



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

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

AGENDA
PLANNING BOARD AND ZONING COMMISSION REGULAR MEETING
TUESDAY, JULY 13, 2021 BEGINNING AT 6:30 PM
COUNCIL CHAMBERS CITY HALL

Note: The meeting is available with in person attendance as well as virtual ZOOM meeting. Please contact the City Clerk to register for the ZOOM meeting by calling City Hall at (406) 892-4391 or emailing: staalandb@cityofcolumbiafalls.com at least one hour before the start of the meeting.

CALL TO ORDER AND ROLL CALL

APPROVAL OF MINUTES:

1. Approval of Minutes - June 15, 2021

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

PUBLIC HEARING AND ACTION:

2. The Columbia Falls City-County Planning Board will hold a public hearing for the following items at their regular meeting on Tuesday, July 13, 2021:

Request to change the zoning from CR-5 (Two Family Residential) to CRA-1 (Multi-Family Residential) in the Columbia Falls Zoning Jurisdiction:

The applicant, Toby Gilchrist, is requesting a zone change for 302 Meadow Lake Boulevard from the current CR-5 two-family designation to a CRA-1 multi-family residential designation. The applicant amended the application that was reviewed by the Planning Board in February. The vacant property is approximately 2.5 acres in size and is located approximately ¼ mile north of Highway 2 on Meadow Lake Blvd. The property is described as Assessors' Tract's 2BDEA and 2BDAEA of Section 7, Township 30 North, Range 20 West, P.M.M., Flathead County.

Request for a Conditional Use Permit to construct 36 units of Apartments in the Columbia Falls Zoning Jurisdiction:

The applicant, Toby Gilchrist, is requesting a Conditional Use Permit to construct 36 units of apartments in two buildings, eighteen units in each building. The applicant amended the application that went before the Planning Board in February. The proposed two-story apartments will access Meadow Lake Blvd at the intersection with Best Way. The vacant property is approximately 2.5 acres in size and is located approximately ¼ mile north of Highway 2 at 302 Meadow Lake Blvd. The property is described as Assessors' Tract's 2BDEA and 2BDAEA of Section 7, Township 30 North, Range 20 West, P.M.M., Flathead County.

Board Action:

- a. Adopt Staff Report CZC-21-05 as Findings of Fact**
- b. Recommend Approval of Zone Change to City Council**
- c. Adopt Staff Report CCU-21-02 as Findings of Fact**
- d. Recommend Approval of Conditional Use Permit, with Conditions, to City Council**

ADJOURNMENT

Next Regular Planning Board Meeting – TBD

CITY OF COLUMBIA FALLS
MINUTES OF THE REGULAR MEETING
HELD JUNE 15, 2021

CALL TO ORDER AND ROLL CALL:

Chairman Vukonich called the meeting to order at 6:30 p.m.

Present: Russ Vukonich, Sam Kavanagh, Mike Shepard, Clay Lundgren, Patti Singer, Robert Smith, Kurt Nelson, Steve Duffy and Claudette Byrd-Rink (6:55 pm).

Also present: City Manager Nicosia, City Planner Mulcahy, Public Works Clerk Vissotzky, and City Attorney Breck (via Zoom).

Approval of May 11, 2021 Regular Meeting Minutes:

Motion made by Nelson, Seconded by Kavanagh. Voting Yea: Vukonich, Shepard, Nelson, Singer, Smith, Kavanagh, Lundgren, and Duffy.

VISITOR OR PUBLIC COMMENT: None.

PUBLIC HEARINGS AND ACTION:

Chairman Vukonich read the notice of hearing and asked for the staff report presentation for CZC-21-04:

The applicant, Jean Flynn, is requesting a zone change at 221 Rogers Road in the Columbia Falls area from the current CSAG-5 (Suburban Agricultural) to a CR-1 (Suburban Residential) designation. The property is approximately five acres with a residence and outbuildings. The property is described as Parcel B of COS 16149 (Assessors' Tract's 9A, 1AA, 1ABAA, and 8A) of Section 17, Township 30 North, Range 20 West, P.M.M., Flathead County.

City Planner Mulcahy delivered Staff Report CZC-21-03, reviewing each of the Findings of Fact. The requested zone change of CSAG-5 Suburban Agriculture to CR-1 Suburban Residential complies with the 2019 Growth Policy. There is property zoned as CR-1 to the north and a surrounding mix of CSAG-5 and CSAG-10. Mulcahy noted that the zone change allows it to be split, either by Subdivision or Family Transfer; either way it is an additional process to the zone change.

Chairman Vukonich asked the Board if they have any questions for staff. Duffy asked Mulcahy if there was a previous request to change zoning on this property and confirmed compliance with the Growth Policy. Mulcahy replied that this was the first zone change request on this property although the adjacent property was rezoned to CR-1. Mulcahy also presented a map of the area zoning and densities that he had prepared at the request of Shepard.

Olaf Ervin represented Jean Flynn, the applicant. The applicant agrees with the staff report. Ervin noted that the applicant has had test holes completed to determine if a septic is possible before the zone change request was made. The applicant plans to transfer some of the property to her daughter if the zone change is approved.

Chairman Vukonich opened and closed the hearing at 6:44 p.m. No one wished to give comment to the Board.

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Kavanagh stated that this project is consistent with the 2019 Growth Policy and the neighborhood. Vukonich asked Mulcahy to clarify the family transfer provisions. Mulcahy noted that one transfer can be made per county.

Motion made by Shepard to adopt Staff Report CZC-21-04 as Findings of Fact, Seconded by Duffy. Voting Yea: Vukonich, Shepard, Nelson, Singer, Smith, Kavanagh, Duffy, and Lundgren.

Motion made by Shepard to recommend Approval of Zone Change to City Council, Seconded by Nelson. Voting Yea: Vukonich, Shepard, Nelson, Singer, Smith, Kavanagh, Duffy, and Lundgren.

Planner Mulcahy reported that he will present both staff reports, the PUD and Preliminary Plat and then the Board will hold one hearing on the next two agenda items.

Chairman Vukonich read the notices of hearing and asked for the staff report presentation for CPUD-21-01 and CPP-21-01: The applicant, RH Joint Holdings, LLC, is requesting a PUD Overlay for property generally located north of Lemberg Lane between North Hilltop Road and Meadow Lake Boulevard. The property is 28 acres in size and is zoned with a combination of CR-1, CR-2, and CR-3 urban residential zoning districts. The PUD will allow the applicant to cluster lots into single family attached and detached units preserving 11.42 acres in park and open space. The overall density of the project is 3.55 units per acre. In addition to the clustering, the applicant is asking for a front yard setback deviation for the alley loaded townhomes.

The applicant, RH Joint Holdings, LLC, is also requesting preliminary plat approval for property generally located north of Lemberg Lane between North Hilltop Road and Meadow Lark Boulevard. The applicant will subdivide the property into 102 units with a combination of single family detached, two unit attached, and four unit attached structures. The subdivision will place 11.42 acres of the 28-acre parcel in park and open space and develop an overall density of the project is 3.55 units per acre. The subdivision has two access points one from Meadow Lake Boulevard on the east and the other on North Hilltop Road to the west. All internal subdivision roads will be developed to City standards with curb, gutter, sidewalks, and boulevard trees. The property is described as Parcel 1 of COS 14679 excepting therefrom the property within the Plat known as Hilltop Meadows in Section 7, Township 30 North, Range 20 West, P.M.M., Flathead County.

City Planner Mulcahy delivered Staff Reports CPUD-21-01 and CPP-21-01 reviewing each of the Findings of Fact and Conditions. Garnier Heights will have a total of 102 units on 11.42 ac. The units will be a mixture of 26 detached single-family homes and 76 attached single family homes, also called townhouses. There will be two access points, one on North Hilltop Rd and one on Meadow Lake Blvd. The PUD would relax the lot's size and coverage in return for 39% open space. The underlying zoning is a combination of CR-1, CR-2, and CR-3 as approved in 2007. The development is supported by the Growth Policy. The City will annex the subdivision and it will be connected to city water and sewer reported Mulcahy. (Claudette Byrd-Rinck arrived at 6:55 PM) The inner loop townhomes will be rear loaded with a 20' alley to allow for more on street parking. The outer loop homes will be front loaded. The open space is to stay natural with a small park development. The subdivision will be built to the City and MT Public Works Standards. Mulcahy noted that the applicant provided a Traffic Impact Study (TIS). The TIS noted little to no impact to the level of service provided including this development. Mulcahy noted that both Columbia Falls Police and Fire Chiefs reviewed and approved the plan. Mulcahy reviewed the 8 recommendations in the PUD and the 22 conditions in the Preliminary Plat. Mulcahy reported that Staff recommends approval of the PUD and the Preliminary Plat.

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Chairman Vukonich asked the Board if they have any questions for staff. Shepard asked if there was to be a lift station for the interior sewer plan. Mulcahy deferred that question to the applicant's engineer and presentation. Singer questioned the school bus accessibility. Mulcahy replied that this area is within School District 6's bus route. Mulcahy noted that the School District will likely request an interior pull out or a marked location. Vukonich noted in the past that the School District would review the subdivisions for school capacity. Nicosia stated that capacity is not an issue with the elementary school expansions as well as at the Junior High and High School. Mulcahy noted that usually no news is good news when submitting letters to government agencies. Duffy was concerned about the extrapolation of the 102 units only having 39 predicted kids and that that should require a bus stop. Mulcahy stated the School District already has bus routes serving that area and they will address the transportation specifics. Kavanagh wanted it noted a typo in the PUD, section E, page 3, noting language that was a holdover of text from the Benches PUD report. Mulcahy will have it redacted. Lundgren asked about the Fire Chief's review. Mulcahy stated the Columbia Falls Fire Chief approved the design and the ability to provide services. Vukonich asked if the water and sewer would be looped. Mulcahy responded that it is not always possible to do so, such as in this case. A water hydrant will be installed to manually release pressure on the end lines as scheduled, in order to keep fresh water. Singer questioned why the traffic study was performed in April. Mulcahy said it was due to the project's timeline. Traffic studies are done 365 days a year and data is extrapolated to give models for averages.

Chairman Vukonich asked if the applicant wished to address the Board. Applicant representative Bruce Lutz, of WGM Group, noted he was involved in the Meadowlake development and also lives in that subdivision. Since the Traffic Impact Study questions were asked, Lutz noted that the Traffic Impact Study used all Montana Department of Transportation (MDOT) seasonally adjusted data available. The extrapolation of the data accounted for Covid and seasonal traffic usage spikes. The intersection at Meadow Lake Blvd. will be completely redone including the guardrail. The existing wetlands delineation was vague so the applicant had a wetlands delineation study performed by a specialist. The design of the subdivision uses the land efficiently and leaves 39.8% (over 11 acres) open space. Lutz noted that per zoning, 107 lots were possible but the design is for 102 marketable lots that efficiently use the land. Lutz noted that the applicant concurs with the PUD and Plat conditions.

Chairman Vukonich asked the Board if they had any questions for the applicant. Shepard asked if the land will be clear cut or if trees will be saved. Lutz responded that the land will be parked out but they will keep as many as possible. He also remarked that a designated bus stop is likely. Singer asked about a turn lane and remarked that MDOT doesn't have a green left arrow at Meadow Lake Blvd and Highway 2, only a flashing yellow. Lutz responded that the intersection plan will be reviewed by the City and MDOT and that signal and pavement changes would likely improve the area. Kavanagh noted that the averages used in paragraph 4 of the traffic study were only on Highway 2 in April. This is not peak traffic and no weighted averages make it difficult to extrapolate the data. Kavanagh noted that since no loss of service is shown in the traffic impact study, the MDOT will likely not act. He was not sure if MDOT would come to a discussion. Shepard noted this was not in the Boards' purview. Mulcahy stated the area will become a part of the City eventually and that Kavanagh was attempting to build a case for improvement to bring to MDOT. Lutz stated the City is currently working on a comprehensive Transportation Plan with MDOT. Nicosia said the plan is in rough draft and Public Hearings on the plan will begin this fall. Lutz said the project complies with the Growth Policy. Vukonich asked about the sidewalks and pedestrian access in the area and how that applies to the other project in an earlier meeting. Mulcahy stated there was no prior discussion on the project's pedestrian access because the Board only

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discussed the zone change staff report. Lutz said the traffic study did recommend a pedestrian route in the future. Nicosia said the City will not assume ownership of Meadow Lake Blvd immediately as only the intersection is adjacent to the roadway, not the subdivision properties. Nicosia discussed how road ownership works and how the City and County maintain adjacent areas. Lutz said there is less than one mile of new roads in the subdivision. Kavanagh confirmed a 60ft road ROW and a 20ft alley ROW. Duffy stated the playground is not adequate and that the location is not prudent for use. Duffy said kids will go play in the creek and that can be unsafe. Lutz said other playground locations are possible. Lutz noted that the applicant will likely add more playground equipment than stated in the conditions. Duffy said the 5ft side set back is very close, although this is the standard side setback in the zoning regulations. Vukonich questioned that the amenities could change? Lutz said it is possible as the project develops that the open spaces can change. Duffy asked about tree planting, with Byrd-Rinck commenting if the native trees would be left. Lutz said they will replant along the street and that the open space areas will be left natural. Vukonich stated that Lots 47-52 are not contiguous to the rest of the development, have a sidewalk, and are only accessed from North Hilltop Rd. Lutz confirmed they are on North Hilltop Rd and are a part of the subdivision. The sidewalk is to connect them to the subdivision's amenities.

Mike Brodie, civil engineer for WGM, reported that there will be a lift station north of Lot 21. The projects only road upgrades will be at the intersections with Meadow Lake Blvd and North Hilltop. The bus stop is proposed to be by the lift station. There will be approximately 39 kids and their access will be worked out in a separate with the school district. Brodie noted that the fire and police departments approved the subdivision plan. The water main will have two interior loops and the extension will allow for future growth. Brodie added that the traffic study could add more data but the applicant has to trust the traffic engineer's recommendations and findings. There is currently 39% open space, trees will likely be left for the builders to cut to spec for each house.

Chairman Vukonich opened the Public Hearing at 8:10PM. There was one letter of opposition received today by the City Clerk and distributed to the Board at the hearing.

Mary Winn, 1030 Lemburg Ln. She has owned her house since 2004 and was at the original zone change meeting. She was originally told the lots would be limited to a larger size. She questioned how will North Hilltop Rd be improved and why not a paved trail instead of a sidewalk. Street lights will ruin the rural feel. She will look at the packet and speak again as she had not seen the full plan.

Cindy Martin, 1010 Lemburg Lane stated that there are sight issues on North Hilltop Road. It is posted with a 25mph speed limit, but people drive much faster and there are no sidewalks currently. People from the subdivision will play in the surrounding woods and cause issues.

Planner Mulcahy described the project and showed the map to the public for clarification.

Marlin Kauffman, 420 Bachelor Grade, Kalispell. This area is in a housing crisis. This project has the possibility of providing a variety of housing options. The county roads in general have issues that need to be addressed. This is a well thought out plan and the area needs it.

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Mary Winn, spoke again after reviewing the plat. She noted that there are two single family homes next to her property and she would like a fence or barrier separating them. Lutz replied to her concerns noting that the lots are ½ acre in size. He stated that the developer can talk to her directly about a fence.

Jeff Barker, 205 Dawn Dr. He stated that he walks in the area every day and thinks the subdivision plan is ok. The 6 noncontiguous lots on the NW corner are not connected to the rest of the subdivision and he has concerns about utilities to them. He stated that it will be very difficult to access North Hilltop Road as people speed and there are existing safety concerns in that location. Mr. Barker said many cars slide off the road there.

Chairman Vukonich closed the Public Hearing at 8:30 PM Vukonich called for a 10 minute break. The meeting resumed at 8:40 PM.

Vukonich asked the Board if they had any questions of the applicant or staff. Duffy asked if the project will be phased. Mulcahy stated the applicant would build in one phase, phasing was not requested. Lundgren was concerned about the county roads and how there is little communication with the county. Shepard said that's the process and the County does not weigh in on the subdivision roads but they will provide permits for the intersecting roads. Lundgren asked if communication with the county was in the staff report. Mulcahy responded that it is a condition that the applicant will obtain permits from the county. Vukonich asked about the timeline. Lutz said it depends on the market and permitting. They would like to start in the spring and anticipate it to take 2-3 years to build. Kavanagh asked about alley parking, which is not allowed.

Motion made by Kavanagh to add Condition 9 to Staff Report CPUD-21-01 as follows: No overnight parking permitted adjacent to the Parks or Open Spaces. The motion was seconded by Duffy. Voting Yea: Vukonich, Shepard, Byrd-Rinck, Nelson, Singer, Smith, Kavanagh, Duffy and Lundgren.

Vukonich asked about the closest trail proximity to the project. Mulcahy said there is one to the south on Meadow Lake Blvd by the Timber Creek Assisted Living Home.

Motion made by Kavanagh to adopt CPUD-21-01 as Findings of Fact with Conditions as amended, Seconded by Shepard. Voting Yea: Vukonich, Shepard, Byrd-Rinck, Nelson, Singer, Smith, Kavanagh, Duffy, and Lundgren.

Motion made by Kavanagh to recommend approval of PUD to City Council. Seconded by Shepard. Voting Yea: Vukonich, Shepard, Byrd-Rinck, Nelson, Singer, Smith, Kavanagh, Duffy and Lundgren.

Kavanagh Motioned to add Condition 23 to CPP-21-01as follows: Plat notes shall be added to the face of the plat stating that all Solid Waste is to be stored indoors or enclosed except on refuse collection day. Seconded by Singer. Voting Yea: Vukonich, Shepard, Byrd-Rinck, Nelson, Singer, Smith, Kavanagh, Duffy, and Lundgren.

Singer stated that she would like to see larger playgrounds. Lutz suggested a condition for a playground and maintenance plan.

Singer motioned to amend Condition 16, as follows: A comprehensive playground plan, including maintenance, will be presented and approved by the City before final plat. Seconded by Byrd-Rinck. Voting Yea: Vukonich, Shepard, Byrd-Rinck, Nelson, Singer, Smith, Kavanagh, Duffy, and Lundgren.

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Kavanagh confirmed that the pump grinders for sewer will be homeowner maintained. He questioned if there is proof of presentation of the project to MDOT. Brodie said that should be part of the Comprehensive Transportation Plan and not the plat.

Kavanagh motioned to add Condition 24, using standard planning language, stating that “The applicants shall request the Montana Department of Transportation to consider signalizations and timing movements at Hwy 2 and Meadow Lake Blvd and Hwy 2 and North Hilltop. Seconded by Singer. Voting Yea: Vukonich, Shepard, Byrd-Rinck, Nelson, Singer, Smith, Kavanagh, Duffy, and Lundgren.

