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COLUMBIA FALLS, MT 59912

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AGENDA
CITY PLANNING COMMISSION REGULAR MEETING
THURSDAY, DECEMBER 12, 2024 6:00 PM
COUNCIL CHAMBERS CITY HALL

CALL TO ORDER AND ROLL CALL

APPROVAL OF MINUTES:

1. Approval of November 14, 2024 Planning Commission 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 RECOMMENDATIONS:

2. **Annexation and initial zoning from County R-5 (Two-Family Residential) to City CR-5 (Two Family Residential) in the Columbia Falls Zoning District:**

Toby and Mindy Gilcrest are requesting an annexation and initial zoning from the current County zoning of R-5 (Two-Family Residential) to City CR-5 (Two-Family Residential). The Columbia Falls Growth Policy designates the property as multi-family allowing eight or more units per acre. The property is currently vacant and located at 274 Meadow Lake Boulevard in Columbia Falls. The property is described as Parcel B of COS 22075 (Accessors Tracts 2BDAD); Section 7, Township 30 North, Range 20 West, P.M.M., Flathead County.

A Planned Unit Development for a 10 lot/20-unit development in Columbia Falls Zoning District:

Toby and Mindy Gilcrest are requesting a Planned Unit Development (zoning overlay) to allow the development of ten residential lots with each lot having a two-unit townhome for a total of twenty units on 2.27 acres. The PUD will provide deviations to the private street cross section along with setback deviations. The property is currently vacant and located at 274 Meadow Lake Boulevard in Columbia Falls. The property is described as Parcel B of COS 22075 (Accessors Tracts 2BDAD); Section 7, Township 30 North, Range 20 West, P.M.M., Flathead County.

A subdivision creating 10 parent lots and 20 sublots in the Columbia Falls Planning Jurisdiction:

Toby and Mindy Gilcrest are requesting a subdivision that will create ten parent lots with each lot having a two-unit townhome for a total of 20 units on 2.27 acres. The subdivision will access Meadow Lake Boulevard with a private street and each lot will front on the new street. The property is currently vacant and located at 274 Meadow Lake Boulevard in Columbia Falls. The

property is described as Parcel B of COS 22075 (Accessors Tracts 2BDAD); Section 7, Township 30 North, Range 20 West, P.M.M., Flathead County.

ADJOURNMENT

Next Regular Planning Board Meeting – TBD

CITY OF COLUMBIA FALLS PLANNING COMMISSION MEETING MINUTES HELD NOVEMBER 14, 2024

REGULAR MEETING – 6:00 PM.

President Fisher called Meeting to order at 6:00 PM

PRESENT: President Fisher, Vice President Ping, Commissioner Berube, Commissioner Johnson

ABSENT: Commissioner Kavanagh

Also present: Interim City Manager Shrives, Contract Planner Mulcahy, City Attorney Breck, Public Works Clerk Sobczak

APPROVAL OF MINUTES:

Approval of August 8, 2024 Regular Meeting Minutes and September 12, 2024 Housing Study Workshop minutes.

Motion made by Vice President Ping to approve the August 8, 2024 and September 12, 2024 minutes as presented, Seconded by Commissioner Johnson. Motion carried with all present voting AYE.

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

No public comment was presented.

PUBLIC HEARINGS AND ACTION:

Request for a zone change from CR-5 to CRA-1 in the Columbia Falls Zoning Jurisdiction:

Boys and Girls Club of Glacier Country, Inc are requesting a Zone Change from CR-5 to CRA-1. The property was previously used for the Boys and Girls Club in Columbia Falls which recently moved to the old elementary school site. A potential buyer of the property would like to open a physical therapy office in the old Boys and Girls Club building. A medical office such as a physical therapist office is a permitted use in the CRA-1 zone but not permitted in the CR-5 zone. The property is described as: Lots 4 & 5; Block 40; Columbia Falls Townsite; Section 8, Township 30 North, Range 20 West, P.M.M., Flathead County.

Contract Planner Eric Mulcahy presented Staff Report CZC-24-01. The potential buyer of the property is Glacier Peaks Mobile Physical Therapy and they are wanting to open a static physical therapy clinic in the existing building. Neighboring zoning is compatible to the proposed zone and the Growth Policy conforms with this proposed use. The 12 evaluation criteria were reviewed and all are compatible with this proposed use. On-site parking will be required for this commercial use but the on-street parking will still exist. Paving of the portion of the alley leading to the on-site parking will also be required. All parking and paving will be reviewed administratively during building permit submittal for the required remodel of the existing building. 4th Avenue West is inline for major reconstruction as part of the RAISE Grant project which will help delineate the on-street parking. Mulcahy recommends the Planning Commission to adopt staff report CZC-24-01 as findings of fact and recommend approval of this zone change to City Council.

The applicant Jackie Bullock owner of Glacier Peaks Mobile Physical Therapy spoke for this request. With growth they would like a bigger facility. The existing building only needs a minor remodel and they would like to maintain the structure and character of the building.

President Fisher opened public comment at 6:10 PM.

Rachel Williams 609 4th Ave W, Columbia Falls. Commented on what would be allowable under the CRA-1 zoning. She wondered how many therapists would be in the building, how much of the lot would be paved, how much lighting will be added. Concerned that this double lot would be completely paved over and there will be an excess of lighting.

Mack Williams 609 4th Ave W, Columbia Falls. Concerned that since the driveway to his garage is not paved that it will be blocked by parked cars. He was told that since it is not paved it is not an official driveway and can be blocked. Concerned about the added lighting as well and the multi-family uses that are allowed with this CRA-1 zoning.

Bullock, the applicant, responded to the comments presented. Currently have three therapists possibly a fourth would be added with growth. She loves the trees and natural feel of the lot, but they will need to comply with parking requirements. They want to keep the playground for family use. There are no plans to add any additional external lighting at this time.

President Fisher closed public comment at 6:17 PM.

Mulcahy responded to the driveway issue saying that there is nothing that he is aware of that would allow people to block a driveway even if it is unpaved. Normally in reconstruction of a street a driveway would be formalized with curb-cuts even if it is unpaved but there is no plan to reconstruct 6th Avenue West and there are no curbs present in that area.

Commissioner Johnson asked the applicant how many patients they anticipate seeing in a day. Bullock responded that typically it is 1-hour long appointments so about 6-8 patients a day.

A motion to adopt Staff Report CZC-24-01 as Findings of Fact was made by Commissioner Berube. Seconded by Commissioner Johnson. A roll call vote was performed with all Commission members voting AYE.

A motion was made to recommend approval of this Zone Change to City Council was made by Commissioner Johnson and seconded by Commissioner Berube. A roll call vote was performed with all Commission members voting AYE.

This Zone Change will be seen by City Council on December 2, 2024 at 7:00 PM.

President Fisher inquired about the Housing Study and how that is progressing. Mulcahy answered that the consultants have put together the Employer Survey and it is out. They have not been getting a big response so they are working with the Columbia Falls Chamber of Commerce and the City will put the survey on their website as well. The consultants are working on the background data and the survey will be a big help with that.

There will be a Planning Commission Regular Meeting on December 12, 2024 at 6:00 PM on a request for annexation and subdivision.

Vice President Ping made a motion to adjourn seconded by Commissioner Berube with all Commission members voting AYE.

ADJOURNMENT – Meeting duly adjourned at 6:23 PM

President

Attest:

Public Works Clerk

CITY OF COLUMBIA FALLS
NOTICE OF PUBLIC HEARINGS

Item No.2.

The Columbia Falls Planning Commission will hold a public hearing for the following item at their regular meeting on Thursday, December 12, 2024 at 6:00 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 Tuesday, January 21, 2025 starting at 7:00 p.m. in the same location.

Annexation and initial zoning from County R-5 (Two-Family Residential) to City CR-5 (Two Family Residential) in the Columbia Falls Zoning District:

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

DATED this 18th day of November, 2024

Item No.2.

Mark Shrives

Mark Shrives, Interim City Manager/Planning & Zoning Administrator
COLUMBIA FALLS CITY PLANNING COMMISSION

Publish: Daily Interlake Sunday, November 24, 2024

ANNEXATION AND INTIAL ZONING OF CR-5 - STAFF REPORT CA-24-01
PLANNED UNIT DEVELOPMENT - STAFF REPORT CPUD-24-01
MAJOR SUBDIVISION STAFF - REPORT CPUD-24-01
December 4, 2020

A report to the Columbia Falls Planning Commission and the Columbia Falls City Council for a request by Toby and Mindy Gilcrest for annexation, initial zoning to CR-5 (Two-Family Residential), Planned Unit Development (PUD), and Preliminary Plat Approval. A public hearing is scheduled before the Planning Commission for December 12th 2024 at 6:00 pm in the Columbia Falls Council Chambers. The Planning Commission will forward a recommendation to the Columbia Falls City Council with hearings scheduled for January 21, 2025.

BACKGROUND INFORMATION

A. OWNER/APPLICANT

Toby and Mindy Gilcrest
225 E Bowman Drive
Kalispell, MT 59901

B. PETITIONER'S TECHNICAL ASSISTANCE

TD&H Engineering
Attn: Andrew Ferris, E.I.
450 Corporate Dr, Suite 101
Kalispell MT 59901

C. LOCATION/DESCRIPTION

The property is located at 274 Meadow Lake Boulevard in Columbia Falls and is currently a vacant wooded parcel. The property is described as Parcel B of COS 22075, NE1/4SW 1/4, Section 7, Township 30 North, Range 20 West, P.M.M., Flathead County.

D. REQUEST

The applicant has petitioned for annexation and with annexation comes the initial zoning which in this case would change the existing County R-5 (Two Family) zoning to a City CR-5 (Two-family) zoning. The applicants also request a PUD overlay that utilizes the density provisions of the PUD along with the requested deviations to the setbacks and road standards. Lastly the applicants request a subdivision that creates the 10 parent lots and 20 sublots on the subject property.

E. EXISTING LAND USE

The property is mostly vacant forest lands of 2.27 acres. The property to the north has two sheds and a fence that encroach on the subject property as shown on the existing conditions map. These encroachments will be removed prior to development.

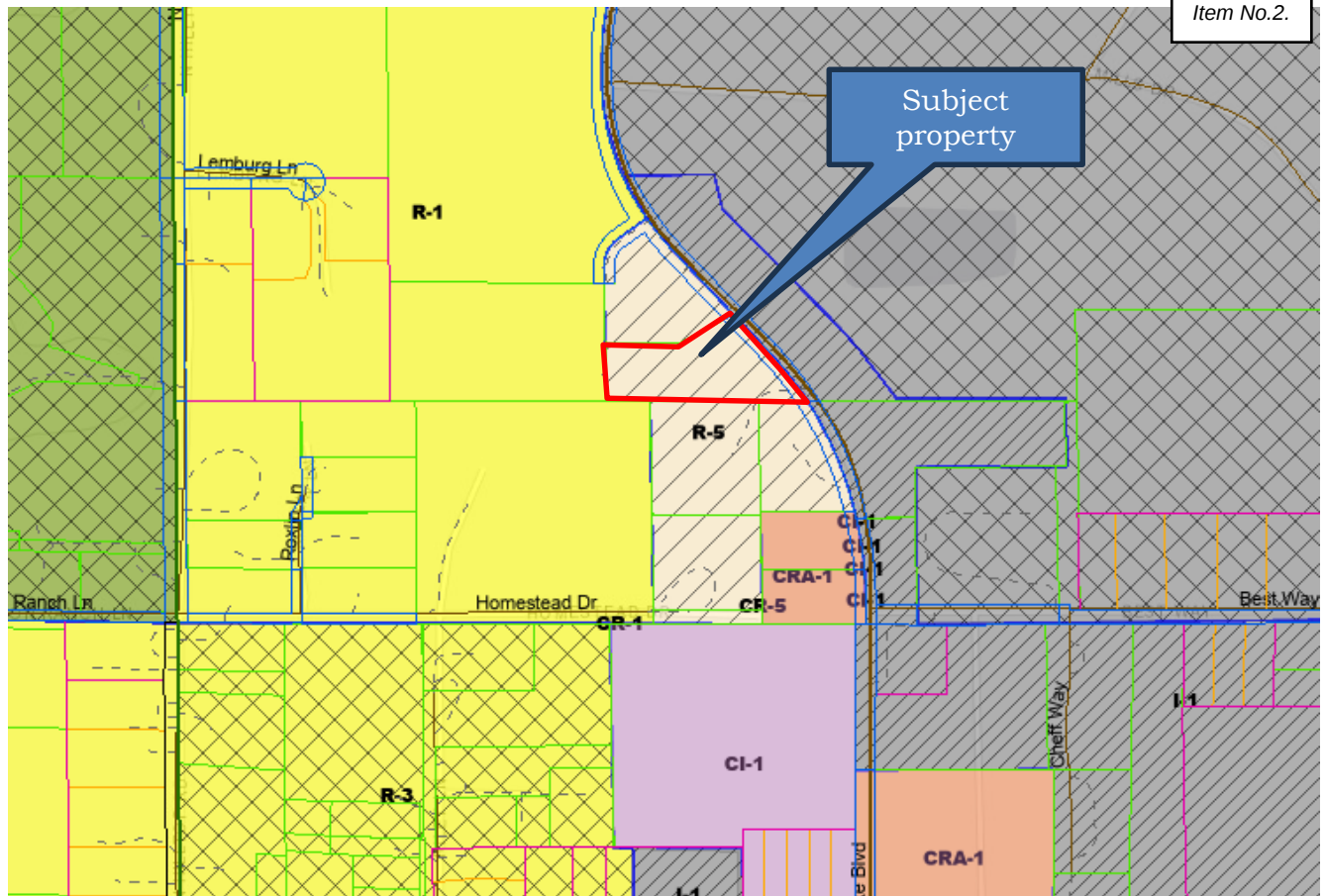


F. ADJACENT ZONING:

North	R-5 and R-1	Two-Family and Single-Family Residential
South	R-5, R-1, & CRA-1	Two-Family, Single-Family & Multi-Family Residential
East	I-1	Light Industrial
West	R-1	Single-Family Residential

G. ADJACENT LAND USE:

North	Single-Family Residential
South	Single-Family & a CUP for Multi-Family Residential
East	Warehouser MDF Mill and Mini Storage
West	Single-Family Residential



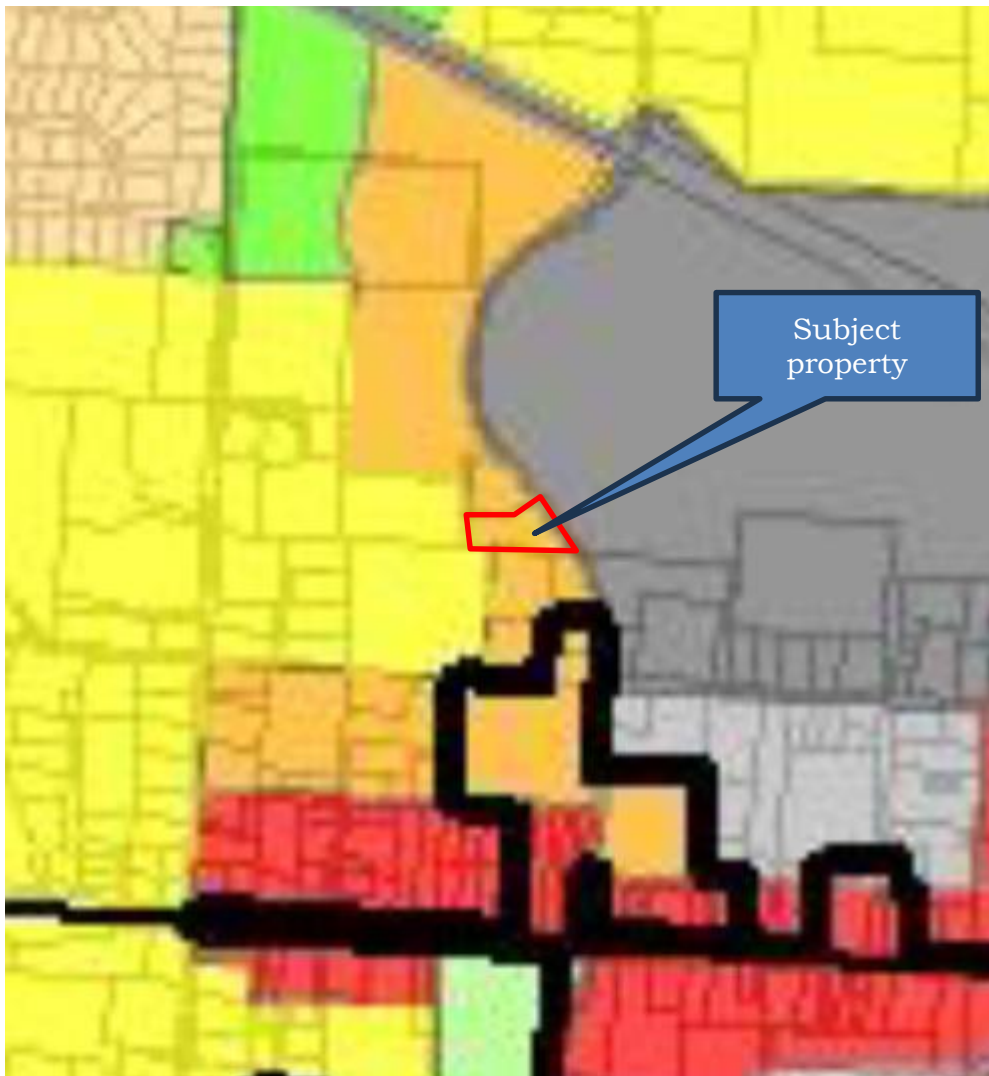
Zoning Map – Flathead County GIS.

