



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, OCTOBER 13, 2020 BEGINNING AT 6:30 PM
COUNCIL CHAMBERS CITY HALL

Please contact City Clerk Barb Staalnd to register for ZOOM meeting by emailing staalndb@cityofcolumbiafalls.com

CALL TO ORDER AND ROLL CALL

APPROVAL OF MINUTES:

1. Approval of August 11, 2020 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. The Columbia Falls City-County Planning Board will hold a public hearing for the following item at their regular meeting on Tuesday, October 13, 2020 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 November 2, 2020 starting at 7:00 p.m. in the same location. Both hearings will be conducted in accordance with the most current recommended and/or required public health and safety protocols in place at the time of the hearing. The City website, <https://cityofcolumbiafalls.org>, will contain updated information if there is any change to the planned hearings

Request to establish a Mixed Use Planned Unit Development in the Columbia Falls Zoning Jurisdiction:

The Nitopi Family Trust is requesting a Mixed Use Planned Unit Development overlay for the property located at 812 4th Ave West which is at the corner of 8th Street West and 4th Ave West. The PUD will create nine residential units and three commercial spaces in two buildings on the half acre parcel. The three story building will meet the setback and height standards of the CB-2 (General Business) zoning district as well as providing 22 off-street parking spaces. The property is described as Assessors' Tract 8AA (Parcel B of COS 12484) in the SW1/4 of Section 8, Township 30 North, Range 20 West, P.M.M., Flathead County.

A. Adopt Staff Report CPUD-20-04 as Findings of Fact

B. Recommend of of PUD with conditions to City Council

ADJOURNMENT

Next Regular Planning Board Meeting – November 10, 2020

**CITY OF COLUMBIA FALLS
MINUTES OF THE REGULAR MEETING
HELD AUGUST 11, 2020**

CALL TO ORDER AND ROLL CALL

PRESENT

Claudette Byrd-Rinck via ZOOM/phone
Kurt Nelson via phone
Patti Singer
Robert Smith
Steve Duffy

ABSENT

Russ Vukonich
Mike Shepard
Steve Hughes
Sam Kavanagh

Also present were City Manager Susan Nicosia, City Planner Eric Mulcahy, City Attorney Justin Breck, and Public Works Clerk Alex Vissotzky.

APPROVAL OF MINUTES:

Minutes of the July 14, 2020 Regular Planning Board Meeting - Motion made by Singer, seconded by Smith to approve the minutes as read. Voting Yes: Claudette Byrd-Rinck, Kurt Nelson, Patti Singer, Robert Smith, Steve Duffy.

VISITOR OR PUBLIC COMMENT: None.

PUBLIC HEARINGS AND ACTION:

Acting Chairman Duffy read the notice of hearing and asked for the staff report presentation.

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

Ruis Holdings 540 Nucleus Ave LLC is requesting an Amendment to their Planned Unit Development overlay for the property located at 540 Nucleus Avenue which was the former Bank of Columbia Falls site. The owner is amending the PUD to remove the planned three story south building and will instead remodel the former bank building instead of removing and replacing with a new building at this time. In addition, the owner is amending the north building to allow ground floor residential condominiums on the back half of the building but retaining retail/office space on the front half ground floor. The PUD is proposing two options for 48 parking spacing to serve the site. Option A would construct below grade parking under the north building. The second option would be to construct at grade parking where the old bank offices were located along 1st Avenue West. As with the original PUD, the building height for the north building will be 42'-8" to the top of the roof. The proposed development otherwise conforms to all of the zoning requirements. The property is described as Lots 1-15, Block 37, Columbia Falls Townsite in Section 8, Township 30 North, Range 20 West, P.M.M., Flathead County.

CITY OF COLUMBIA FALLS
MINUTES OF THE REGULAR MEETING
HELD AUGUST 11, 2020

Planner Mulcahy presented Staff Report CPUD-20-03 to the Board. The amended plan for the PUD was brought forward in part due to Covid-19 protocols making the applicant re-evaluate their plans. They decided to segregate the health club/gym and residential uses. Mulcahy recommended 16 conditions similar to the ones in the previously adopted PUD.

Duffy asked the Board if they had any questions for Mulcahy. Duffy asked if the underground parking option was viable and if a geotechnical engineer had studied it. Mulcahy stated they covered the reasons in the application and that this proposed amended project is very scaled down. Duffy asked what happens to the rest of the block after the phases are complete. Mulcahy stated that Phase 1 is the construction of the north building. Phase 2 is to remodel the old bank and other buildings, possibly adding a pool on the southeast corner. Mulcahy noted that more green space will be kept under the amended plans. Smith verified that residential use is ok on the ground level floor. Mulcahy confirmed that it is permitted with a PUD. Singer questioned if the residences would be individually owned, Mulcahy confirmed that the applicant has indicated that the units will be condos.

Duffy asked the applicant to present to the Board. Aaron Wallace, of Montana Creative, Architect, presented the options as outlined in the staff report. Wallace noted that Option 1 was to use the existing bank tunnels for parking, with one space per residence. Option 2 is the north building containing 2.5 floors of residential use and .5 of the ground floor for commercial, approximately ¼ of the block will be parking. The total residential units are 48, with studios on the 1st floor and 2 or 3 bedrooms on the 2nd and 3rd floor. There are two commercial units on the first floor. The owner wants to keep the Nucleus side (east side) for commercial use and transition to residential on the west side of the building. Residential spaces are easier to rent than commercial spaces. CB-4 allows for vacation rentals with appropriate inspections and licensing. Vacation rentals would drive use in the downtown area. 62 parking spots would be created, although none are required for the CB-4 zone. The commercial uses could include a restaurant but the actual use is unknown at this time. The old bank building would be renovated and kept in use.

Duffy asked the Board if they had any questions for the applicant. Singer asked if there were any issues with residential use on the ground level of the Duvall building to which Mulcahy stated there had been none. Duffy questioned why there would be an objection to first floor residential. Wallace replied that usually downtown development like window-shoppers for the commercial uses. Wallace stated that is why the owner planned the commercial uses on Nucleus Ave.

Duffy opened the hearing at 7:12PM and closed the hearing with no one wishing to testify. Nicosia noted that the City had not received any written comments on the amended PUD application.

Motion made by Singer, seconded by Byrd-Rinck to adopt Staff Report CPUD-20-03 as findings of fact. Voting Yes: Claudette Byrd-Rinck, Kurt Nelson, Patti Singer, and Steve Duffy. Voting No: Robert Smith.

Duffy said this is very similar to the first plan. Smith stated the applicant is trying to promote both residential and commercial downtown but he disagrees with the first floor residential. Residential use is supposed to be long-term and these will likely be vacation rentals. Wallace said there are only 15 ground floor units and 48 total units. Smith said there is potential for the units to become downtown vacation rentals, which are inexpensive to manage and have less hoops to jump through. Singer replied that not necessarily all of them would become vacation rentals and she stated that vacation rentals are not necessarily easier to manage. She stated that the commercial area needs help and adding residences downtown would help them and possibly drive more commercial uses downtown. The use of the space is up to the individual homeowners Singer noted.

CITY OF COLUMBIA FALLS
MINUTES OF THE REGULAR MEETING
HELD AUGUST 11, 2020

Nelson stated that he agrees with Singer's comments. Duffy asked about current commercial space on the plans. Wallace stated that currently there is 7,500 sq. ft. planned commercial and 15,000 sq. ft. residential. He noted that the owner has found it is extremely hard to fill that large amount of commercial space, especially when there is already vacant commercial spaces downtown.

Duffy motioned to add Condition 17: install safety fencing around the project during construction. Seconded by Singer, all members voted in favor.

Motion made by Singer, seconded by Byrd-Rinck to recommend approval of the PUD with 17 Conditions to City Council. Voting Yes: Claudette Byrd-Rinck, Kurt Nelson, Patti Singer, and Steve Duffy. Voting No: Robert Smith.

