



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

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

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**COLUMBIA FALLS BOARD OF ADJUSTMENT  
AGENDA  
WEDNESDAY, JANUARY 26, 2022  
COUNCIL CHAMBERS CITY HALL**

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**NOTE:** This meeting is held in the Council Chambers as well as by virtual meeting to provide access while maintaining public health. Please contact City Clerk Barb Staalnd no later than 5 pm on the night of the meeting to register for the ZOOM meeting access information by calling (406) 892-4391 or email: [staalndb@cityofcolumbiafalls.com](mailto:staalndb@cityofcolumbiafalls.com)

**REGULAR MEETING – 6:00 P.M.**

**CALL TO ORDER**

**ROLL CALL**

**VISITORS/PUBLIC COMMENT** (Items not on agenda)

**NEW BUSINESS:**

1. VARIANCE REQUEST - Minimum front and side yard setback. This variance would allow the owners of 503 2nd Avenue East, Katrina and Jay Larsen, to construct a small single car garage north of the existing house. The proposed garage would extend to the front property line on 2nd Ave East and within three feet of the side (north) property line and the City's utility easement. The property is described as Lot 1 of Block 34 of Columbia Falls Townsite in Section 8, Township 30 North, Range 20 West, P.M.M. Flathead County.
  - A. Adopt Staff Report CV-22-01 as Findings of Fact
  - B. Approve, amend or deny the Variance Request

**ADJOURN**



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

PHONE (406) 892-4391

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Item No.1.

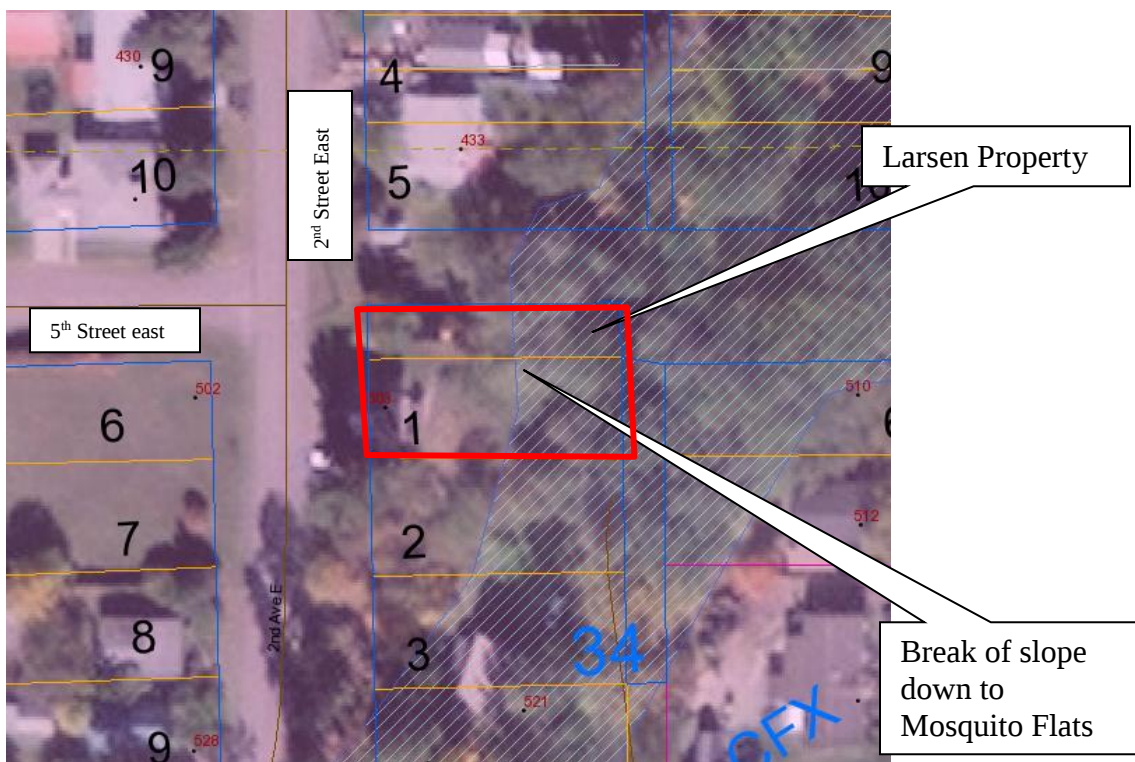
# Planning Department

## BOARD OF ADJUSTMENT REVIEW REPORT CV-22-01

**Title:** Katrina and Jay Larsen  
**Subject:** Request to encroach into the 25 foot front and the 5 foot side setback  
**Date:** January 14, 2022  
**Prepared By:** Eric H. Mulcahy, AICP - City Planner

### ***Location:***

Property is located at 503 2<sup>nd</sup> Avenue East; and is described as Lot 1, Block 34 of Columbia Falls Original and the south 30 feet of the abandoned roadway in Section 8, Township 30 North, Range 20 West, Flathead County, Montana.