H. GENERAL LANDUSE CHARACTER

The area around the subject property is a transitional area with Light Industrial on the east side of Meadow Lake Boulevard and residential on the west side of the road. The Columbia Falls Planning Commission and City Council changed the land use designation in the 2019 Growth Policy Update from an Urban Residential to a Multi-Family Residential designation. As a result of the change, a multi-family project was approved with a CUP just south of the subject property and interest is emerging for higher densities in this area.

I. GROWTH POLICY DESIGNATION

The Growth Policy map shows the property is within the Multi-Family designation which supports eight or more units per acre. This designation was selected in the last Growth Policy Update because the property is along a collector road with City utilities in portions of the right-of-way. The multi-family designation acts as a transition zone between the industrial uses to the east and the lower density single family uses to the west.



Portion of the Columbia Falls Growth Policy Map

Land Use Map Legend	
	Commercial <i>General, highway and neighborhood retail sales, services or mixed office use.</i>
	ResortRes.Com <i>Within the confines of an overall development plan, provides recreation opportunities (principally to residents and guests), commercial uses (associated directly with recreation), and a mixture of housing types and densities.</i>
	HeavyIndustrial <i>Manufacturing, processing, storage and assembly of goods, where noise, odor, dust and associated impacts extend beyond the confines of a building or screened area.</i>
	LightIndustrial <i>Wholesale and industrial uses where noise, odor, dust and associated impacts are confined to a building or screened area.</i>
	MultFamily <i>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.</i>
	UrbanResidential <i>Between 2 and 8 units/acre. Primarily single family residential with limited quantities of multifamily units. Fully served by urban services.</i>
	SuburbanResidential <i>2 units/acre or less. Primarily single family residential in a quasi-rural setting. Some urban services available.</i>
	RuralPreserve <i>A rural area, predominately used for corporate and public lands, estate housing, and protective buffer for industry. Outside the immediate needs of urban development and having limited urban services. Residential use closely associated with highly developed access and low fire hazards.</i>
	PublicSemiPub <i>Schools, government offices or facilities, and cemeteries.</i>
	ParkOpenSpace <i>City and County parks, homeowner parks and green space areas, recreation access points.</i>

J. UTILITIES/SERVICES

The property will be located inside the City limits of Columbia Falls upon annexation.

<u>Water</u>	Columbia Falls Municipal Water upon annexation
<u>Sewer</u>	Columbia Falls Municipal Sewer upon annexation
<u>Refuse</u>	Contract Hauler
<u>Fire Protection</u>	Columbia Falls City Fire Department upon annexation
<u>Police Protection/</u>	Columbia Falls City Police upon annexation
<u>Electricity</u>	Flathead Electric
<u>Schools</u>	School District #6

I. ANNEXATION EVALUATION

The proposed annexation is by Petition Part 46; Title 7-2-4601(3)(a)(ii) and 7-2-4601(3)(b) M.C.A.; which when the petition for annexation is signed by 50% or more of the owners of the area petitioned to be annexed; "The governing body may approve or disapprove a petition under the provisions of Subsection (3)(a) on its merits. When the governing body approves the petition, it shall pass a resolution providing for the annexation."

This is the first annexation of land since the City of Columbia Falls relinquished its extra-territorial zoning and subdivision jurisdiction to the County. The County has since placed interim zoning on the previous “doughnut” area around the City. The County zoned the property R-5 (two-family residential) which is nearly identical to the Columbia Falls CR-5 zoning designations which is also a two-family zoning district. The applicants are requesting the initial zoning of CR-5 with the annexation.

The subject property is within the Growth Policy Boundary of the Columbia Falls Growth Policy. The City has approved the preliminary plat and PUD for the 102-unit Garnier Heights Development approximately ¼ mile north of the subject property and Conditioned the approval on annexation to the City of Columbia Falls. The City also annexed the Gilcrest property and approved a 36-unit Conditional Use Permit (CUP), 370 feet south of the subject property along Meadow Lake Boulevard.

The subject property has access to Meadow Lake Boulevard, which is a designated collector road currently maintained by Flathead County. With the annexation, the section of Meadow Lake Boulevard adjacent to the annexed property will become a City Road. There is a waste water force main in Meadow Lake Boulevard that carries waste water from the Meadow Lake Resort to the City’s Wastewater treatment facility. The applicants propose connection to the force main with this project. Prior to sewer connection, the applicants will need to verify with the Columbia Falls Public Works Department that there is adequate capacity in the force main. If there is not capacity, the applicant will need to extend the gravity main from the south up to the property. Projects such as Garnier Heights and the Gilcrest CUP would extend new water from the south along Meadow Lake Boulevard to the projects. The proposed 274 Meadow Lake Blvd PUD/Subdivision will also be conditioned to extend water service to the project if one of the other projects does not do so first.

The subject property falls within the study area of the Columbia Falls Water and Sewer Preliminary Engineering Reports adopted in 2018. The City of Columbia Falls has the capacity to serve the proposed 20-unit development.

The Growth Policy Designates the property Multi-Family Residential with densities of 8 or more units per acre. The Columbia Falls Growth Policy provides the following:

Chapter 2 – Growth Management

- Policy 6 Encourage infill development where full public services are available.
- Policy 4 New development should pay its fair share of providing on-site and off-site capital facilities, giving consideration to the adequacy of provisions and tangible benefit to the new development.
- Policy 9 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.

- Goal 2 Residential development that does not excessively burden the government and is adequately served by public facilities and services.
- 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 4c Multi-family housing developments should be designed to fit compatibility within larger single family neighborhoods.
- Policy 4d Townhouses are encouraged to be 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.
- 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.
- Policy 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

II. INITIAL ZONING EVALUATION BASED ON THE STATUTORY CRITERIA

The statutory basis for reviewing a change in zoning is set forth by 76-2-303, M.C.A. Findings of Fact for the zone change request are discussed relative to the itemized criteria described by 76-2-304, M.C.A. and section 18.212.030 of the Columbia Falls Zoning Ordinance. The site is currently zoned county R-5 (Two-Family Residential). The application is requesting City CR-5 (Two-Family Residential) as the underlying zoning.

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

The Growth Policy Designates the property Multi-Family Residential with densities of 8 or more units per acre. The zoning ordinance contemplates CR-5 as an appropriate zone within the designated land use category. The proposed zone change complies with the Growth Policy.

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

The access to the property is from Meadow Lake Boulevard currently a County Maintained Collector Road. With the annexation, the section of Meadow Lake Boulevard adjacent to the annexed property will become a City road. The annexation and initial zoning would not directly change the impact on transportation systems, with the impact a function of the property development. With this annexation and initial zoning, the applicant is proposing a PUD and Subdivision, reviewed later in this report. As the project is for 20 units, it does not trigger a Traffic Impact Study (TIS) to evaluate capacity and level of service. A TIS typically comes with 30 or more units. As part of any developments access to a City or County street, the applicants will be conditioned with any approval, to comply with City regulations for approach permits. Part of that evaluation will be clear vision at the new intersection to determine safe access to the future residents as well as the existing users of Meadow Lake Boulevard.

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

Adequate access is provided to the property. The project was reviewed by the Columbia Falls Fire Chief at site review. Chief Weeks reviewed the project for circulation, access, and hydrant locations. The Chief was satisfied with the basic site plan but will review the final engineering plans for hydrant location. Chief Weeks approved the hammer head

design for the turn-around and the 24-foot street width. All municipal services, including police and fire protection will be available upon annexation.

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

The site is located well outside of any floodplains or other hazards. With annexation all construction will be subject to building code review and compliance. The requested CR-5 and PUD will limit the land use to the requested two unit townhomes which are compatible with the zoning regulations.

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

All bulk and dimensional standards are regulated by the Columbia Falls Zoning Ordinance and the deviations provided in the PUD. These regulations will insure adequate light and air.

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

The proposed CR-5 (Two-Family Residential) zoning is nearly identical to the existing County R-5. The CR-5 zoning allows two units on 5,400 square foot lots which is equal to approximately twelve units per acre if access is considered in the density calculation. The proposed development is looking at 8.8 units per acre gross. The density is aligned with the zoning and growth policy and therefore preventing the overcrowding of the land.

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

As stated previously the existing zoning anticipates the proposed concentrations of people. The infrastructure with annexation is available to address the 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 Meadow Lake Boulevard which is a collector road. The applicants are proposing internal sidewalks along with recreational amenities. As with review previous submittals, pedestrian facilities along Meadow Lake Boulevard are nonexistent and should be addressed. In these previous applications, the Planning Board and City Council added a condition of approval that read as follows: "The applicants shall work with Public Works on the water main extension so that it may be finish graded to allow for a primitive path to be completed in the future." A second condition was added; "At the City's discretion, cash-in-lieu of installing sidewalk may be considered along the Meadow Lake Boulevard frontage." The intent was that perhaps the City could use the cash-in-lieu to develop the primitive path. The development of the property will require the extension of sewer and water facilities, the development of on-site stormwater detention, and development of the recreational amenities.

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

The proposed zoning is nearly identical to the current zoning, both being two-family residential. The proposed zoning does give consideration to the use.

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

The character of the neighborhood is a mix of industrial and residential. In the Meadow Lake Boulevard corridor south of the viaduct there is single family residential, Warehouse Facilities, mini-storage, an AT&T utility building, a 102 unit subdivision with townhouse product, a previous approval for a 36 unit apartment project, a large senior assisted living facility, a manufactured home park and an auto parts store. The requested zoning is a near match of the existing zoning and the proposed use seems to fit the mix of land use in the district.

11. Will the new zoning affect property values?

The property is currently a vacant lot with the exception of the encroachments. 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 currently zoned R-5 (Two Family Residential) and is consistent with the Columbia Falls Growth Policy designation of Multi-Family Residential. The proposed zoning of CR-5 (Two-Family Residential) is nearly identical to the County zone. As the Growth Policy contemplates this density/land use, it is presumed that the requested zone is the appropriate use within the municipality.

III. EVALUATION OF THE PLANNED UNIT DEVELOPMENT PROPOSAL

The intent of the PUD District is to serve as an overlay zoning district. The PUD overlay 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 and subdivision rules. The PUD is reviewed for conformance with Section 18.348 of the Columbia Falls Zoning Ordinance.

1. Compliance of the PUD with the City Growth Policy and in particular, density and use policies of the plan.

Growth Policy Map – Multi-Family

“Eight or more units per 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.”

Chapter 2 – Growth Management

- Policy 6 Encourage infill development where full public services are available.
- Policy 4 New development should pay its fair share of providing on-site and off-site capital facilities, giving consideration to the adequacy of provisions and tangible benefit to the new development.
- Policy 9 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,

Chapter 3 Land Use – Residential

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- Goal 2 Residential development that does not excessively burden the local government and is adequately served by public facilities and services.
- 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 4c Multi-family housing developments should be designed to fit compatibility within larger single family neighborhoods.
- Policy 4d Townhouses are encouraged to be 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.
- 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.
- Policy 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

Section 18.348.040(8) of the PUD standards sets the Maximum Density of a CR-5 PUD at 12 units per acre gross. The proposed PUD is 8.8 units per acre gross. The proposed PUD is in compliance with the Growth Policy and the PUD density.

2. The extent to which the PUD departs from the underlying zoning and subdivision regulations.

Zoning/Subdivision Deviations requested with the PUD:

Setbacks – The proposed PUD requests a deviation to the rear yard setback reducing the setback from 20-feet to 10 feet (Section 18.330.040(3)). Although not a deviation there will be a zero side yard setback between the sublots for the townhome design. However, the parent lots will maintain the required five-foot side yard setback. Lastly, the front yard setback is 20 feet and the applicant is showing 15-feet between the building envelope and the sidewalk. However, the garage will be recessed five feet so that there is 20-feet between the garage and sidewalk.

If this project was viewed as an apartment or condominium development instead of a townhome development the north and south property lines would be viewed as side yard and the east and west property line would be front and rear. The 10-foot rear yard setback provides some buffer to the neighboring properties while allowing the development to function with the internal drive. In particular, Lots 8 – 10 have a large open space behind to provide additional buffer.

The front yard setback deviation will allow the house to be 15-feet from the edge of the road easement, back of sidewalk, except for the garage which will be recessed to maintain 20-feet between the garage door and the back of sidewalk. The proposed design will allow vehicles to park in front of the garage without

blocking the sidewalk. The setback deviations appear to meet health and safety elements.

Private Road Cross Section – Typical road cross sections require a 60-foot right-of way with a minimum 24-foot paved road surface, boulevard and five foot sidewalk. The applicants propose 34-foot easement with a 24 foot paved road and a five foot concrete sidewalk immediately adjacent to the street.

The subject property is 2.27 acres in size but only 165 feet wide at the west half of the property. The narrow width creates a challenge to development of the property using conventional subdivision design. The PUD provides flexibility in the standards to address the design challenges. In this case, the road standards propose a driving surface of 24 feet and adjacent five foot sidewalk on each side of the street. All utilities and services would be located within the 34-foot-wide road and utility easement. The easement may be widened to accommodate dry utilities such as power and fiber. It appears that the requested deviation meets health and safety concerns for police and fire while providing suitable access to the lots.

3. Bulk and Dimensional Requirements

- a. The PUD District exceeds two acres meeting the minimum district size.
- b. Not more than seventy percent of the PUD shall be devoted to parking, streets and building. Based on the Preliminary Plat Map, there is 13,830 square feet in road and parking and there is 24,000 square feet of building envelope. The total is 37,830 square feet or 0.86 acres which is 38% of the 2.27 acre property.
- c. Off-street parking is required at two spaces per living unit. Each unit is proposing a two-car garage with a minimum twenty-foot-long driveway in front of the garage for a total of four spaces per unit. In addition, the applicants are showing three guest parking spots near the front of the development.
- d. Landscaping may be required by Planning Commission or City Council to provide a buffer between proposed uses. The City could require that trees within the rear yard setbacks be retained except where grading for stormwater is necessary to prevent flow on neighboring property. In the locations that grading is necessary for stormwater drainage, the applicant will plant a vegetative screen consisting of evergreen trees six feet tall every twenty feet on center.
- e. Utilities shall be installed in a manner to meet specification. The PUD/Subdivision is conditioned to meeting the City Public Works Standards with approval by Public Works and the MDEQ for sewer, water, stormwater and roads. Access will require approval by the Columbia Falls Public Works Department. Dry utilities such as electric and fiber will be subject to approvals by the associated utility providers.
- f. The applicants are providing four off street parking spaces per unit plus three guest parking spaces.
- g. Architecture shall be typical of a two-unit residential townhome. The City of Columbia Falls does not have specific architectural regulations for one and two unit residential structures.
- h. The proposed PUD is providing a density of 8.8 units per acre which meets the 12 unit per gross acre maximum.

The proposed development complies with the bulk and dimensional requirements for the Columbia Falls PUD Standards.

IV. REVIEW OF FINDINGS OF FACT FOR THE MAJOR PRELIMINARY PLAT

Item No.2.

This portion of the application is reviewed as a major subdivision in accordance with statutory public interest criteria and the Columbia Falls Subdivision Regulations. Chapter 17.12.090 Impact Criteria

A. Impacts to Agriculture and Agriculture Water User Facilities

The subject property has never been used for agricultural purposes and does not have agricultural water user facilities on or in close proximity. Although there was some timber production in the distant past, it has been many decades since this land was managed for timber harvest. The Columbia Falls Subdivision Regulations state that subdivisions in the City-County Planning Jurisdiction (now known as the Columbia Falls Growth Policy Boundary) are considered to have minimal effect on agriculture.

B. Impacts on Public Health:

Public health and safety are 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.

1. The 274 Meadow Lake Boulevard Subdivision will annex into the City of Columbia Falls and connect to Municipal water and wastewater infrastructure. The proposed subdivision has access to Meadow Lake Boulevard currently a county-maintained collector road. In communication with Dave Prunty, Flathead County Road Superintendent, once the City annexes the property, the road adjacent to the annexed property becomes the City's Road and is subject to the City's Standards. This does not mean that the County will stop plowing or maintaining the section or road particularly with County owned road being north and south of the property.

The development will be served by Columbia Falls Fire and Police Departments upon annexation. The internal subdivision streets will be constructed to City standards for pavement and drive lane width and privately maintained. The streets have an alternative cross section as outlined in the PUD. Instead of a 60-foot right-of-way the applicants propose a 34-foot-wide easement which contains the 24-foot paved driving surface and five-foot concrete sidewalks on each side of the road. Sewer, water and stormwater will follow in this easement but dry utilities such as power and fiber will be located in other easements. The road cross section and the hammerhead turnaround were reviewed by the Columbia Falls Fire Chief, Karl Weeks, at the City's site review meeting and he approved the design deviations. The Fire Chief will review fire hydrant location at the time of Public Works Review of the construction drawings.

The subject property is not located in a 100-year floodplain nor is it located along any stream, wetland or other waterway. The property is gently rolling with the maximum grade of 15% near the middle of the property. Although all of Flathead County is located in a Wildland Urban Interface, the property will be served with City water and fire hydrants for suppression. Much of the timber cover will be removed for the road and building pads. The open space in the front of the property and to the rear of the property will be the areas where trees can be preserved.

The subdivision is not likely to have negative impacts on public health and safety.

Emergency Services: The Columbia Falls Fire Department will provide fire service to the subdivision. As the subdivision will have 24-foot paved streets and fire hydrants throughout the subdivision, the Fire Chief voiced no concerns with the project.

The subdivision will be served by the Columbia Falls Police Department. The Police Chief can serve the development and it will not impact their level of service.

Item No.2.