Duffy asked about the engineering for the road improvements. Lutz indicated that is part of the County’s approach permit. Kavanagh asked if the funds for a sidewalk adjacent to Lots 47-52 could be paid cash in lieu and put towards a larger project. Nicosia said a sidewalk along North Hilltop is far in the future. Mulcahy noted that the sidewalk from those lots is supposed to connect them into the subdivision. Vukonich asked for clarification on where the sidewalk connected in the subdivision. He stated that public comment wanted a pedestrian route although currently it would be a stand-alone piece. Lutz replied it could connect to Hailey Way in the subdivision. Kavanagh suggested to have the City figure out the route with the developer to plan both a current and future route for the Hilltop area.

Kavanagh motioned to add Condition 25, as follows: “At the City’s discretion, cash in lieu of installing a sidewalk can be explored along Lots 47-52 adjacent to North Hilltop provided a trail connection into the subdivision is provided prior to final plat. Seconded by Singer. Voting Yea: Vukonich, Shepard, Byrd-Rinck, Nelson, Singer, Smith, Kavanagh, Duffy, and Lundgren.

Motion made by Duffy to Adopt CPP-21-01 with Amended Conditions as Findings of Fact, Seconded by Singer. Voting Yea: Vukonich, Shepard, Byrd-Rinck, Nelson, Singer, Smith, Kavanagh, Duffy, and Lundgren.

Motion by Singer to recommend approval of preliminary plat to City Council. Seconded by Duffy. Voting Yea: Vukonich, Shepard, Byrd-Rinck, Nelson, Singer, Smith, Kavanagh, Duffy and Lundgren.

Nicosia presented the report on the proposed Urban Renewal District expansion to the Board, noting that the 2021 Urban Renewal Plan conforms to the 2019 Growth Policy and Zoning. The expansion is requested for the property formerly known as the Cedar Palace along with the surrounding 23.87 acres on seven parcels. The purpose of the expansion is to allow Tax Increment funds to be spent on public infrastructure within the defined area. The property is located at 500 12th Avenue West and described as Assessor’s Tracts 8, 8B, 8F, 8G, 8HA, 8H, and 8E. The proposed expansion complies with the Growth Policy and Zoning regulations. Nicosia noted that City staff met with the School District Board, and they voted unanimously to support the expansion. Further, City staff discussed the expansion with Flathead Commissioner Brad Abell. Nicosia noted that the Medical Complex is full and the owners would like to develop more buildings, related to their medical complex, on their campus. Nicosia reported that the Urban Renewal District expansion would allow the City to use Tax Increment Financing to help reimburse their development costs in exchange for the community growth and job creation.

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Duffy asked why the City has to get the School Boards input. Mulcahy stated that the URD expansion would delay the tax dollars from the property that would go to the School District. Mulcahy noted that the growth is good for everyone so the School supports that.

Motion made by Nelson to Recommend to City Council: 2021 Columbia Falls Urban Renewal Plan conforms to both the 2019 Growth Policy and the Zoning within the expansion conforms with the Growth Policy, Seconded by Shepard. Voting Yea: Vukonich, Shepard, Byrd-Rinck, Nelson, Singer, Smith, Kavanagh, Duffy, and Lundgren.

ADJOURNMENT

Motion made by Shepard to adjourn at 10:05 PM, seconded by Singer.

Chairman

Public Works Clerk

CITY OF COLUMBIA FALLS
NOTICE OF PUBLIC HEARING

Item No.2.

The Columbia Falls City-County Planning Board will hold a public hearing for the following items at their regular meeting on Tuesday, July 13, 2021 at 6:30 p.m. at the Council Chambers of City Hall, 130 6th Street West, Columbia Falls, Montana. The Columbia Falls City Council will hold a subsequent hearing on Monday, August 2, 2021 starting at 7:00 p.m. in the same location.

Request to change the zoning from CR-5 (Two Family Residential) to CRA-1 (Multi-Family Residential) in the Columbia Falls Zoning Jurisdiction:

The applicant, Toby Gilchrist, is requesting a zone change for 302 Meadow Lake Boulevard from the current CR-5 two-family designation to a CRA-1 multi-family residential designation. The applicant amended the application that was reviewed by the Planning Board in February. The vacant property is approximately 2.5 acres in size and is located approximately ¼ mile north of Highway 2 on Meadow Lake Blvd. The property is described as Assessors' Tract's 2BDEA and 2BDAEA of Section 7, Township 30 North, Range 20 West, P.M.M., Flathead County.

Request for a Conditional Use Permit to construct 36 units of Apartments in the Columbia Falls Zoning Jurisdiction:

The applicant, Toby Gilchrist, is requesting a Conditional Use Permit to construct 36 units of apartments in two buildings, eighteen units in each building. The applicant amended the application that went before the Planning Board in February. The proposed two-story apartments will access Meadow Lake Blvd at the intersection with Best Way. The vacant property is approximately 2.5 acres in size and is located approximately ¼ mile north of Highway 2 at 302 Meadow Lake Blvd. The property is described as Assessors' Tract's 2BDEA and 2BDAEA of Section 7, Township 30 North, Range 20 West, P.M.M., Flathead County.

Persons are allowed to attend the hearing(s) subject to the most current CDC guidance or attend virtually via ZOOM. Persons are encouraged to submit written comments prior to the meeting so they can be included in the Board/Council packets. Written comments carry the same weight as public testimony given during the hearing. Written comments may be sent to Columbia Falls City Hall, Attention: Barb Staaland, City Clerk, 130 6th Street West, Room A, Columbia Falls, MT 59912 or via email: staalandb@cityofcolumbiafalls.com. For more information on the proposed applications, please call or email Eric Mulcahy, Columbia Falls City Planner at 755-6481 or eric@sandssurveying.com. The agenda and entire packet including the staff report, application and other details are posted on the City website on the Friday before the hearing. The website also provides information on registering for the virtual ZOOM meeting. See www.cityofcolumbiafalls.org.

DATED this 21st day of June, 2021

Susan Nicosia

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

Publish: Daily Interlake Sunday June 27th, 2021

**ZONE CHANGE REQUEST
COLUMBIA FALLS AREA ZONING JURISDICTION
MAP AMENDMENT TO CRA-1 (MULTI-FAMILY)
CITY OF COLUMBIA FALLS STAFF REPORT # CZC-21-05
July 6, 2021**

A report to the Columbia Falls City County Planning Board regarding a request for a Zoning Map Amendment from the existing CR-5 to the proposed CRA-1.

BACKGROUND INFORMATION

A. PETITIONERS

Owner: Thomas Hyon Su
P.O. Box 3299
Friday Harbor, WA 98250

Applicant: Toby Gilchrist
P.O. Box 1059
Whitefish, Mt 59937

B. PETITIONER'S TECHNICAL ASSISTANCE

Aaron Wallace
Montana Creative
158 Railway Street
Whitefish, MT 59937
(496)862-8152

C. LOCATION/DESCRIPTION

The property is located at 302 Meadow Lake Boulevard in Columbia Falls. The property is described as Assessor's Tract 2BDAE and 2BDAEA (Tracts 1 & 2 of COS 16142) in Section 7, T30N, R20W, P.M.M., Flathead County, MT.

D. REQUEST

The applicant is requesting a Zone Change and CUP to develop a multi-family apartment complex on 2.251 acres. The applicant proposes 36 units in two buildings. Each building is two stories in height and will consist of 18 studio units. Each building is showing 2 studio units, 2 one-bedroom units, 8 two-bedroom units, and 6 three-bedroom units. The subject of this report is to change the current zoning of CR-5 (two-family residential) to a new designation of CRA-1 which allows multi-family development.

This request went to the Planning Board back in February of 2021. The Planning Board reviewed the application, held the public hearing and recommended denial of the zone change. The applicant withdrew the application prior to the hearing with the City Council in order to address concerns raised by the Planning Board. Chief among the concerns was traffic generated by the project.

The applicants prepared a Traffic Impact Study (TIS) to go along with the application. The TIS provides analysis of the impacts and recommendations to mitigate said impacts. The applicants spoke with School District #6 and determined that children from the apartments will go to Ruder Elementary and that the District will provide Bus service to the apartments. The applicants addressed onsite recreation with a path

around the property, sidewalk along the frontage and a fenced playground area toward the rear of the development.

E. REASON FOR REQUEST

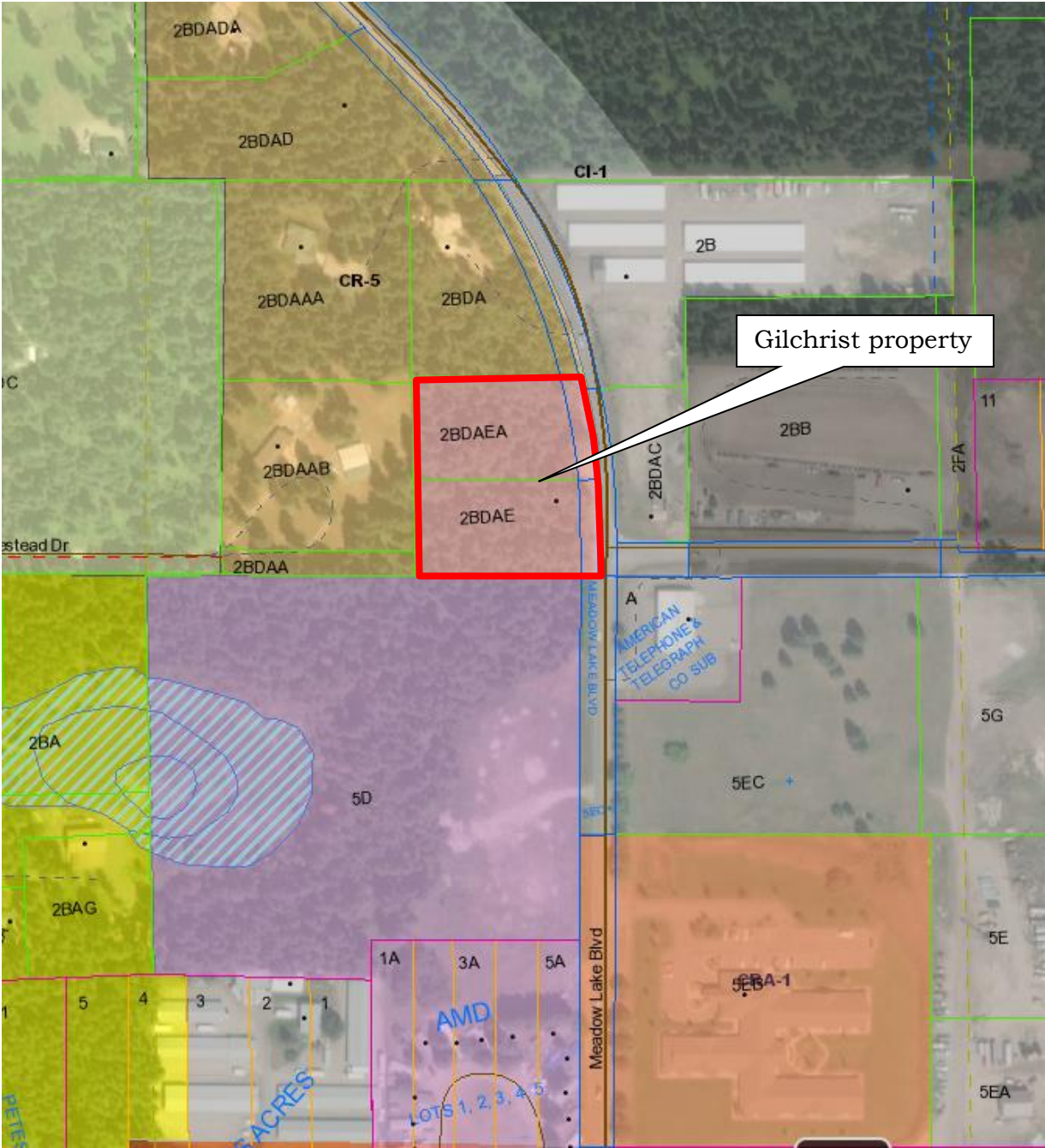
The applicants are seeking a location to develop multi-family residential projects in the Columbia Falls Area to meet a demand for workforce housing. The Columbia Falls Planning Board and City Council just recently updated the Columbia Falls Growth Policy and added “Multi-Family” densities to the Meadow Lake Boulevard area in order to provide more opportunities for urban development in proximity of the City services such as sewer and water. The CRA-1 zoning would support the goals of the Growth Policy.

F. EXISTING LAND USE

The subject property is currently vacant. The project is located along Meadow Lake Boulevard which is a collector road and transitional area between industrial uses on the east and suburban densities to the west.

G. ADJACENT ZONING AND LAND USE:

North	CR-5	Single Family Residential uses
South	CI-1	Vacant land and a manufactured home park
East	CB-2	Storage warehouses, industrial uses, and Weyerhaeuser lands
West	CR-5 and CR-1	Single Family Residential Uses





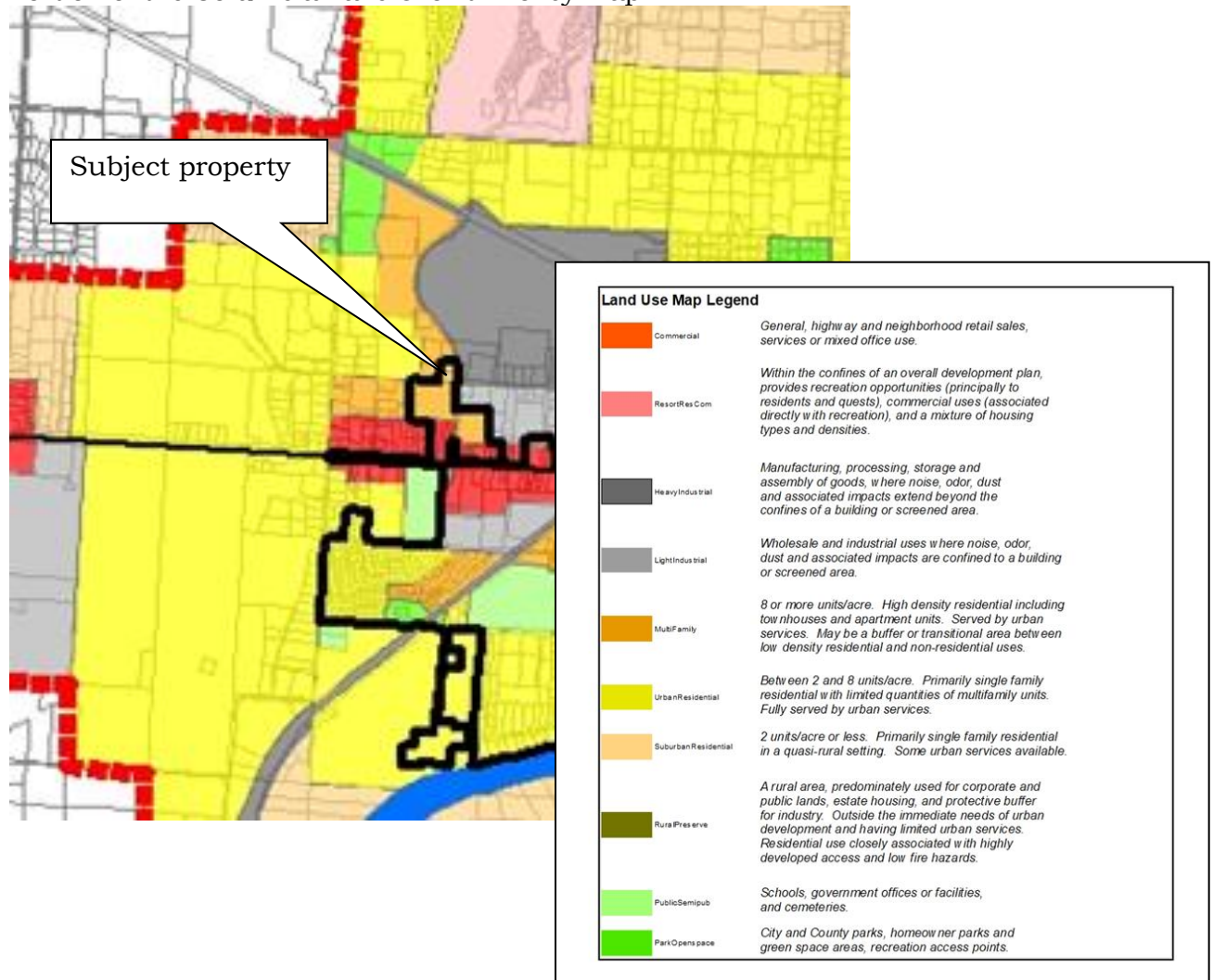
Source: Google Earth - Photo date 7/24/17

H. **GROWTH POLICY DESIGNATION**

The 2019 Columbia Falls Growth Policy Map shows the subject property as well and neighboring properties to the north and south as Multi-Family Residential. Multi-Family Residential is defined in the Growth Policy as “8 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 residential.”

Portion of the Columbia Falls Growth Policy Map



I. UTILITIES/SERVICES

The property is located inside the City limits of Columbia Falls.

<u>Water</u>	Columbia Falls Municipal Water
<u>Sewer</u>	Columbia Falls Municipal Sewer
<u>Fire Protection</u>	Columbia Falls City Fire Department
<u>Police Protection</u>	Columbia Falls City Police
<u>Electricity</u>	Flathead Electric

J. LOT SIZE DETAILS

The site proposed for development is 2.251 (2.029 net) acres in size. The property is currently made up of two parcels. The applicant will be going through an amended plat process to consolidate the lots. The CRA-1 zoning district has a minimum lot size of 7,500 square feet.

This request is reviewed pursuant to the criteria set forth in Section 76-2-304, M.C.A. and as stated by the Montana Supreme Court and Columbia Falls Zoning Code Chapter 18.212, amendments to text or the official map. The following findings are made:

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

The 2019 Columbia Falls Growth Policy was amended to designate the west side of Meadow Lake Boulevard and south of the viaduct as "Multi-Family Residential". The proposed change from CR-5 to CRA-1 does conform to the Columbia Falls Growth Policy

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

The entrance to the property is at the intersection of Meadow Lake Boulevard and Best Way which turns into Truck Rout to the East. The alignment of the proposed intersection needs to be reviewed and approved by the Columbia Falls Public Works Director. With the new application, the applicants Engineer has worked on the intersection design to have it line up with Best Way so that it is no longer off-set. Meadow Lake Boulevard is a collector street. Currently there are only a couple segments of sidewalk/pedestrian path along Meadow Lake Boulevard and the applicant is showing proposed sidewalk their frontage to address the pedestrian movement.

During the February Planning Board meeting pedestrian access was a major topic of discussion. It is not possible to require this developer to construct off-site sidewalk 450 feet to the south. However, in the recently approved Garnier Heights project located north of the apartment property, the Planning Board placed a condition on the subdivision that the applicants work with City 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. In review with Public Works, they thought this was a good start to addressing pedestrian movement along Meadow Lake Boulevard.

