



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, MARCH 15, 2022 BEGINNING AT 6:30 PM
COUNCIL CHAMBERS CITY HALL

CALL TO ORDER AND ROLL CALL

APPROVAL OF MINUTES:

1. Approval of February 15, 2022 Regular Meeting Minutes

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

PUBLIC HEARINGS AND ACTION:

2. Request for a Preliminary Plat for a 10-Unit RV Park:

The applicant, Clark W Griz LLC is requesting Preliminary Plat approval to construct a 10 space RV Park for property at 201 Highway 2 East, Columbia Falls. The property is zoned CB-2 (General Business) which allow RV Parks as a permitted use. The proposed RV Park is adjacent to the Columbia Falls RV Park. The property is described as Lot 3 of the D & G Subdivision in Section 8, Township 30 North, Range 20 West, P.M.M., Flathead County.

- A. Adopt Staff Report CPP-22-01 as Findings of Fact
- B. Recommend Approval of Preliminary Plat to City Council

Persons may testify at the hearing or submit written comments prior to the meeting. Written comment may be sent to Columbia Falls City Hall, Attention: Barb Staalnd, City Clerk, 130 6th Street West, Columbia Falls, MT 59912 or via email: staalandb@cityofcolumbiainfalls.com. For more information call Eric Mulcahy, Columbia Falls Planner at (406) 755-6481.

ADJOURNMENT

Next Regular Planning Board Meeting – April 12, 2022

**CITY OF COLUMBIA FALLS
PLANNING BOARD MEETING MINUTES
HELD FEBRUARY 15, 2022**

REGULAR MEETING – 6:30 PM.

CALL TO ORDER AND ROLL CALL: Acting Chairman Kavanagh called the meeting to order at 6:31 PM.

PRESENT

Vukonich (Arrived 6:33 pm)

Nelson

Byrd-Rinck

Lundgren

Duffy

Kavanagh

Singer

ABSENT

Smith

Shepard

Also Present: Contract Planner Eric Mulcahy, City Manager/Zoning Administrator Susan Nicosia, and City Attorney Justin Breck (Via ZOOM)

ANNUAL ELECTION OF PRESIDENT AND VICE-PRESIDENT:

Duffy motioned to nominate Vukonich for the position of Planning Board President and it was seconded by Nelson. All members voted in favor of the motion. Duffy motioned to nominate Shepard as Vice President and it was seconded by Singer. Motion carried with all those present voting in favor. Vukonich then arrived at the meeting and accepted his appointment as President of the Planning Board. Kavanagh relinquished his Acting Chairman position to Vukonich.

APPROVAL OF MINUTES:

1. Approval of October 12, 2021 Regular Meeting Minutes

Motion made by Kavanagh to approve the October 12, 2021 minutes as presented, seconded by Nelson. Motion carried with all those present voting in favor: Vukonich, Nelson, Byrd-Rinck, Lundgren, Duffy, Kavanagh, and Singer

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

PUBLIC HEARINGS AND ACTION:

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

The applicant, DARCAR, is requesting a Planned Unit Development for property at 1123 9th Street West, Columbia Falls. The proposed PUD would allow the conversion of the basement to dormitory style apartments that could house up to four people. The main floor of the building will remain commercial use. The property is zoned CB-2 (General Business). The site is the State Farm Insurance building located just west of Backslope Brewing. The property is described as Lots 1, 2, & 3 excluding the South 10 feet in Block 5 of Robindale in Section 8, Township 30 North, Range 20 West, P.M.M., Flathead County.

Planner Eric Mulcahy presented Staff Report CPUD-22-01 Request for a Planned Unit Development, reviewing the zoning deviation requested with the PUD: Mixed Use with residential. There was no written public comment received for this PUD Request. Vukonich asked if there were any questions for staff. No technical questions were raised.

At 6:40 pm, Vukonich opened the public hearing and invited the applicant, Darin Fisher, to address the Board. Mr. Fisher stated that he was at the hearing to speak in favor of his project and to answer any questions. Mr. Fisher explained his project to the Planning Board in more detail, clarifying the “dormitory style living” as two bedrooms with two beds each will be in the basement, one and a half baths, two toilets, and one shower, a large kitchen and living area will be built. The rear of the upstairs area will be a prep kitchen for Backslope Brewery and the front area is to be determined but will include retail. Mr. Fisher has talked to the Fire Chief regarding installing new egress windows in the basement. The target tenants will be J-1 Visa holders and seasonal workers for Backslope Brewing. Mr. Fisher noted that all access to basement area will be private and there will be no structural changes to the building.

Chairman Vukonich closed the public hearing at 6:45 pm and asked the Board members if they had any questions.

Vukonich commented that this project will probably be looked at very intensely by subsequent businesses and people, if this works then more projects like this will come. Kavanagh stated that this property is appropriate for this kind of dormitory residential use. Duffy wondered if dormitory type residence projects would spread out into residential areas. Planner Eric Mulcahy said he does not think it will be a concern as a similar project in a single-family residential zone would not catch any traction. Singer says you can’t control who lives in a single-family residence and there could be a lot of people living there. City Manager/Zoning Administrator Susan Nicosia stated that we define family in our zoning regulations as one or more persons related by blood or a group of not more than 4 unrelated persons. She continued by saying that there are businesses buying multi-bedroom homes for employee housing and they are still maintaining integrity as a single-family home. The City does not anticipate 20 employees in a single-family home and we would not see a dormitory in single-family residential zoning. Mulcahy says this project is not precedent setting in a negative way, it is precedent setting in a positive way. Vukonich commented that it is necessary to take what is there and modify it in the right and proper way to provide more housing and this is project is a good example.

Motion made by Duffy to adopt Staff Report CPUD-22-01 as findings of fact, Seconded by Lundgren. Motion carried with everyone present voting as follows: AYE: Vukonich, Nelson, Byrd-Rinck, Lundgren, Duffy, Kavanagh, and Singer NAYE: None Absent: Smith, Shepard

Motion made by Kavanagh to Recommend Approval of PUD to City Council, Seconded by Byrd-Rinck. Motion carried with everyone present voting as follows: AYE: Vukonich, Nelson, Byrd-Rinck, Lundgren, Duffy, Kavanagh, Singer NAYE: None Absent: Smith, Shepard

ADJOURNMENT – Motion made by Nelson to adjourn meeting. Meeting duly adjourned at 7:03 PM.

Chairman

Attest:

Public Works Clerk

CITY OF COLUMBIA FALLS
NOTICE OF PUBLIC HEARINGS

Item No.2.

The Columbia Falls City-County Planning Board will hold a public hearing for the following item at their regular meeting on Tuesday, March 15, 2022 at 6:30 p.m. at the Council Chambers of City Hall, 130 6th Street West, Columbia Falls, Montana. The Columbia Falls City Council will hold a subsequent hearing on Monday April 4, 2022 starting at 7:00 p.m. in the same location.

Request for a Preliminary Plat for a 10 Unit RV Park:

The applicant, Clark W Griz LLC is requesting Preliminary Plat approval to construct a 10 space RV Park for property at 201 Highway 2 East, Columbia Falls. The property is zoned CB-2 (General Business) which allow RV Parks as a permitted use. The proposed RV Park is adjacent to the Columbia Falls RV Park. The property is described as Lot 3 of the D & G Subdivision in Section 8, Township 30 North, Range 20 West, P.M.M., Flathead County.

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

DATED this 18th day of February, 2022

Susan Nicosia

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

Publish: [Daily Interlake Sunday February 27th, 2022](#)

**URBAN WOOD RV PARK
PRELIMINARY PLAT
SUBDIVISION REPORT #CPP-22-01
COLUMBIA FALLS PLANNING OFFICE
MARCH 7, 2022**

A report to the Columbia Falls Planning Board regarding a request for preliminary plat approval for the Urban Wood RV Park (A10-Unit RV Park). This application is scheduled for March 15, 2022 before the Columbia Falls Planning Board. The Columbia Falls City Council will hold a subsequent public hearing at their regular meeting of April 4, 2022, beginning at 7:00 p.m. in the Council Chambers of City Hall.

I. BACKGROUND INFORMATION

- a. Owner/Applicant: Clark W. Griz, LLC
Attn: Tawnya Bingham
623 Woodland Place
Whitefish, MT 59937
- b. Technical Assistance: TD&H Engineering
450 Corporate Dr
Kalispell, MT 59901
- c. Location: The property is located at 201 Highway 2 East in Columbia Falls and is described as Lot 3 of D & G Subdivision in Section 17, Township 30 North, Range 20 West, P.M.M. Flathead County.
- d. Background: Historically the site was a gravel pit. The property currently has a shop/apartment at the back end of the property otherwise the property is vacant. The existing building will become the on-site office/living quarters and provide the game room for the guests. The proposed RV Park is unique in that the RV's are owned by the Park and rented out to the guest. Unlike a traditional RV park, people do not bring their own RV to this facility; they rent one that is already in place. As a result of this unique business model, the applicants are requesting a variance to the parking standards in that they are providing 1.5 spaces per unit rather than the required two spaces per space. The parcel is located directly adjacent to the Columbia Falls RV Park.
- e. Size: The Urban Woods RV Park contains 0.84 acres.
- f. Adjacent Land Uses: The site lies adjacent to the existing Columbia Falls RV Park and a number of other commercial and light industrial uses such as butcher shop, cabinet shop, and health club. To the south across Highway 2 are Marantette City Park and more commercial uses.