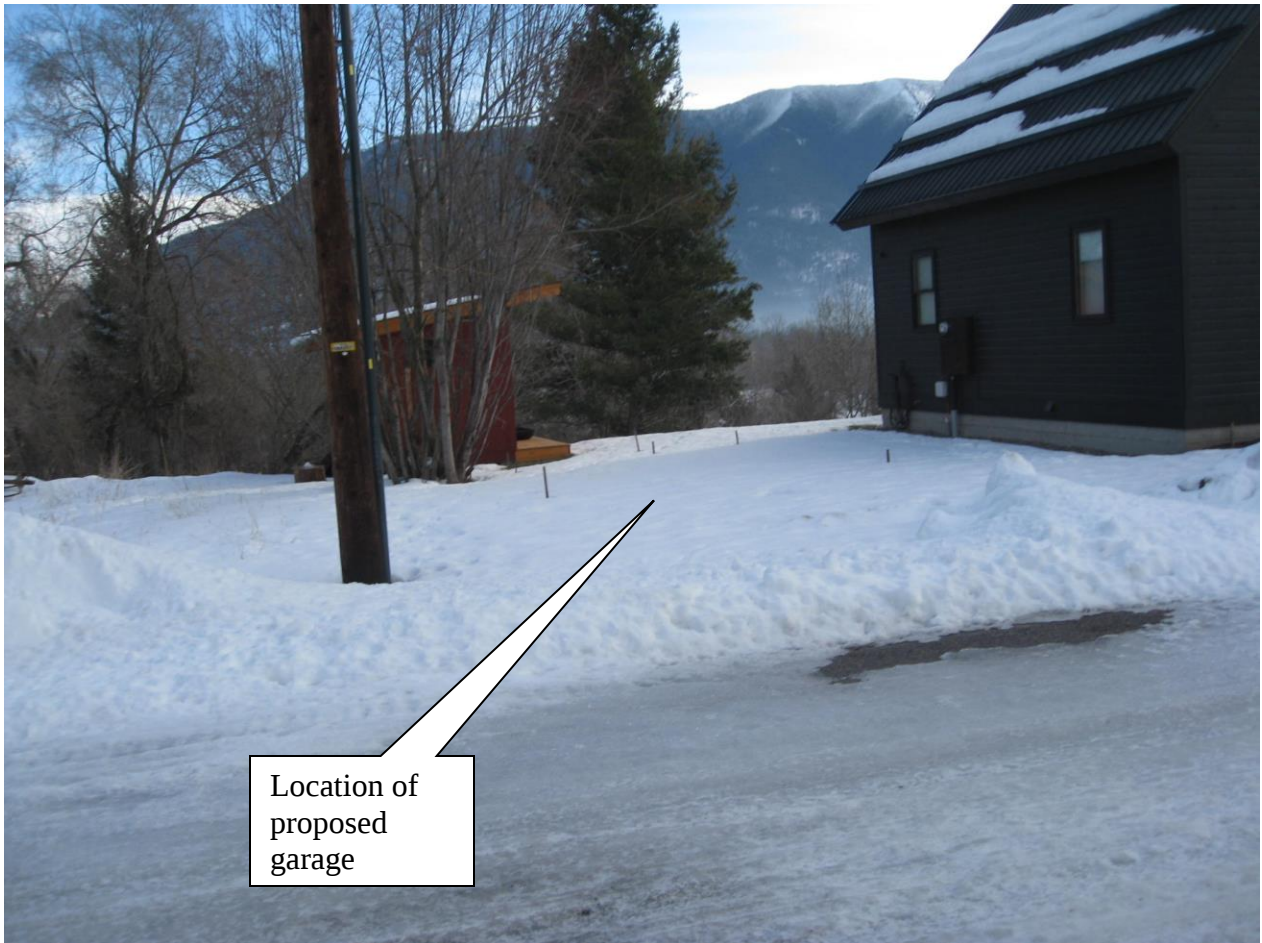


### ***Background:***

The applicants purchased the house at 503 2<sup>nd</sup> Ave East in 2018. The Larsen's received a variance from the Board of Adjustments to rebuild the old house that was constructed in the 1920's and encroached into the City's platted Right-of-way.

Most likely the reason the house sits in the right-of-way is that this property sits on the edge of the bluff that overlooks Mosquito Flats and River's Edge Park. This is also the reason that the segment of 5<sup>th</sup> Street East that fronts the north side of the applicant's property was never constructed as it is too steep. The south side of this right-of-way has since been abandoned and transferred to the applicants.

Now that the applicants have a new house and they acquired the portion of the abandoned street, they would like to construct a small one-car garage. However, as with the house, there is a steep back at the rear of the property along with an existing shed. To keep the shed the applicants are requesting a variance to the front yard setback. In addition there is an existing buried electrical service that would be costly to move so the applicants are requesting a variance from five feet to three feet on the side yard



### ***Application:***

The property is zoned CR-4 (Urban Residential) in the Columbia Falls Zoning District. The proponent is requesting a variance to 18.328.040.C.1 & 3 – Front: 25 feet and Side Corner: 15 Feet. Specifically, the applicants request the variance to refurbish/rebuild the existing house on its existing footprint. They also request a variance to construct a new carport within the front yard setback and ROW to match the existing house

**18.328.040 Bulk and dimensional requirements.**

The bulk and dimensional requirements for the CR-4 district are as follows:

- A. Minimum lot area: nine thousand six hundred (7,200) square feet;
- B. Minimum lot width: eighty (60) feet;
- C. Minimum yard requirements:
  - 1. Front: twenty-five (25) feet;
  - 2. Side: five (5) feet each;
  - 3. Side corner: fifteen (15) feet;
  - 4. Rear: twenty (20) feet;

***Procedure for Consideration:***

The Board must find that the following conditions have been met by the property owner:  
18.209.030 Procedure for Consideration.