Vehicular Traffic Safety Hazard: The subdivision has a single access onto Meadow Lake Boulevard and a hammerhead turnaround for emergency vehicles at the end of the proposed private street. Secondary egress is only required when the road is greater than 600-feet in length and in this case the subdivision road is approximately 445-feet in length. It appears that there is adequate site distance at the proposed intersection with Meadow Lake Boulevard but this will need to be verified with the Columbia Falls Public Works Department through the City’s approach permit process.



Meadow Lake
Boulevard
looking north



Meadow Lake
Boulevard
looking south

The internal subdivision road is showing attached five foot concrete sidewalks on each side of the road for pedestrian access. The applicants are providing a ten foot easement on the Meadow Lake Boulevard frontage for sidewalk. Because there are is currently only a small segment of sidewalk along Meadow Lake Boulevard that is in front of the Senior Assisted Living facility, the Planning Board and Council have provided a cash-in-lieu of sidewalk option for the apartments approved just south of this project and could be an option here. This condition goes hand in hand with the other condition the City placed on the apartments and Garnier Heights that states the following: “The applicants shall work with Public Works on the water main extension so that it may

be finish graded to allow for a primitive path to be completed in the future.” The intent was that perhaps the City could use the cash-in-lieu to develop the primitive path for a longer distance than a short segment of concrete path.

2. Proposed subdivisions or associated improvements that are proposed on land with high pressure gas lines or high voltage lines are considered to have an impact on public health and safety.

According to the application and a site visit, no such hazards exist on the subject property.

3. Proposed subdivisions or associated improvements that are proposed on land or adjacent to Superfund or hazardous waste sites are considered to have an impact on public health and safety.

There are no Superfund Sites adjacent to the subdivision and no known hazardous waste sites on the subject property.

4. Proposed subdivisions or associated improvements that are proposed on or adjacent to abandoned landfills, mines, wells, waste sites, or sewage treatment plants are considered to have an impact on public health and safety.

The proposed subdivision is not adjacent abandoned landfills, mines, waste sites, or sewage treatment plants. The subdivision is adjacent to the Weyerhaeuser MDF plant however the Mill site is fenced and monitored. The BNSF railroad is also close by but as this railroad corridor traverses the City, it is not considered a hazard and Meadow Lake Boulevard crosses the BNSF lines by a viaduct.

B. Impacts on Wildlife and Wildlife 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.

1. Proposed subdivisions that are contiguous to unincorporated town sites or within the city-county planning jurisdiction are considered to have a minimal impact on wildlife and wildlife habitat.

The proposed subdivision is within the Columbia Falls Growth Policy Boundary which until June of 2024 was the City-County Planning Jurisdiction. The property is currently zoned County R-5 (Two Family Residential) and the Growth Policy designates the property Multi-Family Residential with prescribed densities of eight or more units per acre. The subdivision should have minimal impact on Wildlife

2. Proposed subdivisions or associated improvements that are proposed in locations with riparian areas, wetlands, rivers, streams, lakes, or other natural surface waters are considered to have an impact on wildlife and wildlife habitat.

The proposed PUD/Subdivision does not have any creek, stream, wetland or any surface water body on or adjacent to the site. As such, there is no impact to water resources in the area.

3. Proposed subdivisions or associated improvements that are proposed in an area with rare or endangered species, as identified by state or federal agencies, are considered to have an impact on wildlife.

The property is within the Growth Policy Boundary of a municipality and the Growth Policy is compliant with State Law; the property is proposed to be annexed to the City; and the property is zoned; the subdivision is exempt from the Environmental

Assessment requirements of subdivision review by 76-3-616 MCA. The 2.2-acre parcel is adjacent to City Services, is less than 400 feet from the City limits, and is considered ripe for urban development. There are no known endangered species residing on the property and there is no unique habitat that would attract endangered species. This is not to say that a grizzly bear would not walk through the property however there is no habitat that would draw them to this location and given the proximity to the urban confines of the City this would not be a place we would encourage them to locate.

4. Proposed subdivisions or associated improvements that are proposed on or adjacent to land identified by state or federal agencies as critical habitat are considered to have an impact on wildlife and wildlife habitat.

As stated previously, the property does not have wetlands or other habitats that would be considered critical habitat.

C. Impacts on the Natural Environment:

Air:	Vehicles and home heating will contribute exhaust and particulate matter to the air. Due to structure spacing and unrestricted natural air movement the impact is considered minor.
Groundwater:	The subdivision will utilize Municipal waste water services which will help protect groundwater resources in the area. The stormwater facilities will be reviewed by the City of Columbia Falls Public Works Department and the Montana Department of Environmental Quality.
Natural Vegetation:	The area currently has an abundance of vegetative cover; mostly coniferous forests. Development will likely disturb much of this cover with the exception of open space area A. Invasion of noxious weeds on open ground will have an impact. Ground cover should be required to be re-established within a year after disturbance and weed control instituted. A Weed Management Plan for Flathead County Weed Department will be a condition of Preliminary Plat
Surface Water:	There are no surface waters on or adjacent to the property
Topographical Features:	The property is fairly level with a 15% gradient at the midpoint of the property.

D. Impacts on Local Services:

Protective Services:	With annexation the Columbia Falls Police Department will take over duties within the subdivision. The Police Chief comments that they can serve the subdivision without impact to their level of service. Columbia falls Fire District serves this area.
----------------------	--

Waste Water:	The subdivision will connect to and extend mains the subdivision for Waste Water collection. Waste water is transported along the mains in Meadow Lake Boulevard to the City Waste Water Treatment Facility on the Flathead River near the Veterans Home. The City Public Works Department indicated that the system has capacity to serve the subdivision. However, the capacity of the force main in Meadow Lake Boulevard will need to be verified. If there is not capacity in the force main, a gravity main would need to be extended from the south near the assisted living facility north to the property.
Solid Waste:	Flathead County Solid Waste allows residents to deposit household waste at the landfill or green box sites. Comments from the agency recommend requiring new subdivisions to use a contract refuse hauler.
Potable Water:	The subdivision will connect to and extend City mains into the subdivision for domestic water. The Columbia Falls Public Works Department indicated that they have capacity to serve the subdivision.
Fire Suppression:	With the City water mains extended into the subdivision, the developer will also install fire hydrants. The initial review of the project indicated that there is sufficient flow and pressure for the fire hydrants. Sewer and water facilities are subject to detailed plan review following preliminary plat approval and prior to construction. Details for the development of infrastructure are subject to the City Public Works Standards and will be reviewed for compliance
Public Schools:	School District 6 operates K-12 th grade within the City of Columbia Falls about a mile south east of the proposed subdivision. The school district has seen approximately 4% growth over the past ten years or 0.4% per year. Using County wide average of 0.34 school aged children per residence, (There were 17,446 students recorded with the Flathead County Superintendent of Schools Office including public, private and home-schooled children at the beginning of the 2022 school year. The US Census Bureau 2021 counted 50,808 housing units in Flathead County – 17,446 students / 50,808 housing units = 0.343 students per unit), the 20 units would generate approximately 7 students to the K – 12 school system.
Recreation/Parkland:	There are no City public recreation or parkland sites in the immediate vicinity. There is a County Park in the North Hilltop Subdivision. The development is setting aside land in Open Space and they are proposing a basketball court and pickle ball court in the emergency hammerhead turnaround area.
Public Transportation	No public transportation is immediately available. Eagle Transit does make regular stops in Columbia Falls.
Roads:	The proposed subdivision has a single point of ingress and egress onto Meadow Lake Boulevard. Secondary egress is not required when the access road is less than 600 feet in length. The proposed subdivision road is approximately 445- feet in length.

The streets within the subdivision will be constructed to alternative standard outlined in the PUD deviation and reviewed previously in this report. Upon completion of construction and certification by a licensed engineer the streets will remain privately owned and maintained by the Homeowners Association

G. Compliance with Subdivision and Design Standards:

With the exception of the street deviation for right-of-way width and boulevard outlined in the PUD, the proposed subdivision complies with the Columbia Falls Subdivision Regulation and Design Standards.

H. Compliance with the Montana Subdivision and Platting Act:

The proposed subdivision appears to comply with the Montana Subdivision and Platting Act.

The applicant is submitting this development as a PUD which is a zoning overlay. In the case of PUD's, they require 30% of the land area be free of road and roof. The applicant is proposing approximately 62% of the site free of road and roof which greatly exceeds the maximum 11% parkland requirement of the subdivision regulations. The applicant is proposing a basketball court and pickleball court in the turnaround area of the common space.

RECOMMENDATION

- (1) Staff recommends the Columbia Falls Planning Commission adopt Staff Report #CA-24-01 as findings of fact and recommends to the Columbia Falls City Council that the property be annexed and the zoning for the property be city CR-5 as the underlying zoning.
- (2) Staff recommends the Columbia Falls Planning Commission adopt staff report #CPUD-24-01 as findings of fact and recommends to the Columbia Falls City Council that the 274 Meadow Lake Boulevard PUD overlay be approved subject to the conditions below:
- (3) Staff Recommends the Columbia Falls Planning Commission adopt staff report #CPP-24-01 as findings of fact and recommends to the Columbia Falls City Council that the preliminary plat for 274 Meadow Lake Boulevard be approved subject to the conditions listed below:

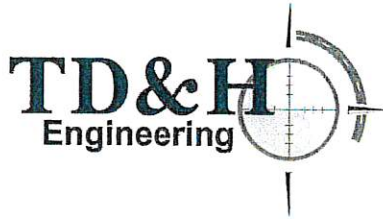
CONDITIONS OF APPROVAL

1. The 274 Meadow Lake Boulevard PUD will allow the following deviations:
 - a. Setback deviation of a ten (10) foot rear yard setback. A fifteen (15) foot front yard setback except that the garage shall be twenty (20) feet from the back of sidewalk.
 - b. Road deviation of a 34-foot easement with a 24 foot paved road and a five foot concrete sidewalk immediately adjacent to the street
2. The project shall be built in substantial compliance with the Preliminary Plat and PUD Maps 1 -5 and dated November 2024 and prepared by TD&H Engineering, Inc.

3. Each residential unit shall provide two garage parking spaces and two driveway spaces as proposed in the application.
4. The trees within the rear yard setbacks be retained except where grading for stormwater flow is necessary to prevent flow on neighboring property. In the locations that grading is necessary for stormwater drainage, the applicant will plant a vegetative screen consisting of evergreen trees, six feet in height and every twenty feet on center.
5. The Columbia Falls Fire Chief shall approve the fire hydrant location.
6. Prior to sewer connection, the applicants will need to verify with the Columbia Falls Public Works Department that there is adequate capacity in the force main. If there is not capacity, the applicant will need to extend the gravity main from the south up to the property.
7. The applicant shall provide a 10-foot pedestrian easement along the Meadow Lake Boulevard frontage.
8. At the City's discretion, cash-in-lieu of installing sidewalk may be considered along the Meadow Lake Boulevard frontage.
9. The applicants shall work with Public Works on the water main extension so that it may be finish graded to allow for a primitive path to be completed in the future
10. The road construction shall meet the requirements of Chapter 17.16 of the City of Columbia Falls Subdivision Regulations and the Columbia Falls Public Works Standards except as modified by these conditions. The construction plan shall be reviewed and approved by the City prior to construction. The road construction shall be certified by a registered engineer that they meet such standards following construction and the roadways and prior to Final Plat approval.
11. The applicants shall secure a new "Approach Permit" from the Columbia Falls Public Works Department for the access onto Meadow Lake Boulevard. Sight distance will be verified through this process.
12. The road easement within the subdivision shall be dedicated a private street with maintenance provided by the Homeowners Association.
13. The developer shall create a Homeowners Association that will be responsible for maintenance and long-term replacement of the common area, internal roads and sidewalks, and stormwater facilities.
14. The Columbia Falls postmaster shall approve a common mailbox facility at an approved location. The facility shall meet the requirements of 17.18.250. The facility shall be installed prior to final plat or included in an SIA.
15. Developer shall provide a student loading/unloading facility at an approved location as directed by School District 6 or provide a letter from the School District stating that the bus stop is not required.
16. The sewer, water, water and stormwater facilities shall be reviewed and approved by the Columbia Falls Public Works Director and Montana Department of Environmental Quality. The water, sewer, and stormwater shall be constructed in accordance with the approved plan and the construction shall be certified by a registered engineer that they meet the approved specifications. The sewer and water mains shall be accepted by the City of Columbia Falls prior to final plat.

17. A note shall be placed on the face of the Final Plat stating: "All dwellings shall have house numbers visible from the internal subdivision road."
18. The applicants shall provide copies of the final plat drawing and as-built construction drawings for all public infrastructure and utilities existing or constructed in the right-of-way or easements. Copies of drawings shall be in both paper and digital. Digital copies shall be in a format prescribed by the City.
19. All utilities shall be installed underground and stubbed to each lot prior to the paving of the roads.
20. The Flathead County Weed Department shall approve a Weed Management Plan for the Development prior to Final Plat. A note shall be placed on the face of the final plat stating: "Lot owners are subject to the Weed Management Plan approved by the Flathead County Weed Department."
21. That the parkland requirement shall be met by the open space shown on the PUD Map and as prescribed in the PUD regulations. The applicants shall install the basketball hoop and pickle ball court as shown on the Preliminary Plat/PUD Maps
22. Assessment for taxation and special assessments for lands within the common areas shall be proportionally shared among all lots in the subdivision. The proportion may be equal or based upon the area of the lot in proportion to the total area of all lots. Such assessment shall be reported to Flathead County, billed and collected with other tax and assessment due each lot.
23. Plat notes shall be added to the face of the plat delineating that the parks and common area are dedicated in perpetuity and that said space(s) will be owned and maintained by the Homeowners Association. Changes to the use and/or management of the common space or parks shall be approved by the Homeowners Association and the City.
24. The following notes indicating the PUD deviations shall be placed on the face of the final plat:
 - a. Setback deviation of a ten (10) foot rear yard setback. A fifteen (15) foot front yard setback except that the garage shall be twenty (20) feet from the back of sidewalk.
 - b. Road deviation of a 34-foot easement with a 24 foot paved road and a five foot concrete sidewalk immediately adjacent to the street
25. All improvements to the public right-of-way shall be complete or guaranteed through a SIA prior to final plat approval. The Developer shall warranty all infrastructure improvements for a minimum of one (1) year after approval of the final plat.
26. The applicant shall provide a letter from the applicable Solid Waste Contractor stating that Solid Waste Service is available to the Subdivision. The CC&R's will encourage use of a Solid Waste contractor for residences in the subdivision.
27. The preliminary plat shall expire three (3) years after the approved effective date stipulated by the City Council. Extensions may be granted by the City Council if the applicant requests extension 30-days prior to the expiration of the plat or any remaining phase.

450 Corporate Drive
Suite 101
Kalispell, MT 59901



406.751.5246
tdhengineering.com

November 01, 2024

City of Columbia Falls – Planning Department
ATTN: Eric Mulcahy, AICP
130 6th Street West
Kalispell, MT 59901

274 MEADOW LAKE BOULEVARD TOWNHOMES

TD&H ENGINEERING JOB NO. K24-034

Dear Eric,

The proposed development at 274 Meadow Lake Boulevard proposes to annex into the City of Columbia Falls and subdivide the land for residential development. The project currently resides within an unincorporated area of Flathead County, approximately 400 feet away from the Columbia Falls City Limits along Meadow Lake Boulevard. The 2.27-acre lot was created in 1996 from a Family Land Transfer detailed in Certificate of Survey 13011. In 2021, Certificate of Survey 22075 was filed for the purpose of retracement of the existing parcel.

The project proposes to annex into the City of Columbia Falls at the City's equivalent zoning tier. The current zoning of the property is Flathead County's R-5, and the project seeks to annex into the City of Columbia Falls with the City's comparable zoning level of CR-5. Specific details regarding the annexation of the project are included in the enclosed Annexation application.

The project also requires the approval of a Planned Unit Development (PUD) for the development. Specific details regarding the need and justification for a Planned Unit Development are included in the enclosed application.

The project proposes to subdivide the current parcel through the major subdivision process into 10 single-family lots, with 2 sub-lots on each lot planned for 20 total townhome style homes on the site. The subdivision will be designed in accordance with local and state guidelines and submitted for approval to all required review entities.

This submission package includes the following applications:

- Petition to Annex
- Planned Unit Development Application
- Preliminary Plat Application

Please feel free to reach out to me directly if any questions arise during the review of this project.

Sincerely,

Andrew Ferris EI
Project Engineer
TD&H ENGINEERING

CITY OF COLUMBIA FALLS, MONTANA PETITION TO ANNEX

As the owner of the property(ies) listed below, being a portion of the property to be annexed, herein described, I hereby petition the City Council of the City of Columbia Falls to annex the property to the City of Columbia Falls.

Property owned by the Petitioner:

Assessor Number: 0978165

Legal Description:

Parcel B of COS 22075 located within the southwest 1/4, of Section 7, Township 30 North, Range 20 West, Flathead County, Montana, more described as:

Tract Parcel B Lot _____ Block _____ Subdivision _____

Section-Township-Range Sec 7, T 30 N, R 20 W

Proposed land use: Townhomes

Current zoning: R-5

Owner's Legal Name as recorded on deed: Toby & Mindy Gilchrist

Mailing Address: 225 E Bowman Drive, Kalispell, MT 59901

Phone Number: 406-471-4978

Owner's signature: [Signature] Date 11-4-24

Owner's signature: [Signature] Date 11-4-24

Attach:

- 1.) Deed – **Attachment 1**
- 2.) Map – **Attachment 2**
- 3.) Completed Waiver of Protest to Creation of Special Improvement District – **Attachment 3**

202200001237
 Page: 1 of 2
 Fees: \$16.00
 1/14/2022 11:08 AM
 Debbie Pierson, Flathead County MT by SM

097816.