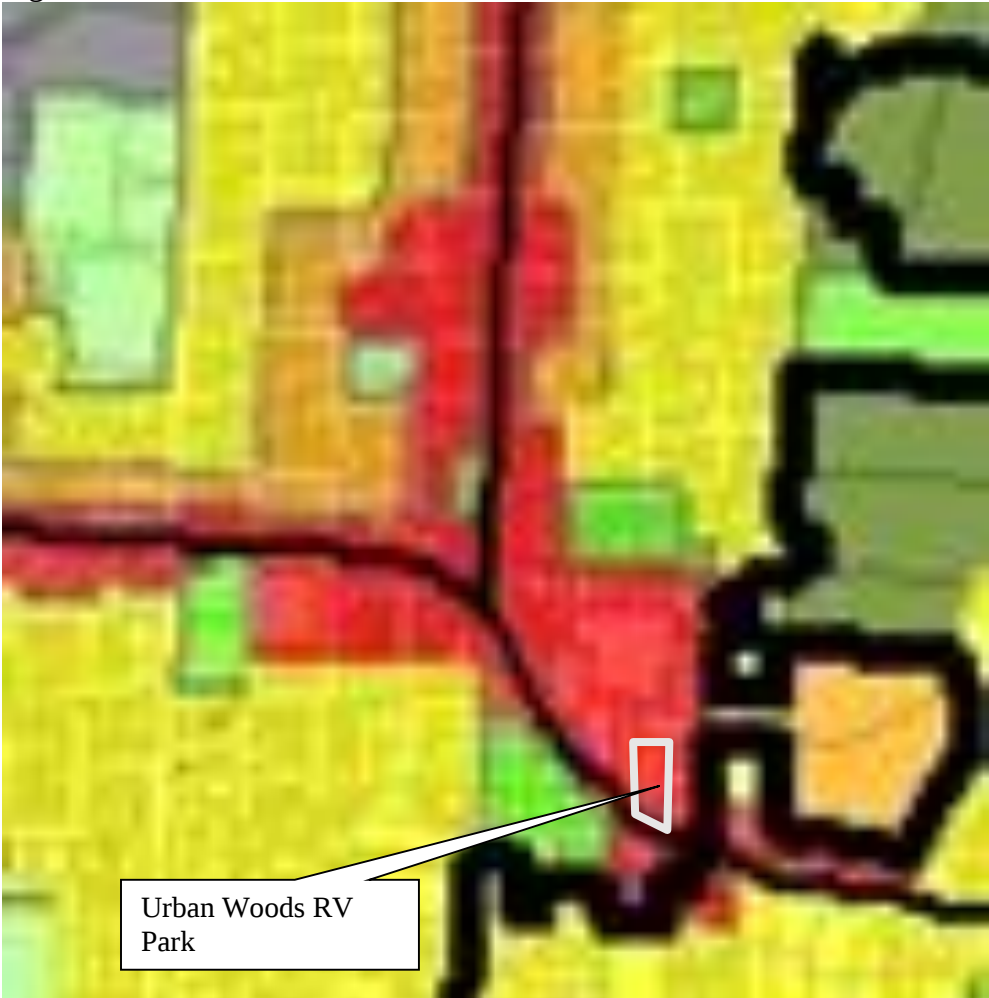
Figure 1



Source: Flathead County GIS

- g. Relation to Growth Policy:* The Columbia Falls Growth Policy designates this area as Commercial (Figure 2). The property is zoned CB-2 (General Business) and RV Parks are permitted uses within this designation. The RV Park provides needed lodging facilities within the city and is within walking distance of other commercial uses such as restaurants, grocery, and retail shopping. The proposal complies with the Growth Policy designation.

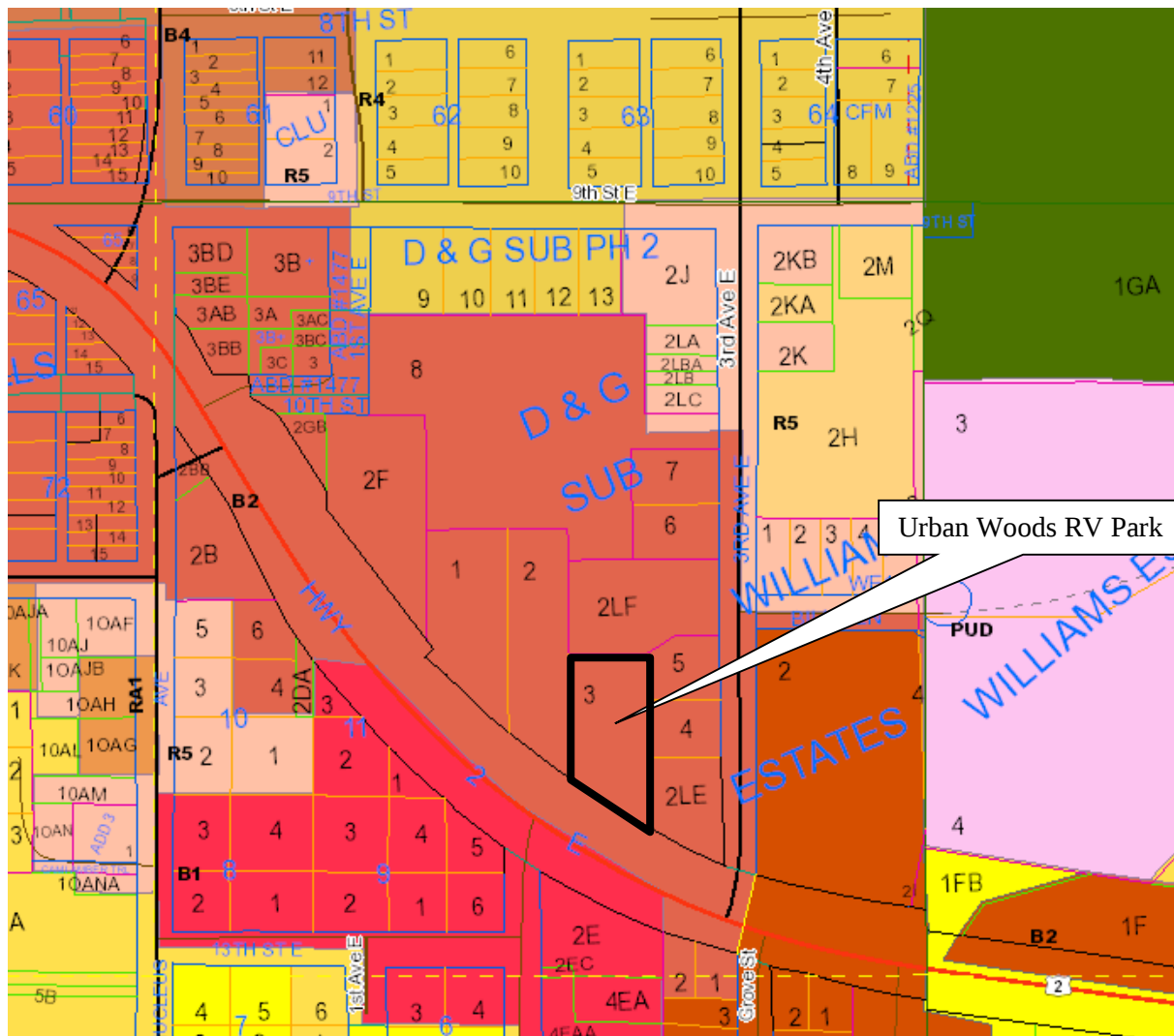
Figure 2



Excerpt from the
Columbia Falls Growth
Policy Map 2019 Edition

Land Use Map Legend		
	Commercial	General, highway and neighborhood retail sales, services or mixed office use.
	Resort/Res Com	Within the confines of an overall development plan, provides recreation opportunities (principally to residents and quests), commercial uses (associated directly with recreation), and a mixture of housing types and densities.
	Heavy Industrial	Manufacturing, processing, storage and assembly of goods, where noise, odor, dust and associated impacts extend beyond the confines of a building or screened area.
	Light Industrial	Wholesale and industrial uses where noise, odor, dust and associated impacts are confined to a building or screened area.
	Multi-Family	8 or more units/acre. High density residential including townhouses and apartment units. Served by urban services. May be a buffer or transitional area between low density residential and non-residential uses.
	Urban Residential	Between 2 and 8 units/acre. Primarily single family residential with limited quantities of multifamily units. Fully served by urban services.

- h. Zoning: The subject property is zoned CB-2 (General Business). Recreational Vehicle Parks are a permitted use within the CB-2 zoning classification.



Columbia Falls Zoning Designations – Source: Flathead County GIS Website

- i. Utilities & Services: The property is within City limits. Following is a list of services that are available for this site:

Sewer: Columbia Falls Municipal Sewer
Water: Columbia Falls Municipal Water
Refuse: Private Hauler Pick-up
Police: City of Columbia Falls Police Department
Fire suppression and Protective Services: Columbia Falls Fire
Street Maintenance: Privately maintained within the RV Park
Electric: Flathead Electric Co-op

II. REVIEW AND FINDINGS OF FACT

This application is reviewed as a major subdivision under the City's Subdivision regulations. Because the project is an RV Park, the project is analyzed under Section 17.20.230 of the Columbia Falls Subdivision Regulations.

A. Effects on Public Health and Safety:

In communications with Chief Weeks of the Columbia Falls Fire Department, he will review the current fire hydrant placement and will determine if additional fire hydrants are required for this development. Access is good and the hammer head turn-around is adequate for fire service response in the RV Park.

