



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

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

SPECIAL CITY COUNCIL MEETING - LEVANG ZONE CHANGE ONLY - CITY HALL

AGENDA

**MONDAY, AUGUST 29, 2022
COUNCIL CHAMBERS CITY HALL**

NOTE: VENUE CHANGE - PUBLIC HEARING WILL BE HELD AT CITY HALL, 130 6TH ST WEST IN THE COUNCIL CHAMBERS AT 7:00 PM.

THIS AGENDA HAS ONLY THE PUBLIC HEARING FOR THE LEVANG ZONE CHANGE REQUEST AS THE RIVER HIGHLANDS APPLICATIONS HAVE BEEN WITHDRAWN FOR CONSIDERATION AT THIS TIME

RIVER HIGHLANDS PUBLIC HEARINGS WILL NOT BE HELD THIS EVENING

SPECIAL MEETING – 7:00 P.M.

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

VISITORS/PUBLIC COMMENT (Items not on agenda)

NOTICE OF PUBLIC HEARINGS/PUBLIC HEARINGS:

Request for a Zoning Map Amendment in the Columbia Falls Planning Jurisdiction:

1. Request for a Zoning Map Amendment in the Columbia Falls Planning Jurisdiction:

Loretta and Ronald Levang are requesting a zoning map amendment that will rezone a portion of their property from the existing CSAG-10 zoning to a CR-1 Zoning. The property is located at 435 Rogers in Columbia Falls and is described as Assessor's Tracts 2B in Section 21, Township 30 North, Range 20 West, P.M.M., Flathead County (The rezoning only effects that portion of the property zoned CSAG-10 and not the portion that is unzoned or that has the Scenic Overlay).

a. Adopt Staff Report CZC-22-04 as Findings of Fact

b. Approve Zone Change from CSAG-10 to CR-1

ADJOURN

NOTICE OF PUBLIC HEARING – CHANGE IN VENUE AND AGENDA**NOTE: HEARING WILL BE HELD IN THE CITY COUNCIL CHAMBERS AND THE AGENDA INCLUDES ONLY THE LEVANG ZONING MAP AMENDMENT REQUEST**

The Columbia Falls City Council will hold public hearings for the following items at a special meeting on Monday, August 29, 2022 at 7:00 p.m. in the City Council Chambers, City Hall, 130 6th Street West, Columbia Falls, MT.

Request for a Zoning Map Amendment in the Columbia Falls Planning Jurisdiction:

Loretta and Ronald Levang are requesting a zoning map amendment that will rezone a portion of their property from the existing CSAG-10 zoning to a CR-1 Zoning. The property is located at 435 Rogers in Columbia Falls and is described as Assessor's Tracts 2B in Section 21, Township 30 North, Range 20 West, P.M.M., Flathead County (The rezoning only effects that portion of the property zoned CSAG-10 and not the portion that is unzoned or that has the Scenic Overlay).

NOTE: RIVER HIGHLANDS APPLICATIONS HAVE BEEN WITHDRAWN AND WILL NOT BE HEARD THIS EVENING**Request for a Zoning Map Amendment in the Columbia Falls Planning Jurisdiction:**

~~James Barnett on behalf of River Highlands LLC is requesting a zoning map amendment in the Columbia Falls Zoning Jurisdiction. The property is located at 264,316,378,494 River Road in Columbia Falls and is described as Lots 1, 2, & 3 of Loffler Subdivision and Assessor's Tracts 7 B and 7BB (Tracts 1 and 3 of COS 14045) in Section 16, Township 20 North, Range 20 West, P.M.M., Flathead County. The property is currently zoned CR-3 (One Family Residential) and the applicant is proposing CR-4 (Urban Residential).~~

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

~~James Barnett on behalf of River Highlands LLC is requesting a Planned Unit Development in the Columbia Falls Zoning Jurisdiction; the development is called River Highlands Apartments. The property is located at 264,316,378, & 494 River Road in Columbia Falls and is described as Lots 1, 2, & 3 of Loffler Subdivision and Assessor's Tracts 7 B and 7BB (Tracts 1 and 3 of COS 14045) in Section 16, Township 20 North, Range 20 West, P.M.M., Flathead County. The project consists of 65 attached single family row houses, 390 apartment units and 10 row house units dedicated to the Northwest Montana Community Land Trust. The total unit count is 455 units on 49.1 acres gross for a density of 9.2 units per acre. The applicant is proposing 21.5 acres (43%) of the site as park and open space. With the project, the applicants are proposing to move River Road further east on Highway 2 and if supported by the MDOT the applicants would install a traffic signal at Highway 2 and River Road. Two deviations are requested with the PUD; the applicant is requesting to zoning deviations, one would allow an increase in height of ten feet allowing a portion of the apartment buildings to approach 45 feet in height and the second deviation would reduce the parking requirement from 2 spaces per unit down to 1.5 spaces per unit.~~

Request for a subdivision in the Columbia Falls Zoning Jurisdiction:

~~James Barnett on behalf of River Highlands LLC is requesting a Subdivision in the Columbia Falls Zoning Jurisdiction. The property is located at 264,316,378, & 494 River Road in Columbia Falls and is described as Lots 1, 2, & 3 of Loffler Subdivision and Assessor's Tracts 7 B and 7BB (Tracts 1 and 3 of COS 14045) in Section 16, Township 20 North, Range 20 West, P.M.M., Flathead County. The subdivision will create 21 lots (17 residential and 4 open space lots). The subdivision will extend Municipal water and sewer services along with reconstructing River Road and incorporating a detached pedestrian path. The new roads within the project will be privately maintained but open to the public. The proposed subdivision is part of the zone change and PUD application for River Highlands Apartments.~~

Persons are encouraged to submit written comments prior to the meeting. Written comments carry the same weight as public testimony given during the hearing. Written comments may be sent to Columbia Falls City Hall, Attention: Barb Staaland, City Clerk, 130 6th Street West, Room A, Columbia Falls, MT 59912 or via email: staalandb@cityofcolumbiafalls.com. Submit comments no later than Thursday August 26th to be included in the Council packet. For more information on the proposed Zone Change or Planned Unit Development, please call Eric Mulcahy, Columbia Falls City Planner at 755-6481.