Approved 01/14/2022 SC

AND WHEN RECORDED MAIL TO:

Toby Gilchrist and Mindy Gilchrist
 225 E. Bowman Dr.
 Kalispell, MT 59901

Filed for Record at Request of:
 Insured Titles

Space Above This Line for Recorder's Use Only

Order No.: 1017105-WHI
 Parcel No.: 0978165

WARRANTY DEED
(Joint Tenancy)

FOR VALUE RECEIVED,

Jack L. Bauer and Diana L. Bauer as joint tenants

hereinafter called Grantor(s), do(es) hereby grant, bargain, sell and convey unto

Toby Gilchrist and Mindy Gilchristwhose address is: **225 E. Bowman Dr., Kalispell, MT 59901**

hereinafter called Grantees, as joint tenants (and not as tenants in common) and to the survivor of said named joint tenants, and to the heirs and assigns of such survivor, the following described premises, in **Flathead County, Montana**, to-wit:

Parcel B of Certificate of Survey No. 13011, in the Southwest Quarter of Section 7, Township 30 North, Range 20 West, P.M.M., Flathead County, Montana.

SUBJECT TO Covenants, Conditions, Restrictions, Provisions, Easements and encumbrances apparent or of record.

TO HAVE AND TO HOLD, the said premises, with its appurtenances unto the said Grantees, as joint tenants with the right of survivorship (and not as tenants in common) and to the heirs and assigns of the survivor of said named tenants forever. And the said Grantor(s) do(es) hereby covenant to and with Grantees, he/she or they is/are the owner(s) in fee simple of said premises; that they are free from all encumbrances except for taxes and assessments for current and subsequent years and he (she or they) will warrant and defend same from all lawful claims whatsoever.

Dated: January 3, 2022

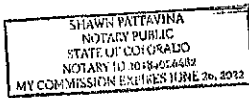


Jack L. Bauer
Jack L. Bauer

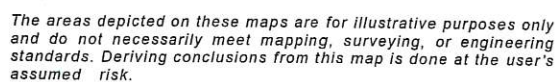
Diana L. Bauer
Diana L. Bauer

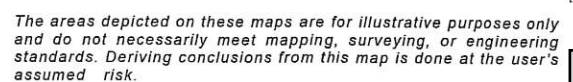
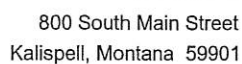
STATE OF Colorado)
COUNTY OF Elbert)
SS.

This Instrument was acknowledged before me on January 3, 2022, by Jack L. Bauer and Diana L. Bauer.



SC
Notary Public for the State
of Colorado
Residing at: _____
My Commission Expires:
6-30-2022



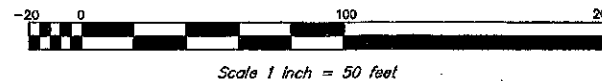




O.C. Ervin Land Surveying, Inc.
Honesty. Integrity. Attention to Detail.
132 North Fork Trail
Columbia Falls, MT 59912
Olaf C. Ervin PLS, CFM

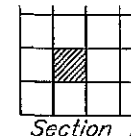
CERTIFICATE OF SURVEY

NE 1/4 SW 1/4, SECTION 7, T. 30 N., R. 20 W.,
PRINCIPAL MERIDIAN, MONTANA, FLATHEAD COUNTY, MONTANA



PURPOSE:

RETRACEMENT OF EXISTING PARCEL



Item No.2.

LEGEND

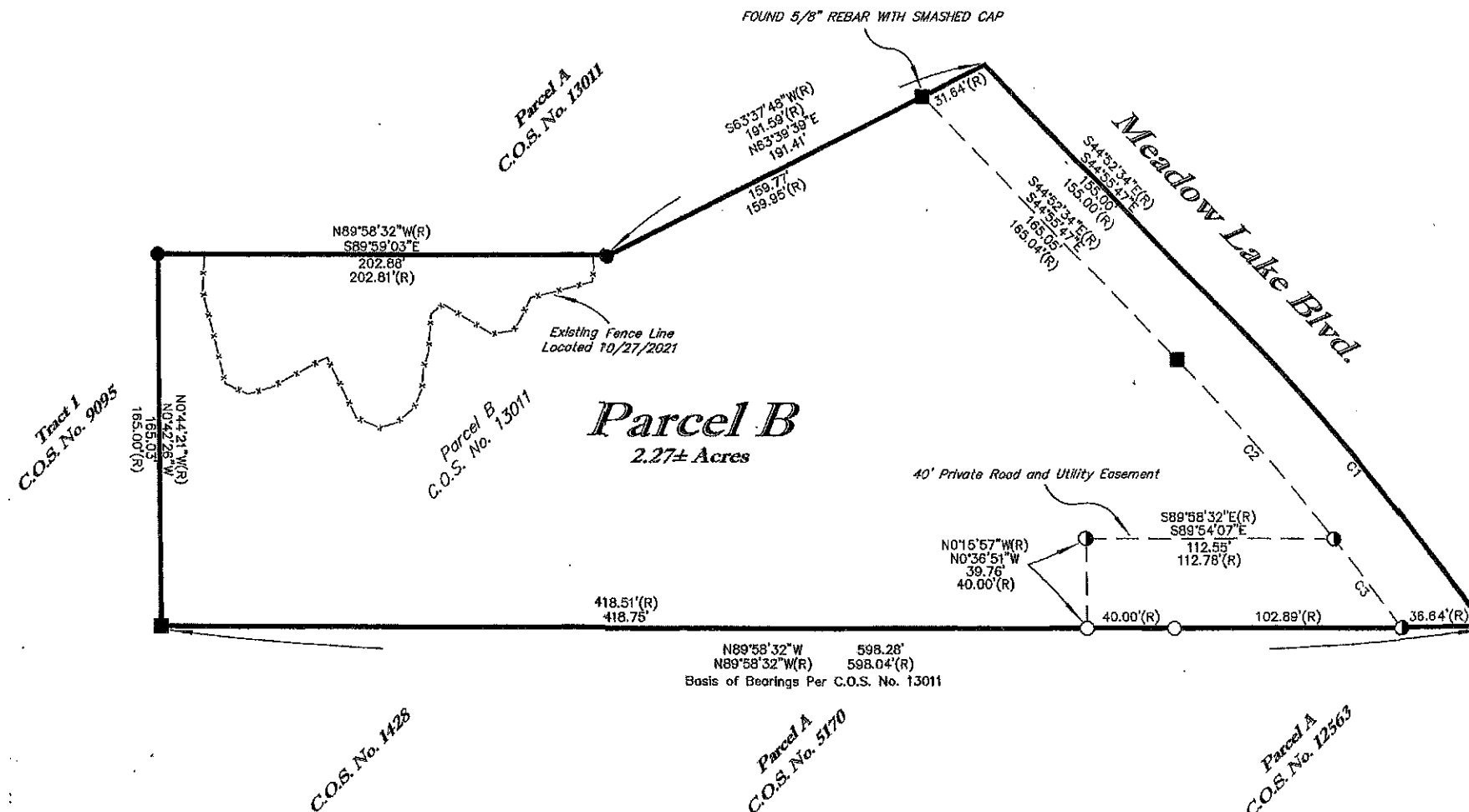
- FOUND 5/8" REBAR WITH CAP MARKED "MARQUARDT 73285"
- FOUND 5/8" REBAR (OR AS NOTED)
- FOUND 5/8" REBAR WITH CAP MARKED "SANDS 7975-S" (OR AS NOTED)
- SET 1/2"x18" REBAR WITH 1" PLASTIC CAP STAMPED O.ERVIN 16194LS (OR AS NOTED)
- (R) RECORD DIMENSION

LEGAL DESCRIPTION

Parcel B

Part of the NORTHEAST one-quarter of the SOUTHWEST one-quarter of Section 7, T. 30 N., R. 20 W., PMM, Flathead County, State of Montana:

Parcel B of Certificate of Survey Number 13011, records of Flathead County, State of Montana, Containing 2.27 acres more-or-less. Together with and subject to all appurtenant servitudes existing, or of record.



CURVE TABLE

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	10°27'54"	182.66'	1000.01'	N39°39'57"W	182.40'
C2	6°16'33"	106.25'	970.00'	N41°26'03"W	106.19'
C3	2°57'49"	50.17'	970.00'	N37°49'53"W	50.17'

RECORD CURVE TABLE

NUM	DELTA	ARC	RADIUS
C1	10°27'46"	182.60'	1000.00'
C2	6°16'24"	106.20'	970.00'
C3	2°57'52"	50.19'	970.00'

CERTIFICATE OF SURVEYOR

REGISTRATION NUMBER 16194LS

APPROVED *Jan 22*

EXAMINING LAND SURVEYOR REG. NO. 1473AL5

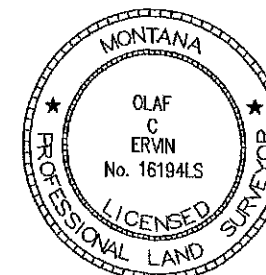
STATE OF MONTANA

COUNTY OF FLATHEAD

FILED THIS 13th DAY OF Jan. 20 22 A.D.
AT 2:05 O'CLOCK P.M.

Debbie Pierson
CLERK AND RECORDER

By *Armanda J. [Signature]*
INSTRUMENT RECORD NUMBER 202100001153



Fees: \$25.50

For: Mark Beck
Owner: Jack L. Bauer and Diana L. Bauer

COS# 22075

202200001153 Fees: \$25.50 by: AH
by O C ERVIN LAND SURVEYING
Date 1/13/2022 Time 2:05 PM

CERTIFICATE OF SURVEY NO. 77175



Planning Department

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

PHONE (406) 892-4391

FAX (406) 892-4413

APPLICATION FOR PLANNED UNIT DEVELOPMENT (PUD)

Project Name: 274 Meadow Lake Development
 Name of Applicant: Toby and Mindy Gilchrist
 Mailing Address: 225 E. Bowman Drive
 City/State/Zip: Kalispell, MT 59901 Phone: 406-471-4978
 Name and address of owner if different than applicant:
 Name: _____
 Mail Address: _____
 City/State/Zip: _____ Phone: _____
 Technical Assistance: TD&H Engineering - Kalispell
 Mail Address: 450 Corporate Drive, Suite 101
 City/State/Zip: Kalispell, MT 59901 Phone: 406-751-5246
 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: 274 Meadow Lake Blvd, Columbia Falls, MT
 Total Area of Property: 2.27 Acres
 Legal description including section, township, range: Parcel B COS 22075, NE 1/4 SW 1/4, Sec 7, T30N R20W
 The present zoning of the above property is: R-5 (Flathead County)

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

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

11-4-24

 Date

Application Process

A. Pre-application meeting:

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

B. Complete Application Form

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

PUD Zoning Review:

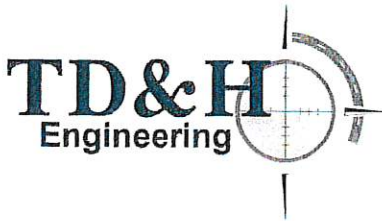
SEE FEE SHEET

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

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

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

450 Corporate Drive
Suite 101
Kalispell, MT 59901



406.751.5246
tdhengineering.com

November 4th, 2024

City of Columbia Falls – Planning Department
130 6th Street West
Columbia Falls, MT 59912
City, State Zip

274 MEADOW LAKE BOULEVARD TOWNHOMES

TD&H ENGINEERING JOB NO. K24-043

The attached narrative summarizes the impacts of the proposed Planned Unit Development in accordance with City of Columbia Falls requirements for Planned Unit Developments. The response to each of the narrative questions can be found below bolded and italicized.

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

The project is located at 274 Meadow Lake Blvd is currently located in the county with a CR5 zoning. The site is approximately 2.26 acres in size and is heavily treed and undeveloped. The site is earmarked for multifamily or higher density per the growth policy. The project is proposed to be annexed into the City of Columbia Falls with CPUD zoning and subdivided into 10 lots plus common space with each lot able to be split into (2) sublots for possible townhouses. The lots are to be developed or sold as single family or two family homes per lot for a possible maximum of 20 townhouse units. Aspects of the CPUD zoning allows 12 dwelling units/acre, we are providing a maximum of 8.8 dwelling units per acre. The CPUD zoning requires 30% open space, we are providing 34%.

The adjacent zoning is County R-5 to the north and south, R-1 to the West and I-2 to the East. The closest City zoning is CRA-1 to the south one lot away.

The proposed new underlying zoning would be CR5 and we will meet all the zoning requirements except the rear setbacks which we are proposing 10 feet vs. 20 feet. The existing lot in the current zoning has 5 foot setbacks where we are now proposing 10' setbacks so the setback on those faces actually increases by 5 feet in this proposal.

The individual lots are to be approximately 70 feet in width by 83' in depth for a lot size of approximately 5,940 sf. This exceeds the CR-5 zoning of a minimum 5,400 sf. These would each be split as sublots for townhouse uses and exceeds the 2,000 sf subplot requirement.

The proposed setbacks would be 20 feet for the front with a minimum 20' from edge of street to face of garage, 5' side setbacks and 10' rear setbacks.

The proposed development proposes a single drive lane from Meadow lake Blvd down through the center of the property with a paved hammerhead at the end of the drive for firetruck access and turning. This hammerhead will be chained off and used as part of the common space with a pickleball court and basketball hoop

located on it. The pickleball net will be easily removable and In reviewing with the Fire department this would be acceptable. The drive lane will be 24' wide with 5' sidewalks on each side of the drive lane. A 10' wide sidewalk easement will be outlined along Meadow Lake Blvd. that will be coordinated with the city for money in lieu or bonded for a future sidewalk when the connecting sidewalk gets developed. We will try and keep as many of the trees located in the common spaces as possible with appropriate thinning and cleaning up of the space.

Proposed parking is the following: Each lot and subplot is sized to allow for a (2) car garage onsite and with the 20' setback from the garage face to face of the road, parking could also occur in front of the garage. (3) common parking spots are also planned off the South side of the drive lane on the East side of the site.

We are proposing a 4' high wood security fence along the north and south sides of the site where the building units/individual lots abut up against the property line. Individual lots would be able to connect to that fence and further fence in their lots as desired per the current zoning requirements at their discretion.

The project is located at the edge of the current boundaries of the City of Columbia Falls. This area has seen several proposed and approved development projects over the last few years. This developer brought through a similar development of (2) apartment buildings just to the south of this development. That project has been sold and has not broken ground at this time. Further planned developments to the north of this site have been planned and approved by the City of Columbia falls but also have not broken ground. This area is scheduled for extension of the sidewalks and utilities in this area as these developments break ground.

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

The proposed subdivision is not planned to be phased at this time, and all improvements for the entire development will be completed or bonded for in accordance with the City of Columbia Falls subdivision regulations prior to the final plat.

- 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 proposed development departs from the City of Columbia Falls Zoning and Subdivision regulations by the following design items:

- *Utilizing a 10-foot rear yard setback for the proposed lots in lieu of a 20-foot setback set forth by CR-5 zoning*

The proposed development will have a 10-foot rear yard setback instead of the 20-foot setback that is required by zoning. The reduced setback is due to the existing geometry of lot. If a 20-foot setback was utilized, the minimum lot sizes could not be met with a 20-foot access road. A fence will be provided along these property lines to reduce visual impact to the site, any the project will attempt to preserve any vegetation along these property lines to aid in the buffer.

- **Utilizing a 24-foot private road easement in lieu of a 60-foot public road R/W.**

The proposed development will utilize a 24-foot private road easement to be owned and maintained by the HOA of the development. Due to the existing and proposed lot sizes, a 60-foot public road and R/W was not deemed to be viable as the proposed lots would not have been able to reasonably meet the City of Columbia Zoning Standards size requirements. In addition, the road is designed to meet fire egress requirements, and the hammerhead style turnaround is modeled to ensure sufficient area for a fire truck to turn around and depart the development.

- **Proposed minimum centerline radius of 22-feet in lieu of 120-feet set forth by the City of Columbia Falls Subdivision Standards**

The proposed development seeks to reduce the minimum centerline radius of the private road within the development to 22-feet in lieu of 120-feet set for by the City of Columbia Falls Subdivision Standards. The proposed private road is designed to facilitate fire truck access and egress. In addition, the road within the development will be privately owned and operated by the HOA and the speed limit will be set to ensure that passenger and emergency traffic can pass safely through the development.

- 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 allocated 34% common space is located outside the individual lots, sidewalks and drive lanes and roads. This space is located primarily on the East and West ends of the site. This area would be open with as many existing trees that we can retain. The area will be cleaned up and thinned while maintain a natural experience. On the west side of the site where the paved fire lane hammerhead is located, since the area will not be often used by the fire department, our plan is to use that space for recreation with a basketball hoop on one end and a pickleball court on the other with removable nets. This area will have a chain across so that access for parking vehicles will be restricted. We feel that this common space will help provide a buffer on the East and West side of the sites and also places for people to walk and use for recreation outside of their individual lots.

- 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 following list details how public services will be provided to the proposed development.

Water

The proposed development will be serviced by the City of Columbia Falls public water supply system. The water main will be extended from its current terminus on Meadow Lake Boulevard, northwards on Meadow Lake Boulevard to the property frontage where the water main will then extend into the development

dead ending at a fire hydrant near the eastern property line of the development. The engineered design for the proposed water main extension will be reviewed and approved by the City of Columbia Falls public works department, Montana Department of Environmental Quality, and any other required entities prior to construction.

Sanitary Sewer

The proposed development will be serviced by the City of Columbia Falls public sewerage system. There is an existing sanitary sewer main which runs along the property frontage along Meadow Lake Boulevard. The proposed development will connect to the existing sewer main with a new public sewer main extension. The proposed development will be serviced by a low pressure sanitary sewer service, but the precise design will be finalized during the final design portion of the project. The engineered design for the proposed water main extension will be reviewed and approved by the City of Columbia Falls public works department, Montana Department of Environmental Quality, and any other required entities prior to construction.