The Columbia Falls Police Department patrols the City and will respond to emergencies within the RV Park. The Police and Fire Departments are only four blocks from the RV Park. Ambulance and ALERT Helicopter provides emergency service and medical support is available in Whitefish and Kalispell.

The site is not located within any Flood Zones. The property is Mapped Zone X "Areas outside of the 0.2% (500-year) floodplain on FIRM Panel 1435G.

See other sections of this report for analysis of traffic impacts associated with the proposed subdivision.

B. Effects on Wildlife and Wildlife Habitat:

The subject property is within the urban confines of the City of Columbia Falls. The area is zoned for Commercial Use and is surrounded by commercial and light industrial uses. The property is not critical Big Game Winter Range and is not located on or adjacent to natural water bodies or riparian ways. The RV Park and the proposed expansion will have no impact on area wildlife or wildlife habitat.

C. Effects on the Natural Environment:

Groundwater: The property is served by the City of Columbia Falls water and wastewater treatment systems. The applicants will be required to address stormwater on-site. The use should have no significant impacts to groundwater as a result of this expansion.

Natural Vegetation: The site has no native vegetation. Native or natural vegetation was long ago removed and replaced with grass and some shrubs. The applicants propose a significant planting scheme consisting of grass, shrubs and trees.

Surface Water: There are no natural water bodies within or adjacent to the proposed RV Park subdivision.

Topographical Features: The site is almost flat and well graded.

Soils Types: The soils within this subdivision are characterized as fine sandy loam.

D. Effects on Local Services:

Police: The Columbia Falls Police Department is responsible for patrolling and responding to this neighborhood and the proposed RV Park subdivision. Given the proximity of the RV Park to the Police and Fire Department, anticipated response times are very good.

Fire: The Columbia Falls Fire Department is responsible for fire protection in the proposed RV Park subdivision. A response is outlined in a previous section of this report.

Sewer: The development will connect to the existing wastewater main that runs through the property. The City has capacity for the new use.

Water: The applicant may connect to the existing water main that runs adjacent to the wastewater main on the north end of the lot or may extend a water main along the Highway 2 frontage and connect to the main for service. The City has capacity for the new use regardless of which main is used.

Schools: As the RV Park is a commercial venture with short term seasonal stays, the Columbia Falls RV Park does not house families that will utilize the Columbia Falls School District resources.

Recreation/Parkland: The Columbia Falls Subdivision Regulations, Section 17.14.080.C.2, exempts “Non-residential” subdivisions from Park Land Dedication. Therefore, there is no specific parkland dedication for RV parks. That said, the Urban Wood project provides lawn areas adjacent to each RV Site for the use of the guest along with a fenced “dog park area.” In addition, the applicants are proposing a game room in the existing building at the back of the development.

Transportation and Circulation: The property fronts Highway 2 East which has four travel lanes and a center turning lane. The RV Park will have a single access point onto the Highway ending in a “hammer head” turn-around. Highway 2 is designed for large volumes of vehicles and this small RV Park will not impact existing service levels.

Planning Staff consulted the ITE Trip Generation Manual, 9th Addition for traffic volumes. The ITE Manual did not give Average Daily Trips (ADT) per space in RV Campgrounds (416) only peak AM and PM hours trips which were 0.48 AM trips per occupied units and 0.98 PM trips per occupied unit. With 10 spaces, the peak AM hour generates 4.8 vehicle trips per hour and the peak PM hour generates 9.8 trips during the peak hour.

The applicant will need to supply the approved MDOT Approach Permit with the Revised Preliminary Plat.

E. Effects on Agriculture:

The property has not been used for agricultural purposes in decades. There is no agricultural use adjacent or even near the proposed subdivision. The RV Park will have no impact on agricultural use.

F. Compliance with Subdivision Design Standards:

The proposed RV Park Subdivision meets the design requirements of the Columbia Falls Subdivision Regulations for RV Parks. The applicant is requesting a variance to the Subdivision regulations for parking which will be discussed below.

G. Compliance with Subdivision Regulations

The proposed RV Park Subdivision meets the requirements of the Columbia Falls Subdivision Regulations with the exception of parking (Section 17.20.140). The Subdivision regulations require two parking spaces per RV space. Most likely this requirement was so that there is space for the car or truck pulling the trailer and a spot for the guest. The applicants are proposing 1.5 spaces per RV space and since the RV Park owns and rents all the trailers in the park there is no need for the parking space for the pulling vehicle. This RV Park functions the same as a hotel/motel which only requires one space per room.

The subdivision standards allow the City to grant variances to the subdivision standards when the Council finds “that practical difficulties may result from strict compliance with this title may be served to a greater extent by an alternative proposal....” and make findings to the following:

1. The granting of such variance will not be detrimental to the public health, safety or general welfare or injurious to other adjoining properties.

Finding – The requested variance reduces the parking standard by half a space within the RV Park. The RV Park will still provide 1.5 spaces per RV. A slight decrease in parking will not create a public health, safety, or general welfare concern. At most the parking limitation would limit the number of cars that can enter the park.

2. The conditions on which the request for a variance is based are unique to the property on which the variance is sought and are not applicable generally to other property.

Finding – The hardship is more about the design of the park and the desire to create a unique lodging option where one does not have to bring their own RV on their trip; they merely rent the one offered by the Urban Woods. As this RV Park functions more like a motel, the lower parking standard appears more appropriate.

3. Because of the particular physical surroundings, shape, or topography conditions of the specific property involved, a particular hardship to the

owner would result, as distinguished from a mere inconvenience , if the strict letter of the law was enforced.

Finding – As stated above hardship is more about the design of the park and the desire to create a unique lodging option where one does not have to bring their own RV on their trip, they merely rent the one offered by the Urban Woods. As the RV does not have to leave the park at the end of the stay, they do not need the lineal layout of a typical RV Park. The applicant's design creates small, court yards for each RV space which would be more difficult to achieve with a traditional design.

One could argue that this request is out of convenience but it really comes down to the unique use and a layout that supports the use and this would be lost by a strict enforcement of the subdivision law.

A small reduction in parking would appear warranted given the unique design and use of the Urban Wood RV Park.

4. The variance will not cause a substantial increase in public costs.

Finding - The RV Park and its associated parking are completely private. There are no public moneys devoted to the maintenance or operation of the RV Park. The small reduction in parking will not increase costs to the public

5. The variance will not, in any manner, vary the provisions of any adopted zoning regulations, or the Growth Policy.

Finding – The variance is to the Columbia Falls Subdivision Regulations and not the zoning regulations. The Columbia Falls Growth Policy is not a regulatory document as stipulated by State Law. Therefor no variance to the subdivision regulations can be considered a variance to the Growth Policy.

Staff concludes that the proposed variance meets the criteria for a variance and recommends that the Planning Board approve the variance for this application.

H. Compliance with Montana Subdivision and Platting Act

The proposed subdivision complies with all of the requirements of the Subdivision and Platting Act for preliminary plat.

I. Phasing

Phasing is not proposed.

III. SUMMARY COMMENTS

The Urban Wood RV Park is a unique lodging facility where guests rent one of the travel trailers located in the park which is different from the typical park where one brings their own trailer. The RV Park has individual court yards and a club house for the guests along with on-site office and living quarters for the manager. The proposed RV Park will have a very small impact on local services and no impacts to agriculture or wildlife. With the approval of the requested parking variance, the preliminary plat conforms to the Growth Policy, City Zoning Standards, and Subdivision Standards.

VI. RECOMMENDATION

After reviewing the findings of fact, staff recommends that the Columbia Falls City-County Planning Board adopt Staff Report #CPP-22-01 as findings-of-fact for plat of Urban Woods RV Park, and grant conditional preliminary plat approval. Recommended conditions of approval are as follows:

1. A variance to allow 1.5 parking spaces (Section 17.20.140 of CFSR) is hereby granted.
2. All utilities to the lots shall be installed in conformance with the requirements of the utility owner. Utilities shall be buried and extended to each space.
3. Prior to construction the applicant shall secure written approval from the City of Columbia Falls Public Works Director and the Montana Department of Environmental Quality for sewer, water, and stormwater facilities.
4. The applicants shall secure approval for access and placement of the new fire hydrant from the Columbia Falls Fire Chief.
5. The RV Park, except as modified by these conditions, shall be built in accordance with the plans submitted by TD&H Engineering dated 2/1/22.
6. All areas disturbed because of road and utility construction shall be reseeded as soon as practical to inhibit erosion and the spread of noxious weeds.
7. A final Landscaping Plan shall be submitted to the Columbia Falls City Manager for review and approval. Said Plan shall be implemented prior to approval of the Revised Preliminary Plat or said landscaping shall be covered by a Subdivision Improvements Agreement and collateral of 125% of the remaining improvement.
8. The preliminary plat approval is valid for Three (3) years from the date of City Council Approval. Extension may be granted per the Columbia Falls Subdivision Regulations.



