancy of four residents. The main floor use is subject to the CB-2 Zoning
4. The applicant shall secure a building permit from the City of Columbia Falls and the project shall meet all building and Fire Codes.
5. All conditions of the PUD shall be complied with prior to the issuance of the occupancy permit or otherwise addressed as provided for in this PUD.



Planning Department

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

PHONE (406) 892-4391

FAX (406) 892-4413

APPLICATION FOR PLANNED UNIT DEVELOPMENT (PUD)

Project Name: Backslope Brewing Annex
 Name of Applicant: DARCAR Properties LLC (Darin Fisher main contact)
 Mailing Address: 1107 9th ST W
 City/State/Zip: Columbia Falls, MT, 59912 Phone: 406-260-1495
 Name and address of owner if different than applicant:
 Name: _____
 Mail Address: _____
 City/State/Zip: _____ Phone: _____
 Technical Assistance: _____
 Mail Address: _____
 City/State/Zip: _____ Phone: _____
 If there are others who should be notified during the review process, please list those.

Check One:

- ☒ X Initial PUD Proposal
☐ Amendment to an existing PUD

Property Address: 1123 9th St W
 Total Area of Property: .39 acres
 Legal description including section, township, range: Lot 1,2, &3 Excluding S 10' in Block 5 of Robindale in S8 – T30N – R20W

The present zoning of the above property is: CB2

Please provide the following information in a narrative format with supporting drawings or other format as needed:

- 1) An overall description of the goals and objectives for the development of the project.

Remodel the existing office building at 1123 9th St W to allow for commercial and retail space on the main floor and apartments/living area in the basement. Basement area will most likely be configured as small dormitory-style apartments with a common living area. The aim for this type of housing is to recruit J1 Visa seasonal workers or other types of seasonal workers. The housing could be used as a long term residential rental, but that is not as ideal for the layout. The housing would never be used as a short-term vacation rental.

PAID

DEC 08 2021

CITY OF COLUMBIA FALLS

- 2) In cases where the development will be executed in increments, a schedule showing the time within phases will be completed.

Remodel of approximately 30% of the main floor and 100% of the basement will be accomplished during Spring/Summer of 2022. Remaining remodel of the main floor will be accomplished once funding allows and highest/best use presents itself.

- 3) The extent to which the plan departs from zoning and subdivision regulations including but not limited to density, setbacks and use, and the reasons why such departures are or are not deemed to be in the public interest;

CB2 zoning allows for residential apartment within the same building as the permitted principal use; this has generally been intended for on-site caretaker or owner/operator living on premise of the business. The plan is to build apartments or dormitory style living space with shared living spaces to allow for workforce housing. The Flathead Valley is in the midst of a severe housing crisis, and this will provide necessary workforce housing.

- 4) The nature and extent of the common open space in the project and the provisions for maintenance and conservation of the common open space; and the adequacy of the amount and function of the open space in terms of land use, densities and dwelling types proposed in the plan;

The open space on this property will remain the same, we are only remodeling the inside, not adding on to the building. Lot size is approximately 17,000 sq. ft., the building footprint is approximately 2500 sq. ft. The majority of the lot will remain parking and open landscaped space.

- 5) The manner in which services will be provided such as water, sewer, storm water management, schools, roads, traffic management, pedestrian access, recreational facilities and other applicable services and utilities;

Property is located in the city of Columbia Falls and has city services. It is located on the corner of Hwy 2 and 12th St, with a paved alley to provide vehicle and emergency access on 3 sides of the property. It has a full sidewalk on Hwy2.

- 6) The relationship, beneficial or adverse, of the planned unit development project upon the neighborhood in which it is proposed to be established;

Zoning directly North of the property is CR5 (Two Family Residential); East, South and West is all CB2 (General Business). Since PUD would support both residential and commercial activity it can serve as bridge between the two zones.

- 7) How the plan provides reasonable consideration to the character of the neighborhood and the peculiar suitability of the property for the proposed use;

Allowing for workforce housing in the building will not change commercial storefront nature of the highway frontage. Since this property borders both commercial and residential areas, it can act as a bridge between the zones and won't significantly alter the character of the neighborhood. Additionally, there is already a similar situation with mixed commercial/residential use a block away on Hwy 2: Columbia Falls Rental and Real Estate has an office component and 4 apartments all in the same building.