Stormwater Management

The proposed development will utilize site grading to direct stormwater to an underground storage and infiltration facility. The stormwater will be treated and the proposed infiltration facility will be designed and sized to meet City of Columbia Falls Engineering Standards, as well as meet the minimum applicable requirements set forth by the Montana Department of Environmental Quality. On-site soils were found to be a medium sand, and favorable for on-site infiltration. At this time, no water is planned to be flow-controlled and discharged from the site, but in the event that water is discharged from the site, it will be done at rates less than pre-development in accordance with City and State requirements. The engineered design for the proposed stormwater improvements will be reviewed and approved by the City of Columbia Falls public works department, Montana Department of Environmental Quality, and any other required entities prior to construction.

Schools

The current concept for a school bus stop to service the development would be along Meadow Lake Boulevard. The proposed development would provide consistent sidewalk access to and from Meadow Lake Boulevard. The proposed development would increase the City of Columbia Falls school population by approximately 30 students, utilizing 1.5 students / residence as general practice.

Roads

The proposed road within the development would be a privately owned and maintained road which would provide adequate access and egress to all passenger vehicles as well as fire and emergency vehicles. Snow plowing would be provided by a contract plowing company. The proposed hammerhead will utilize a break-a-way style chain across the entrance to ensure that the hammerhead remains clear of any unauthorized vehicles, as well as providing a

safe space for the proposed amenities in the area.

Traffic Management

The proposed development will generate approximately 200 trips / day at full build out utilizing the standard of 10 trips / day per single family residence, multiplied by 20 residences. The threshold for the requirement of a traffic impact study is 300 trips per day, set forth by Flathead County and City of Columbia Falls Standards, thus a formal traffic impact study is not required for this project.

The proposed development will utilize Meadow Lake Boulevard for access and egress. Meadow Lake Boulevard is sized for the additional traffic, and no street improvements to Meadow Lake Boulevard are anticipated at this time. The proposed development is not deemed to pose a significant impact to any of the existing traffic infrastructure within the City of Columbia Falls.

Pedestrian Access

The proposed development will provide sidewalks from the site to Meadow Lake Boulevard. In addition, a 10-foot path easement will be included across the property frontage for the future extension of the master planned multi-use path down Meadow Lake Lane.

Recreation Facilities

The proposed development will include approximately 34% open space as required by the PUD conditions (30% minimum). In addition, amenities provided to the development will include a pickleball court, as well as a basketball court located within the hammerhead area of the development. In addition, additional facilities such as an on-site path and gazebo may be provided by the owner and HOA in the future. The development will include sidewalk access to the facilities from the homesites. The development will provide or bond for 11% of the appraised value in parkland or amenities as required by the City of Columbia Falls Planning and Zoning regulations at the time of final plat.

Other applicable utilities and services

The proposed development will be serviced by the following dry utility providers:

Electricity – Flathead Electric Co-Op

Natural Gas* – Northwestern Energy

Internet & Telephone – MTNMax, CenturyTel, Spectrum

The proposed development proposes for individual trash pick up and mail drop off. Trash pick up will be performed by the City of Columbia Falls or a contract hauler, and the mail drop off will be provided by the US Postal Service, and other carriers (FedEx, Prime, UPS). Trash collection will be verified by the City of Columbia Falls public works department and the mailbox locations and box types verified by the US Postal Service prior to final plat of the project.

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

The adjacent lots are currently being used as single family residences with possible home business including VRBO's. This area is an area of expansion of Columbia Falls per the growth policy and the already approved projects along this corridor to the north and south. The proposed development provides for single family and two family residences that meets the Cities CPUD allowed density and exceeds the required lot sizes. We feel that this project fits well with the already approved projects as a transitional residential project between multifamily housing and the single family residences.

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

While the existing neighborhood is currently single family residences, it is in an area of transition based on the approved projects. We are proposing a project that meets the density requirements per zoning while still keeping it single and two family residences and more than what is required open/common space per the CPUD guidelines. While no traffic study is required for this size of development we have reviewed the project with the traffic engineer who has completed similar studies in this area for other projects and based on those findings, Meadow lake Blvd is able to support the additional traffic of this development, please see the enclosed letter. We feel that this project will provide reasonable homes that are in need in the City of Columbia Falls.

- 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;

Due to the nature of the lot size and the desire to have garages for each of the units, the north and south sides of the individual lots are a bit tight to allow for garages and first floor living in a 2 family usage. As such we are proposing a 10' vs. 20' setback for the rear yards to the north and south. To help mitigate that we are proposing a 4' tall wood privacy fence along those faces. The current county zoning setback is 5' so this will increase the setback on the sides by 5'. The project consists of a subdivision and the lots may developed individually as such the project may vary between (1) single family home for a total of 10 homes or

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

The City of Columbia Falls growth policy has the vision statement "A community maintaining quality embracing change". The proposed development achieves this by providing a high quality development, with provides high density housing at economical prices. The proposed development is targeted towards first time home-buyers with more approachable and affordable prices. The proposed development is a change, as the existing lot is a forested lot in a relatively low-density surrounding area. The proposed development is important to the City of Columbia Falls as it

continues to expand the public infrastructure and population of the City in an economic and efficient manner.

The proposed development is included in the current Columbia Falls Growth Policy and is shown as "MultiFamily" on the site map included in Appendix B to the plan. This growth policy designation seeks to include "High Density residential including townhouses and apartment units". The proposed development is meeting the goals of the growth policy by providing high density townhomes on this lot and within this area along Meadow Lake Boulevard. In addition, the proposed development will also serve as transitional development from the higher density apartments south of the proposed development to the less dense single family residential areas north of the development.

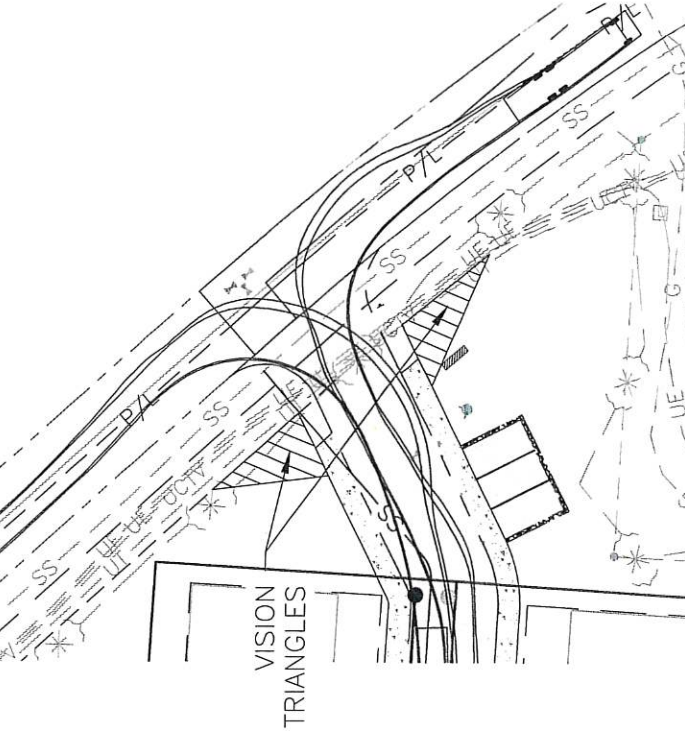
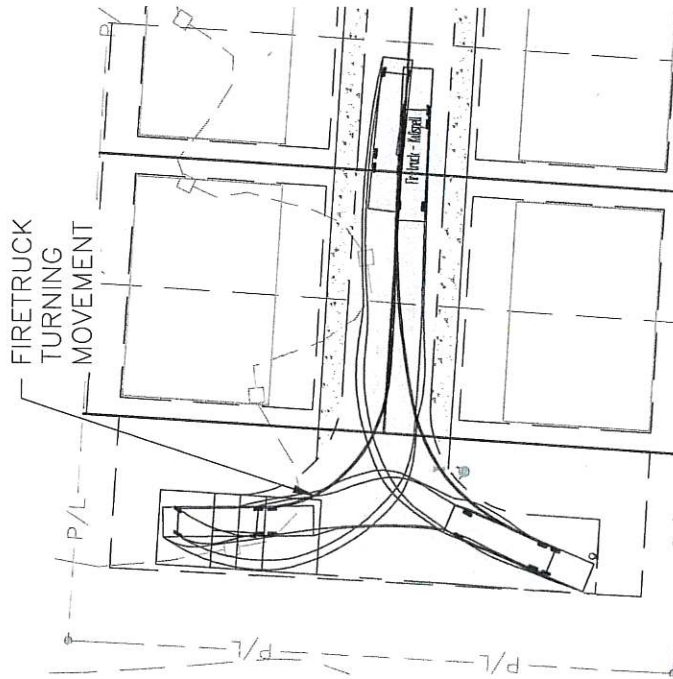
- 10) Include site plans, drawings and schematics with supporting narratives where needed that include the following information:
- a. Total acreage and present zoning classifications;
 - b. Zoning classification of all adjoining properties;
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 - f. 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.

Please see the attached PUD site plans and associated attachments.

Sincerely,

Andy Ferris EI
Project Manager
TD&H ENGINEERING

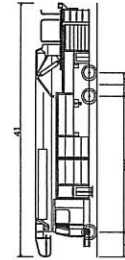
Aaron Wallace AIA
Principal, Partner
MONTANA CREATIVE
ARCHITECTURE AND DESIGN



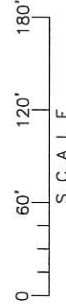
TURNAROUND

ENTRANCE

VEHICLE DIMENSIONS



Firetruck - Kallispell
Overall Length 41'00ft
Overall Width 8'00ft
Overall Height 10'29ft
Body Height 7'22ft
Body Width 7'00ft
Track Width 7'00ft
Max Steer Angle (Virtual) 35.00°



NOT FOR CONSTRUCTION

MEADOW LAKE BOULEVARD SUBDIVISION
COLUMBIA FALLS, MT

TURNING MOVEMENT

DRAWN BY:	MES	FIGURE
DESIGNED BY:	AJF	1/1
QUALITY CHECK:	JRB	
DATE:	11.01.2024	
JOB NO.	K24-043	
CAD NO.	K24-043 TURNING	



Item No.2.

274 Meadow Lake Boulevard
Legal Description

A parcel of land located in the Northeast 1/4 of the Southwest 1/4, of Section 7, Township 30 North, Range 20 West, P.M.,M., Flathead Coiuntty, Montana, being more particularly described as follows:

Beginning at the Southwest Corner of Parcel B of Certificate of Survey No. 22075, records of Flathead County; Thence $N0^{\circ}42'26''W$ along the West boundary of said parcel, 165.03 feet to the Northwest corner of said parcel; thence $S89^{\circ}59'03''E$ along the northerly boundary of said parcel, 202.88 feet; thence $N63^{\circ}39'39''E$ along said boundary, 191.41 feet to the northernmost corner of said parcel; thence $S44^{\circ}55'47''E$ along the easterly boundary of said parcel, 155.00 feet; thence along said boundary on a curve to the right having a radius of 1000.01 feet, a central angle of $10^{\circ}27'54''$, a chord bearing of $S39^{\circ}39'57''E$ and a chord distance of 182.40 feet, an arc length of 182.65 feet to the southeast corner of said parcel; Thence $N89^{\circ}58'32''W$ along the South boundary of said parcel, 598.28 feet to the Point of Beginning, containing 2.27 acres.

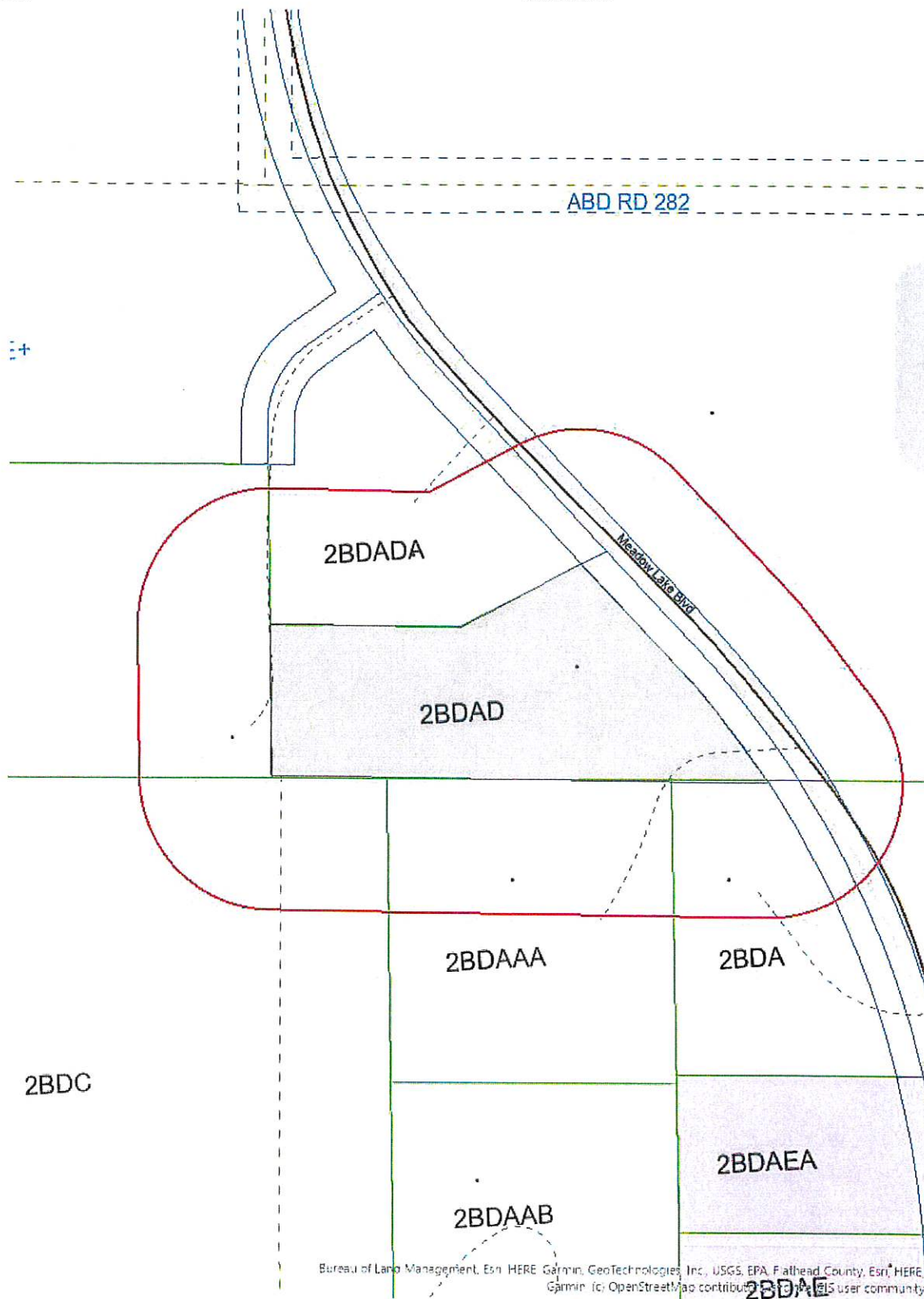


Parcel Information Report

Area of Interest (AOI) Information

Area : 375,955.3 ft²

Oct 28 2024 17:15:56 Mountain Daylight Time



Summary

Name	Count	Area(ft ²)	Length(ft)
Ownership	11	519,544.06	N/A
Property Identifiers	11	519,544.06	N/A
Incorporated City Limit	0	0	N/A
School District	1	375,955.30	N/A
Kalispell Elementary School District	0	0	N/A
Legislative Districts	1	375,955.30	N/A
Commissioner District	1	375,955.30	N/A
Kalispell Ward	0	0	N/A
100 Year Flood Plain	0	0	N/A
500 Year Flood Plain	0	0	N/A
County Zoning	3	375,971.91	N/A
Neighborhood Plan	0	0	N/A

Ownership

#	Owner Type	Property Owner	Area(ft ²)
1	Owner	TT LAND LLC	7,747.03
2	Owner	STEARNS-LAWSON, BROOKE	27,103.15
3	Owner	ZEILER, PHILLIP R & KARI D	36,559.45
4	Additional Owner	WASHBURN, DONEL W	43,417.28
5	Owner	WHITE, KIMBERLY A	43,417.28
6	Additional Owner	GOODMAN, MICHELLE L	48,367.08
7	Owner	GOODMAN JR, ROBERT E	48,367.08
8	Additional Owner	WIEGLEND, MICHELLE	51,804.72
9	Owner	SMITH, KRIS	51,804.72
10	Owner	WEYERHAEUSER NR COMPANY	59,594.18
11	Owner	GILCHRIST, TOBY & MINDY	101,362.06

Property Identifiers

#	Assessor Number	Geocode	Tract ID	Area(ft ²)
1	0509350	07418607307250000	3020X07-XXX-2B	7,747.03
2	0509790	07418607307150000	3020X07-XXX-2BDA	27,103.15
3	0509760	07418607306300000	3020X07-XXX-2BDC	36,559.45
4	0698950	07418607203150000	3020X07-XXX-3Q	59,594.18
5	0976389	07418607203700000	3020X07-XXX-2EA	86,834.57
6	0509746	07418607307010000	3020X07-XXX-2BDAAA	96,734.17
7	0978165	07418607203750000	3020X07-XXX-2BDAD	101,362.06
8	0001056	07418607203800000	3020X07-XXX-2BDADA	103,609.45

School District

#	School District	School District Number	High School	Area(ft ²)
1	COLUMBIA FALLS	6	COLUMBIA FALLS	375,955.30

Legislative Districts

#	House District	Senate District	Area(ft ²)
1	4	2	375,955.30

Commissioner District

#	Commissioner District	Area(ft ²)
1	1	375,955.30

County Zoning

#	Zoning District	Zoning Designation	Designated Land Use (Growth Policy Map)	Resolution Number	Resolution Date	Area(ft ²)
1	COLUMBIA FALLS INTERIM	I-1	Light Industrial Land Use	2331A	06/27/2024	67,479.33
2	COLUMBIA FALLS INTERIM	R-1	Suburban Residential Land Use	2331A	06/27/2024	79,976.74
3	COLUMBIA FALLS INTERIM	R-5	Two-Family Residential Land Use	2331A	06/27/2024	228,515.84



Planning Department

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

PHONE (406) 892-4391

FAX (406) 892-4413

Item No.2.