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

Planning Department

PHONE (406) 892-4391

FAX (406) 892-4413

MAJOR SUBDIVISION PRELIMINARY PLAT APPLICATION

FEE ATTACHED _____ FEES: SEE FEE SHEET

SUBDIVISION NAME: URBAN WOODS

OWNER(S) OF RECORD:

Name Clark W. Griz / Tawnya Bingham Phone 406-261-3637
Mailing Address 623 Woodland Place
City Whitefish State MT Zip 59937

TECHNICAL/PROFESSIONAL PARTICIPANTS (Surveyor/Designer/Engineer, etc):

Name & Address TD+H Engineering 450 Corporate Dr. Suite 101 Kalispell
Name & Address White Cloud Design 150 Railway St. Whitefish
Name & Address Whitefish Land Surveying PO Box 1291 Whitefish

LEGAL DESCRIPTION OF PROPERTY:

Property Address 201 Hwy 2 East, Columbia Falls
Assessor's Tract No(s) _____ Lot No(s) 003
1/4 Sec _____ Section 17 Township 30N Range 20W

GENERAL DESCRIPTION OF SUBDIVISION:

Number of Lots or Rental Spaces 10 Total Acreage in Subdivision .814
Total Acreage in Lots .814 Minimum Size of Lots or Spaces _____
Total Acreage in Streets or Roads _____ Maximum Size of Lots or Spaces _____
Total Acreage in Parks, Open Spaces and/or Common Areas Refer to plat

PROPOSED USE(S) AND NUMBER OF ASSOCIATED LOTS/SPACES:

Single Family _____ Townhouse _____ Mobile Home Park _____
Duplex _____ Apartment _____ Recreational Vehicle Park X
Commercial _____ Industrial _____ Planned Unit Development _____
Condominium _____ Multi-Family _____ Other _____

APPLICABLE ZONING DESIGNATION & DISTRICT CB-2 **PAID**

ESTIMATE OF MARKET VALUE BEFORE IMPROVEMENTS 500,000

IMPROVEMENTS TO BE PROVIDED:

one system, one service

Roads: Gravel _____ Paved ☒ Curb _____ Gutter ☒ Sidewalks _____ Alleys _____ Other _____
 Water System: Individual _____ Multiple User ☒ Neighborhood _____ Public _____ Other _____
 Sewer System: Individual _____ Multiple User ☒ Neighborhood _____ Public _____ Other _____
 Other Utilities: Cable TV _____ Telephone ☒ Electric ☒ Gas ☒ Other _____
 Solid Waste: Home Pick Up _____ Central Storage ☒ Contract Hauler ☒ Owner Haul _____
 Mail Delivery: Central N/A Individual _____ School District: _____
 Fire Protection: Hydrants ☒ Tanker Recharge _____ Fire District: _____
 Drainage System: _____

PROPOSED EROSION/SEDIMENTATION CONTROL: See plan

ESTIMATE OF IMPACTS:

Provide an estimate of the type and amount of impact the subdivision will have on the following categories of the natural and operating environment:

A. Impacts on agriculture

Agriculture is defined as all aspects of farming or ranching including the cultivation or tilling of soil; dairying; the production, cultivation, growing, harvesting of agricultural or horticultural commodities; raising of livestock, bees, fur-bearing animals or poultry; and any practices including, forestry or lumbering operations, including preparation for market or delivery to storage, to market, or to carriers for transportation to market.

N/A

B. Impact on agricultural water user facilities

Agricultural water user facilities are defined as those facilities which provide water for irrigation or stock watering to agricultural lands for the production of agricultural products. These facilities include, but are not limited to, ditches, head gates, pipes, and other water conveying facilities.

N/A

C. Impact on local services

Local services are defined as any and all services that local governments, public or private utilities are authorized to provide for the benefit of their citizens.

Impact should be minimal. No capacity issues
per city of Columbia Falls.

D. Impact on natural environment

The natural environment is defined as the physical conditions which exist within a given area, including land, air, water, mineral, flora, fauna, noise, light and objects of historic and aesthetic significance.

Right now this lot is covered in weeds + gravel.
We will be beautifying it with a large amount
of trees, shrubs, native fescue, Please see
site plan + design

E. Impacts on wildlife and habitat

Wildlife is defined as those animals that are not domesticated or tamed; and wildlife habitat is defined as the place or area where wildlife naturally lives or travels through.

N/A

F. Impacts on public health and safety

Public health and safety is defined as the prevailing healthful, sanitary condition of well being for the community at large. Conditions that relate to public health and safety include but are not limited to: disease control and prevention; emergency services; environmental health; flooding, fire or wildfire hazards, rock falls or landslides, unstable soils, steep slopes, and other natural hazards; high voltage lines or high pressure gas lines; and air or vehicular traffic safety hazards.

Emergency access is being created per Fire Chief
Karl Weeks recommendation.

VARIANCES: ARE ANY VARIANCES REQUESTED? (yes/no) If yes, please complete the information below:

SECTION OF REGULATIONS CREATING HARDSHIP: 17.20.280

EXPLAIN THE HARDSHIP THAT WOULD BE CREATED WITH STRICT COMPLIANCE WITH SUBDIVISION REGULATIONS

We are creating a quaint nightly rental community that has 10 individual small retro trailers that sleep between 2-4 people. We want less pavement and more landscape. Each unit will be allowed 1 car, 2 with prior approval. We are requesting

PROPOSED ALTERNATIVE(S) TO STRICT COMPLIANCE WITH SUBDIVISION

REGULATIONS: 1.5 spots per trailer to accommodate a few trailers that might need 2 parking spots once in a while.

PLEASE ANSWER THE FOLLOWING QUESTIONS IN THE SPACES PROVIDED BELOW:

1. Will the granting of the variance be detrimental to the public health, safety or general welfare or injurious to other adjoining properties?

No, if anything it will be more aesthetically pleasing to neighbors, guests and those passing by.

2. Will the variance cause a substantial increase in public costs?

No

3. Will the variance affect, in any manner, the provisions of any adopted zoning regulations, Master Plan or Growth Policy?

No

4. Are there special circumstances related to the physical characteristics of the site (topography, shape, etc.) that create the hardship?

Overall aesthetics of site plan, less pavement creates a nicer community feel. Lack of need based on rental plan. Trailers are stationary, no need for extra vehicles.

5. What other conditions are unique to this property that creates the need for a variance?

This boutique RV park is different because the retro trailers are stationary. No need for large driving areas to pull trailers into. No need for extra cars to get around town and sightsee. Each trailer will have its own designated parking space. We have sprinkled extra spaces throughout for occasional guests or the rare occasion 2 vehicles are allowed with prior approval.

APPLICATION CONTENTS:

The subdivider shall submit a complete application addressing items below to the Columbia Falls Planning Department at least thirty five (35) days **prior** to the date of the Planning Board meeting at which it will be heard.

1. Preliminary plat application;
2. All information required in **Appendix A** and **B** of the Columbia Falls Title 17 Subdivision Regulations;
3. Two copies of the preliminary plat not less than 24 in. x 36 in.;
4. One reduced copy of the preliminary plat, each sheet not to exceed 11 in. by 17 in., nor less than 8½ in. by 11 in., in a size appropriate to the detail and scope of the development, and printed on a medium suitable for photocopier use;
5. One reproducible set of supplemental information (See Appendix A of this title);
6. Application fee as established by the City;
7. Adjoining Property Owners List (see example below and attached notice from County Plat Room):

<u>Assessor#</u>	<u>Sec-Twn-Rng</u>	<u>Lot/Tract No</u>	<u>Property Owner & Mailing Address</u>
0000004776	S17 T30N R20 W	Lot 003	Clark W. Griz 623 Woodland Place Whitefish MT 59937