- C. Findings are required to be made by the board for approval of a variance. No variance shall be granted unless the board finds all the following conditions are met or found to be not pertinent to the particular case:
  - 1. Strict compliance with the provisions of this title will:
    - a. Limit the reasonable use of the property, and
    - b. Deprive the applicant of rights enjoyed by other properties similarly situated in the same district.
  - 2. The hardship is the result of lot size, shape, topography or other circumstances over which the applicant has no control.
  - 3. The hardship is peculiar to the applicant property.
  - 4. The hardship was not created by the applicant.
  - 5. The hardship is not economic (when a reasonable or viable alternative exists).
  - 6. Granting of the variance will not adversely affect the neighboring properties or the public.
  - 7. The variance requested is the minimum variance which will alleviate the hardship.
  - 8. Granting the variance will not confer a special privilege that is denied other similar properties in the same district.

***Finding:***

The staff considered the proponents arguments with respect to the following conditions:

- 1. a. *Strict compliance:* Due to the steep slope on the eastern portion of the lot and because of Geotechnical concerns they are asking for a zero front yard setback. The applicants have provided a letter from Slopeside Engineering that supports the proposed location for the garage and cautions moving the garage closer to the slope because of the potential instability of the slope. Excavation of the slope and the weight of the structure are the concerns with moving the building further back on the property. The Engineer's letter did state that they did not perform a detailed geotechnical investigation but he did perform a site inspection.

Regarding the side yard setback, the applicants are hoping to not have to relocate an electrical line for the existing house. The applicants point to a 30-foot wide utility easement located between their north boundary and the neighboring lot as a reason to allow the variance. They point out that there is plenty of space between the proposed garage and the neighboring building envelope.

*b. Deprive the applicant of rights:* If the variance was to be denied, the applicants would need to determine through detailed geotechnical analysis whether or not the structure could be moved back on the lot and whether or not the garage would be worth the expense to build even if it could be engineered to sit on the site.

2. *The hardship is the result of lot size, shape, topography or other circumstances over which the applicant has no control:* Almost two thirds of the 125 foot deep lot falls over the bank that slopes down to Mosquito Flats. This steep bank is not suitable for construction and results in a hardship for the property owner
3. *The hardship is peculiar to the applicant property:* The hardship is unique to this property. There are other lots located along this bluff but most of those had enough room to build a house meeting the setbacks or there was no room on the lots and they were never constructed on. The hardship is somewhat unique.
4. *The hardship was not created by the applicant:* The established hardship is trying to develop a site with a very steep slope. Although a garage is not needed to make the lot habitable, a garage is a desirable accessory to a home and most properties in Columbia Falls have a garage if not for a car for the storage of all the recreational paraphernalia. The hardship is a physical element of the property and not one created by the applicant.

Regarding the side yard setback, the variance could be considered self-created because the applicants could move the utility it is just expensive and it is only a couple years old.

5. *The hardship is not economic (when a reasonable or viable alternative exists):* The hardship is not economic. The hardship is based on the topography particularly for the front yard setback. The side yard setback is mostly economic but as the applicants point out there is a unique situation in that there is a 30-foot utility easement between the applicant and the neighboring property.
6. *Granting of the variance will not adversely affect the neighboring properties or the public:* Granting of the variance will have no impact on neighboring properties. The property is in an area of the City that does not

have curb, gutter of sidewalk and there is adequate room (22+ Feet) between the street asphalt and the proposed garage. The property is also on an avenue, Second Avenue East which has a platted Right-of-way of 70'. In Columbia Falls, the original plat has avenues at 70' and streets at 60'.

Regarding the side yard setback, there is a 30-foot utility easement between the applicant's property and the neighboring property to the north. If the BOA grants the variance to the side yard, there will still be 37 feet between structures on the two neighboring lots.

7. *The variance requested is the minimum variance which will alleviate the hardship:* The applicants are requesting the minimum variance that would allow a one car garage to be constructed on the site without getting too near the bluff and without relocating the utility line.
8. *Granting the variance will not confer a special privilege that is denied other similar properties in the same district:* There are few lots within the City that have this slope issue and each one requires special consideration. Granting this variance would not be a case of giving special favor that would be denied others because the City takes these unique features into consideration in reviewing proposed development.

### **Summary:**

Staff concurs that the applicants have property that does qualify for a variance under each of the eight prescriptions required in 18.209.030.

Specifically, the applicants request a variance to construct a one car garage on the front property line and three feet from the north (side) property line.

### **RECOMMENDATION:**

Staff recommends that the Board find that the applicants have met the variance criteria and grant said variance for the one car garage to be built as proposed with a zero front yard setback and a three foot side yard setback. As the garage encroaches into the setbacks by variance, it can never be used for an accessory dwelling unit.



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ROOM A  
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### COLUMBIA FALLS BOARD OF ADJUSTMENT APPLICATION FOR A VARIANCE

Before completing this application please read instructions on page 3.