MAJOR SUBDIVISION PRELIMINARY PLAT APPLICATION

FEE ATTACHED _____

FEES: SEE FEE SHEET

SUBDIVISION NAME: 274 Meadow Lake Development

OWNER(S) OF RECORD:

Name Toby & Mindy Gilchrist Phone 406-471-4978

Mailing Address 225 E Bowman Drive

City Kalispell State MT Zip 59901

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

Name & Address TD&H Engineering – Andrew Ferris, E.I.

Name & Address _____

Name & Address _____

LEGAL DESCRIPTION OF PROPERTY:

Property Address 274 Meadow Lake Blvd, Columbia Falls, MT

Assessor's Tract No(s) 0978165 Lot No(s) Parcel B

1/4 Sec NE ¼ SW Section 7 Township 30 N Range 20 W

GENERAL DESCRIPTION OF SUBDIVISION:

Number of Lots or Rental Spaces 10 Total Acreage in Subdivision 2.27

Total Acreage in Lots 1.33 Minimum Size of Lots or Spaces 0.133

Total Acreage in Streets or Roads _____ Maximum Size of Lots or Spaces 0.133

Total Acreage in Parks, Open Spaces and/or Common Areas 0.94

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

Single Family _____ Townhouse 20 Mobile Home Park _____

Duplex _____ Apartment _____ Recreational Vehicle Park _____

Commercial _____ Industrial _____ Planned Unit Development _____

Condominium _____ Multi-Family _____ Other _____

APPLICABLE ZONING DESIGNATION & DISTRICT R-5 annexed to CR-5

ESTIMATE OF MARKET VALUE BEFORE IMPROVEMENTS \$266,108

IMPROVEMENTS TO BE PROVIDED:

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 ☒ Individual ☐ School District: 6
Fire Protection: Hydrants ☒ Tanker Recharge ☐ Fire District: Columbia Falls Fire Dep
Drainage System: Inlets / Underground Infiltration System

PROPOSED EROSION/SEDIMENTATION CONTROL: The proposed development will utilize silt fence, straw wattles, and tracking pads to minimize erosion and control sedimentation.

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.

The proposed development will have minimal impact on agriculture. The lot lies within a heavy wooded area with no agricultural areas within the immediate vicinity of the project.

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.

The proposed development will have minor impact on agricultural water facilities as the development will not produce contaminants that could contribute to groundwater pollution. All stormwater design will be reviewed and approved by the City of Columbia Falls and any other applicable agencies.

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.

The proposed development will have minimal impact on local services. The proposed development will service approximately 20 homes. Capacity and conveyance will be reviewed and addressed during the formal review of the project.

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.

Impact on the natural environment will occur as a result of this project. The proposed development will remove an existing wooded area to replace with developed area. The proposed development will maximize open space (currently proposed at 34%) and provide on-site landscaping to provide a natural environment.

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.

Minimal impact on wildlife and habitat are anticipated as a result of this project. The proposed development is currently surrounded by residential properties which inhibit substantial wildlife access and travel.

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.

Minimal impact to public health and safety. All utilities will be reviewed and approved by the appropriate entities. The proposed development does not have any substantial geologic abnormalities, or any areas of concern. The proposed development does not host any existing utilities which pose a threat to public health and safety.

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

SECTION OF REGULATIONS CREATING HARDSHIP: N/A

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

N/A

PROPOSED ALTERNATIVE(S) TO STRICT COMPLIANCES WITH SUBDIVISION REGULATIONS:

	N/A
--	-----

**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?

N/A

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

N/A

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

N/A

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

N/A

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

N/A

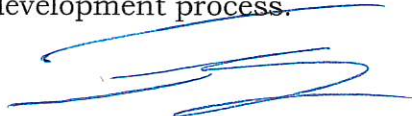
APPLICATION CONTENTS:

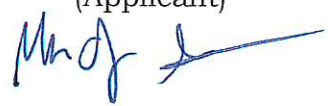
The subdivider shall submit a complete application addressing items below to the Columbia Falls Planning Department at least thirty five (35) days **prior** to the date of the Planning Board meeting at which it will be heard.

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>
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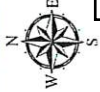
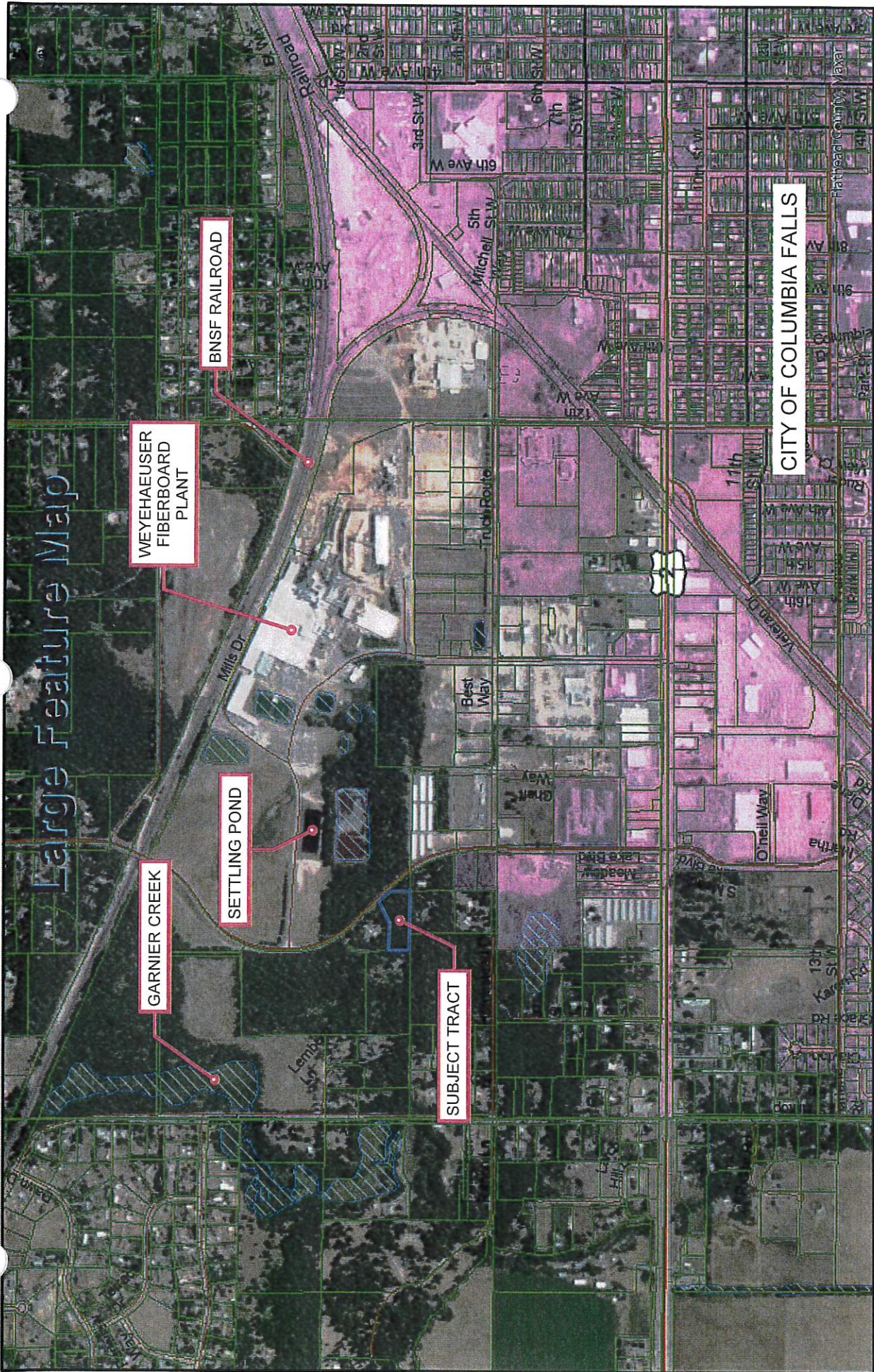
I hereby certify under penalty of perjury and the laws of the State of Montana that the information submitted herein, on all other submitted forms, documents, plans or any other information submitted as a part of this application, to be true, complete, and accurate to the best of my knowledge. Should 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)


11-4-24

 (Date)



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.

Flathead County
GIS Department



800 South Main Street
Kalispell, Montana 59901

Survey Record Map

AD RD 282

BK 80
PG 384

LOT 3

১১

COS 13011

COS 13897

304

COS 9059

SUBJECT
TRACT

COS 1428

COS 9058

COS 121-83

COS 5170

COS 12563

28DC

2BDAEA

10

2BDA

LOT 4

2.3. BAL

Bureau of Land Management, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA, Flathead County, Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

RAJ



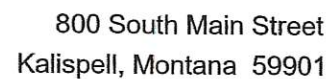
Flathead County
GIS Department



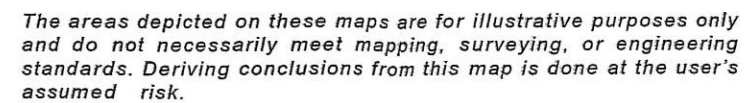
The areas depicted on these maps are for illustrative purposes only and do not necessarily meet mapping, surveying, or engineering standards. Deriving conclusions from this map is done at the user's assumed risk.

NO DOCS

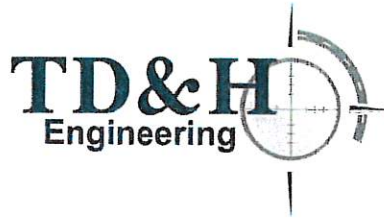
Flathead County GIS Department



Kalispell, Montana 59901



450 Corporate Drive
Suite 101
Kalispell, MT 59901



406.751.5246
tdhengineering.com

MEMORANDUM

Date:	November 1, 2024	TDH Job No.:	K24-043
To:	City of Columbia Falls, Planning Department		
From:	Andrew Ferris, E.I.		
Subject:	274 Meadow Lake Boulevard Townhomes – Environmental Assessment Statement		

The proposed development at 274 Meadow Lake Boulevard is exempt from the Environmental Assessment requirement per section 17.04.075 of Title 17 Columbia Falls Subdivision regulations.

Section 17.04.075.A.1. exempts the subdivision from the preparation of an environmental assessment, if certain criteria is met. Section 17.04.075.B.1. states that:

The proposed subdivision is entirely within an area inside or adjacent the city and the city has adopted a growth policy that includes the provisions of MCA § 76-1-601(4)(c); an allowable exemption criterion for the environmental assessment includes if the proposed development is included within an adopted growth policy.

The proposed development resides entirely within the Columbia Falls Growth Policy adopted in 2109 as shown in the figure below:

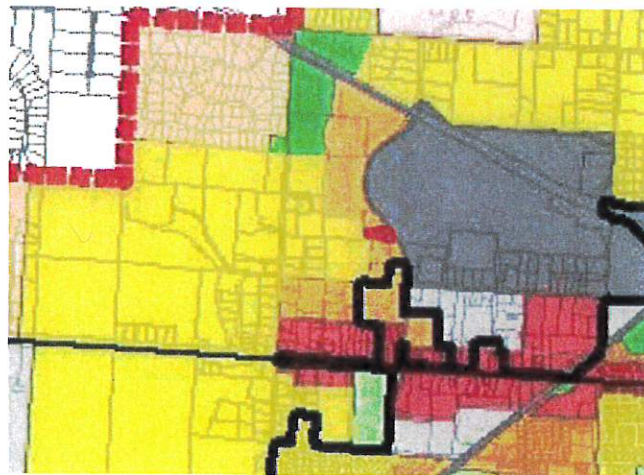
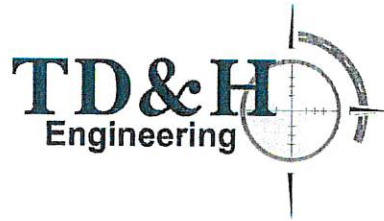


Figure 1 : Excerpt from the Columbia Falls Growth Policy with the Subject Property Shaded Red

450 Corporate Drive
Suite 101
Kalispell, MT 59901



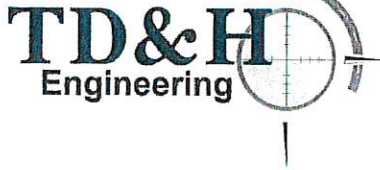
406.751.5246
tdhengineering.com

MEMORANDUM

Date:	November 1, 2024	TDH Job No.:	K24-043
To:	City of Columbia Falls, Planning Department		
From:	Andrew Ferris, E.I.		
Subject:	274 Meadow Lake Boulevard Townhomes – Project Phasing Statement		

The proposed development at 274 Meadow Lake Boulevard detailed by this preliminary plat package and consisting of, but not limited to, 10 lots, roadway, potable water, sanitary sewer, stormwater and dry utility improvements is not planned to be phased at this moment.

450 Corporate Drive
Suite 101
Kalispell, MT 59901



406.751.5246
tdhengineering.com

MEMORANDUM

Date:	November 1, 2024	TDH Job No.:	K24-043
To:	City of Columbia Falls, Planning Department		
From:	Andrew Ferris, E.I.		
Subject:	274 Meadow Lake Boulevard Townhomes – Water System Statement		

City of Columbia Falls, Title 17, Subdivision Regulations, Appendix A, Section II. states that:

Montana Code Annotated (MCA) 76-3-622 requires the subdivider to provide specific information if the subdivision application proposes a new water supply or wastewater facility unless the subdivision meets the exception listed in part III-B below.

Reviewing the exceptions listed in section Appendix A, Section III, Part B(d) of the City of Columbia Falls, Title 17, Subdivision Regulations the following applicable exception is listed.

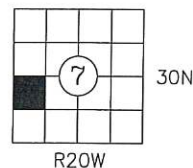
Divisions located within jurisdictional areas that have adopted growth policies pursuant to chapter 1 or within first-class or second-class municipalities for which the governing body certifies, pursuant to 76-4-127, that adequate storm water drainage and adequate municipal facilities will be provided; and

The proposed development at 274 Meadow Lake Boulevard Townhomes proposes to connect to the City of Columbia Falls public water and sewer systems. The City of Columbia Falls has adopted a growth policy in accordance with Chapter 1 of the Title 76 Land Resource and Use section of the Montana Code Annotated.

The City of Columbia Falls can review and certify adequate stormwater drainage and adequate municipal facilities will be provided (MCA 76-4-135, 76-4-127) through their retained professionally licensed engineers,

The proposed development meets the requirements of a Municipal Facilities Exclusion, and the documentation will be submitted to the Montana Department of Environmental Quality and the City of Columbia Falls and representatives during the final design stage of the project.

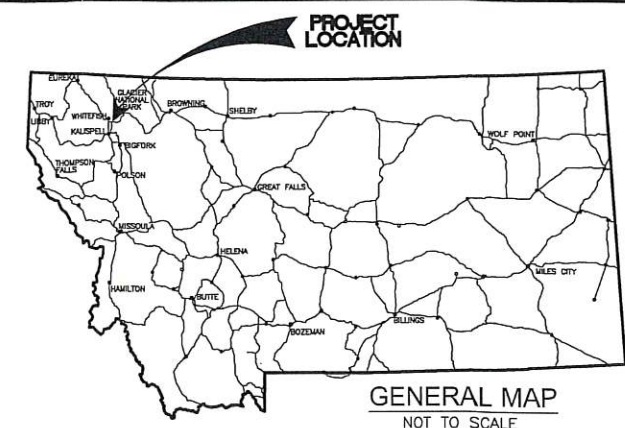
OWNER: TOBY & MINDY GILCHRIST
225 E BOWMAN DRIVE
KALISPELL, MT 59901
BY: TD&H ENGINEERING, INC.
450 CORPORATE DRIVE SUITE 101
KALISPELL, MT. 59901
PHONE: (406) 751-5246
DATE: NOVEMBER, 2024



PRELIMINARY PLAT OF 274 MEADOW LAKE DEVELOPMENT

LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER
OF SECTION 7, TOWNSHIP 30 NORTH, RANGE 20 WEST, P.M.M., FLATHEAD
COUNTY, MONTANA.