- 8) Where there are more intensive uses or incompatible uses planned within the project or on the project boundaries, how will the impacts of those uses be mitigated;

N/A

- 9) How the development will further the goals, policies and objectives of the Columbia Falls Growth Policy;

It will promote an adequate supply of affordable workforce housing in a compatible and harmonious manner, as recommended on page 28 of the 2019 Growth Policy:

“Planned Unit Development in:

- a. Utilize in areas where both residential and commercial uses are planned so that the uses are designed in a compatible and harmonious manner. “

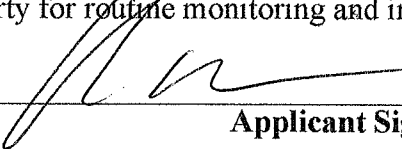
- 10) Include site plans, drawings and schematics with supporting narratives where needed that include the following information:
- a. Total acreage and present zoning classifications;
 - b. Zoning classification of all adjoining properties;
 - c. Density in dwelling units per gross acre;
 - d. Location, size height and number of stories for buildings and uses proposed for buildings;
 - e. Layout and dimensions of streets, parking areas, pedestrian walkways and surfacing;
 - f. Vehicle, emergency and pedestrian access, traffic circulation and control;
 - g. Location, size, height, color and materials of signs;
 - h. Location and height of fencing and/or screening
 - i. Location and type of landscaping
 - j. Location and type of open space and common areas;
 - k. Proposed maintenance of common areas and open space;
 - l. Property boundary locations and setback lines;
 - m. Special design standards, materials and/or colors;
 - n. Proposed schedule of completions and phasing of the development, if applicable;
 - o. Covenants, conditions and restrictions;
 - p. Any other information that may be deemed relevant and appropriate to allow for adequate review.

As all of the aspects of this PUD application involve an existing building with the only changes being on the interior, most of the above seems NA. Info regarding acreage and zoning is noted above in other answers. Please let me know if I need to provide additional information.

If the PUD involves the division of land for the purpose of conveyance, a preliminary plat shall be prepared in accordance with the requirements of the subdivision regulations.

Please note that the approved final plan, together with the conditions and restrictions imposed, shall constitute the zoning for the district. No building permit shall be issued for any structure within the district unless such structure conforms to the provisions of the approved plan.

The signing of this application signifies that the aforementioned information is true and correct and grants approval for the City of Columbia Falls staff to be present on the property for routine monitoring and inspection during review process.



 Applicant Signature

12/6/2021

 Date

Application Process

A. Pre-application meeting:

A discussion with the planning director or designated member of staff must precede filing of this application. Among topics to be discussed are: Growth Policy compatibility with the application, compatibility of proposed zone change with surrounding zoning classifications, and the application procedure.

B. Complete Application Form

C. Application fee per schedule, made payable to City of Columbia Falls.

PUD Zoning Review:

SEE FEE SHEET

D. A bona fide legal description of the subject property and a map showing the location and boundaries of the property.

E. A list of the names and mailing addresses of all property owners within 150 feet of the subject property as shown on the Assessor's roll. Public streets and right of ways are not included in the 150 feet.

Please consult with the City of Columbia Falls Planning Office for submittal dates and dates for the planning board meeting at which it will be heard in order that requirements of state statutes and the zoning regulations may be filled. The application must be accepted as complete 45 days prior to the scheduled planning board meeting.

Item No.2.

CITY OF COLUMBIA FALLS
NO. 28288
PUBLIC HEARING
 The Columbia Falls City-Council Board will hold a public hearing on the following item, at the meeting on Tuesday, January 15, 2022 at 6:30 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, March 7, 2021 starting at 7:00 p.m. in the same location.

Request for a Planned Unit Development in the Columbia Falls Zoning Jurisdiction.

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Interested persons are allowed to attend the hearing in person or via ZOOM. Persons are encouraged to submit written comments prior to the meeting. Written comments carry the same weight as public testimony given during the hearing. Written comments may be sent to Columbia Falls City Hall, Attention: Barb Staaland, City Clerk, 130 6th Street West, Room A, Columbia Falls, MT 59912, or via email: staalandb@cityofcolumbiatfalls.com. For more information on the proposed Planned Unit Development, please call Eric Mulcahy, Columbia Falls City Planner at 755-6481. To obtain the ZOOM meeting registration, contact City Clerk Barb Staaland via email or by calling (406) 892-4391, no later than 5:30 p.m. the day of the meeting.