1. APPLICANT: (Please print or type)  
NAME: KATRINA + JAY LARSEN  
ADDRESS: PO BOX 5473 WHITEFISH MT 59937 (MAIL) Phone: 406-260-5643  
OR 503 2ND AVE E CFALLS MT 59912 (PHYSICAL)  
CITY/STATE/ZIP: \_\_\_\_\_  
INTEREST IN  
PROPERTY: 503 2ND AVE E CFALLS MT
2. OWNER: (If different from above)  
NAME: TIN ROOF PROPERTIES LLC (WE CONTROL THIS LLC)  
ADDRESS: PO BOX 5473  
CITY/STATE/ZIP: WHITEFISH MT 59937
3. LOCATION OF PROPERTY FOR WHICH VARIANCE IS SOUGHT:  
Street Address  
503 2ND AVE E CFALLS MT
4. ZONING DISTRICT: CR4 URBAN RESIDENTIAL ZONING CLASSIFICATION: SINGLE FAMILY RESIDENCE
5. DATE PROPERTY ACQUIRED: OCT 2018 ORIGINAL LOT / MAR 2019 R.O.W. ABANDONMENT  
(50x125) (25x125)
6. LEGAL DESCRIPTION: (Subdivision, Lot and Block Number, or Tract Number; and Section, Township and Range): LOT 1, BLOCK 34, COLUMBIA FALLS
7. REQUEST FOR A VARIANCE FROM THE PROVISIONS OF; (State Section, Part and Paragraph of the Zoning Regulations): CHAPTER 18.328 CR-4 URBAN RESIDENTIAL,  
18.328.040 BULK + DIMENSIONAL REQUIREMENTS
8. THIS IS A REQUEST FOR A VARIANCE IN RELATION TO THE:  
Area NA Yard ✓ Height NA  
Coverage NA Parking NA or LOCATION OF CURBED  
provisions of the regulations. AND CORRECTING  
CITY RECORD
9. STATE SPECIFICALLY THE CHANGE(S) PROPOSED AND THE REASON(S) SUCH CHANGE(S) ARE NECESSARY (use additional sheet if necessary):

07/2016

**RESPONSE TO QUESTION #9:**

WE ARE PROPOSING CONSTRUCTION OF A COMPACT GARAGE (PER 2018 IRC 18.502.010, 3.). THE STRUCTURE WOULD BE UTILIZED AS GARAGE AND WORKSHOP WITH A SMALL BATHROOM ON THE GROUND FLOOR AND A FINISHED STORAGE/BONUS ROOM ON THE UPPER FLOOR. IT WOULD NOT BE USED AS A DWELLING UNIT. THE STRUCTURE WOULD BE LOCATED IN THE VACANT YARD TO THE NORTH OF THE HOME WE CONSTRUCTED IN 2018 WITH THE ASSOCIATED DRIVEWAY ACCESSING THE GARAGE FROM 2<sup>ND</sup> AVE EAST. THIS YARD PORTION OF OUR PROPERTY IS PRIMARILY MADE UP OF 25' OF FORMER CITY R.O.W. WHICH WE ACQUIRED THROUGH AN ABANDONMENT PROCESS WITH THE CITY IN 2019. AMONG THE TERMS OF APPROVAL OF THE ABANDONMENT WAS THAT WE WOULD BE ABLE TO GAIN PARKING THAT IS OUTSIDE OF THE CITY STREET R.O.W. RELATED TO 2<sup>ND</sup> AVE EAST.

DUE TO THE UNUSUAL CONSTRAINTS OF OUR PROPERTY IN WHICH ROUGHLY 75% OF OUR LOT IS ON THE BLUFF AND IS PROHIBITIVELY STEEP AND UNBUILDABLE, WE ARE REQUESTING A VARIANCE RELATED TO SETBACKS WHICH WOULD ALLOW THE FOLLOWING:

- 1) **SITUATING THE FRONT OF THE GARAGE STRUCTURE SO THAT IT RESTS ON OUR FRONT PROPERTY LINE RATHER THAN ADHERING TO THE TYPICAL 20' FRONT YARD SETBACK** REQUIRED BY OUR CR4 ZONING. THIS IS NECESSARY DUE TO THE STEEP BLUFF AND GEOTECHNICAL STABILITY CONCERNS.
- 2) **SITUATING THE NORTH SIDE OF THE GARAGE STRUCTURE SO THAT IT IS 3' FROM THE PROPERTY LINE RATHER THAN ADHERING TO THE TYPICAL 5' SIDE YARD SETBACK** REQUIRED BY OUR CR4 ZONING. THIS IS REQUESTED IN ORDER TO INCREASE OUR GARAGE FOOTPRINT WHICH IS VERY SMALL DUE TO THE LIMITATIONS OF OUR LOT AND THE SLOPE SIDE STABILITY. THIS WOULD ALLOW A GARAGE FOOTPRINT OF 14'X17' VS. 12'X17'. THE 35' OF UNDEVELOPED LAND ADJOINING OUR NORTHERN PROPERTY LINE IS CITY UTILITY R.O.W. FOR THE SEWER LINE THAT IS LOCATED WITHIN IT. SINCE THAT R.O.W. ALLOWS ADEQUATE ROOM FOR SERVICING THE CITY LINE AND WILL NEVER BE DEVELOPED WE FEEL THE REDUCTION OF THIS SIDE YARD SETBACK CREATES NO NEGATIVE IMPACT OR PUBLIC RISK WHILE OFFERING US THE ABILITY TO ENJOY A GARAGE WHICH IS STILL COMPACT, BUT MORE IN KEEPING WITH THE KIND OF GARAGE SPACE THAT IS TYPICAL IN OUR CR4 ZONING. ALTERNATIVELY, WE DO NOT HAVE THE ABILITY TO MOVE THE SOUTHERN WALL CLOSER TO THE EXISTING HOUSE TO GAIN AREA WITHIN THE GARAGE. IT IS SITUATED SO THAT IT IS 10' FROM THE EXISTING HOUSE WHICH BARELY ALLOWS FOR A SAFE AND FAVORABLE SNOW SHEDDING SITUATION BETWEEN STRUCTURES WITH 12/12 PITCH METAL ROOFING.