ADJOURNMENT – 7:28 PM

Acting Chairman

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, October 13, 2020 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 November 2, 2020 starting at 7:00 p.m. in the same location. Both hearings will be conducted in accordance with the most current recommended and/or required public health and safety protocols in place at the time of the hearing. The City website, <https://cityofcolumbiafalls.org>, will contain updated information if there is any change to the planned hearings

Request to establish a Mixed Use Planned Unit Development in the Columbia Falls Zoning Jurisdiction:

The Nitopi Family Trust is requesting a Mixed Use Planned Unit Development overlay for the property located at 812 4th Ave West which is at the corner of 8th Street West and 4th Ave West. The PUD will create nine residential units and three commercial spaces in two buildings on the half acre parcel. The three story building will meet the setback and height standards of the CB-2 (General Business) zoning district as well as providing 22 off-street parking spaces. The property is described as Assessors' Tract 8AA (Parcel B of COS 12484) in the SW1/4 of Section 8, Township 30 North, Range 20 West, P.M.M., Flathead County.

Persons are allowed to attend the hearing(s), subject to the most recent public gathering restrictions enacted by County and State agencies at or prior to the time of the hearing. 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.

DATED this 14th day of September, 2020

Susan Nicosia

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

Publish: Daily Interlake Sunday September 27th, 2020

**ZONE CHANGE REQUEST
COLUMBIA FALLS AREA ZONING JURISDICTION
812 4TH AVE WEST PUD - PLANNED UNIT DEVELOPMENT
CITY OF COLUMBIA FALLS STAFF REPORT # CPUD-20-04
September 30, 2020**

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

BACKGROUND INFORMATION

A. PETITIONERS

Nitopi Family Trust, Thomas and Terrie Nitopi
1195 Whitefish Hills Drive
Whitefish, MT 59937

B. PETITIONER'S TECHNICAL ASSISTANCE

Bruce Lutz, ASLA
WGM Group
431 1st Ave West
Kalispell MT 59901
(406) 250-1410
blutz@wgmggroup.com

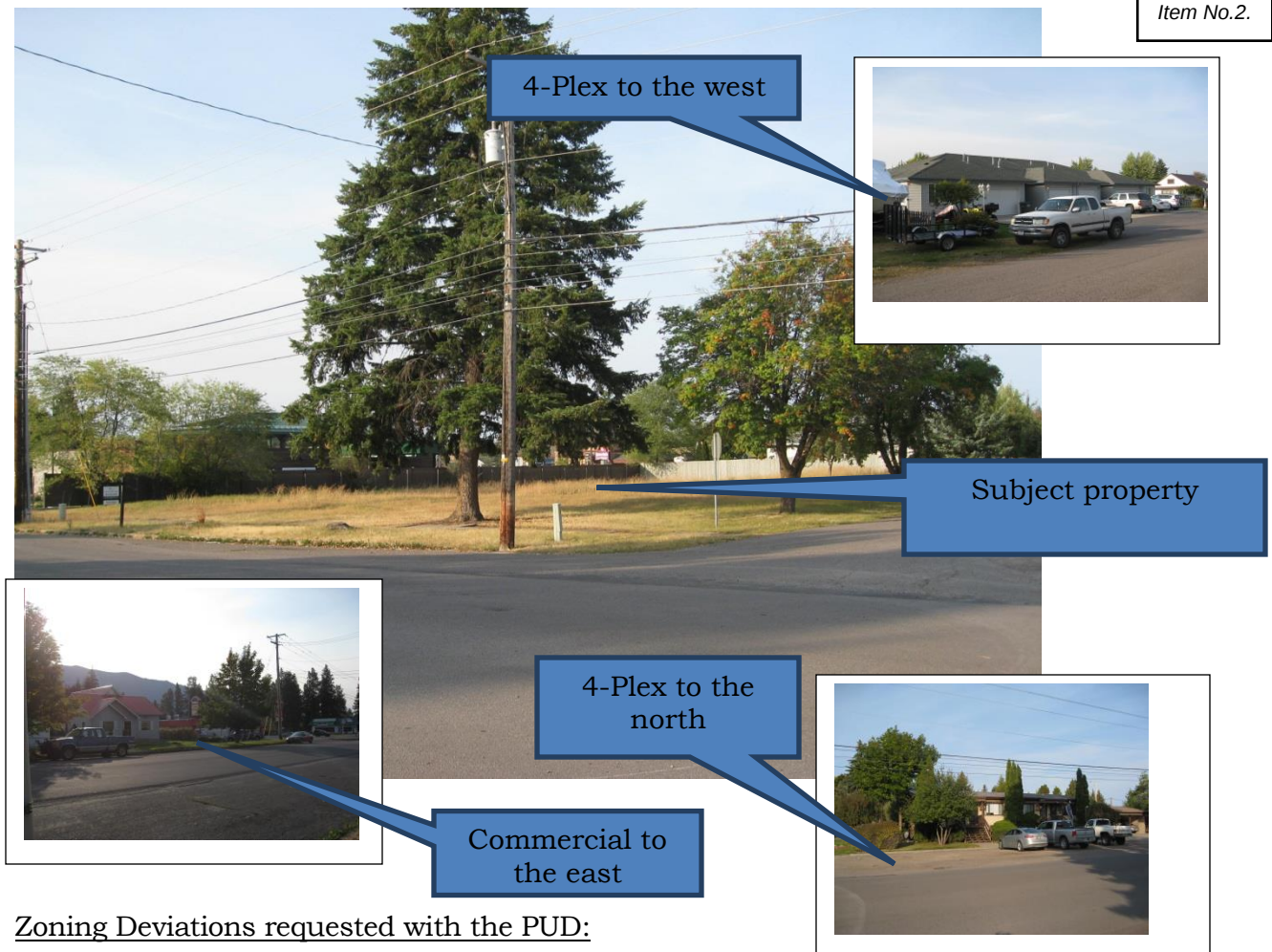
C. LOCATION/DESCRIPTION

The property is located at 812 4th Avenue West in Columbia Falls and is currently a vacant lot just north of the new Whitefish Credit Union. The site was previously used as an upholstery shop. The property is described as Assessor's Tract 8AA (Parcel B of COS 12484), SW 1/4, 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 nine residential units and three commercial units. The development will consist of two three story buildings. The eastern building which fronts 4th Ave West will have three commercial/office units on the main floor and three two-story residential units on the second and third floor levels. The western building will have three single-level residential units on the main floor and three two-story residential units on the second and third floor levels. The development will provide 22 off-street parking spaces and there are approximately nine on-street spaces although the on-street parking does not typically count towards meeting the parking standards.

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:

Parking – The proposed PUD would require 25 off-street parking spaces to comply with the Columbia Falls Zoning Ordinance. The applicant is proposing 22 off-street spaces and the zoning regulations require 25 parking spaces.

Mixed Use – The underlying CB-2 zoning district is primarily reserved commercial uses of all types and very limited residential use. With the proposed PUD, there will be commercial use along 4th Avenue West but the remainder of the project will be devoted to residential condominiums.

These deviations will be discussed further in this report.