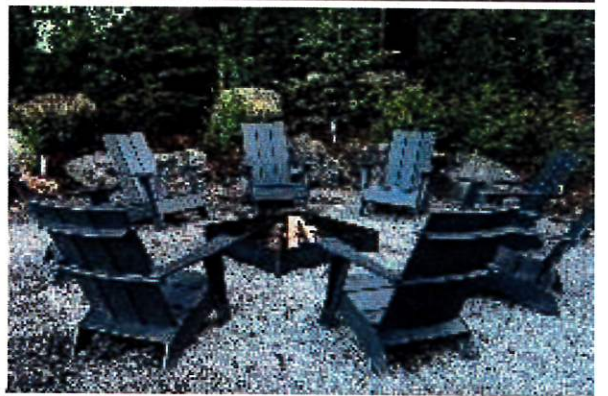
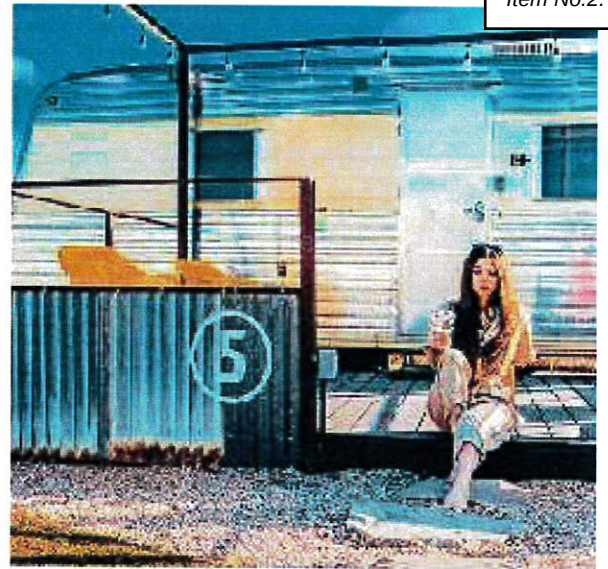
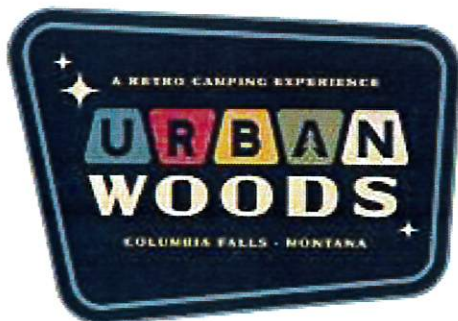
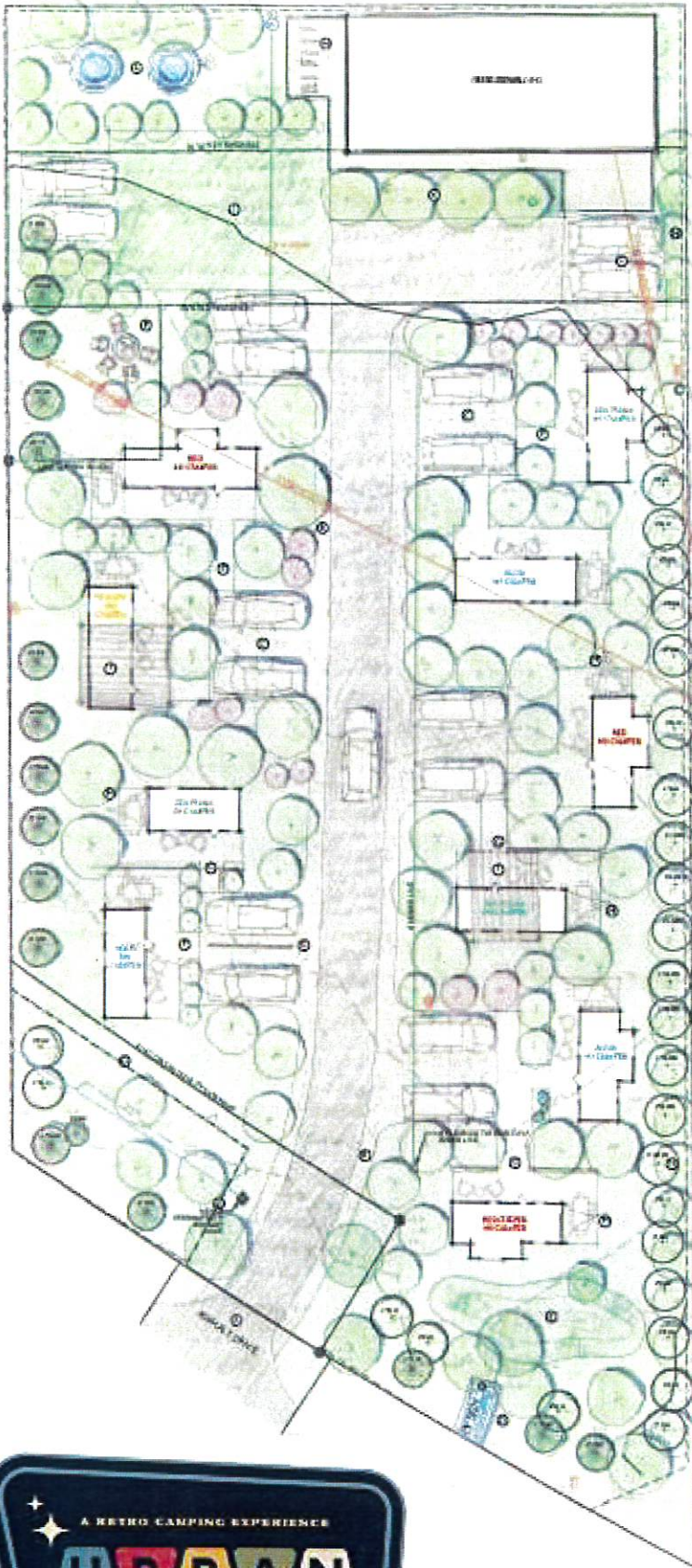
I hereby certify under penalty of perjury and the laws of the State of Montana that the information submitted herein, on all other submitted forms, documents, plans or any other information submitted as a part of this application, to be true, complete, and accurate to the best of my knowledge. Should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

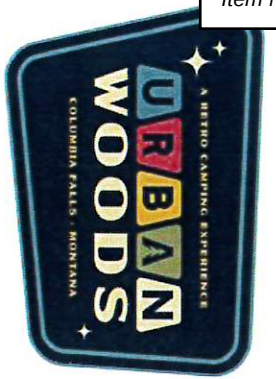


(Applicant)

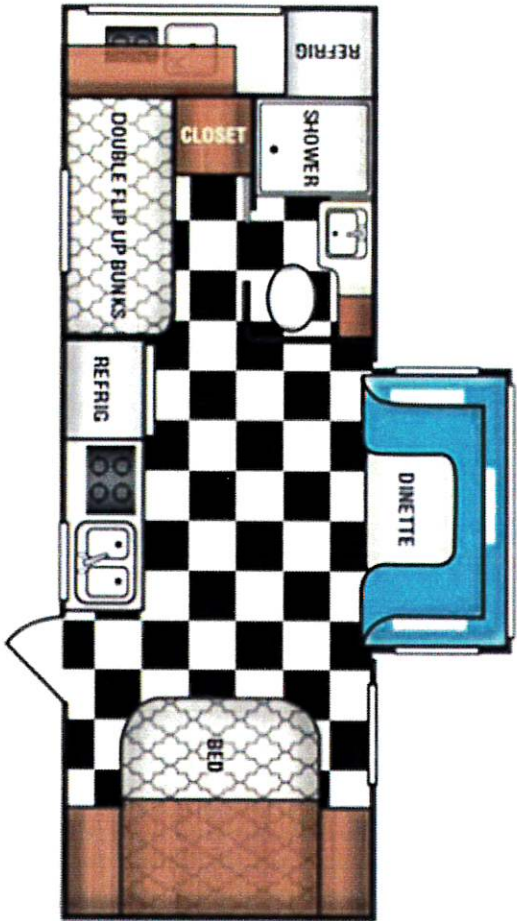
1/28/22

(Date)



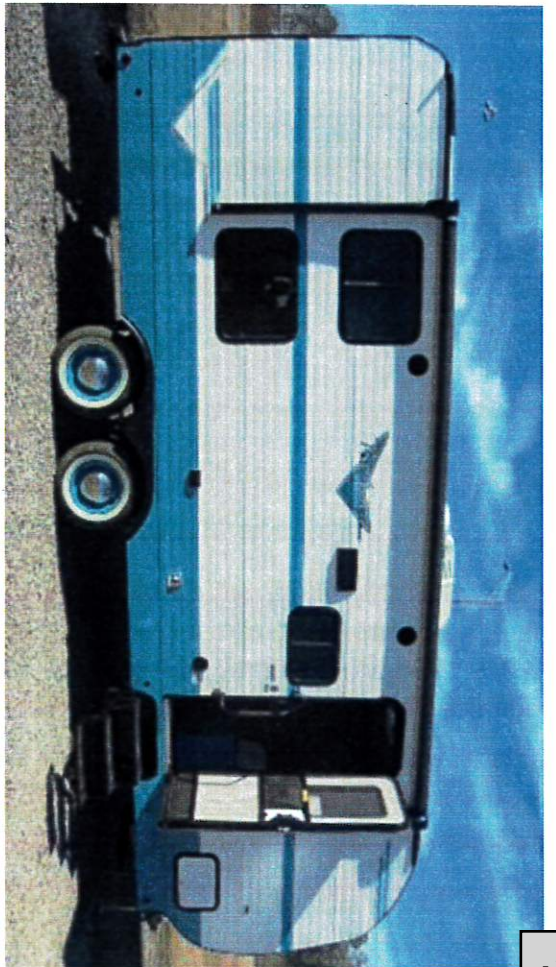


Trouble light, we have you covered



BASECAMP FOR ADVENTURE

10 RETRO INSPIRED CAMPING TRAILERS WITH MODERN CONVENIENCES
LOCATED WITHIN WALKING DISTANCE OF DOWNTOWN COLUMBIA FALLS
PRIVATE OUTDOOR SPACE COMPLETE WITH VINTAGE CAMP-STYLE CHAIRS
FULLY-OUTFITTED BBQ GRILL COOK STATIONS WITH CAST IRON PANS
COMMON SPACE INCLUDES BOCCIE BALL COURT, CORN-HOLE & GAS FIRE PIT





\$2000



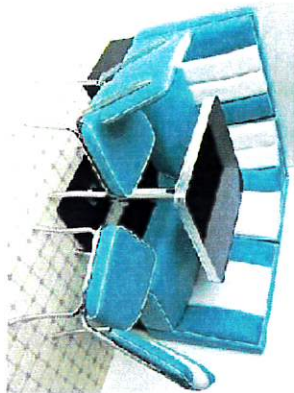
\$1800



\$3500 - \$6000



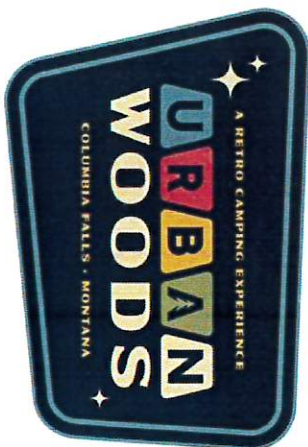
\$3500



\$1000

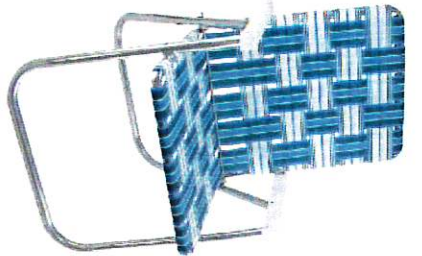


Custom Mural Shop





\$1200



\$70



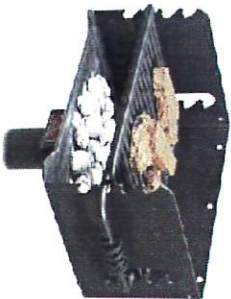
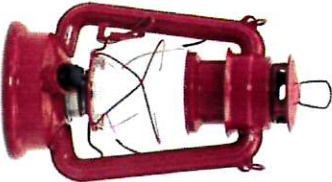
\$270