IN SUPPORT OF THESE REQUESTS, PLEASE REFER TO THE ATTACHED SITE PLAN AND ENLARGED GARAGE PLAN, AS WELL "11/09/2021 SLOPESIDE ENGINEERING LETTER".

10. EXPLAIN HOW YOUR CASE CONFORMS TO EACH OF THE FOLLOWING REQUIREMENTS (be complete, use additional sheet if necessary):

A. That the variance(s) requested will not amount to a change in the use of the property to a use which is not permitted within the zoning district.

THE VARIANCE ONLY ADDS TO OUR USE OF

THE PROPERTY AND DOES NOT CHANGE IT.

B. That special conditions and circumstances exist which are peculiar to the land such as size, shape, topography or location. If such conditions apply to other parcels in the same district explain how literal interpretation of the provision of these regulations would deprive the property owner of rights commonly enjoyed by other properties similarly situated in the same district under the terms of these regulations.

THE STEEP SLOPE AND TOPOGRAPHY OF OUR

LOT AND OTHERS LOCATED ALONG THE

BLUFF PRESENT CHALLENGES FOR DEVELOPMENT

AND USAGE WHICH COMMONLY RESULT IN

VARIANCE AND DEVIATION FROM TYPICAL CODE GUIDELINES.

C. That the special conditions and circumstances do not result from the actions of the applicant.

THE CONSTRAINTS AND CHARACTERISTICS OF OUR

LOT ARE RELATED PRIMARILY TO THE

SLOPED BLUFF AND NOT CAUSED BY US.

D. Granting the variance will not confer a special privilege that is denied other similar properties in the same district.

GRANTING THE VARIANCE WOULD ALLOW US TO

CONSTRUCT A SMALL GARAGE WHICH IS A COMMON

FEATURE FOR MOST OTHER PROPERTIES IN OUR

ZONING AREA.

E. That the granting of the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity and zone in which the subject property is situated.

WE DO NOT SEE ANY WAY IN WHICH

GRANTING THIS VARIANCE WOULD NEGATIVELY

IMPACT THE PUBLIC OR OUR NEIGHBORHOOD.

11. ATTACH A PLOT PLAN OR DRAWING.

Kathrina Larsen

11/30/2021

Date

Signature of Applicant(s)

### INSTRUCTIONS FOR VARIANCE APPLICATION

1. ANSWER ALL QUESTIONS. Answers should be clear and contain all the necessary information.
2. In answering Question 7, refer to the classification system in the Zoning Regulations and explain in detail the specific standards from which the applicant is seeking relief.
3. In answering Question 9, be specific and complete. In this and all other questions, if additional space is needed you may use additional paper, and list which section number you are continuing.