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

The project was reviewed by the Columbia Falls Fire Chief at site review and he is satisfied with the basic site plan. Items such as sprinkling and hydrant placement will be reviewed at the time of public works review and building plan review. The property has good access to Meadow Lake Boulevard but as recommended in the TIS, site distance clearing or intersection improvements may be needed. These items will be addressed by a Condition in the CUP for the project. With the reviews in place to review the details of the project, the proposed zone change should not pose hazards to fire, safety, or other dangers.

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

The site is not located within a 100-year floodplain, wildland urban interface or other hazards. The subject property is located within the City limits, connects to City Streets and has access to municipal sewer and water services. Although the site is heavily wooded at present much of that vegetation will be removed for the buildings parking and stormwater retention.

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

The subject property is 2.029 acres (net) or 88,383 square feet in size. The applicant states in their application that the proposed buildings are 8,957 square feet or 17,914

square feet of lot coverage. The Columbia Falls Zoning Ordinance allows up to 45% coverage in the CRA-1 designation. The proposed lot coverage is only 20% of the site and well within the maximum of 45%. The proposed zoning and project should provide adequate light and air.

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

With CRA-1 (Multi-Family) zoning, the development is subject to CUP for approval of anything greater than a duplex. The zoning designation sets minimum setback, maximum lot coverage, maximum height standards, minimum parking requirements, landscaping provisions and snow storage provisions. As the Growth Policy sets the density and land use recommendations for a given area, the zoning implements the Growth Policy. The densities proposed in this zone change are anticipated by the Growth Policy. The zoning, public works and building code officials will address the health and safety elements of the proposed project

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

The proposed zone change request for CRA-1 (Multi-Family) is in agreement with the growth policy. The subject property has sufficient access with recommended improvements in the TIS and it is located adjacent to or near municipal sewer and water services.

8. Will the requested zone facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements?

The property is located within 1,500-feet of a major arterial street (Highway 2). The subject approach intersects with Meadow Lake Boulevard and Best Way providing access into the downtown by either Truck Route or Highway 2. The applicants provided a Traffic Impact Study (TIS) for the project which shows a trip generation of 239 vehicle trips per day and a traffic load increase of 5 to 10%. The TIS indicates no drop in Level of Service grade at any of the intersection and less than a one second delay per vehicle at said intersections. The TIS has a recommendation for sight distance clearing to the north to meet standards. Alternative to the full sight distance clearance is a reduction in speed to Meadow Lake Boulevard south of the viaduct or intersection traffic control at Meadow Lake Blvd and Best Way.

Sewer is located within Meadow Lake Boulevard and water approximately 300 feet to the south of the project. A condition of any development is that the City Public Works Department and DEQ approve the sewer, water and stormwater infrastructure prior to construction.

The property will generate school aged children. Using County wide average of 0.31 school aged children per residence. (There were 14,753 students recorded with the Flathead County Superintendent of Schools Office including public, private and home-schooled children at the beginning of the 2011 school year. The US Census Bureau 2010 counted 46,963 housing units in Flathead County – 14,753 students / 46,963 housing units = 0.31 students per unit), the 36 residential units could generate approximately eleven students to the K–12 grade school system at full buildout. The Columbia Falls School Superintendent was consulted by City Staff and he indicated that there should not be any significant impacts to the school district. School children will attend Ruder Elementary, Columbia Falls Middle School and Columbia Falls High School. School District #6 provides school bus pick up and drop off and will work with the applicants on a school bus stop.

The project is not close to any City Parks. The closest is located south of the project on Talbot Road approximately $\frac{3}{4}$ of a mile for the property. To mitigate proximity to existing parks, the applicants are proposing an on-site fenced play ground and a walking trail around the development.

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

The subject property is relatively flat. The immediate neighbors to the east are industrial uses including the County Green Box site. Properties to the north and west are single family residential. The property to the immediate south is vacant and farther south is a manufactured home park. As stated in the Growth Policy, multi-family uses are suited as transitional uses between lower density residential and non-residential use.

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

The subject property is a transitional property between industrial uses and single-family residential uses. The Growth Policy recommends that multi-family residential be used as the transitional land use between intensive non-residential use and the more sensitive single family residential. The proposed application set does give consideration to the suitability of the district

11. Will the new zoning affect property values?

The property is located along a collector road with industrial uses situated on the east side of Meadow Lake Boulevard. To the south of the proposed site is an assisted living facility and a manufactured home park. To the north and west there are several single-family homes located on two or more acres each. Given the surroundings, the density is in line with the assisted living and manufactured home park and the project buffers the single-family use from the industrial uses. In addition, there is the recently approved Garnier Heights development consisting of mixed density residential use. The zoning should preserve neighboring property values.

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

As stated previously, the multi-family designation is proposed on lands that are transitional in nature. The Growth Policy and standard land use practice encourage and support multi-family uses as buffers between incompatible uses such as “industrial” and “single family residential.” This is a land use pattern found around the City and other parts of the county.

SUMMARY

The map amendment request conforms to the Columbia Falls City Growth Policy and the findings as discussed above. The project will be fully served by Municipal services. The requested zoning designation is a buffer between neighboring uses.

RECOMMENDATION

Staff recommends that the Columbia Falls City-County Planning Board and Zoning Commission adopt Columbia Falls Planning Office Staff Report #CZC-21-05 as findings of fact and recommend approval of the requested zone change to the City Council.

Legal Description

Assessor's Tract 2BDAE and 2BDAEA (Tracts 1 & 2 of COS 16142) in Section 7, T30N, R20W, P.M.M., Flathead County, MT.

**CONDITIONAL USE PERMIT REQUEST
COLUMBIA FALLS AREA ZONING JURISDICTION**

Item No.2.

COLUMBIA FALLS PLANNING OFFICE STAFF REPORT #CCU-21-02

Toby Gilchrist

July 6, 2021

A report to the Columbia Falls City-County Planning Board and Zoning Commission and the Columbia Falls City Council regarding a request to permit a conditional use located at 302 Meadow Lake Boulevard. The Conditional Use request is scheduled for a public hearing before the Planning Board on Tuesday, July 13, 2021 at 6:30 PM and Columbia Falls City Council on Monday, August 2, 2021 at 7:00 p.m.

BACKGROUND INFORMATION

A. PETITIONERS

Owner:

Thomas Hyon Su
P.O. Box 3299
Friday Harbor, WA 98250

Applicant:

Toby Gilchrist
P.O. Box 1059
Whitefish, Mt 59937

B. PETITIONER'S TECHNICAL ASSISTANCE

Aaron Wallace
Montana Creative
158 Railway Street
Whitefish, MT 59937
(496)862-8152

C. LOCATION/DESCRIPTION

The property is located at 302 Meadow Lake Boulevard in Columbia Falls. The property is described as Assessor's Tract 2BDAE and 2BDAEA (Tracts 1 & 2 of COS 16142) in Section 7, T30N, R20W, P.M.M., Flathead County, MT.

D. REQUEST

The applicant is requesting a Zone Change and CUP to develop a multi-family apartment complex on 2.251 acres. The applicant proposes 36 units in two buildings. Each building is two stories in height, 26 9 ½', and will consist of 18 total units consisting of 2 studio units, 2 one-bedroom units, 8 two-bedroom units, and 6 three-bedroom units.

E. NATURE OF THE REQUEST

As required by the CRA-1 zoning, a Conditional Use Permit is required for the construction of multi-family building in excess of a duplex building. In this case the applicant is requesting the CUP for 36 apartment units in two buildings. The applicants are seeking a location to develop multi-family residential projects in the Columbia Falls Area to meet a demand for workforce housing.

This request for the CUP along with the zone change went to the Planning Board back in February of 2021. The Planning Board reviewed the application for the zone change, held the public hearing and recommended denial of the zone change. The applicant withdrew the applications for the zone change and CUP prior to the hearings with the City Council in order to address concerns raised by the Planning Board. Chief among the concerns was traffic generated by the project.

The applicants prepared a Traffic Impact Study (TIS) to go along with the application for the CUP. The TIS provides analysis of the impacts and recommendations to mitigate said impacts. The applicants spoke with School District #6 and determined that children from the apartments will go to Ruder Elementary and that the District will provide Bus service to the apartments. The applicants addressed on-site recreation with a path around the property, sidewalk along the frontage and a fenced playground area towards the rear of the development.

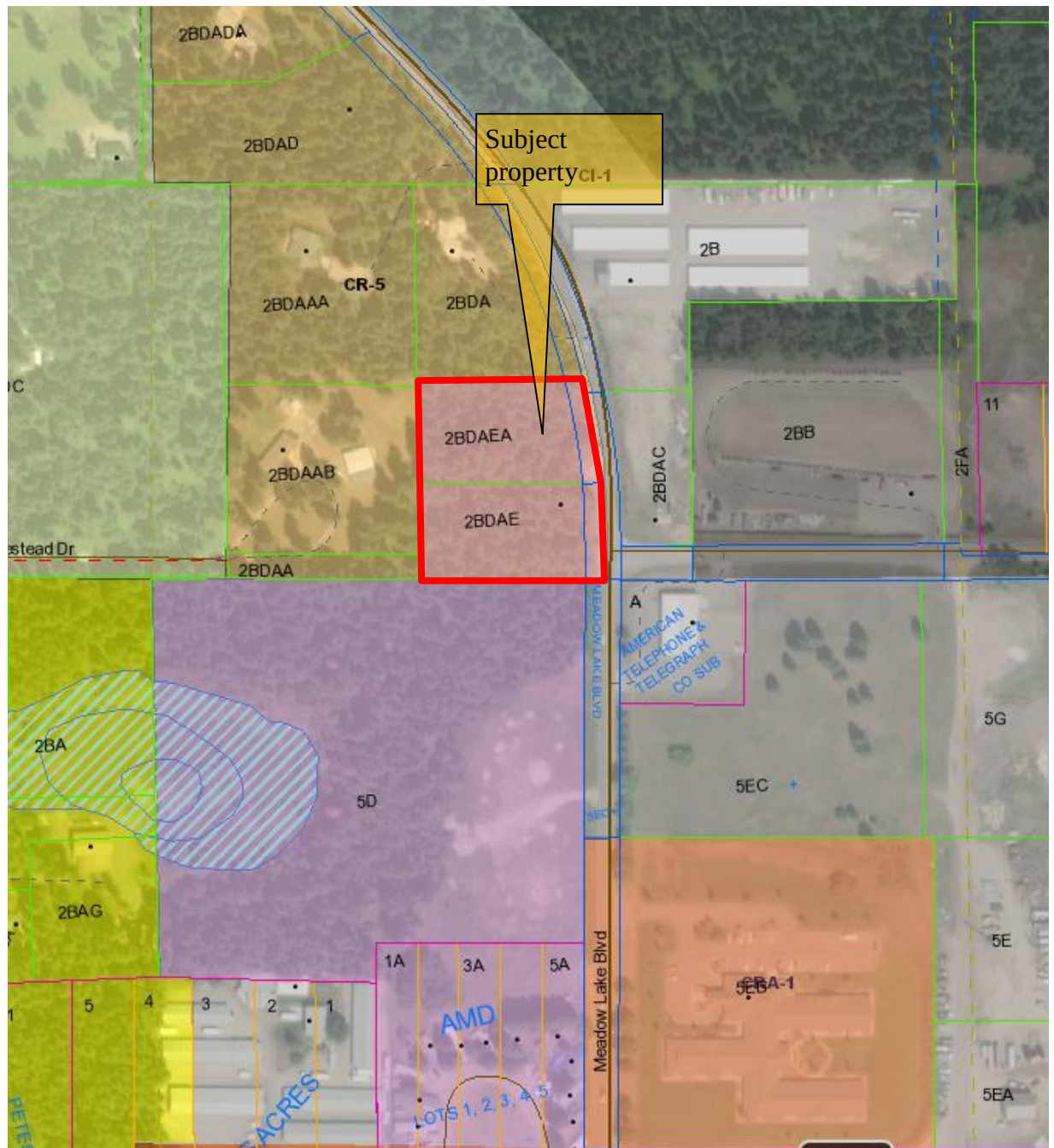
F. EXISTING LAND USE

The subject property is currently vacant. The project is located along Meadow Lake Boulevard which is a collector road and transitional area between industrial uses on the east and suburban densities to the west. The property is heavily forested.



G. ADJACENT ZONING AND LAND USE:

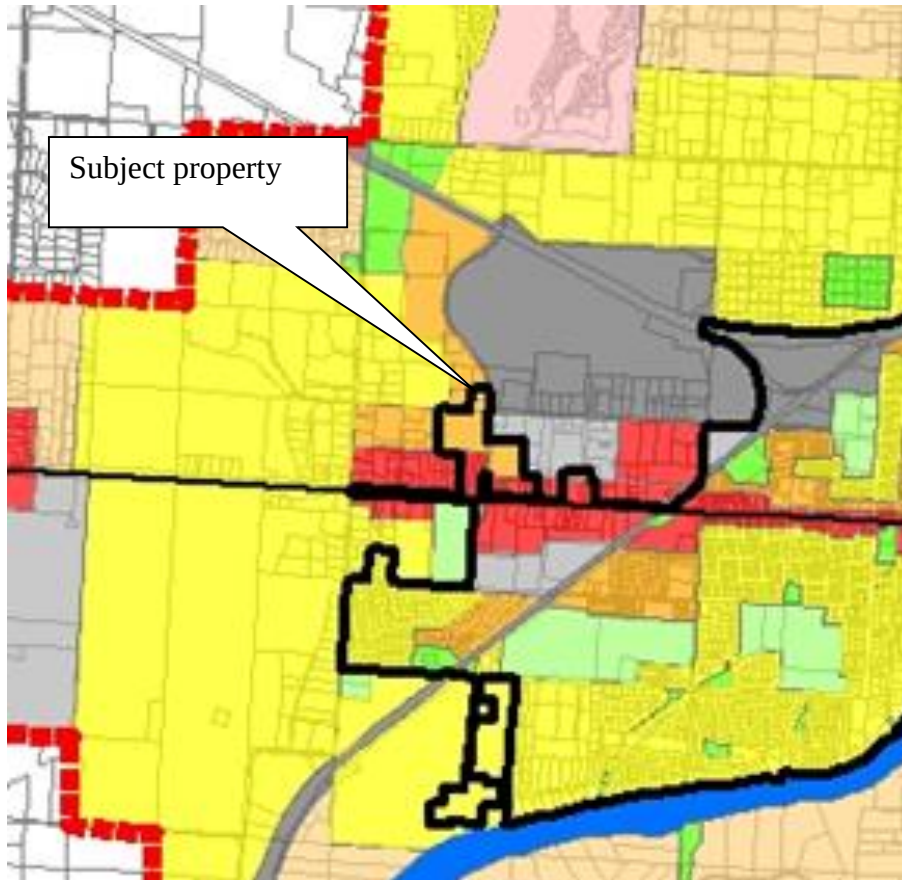
North	CR-5	Single Family Residential uses
South	CI-1	Vacant land and a manufactured home park
East	CB-2	Storage warehouses, industrial uses, and Weyerhaeuser lands
West	CR-5 and CR-1	Single Family Residential Uses



Source Flathead County GIS Subject Parcels are outlined in red

H. GROWTH POLICY DESIGNATION:

The 2019 Columbia Falls Growth Policy Map shows the subject property as well as neighboring properties to the north and south as Multi-Family Residential. Multi-Family Residential is defined in the Growth Policy as “8 or more units per acre. High density residential includes townhouses and apartment units. Served by urban services and may be a buffer or transitional area between low density residential and non-residential.”

**I. UTILITIES/SERVICES:**

Sewer: City Sewer is available
Water: City Water is available with extension of main
Solid Waste: Private Contract Hauler
Police: Columbia Falls Police
Fire: Columbia Falls Fire Department

EVALUATION BASED ON REQUIRED CRITERIA

18.332.030 Criteria Required for Consideration of a Conditional Use Permit:

A Conditional Use Permit may be granted only if the proposal, as submitted, conforms to all of the following general Conditional Use Permit criteria, as well as to all other applicable criteria that may be requested.

- a. Site Suitability. (That the site is suitable for the use) This includes:
 - i) Adequate Usable Space: The site proposed for development is 2.251 (2.029 net) acres in size or 88,383 square feet net and the CRA-1 zoning district has a minimum lot size of 7,500 square feet. The Columbia Falls Zoning Ordinance allows maximum lot coverage of 45%. Each of the proposed buildings are 8,957 square feet or 17,914 square feet of lot coverage for both; giving a lot coverage of 20% for the site. The parking requirement for 36 units regardless of bedrooms is two spaces per unit. The applicants are proposing 72 spaces to meet the parking standards of the zoning ordinance. The applicant is able to provide parking spaces, comply with setbacks, and provide required landscape buffers.
 - ii) Adequate Access: The property fronts on Meadow Lake Boulevard which is a County maintained collector road. Since the February hearing the applicants have realigned the approach with the Meadow Lake Blvd and Best Way intersection to provide alignment that was previously an issue. The intersection alignment now meets the City requirements.

In addition to the intersection alignment the applicants provided a Traffic Impact Study (TIS) for the project which shows a trip generation of 239 vehicle trips per day and a traffic load increase of 5 to 10% to neighboring roads. The TIS indicates no drop in Level of Service grade at any of the intersection and less than a one second delay per vehicle at said intersections. The TIS has a recommendation for sight distance clearing to the north to meet standards. Alternative to the full sight distance clearance is a reduction in speed to Meadow Lake Boulevard south of the viaduct or intersection traffic control at Meadow Lake Blvd and Best Way.

In communications with the Flathead County Road Department and the Columbia Falls Public Works Department, neither is to enthusiastic about a four way stop at Best Way and Meadow Lake Blvd. Dave Prunty has reservations about reducing the speed limit on Meadow Lake Blvd as people tend to drive speeds that feel comfortable and an artificial reduction of speed can cause frustration. Both departments would like to see the sight distance improved. Staff will place a condition on the CUP requiring the developers to work with the departments on the recommendations of the TIS as part of any approval.

Parking Lots: The applicant proposed parking for the development on-site. The parking lot as proposed will have two-way access with a single approach onto Meadow Lake Boulevard at the intersection with Best Way. It appears that the turning radius at the west end of the parking lot is too tight to allow a fire truck to make it around the parking island. The applicants will need to work with the Public Works Director and the Fire Chief on the turning radius or provide other mitigations to satisfy the Fire Chief.

Pedestrian Access: The Concept Site Plan dated 6/1/2021 of the application package shows internal pedestrian walkways around the perimeter of the project as well as from parking lots to buildings as well as a sidewalk along the Meadow Lake Boulevard frontage. The internal access looks good and provides access to the buildings from the parking areas as well as a pedestrian connection from the building to the sidewalk. The Site Plan notes indicate that all of the sidewalks are concrete and are all five feet wide or wider.