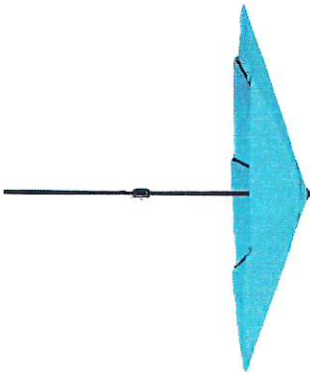
\$170



\$15



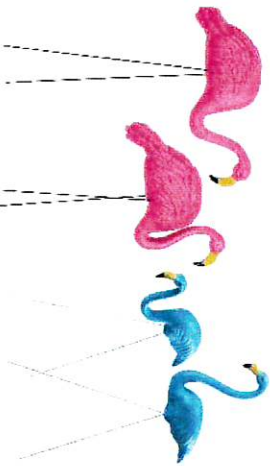
\$250



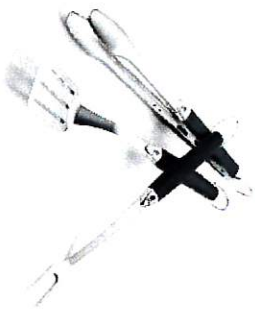
\$45



\$40



\$20



\$40



\$40





\$55



\$170



\$150 set



\$50 each



\$50 pair

Hypo-Allergenic Pillows

Throw Pillows



\$5 each



Flatware

\$5 each

\$2 each

Enamel Ware Plates & Bowls



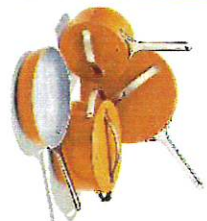
Cutting Board

\$15



Knife Sets (color)

\$30



Nonstick Pan Set

\$370



\$110



Misc Kitchen Items

\$10 each



\$35

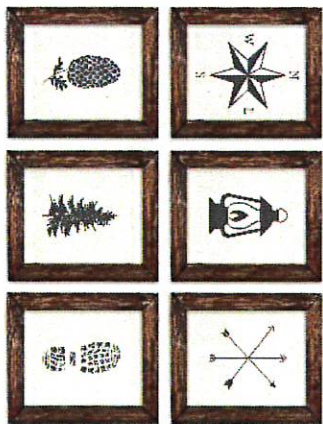


\$30



Family Games

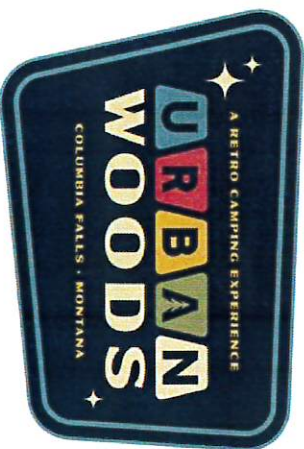
\$20 each

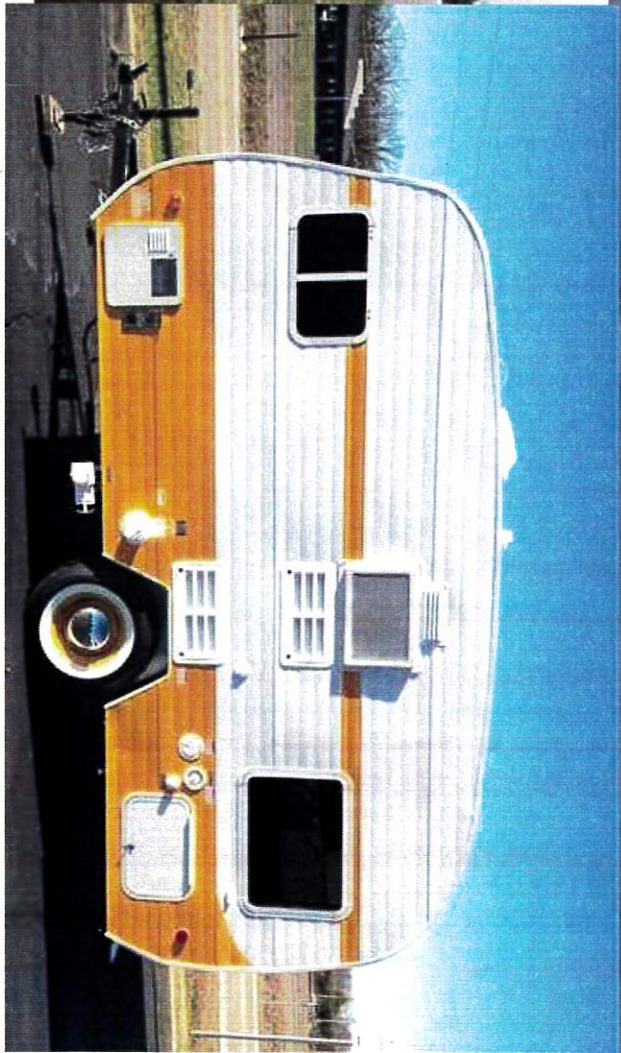


Misc Art



\$40 each





Subject: 201 US 2 East approach
From: "Franke, Rebecca" <rfranke@mt.gov>
Date: 12/9/2021, 3:02 PM
To: "tawnya@bearmountainbuilders.com" <tawnya@bearmountainbuilders.com>
CC: "Hoerner, Joel" <jhoerner@mt.gov>

Tawnya,

Thanks for reaching out to MDT regarding the existing approach at 201 US Hwy 2 East (milepost 136.9). The current approach permit for that parcel was permitted for a small RV park, which I gathered from our phone call is still the direction going forward. If that is inaccurate and there will be a change in use, please let us know. The permit on file is attached for your reference.

I have also cc'd the maintenance superintendent for that region. Please let us know if you have any additional questions or concerns. Thanks!



Rebecca Franke, PE
District Traffic Engineer | Kalispell
Montana Department of Transportation
85 5th Ave E N
P.O. Box 7308
Kalispell, MT 59904-0308
406-751-2000 | rfranke@mt.gov

— Attachments: —

C1-136_9-fowler_rv_park-scanned.pdf

1.4 MB



MDT-MAI-006 11/13

Page 1 of 2

State of Montana
Montana Department of Transportation
Driveway Approach Application and Permit

2701 Prospect Ave
PO Box 201001
Helena, MT 59620-1001
Phone: (406) 444-7237
Fax (406) 444-0807
TTY: (406) 444-7696
www.mdt.mt.gov

Item No.2.

To be filled in by Department of Transportation Personnel

Print Form

F.A. Route No: C-1 (US 2) Milepost: 136.9 Project: NH 1-2(198)135 Approach Station: 388+24 LT

District: Missoula County: Flathead Maint Section No: 1202

Drainage as determined by Department of Transportation

Type: N/A Size: N/A Length: N/A

Sight Distance (feet): Right: 800 Left: 695

Approach Recommended by District Traffic Engineer or Traffic & Safety Bureau

5-30-17

Date

Approach/Application Approved by District Administrator or Designee

5/30/17

Date

Access Control: ☐ Yes ☒ No

If Access Control is Yes:

Approach Recommended by Access Manager, R/W Bureau

Date

APPLICANT (PROPERTY OWNER)

Name

Larry Fowler (Columbia Falls RV Park)

Phone/Fax Number

406-892-1122

Address

201 US Highway 2 East

City

Columbia Falls

State

MT

Zip Code

59912

E-mail

vfowler@cox.net

herein termed the applicant, requests permission to construct approach(es) described and shown on attached site plan or plan and profile and hereby made a part of this application

Use of Property or Facility: Commercial (Specify Type ->)

RV Park (14 spots)

An environmental checklist must be filled out, signed and attached in order for this application to be considered complete.

[Link to Environmental Checklist](#)

Location

City or Town: (If rural, direction & approx. distance from nearest city or town)

Columbia Falls

Street Name, if any:

US Highway 2

Roadway or Highway

Surfacing

Asphalt

Width

88 ft (5 lane)

Approach

Estimated number of trips per day:

100

Side of Roadway

N

Width:

existing

Flare:

curb cut

Other Comments

Speed limit changes 35/45 mph. This an existing approach that will be a change in use for the expansion of the Columbia Falls RV Park located on the adjoining property.



MDT-MAI-005 11/13

Page 2 of 2

State of Montana

Montana Department of Transportation

Driveway Approach Application and Permit

2/01 Prospect Ave
PO Box 201001
Helena, MT 59620-1001
Phone: (406) 444-7237
Fax: (406) 444-0807
TTY: (406) 444-7696
www.mdt.mt.gov

Item No.2.

(INSTRUCTIONS CONCERNING USE OF THIS FORM)

Applicant will complete and deliver this form in duplicate to the District Administrator serving the area in which the Approach Permit is requested.

The District Administrator, in conjunction with the District Traffic Engineer, is delegated authority to approve curb cuts, public and private approaches serving businesses, residences and agricultural uses in rural or urban areas without further consultation if the traffic conditions are not congested. In congested areas, usually urban situations, the District Administrator and District Traffic Engineer can request the Traffic and Safety Engineer in Helena for additional technical assistance. If this is necessary, the approach should be scaled onto existing plan and profile sheets showing the highway right-of-way and sent to Helena.