07/2016

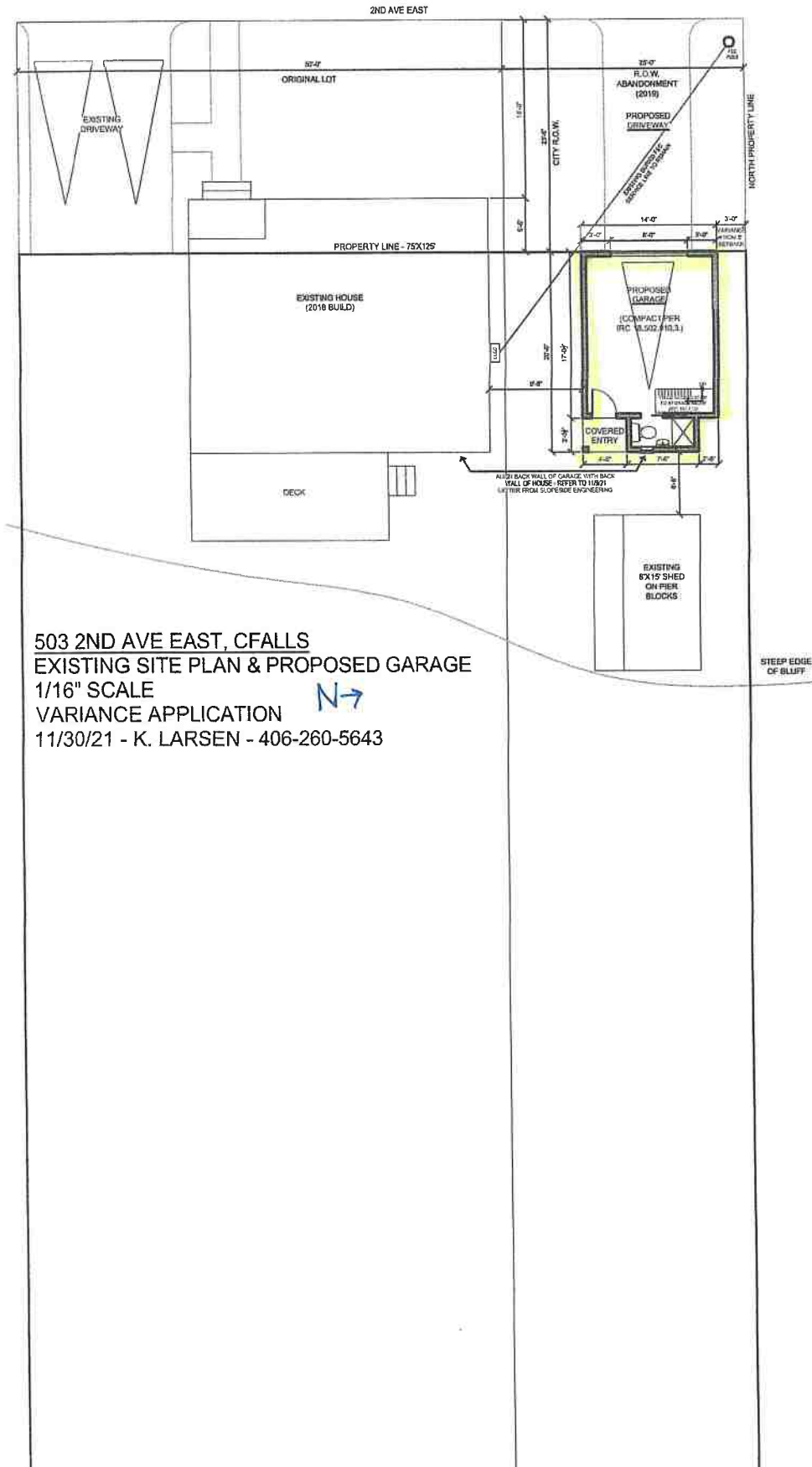
4. Answer Question 10, A-E completely and fully.
5. A plot plan or site plan must be submitted with each application.

1. A fee per the Columbia Falls Planning Department schedule of fees for a variance application as shown below must be submitted with this application to cover the cost of necessary investigation, publication, mailing and processing procedures.

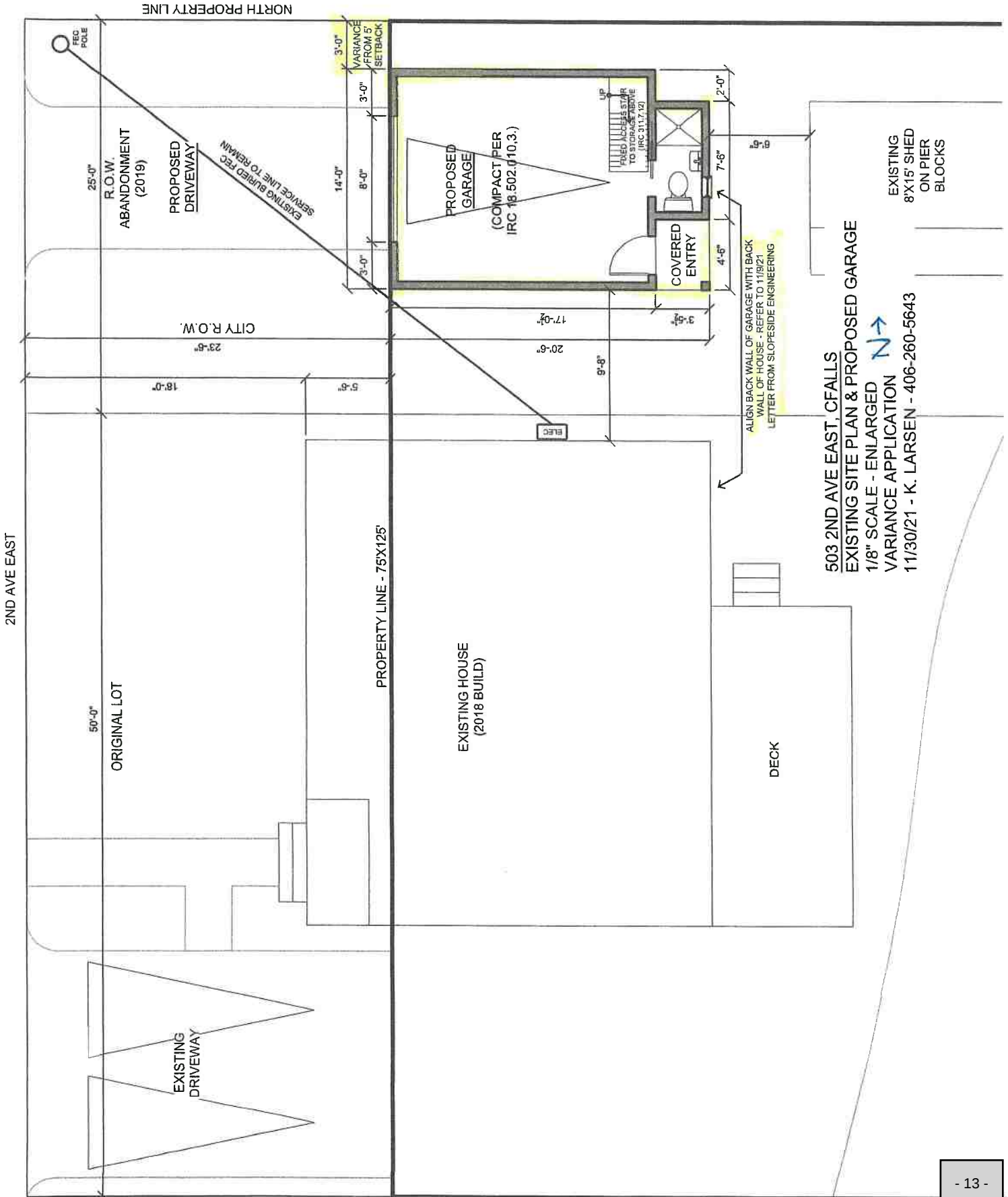
Residential (Single-Family/Duplex) ~~\$300~~ \$550  
 Multi-Family/Commercial/Industrial \$600  
 Letters to adjoining property owners \$5 per address