In the review of the Garnier Heights project located north of the apartment property, the Planning Board placed a condition on the subdivision that the applicants work with City 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. In review with Public Works, they thought this was a good start to addressing pedestrian movement along Meadow Lake Boulevard.

- iii) **Absence of Environmental Constraints:** As the development will be served by public sewer and water, there does not appear to be any significant environmental constraints. As the lot is mostly flat with the exception of the southeast corner, there does not appear to be any danger of flooding or slumping. The applicant is required to maintain all drainage on-site as part of the public works and building permit approval process. The drainage requirement protects adjoining neighbors from this project's roof and parking lot run-off.
- b. **Appropriateness of Design.** The site plan for the proposed use will provide the most convenient and functional use of the lot. Consideration of design should include:
 - i) **Parking Scheme:** There is no on-street parking available so the zoning regulations require off-street parking at a ratio of two spaces per unit. The applicant is showing 72 parking spaces which meet the requirements of the zoning code. All parking lots and driveways will be paved with a minimum 5 foot landscape buffer along the western property line and 15 feet along Meadow Lake Boulevard. The site plans are meeting the setbacks with room to spare. The parking is internal of the development providing convenient movement from the spaces to the units.
 - ii) **Required parking for Residential Apartment (18.518)** is a minimum of two spaces per residential unit. The application indicates the correct number of parking stalls for the building types.

- iii) Traffic Circulation: Access to the lot is via Meadow Lake Boulevard which is a collector street in Columbia Falls. The TIS supplied with the application set shows 239 average daily trips at full occupancy. The TIS indicated there are no letter grade reductions in the level of service (LOS) with the buildout of the project. The TIS is recommending roadside vegetation removal for 560-feet north of the new approach to increase site distance for the project.
 - iv) Open Space: The applicant's proposal meets all front, side and rear yard setbacks as required by zoning.
 - v) Fencing/Screening: The applicant proposes to leave native vegetation in the setback areas as buffers along with a six-foot wood fence on the north and western property lines.
 - vi) Landscaping: The applicant is providing an eight to ten-foot wide landscape buffer on the north and south property lines. On the west boundary they are proposing approximately 15 feet of landscape buffer. It appears that the front and back setbacks greatly exceed the minimum setbacks. Most of the site will be disturbed by the construction of this project and most of the trees will be removed. The applicant provides a conceptual landscaping plan showing that all disturbed areas not covered with building or asphalt will be relandscaped. A detailed landscape plan compliant with the small building standards ((18.441.070) will be provided to the City for review and approval prior to the issuance of a building permit.
 - vii) Signage: Signage will conform to existing Columbia Falls sign regulations for the CRA-1 zone. The applicants propose building mounted signage but no details as yet. The Sign Ordinance will limit the sign to 16 square feet per face maximum if an identification sign is requested.
- c. Availability of Public Services and Facilities. The following services and facilities are to be available and adequate to serve the needs of the use as designed and proposed:
- i. Schools: There were 14,753 students recorded with the Flathead County Superintendent of Schools Office including public, private and home schooled children at the beginning of the 2011 school year. The US Census Bureau 2010 counted 46,963 housing units in Flathead County – 14,753 students / 46,963 housing units = 0.31 students per unit), the 36 new lots would generate eleven students to the schools system. The additional students should not negatively impact the School District. School children will attend Ruder Elementary, Columbia Falls Middle School and Columbia Falls High School. School District #6 provides school bus pick up and drop off and will work with the applicants on a school bus stop.
 - ii. Parks and Recreation: The project is not close to any public parks with the closest being $\frac{3}{4}$ mile to the south at John Horine Park. During the public hearing for the zone change on this project in February, the planning board discussed the lack of on-site amenities. To address the concerns, the applicants are proposing an on-site fenced playground amenity near the west side of the project and a walking trail around the development.

iii. Police: The Columbia Falls Police Department is responsible for the proposed development. The development may have a slight increase in potential impact as it brings 36 more residential units to the City and these families will be living in close proximity to each other.

iv. Fire Protection: The Columbia Falls Fire Department provides fire protection to this neighborhood. The Columbia Falls Building Inspector will review the development for all building and fire code requirements. Hydrants will be installed with the project and the number and locations will be reviewed and approved by the Columbia Falls Public Works Director and Fire Chief. Specifically, the Fire Chief would like to see the fire hydrant shown near the middle of the project along Meadow Lake Blvd moved south to the driveway approach into the project.

v. Water: City water service is available approximately 300 feet to the south along Meadow Lake Boulevard.

vi. Sewer: All lots will be serviced by City Sewer. Sewer main is located in Meadow Lake Boulevard.

vii. Solid Waste: The applicants show a refuse receptacle on the northeast corner of the parking lot. Impact to the Flathead County landfill should be minimal. The owner shall make arrangements with a private hauler to collect and remove solid waste from the site.

- d. Immediate Neighborhood Impact. The proposal is similar in size and nature to the existing development such as the assisted living facility and the manufactured home park located to the south. The proposed apartments also buffer the industrial uses on the east side of Meadow Lake Boulevard from the single family uses located to the north and west of the property. The applicants are proposing to provide larger than required setbacks and native vegetative buffers on three sides of the project.
- e. Typical negative impacts which extend beyond the proposed site include, but are not limited to:
 - i) Excessive Traffic Generation: The applicants provided a Traffic Impact Study (TIS) for the project which shows a trip generation of 239 vehicle trips per day and a traffic load increase of 5 to 10%. The TIS indicates no drop in Level of Service grade at any of the intersection and less than a one second delay per vehicle at said intersections. The TIS has a recommendation for sight distance clearing to the north to meet standards. As with the Garnier Height TIS, the Meadow Lake Apartments TIS identified some turning movement issues with the intersection of Highway 2 and Meadow Lake Blvd. The Board has requested that the City make these concerns known to the

MDOT as they work through the City's new Comprehensive Transportation Plan.

- ii) Noise or Vibration: There will be noise and activity associated with the normal construction process. Once completed, further activity will be residential in use with all traffic, garbage, light and noise consistent with that use.
- iii) Dust, Glare, Or Heat: No change to existing conditions is anticipated.
- iv) Smoke, Fumes, Gas, and Or Odors: No change to existing conditions is anticipated.
- v) Inappropriate Hours of Operation: None proposed.
- vi) Signage: 18.438.010 Permitted Signs in Zoning Districts allows the applicant to have signs that comply and do not to exceed the standards of section 18.438.080(3).

APPLICABLE REGULATIONS

The following sections of the Columbia Falls Zoning Regulations are applicable to this proposal:

Chapter 18.210 Conditional Use Permits

Chapter 18.332 CRA-1 Residential Apartment

Chapter 18.504.030 Parking facilities

Chapter 18.438 Signs

Chapter 18.441 Small Buildings (less than 10,000 square feet)

SUMMARY

The Conditional Use Request for permitting 36 apartment units in two buildings located at 302 Meadow Lake Boulevard. Staff recommends that the CUP should be approved based upon the information presented in the attached application and a review of the property and the associated findings of fact.

1. The multi-family nature of the project complies with the recommendations of the Columbia Falls City-County Growth Policy. The building design has incorporated design elements as required in the small building standards.
2. The proposal meets or exceeds the minimum setback, parking, and small building standards and the project is well under the maximum lot coverage and height standards.
3. Environmental constraints from the development are considered to be minimal.
4. The project density and intensity is consistent with some neighboring uses.
5. Impacts to the Level of Service of neighboring roads does not drop and increases wait times are less than a second per vehicle.

RECOMMENDATIONS

In accordance with 18.210.100 the Columbia Falls Planning Board and City Council must make a finding of fact for the items enumerated in the “evaluation based on criteria.”

Staff recommends that the Planning Board adopt this report as findings of fact and send a recommendation for approval of CCU-21-02 with conditions to the Columbia Falls City Council. The granting of this conditional use is contingent upon the facilities initial and continued compliance with the following conditions of approval:

1. The applicant shall develop the project as proposed, except as modified by these Conditions.
2. The applicant shall secure approval of the Public Works Director and Flathead County Road Department for the new approach onto Meadow Lake Blvd. The approach shall incorporate the recommendations for sight distance found in the TIS or the applicant shall work with the two Departments on one of the other mitigations.
3. The Applicants shall provide parking lot details showing that the parking lot can meet turning radius requirements for fire trucks or provide suitable turnaround in the parking lots for emergency vehicles such as a fire truck.
4. The applicant shall pave all parking areas and driveways.
5. The applicant shall provide an engineered drainage plan to address on site storm water disposal. In addition, the applicant shall designate a snow storage area on site to accommodate parking lot snow disposal. This plan will need to be accepted by the City Public Works Department prior to issuance of a building permit.
6. 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.

7. The applicant shall fully enclose with a fence or screen with growing materials the garbage collection site as shown on the site plan.
8. All sewer and water hookups shall be built according to plans and specifications approved by the City of Columbia Falls and meeting the City Standards for Public Works Improvements and the Montana Public Works Standard Specifications. If applicable the sewer, water, and stormwater extensions shall also be approved by the MDEQ.
9. The Public Works Director and Fire Chief shall approve the number and placements of proposed fire hydrants.
10. All internal parking lot lighting and exterior building lighting shall comply with the Columbia Falls Zoning Ordinance and be fully shielded. Parking lots lighting shall be a maximum 18 feet tall measured from finish grade to the top of the fixture.
11. A detailed landscape plan compliant with the small building standards ((18.441.070) will be provided to the City for review and approval prior to the issuance of a building permit.
12. All conditions provided above and all improvements necessary for the operation of an apartment complex must be in place prior to the occupancy of the complex. Any elements such as landscaping not finished prior to the issuance of an occupancy permit, may be bonded for with signed improvements agreement approved by the City Manager for an amount not less than 125% of the cost of the remaining improvement.
13. Signage shall comply with Section 18.438.080 of the Columbia Falls Zoning Regulations.
14. The applicant shall provide on-site recreational amenities (fenced tot lot and perimeter walking path) as shown in the application drawings.
15. As proposed in the building perspectives, the applicant shall provide two bike racks per building.
16. The applicants shall provide the City a contract with the applicable solid waste hauler prior to issuance of occupancy permits.
17. The Conditional Use Permit shall terminate 18 months from the date of issuance if commencement of the authorized activity has not begun.



Planning Department

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

PHONE (406) 892-4391

FAX (406) 892-4413

PETITION FOR ZONING MAP AMENDMENT

FILING FEE ATTACHED \$ _____

Zone Change Base Fee \$1000
For first 80 acres \$ 25/acre
For each add'l acre over 80 \$ 10/acre
Certified Owner's List \$75
Per each address on list \$5/ea. address

NAME OF APPLICANT: Toby Gilchrist

MAIL ADDRESS: PO Box 1059

CITY/STATE/ZIP: Whitefish, MT 59937 PHONE: 406-471-4978

INTEREST IN PROPERTY: Purchasing property, Developer

PLEASE COMPLETE THE FOLLOWING:

- A. Address of the property: 302 Meadow Lake Blvd, Columbia Falls, MT 59912
- B. Legal Description: (Subdivision Name, Lot & Block and/or Tract Number
(Section, Township, Range) GREENBRIAR, S12, T28 N, R22 W, Lot 21,
S07, T30 N, R20 W, 16142-1, PARCEL N/A, TR 2BDAEA IN NE4SW4
(Attach sheet for metes and bounds)
- C. Land in zone change (ac) 2.25 ac
- D. The present zoning of the above property is: CR5, it is two lots that would
be consolidated into one.
- E. The proposed zoning of the above property is: CRA-1
- F. State the changed or changing conditions that make the proposed
amendment necessary:

The existing zoning does not allow for multifamily over (2) units. The proposed development is for (2) 18 plex multifamily units which requires a multifamily zoning of CRA-1 with a Conditional Use Permit. The proposed buildings are (2) stories in height with (2) studio, (2) 1 bedroom, (8) 2 bedroom and (6) 3 bedroom units per building. The project will provide (2) parking spots per unit. The developer has developed similar units in Whitefish and see a need for these types of units in Columbia Falls

providing a diverse range of amenities and rental rates helping create a healthy housing market for the community.

HOW WILL THE PROPOSED CHANGE ACCOMPLISH THE INTENT AND PURPOSE OF:

A. Promoting the Growth Policy:

- a. This project meets the overarching goals of the City of Columbia falls growth policy. Per the growth policy map it calls out for growth on this and adjoining lots as Multifamily Residential. An area of concern in Columbia Falls and the Valley has been the increase in costs of housing. This project caters towards affordable housing set at market rates for rent. They will offer a variety of unit sizes and type on the perimeter of town with easy access to Highway 2 a major connecting street. This project will extend sewer and water to the property which is at the end of the City boundary along Meadow Lake Blvd. It will also provide a transition in zoning from the Industrial uses to the South and East and the Single-family residential zoning to the West and North. This project will specifically meet the stated Goals of the Growth policy including: 2, 3, 4, 5, 7 & 8. This project will also meet the stated Goals of providing in assisting in providing an adequate supply and mix of housing options, provide development that does not excessively burden the local government and helps create a solid stable well maintained neighborhood.

B. Lessening congestion in the streets and providing safe access

- a. The project is located on Meadow Lake Blvd which is a County owned and maintained major collector that accesses Hwy 2 to the south. Vehicular access to the project will be provided by a new approach on the west side of Meadow Lake Blvd and will be positioned directly across from Best Way to maintain adequate geometry at this intersection and promote safe traffic flow. A Traffic Impact Study (TIS) was performed as a part of this project and the report of that study is included within this application. The overall assessment of the TIS is that Meadow Lake Blvd would be able to handle the increase in traffic but has some recommendations for site lines and pedestrian access as part of the project. Recommendations from the TIS include clearing vegetation north of the approach to achieve a 560-foot intersection sight distance. This clearing would extend slightly off our property to the north on to the adjacent property and we are reviewing the

possibility of this at the time of the application to get the full 560 foot sight line. If this sight distance cannot be achieved, alternate traffic control options could include a 4-way stop or a speed limit reduction and possible speed notification signage that we will explore with the City and County to develop a safer vehicle experience around their property.

Pedestrian traffic will be limited to pathways on the frontage and interior of the site. The project is not located adjacent to any pathways that can be immediately connected. It is understood that the City in conjunction with the County is currently underway with planning efforts for pedestrian pathways in various locations throughout the City. Pedestrian paths along Meadowlake Blvd. are anticipated to be included within the future pedestrian travel plan. It is unclear as to when this path would be constructed and likely will require the development of neighboring properties to allow for its construction. This is a long-term plan that the developer plans to be a part of including their portion of pathway costs on their properties and possible crosswalks depending on which side of the street the pathway is developed.

C. Promoting safety from fire, panic and other dangers:

- a. The project provides easy access from Meadow Lake Blvd. with an internal circular drive, providing easy access to the buildings for the Fire and Emergency Services Departments. The buildings will be sprinkled and also provide hose connections on site.

D. Promoting the public interest, health, comfort, convenience, safety and general welfare

- a. The site is located outside of the 100-year floodplain, wild and urban interface or other hazards. The subject property is located within the City limits, will connect to County Roads and has access to municipal sewer and water services. The project is located on the periphery on the current edge of town but appears that with further planned development to the North and West will soon be part of the integrated fabric of the community. With future proposed walking access to the community this can become an ideal location to live with easy access to town. The development will provide a new modern living facilities with amenities such as walking paths, tot lots, internal parking.

E. Preventing the overcrowding of land

- a. With the CRA -1 Multifamily zoning, the development is subject to a CUP requirement for approval of anything greater than a duplex. The minimum lot area is 7,500 sf. The combined lots are lot coverage of the lots is 98,010 sf. The allowed lot coverage is 45%, the proposed development has (2) 9,000 sf buildings which is much below the allowed %. Buildings over 10,000 sf would be required to adhere to the Large Building Standards if exceeded.

F. Avoiding undue concentration of population

- a. The growth policy recommends between 8 to 20 dwellings per acre on this property, that would be between 18 to 45 dwellings. The project is proposing 36 units and is within the recommended amounts. The unit types are a variety of sizes and scales providing studio, 1-, 2-, & 3-bedroom units.

G. Facilitating the adequate provision of transportation, water, sewage, schools, parks and other public facilities

- a. The site is located within 1,500 feet of Hwy 2 providing easy links to a major arterial street. Meadows lake Blvd is a major city street and would not be impacted by the overall use of the project. The property will generate school aged children but the size and scale of the project should not impact the overall school system. The project was reviewed with the school district and the elementary school children would attend Ruder Elementary. They outlined a bus stop and pickup would be available to the development to give all students rides to and from school. Due to the limited pedestrian access to the rest of the community at this time, we have added a tot lot park (fenced in area with modern swings and playground equipment for younger children) as well a walking path around the perimeter of the property connecting to our proposed sidewalks. This would allow for residents to play and recreate on the site without having to leave the property if safety is a concern or they do not want to use their vehicle.
- b. A 10" water main is located along the east side of Meadow Lake Blvd approximately 300 feet south of the site and can be extended to the north to serve this project for domestic and fire flows. Sewer service will be provided via an existing 6" pvc pressurized sewer main within Meadow Lake Blvd.

Therefore, no extension of sewer mains should be required and pressurized sewer services will be able to serve the development.

H. Giving reasonable consideration to the character of the district

- a. The property is a transitional piece between commercial/industrial uses and single-family residential uses. The Growth Policy recommends that multi-family residential uses be used as the transitional land use between these more intense uses and sensitive single family residential uses. There is limited actual building structures in the direct vicinity but the buildings have been pulled back from Meadow Lake Blvd and orientated on the site so that the parking will be between the units and with drive access directly across from Best Way.

I. Giving consideration to the peculiar suitability of the property for particular uses

- a. The property has a gentle slope running north to south and we have located the building to run East/West to best work with the slope. Each building has (3) access points and will provide more of an individual type entrance for each of the units. Each unit has a deck structure that will provide exterior spaces for the residences. The site is heavily wooded and tree rendition around the edges of the property will be a primary goal to provide a buffer between the buildings and adjoining properties. The middle of the site will need to be graded and leveled to make the grades work for the buildings and the parking. The buildings are only (2) stories in height and have gently sloping roofs, keeping the overall massing down in scale. The buildings are broken up into varied shapes and forms to allow for a change in massing related to the project. There are no know environmental hazards on the property. There will be parking between the buildings to limit visibility of parking from the neighbors. A 6' tall wood fence will be constructed around the north and west sides of the property to limit access and visibility to the neighboring properties A walking path will wrap around the edge of the site to provide recreation for the residents.