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 west, north, and northwest are residential while the uses to the south and southeast 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

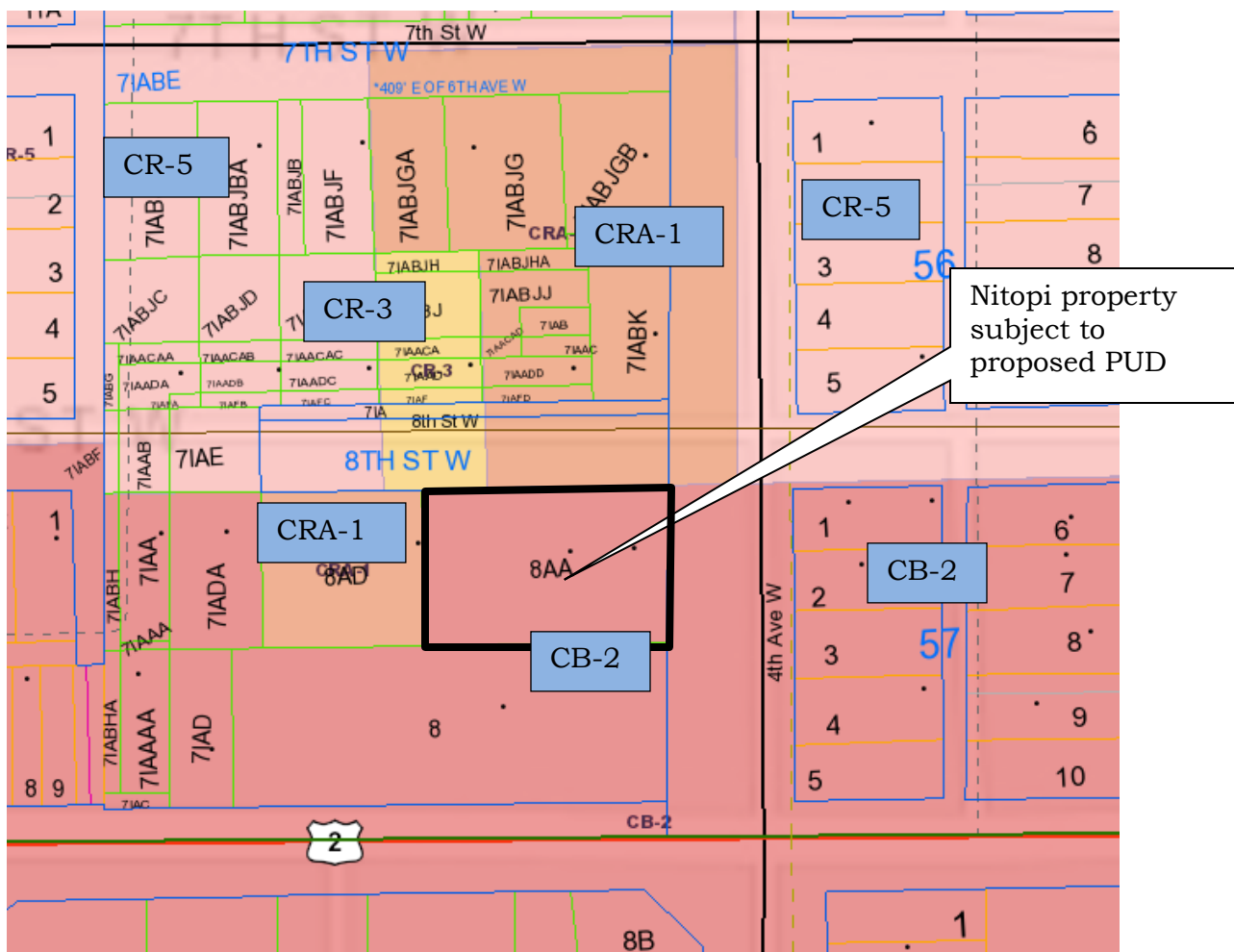
The proposed PUD complies with the basic land use category of the underlying zoning classification (CB-2) which has no minimum lot area, no minimum lot width, no maximum lot coverage, setbacks of 15-foot front, 5-foot side and 15-foot rear when abutting residential districts, and a maximum height limit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

F. EXISTING LAND USE

Many years ago the property had an upholstery shop that was located in an old house. The shop was removed about 12 or 14 years ago and the property has been vacant ever since.

G. ADJACENT ZONING AND LAND USE:

North	CRA-1 and CR-3	Multi-family residential
South	CB-2	Commercial – Whitefish Credit Union
East	CB-2	Residential, Office, & Restaurant
West	CRA-1	Multi-Family Residential



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 a parcel of Tract land created by COS 12484. The property measures approximately 125' by 192' = 24,000 square feet or 0.55 acres. The CB-2 zoning district does not have a minimum lot size, maximum lot coverage, minimum parking requirement 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 Multi-family residential use and PUD comply with the Columbia Falls 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.
Central Business District *(This is not in the traditional downtown but it is very close):*
- Policy 2a Work to promote redevelopment, revitalization of commercial buildings in the downtown core.
- Policy 2d Reinforce and take advantage of downtowns strengths, including its higher concentration of people, investment in buildings and infrastructure, intricate mix of land use, historic and architectural character, pedestrian orientation, and visitor attraction.

- Recognize that there are special parking considerations downtown which differ from other areas, encourage innovative parking management, effective regulation of on-street parking, shared parking provisions, parking standards that encourage reuse of upper floors, and provisions of public parking lots and structures.
- Support mixed use projects in this area which blend traditional commercial with office and residential housing opportunities.

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 a conceptual architectural package. If the PUD is approved, the applicant will engage an Architect to provide the detailed design and construction package. This architectural design package will be reviewed for compliance with the “Small Building” design standards found in Chapter 18.441 of the Columbia Falls Zoning Ordinance.

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

The parcel is located in the downtown business district near Highway 2, an arterial, and 4th Avenue West, a collector street, providing access to the Columbia Falls Glacier Gateway Elementary School. There are high concentrations of people and traffic and the transportation system is designed to handle the traffic.

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

As stated above, one of the deviations requested by the applicant is for parking. The applicant is providing 22 off-street parking spaces and the Columbia Falls Zoning Regulations require 25 parking spaces (2 spaces per residential unit and one space per 400 feet of commercial. There are 2,772 square feet of commercial space). The project is three spaces short of complying with the regulations and the applicant shows that there would be 9 on-street parking spaces available adjacent to the property. The applicant states that when most of the residential homeowners leave for work, it frees up spaces for the 9-5 commercial units and most customers of the commercial use would use the on-street parking. It would appear with the ample on-street parking and the potential to share parking, the three space deviation should not be a significant hardship.

Intensive use is anticipated with the CB-2 zoning and the proposed mixed use project should not have a negative impact on neighboring streets.

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

The project was reviewed by the Columbia Falls Fire Chief at site review. Chief Weeks reviewed the project for circulation, access, and hydrants locations. The Chief was satisfied with the basic site plan but will review the final engineering plans for hydrant location. Items such as the required sprinkling and hose connections will be reviewed at the time of building plan review. The property has good access to the City streets. The buildings will meet the City’s maximum height standards.

4. Will the requested change promote the 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 and west property boundaries in this instance. However as this is a PUD it requires open space and in this transitional area between commercial and residential the applicant is showing 31.7 percent of the lot in landscaped area. The openness of the site plan helps this mixed use PUD blend with the neighborhood. Given that the proposed PUD sits on the same block as the Whitefish Credit Union, a Town Pump, and a Multi Family 4-plex and some single family residences, the proposed use will provide 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 mixed use 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, sewerage, schools, parks and other public requirements?

The property is located along two city streets with a significant commercial and multi-family presence. The property is a block away from the Glacier Gateway Elementary School and 4th Ave West is considered a collector street within the City. 4th Avenue West is on the Urban Transportation priority list for a major street rebuild in the City. The reconstruction of the street will include sidewalks from Highway 2 (9th Street) north to Railroad Street. Currently there are no sidewalks on 8th Street West adjacent to the proposed project and the existing sidewalk on 4th Ave. is in poor condition and must be replaced. Staff is recommending a condition to require six foot sidewalks along both street frontages.

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 as well as the CRA-1 (Residential apartment) zoning that is located just north and west of the subject property. The mixed use PUD will blend the commercial uses with the multifamily residential and provide landscaped yard space that is not required for most commercial uses.

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

The character of the neighborhood is a mix of commercial uses on the south half of the block and east of 4th Avenue West and multi-family residential located north of 8th Street West and west of the subject property. The proposed mixed use PUD is a good solution to the transition between commercial and residential. The proposed PUD does give consideration to the neighborhood.

11. Will the new zoning affect property values?

The property is currently a vacant lot. The new construction will have a positive impact on property values in the neighborhood.