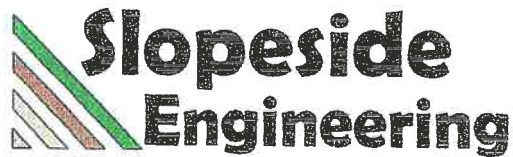
Make checks payable to:

City of Columbia Falls Planning Department



503 2ND AVE EAST, CFALLS  
 EXISTING SITE PLAN & PROPOSED GARAGE  
 1/16" SCALE  
 VARIANCE APPLICATION  
 11/30/21 - K. LARSEN - 406-260-5643





ATTACHMENT TO:

11/30/2021

K. LARSEN

VARIANCE APP.

November 9, 2021

Katrina Larsen  
503 2<sup>nd</sup> Avenue East  
Columbia Falls, MT, 59912

**Subject:      Geotechnical Consultation  
                 Detached Garage  
                 503 2<sup>nd</sup> Avenue East  
                 Columbia Falls, Montana**

Dear Ms. Katrina Larsen,

At your request, Slopeside Engineering, LLC (Slopeside), is providing geotechnical consultation services for the planned detached garage at 503 2<sup>nd</sup> Avenue East, in Columbia Falls, Montana. Slopeside's consultation is limited to a discussion regarding the best planned location of the garage to reduce the risk of adversely affecting the steep slope at the back of the lot. Slopeside was not asked to nor did we, perform a slope stability analysis of the steep slope at the back of the lot; however, Slopeside did observe the slope appears to range from about 1.5H:1V to 2H:1V and is about 40 ft in height. Soil creep that typically occurs in the upper 2 to 3 ft of soil on steep slopes appears to have occurred in some areas of the slope.

We understand the current plan is to construct the detached garage at the property line on the west side of the lot, adjacent to the City of Columbia Falls right of way for 2<sup>nd</sup> Avenue East. The location is set back about 5 to 6 ft farther from the right of way than the existing house, and the back of the planned garage will be in line with the back of the existing house. Positioning the detached garage away from the slope, as planned, will help reduce the risk of adversely affecting the slope against sliding. The detached garage will have a concrete slab-on-grade floor with approximately



*slopesideeng@gmail.com*

*406-270-3480*

*181 Deerfoot Trail  
Kalispell, MT, 59901*

503 2<sup>nd</sup> Avenue East - Columbia Falls, Montana

Slopeside Engineering, LLC

1 ft of fill to raise the floor above surrounding grades. The planned back of the detached garage appears to line up with the back of the existing house which seems appropriate to reduce adding too much weight near the crest of the slope. The existing shed at the crest of the slope is relatively light compared to a concrete slab on grade structure that will require some gravel fill for the concrete slab. In our opinion, locating the garage on the west side of the lot with the back of the planned garage lining up with the existing house, is the preferred location from a slope stability standpoint.

It is important to note that Slopeside provided a cursory review of the project in an effort to satisfy the City of Columbia Falls requirements. This consultation is intended to discuss general slope stability theory and provide an overview of advantages and disadvantages of building location as it relates to slope stability. Slopeside did not provide a Geotechnical Investigation, in depth analysis, design plans, nor an all inclusive list of geotechnical recommendations for this project.

Please contact Slopeside Engineering, LLC, if you have any questions or concerns regarding this letter or our recommendations.

Sincerely,



Joshua Smith, P.E.  
Principal Geotechnical Engineer



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

# Planning Department

PHONE (406) 892-4391

FAX (406) 892-4413

Item No.1.

December 29, 2021

Re: Public Hearing Notice for a Variance.