J. Protecting and conserving the value of buildings

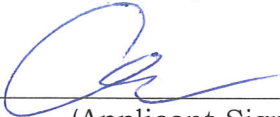
- a. The adjoining properties are storage units, vacant land and (1) single family residence to the West and North. We do not see this project harming the overall property values of the area but it may affect the character of the property to the West by removing much of the overall growth on the site. As

such we plan on keeping as much of a buffer to the West and North as possible.

K. Encouraging the most appropriate use of land by assuring orderly growth

- a. Per the Growth Policy, multifamily residential is the designated growth for this piece providing a buffer between the single-family residences and Industrial uses seen adjacent to the site. This site is currently at the edge of Columbia Falls but with future developments on the table it is anticipated that it will be soon be more integrated as part of the overall fabric of the community. As part of that further development of utilities, pedestrian access and traffic speeds on Meadowlake Blvd will be adjusted as the community continues to expand.

The signing of this application signifies approval for Columbia Falls Planning staff to be present on the property for routine monitoring and inspection during approval process.



(Applicant Signature)



(Date)



Planning Department

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

PHONE (406) 892-4391

FAX (406) 892-4413

Item No.2.

APPLICATION FOR CONDITIONAL USE PERMIT

FILING FEE ATTACHED \$_____

PROPOSED USE: The project consist of (2) new Multifamily buildings with (2) studio, (2) 1 bedroom, (8) 2 bedroom and (6) three bedroom residential units per building available for rent at market rates. The buildings will be (2) stories each with (3) separate entrances divided between the units. The buildings will be broken up in varied massing, materials and roof forms. The units will each have an exterior patio or deck space and at least (1) ADA unit per building. Each unit will have (2) associated parking spaces. The site is apx. 2.25 acres and slopes from North to South and is heavily wooded. We will be providing new access directly across from Best Way and enter the site from the SE corner to a looped parking lot between the buildings which will run East/West to work best with grade. The buildings will be set back off the edges of the site to provide as much of a landscape buffer as possible between the adjacent lots. Much of the interior of the site will be graded and leveled as required. Garbage and utilities will be provided onsite. Sewer and Water will be extended up Meadow Lake Blvd to the site.

(Describe in detail, indicate if continued to attached pages)

OWNER(S) OF RECORD:

Name: Thomas Hyon Su

Mailing Address: _PO BOX

City/State/Zip: 3299 FRIDAY HARBOR WA 98250 Phone:

PERSON(S) AUTHORIZED TO REPRESENT THE OWNER(S) AND TO WHOM ALL CORRESPONDENCE IS TO BE SENT:

NAME OF APPLICANT: Toby Gilchrist

MAIL ADDRESS: PO Box 1059

CITY/STATE/ZIP: Whitefish, MT 59937

PHONE: 406-471-4978

INTEREST IN PROPERTY: Purchasing property, Developer

LEGAL DESCRIPTION OF PROPERTY (Refer to Property Records):

Address of the property: 302 Meadow Lake Blvd, Columbia Falls, MT 59912

Legal Description: (Subdivision Name, Lot & Block and/or Tract Number

(Section, Township, Range) GREENBRIAR, S12, T28 N, R22 W, Lot 21,

07/2016

S07, T30 N, R20 W, 16142-1, PARCEL N/A, TR 2BDAEA IN NE4SW4

The Applicant is responsible for providing sufficiently complete information (see 18.210.090). Attached is the ***Required Criteria for Conditional Use Application*** the Planning Board and Council must use to create a “Finding of Fact” in making a decision. Please review the Criteria carefully before providing the following information and documents.

1. Zoning District and Zoning Classification in which use is proposed:
Existing: CR5, Proposed with associated Zone Change: CRA-1
2. Attach a plan of the affected lot which identifies the following items:
 - a. Surrounding land uses.
 - b. Dimensions and shape of lot.
 - c. Topographic features of lot.
 - d. Size(s) and location(s) of existing buildings.
 - e. Size(s) and location(s) of proposed buildings.
 - f. Existing use(s) of structures and open areas.
 - g. Proposed use(s) of structures and open areas.
 - h. Existing & proposed landscaping and fences.
3. On a separate sheet of paper, discuss the following topics relative to the proposed use:
 - a. Traffic flow and control.
 - b. Access to and circulation within the property.
 - c. Off-street parking and loading.
 - d. Refuse and service areas.
 - e. Utilities.
 - f. Screening and buffering.
 - g. Signs, yards and other open spaces.
 - h. Height, bulk and location of structures.
 - i. Location of proposed open space uses.
 - j. Hours and manner of operation.
 - k. Noise, light, dust, odors, fumes and vibration.
 - l. If the application is for a home occupation conditional use permit provide the following information:
 - 1 Number of employees that will work on the premises.
 - 2 Number of employees that are not family members residing at the premises.
 - 3 Estimated number and frequency of clients/patrons that will visit the on-site business.
 - 4 How much area will be used for the business. Compared to the area used for residential purposes.
4. Attach supplemental information for proposed uses that have additional requirements.

18.210.090 Burden of proof.

The burden of proof for satisfying the aforementioned criteria shall rest with the applicant and not the planning board. The granting of a conditional use permit rests in the discretion of the city council as to whether or not the proposal conforms to the criteria and requirements set forth in Chapter 18.210.080

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 incorrect or 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 planning staff to be present on the property for routine monitoring and inspection during the approval and development process.

Applicant Signature



Date

6-1-21

Required Criteria for Conditional Use Application

18.210.080 Criteria required for consideration of a conditional use permit.

A conditional use permit may be granted only if the proposal, as submitted, conforms to all of the following general conditional use permit criteria, as well as to all other applicable criteria that may be requested.

- A. Site Suitability. That the site is suitable for the use. This includes:
 - 1. Adequate usable space,
 - 2. Adequate access, and
 - 3. Absence of environmental constraints.
- B. Appropriateness of Design. The site plan for the proposed use will provide the most convenient and functional use of the lot. Consideration of design should include:
 - 1. Parking scheme,
 - 2. Traffic circulation,
 - 3. Open space,
 - 4. Fencing/screening,
 - 5. Landscaping, and
 - 6. Signage.
- C. Availability of Public Services and Facilities. The following services and facilities are to be available and adequate to serve the needs of the use as designed and proposed:
 - 1. Sewer,
 - 2. Water,
 - 3. Storm water drainage,
 - 4. Fire protection,
 - 5. Police protection, and
 - 6. Streets.
- D. Use will not be detrimental to abutting properties in particular and the neighborhood in general. Typical negative impacts which extend beyond the proposed site include, but are not limited to:
 - 1. Excessive traffic generation,
 - 2. Noise or vibration,
 - 3. Dust, glare, or heat,
 - 4. Smoke, fumes, gas, or odors, and
 - 5. Inappropriate hours of operation
 - 6. Economic impacts if the building is a large building with a minimum floor area of 60,000 square feet.

On a separate sheet of paper, discuss the following topics relative to the proposed use:

Traffic flow and control, Access to the circulation within the property, Off-street parking and loading

Traffic Flow and Control:

Traffic is accessed off of Meadow Lake Blvd which is a secondary artery connector to Hwy 2, which is about 1,500 feet away from the site. Traffic volume generated by the development will be minimized due to the nature of the small-scale multi-family development. A Traffic Impact Study (TIS) was performed as a part of this project and the report of that study is included within this application. The overall analysis outlines that Meadow Lake Blvd can handle the proposed development with a few recommendations related to this project and further assessment of the intersection of Hwy 2 that the City could review per their choosing. The development is anticipated to generate 239 daily vehicle trips per day. The site will have a single approach with a stop sign to control traffic from the site before entering onto Meadow Lake Boulevard. The approach will be positioned directly across from Best Way to maintain adequate geometry at this intersection and will follow recommendations within the TIS for sight distance and traffic control to accommodate vehicle movements to and from the project.

Pedestrian traffic will be limited to pathways on the frontage and interior of the site. The project is not located adjacent to any pathways that can be immediately connected. It is understood that the City is currently underway with planning efforts for pedestrian pathways in various locations throughout the City. Pedestrian paths along Meadow Lake Blvd are believed to be included within the future pedestrian travel plan. Pedestrian traffic to and from the development is not anticipated or encouraged until City pedestrian paths are able to be extended to the property. At that time, we would participate with the City to connect our site to the pedestrian way as needed including possible crosswalks if needed. To help with the limited pedestrian access to the site we have added some internal pedestrian paths and playground areas if people don't want to use their vehicle to leave the site.

We have also reviewed the project with the school system and the elementary students would be attending Ruder Elementary School which is at a distance that we would not anticipate many kids walking to school. The school district outlined that a school bus drop off and pickup would be available for all students of the district at the site if requested.

Access to and circulation within the property:

Vehicular access to the project will be provided by a new single approach on the west side of Meadow Lake Blvd. Recommendations from the TIS include clearing vegetation north of the approach to achieve a 560-foot intersection sight distance. Some of this site line clearing sits on the adjoining property and if this sight distance cannot be achieved, alternate traffic control options would be explored with the City and County including a 4-way stop, additional speed posting devices or a speed limit reduction. We would assist with these efforts with the City and County to help develop a safe vehicular experience. The recommendations of the TIS

will be followed in the design of the approach to ensure to facilitate 2-way traffic in and out of the site.

Internally, the parking lot contains a looped driving lane to provide two-way traffic and adequate access to parking stalls. Internal driving lanes will be 24 feet in width and the looped configuration will aid in circulation within the site to reduce vehicle maneuvering.

A concrete sidewalk will be extended along the frontage of the property to allow for future connection by adjacent properties. To help offset limited pedestrian access from the site, we have included a walking path around the perimeter of the site that also connects to the planned sidewalks for the residents.

Off-street parking and loading:

Parking will be provided for residents and visitors in front of all units with a total of 72 parking spaces. Of these 72 spaces, 3 handicap accessible spaces will also be provided to meet ADA requirements. This meets the City requirements and is in excess of new parking unit standards often seen in other municipalities.

Refuse and service areas.

The project is within the service area of Evergreen Disposal for refuse collection. The development is anticipated to be served by two front-loading garbage bins which will be located on a concrete pad with a fenced enclosure near the northeast corner of the site.

Utilities

A 10" water main is located along the east side of Meadow Lake Blvd approximately 300 feet south of the site and will be extended to the north edge of the site as part of this project. This extension will include adequate fire hydrant spacing and will be coordinated with the Public Works Department to address any specific requirements for construction and sizing of the main. Connections to this water main will consist of individual domestic and fire services for each building.

Sewer service will be provided via an existing 6" pvc pressurized sewer main within Meadow Lake Blvd. Therefore, no extension of sewer mains should be required. Each building will be served by pressurized sewer services that will connect to the existing main.

Stormwater will be addressed for volume and flow control as well as water quality treatment. Stormwater facilities within the development are anticipated to include catch basins and associated piping to collect and convey flows to a central stormwater management facility to provide storage and treatment of runoff. Controlled flows will be discharged from the site into an existing drainage ditch adjacent to Meadow Lake Boulevard, in the same manner that flows have historically discharged from the undeveloped property.

Screening and buffering.

The buildings and parking will be located towards the center of the site and the site is heavily wooded. This will allow for the setbacks with the existing trees to be used as a buffer. The buildings are also set back by about 10' to 15' from the setbacks, this area will be cleared during construction for access to the buildings but will also be landscaped to provide a buffer between the surrounding properties and the buildings. A new 6' high wood fence is being proposed on the North and West sides of the site per the request of the neighbors to help provide additional buffers and screening. The parking is also located as much as possible between the buildings and to the East to help screen vehicles from the neighbors.

Signs, yards and other open spaces

There will not be any signs other than building mounted signs with the buildings name and numbers. This will adhere to all sign regulations. Grassed yard areas will be located around the buildings and between the buildings and the parking areas. This will be used as common yard areas and as a buffer between the parking and the buildings. A tot lot (fenced play area for younger children with modern playground equipment) will be located on the site for residents. Each unit either has a private deck or patio area that extends into the yard area. The yard areas will transition to the natural landscape in the setbacks where the natural vegetation can be saved. A perimeter walking path that connects to the development's sidewalks providing an internal walking element will be developed as part of this project. The buildings are orientated so they and the parking can best work with the grade of the site but much of the center of the site will be cleared and graded to allow for the everything to work.

Height, bulk and location of structures.

Each building consists of (2) studio units, (2) 1 bedroom units, (8) 2 bedroom units and (6) 3 bedroom units totaling 18 units. The square footage totals 8,589 sf plus decks and patio spaces. The buildings are broken up into several different masses and shapes with changes in rooflines, materials and accent pieces such as decks and patios. The buildings have (3) separate entrances separating the units into various access groups. The buildings are (2) stories in height with a maximum building height of 26'-0".

Location of proposed open space uses.

The buildings have internal views and orientations in all directions and as such located as much to the center of the lot to provide a buffer with the setbacks from the neighboring properties and central parking. The open spaces/yards located in those areas are common spaces to be used for the residents. Each unit has a private patio/deck area that will flow into the common yard spaces that transition into the more natural areas in the setbacks. Since the buildings are orientated in all directions, the exterior spaces other than the decks and patios will feel common in nature. The tot lot will be towards the West side of the site South of the North building in the center of the property. The walking path will wrap around the perimeter of the site within the proposed fence line.

Hours and manner of operation.

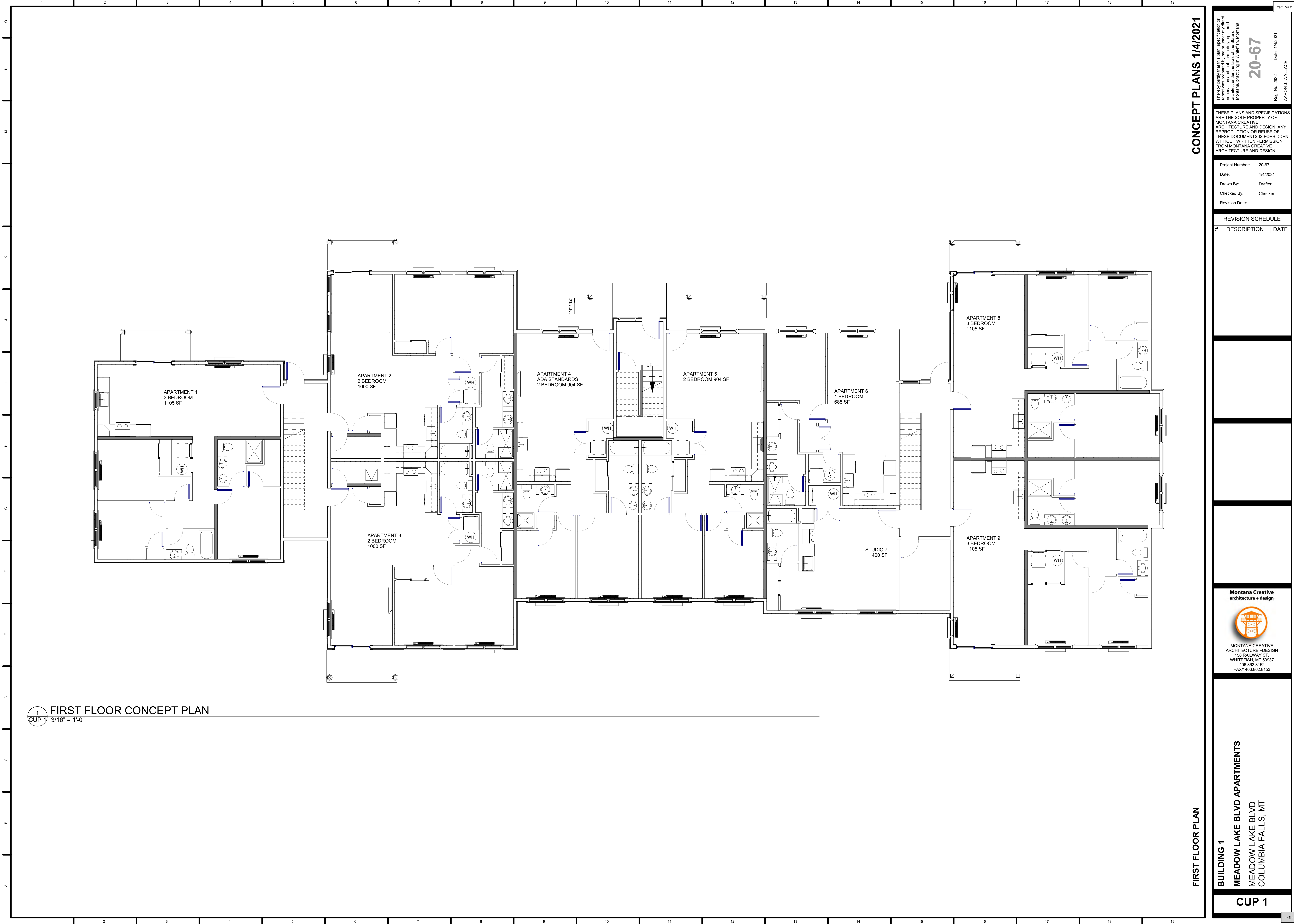
These are residential units and will be accessed at all times per typical residential uses.

Noise, light, dust, odors, fumes and vibration.

It is anticipated there would be typical residential Noises from the site but there are not anticipated to be any adverse Noise issues.

There will be parking lot Lighting on the site between the buildings and also individual lights off each of the units for the patio spaces as well as lighting into the common entrances off the buildings. All the lighting will be night sky compliant fixtures and meet the Cities lighting standards.

No odors, fumes or vibrations are anticipated on the site other than typical residential uses.



FIRST FLOOR CONCEPT PLAN
3/16" = 1'-0"

CONCEPT PLANS 1/4/2021

FIRST FLOOR PLAN

BUILDING 1
MEADOW LAKE BLVD APARTMENTS
MEADOW LAKE BLVD
COLUMBIA FALLS, MT

CUP 1

Montana Creative
architecture + design



MONTANA CREATIVE
ARCHITECTURE + DESIGN
158 RAILWAY ST.
WHITEFISH, MT 59937
406.862.8152
FAX# 406.862.8153

REVISION SCHEDULE		
#	DESCRIPTION	DATE

Project Number: 20-67
Date: 1/4/2021
Drawn By: Drafter
Checked By: Checker
Revision Date:

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I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly registered architect under the laws of the State of Montana, practicing in Whitefish, Montana.