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

The property is zoned CB-2 (General Business). Mixed use is encouraged in the downtown area and although this is not in the historic downtown it is within easy walking distance of Nucleus Avenue. The mixed use facilitates walkable communities by providing opportunity for people to walk or bike to work. This specific property is located on a lot that transitions from commercial to high density residential. The proposed development easily blends with the neighboring commercial and residential uses.

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, City streets, and a soon to be constructed sidewalk network. The requested mixed-use PUD is consistent with the neighboring uses that are both commercial and multi-family residential.

RECOMMENDATION

Staff recommends Columbia Falls City-County Planning Board and Zoning Commission adopt Staff Report #CPUD-20-04 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 Nitopti PUD will allow the following deviations:
 - a. Parking - 22 parking spaces.
 - b. Mixed use with residential and commercial use.
3. The project shall be built in substantial compliance with the PUD Site Plan dated September 1, 2020 and prepared by WMW Group.
4. The Columbia Falls Fire Chief shall approve the fire hydrant location.
5. Landscaping and landscaping features will generally follow the PUD plan with the understanding that the PUD plan is not a detailed Landscaping Plan. The applicants shall provide the City Manager a detailed Landscape plan. The landscape plan shall be approved and the landscaping installed prior to the issuance of an occupancy permit. If, due to weather, the landscaping cannot be completed prior to occupancy, the applicant may enter into a developer's agreement with the City of Columbia Falls and provide security (bond or letter of credit) in the amount of 125% of the landscape

improvements. The security amount will be determined by actual bid or licensed engineer. The developer's agreement will not be for longer than six months.

Item No.2.

6. The applicant shall construct a six foot wide detached sidewalk along the 4th Avenue West and 8th Street West frontages along with curb and gutter.
7. The applicant shall submit an engineered and stamped drainage plan to the Columbia Falls Public Works for review and approval prior to issuance of a building permit. Said plan shall also include snow storage.
8. The developer will produce a sign plan for the three commercial uses that is compliant with the zoning regulations. Future sign permits will be reviewed subject to the master sign plan.
9. The architectural designs submitted with the application were only to provide context and scale of the proposed project and as such were not reviewed for compliance with the "Small Building" requirements of the Columbia Falls Zoning Ordinance. The applicant shall submit the detailed architectural building plans to the Planning Office for review and approval prior to obtaining a Building Permit.
10. The applicant will construct a site obscuring fence with gates around the dumpster site. The refuse screening shall be included with the building permit plans.
11. The lighting details will be reviewed at the building permit stage to insure that they comply with the 18-foot height standards and that all lighting has full cut off and/or opaque shields.
12. 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.

Thursday, September 3, 2020

Susan Nicosia, City Manager and Planning Director
City of Columbia Falls.
130 6th Street West
Columbia Falls, MT 59912

Attn: Susan and Eric Mulcahy

Re: PUD overlay application, 812 Fourth Avenue West, Columbia Falls

Dear Susan:

On behalf of Tom and Terry Nitopi please find attached a check for \$1,275.00 and an application package for a CB-2 PUD overlay for their property at 812 Fourth Avenue West. The application includes the following:

- 1) Application form with signatures,
- 2) PUD Summary,
- 3) PUD Plan (WGM Sheet 1 of 3)
- 4) PUD Buildings (WGM Sheet 2 of 3),
- 5) PUD Schematic Landscape Plan (WGM Sheet 3 of 3),
- 6) COS Exhibit, and
- 7) Surrounding Zoning Exhibit.

Thank you for your attention. Please call if you have any questions.

Sincerely,
WGM Group, Inc.



Bruce Lutz A.S.L.A
Senior Planner and Landscape Architect



Planning Department

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

PHONE (406) 892-4391

FAX (406) 892-4413

Item No.2.

APPLICATION FOR PLANNED UNIT DEVELOPMENT (PUD)

Project Name: 812 4th Avenue West PUD
Name of Applicant: Nitopi Family Trust, Thomas and Terrie Nitopi
Mailing Address: 1195 Whitefish Hills Drive
City/State/Zip: Whitefish, MT 59937 Phone: 775-636-2461
Name and address of owner if different than applicant:
Name: _____
Mail Address: _____
City/State/Zip: _____ Phone: _____
Technical Assistance: Bruce Lutz A.S.L.A. , WGM Group
Mail Address: 431 1st Avenue West
City/State/Zip: Kalispell, MT 59901 Phone: 406-250-1410
If there are others who should be notified during the review process, please list those.

Check One:

☒ Initial PUD Proposal
☐ Amendment to an existing PUD

Property Address: 812 4th Avenue West, Columbia Falls, MT 59912
Total Area of Property: .554 Acres
Legal description including section, township, range: _____
S08, T30N, R20W, 12484-B, Parcel N/A, TR8AA In SE4SE4SW4
The present zoning of the above property is: _____
CB-2, General Business

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

See Summary and Drawing Exhibits Attached

- 1) An overall description of the goals and objectives for the development of the project.
- 2) In cases where the development will be executed in increments, a schedule showing the time within phases will be completed.
- 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;
- 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;

- 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;
- 6) The relationship, beneficial or adverse, of the planned unit development project upon the neighborhood in which it is proposed to be established;
- 7) How the plan provides reasonable consideration to the character of the neighborhood and the peculiar suitability of the property for the proposed use;
- 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;
- 9) How the development will further the goals, policies and objectives of the Columbia Falls Growth Policy;
- 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.

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

September 2, 2020
Date

Thomas Nitopi

Owner Signature

September 2, 2020

Date

PUD Summary:

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

The objective of this mixed-use project is to provide an opportunity for both residential and limited commercial/office space on a relatively compact .55 acre site within close proximity to both existing multi-unit residential properties and the Columbia Falls CBD and commercial uses to the south and east. The proposed easternmost building will accommodate three commercial/office spaces on the ground level and three two-story residential units on the upper two levels and fronts 4th Avenue West. The westernmost building will accommodate three single-level residential units on the ground level and three two-story residential units on the upper two levels and is adjacent to an existing two-unit residential building to the west. Most of the parking for both buildings is sited internally and includes 22 spaces with one handicap accessible space. The street perimeter of the site will allow for 9 additional spaces adjacent to the proposed buildings. Building heights will comply with the underlying CB-2 zoning district. The submitted elevations and floor plans are placeholders for the proposed project. Detailed architectural plans will be submitted at a future date but well within the proposed PUD lifespan. Condominium ownership of the building units is proposed with common space the responsibility of the owner association.

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

At this time, the owner plans to build the westernmost building first and then follow with the building that will orient to 4th Avenue West. The parking lot will be built out during the initial construction phase.

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;

The application for a PUD overlay seeks a mixed-use designation that would allow for residential units in combination with the proposed and permitted commercial/office spaces. Due to the fact that adjacent uses include residential and commercial/office, the proposed PUD overlay supports a blend of uses that make good land use sense for this site. CB-2 setbacks are proposed with the notion that the internal and external parking will support both residential and commercial/office spaces with some sharing of residential spaces to commercial/office use during working hours. The total spaces available including on-site and off-site total 31 parking spaces.

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 extent of open space landscaping and parking are illustrated on the attached site and schematic landscape plans. A portion of the open space will be dedicated to landscaped on-site storm drainage retention. Common spaces will be maintained and owned by the Owners Association. Please refer to the attached site and landscape schematic plan that further defines the plans for site landscape, parking and drainage. The proposed residential density for this mixed-use proposal amounts to 9 residential units and 3 commercial/office spaces on ½ acre.

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;

The proposed development will be served with existing and adjacent infrastructure provided by the City of Columbia Falls including water and sanitary sewer. Existing utilities include a 6" water main and 8" sanitary sewer in 8th Street West and a 16" water main in 4th Avenue West. The City is currently seeking a grant to rebuild 4th Avenue West including utilities and new curb and gutter, grass boulevard and 6' sidewalk. Glacier Gateway School to the north will be totally rebuilt in the coming year. Both the high school and middle school are within walking and bicycling proximity to the site. Pedestrian access is available via perimeter sidewalks. The development of the site will include extension of city sidewalks to the west boundary of the property. The site is one property away (Whitefish Credit Union) from being directly across the street from Pinewood Park and the City aquatic facility as well as one block away from Glacier Gateway track and community facilities to the north.