DATED this 14th day of January 2022.

Susan Nicolsia
 Susan Nicolsia
 City Manager/Planning & Zoning Administrator
 COLUMBIA FALLS CITY-
 COUNTY PLANNING BOARD

January 30, 2022
 MNAXLP

STATE OF MONTANA

FLATHEAD COUNTY

AFFIDAVIT OF PUBLICATION

MARY BOOTH 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. 28288

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 JANUARY 30, 2022

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.

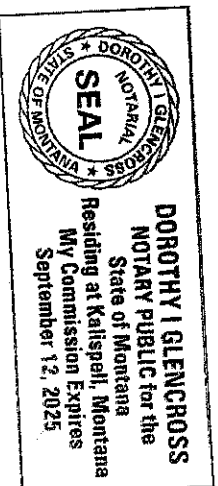
Mary Booth

Subscribed and sworn to
 Before me this, January 30, 2022

Dorothy I. Glencross

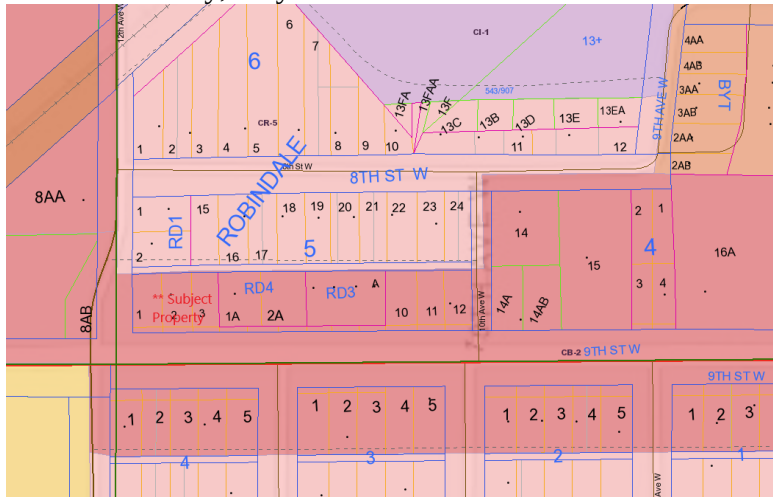
Dorothy I. Glencross

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**

FAX (406) 892-4413



CITY OF COLUMBIA FALLS
NOTICE OF PUBLIC HEARING

The Columbia Falls City-County Planning Board will hold a public hearing for the following item at their regular meeting on Tuesday, February 15, 2022 at 6:30 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 March 7, 2021 starting at 7:00 p.m. in the same location.

Request for a Planned Unit Development in the Columbia Falls Zoning Jurisdiction:

The applicant, DARCAR, is requesting a Planned Unit Development for property at 1123 9th Street West, Columbia Falls. The proposed PUD would allow the conversion of the basement to dormitory style apartments that could house up to four people. The main floor of the building will remain commercial use. The property is zoned CB-2 (General Business). The site is the State Farm Insurance building located just west of Backslope Brewing. The property is described as Lots 1, 2, & 3 excluding the S10 feet in Block 5 of Robindale in Section 8, Township 30 North, Range 20 West, P.M.M., Flathead County.

Interested persons are allowed to attend the hearing in person or via ZOOM. Persons are encouraged to submit written comments prior to the meeting. Written comments carry the same weight as public testimony given during the hearing. Written comments may be sent to Columbia Falls City Hall, Attention: Barb Staaland, City Clerk, 130 6th Street West, Room A, Columbia Falls, MT 59912 or via email: staalandb@cityofcolumbiafalls.com. For more information on the proposed Planned Unit Development, please call Eric Mulcahy, Columbia Falls City Planner at 755-6481. To obtain the ZOOM meeting registration, contact City Clerk Barb Staaland via email or by calling (406) 892-4391 no later than 5:30 p.m. the day of the meeting.

DATED this 14th day of January, 2022

Susan Nicosia

Susan Nicosia, City Manager/Planning & Zoning Administrator
COLUMBIA FALLS CITY-COUNTY PLANNING BOARD

Publish: Daily Interlake Sunday January 30th, 2022