20-67

Reg. No. 2932
AARON J. WALLACE



SITE PLAN

SITE PLANS

MEADOW LAKE BLVD APARTMENTS
MEADOW LAKE BLVD
COLUMBIA FALLS, MT

CUP 4

Montana Creative
architecture + design



**MONTANA CREATIVE
ARCHITECTURE + DESIGN**
158 RAILWAY ST.
WHITEFISH, MT 59937
406.862.8152
FAX# 406.862.8153

Project Number: 20-67
Date: 6/1/2021
Drawn By: AJW/INM
Checked By: AJW
Revision Date:

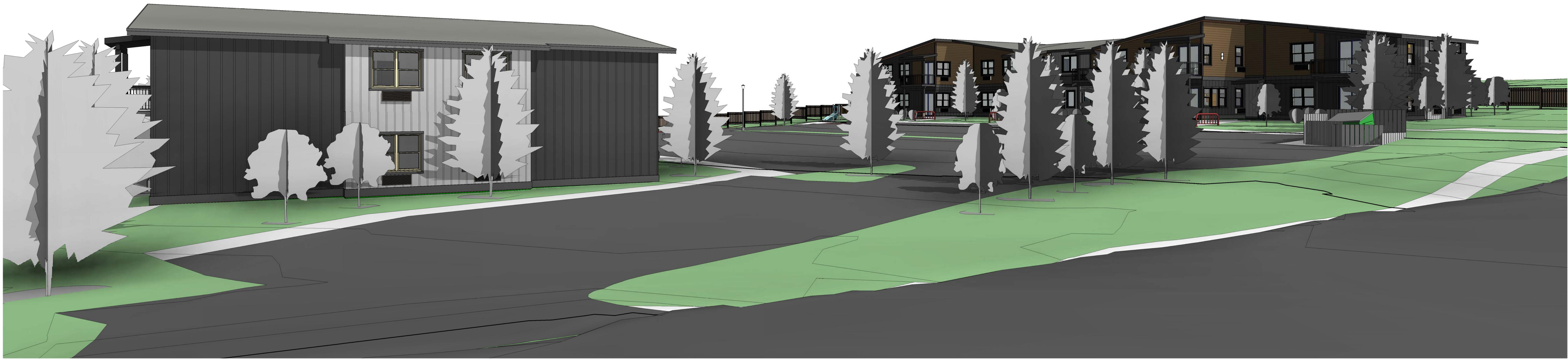
REVISION SCHEDULE	
DESCRIPTION	DATE
Revision 1	Date 1

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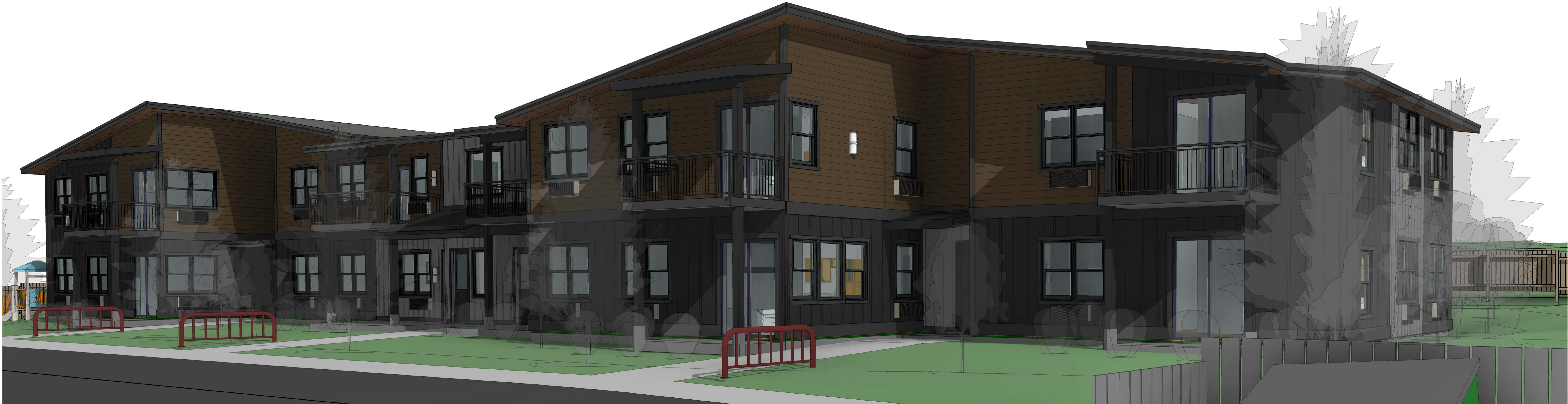
report was prepared by me or under my direct supervision and that I am a duly registered architect under the laws of the State of Montana, practicing in Whitefish, Montana.

20-67

Reg. No. 2932 Date: 6/1/2021
AARON J. WALLACE



1 FROM MEADOW LAKE BLVD



2 NORTH BUILDING

CONCEPT PLANS 6/1/2021

PERSPECTIVES

Item No. 2

I hereby certify that this plan, specification or other document was prepared by me or under my direct supervision and that I am a duly registered architect under the laws of the State of Montana, practicing in Whitefish, Montana.

20-67

Reg. No. 2932 Date: 6/1/2021

AARON J. WALLACE

THESE PLANS AND SPECIFICATIONS ARE THE SOLE PROPERTY OF MONTANA CREATIVE ARCHITECTURE AND DESIGN. ANY REPRODUCTION OR REUSE OF THESE DOCUMENTS IS FORBIDDEN WITHOUT WRITTEN PERMISSION FROM MONTANA CREATIVE ARCHITECTURE AND DESIGN.

Project Number: 20-67

Date: 6/1/2021

Drawn By: AJW/INM/LGK

Checked By: AJW

Revision Date:

REVISION SCHEDULE

#	DESCRIPTION	DATE
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Montana Creative

architecture + design



MONTANA CREATIVE
ARCHITECTURE + DESIGN
156 RAILWAY ST.
WHITEFISH, MT 59937
406.862.8152
FAX# 406.862.8153

SITE PLANS

MEADOW LAKE BLVD APARTMENTS

MEADOW LAKE BLVD

COLUMBIA FALLS, MT

CUP 6

50



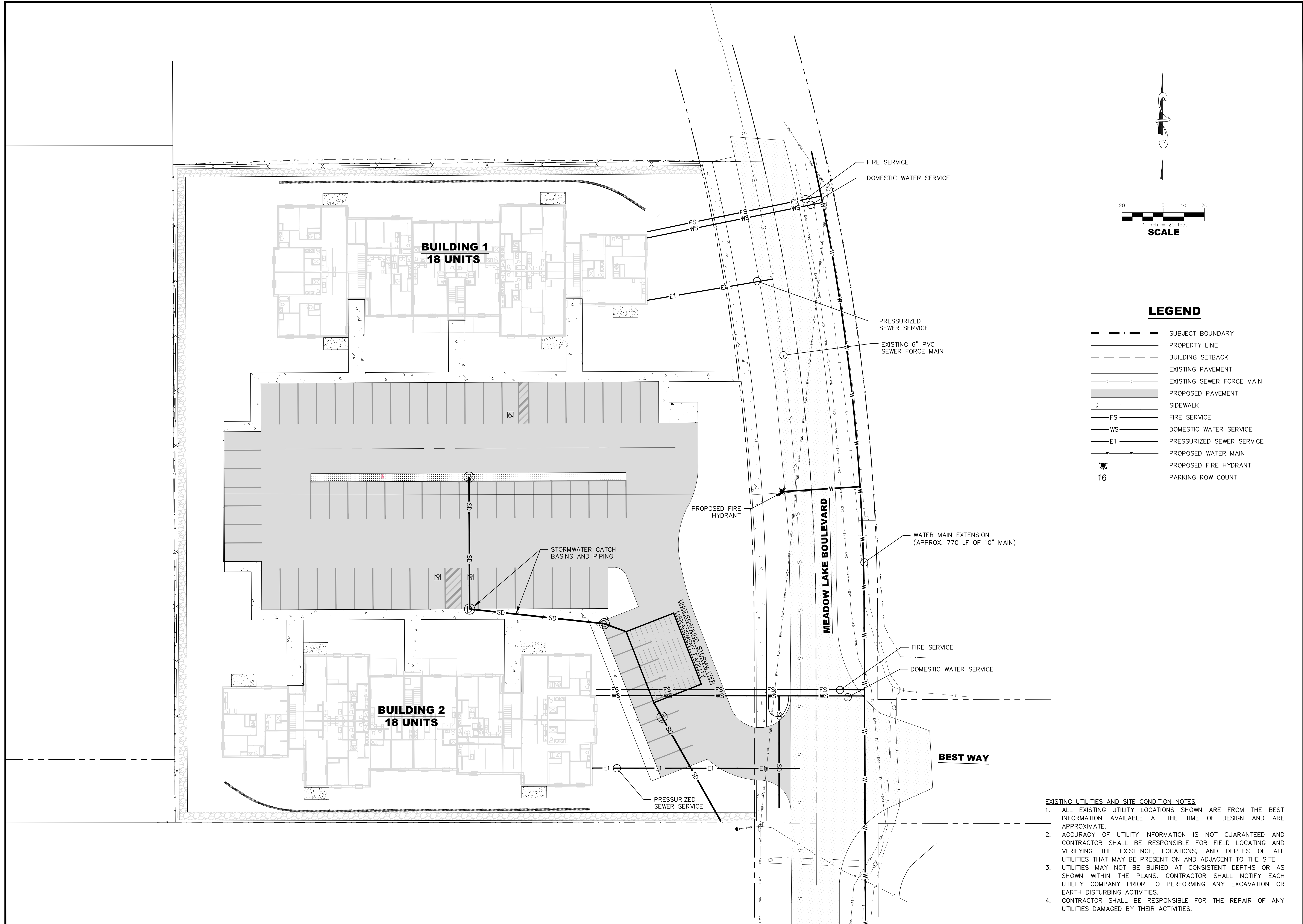
PRELIMINARY
NOT FOR
CONSTRUCTION
SEAL

UTILITY LAYOUT
MEADOW LAKE BOULEVARD APARTMENTS
COLUMBIA FALLS, MONTANA

NO.	REV.	DATE

PROJECT NO.:	192.01
DESIGNED BY:	B.FOLEY
DRAWN BY:	B.SANDRY
CHECKED BY:	B.FOLEY

MAY 28, 2021
SHEET



- EXISTING UTILITIES AND SITE CONDITION NOTES
1. ALL EXISTING UTILITY LOCATIONS SHOWN ARE FROM THE BEST INFORMATION AVAILABLE AT THE TIME OF DESIGN AND ARE APPROXIMATE.
 2. ACCURACY OF UTILITY INFORMATION IS NOT GUARANTEED AND CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD LOCATING AND VERIFYING THE EXISTENCE, LOCATIONS, AND DEPTHS OF ALL UTILITIES THAT MAY BE PRESENT ON AND ADJACENT TO THE SITE.
 3. UTILITIES MAY NOT BE BURIED AT CONSISTENT DEPTHS OR AS SHOWN WITHIN THE PLANS. CONTRACTOR SHALL NOTIFY EACH UTILITY COMPANY PRIOR TO PERFORMING ANY EXCAVATION OR EARTH DISTURBING ACTIVITIES.
 4. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY UTILITIES DAMAGED BY THEIR ACTIVITIES.



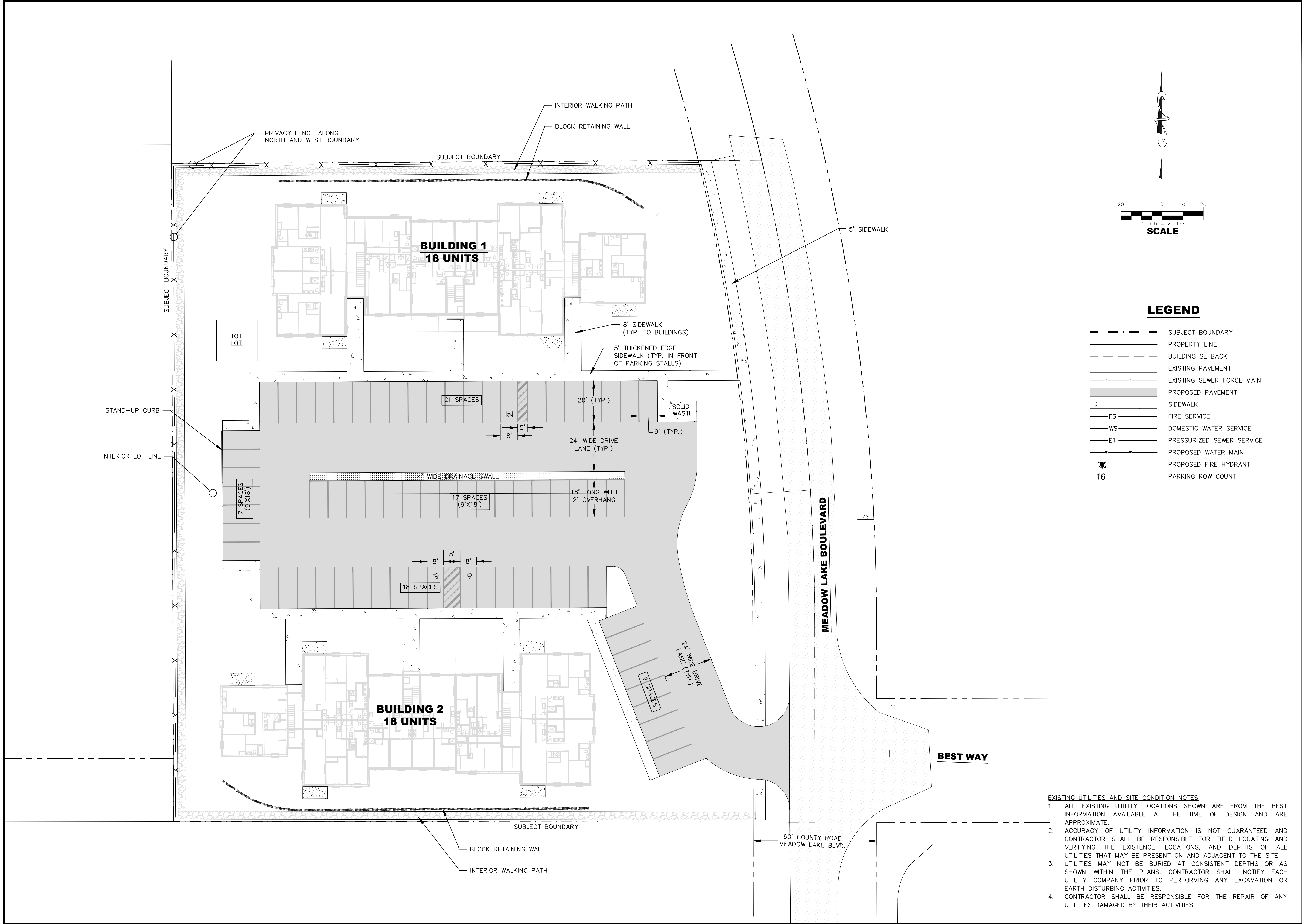
PRELIMINARY
NOT FOR
CONSTRUCTION
SEAL

SITE LAYOUT
MEADOW LKAE BOULEVARD APARTMENTS
COLUMBIA FALLS, MONTANA

NO.	REV.	DATE

PROJECT NO.:	192.01
DESIGNED BY:	B.FOLEY
DRAWN BY:	B.SANDRY
CHECKED BY:	B.FOLEY

MAY 28, 2021
SHEET
1 OF 2



- EXISTING UTILITIES AND SITE CONDITION NOTES
1. ALL EXISTING UTILITY LOCATIONS SHOWN ARE FROM THE BEST INFORMATION AVAILABLE AT THE TIME OF DESIGN AND ARE APPROXIMATE.
 2. ACCURACY OF UTILITY INFORMATION IS NOT GUARANTEED AND CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD LOCATING AND VERIFYING THE EXISTENCE, LOCATIONS, AND DEPTHS OF ALL UTILITIES THAT MAY BE PRESENT ON AND ADJACENT TO THE SITE.
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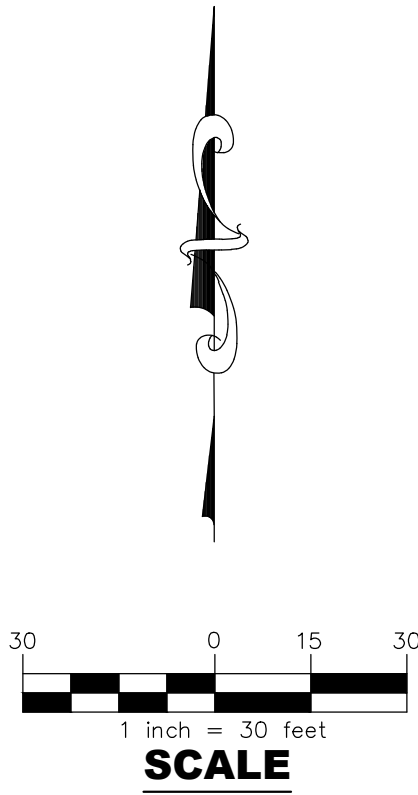
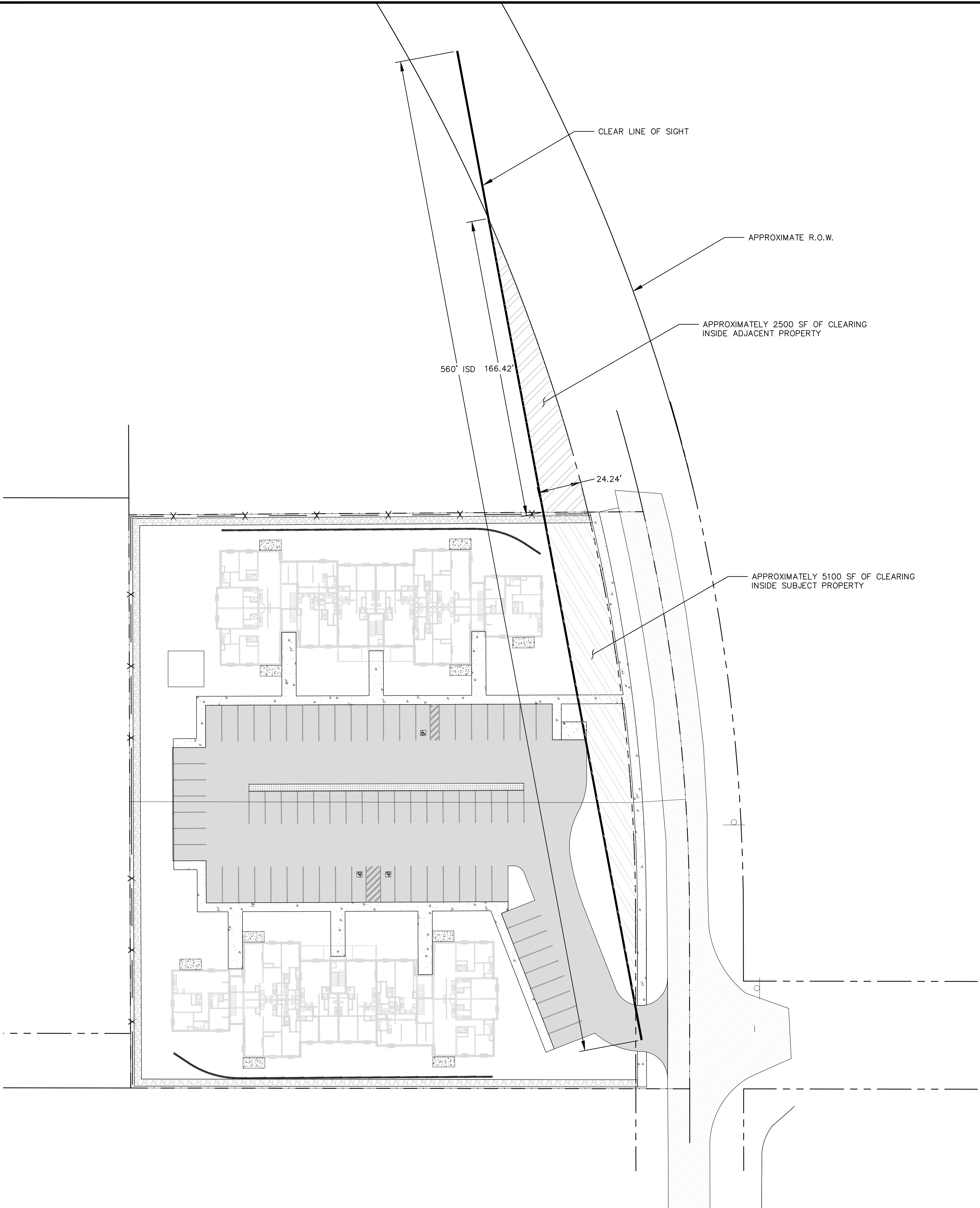
PRELIMINARY
NOT FOR
CONSTRUCTION
SEAL