- APPROACH PERMIT -

Subject to the following terms and conditions, the permit applied for upon the reverse side hereof, is hereby granted:

- 1) **TERM.** This permit shall be in full force and effect from the date hereof until revoked as herein provided.
- 2) **REVOCATION.** This permit may be revoked by State upon giving thirty (30) days notice to Permittee by ordinary mail, directed to the address shown in the application hereto attached, but the State reserves the right to revoke this permit without giving said notice in the event Permittee breaks any of the conditions or terms set forth herein.
- 3) **COMMENCEMENT OF WORK.** No work shall be commenced until Permittee notifies the Department of Transportation when work is proposed to commence.
- 4) **CHANGES IN HIGHWAY.** If the State changes the highway, or there are other changes to adjoining streets, alleys, etc., which necessitate alterations in structures or installations installed under this permit, Permittee shall make the necessary alterations at Permittee's sole expense or in accordance with a separate agreement.
- 5) **STATE SAVED HARMLESS FROM CLAIMS.** In accepting this permit the Permittee, its/his successors or assigns, agree to protect the State and save it harmless from all claims, actions or damage of every kind and description which may accrue to, or be suffered by, any person or persons, corporations or property by reason of the performance of any such work, character of materials used, or manner of installations, maintenance and operation, or by the improper occupancy of said highway right of way, and in case any suit or action is brought against the State and arising out of, or by reason of, any of the above causes, the Permittee, its/his successors or assigns, will upon notice to it/him of the commencement of such action, defend the same at its/his sole cost and expense and satisfy any judgment which may be rendered against the State in any such suit or action.
- 6) **PROTECTION OF TRAFFIC.** Submit a traffic control plan for review and approval prior to any work being performed in MDT Right-of-Way. Traffic control must meet current MUTCD and MDT standards and guidance. The approval shall in no way operate to relieve or discharge the Permittee from any of the obligations assumed by acceptance of this permit, and especially those set forth under Section 6 thereof.
- 7) **HIGHWAY DRAINAGE.** If the work done under this permit interferes in any way with the drainage of the State Highway affected, Permittee shall, at its/his own expense, make such provisions as the State may direct to take care of said drainage.
- 8) **RUBBISH AND DEBRIS.** Permittee is responsible for debris that is carried onto the roadway by this construction with sweeping and cleaning done daily at permittee's expense. Upon completion of work contemplated under this permit, all rubbish and debris shall be immediately removed and the roadway and the roadside left in a neat and presentable condition satisfactory to the State.
- 9) **WORK TO BE SUPERVISED BY STATE.** All work contemplated under this permit shall be done under the supervision of and to the satisfaction of the authorized representative of the State, and the State hereby reserves the right to order the change of location or removal of any structure or installation authorized by this permit at any time, said changes or removal to be made at the sole expense of the permittee.
- 10) **STATE'S RIGHT NOT TO BE INTERFERED WITH.** All such changes, reconstructing or relocation shall be done by Permittee, in such a manner as will cause the least interference with any of the State's work, and the State shall in no way be liable for any damage to the Permittee by reason of any such work by the State, its agents, contractors or representatives, or by the exercise of any rights by the State upon the highways by the installations or structures placed under this permit.
- 11) **REMOVAL OF INSTALLATIONS OR STRUCTURES.** Unless waived by the State, upon termination of this permit, the Permittee shall remove the installations or structures contemplated by this permit and restore the premises to the condition existing at the time of entering upon the same under this permit, reasonable and ordinary wear and tear and damage by the elements, or by circumstances over which the Permittee has no control, excepted.
- 12) **MAINTENANCE AT EXPENSE OF PERMITTEE.** Permittee shall maintain, at its/his sole expense the installations and structures for which this permit is granted, in a condition satisfactory to the State.
- 13) **STATE NOT LIABLE FOR DAMAGE TO INSTALLATIONS.** In accepting this permit the Permittee agrees that any damage or injury done to said installations or structures by a contractor working for the State, or by any State employee engaged in construction, alteration, repair, maintenance or improvement of the State Highway, shall be at the sole expense of the Permittee.
- 14) **STATE TO BE REIMBURSED FOR REPAIRING ROADWAY.** Upon being billed therefor Permittee agrees to promptly reimburse State for any expense incurred in repairing surface or roadway due to settlement at installation, or for any other damage to roadway as a result of the work performed under this permit.
- 15) **OTHER CONDITIONS AND/OR REMARKS.**
 - a. All approach side slopes will preferably be constructed on 10 to 1 slope but not less than 6 to 1 slope, unless otherwise approved.
 - b. No private signs or devices etc., will be constructed or installed within the highway right-of-way limits.
 - c. This permit is valid only if approach construction is completed within specified months from date of issue. NA Months
 - d. Prior to Starting work, for construction inspection and approval of completed approach contact NA
 - e. ☐ See attached addendum

Dated at: Columbia Falls, MT

Agreement Date

6-14-17

The undersigned, the "Permittee" mentioned in the foregoing instrument, hereby accepts this permit, together with all of the terms and conditions set forth therein.

Signed by Permittee

To be filled in by Department of Transportation Personnel

Completed Approach Inspection By:

Date

Title:



MDT-ENV-006 11/13

Page 1 of 2

Montana Department of Transportation Environmental Checklist

2701 Prospect
PO Box 20
Helena, MT 59620-1001
Phone: (406) 444-7228
Fax (406) 444-7245
TTY: (406) 444-7696
www.mdt.mt.gov

Item No.2.

Control Number/ UPN	Project Identification Number	Name/ Location Description	Route/Corridor	Federal Funds Involved?

(For MDT Use Only)

Date Choose type of Environmental Checklist:

May 30, 2017

Approach Permit

Location

Highway or Route:

Milepost(s):

US Highway 2 (C-1)

136.9

Physical Address:

City:

201 US Highway 2 East

Columbia Falls

Legal Description:

County:

Flathead

Township:

Range:

Section(s):

30 N

20 W

17

Applicant Information:

Name:

Title

Larry Fowler

Owner

Company/Utility:

Columbia Falls RV Park

Mailing Address:

Phone:

103 Highway 2 East

406-892-1122

City:

State:

Zip:

Business Phone:

Columbia Falls

MT

59912

406-892-1122

Montana Environmental Checklist Help Guide (click button to view)

Guide

Impact Questions

Actions that qualify for **Categorical Exclusion** under MEPA and/or NEPA (See ARM 18.2.261 and 23 CFR 771.117)
(See ARM 18.2.261 and 23 CFR 771.117)

Comment, Expl, and/or
Information Source (Attach
supporting information, as
necessary.)

- 1 Will the proposed action impact any known historical or archaeological site(s)? ☐ Yes ☒ No
- 2 Will the proposed action impact any publicly owned parkland(s), recreation area(s), wildlife or waterfowl refuge(s)? ☐ Yes ☒ No
- 3 Will the proposed action impact prime farmlands? (If yes, attach a completed Farmland Conversion Impact Rating Ad-1006.) ☐ Yes ☒ No
- 4 a. Will the proposed action have an impact on the human environment that may result from relocations of persons or businesses, changes in traffic patterns, changes in grade, or other types of changes? ☐ Yes ☒ No
- b. Has the proposed action received any preliminary or final approval from the local land use authority? ☐ Yes ☒ No
- 5 For the proposed action, is there documented controversy on environmental grounds? (For example, has the applicant received a letter of petition from an environmental organization?) ☐ Yes ☒ No
- 6 Will the proposed action require work in, across or adjacent to a listed or proposed Wild or Scenic River? ☐ Yes ☒ No
- 7 Will the proposed action require work in a Class I Air Shed or nonattainment area? ☐ Yes ☒ No
- 8 Will the proposed action impact air quality or increase noise, even temporarily? ☐ Yes ☒ No
- 9 a. Is the proposed project a MS4 Area? ☐ Yes ☒ No
- b. Will the proposed action have potential to affect water quality, wetlands, streams or other water bodies? If YES, an environment-related permit or authorization may be required. ☐ Yes ☒ No
- 10 Are solid or hazardous wastes or petroleum products likely to be encountered? (For example, project occurs in or adjacent to Superfund sites, known spill areas, understorage tanks, or abandoned mines.) ☐ Yes ☒ No
- 11 a. Are there any listed or candidate threatened or endangered species, or critical habitat in the vicinity of the proposed action? ☐ Yes ☒ No
- b. Will the proposed action adversely affect listed or candidate threatened or endangered species, or adversely modify critical habitat? ☐ Yes ☒ No
- 12 Will the proposed action require an environmental-related permit or authorization? If the answer is "yes," please list the specific permits or authorizations. ☐ Yes ☒ No
- 13 Is the proposed action within designated sage grouse habitat (<https://sagegrouse.mt.gov/projects>). (If yes, a consultation letter issued from the Montana Sage Grouse Habitat Conservation Program is required.) ☐ Yes ☒ No
- 14 a. Is the proposed action on or within approximately 1 mile of an Indian Reservation? ☐ Yes ☒ No
- b. If "Yes", will a Tribal Water Permit be required? ☐ Yes ☐ No ☒ N/A
- 15 Will the proposed action result in increased traffic volumes, increased wait or delays on state highways, or have adverse impacts on other forms of transportation (rail, transit or air movements)? ☐ Yes ☒ No