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

The proposed mixed uses for the property are very similar to the uses on all four perimeters of the site including commercial to the south, residential and commercial to the east and residential to the north and west. The blended uses proposed for the site draw a parallel to the surrounding existing uses and densities and create a kind of bridge between existing land uses.

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

It is of note that surrounding residential units include multi-family attached units to the west and north of the site. The structure adjacent to the west property boundary is a four-plex residential building with a 6 foot-high fence along the east boundary while the structure to the north across 8th Street West includes two four-plexes. Whitefish Credit Union's new facility is located to the south separated from the subject site by a 6 foot-high fence. The properties to the east include Tien's Restaurant to the southeast, Breck Office Building and a single-family residence across 4th Avenue West and a residence on the corner of 4th Avenue West and 8th Street West. The neighborhood is already mixed-use by nature.

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;

As stated, the subject property creates a land-use bridge between existing multi-family attached housing and existing commercial uses in the surrounding neighborhood. The proposed PUD overlay proposes both elements of land-use existing adjacent to the property.

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

The proposed PUD overlay is consistent and compatible with the goals, policies and objectives of the 2019 Columbia Falls Growth Policy including but not limited to the following:

Goal “3. Orderly growth and efficient use of space consistent with fiscal soundness, environmental conservation, and community vitality”.(P. 21)

Goal “7. Encourage a healthy supply of new housing stock to serve Columbia Falls’ growing population and continue to provide housing affordable to the average working family.”(P.21)

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.” (P.25)

Goal “2. Residential development that does not excessively burden the local government and is adequately served by public facilities and services.” (P.25)

Policies:

“3. Urban Residential:

a. Urban residential areas should be encouraged to be developed where adequate services and facilities are available, or extensions can be provided.

b. Typical densities are two to eight dwellings per gross acre.

c. Single-family houses are the primary housing type. Duplexes, guest houses, accessory apartments, and small dispersed areas of multifamily housing are also anticipated.

d. Urban density residential areas should be fully served by urban infrastructure and municipal services, including paved streets, curbs, sidewalks abutting all residential lots, boulevards and public sewer and water.

e. These areas should have convenient pedestrian and vehicle access to neighborhood business districts, parks, and elementary schools.” (P26)

“4. Multi-family Residential:

a. Multifamily residential areas, as shown on the growth policy map, have typical densities of eight to twenty dwellings per gross acre, as may be appropriate to the site.

b. Small high-density residential districts are encouraged to be dispersed throughout the urban area. These districts should be located predominantly near schools, buffering retail and business areas and adjacent to major streets.

c. Multi-family housing developments should be designed to fit compatibly within larger single-family neighborhoods.

*d. Townhouses are encouraged to be a primary housing type in these areas. Additional common housing types include low-rise apartments, duplexes, manufactured home parks, **and upper floors of mixed-use buildings.***

e. In transitional areas zoned for multi-family residential use but developed primarily as single-family houses, conversion of existing houses to offices is encouraged, in order to maintain investment in the existing building stock and ease the land-use transition.

f. Multi-family residential areas should be within close proximity to small parks or common open spaces. When parks are not immediately available or are under sized, projects should contribute to the development of neighborhood parks and open space.

g. High density areas should be fully served by urban infrastructure and services. This includes paved streets, curbs, sidewalks abutting all residential lots, boulevards and public sewer and water. h. As density increases to 4-plex or larger buildings, increased design standards should be required.”

“9. All new residential developments should provide adequate off-street parking.”

“10. All residential areas should be served by sidewalks or bike paths. Where new projects abut collector or arterial roads, bike and pedestrian paths and trails should be incorporated in place of standard sidewalks.”

14. Residential lighting that is properly shielded and directed to avoid the spread of fugitive light is encouraged both on residential streets and for multi-family and non-residential uses in residential neighborhoods.

15. Designate new areas for urban scale residential expansion adjacent to the city limits that can be served by municipal services to accommodate anticipated future residential growth.

“16. 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.*
- b. Utilize for residential and development areas where a variety of lot sizes might result in more innovative design and environmental protection.” (P.26-29)*

Commercial Development

Issues:

“2. Downtown Columbia Falls (Nucleus Avenue) continues to evolve with new development of mix use buildings and interest in rehabilitation of old structures.

“7. The Columbia Falls downtown neighborhood has a perceived parking problem.” (P.29)

Goals:

1. Balanced commercial development providing convenient access to a broad selection of goods and services.

2. Columbia Falls is a gateway community to Glacier National Park and the surrounding recreational assets which provides the traveler and residents with a broad array of retail businesses, services and 30 accommodations. Columbia Falls should continue to support business and services catering to the visitor as well as the local resident. (P.30)

Policies:

“a. Design and locate development to protect public health and safety, ensure adequate provision of services; fit the character of its surroundings, and encourage the most appropriate use of land.

b. 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, the Flathead River and public access to the River.

c. Utilize the Planned Unit Development process to ensure that commercial areas provide appropriate buffers to adjacent residential areas, and that all planned uses are compatible.” (P.30)

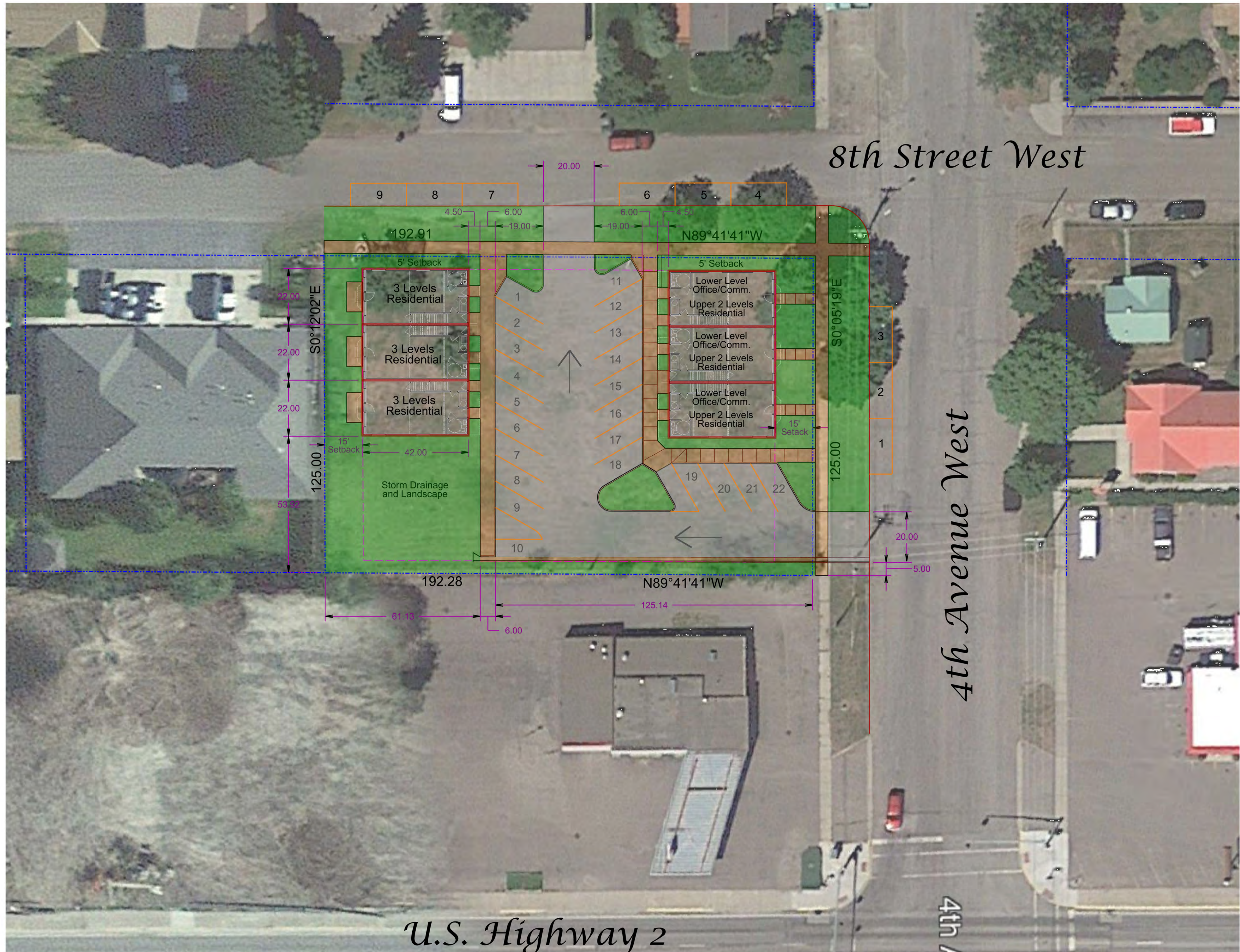
Recommendations:

“7. Support zoning Nucleus and a Historic District to promote mix use, multifamily, and commercial uses in same structure.”

The above excerpts from the growth policy support the subject PUD Overlay with a punctuation of the above “recommendation”.

See Attached Exhibits for items listed below:

- 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.*

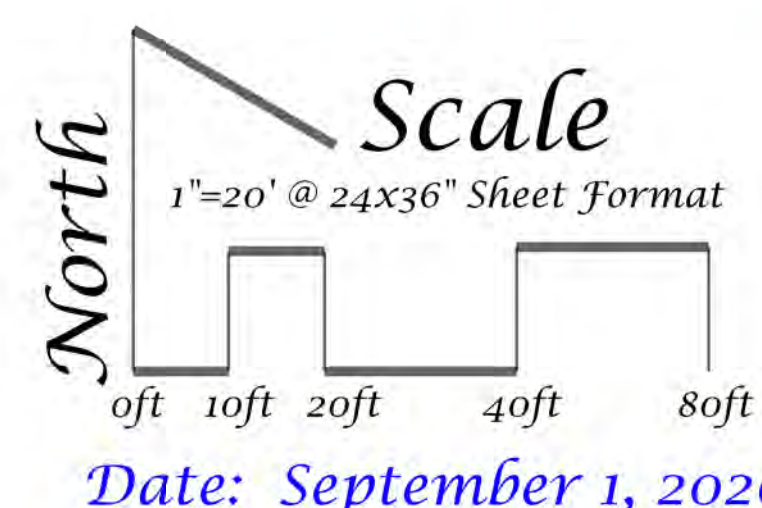


U.S. Highway 2

8th Street West

4th Avenue West

PUD Site Plan



General Summary

Total Site Area = .553 Acres, 24,088.7 Sq.Ft.

Current Zoning: CB-2, General Business

Proposes Zoning: CB-2 with PUD Overlay

Total Area in Parking = 8,503 Sq.Ft.
(35.3%)

Total Area in Walkways and Patios = 2,591 Sq.Ft.
(10% of Tot.)

Total Area in Landscaping = 7,686 Sq.Ft.
(31.7% of Tot.)

Total Building Footprints = 5,544 Sq. Ft.
(23.0% of Tot.)

Total Off-Street Parking = 22 Spaces
Total On-Street Parking = 9 Spaces

Landscaped Parkways = 4249 Sq. Ft.

Mixed Unit Summary

3 Commercial Units
9 Residential Units

East Building Unit Sizes (22x42'x3):
Lower Level Office/Comm. = 924 SF
Upper Two Levels Residential = 1848 SF

West Building Unit Sizes (22x42'x3):
Lower Level Residential = 924 SF
Upper Two Levels Residential = 1848 SF

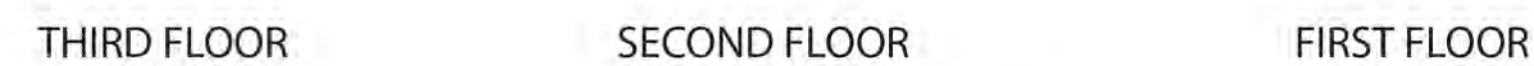
812 4th Avenue West - CB-2 PUD Site Plan

Owner: Nipotopi Family Trust

Columbia Falls, Montana

REVISIONS:		
NO.	DESCRIPTION	DATE

PROJECT:	XX-XX-XX
LAYOUT:	Layout Name
SURVEYED:	Initials
DESIGN:	BFL
DRAFT:	BFL
APPROVE:	Initials
DATE:	



www.houseplans.pro
Bruinier & associates, inc. building designers ©
1304 SW Bertha Blvd. Portland, Oregon 97219 (503-246-3022)



Schematic Building Plans

Note:
The above plans, elevations and perspectives are for preliminary purposes only. The final plans will be generated by an architect and submitted for final review to the City of Columbia Falls. The building footprint will remain the same as shown on the drawings.

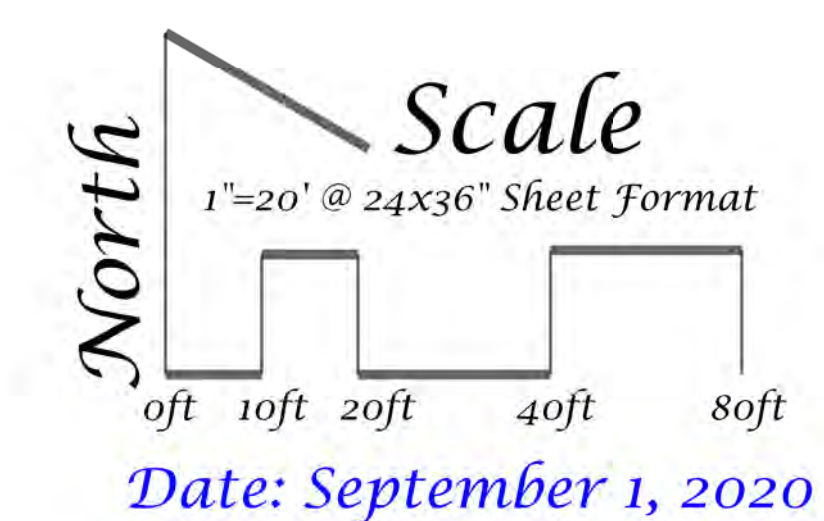
812 4th Avenue West - CB-2 PUD - Building Plans
Owner: Nipotopi Family Trust
Columbia Falls, Montana

REVISIONS:	
NO.	DESCRIPTION DATE

PROJECT: XX--XX--XX
LAYOUT: Layout Name
SURVEYED: Initials
DESIGN: BFL
DRAFT: BFL
APPROVE: Initials
DATE:

Sept. 1, 2020

02 OF 03



812 4th Avenue West - Schematic Landscape Plan

Owner: Nipotopi Family Trust

Columbia Falls, Montana

REVISIONS:		
NO.	DESCRIPTION	DATE

PROJECT:	XX-XX-XX
LAYOUT:	Layout Name
SURVEYED:	Initials
DESIGN:	BFL
DRAFT:	BFL
APPROVE:	Initials
DATE:	

03

OF

03

SHEET

03
 OF
 03

CERTIFICATE OF SURVEY SW 1/4, Sec. 8, T30N R20W Flathead County, Montana

OWNERS: WILLIAM J. DAVISON, ROBERT CHARLES WALTIRE AND FRANK L. SLEIGHT

PURPOSE: PARCEL A AND B: BOUNDARY LINE ADJUSTMENT

DATE: NOVEMBER 28, 1995

LEGAL DESCRIPTION

PARCEL A:

THAT PORTION OF THE SOUTHWEST 1/4, SECTION 8, TOWNSHIP 30 NORTH, RANGE 20 WEST, FLATHEAD COUNTY, MONTANA DESCRIBED AS FOLLOWS:
COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF EIGHTH STREET WITH THE WEST LINE OF FOURTH AVENUE WEST; THENCE ALONG THE SOUTH LINE OF EIGHTH STREET NORTH 89°41'41" WEST 192.91 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE SOUTH LINE NORTH 89°41'41" WEST 117.59 FEET; THENCE SOUTH 125.00 FEET; THENCE SOUTH 89°41'41" EAST 118.02 FEET; THENCE NORTH 0°12'03" WEST 125.00 FEET TO THE POINT OF BEGINNING CONTAINING 0.338 ACRE OF LAND ALL AS SHOWN HEREON.