INTERSECTION SIGHT DISTANCE EXHIBIT
MEADOW LKAE BOULEVARD APARTMENTS
COLUMBIA FALLS, MONTANA

NO.	REV.	DATE

PROJECT NO.:	192.01
DESIGNED BY:	B.FOLEY
DRAWN BY:	B.SANDRY
CHECKED BY:	B.FOLEY

MAY 28, 2021
SHEET



LEGEND

- SUBJECT BOUNDARY
- PROPERTY LINE
- BUILDING SETBACK
- EXISTING PAVEMENT
- EXISTING SEWER FORCE MAIN
- PROPOSED PAVEMENT
- SIDEWALK
- FS FIRE SERVICE
- WS DOMESTIC WATER SERVICE
- E1 PRESSURIZED SEWER SERVICE
- PROPOSED WATER MAIN
- PROPOSED FIRE HYDRANT
- PARKING ROW COUNT

- EXISTING UTILITIES AND SITE CONDITION NOTES.
- ALL EXISTING UTILITY LOCATIONS SHOWN ARE FROM THE BEST INFORMATION AVAILABLE AT THE TIME OF DESIGN AND ARE APPROXIMATE.
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 - CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY UTILITIES DAMAGED BY THEIR ACTIVITIES.

Meadow Lake Boulevard Apartments Traffic Impact Study Whitefish, Montana

A. EXECUTIVE SUMMARY

The Meadow Lake Development includes 2.25 acres of land located east of Meadow Lake Boulevard in Columbia Falls, Montana which would be developed into 36 apartment units. At full build-out the development will produce up to 239 daily vehicle trips. As proposed, the traffic impacts from the Meadow Lake Boulevard Apartments at adjacent intersections will be minimal. Total intersection delays will increase by less than one second per vehicle and total traffic loads on the adjacent street will increase by 5% to 10%. The roadside vegetation along the west side of Meadow Lake Boulevard should be trimmed to provide a minimum of 560 feet of visibility to the north from the new approach to the Meadow Lake Boulevard Apartments.

B. PROJECT DESCRIPTION

This document studies the possible effect on the surrounding road system from the Meadow Lake Boulevard Apartments currently proposed at the intersection of Meadow Lake Boulevard and Best Way in Columbia Falls, MT. The document identifies any traffic and geometry mitigation efforts that this project may require.

C. EXISTING CONDITIONS

The subject property consists of 2.25 acres of forested land west of Meadow Lake Boulevard across from Best Way. The development is planned to include 36 apartment units in two buildings on 2.5 acres of land. The building site is currently undeveloped forest land with rural residential properties to the north and west. See **Figure 1** for a location map of the proposed development.

Adjacent Roadways

U.S. Route 2 is an east/west principle arterial route that extends east from Whitefish through Columbia Falls. This section of the highway as a five cross-section with a center two-way left-turn lane. US Route 2 is signal controlled at the intersection with Meadow Lake Boulevard and the posted speed limit is 45 MPH. According to traffic counts conducted by MDT in 2019, the roadway currently carries 24,458 Vehicles per Day (VPD).

Meadow Lake Boulevard is a north/south major collector route which extends north from 13th Street to Tamarack Lane. The roadway serves a variety of commercial, light industrial, and residential areas north of US Route 2. Meadow Lake Boulevard has a rural two-lane cross-section with a paved width of 24 feet. Meadow Lake Boulevard is signal controlled at the

intersection with US Route 2, STOP controlled at the tee-intersection with Tamarack Lane, and has a posted speed limit of 35 MPH. Just north of Best Way, the roadside environment along Meadow Lake Boulevard becomes forested and curves to the west creating limited sight distances. The road carried 3,000 VPD in 2019.

Best Way is an east/west local road that extends west from a tee-intersection with Meadow Lake Boulevard and provides access to light industrial land uses in the area. The roadway has a paved width of 24 feet and a posted speed of 25 MPH. Best Way is STOP controlled at the Tee-intersection with Meadow Lake Boulevard.

Tamarack Lane is an east/west major collector route which extends east from Halfmoon Road, turns 90-degrees to the south toward US Route 2, then turns 90-degrees to the east near the railroad tracks and continues to the east past Meadow Lake Boulevard. The roadway is designated a major collector route and provides access to the rural residential area northwest of the city of Columbia Falls. Tamarack Lane has a rural cross-section with a paved width of 24 feet. The posted speed limit is 35 MPH.

Figure 1- Proposed Development Site



Traffic Counts

In March 2021 Abelin Traffic Services (ATS) collected traffic data to evaluate current operational characteristics. The data collected includes peak-hour turning movement counts performed at the intersections of Meadow Lake Boulevard with Highway 2, Best Way, and Tamarack Lane. The raw traffic data is included in **Appendix A** of this report.

Standard practice is to adjust the raw traffic data for seasonal variation and yearly growth in accordance with data collected from nearby MDT annual count stations. With the recent Covid-19 outbreak, the data must also be reviewed to account for possible variations caused by the pandemic. ATS obtained traffic data from MDT's automatic continuous count site A-024 located on U.S. Highway 2 west of Kalispell. The count site data indicated traffic volumes on March 10 and 11, 2021 were 1% to 2% higher than the historic 2019 AADT at this location (10,687). Therefore, the March traffic data was not adjusted to match historic traffic volume trends to provide a more conservative result of the traffic analysis.

Vehicle speed data was also collected along Meadow Lake Boulevard just north of Best Way during the March count period. This information suggested that the average vehicle speed on Meadow Lake Boulevard was 36 MPH with an 85th percentile speed of 41 MPH for all recorded vehicles. In general, vehicle travel speeds on this section are higher than the posted 35 MPH speed limit. Maximum vehicle speeds of 50-60 MPH were recorded. These speeds should be taken into account when considering intersection and road designs through this section.

Historic Traffic Data

Abelin Traffic Services collected historic traffic data from Montana Department of Transportation (MDT) for the surrounding road system to help develop short-term background growth rates for the area. The information indicates that traffic volumes along US Route 2 have increased at an average annual rate of 0.5% over the past ten years. Historic data was also collected for Meadow Lake Drive, Tamarack Lane, and Best Way. However, these count sites have only been operational for the last 4-5 years and, therefore were not used in the background growth rate calculations. The historic traffic volumes for this area are shown in **Table 1**.

Table 1 – Historic Average Daily Traffic Data

Location	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
US 2 E of MT 40 #15-4A-012	20,820	15,590	20,290	20,590	19,560	19,950	19,712	19,397	21,256	21,150
US 2 btwn Truck Rt & RR tracks 40 #15-4A-028	22,830	16,970	16,570	17,240	21,180	20,690	21,308	20,967	23,221	24,458
Meadow Lake N of US 2 #15-4A-055	-	-	-	-	-	3,870	3,325	3,435	3,574	2,917
Meadow Lake S of Tamarack #15-4A-056	-	-	-	-	3,120	3,320	2,651	2,792	2,921	2,939
Best Way E of Truck Route #15-4A-060	-	-	-	-	2,500	2,850	2,040	2,071	2,102	1,895
Tamarack W of Woodland #15-4A-057	-	-	-	-	1,290	1,400	1,311	1,616	1,187	1,194

Level of Service

Using the data collected for this project, ATS conducted a Level of Service (LOS) analysis at area intersections. This evaluation was conducted in accordance with the procedures outlined in the Transportation Research Board's *Highway Capacity Manual (HCM) - Special Report 209* and the Highway Capacity Software (HCS) version 7.8. Intersections are graded from A to F representing the average delay that a vehicle entering an intersection can expect. Typically, a LOS of C or better is considered acceptable for peak-hour conditions.

Table 2 – Existing Level of Service Summary

Intersection	AM Peak Hour		PM Peak Hour	
	Delay (Sec.)	LOS	Delay (Sec.)	LOS
US Route 2 & Meadow Lake	11.7	B	12.9	B
Meadow Lake & Best Way	10.9	B	10.4	B
Meadow Lake & Tamarack	9.5	A	9.9	A

Table 2 shows the LOS without the traffic from the Meadow Lake Apartments residential development. The LOS calculations are included in **Appendix C**. The analysis shows that all intersections will function at overall acceptable levels of service. However, the northbound and southbound lanes at the traffic signal at Highway 2 and Meadow Lake Boulevard are functioning at LOS D during the peak traffic conditions due to the existing lane configurations at this location. The northbound lanes from Meadow Lake Boulevard are separated into a

right-turn lane and a combined left-turn and through lane. While this lane configuration is functional, it is much less efficient than creating a separated left-turn lane at the intersection which removes the conflicted left-turn traffic from the northbound through traffic. The southbound lane on Meadow Lake Boulevard has only one lane for right, left, and through traffic movements. Field observations show that vehicles regularly drive into the ditch next to the driving lane near the intersection to turn right (see **Photo 1**). This sub-optimal lane configuration at the traffic signal is largely due to an offset lane geometry which makes it difficult to line up the northbound and southbound through lanes across the intersection. Ideally this intersection should be reconfigured to improve the lane layout and correct the LOS D conditions that drivers are currently experiencing in the north and south directions.

Photo 1 – Meadow Lake Boulevard & Highway 2



Drivers at the intersection of MLB and Highway 2 regularly pull off the pavement and drive along the road shoulder to avoid drivers that are stopped at the intersection.

D. PROPOSED DEVELOPMENT

The proposed Meadow Lake Boulevard Apartments are planned for development east of Meadow Lake Boulevard in Columbia Falls, Montana. The development would include 36 apartment units on 2.5 acres of land across from Best Way. Access to the development would be from a single approach onto Meadow Lake Boulevard directly across from Best Way. The development includes 72 on-site parking spaces. The Meadow Lake Boulevard Apartments site plan is shown in **Figure 2**.

[illegible]

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Table 3 - Trip Generation Rates

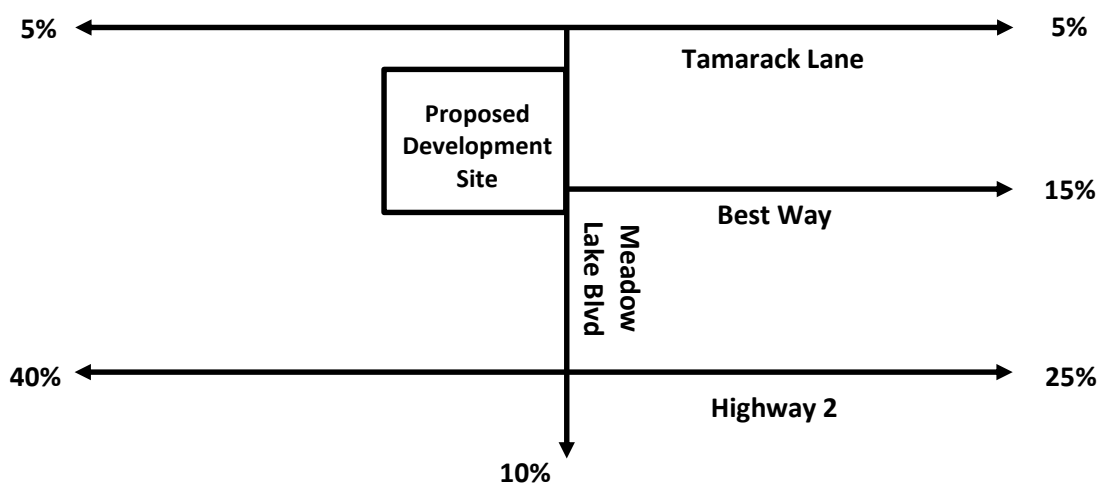
Land Use	Units	AM Peak Hour Trip Ends per Unit	Total AM Peak Hour Trip Ends	PM Peak Hour Trip Ends per Unit	Total PM Peak Hour Trip Ends	Weekday Trip Ends per Unit	Total Weekday Trip Ends
Multi-Family Apartments ITE# 221	36	0.51	18	0.62	22	6.65	239

F. TRIP DISTRIBUTION

The traffic distribution and assignment for the proposed subdivision was based upon the existing ADT volumes and the peak-hour turning volumes along the adjacent roadways. It is expected that the majority of traffic will take US Route 2 (40% westbound, 25% eastbound) and the rest of the traffic will distribute onto Tamarack Lane, Best Way, and south on Meadow Lake Boulevard. **Figure 3** shows the detailed trip distribution from the proposed Meadow Lake Boulevard Apartments.

G. TRAFFIC IMPACTS OUTSIDE THE DEVELOPMENT

Using the trip generation and trip distribution numbers, ATS determined the future Level of Service for the area intersections. The anticipated intersection LOS with the planned development is shown in **Table 4**. This analysis includes traffic from the Meadow Lake Boulevard Apartments. These calculations are based on the projected model volumes included in **Appendix B** of this report. **Table 4** indicates that all intersections will continue to operate at acceptable levels of service.

Figure 3- Trip Distribution

**Table 4 –Level of Service Summary
With Proposed Development**

Intersection	AM Peak Hour		PM Peak Hour	
	Delay (Sec.)	LOS	Delay (Sec.)	LOS
US Route 2 & Meadow Lake	12.0	B	13.1	B
Meadow Lake & Best Way	9.4/10.2	A/B	9.5/11.0	A/B
Meadow Lake & Tamarack	9.5	A	9.9	A

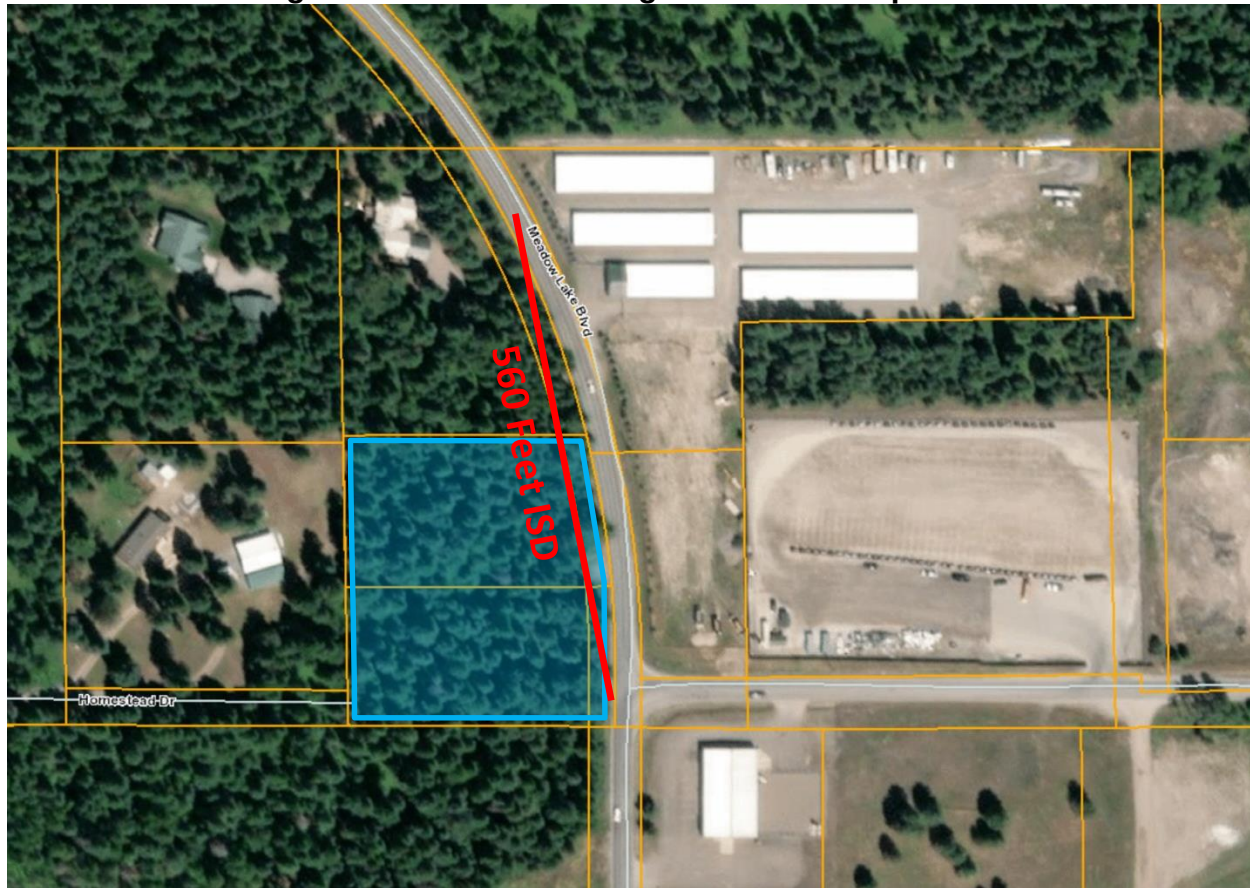
*Eastbound/Westbound LOS & Delay.