MDT-ENV-006 11/13

Page 2 of 2

Montana Department of Transportation Environmental Checklist

2701 Prospe Item No.2.
PO Box 2000
Helena, MT 59620-1001
Phone: (406) 444-7228
Fax (406) 444-7245
TTY: (406) 444-7696
www.mdt.mt.gov

Is the proposed action part of a project that may require other governmental permits, licenses or easements? If "Yes", describe the full extent of the project and any other permits, licenses or easements that may be necessary for the applicant to acquire. C Yes ☒ No

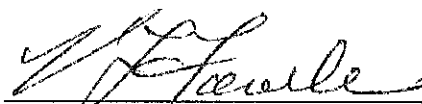
- 17 Attach a brief description of the work to be performed, including any subsurface work. ☐ Description Attached
- 18 Attach representative photos of the site(s) where the proposed action would be implemented. Photos are to include any structures, streams, irrigation canals, and/or potential wetlands in the project area. ☐ Photos Attached
- 19 Attach map(s) showing the location(s) of the proposed action(s); Section, Township, Range; highway or route number and approximate route post(s). ☐ Maps Attached

Checklist preparer:

Larry Fowler

Title:

Owner


Signature

Date

6-14-17

Reviewed for completeness by:


MDT District Representative

O.T.E.
Title

5-30-17
Date

Checklist Approved by:

Environmental Services Bureau
(When any of the items 1 through 16 are checked "Yes")

Title

Date

Transportation Planning
(When any of the items 15 or 16 are checked "Yes")

Title

Date

Checklist Conditions and Required Approvals

A. The applicant is not authorized to proceed with the proposed work until the checklist has been reviewed and approved, as necessary, and any requested conditions of approval have been incorporated.

B. Complete the checklist items 1 through 16, indicating "Yes" or "No" for each item. Include comments, explanations, information sources, and a description of the magnitude/importance of potential impacts in the right hand column. Attach additional and supporting information as needed. Ensure that information required for items 17, 18, and 19, is attached. The checklist preparer, by signing, certifies the accuracy of the information provided.

C. If "Yes" is indicated on any of the items, the Applicant must explain the impacts as applicable. Appropriate mitigation measures that will be taken to avoid, minimize, and/or mitigate adverse impacts must also be described. **Any proposed mitigation measures will become a condition of approval.** Use attachments if necessary. If the applicant checks "No" and the District concludes there may in fact be potential impacts, the Environmental Checklist must be forwarded to Environmental Services Bureau for review and approval.

D. If "Yes" is indicated in item 11 a. (threatened or endangered species), the Applicant should provide information naming the particular species and the expected location, distribution and habitat use in the proposed action area, i.e. within the immediate area of the proposed action; or, in the general area on occasion (seasonally passes through) but does not nest, den or occupy the area for more than a few days.

E. If the applicant checks "Yes" for any item, the approach permit, occupancy agreement or permit, along with the checklist and supporting information, including the Applicant's mitigation proposal, documentation, evaluation and/or permits must be submitted to MDT Environmental Services Bureau. Electronic format is preferred.

F. When the applicant checks "Yes" to any item, the Applicant cannot be authorized to proceed with the proposed work until the MDT Environmental Services Bureau and/or Transportation Planning, as appropriate, reviews the information and signs the checklist.

G. Applicant must obtain all necessary permits or authorizations from other entities with jurisdiction prior to beginning the proposed action or activity. The Applicant is solely responsible for any environmental impacts incurred as a result of the project; obtaining any necessary environmental permits, notifications, and/or clearances; and ensuring compliance with environmental laws and regulations.

Subject: 201 Hwy 2 East
From: Tiffany Simpach <tsimpach@insuredtitles.com>
Date: 2/1/2022, 12:01 PM
To: Tawnya Bingham <tawnya@bearmountainbuilders.com>

Address - **1108 3rd Ave East**
Owner - Renfrow Architectural Woodwork Inc
Mailing Address - P.O. Box 2753, Columbia Falls, MT 59912

Address - **1138 3rd Ave East**
Owner - Wbw LLC
Mailing Address - P.O. Box 1512, Columbia Falls, MT 59912

Address - **205 Us. Highway 2 East**
Owner - Fall Fitness Center LLC
Mailing Address - P.O. Box 183, Columbia Falls, MT 59912

Address - **1128 3rd Ave East**
Owner - Larry Fowler Enterprises
Mailing Address - P.O. Box 508, Columbia Falls, MT 59912

I hope this helps!



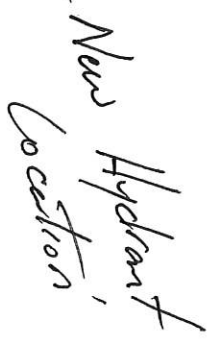
Tiffany Simpach | Escrow Officer
44 4th Street West | Kalispell, Montana 59901
Phone 406.755.5028
tsimpach@insuredtitles.com | www.insuredtitles.com

PROTECT YOUR MONEY FROM WIRE FRAUD SCHEMES

Cyber-crimes involving email breaches and wire fraud are present in the real estate industry. Our wire instructions DO NOT CHANGE. Always confirm wire instructions in person or via a telephone call to your settlement agent using a trusted and verified number prior to sending funds.

COVID-19 Response:

As we open our offices in a phased plan, our teams will continue to follow our Company's current COVID-19 Response and Business Continuity Plan. Your local team will discuss the options available to you and your clients when closing appointments are scheduled.





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

Planning Department

PHONE (406) 892-4391

FAX (406) 892-4413

Item No.2.

February 18, 2022

Re: Public hearing notice for a Preliminary Plat for a ten space RV Park located at 201 Highway 2 East.

Dear Adjacent Property Owner:

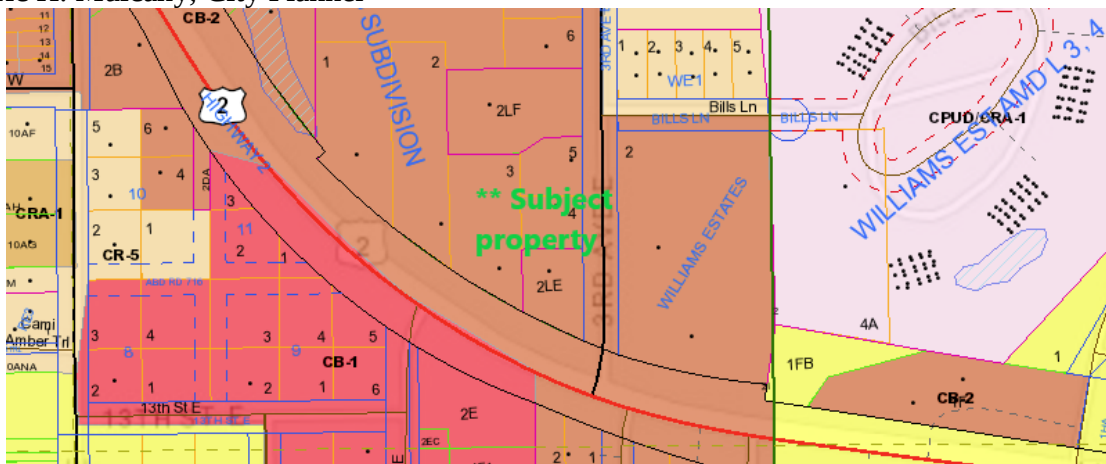
Our records indicate that you are the owner of property within 150-feet of the proposed project.

As the Planning Staff for the Columbia Falls Planning Jurisdiction, I am writing to provide you with notice of public hearings for a Preliminary Plat approval to construct a 10 space RV Park for property at 201 Highway 2 East, Columbia Falls. The property is zoned CB-2 (General Business) which allow RV Parks as a permitted use. The proposed RV Park is adjacent to the Columbia Falls RV Park. The property is described as Lots 3 of the D & G Subdivision in Section 8, Township 30 North, Range 20 West, P.M.M., Flathead County.

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 March 10, 2022 or by email: staalandb@cityofcolumbiafalls.com. Written or emailed comments 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.

Sincerely,

Eric H. Mulcahy, City Planner



CITY OF COLUMBIA FALLS
NOTICE OF PUBLIC HEARINGS

The Columbia Falls City-County Planning Board will hold a public hearing for the following item at their regular meeting on Tuesday, March 15, 2022 at 6:30 p.m. at the Council Chambers of City Hall, 130 6th Street West, Columbia Falls, Montana. The Columbia Falls City Council will hold a subsequent hearing on Monday April 4, 2022 starting at 7:00 p.m. in the same location.

Request for a Preliminary Plat for a 10 Unit RV Park:

The applicant, Clark W Griz LLC is requesting Preliminary Plat approval to construct a 10 space RV Park for property at 201 Highway 2 East, Columbia Falls. The property is zoned CB-2 (General Business) which allow RV Parks as a permitted use. The proposed RV Park is adjacent to the Columbia Falls RV Park. The property is described as Lots 3 of the D & G Subdivision in Section 8, Township 30 North, Range 20 West, P.M.M., Flathead County.

Interested persons are allowed to attend the hearing(s) 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 Staalnd, City Clerk, 130 6th Street West, Room A, Columbia Falls, MT 59912 or via email: staalndb@cityofcolumbiafalls.com. For more information on the proposed Planned Unit Development, please call Eric Mulcahy, Columbia Falls City Planner at 755-6481. To obtain the ZOOM meeting registration, please contact City Clerk Barb Staalnd via email or by calling (406) 892-4391 no later than 5:30 p.m. the day of the meeting.

DATED this 18th day of February, 2022