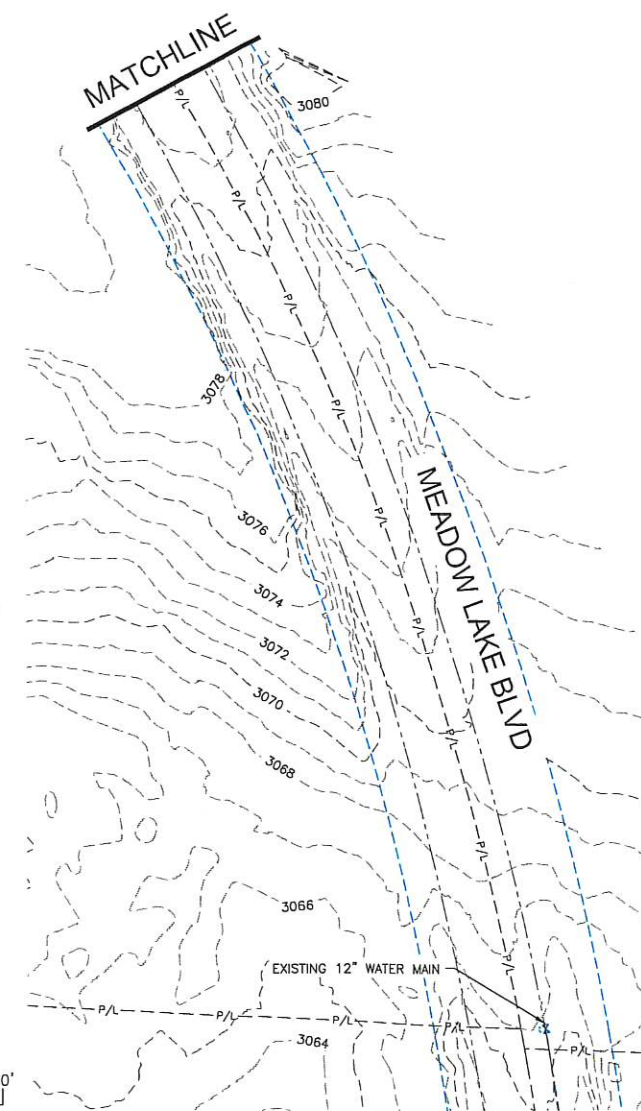
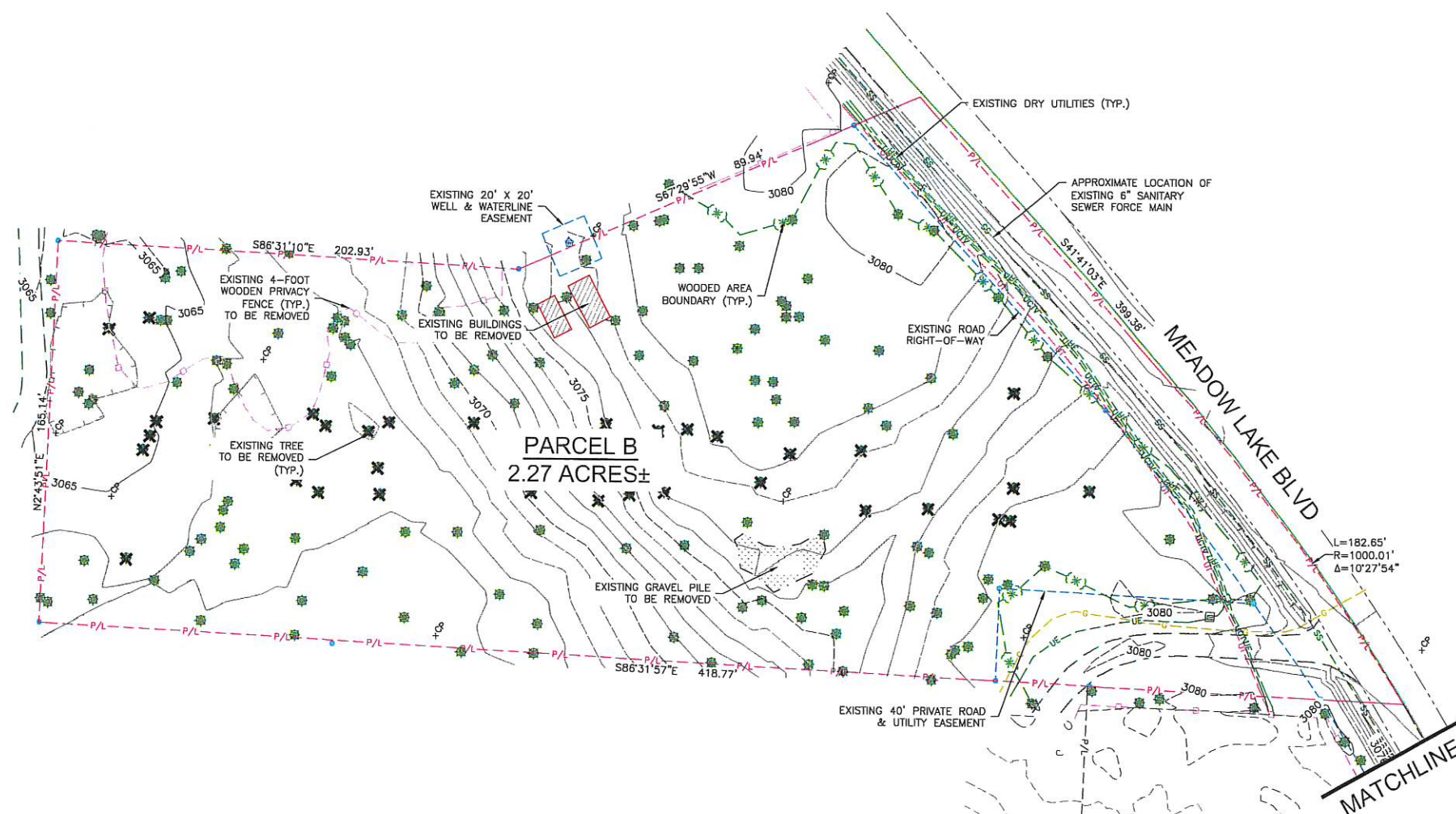
EXISTING CONDITIONS



GENERAL MAP
NOT TO SCALE

LEGEND

- PERIMETER BOUNDARY
- CONTOUR LINE (2' INTERVAL)
- CONTOUR LINE (10' INTERVAL)
- CONTROL POINT
- EXISTING CURB & GUTTER
- EDGE OF ASPHALT
- GAS DELINEATOR POST
- UTILITY POLE
- TELEPHONE RISER
- SIGN
- TRAFFIC FLOW
- CULVERT
- EXISTING ELECTRIC
- EXISTING GAS
- EXISTING TELEPHONE
- WATER LINE
- EXISTING WATER LINE
- SANITARY SEWER LINE
- EXISTING SEWER LINE
- STORM DRAIN
- EXISTING STORM DRAIN
- FIRE HYDRANT
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- MANHOLE
- EXISTING MANHOLE
- EXISTING LOT LINE
- EXISTING INLET
- NEW LOT LINE
- EXISTING RIGHT-OF-WAY
- RIGHT-OF-WAY
- CHAIN LINK FENCE
- STREET LIGHT
- PROPERTY PIN
- TEST PIT LOCATION
- CONIFEROUS TREE
- DECIDUOUS TREE
- EXISTING CONCRETE
- RETAINING WALL
- INFILTRATION DITCH

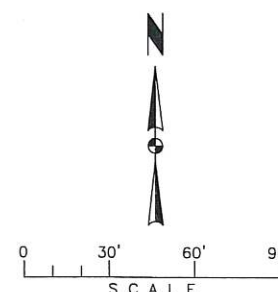


GENERAL NOTES

- PROJECT IS LOCATED IN SECTION 7, T30N, R20W, PMM, FLATHEAD COUNTY, MONTANA. SUBJECT PROJECT AREA CONTAINS 2.27 ACRES±.
- NATURAL FEATURES INCLUDE MODERATELY SLOPED TIMBERED RAW LAND FORESTED WITH NATIVE CONIFEROUS AND DECIDUOUS SPECIES.
- NO MUNICIPAL UTILITIES EXIST ON OR NEAR THE SITE WITH THE EXCEPTION TO SANITARY SEWER. SOME DRY UTILITIES EXIST IN THE ADJACENT RIGHT-OF-WAY TO THE EAST.
- DRAINAGE PATTERNS FOLLOW THE EXISTING TOPOGRAPHY. THERE ARE NO SWALES ON THE SUBJECT TRACTS.
- A 30-FOOT RIGHT-OF-WAY EXISTS ON THE EASTERN PROPERTY BOUNDARY (MEADOW LAKE BLVD).
- SUBJECT PROPERTY CONTAINS NO SURFACE WATER RESOURCES.
- SUBJECT PROPERTY DOES CONTAIN SLOPES OF 15% OR GREATER. REFER TO SLOPE STUDY ANALYSIS ON SHEET 2 FOR ADDITIONAL INFORMATION.
- SUBJECT PROPERTY CONTAINS NO BEDROCK OR ROCK OUTCROPPINGS.
- SUBJECT PROPERTY CONTAINS NO KNOWN ARCHEOLOGICAL OR CULTURAL SITES.
- SUBJECT PROPERTY CONTAINS NO WETLANDS OR DESIGNATED 100-YEAR FLOODPLAIN.
- THIS TOPOGRAPHIC BASE MAP WAS GENERATED FROM A COMBINATION OF GROUND & AERIAL MAPPING.

FLOOD PLAIN

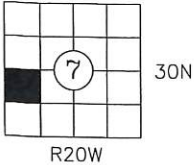
NO PART OF THE PROPOSED DEVELOPMENT FALLS WITHIN A DESIGNATED FLOOD PLAIN AS SHOWN ON "FEMA FLOOD INSURANCE RATE MAP, FLATHEAD COUNTY, MONTANA, COMMUNITY-PANEL NUMBER 1405 OF 3475, MAP NUMBER 30029C1405J" EFFECTIVE DATE NOVEMBER 4, 2015.



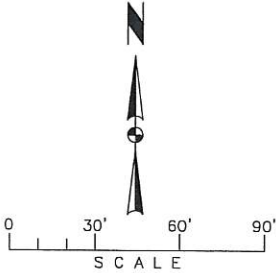
OWNER: TOBY & MINDY GILCHRIST
225 E BOWMAN DRIVE
KALISPELL, MT 59901
BY: TD&H ENGINEERING, INC.
450 CORPORATE DRIVE SUITE 101
KALISPELL, MT. 59901
PHONE: (406) 751-5246
DATE: NOVEMBER, 2024

PRELIMINARY PLAT OF
274 MEADOW LAKE DEVELOPMENT

LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER
OF SECTION 7, TOWNSHIP 30 NORTH, RANGE 20 WEST, P.M.M., FLATHEAD
COUNTY, MONTANA.



SLOPE STUDY

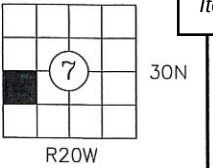


SLOPES TABLE			
NUMBER	MINIMUM SLOPE	MAXIMUM SLOPE	COLOR
1	0.00%	15.00%	Green
2	15.00%	25.00%	Yellow
3	25.00%	>25.00%	Red

BY: TD&H ENGINEERING, INC.
450 CORPORATE DRIVE SUITE 101
KALISPELL, MT. 59901
PHONE: (406) 751-5246

DATE: NOVEMBER, 2024

em No.2.



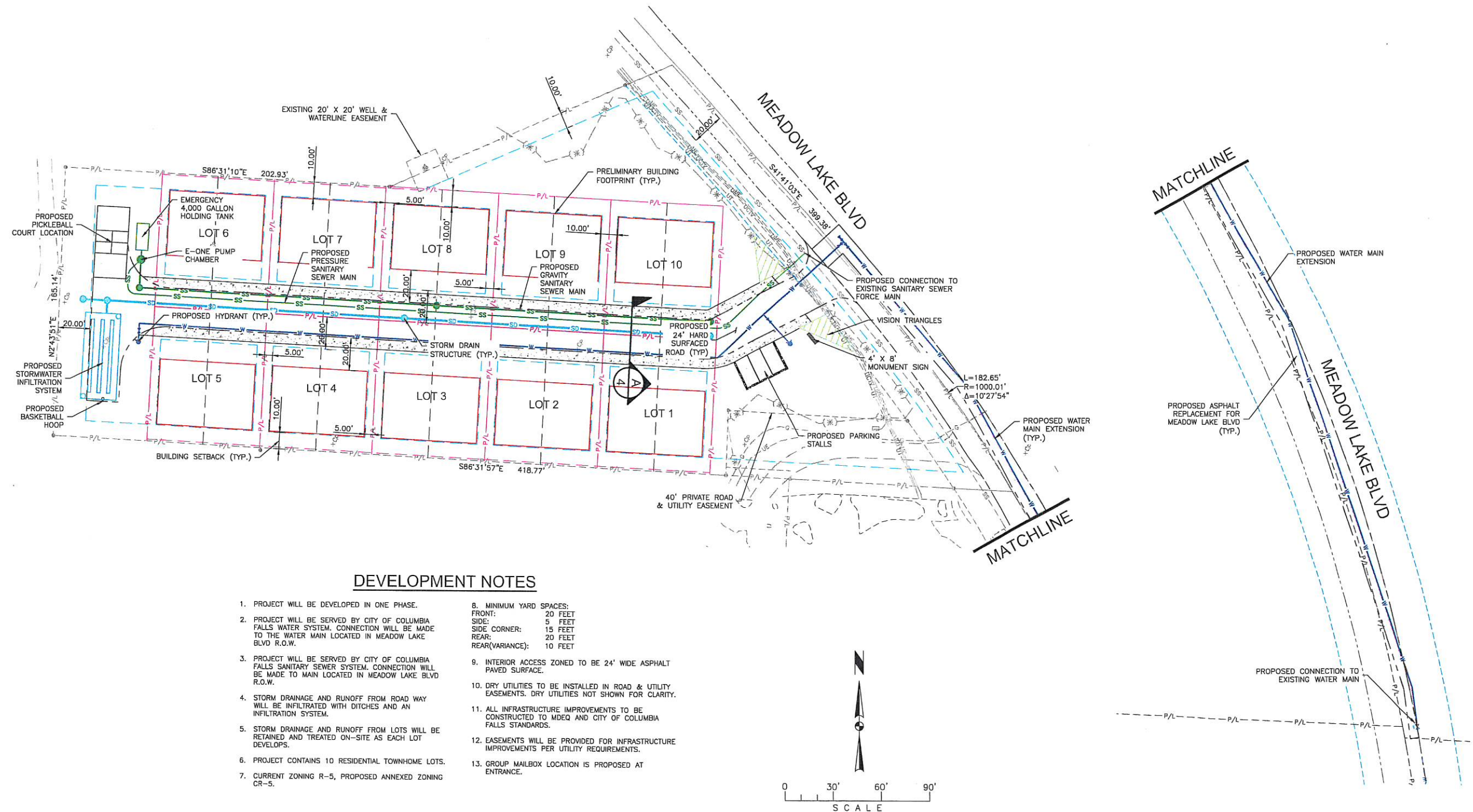
PRELIMINARY PLAT OF 274 MEADOW LAKE DEVELOPMENT

LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER
OF SECTION 7, TOWNSHIP 30 NORTH, RANGE 20 WEST, P.M.M., FLATHEAD
COUNTY, MONTANA.

LOT LAYOUT DETAIL, UTILITIES

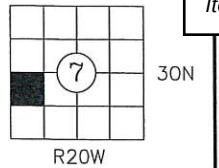
UTILITY PROVIDERS

ELECTRICITY - FLATHEAD ELECTRIC CO-OP
TELEPHONE - CENTURYTEL (LAND LINE)
CABLE TV - SPECTRUM
WATER - CITY OF COLUMBIA FALLS
SANITARY SEWER - CITY OF COLUMBIA FALLS
SOLID WASTE - CONTRACT/REPUBLIC DISPOSAL



OWNER: TOBY & MINDY GILCHRIST
225 E BOWMAN DRIVE
KALISPELL, MT 59901
BY: TD&H ENGINEERING, INC.
450 CORPORATE DRIVE SUITE 101
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PHONE: (406) 751-5246
DATE: NOVEMBER, 2024

Item No.2.



