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COLUMBIA FALLS, MT 59912

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AGENDA
CITY PLANNING COMMISSION REGULAR MEETING
THURSDAY, DECEMBER 11, 2025 6PM
COUNCIL CHAMBERS CITY HALL

CALL TO ORDER AND ROLL CALL

APPROVAL OF MINUTES:

1. Approval of the September 11, 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)

NEW BUSINESS:

2. Discussion concerning utility capacity allocation policy and infrastructure PER updates.
3. Land Use Plan Calendar Update

ADJOURNMENT

Next Regular Planning Commission Meeting – January 8, 2026

**CITY OF COLUMBIA FALLS
PLANNING COMMISSION REGULAR MEETING MINUTES
HELD SEPTEMBER 11, 2025**

REGULAR MEETING – 6:00 PM.

President Fisher called Meeting to order at 6:01 PM

PRESENT: President Fisher, Vice President Justin Ping (via Zoom), Commissioner Kavanagh

ABSENT: Commissioner Dulcie Berube, Commissioner Mark Johnson

Also present: City Manager Eric Hanks, Contract Planner Eric Mulcahy, Clerk Caleb Sobczak

APPROVAL OF MINUTES:

Approval of June 12, 2025, Planning Commission Regular Meeting Minutes

Motion made by Kavanagh to approve June 12, 2025, minutes as presented, Seconded by Ping. Motion carried with all members present voting AYE.

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

Keegan Steven-Waller 1306 3rd Ave W Columbia Falls, speaking to all things on the agenda. Represents Livable Flathead and Shelter WF. Expressed willingness to help with the public participation for this land use process.

NEW BUSINESS:

An update on the MLUPA Land Use Plan by City Manager Eric Hanks. A schedule of the Columbia Falls progress was presented with a November Utility Infrastructure update and January, February and April workshops. The final MLUPA Public Hearings would take place April through May. The Planning Commission will need to be flexible since the timing is tight.

Zoning and subdivision regulations require adoption of 5 of the 14 requirements and Columbia Falls already meets more than 5.

Currently being performed is a PER for both water and sewer infrastructure in Columbia Falls, which will have 2 public meetings.

An RFP is out for a Land Use Consultant to perform the required Land Use Plan, but not to rewrite the zoning and subdivision regulations. The priority will primarily be public engagement as well as usage of different perspectives, the surrounding area and developer growth.

An update on the 2025 State Legislative Changes by City Manager Eric Hanks. These changes are what will be discussed in the coming months for implementation in Columbia Falls Zoning and Subdivision Code.

A demonstration was performed for the City website by City Manager Eric Hanks. The website is scheduled for an update to a newer model in the near future, similar to the Whitefish or Kalispell websites. The City website now has many of the studies and documentation performed as well as GIS and interactive maps. Also, there are many DOR and MLUPA resources present as well.

Vice President Justin Ping had a question on the Land Use Consultant and the timeline for the deliverables in hand in December or January. Planner Eric Mulcahy clarified that the Land Use Consultant should be under contract by the end of October and the later start was caused by the need for funding from the Department of Commerce. Mulcahy also contacted the MT League of Cities about the consequences of missing the deadline and there does not seem to be any clarity in that. City Manager Eric Hanks also commented that the Growth Policy was updated relatively recently in 2019 and there has not been much significant change since then so the update will not be as intensive.

President Darren Fisher expressed the willingness of the Planning Commission to be as flexible as possible with additional or rescheduled meetings.

Commissioner Kavanagh asked about the first public meeting for the water and sewer PERs if that would be a draft report. City Manager Hanks responded that the first meeting would be more of an open house and an opportunity for the public to ask questions and possibly drive a closer look into certain aspects. The second meeting would be the presentation of the draft.

A motion to adjourn was made by Vice President Ping and seconded by Kavanagh. Motion carried with all present voting AYE.

ADJOURNMENT – Meeting duly adjourned at 6:52 PM

President

Attest:

Public Works Clerk



COLUMBIA FALLS MONTANA

October				
M	T	W	T	F
		1	2	3
6	7	8	9	10
13	14	15	16	17
20	21	22	23	24
27	28	29	30	31

November				
M	T	W	T	F
3	4	5	6	7
10	11	12	13	14
17	18	19	20	21
24	25	26	27	28

December				
M	T	W	T	F
1	2	3	4	5
8	9	10	11	12
15	16	17	18	19
22	23	24	25	26
29	30	31		

January				
M	T	W	T	F
			1	2
5	6	7	8	9
12	13	14	15	16
19	20	21	22	23
26	27	28	29	30

February				
M	T	W	T	F
2	3	4	5	6
9	10	11	12	13
16	17	18	19	20
23	24	25	26	27

March				
M	T	W	T	F
2	3	4	5	6
9	10	11	12	13
16	17	18	19	20
23	24	25	26	27
30	31			

April				
M	T	W	T	F
		1	2	3
6	7	8	9	10
13	14	15	16	17
20	21	22	23	24
27	28	29	30	

May				
M	T	W	T	F
				1
4	5	6	7	8
11	12	13	14	15
18	19	20	21	22
25	26	27	28	29

✓ Nov 13

✓ Nov 20
Dec-Feb

Dec 11

Dec 15

Jan 8

Jan 26

Feb __

Feb 12

Mar 12

Apr __

Apr 9

Apr 13

Apr 23

May 4

May 18

MLUPA Plan of Action & Milestones

Public Engagement Opportunities

Joint Council & Planning Commission

- Land Use Plan Kickoff

Open House - Utility Infrastructure Public Meeting 1

Land Use Plan Outreach Round 1

- Surveys, Interviews, Focus Groups

Planning Commission – Utility Infrastructure

City Council – Utility Infrastructure

Planning Commission

Joint Council & Planning Commission Workshop

- LUP Existing Conditions & Survey Results

Open House - Utility Infrastructure Public Meeting 2

Planning Commission (*LUP workshop*)

- Discuss LUP Existing Conditions & Survey Results

Planning Commission (*LUP workshop*)

- Future Land Use Map & Recommendations Workshop

Virtual Public Meeting – Outreach Round 2

Planning Commission

Joint Council and Planning Commission Workshop

- Future Land Use Map & Recommendations Workshop

- Final thoughts

MLUPA Public Hearing Planning Commission

MLUPA Public Hearing Council – First Reading

MLUPA Public Hearing Council – Approves Plan

Public Participation Plan:

(<https://www.cityofcolumbiafalls.org/media/3611>)

public-comment@cityofcolumbiafalls.com

From: burrhead@bresnan.net
Sent: Monday, December 8, 2025 10:21 AM
To: public_comment@cityofcolumbiafalls.com
Subject: survey

I ask the Planning Board and City Council consider extending the deadline to complete the online planning survey past the 12-11-2025 deadline to perhaps 1-15-2026. 30 days was not sufficient to allow the local citizenry to complete this task. Also, it was not advertised or promoted strongly enough by the City to get the attention it needs. November and December people are busy with the holidays and need extra time for this important survey.

Michael and Cindy Burr
560 Talbot Road
406-871-9124