Table 4 shows the LOS with the traffic from the Meadow Lake Boulevard Apartments. The LOS calculations are included in **Appendix C**. The analysis shows that all intersections will function at acceptable levels of service with an increase in overall intersection delay of less than 1 second per vehicle. Total traffic loads on the adjacent road system will increase by 50 to 150 VPD (5% to 10%)

While the lane configuration at the traffic signal on Meadow Lake Boulevard at Highway 2 is not ideal, it is technically operating at an acceptable LOS for the overall intersection, even though the north and south lanes are experiencing LOS D conditions. The City of Columbia Falls should develop a plan to correct the lane configuration at this location regardless of the development of the Meadow Lake Apartments, which will have a minimal impact on the traffic operations at the intersection.

The only potential concern from this project at the intersection of Meadow Lake Boulevard and Best Way are possible intersection sight distance restrictions from the proposed access location looking towards the north. The Intersection Sight Distance (ISD) is unrestricted to the south and east but becomes restricted to the north by heavy roadside vegetation growing along the west side of the Meadow Lake Boulevard which currently restricts the ISD to the north to less than 400 feet. According to the *MDT Road Design Manual Figure 13.4 D*, the recommended ISD at a STOP controlled intersections on a 35 MPH road is 390 feet for passenger cars and 490 feet for single trucks. If the current speeds on Meadow Lake Boulevard are taken into account (40 MPH 85th percentile speed), the ISD should be 445 feet for cars and 560 feet for single-unit trucks. If the Meadow Lake Boulevard Apartments approach at Best Way is developed as planned, the developers should take steps to remove the roadside vegetation and landscaping from the west side of Meadow Lake Boulevard as shown in **Figure 4** to ensure that the intersection sight distance to the north is a minimum of 560 from the proposed project approach location.

If the approach to the Meadow Lake Boulevard Apartments were to become public in the future, then the ISD should be increased to a minimum of 680 feet to accommodate tractors and semitrailers. Alternatively, if the ISD cannot be developed at this location, the City may consider changing the traffic control at this location to a four-way STOP to improve intersection safety and eliminate the intersection sight distance issues.

Figure 4 – Intersection Sight Distance Requirements

H. IMPACT SUMMARY & RECOMMENDATIONS

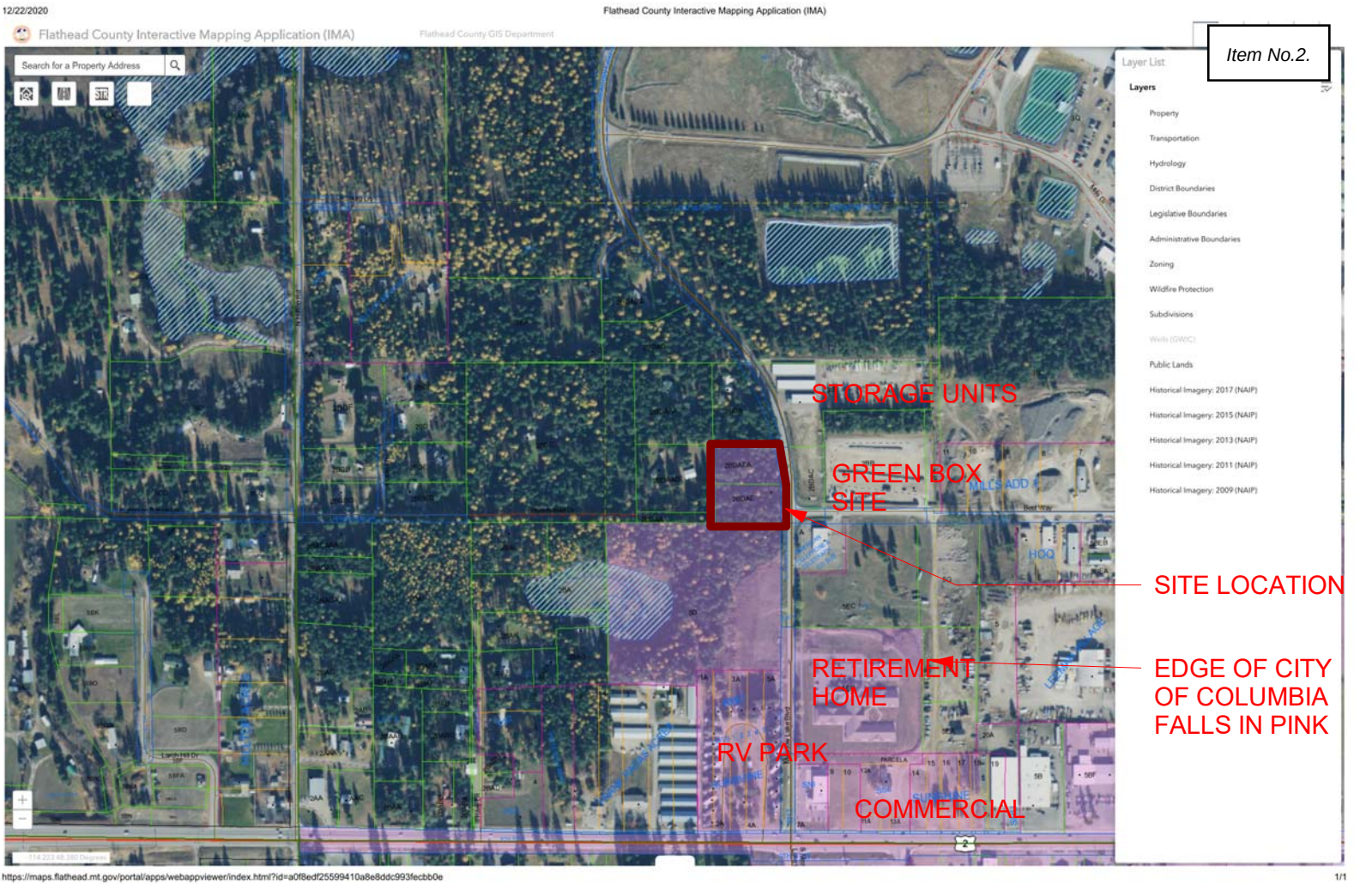
As proposed, the traffic impacts from the Meadow Lake Boulevard Apartments at adjacent intersections will be minimal. Total intersection delays will increase by less than one second per vehicle and total traffic loads on the adjacent street will increase by 5% to 10%. The roadside vegetation along the west side of Meadow Lake Boulevard should be trimmed to provide a minimum of 560 feet of visibility to the north from the new approach to the Meadow Lake Boulevard Apartments.



1/1



- 63 -



1
A1.2

SITE BACKGROUND

1/2" = 1'-0"

MEADOW LAKE BLVD APARTMENTS

AREA MAP

MEADOW LAKE BLVD
COLUMBIA FALLS, MT

1-4-21



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

Planning Department

PHONE (406) 892-4391

FAX (406) 892-4413

Item No.2.

June 21, 2021

Re: Public hearing notice for a Zone Change to CRA-1 (multi-family residential) and Conditional Use Permit (CUP) to construct 36 apartment units.

Dear Adjacent Property Owner:

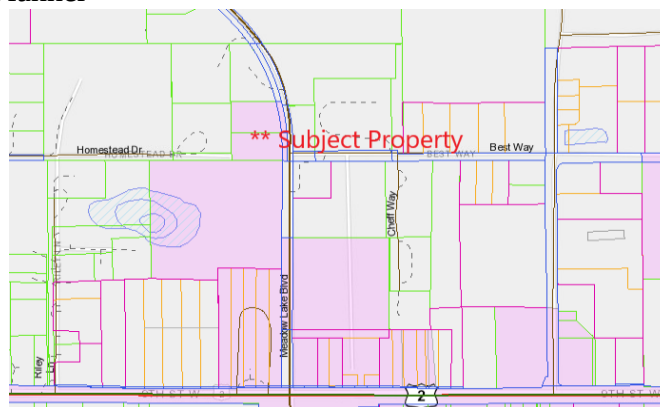
Our records indicate that you are the owner of property within 150-feet of the proposed project.

As the Planning Staff for the Columbia Falls Planning Jurisdiction, I am writing to provide you with a notice of a public hearing for a Zone Change and Conditional Use Permit (CUP). These requests were heard at the February Planning Board meeting and they have been amended to address concerns raised by neighbors at the previous hearing. The Zone Change would convert the existing CR-5 (Two-Family Residential) designation to a CRA-1 (Multi-Family Residential) designation. If the zone change is approved the applicants will proceed with a CUP request to construct 36 apartment units in two buildings, eighteen units each. The proposed two-story apartments will access Meadow Lake Blvd at the intersection with Best Way. The vacant property is approximately 2.5 acres in size and is located approximately ¼ mile north of Highway 2 at 302 Meadow Lake Blvd. The property is described as Assessors' Tract's 2BDEA and 2BDAA of Section 7, Township 30 North, Range 20 West, P.M.M., Flathead County.

For more information on the proposed applications, please call or email Eric Mulcahy, Columbia Falls City Planner at 755-6481 or eric@sandssurveying.com. You may also call, visit or write to City Hall. For written comment to be included in the Planning Board packet, it needs to be submitted to the City Clerk, 130 6th Street West, Columbia Falls, MT 59912 no later than Thursday July 8, 2021 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 emailed and/or passed out at the hearing.

Sincerely,

Eric H. Mulcahy, City Planner



CITY OF COLUMBIA FALLS
NOTICE OF PUBLIC HEARING

The Columbia Falls City-County Planning Board will hold a public hearing for the following items at their regular meeting on Tuesday, July 13, 2021 at 6:30 p.m. at the Council Chambers of City Hall, 130 6th Street West, Columbia Falls, Montana. The Columbia Falls City Council will hold a subsequent hearing on Monday, August 2, 2021 starting at 7:00 p.m. in the same location.

Request to change the zoning from CR-5 (Two Family Residential) to CRA-1 (Multi-Family Residential) in the Columbia Falls Zoning Jurisdiction:

The applicant, Toby Gilchrist, is requesting a zone change for 302 Meadow Lake Boulevard from the current CR-5 two-family designation to a CRA-1 multi-family residential designation. The applicant amended the application that was reviewed by the Planning Board in February. The vacant property is approximately 2.5 acres in size and is located approximately ¼ mile north of Highway 2 on Meadow Lake Blvd. The property is described as Assessors' Tract's 2BDEA and 2BDAEA of Section 7, Township 30 North, Range 20 West, P.M.M., Flathead County.

Request for a Conditional Use Permit to construct 36 units of Apartments in the Columbia Falls Zoning Jurisdiction:

The applicant, Toby Gilchrist, is requesting a Conditional Use Permit to construct 36 units of apartments in two buildings, eighteen units in each building. The applicant amended the application that went before the Planning Board in February. The proposed two-story apartments will access Meadow Lake Blvd at the intersection with Best Way. The vacant property is approximately 2.5 acres in size and is located approximately ¼ mile north of Highway 2 at 302 Meadow Lake Blvd. The property is described as Assessors' Tract's 2BDEA and 2BDAEA of Section 7, Township 30 North, Range 20 West, P.M.M., Flathead County.

Persons are allowed to attend the hearing(s) subject to the most current CDC guidance or attend virtually via ZOOM. Persons are encouraged to submit written comments prior to the meeting so they can be included in the Board/Council packets. Written comments carry the same weight as public testimony given during the hearing. Written comments may be sent to Columbia Falls City Hall, Attention: Barb Staalnd, City Clerk, 130 6th Street West, Room A, Columbia Falls, MT 59912 or via email: staalandb@cityofcolumbiafalls.com. For more information on the proposed applications, please call or email Eric Mulcahy, Columbia Falls City Planner at 755-6481 or eric@sandssurveying.com. The agenda and entire packet including the staff report, application and other details are posted on the City website on the Friday before the hearing. The website also provides information on registering for the virtual ZOOM meeting. City website: www.cityofcolumbiafalls.org

DATED this 21st day of June, 2021

CITY OF COLUMBIA FALLS
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The applicant, Toby Gilchrist, is requesting a zone change for 302 Meadow Lake Boulevard from the current CR-5 two-family designation to a CRA-1 multi-family residential designation. The applicant amended the application that was reviewed by the Planning Board in February. The vacant property is approximately 2.5 acres in size and is located approximately 1/4 mile north of Highway 2 on Meadow Lake Blvd. The property is described as Assessors' Tract's 2BDEA and 2BDAEA of Section 7, Township 30 North, Range 20 West, P.M.M., Flathead County. Request for a Conditional Use Permit to construct 36 units of Apartments in the Columbia Falls Zoning Jurisdiction:

The applicant, Toby Gilchrist, is requesting a Conditional Use Permit to construct 36 units of apartments in two buildings, eighteen units in each building. The applicant amended the application that went before the Planning Board in February. The proposed two-story apartments will access Meadow Lake Blvd at the intersection with Best Way. The vacant property is approximately 2.5 acres in size and is located approximately 1/4 mile north of Highway 2 at 302 Meadow Lake Blvd. The property is described as Assessors' Tract's 2BDEA and 2BDAEA of Section 7, Township 30 North, Range 20 West, P.M.M., Flathead County. Persons are allowed to attend the hearing(s) subject to the most current CDC guidance or attend virtually via ZOOM. Persons are encouraged to submit written comments prior to the meeting so they can be included in the Board/Council packets. Written comments carry the same weight as public testimony given during the hearing. Written comments may be sent to Columbia Falls City Hall, Attention: Barb Staaland, City Clerk, 130 6th Street West, Room A, Columbia Falls, MT 59912 or via email: staalandb@cityofcolumbiafalls.com. For more information on the proposed applications, please call or email Eric Mulcahy, Columbia Falls City Planner at 755-6481 or eric@sa

ndssurveying.com. The agenda and entire packet including the staff report, application and other details are posted on the City website on the Friday before the hearing. The website also provides information on registering for the virtual ZOOM meeting. See www.cityofcolumbiafalls.org. DATED this 21st day of June, 2021

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

June 27, 2021
MNAXLP

Item No.2.

STATE OF MONTANA

FLATHEAD COUNTY

AFFIDAVIT OF PUBLICATION

MARY BOOTH BEING DULY
SWORN, DEPOSES AND SAYS: THAT SHE IS THE LEGAL
CLERK OF THE **DAILY INTER LAKE** A DAILY
NEWSPAPER OF GENERAL CIRCULATION, PRINTED AND
PUBLISHED IN THE CITY OF KALISPELL, IN THE
COUNTY OF FLATHEAD, STATE OF MONTANA, AND
THAT **NO. 27893**

LEGAL ADVERTISEMENT WAS PRINTED AND
PUBLISHED IN THE REGULAR AND ENTIRE ISSUE OF
SAID PAPER, AND IN EACH AND EVERY COPY THEREOF
ON THE DATES OF JUNE 27, 2021

AND THE RATE CHARGED FOR THE ABOVE
PRINTING DOES NOT EXCEED THE MINIMUM
GOING RATE CHARGED TO ANY OTHER
ADVERTISER FOR THE SAME PUBLICATION,
SET IN THE SAME SIZE TYPE AND PUBLISHED
FOR THE SAME NUMBER OF INSERTIONS.

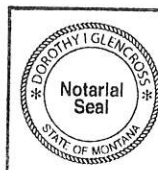
Mary Booth

Subscribed and sworn to
Before me this, June 27, 2021

Dorothy I. Glencross

Dorothy I. Glencross

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



DOROTHY I GLENCROSS
Notary Public for the
State of Montana
Residing at KALISPELL, MT
My Commission Expires
September 12, 2021

Barb Staaland

From: Barb Staaland <staalandb@cityofcolumbiafalls.com>
Sent: Thursday, July 8, 2021 2:08 PM
To: Susan Nicosia; 'vissotzkya@cityofcolumbiafalls.com'; 'Eric H. Mulcahy'
Subject: FW: 36 units

From: chief2whl@juno.com [<mailto:chief2whl@juno.com>]
Sent: Thursday, July 8, 2021 1:20 PM
To: staalandb@cityofcolumbiafalls.com
Subject: 36 units

We received the letter informing us that the project is back on the agenda. Twice it states that amendments were made. But we aren't shown the changes until the day after comments are allowed!

Nothing has changed with our side of this except to point out that the crime rate has increased since February and yet we are expected to accept this destruction of our safety and privacy.

We do not want this to proceed!

Bruce and Diane Holding

Choose to be safer online.

Opt-in to Cyber Safety with NortonLifeLock.

Get Norton 360 with LifeLock starting at \$9.95/month.*

[NetZero.com/NortonLifeLock](https://www.netzero.com/nortonlifelock)

Barb Staaland

From: Michelle Goodman <mg@glaciereye.com>
Sent: Tuesday, July 6, 2021 8:28 PM
To: staalandb@cityofcolumbiafalls.com
Subject: Fwd: Zone Change to CRA-1

Dear Mr. Mulcahy:

The concerns we had with the previous zoning request remain and the traffic concerns are only intensified with the considerable growth to our area over the last few months. Also, with a large percentage of Meadow Lake property being owned by Canadians, we have even more concern when the border reopens.

All of our other concerns remain unchanged as stated in our February 2, 2021 email, which is below.

Sincerely,
 Rob and Michelle Goodman
 280 Meadow Lake Blvd
 P O Box 3323
 Columbia Falls MT 59912

----- Forwarded message -----

From: Michelle Goodman <mg@glaciereye.com>
Date: Tue, Feb 2, 2021 at 8:16 PM
Subject: Zone Change to CRA-1
To: <staalandb@cityofcolumbiafalls.com>

Dear Mr. Mulcahy:

We are writing in response to the letter we received regarding the proposed zone change to CRA-1 and CUP to construct 36 apartment units.

As a property owner adjoining the proposed zoning change and subsequent apartment complex, I am strongly opposed to this change for two reasons:

1. Traffic

Thirty-six residents would involve over seventy more vehicles entering and exiting the property on a daily basis. Meadow Lake Blvd. is narrow and heavily wooded with blind curves. South bound traffic won't have sufficient visibility to yield to vehicles entering and exiting from this complex.

In that vein, consider that the property south of the viaduct has already been sold and approved for ninety homes adding substantially more traffic (two hundred plus cars).

With the curves causing a lack of visibility for south bound traffic in this area, and already heavy traffic on this road, not to mention the constant growth, access for seventy more vehicles creates an untenable situation.

2. Property Value

Item No.2.

This complex (a high density complex) would decrease the value of all of the neighboring properties. A home is the largest investment most people will make in their lifetime. My home is a vital part of my retirement plan, as I am sure any homeowner will recognize. A high density apartment complex will obviously decrease the value of our property as well as our neighbors, destroying the rural character of our area. When we decided to purchase this property in 2002, we checked the zoning regulations before we purchased the property precisely so we would not be living next to a project like this. If this project is approved against the will of the neighboring property owners, you will be rendering all zoning laws worthless and irrelevant. Zoning laws were designed to protect existing property owners from late comers that would harm their investments.

We request that you uphold the existing zoning regulations for this parcel.

Sincerely,
Rob and Michelle Goodman
280 Meadow Lake Blvd.
P O Box 3323
Columbia Falls MT 59912