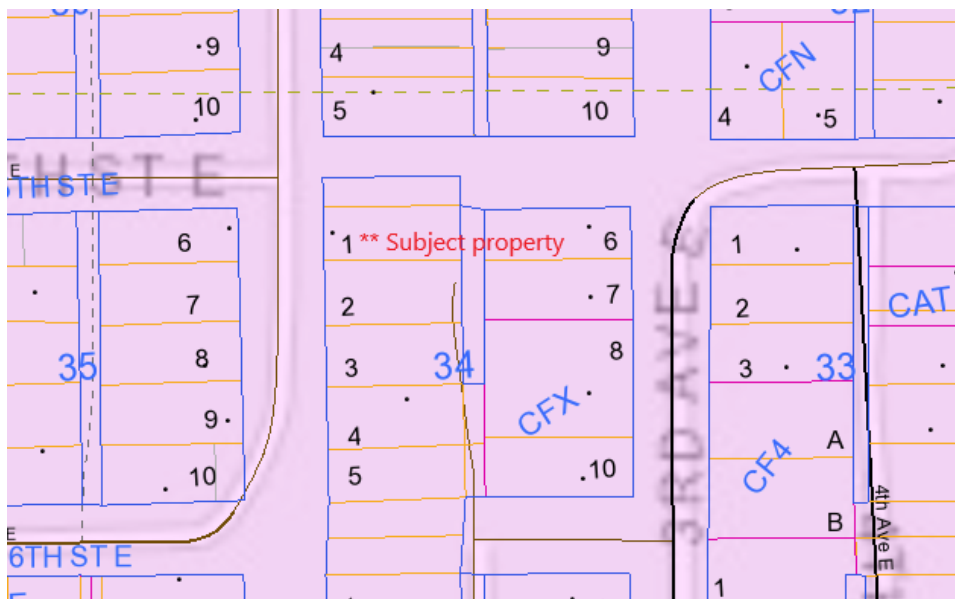
Dear Adjacent Property Owner:

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 variance that would allow the owners of 503 2<sup>nd</sup> Avenue East, Katrina and Jay Larsen, to construct a small single car garage that sits within the front and north side setback.

Our records indicate that you are the owner of property within 150-feet of the proposed variance application. You are welcome to attend the public hearing and provide comment or you may provide written comment to the Board up until 5:30 pm on the day of the meeting.

Sincerely,

Eric H. Mulcahy, City Planner



## **CITY OF COLUMBIA FALLS NOTICE OF PUBLIC HEARING**

The COLUMBIA FALLS BOARD OF ADJUSTMENT will hold a public hearing on Wednesday, January 26, 2022 at 6:00 p.m. in the Council Chambers of City Hall, 130 6<sup>th</sup> Street West, Columbia Falls regarding the following:

VARIANCE REQUEST - Minimum front and side yard setback. This variance would allow the owners of 503 2<sup>nd</sup> Avenue East, Katrina and Jay Larsen, to construct a small single car garage north of the existing house. The proposed garage would extend to the front property line on 2<sup>nd</sup> Ave East and within three feet of the side (north) property line and the City's utility easement. The property is described as Lot 1 of Block 34 of Columbia Falls Townsite in Section 8, Township 30 North, Range 20 West, P.M.M. Flathead County.

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 6<sup>th</sup> Street West, Room A, Columbia Falls, MT 59912 or via email: [staalandb@cityofcolumbiafalls.com](mailto:staalandb@cityofcolumbiafalls.com). For more information on the proposed agenda, please call Eric Mulcahy, Columbia Falls City Planner at 755-6481. To obtain the ZOOM meeting information, 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.

CITY OF COLUMBIA FALLS  
NOTICE OF PUBLIC HEARING  
The COLUMBIA FALLS BOARD  
OF ADJUSTMENT will hold a  
public hearing on Wednesday,  
January 26, 2022 at 6:00 p.m. in  
the Council Chambers of City  
Hall, 130 6th Street West, Co-  
lumbia Falls regarding the fol-  
lowing:

VARIANCE REQUEST - Mini-  
mum front and side yard set-  
back. This variance would allow  
the owners of 503 2nd Avenue  
East, Katrina and Jay Larsen, to  
construct a small single car ga-  
rage north of the existing house.  
The proposed garage would ex-  
tend to the front property line on  
2nd Ave East and within three  
feet of the side (north) property  
line and the City's utility ease-  
ment. The property is described  
as Lot 1 of Block 34 of Columbia  
Falls Townsite in Section 8

Township 30 North, Range 20  
West, P.M.M. Flathead County.  
Persons are allowed to attend  
the hearing in person or via  
ZOOM. Persons are encour-  
aged to submit written com-  
ments prior to the meeting. Writ-  
ten comments carry the same  
weight as public testimony given  
during the hearing. Written com-  
ments 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: sta-  
alandb@cityofcolumbiafalls.com.  
For more information on the pro-  
posed agenda, please call Eric  
Mulcahy, Columbia Falls City  
Planner at 755-6481. To obtain  
the ZOOM meeting information,  
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 29th day of Decem-  
ber, 2021

Susan Nicosia, City  
Manager/Zoning and Planning  
Administrator  
COLUMBIA FALLS BOARD OF  
ADJUSTMENT

January 9, 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. 28254**

**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 9, 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.

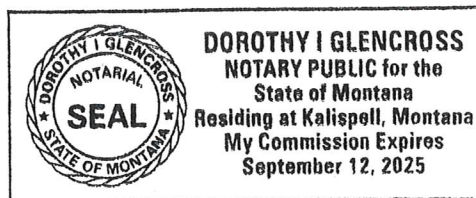
*Mary Booth*

Subscribed and sworn to  
Before me this, January 9, 2022

*Dorothy I. Glencross*

Dorothy I. Glencross

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



Item No.1.