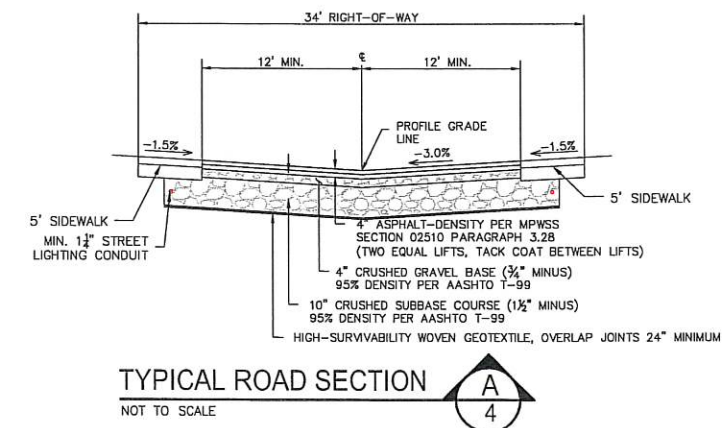
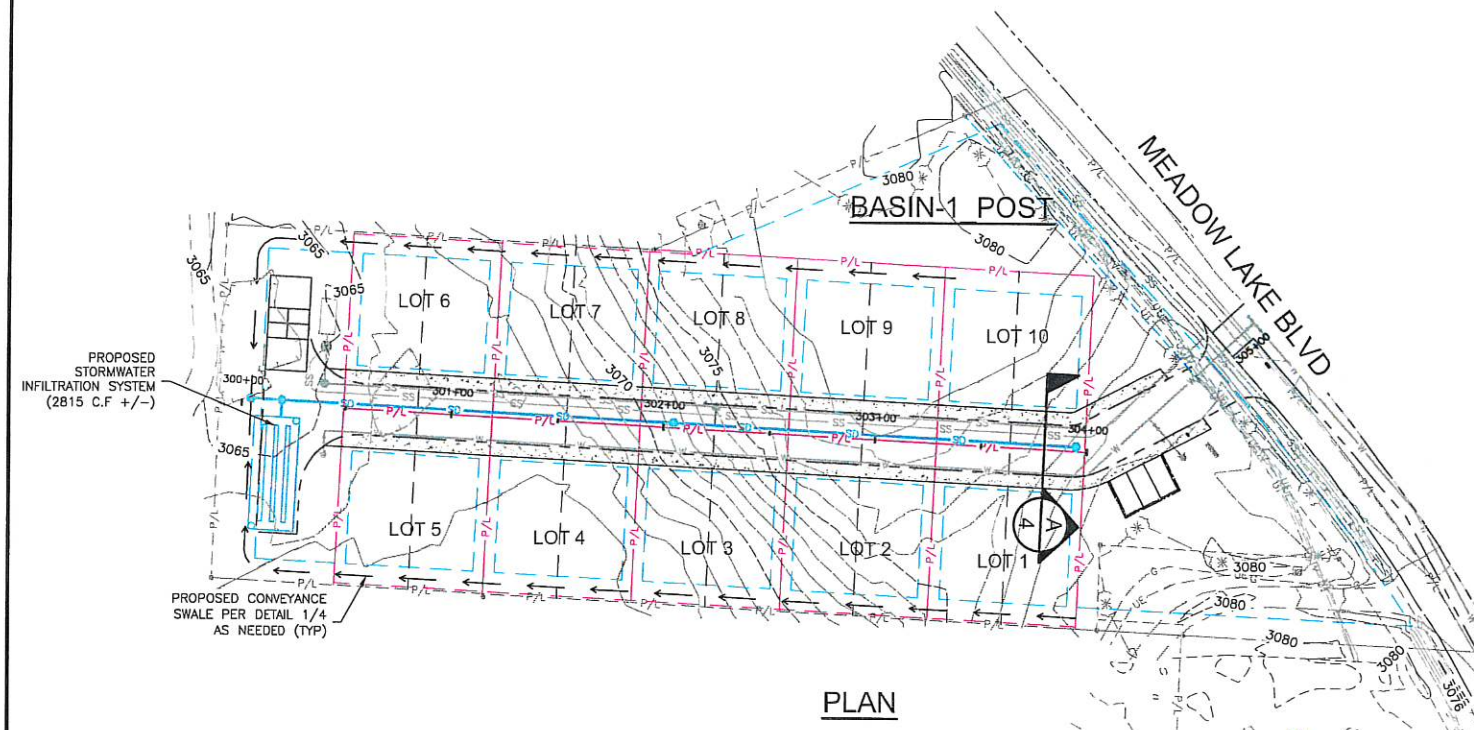
PRELIMINARY PLAT OF 274 MEADOW LAKE DEVELOPMENT

LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER
OF SECTION 7, TOWNSHIP 30 NORTH, RANGE 20 WEST, P.M.M., FLATHEAD
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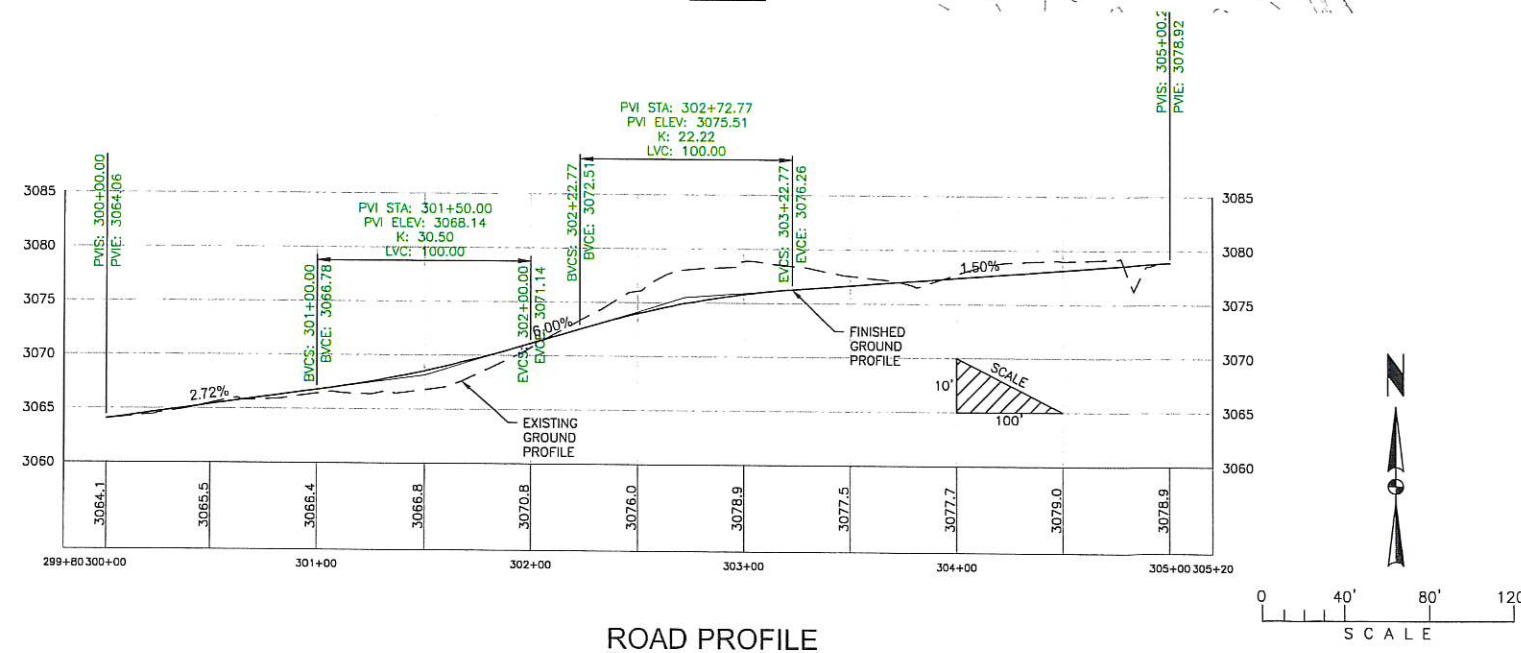
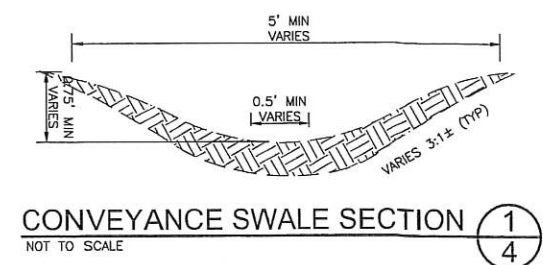
CONCEPTUAL GRADING & STORM DRAINAGE

GENERAL NOTES

1. STORM DRAINAGE AND RUNOFF WILL BE RETAINED, TREATED, AND INFILTRATED ON-SITE.
2. PROPOSED PRIVATE ACCESS WILL HAVE A 3% GRADE SLOPED DOWN TO CENTER LINE TO PROMOTE RUNOFF COLLECTION INTO AREA INLETS AND CONVEYANCE INTO UNDERGROUND INFILTRATION SYSTEM.
3. ALL LOTS WILL BE REQUIRED TO PRODUCE SITE STORM DRAINAGE PLAN AT TIME OF DEVELOPMENT.
4. CONVEYANCE SWALES WILL BE LOCATED ALONG BACKSIDE OF LOTS TO COLLECT AND CONVEY RUNOFF INTO UNDERGROUND INFILTRATION SYSTEM.



NOTE:
SEE LANDSCAPE PLANS FOR SEEDING INFORMATION



PRELIMINARY STORMWATER CALCULATIONS

GENERAL DESIGN NOTES:

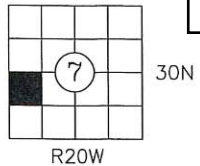
- ALL IMPERVIOUS AREA TO BE ROUTED TO THE PROPOSED INFILTRATION SYSTEM
- INITIAL STORMWATER FACILITY VOLUME ACCOUNTS FOR THE FIRST 0.5" OF RAINFALL ON-SITE THAT IS TO BE RETAINED
- ROOF RUNOFF AND DRIVEWAYS FOR EACH LOT HAVE BEEN ACCOUNTED FOR IN PRELIMINARY ANALYSIS
- PRE-DEVELOPMENT AND POST DEVELOPMENT BASIN IS CONSIDERED TO BE EQUIVALENT, AS SITE GRADING WILL NOT SIGNIFICANTLY ALTER EXISTING DRAINAGE PATTERNS

SB-1 PRE/POST

TOTAL BASIN AREA:
PREDEVELOPMENT BASIN AREAS (S.F)
UNIMPROVED: 98,881
POST-DEVELOPMENT BASIN AREAS (S.F)
IMPERVIOUS (ROAD, ROOF, ETC): 47,168
LAWN: 27,986
UNIMPROVED: 22,334
INITIAL STORMWATER FACILITY VOLUME REQUIRED (C.F): 2,023
ADDITIONAL RUN-OFF FROM DEVELOPMENT ACTIVITIES (C.F): 2,800
REQUIRED ON-SITE STORAGE (C.F): 2,800
PROPOSED ON-SITE STORAGE (C.F): 2,815

OWNER: TOBY & MINDY GILCHRIST
225 E BOWMAN DRIVE
KALISPELL, MT 59901
BY: TD&H ENGINEERING, INC.
450 CORPORATE DRIVE SUITE 101
KALISPELL, MT. 59901
PHONE: (406) 751-5246
DATE: NOVEMBER, 2024

Item No.2.



PRELIMINARY PLAT OF 274 MEADOW LAKE DEVELOPMENT

LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER
OF SECTION 7, TOWNSHIP 30 NORTH, RANGE 20 WEST, P.M.M., FLATHEAD
COUNTY, MONTANA.

AREAS & DIMENSIONS

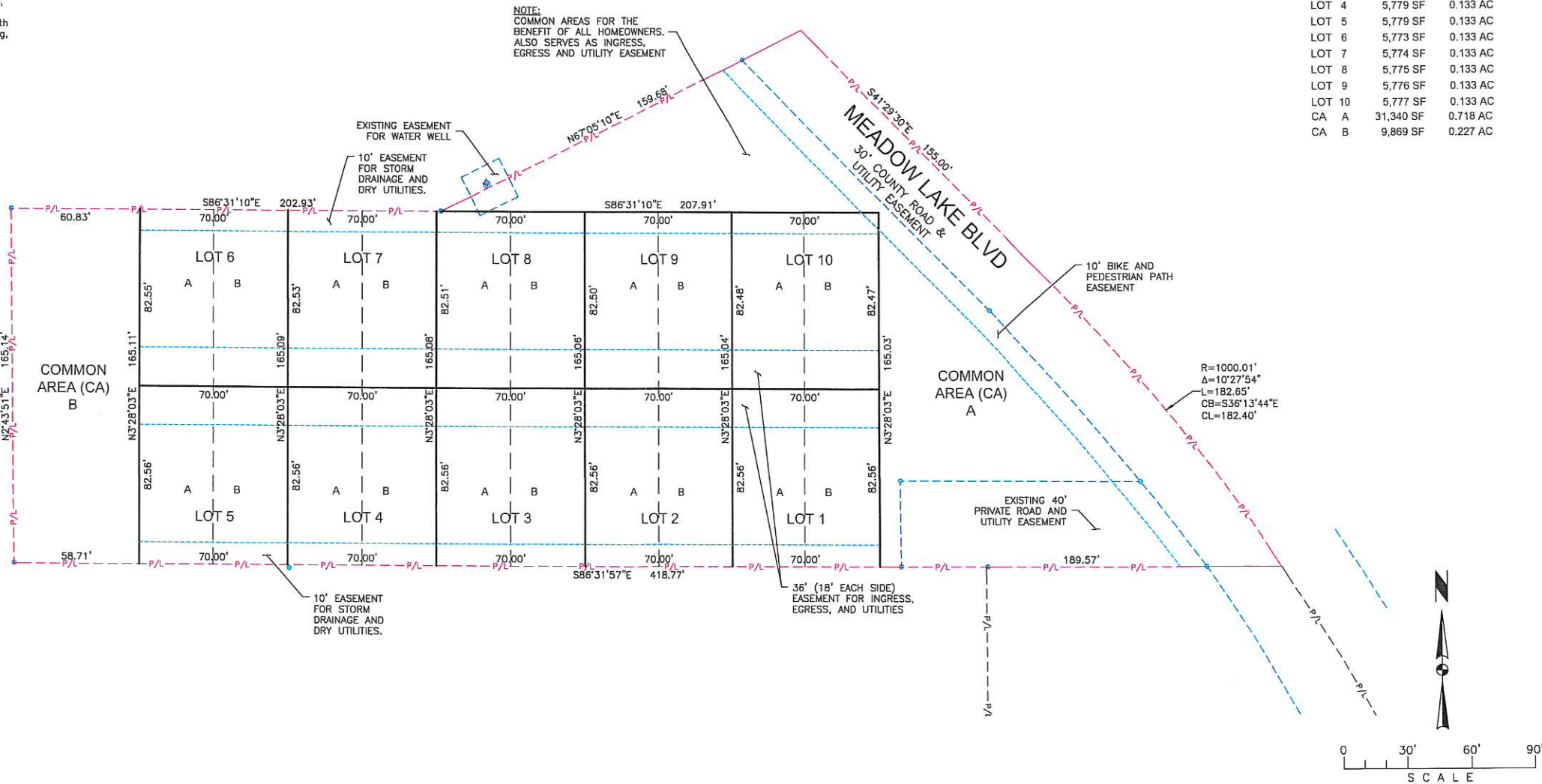
LEGAL DESCRIPTION

A tract of land located in the Northeast Quarter of the Southwest Quarter of Section 7, Township 30 North, Range 20 West, P.M.M., Flathead County, State of Montana more particularly described as:

Parcel B of Certificate of Survey Number 22075, Records of Flathead County, State of Montana, containing 2.27 acres more or less, together with and subject to all appurtenant servitudes existing, or of record.

AREA TABLE

LOT 1	5,779 SF	0.133 AC
LOT 2	5,779 SF	0.133 AC
LOT 3	5,779 SF	0.133 AC
LOT 4	5,779 SF	0.133 AC
LOT 5	5,779 SF	0.133 AC
LOT 6	5,773 SF	0.133 AC
LOT 7	5,774 SF	0.133 AC
LOT 8	5,775 SF	0.133 AC
LOT 9	5,776 SF	0.133 AC
LOT 10	5,777 SF	0.133 AC
CA A	31,340 SF	0.718 AC
CA B	9,869 SF	0.227 AC



CITY OF COLUMBIA FALLS
NOTICE OF MEETINGS
Item No.2.

The Columbia Falls Planning Commission will hold a public hearing for the following item at their regular meeting on Thursday, December 12, 2024 at 6:00 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 Tuesday, January 21, 2025 starting at 7:00 p.m. in the same location.

Annexation and initial zoning from County R-5 (Two-Family Residential) to City CR-5 (Two Family Residential) in the Columbia Falls Zoning District: Toby and Mindy Gilcrest are requesting an annexation and initial zoning from the current County zoning of R-5 (Two-Family Residential) to City CR-5 (Two-Family Residential). The Columbia Falls Growth Policy designates the property as multi-family allowing eight or more units per acre. The property is currently vacant and located at 274 Meadow Lake Boulevard in Columbia Falls. The property is described as Parcel B of COS 22075 (Accessors Tracts 2BDAD); Section 7, Township 30 North, Range 20 West, P.M.M., Flathead County.

A Planned Unit Development for a 10 lot/20-unit development in Columbia Falls Zoning District: Toby and Mindy Gilcrest are requesting a Planned Unit Development (zoning overlay) to allow the development of ten residential lots with each lot having a two-unit townhome for a total of twenty units on 2.27 acres. The PUD will provide deviations to the private street cross section along with setback deviations. The property is currently vacant and located at 274 Meadow Lake Boulevard in Columbia Falls. The property is described as Parcel B of COS 22075 (Accessors Tracts 2BDAD); Section 7, Township 30 North, Range 20 West, P.M.M., Flathead County.

A subdivision creating 10 parent lots and 20 sublots in the Columbia Falls Planning Jurisdiction: Toby and Mindy Gilcrest are requesting a subdivision that will create ten parent lots with each lot having a two-unit townhome for a total of 20 units on 2.27 acres. The subdivision will access Meadow Lake Boulevard with a private street and each lot will front on the new street. The property is currently vacant and located at 274 Meadow Lake Boulevard in Columbia Falls. The property is described as Parcel B of COS 22075 (Accessors Tracts 2BDAD); Section 7, Township 30 North, Range 20 West, P.M.M., Flathead County.

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

DATED this 18th day of November, 2024

Mark Shrives
Mark Shrives, Interim City
Manager/Planning & Zoning
Administrator
COLUMBIA FALLS CITY PLANNING COMMISSION

November 24, 2024
MNAXLP



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

Planning Department

PHONE (406) 892-4391

FAX (406) 892-4413

Item No.2.

November 20, 2024

Re: Public hearing notice for an initial zoning, Planned Unit Development, and subdivision at 274 Meadow Lake Boulevard, Columbia Falls.

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 a notice of a public hearing that involves a request by Toby and Mindy Gilcrest for a 20-unit development. The applications includes annexation and initial zoning, a Planned Unit Development, and a Subdivision.

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 Commission packet, it needs to be submitted to the City Clerk, 130 6th Street West, Columbia Falls, MT 59912 no later than Thursday December 5th or by email: staalandb@cityofcolumbiafalls.com. Written or emailed comment may be provided up to 5:00 pm on the day of the hearing, it will just be passed out at the hearing. You are also invited to present verbal or written testimony during the public hearing on December 12, 2024.

Sincerely,

Eric H. Mulcahy, City Planner



CITY OF COLUMBIA FALLS

NOTICE OF PUBLIC HEARINGS

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No Public Comment Received