PARCEL B:

THAT PORTION OF THE SOUTHWEST 1/4, SECTION 8, TOWNSHIP 30 NORTH, RANGE 20 WEST, FLATHEAD COUNTY, MONTANA DESCRIBED AS FOLLOWS:
BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF EIGHTH STREET WITH THE WEST LINE OF FOURTH AVENUE WEST; THENCE ALONG THE SOUTH LINE OF EIGHTH STREET NORTH 89°41'41" WEST 192.91 FEET; THENCE SOUTH 0°12'03" EAST 125.00 FEET; THENCE SOUTH 89°41'41" EAST 192.28 FEET TO THE WEST LINE OF FOURTH AVENUE WEST; THENCE ALONG THE WEST LINE NORTH 0°05'19" EAST 125.00 FEET TO THE POINT OF BEGINNING CONTAINING 0.553 ACRE OF LAND ALL AS SHOWN HEREON.

OWNER CERTIFICATION

WE HEREBY CERTIFY THAT THE PURPOSE OF THIS DIVISION OF LAND IS TO RELOCATE A COMMON BOUNDARY LINE BETWEEN ADJOINING PROPERTIES OUTSIDE A PLATTED SUBDIVISION AND THAT NO ADDITIONAL PARCELS ARE HEREBY CREATED. THEREFORE, THIS DIVISION OF LAND IS EXEMPT FROM REVIEW AS A SUBDIVISION PURSUANT TO SECTION 76-3-207(1)(A), MCA.

William J. Davison
WILLIAM J. DAVISON

Robert Charles Waltire
ROBERT CHARLES WALTIRE

Frank L. Sleight
FRANK L. SLEIGHT

STATE OF MONTANA }
COUNTY OF FLATHEAD } SS.

ON THIS 4th DAY OF December, 1995, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE AFORESAID, PERSONALLY APPEARED WILLIAM J. DAVISON, ROBERT CHARLES WALTIRE, AND ~~FRANK L. SLEIGHT~~, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

David C. Holmes
NOTARY PUBLIC FOR THE STATE OF MONTANA
RESIDING AT KALISPELL, MT.
MY COMMISSION EXPIRES 8/23/99

APPROVED: Dec. 6, 1995

CERTIFICATE OF SURVEY

Jan H. Butler
EXAMINING LAND SURVEYOR
REGISTRATION NO. 5428 S

Dawn Marquardt
DAWN MARQUARDT
REGISTRATION NO. 12484

STATE OF MONTANA
COUNTY OF FLATHEAD

FILED ON THE 15 DAY OF Dec, 1995, A.D., AT 10:40 O'CLOCK A. M.

Sharon D. Holsch
COUNTY CLERK AND RECORDER

BY Gaulw Robm
DEPUTY

96-04

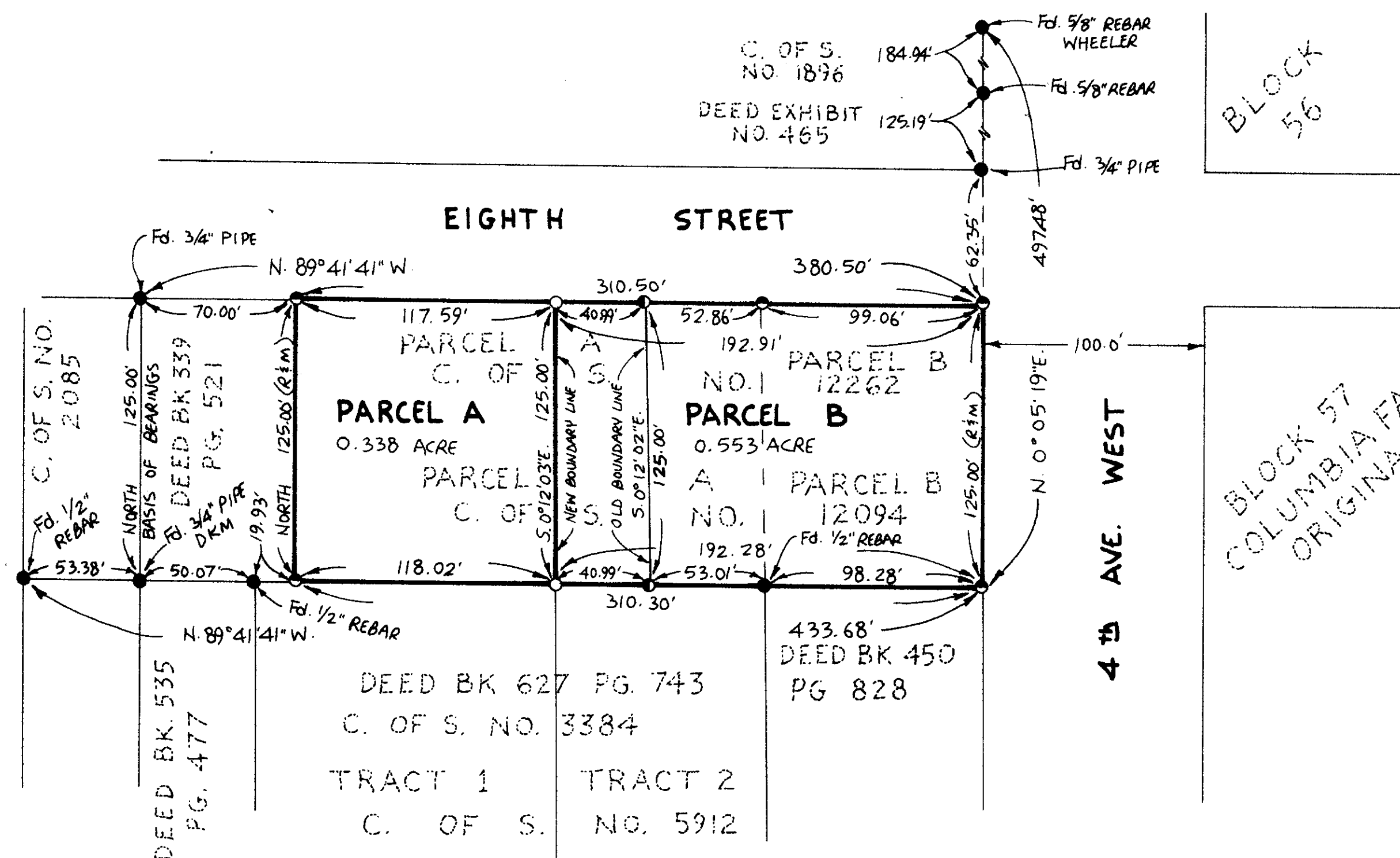
95349 10400

CERTIFICATE OF SURVEY No.

12484

12484

DAVISON



STATE OF Montana }
COUNTY OF FLATHEAD } SS.

ON THIS 6th DAY OF December, 1995, BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC FOR THE STATE AFORESAID, PERSONALLY APPEARED FRANK L. SLEIGHT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

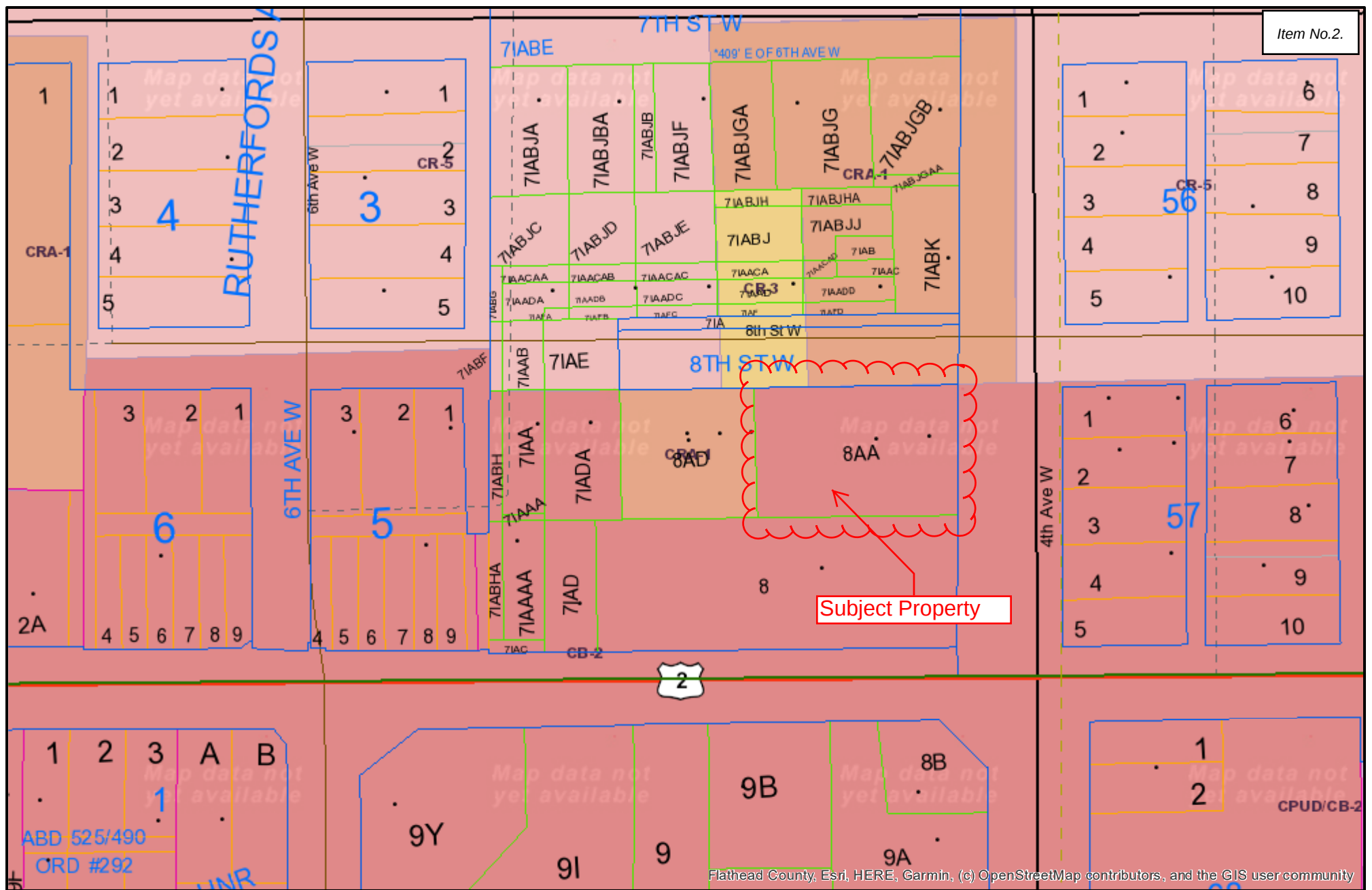
David C. Holmes
NOTARY PUBLIC FOR THE STATE OF MONTANA
RESIDING AT KALISPELL
MY COMMISSION EXPIRES 8/23/99

- LEGEND
- SET 5/8" x 24" REBAR WITH PLASTIC CAP STAMPED '73285'
 - FOUND 5/8" REBAR '73285' PER C. OF S. NO. 12094
 - FOUND 5/8" REBAR '73285' PER C. OF S. NO. 12262
 - FOUND POINT AS NOTED

SCALE ~ 1" = 50'
0 25' 50' 100'

Marquardt Surveying, Inc.

285 1st AVE. E.N.
KALISPELL, MONTANA 59901
PHONE (406) 755-6285



Item No.2.

Flathead County GIS Department



800 South Main Street
Kalispell, Montana 59901

0 0.01 0.02 0.04 0.06 0.08 mi



The areas depicted on these maps are for illustrative purposes only and do not necessarily meet mapping, surveying, or engineering standards. Deriving conclusions from this map is done at the user's assumed risk.

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, October 13, 2020 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 November 2, 2020 starting at 7:00 p.m. in the same location. Both hearings will be conducted in accordance with the most current recommended and/or required public health and safety protocols in place at the time of the hearing. The City website, <https://cityofcolumbiafalls.org>, will contain updated information if there is any change to the planned hearings.

Request to establish a Mixed Use Planned Unit Development in the Columbia Falls Zoning Jurisdiction:

The Nitopi Family Trust is requesting a Mixed Use Planned Unit Development overlay for the property located at 812 4th Ave West which is at the corner of 8th Street West and 4th Ave West. The PUD will create nine residential units and three commercial spaces in two buildings on the half acre parcel. The three story building will meet the setback and height standards of the CB-2 (General Business) zoning district as well as providing 22 off-street parking spaces. The property is described as Assessors' Tract 8AA (Parcel B of COS 12484) in the SW1/4 of Section 8, Township 30 North, Range 20 West, P.M.M., Flathead County.

Persons are allowed to attend the hearing(s), subject to the most recent public gathering restrictions enacted by County and State agencies at or prior to the time of the hearing. 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.

DATED this 14th day of September, 2020

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

September 27, 2020
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. 27278**

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 SEPTEMBER 27, 2020

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.

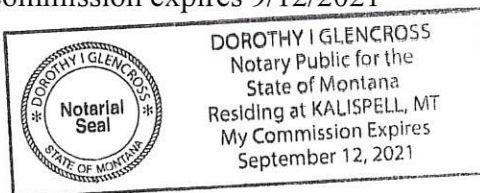
Mary Booth

Subscribed and sworn to
Before me this, September 27, 2020

Dorothy I. Glencross

Dorothy I. Glencross

Notary Public for the State of Montana
Residing in Kalispell
My commission expires 9/12/2021



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

FAX (406) 892-4413

Re: Public hearing notice for a PUD for Nitopi Family Trust

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

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 October 8, 2020 or by email: staalandb@cityofcolumbiainfalls.com. Written or emailed comment may be provided up to 5:00 pm on the day of the hearing; it will just be emailed and/or passed out at the hearing.

Eric H. Mahler

[illegible]

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, October 13, 2020 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 November 2, 2020 starting at 7:00 p.m. in the same location. Both hearings will be conducted in accordance with the most current recommended and/or required public health and safety protocols in place at the time of the hearing. The City website, <https://cityofcolumbiafalls.org>, will contain updated information if there is any change to the planned hearings

Request to establish a Mixed Use Planned Unit Development in the Columbia Falls Zoning Jurisdiction:

The Nitopi Family Trust is requesting a Mixed Use Planned Unit Development overlay for the property located at 812 4th Ave West which is at the corner of 8th Street West and 4th Ave West. The PUD will create nine residential units and three commercial spaces in two buildings on the half acre parcel. The three story building will meet the setback and height standards of the CB-2 (General Business) zoning district as well as providing 22 off-street parking spaces. The property is described as Assessors' Tract 8AA (Parcel B of COS 12484) in the SW1/4 of Section 8, Township 30 North, Range 20 West, P.M.M., Flathead County.

Persons are allowed to attend the hearing(s), subject to the most recent public gathering restrictions enacted by County and State agencies at or prior to the time of the hearing. 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.