DATED this 9th day of August, 2022 amended venue and agenda on August 25, 2022

Susan Nicosia

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

**ZONE CHANGE REQUEST
COLUMBIA FALLS AREA ZONING JURISDICTION
Loretta J and Ronald C Levang
COLUMBIA FALLS PLANNING OFFICE STAFF REPORT CZC#22-04
July 27, 2022**

A report to the Columbia Falls City-County Planning Board and Zoning Commission and the Columbia Falls City Council regarding a request to amend the zoning classification from CSAG-5 (Suburban Agricultural) to CR-1 (Suburban Residential) within the Columbia Falls Zoning Jurisdiction. The zone change request is scheduled for a public hearing before the Planning Board on Tuesday, August 9, 2022, at 6:30 P.M. A subsequent hearing will be held by the Columbia Falls City Council August 22, 2022 at 7:00 P.M.

BACKGROUND INFORMATION

A. PETITIONERS

Loretta J. and Ronald C. Levang
435 Rogers Road
Columbia Falls, MT 59912

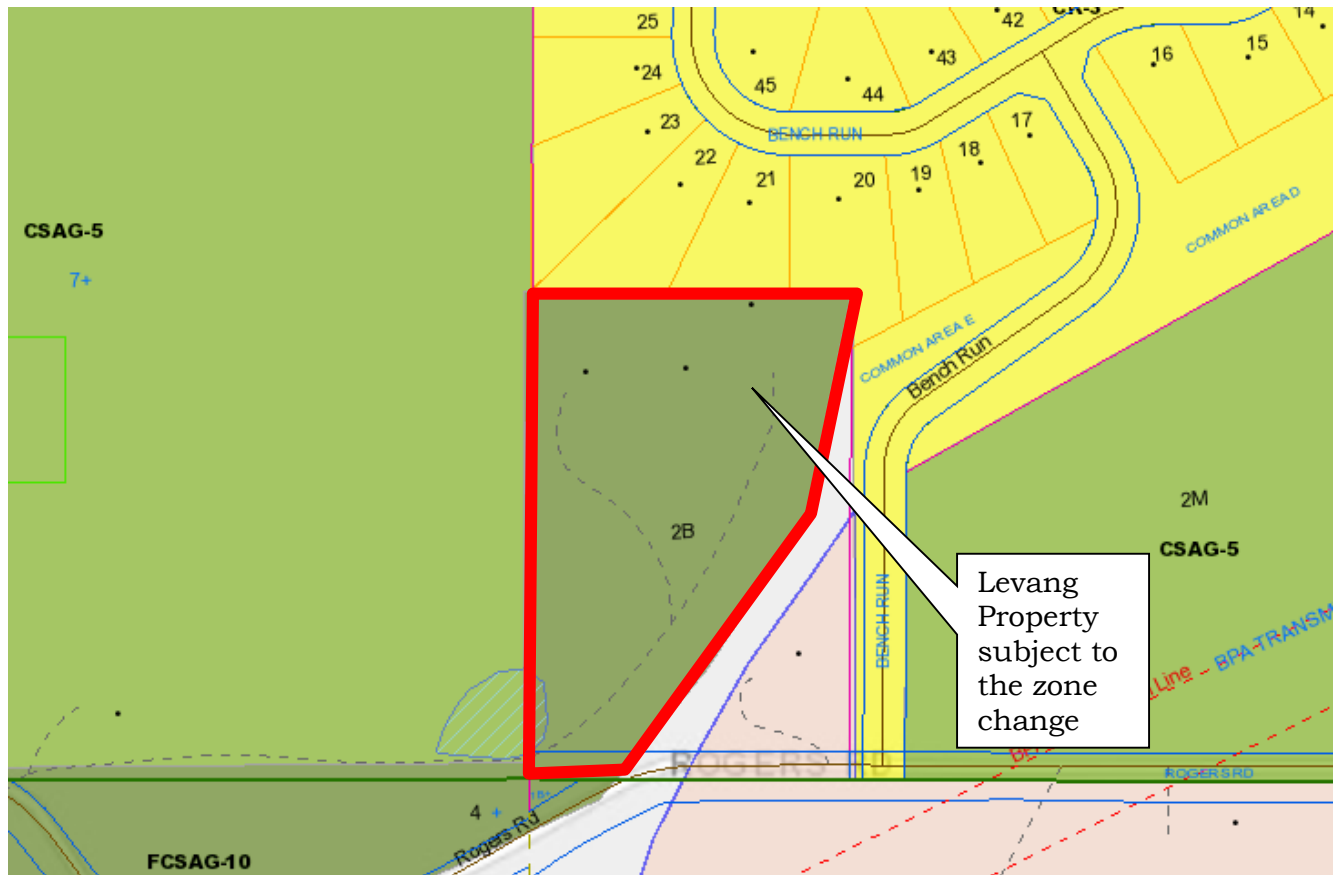
B. LOCATION/DESCRIPTION

The area of interest is located at 435 Rogers Road in Columbia Falls. The approximate 5.4 acre property is described as the zoned portion of assessor's Tract 2B (The area west of the bluff) of Section 16, Township 30 North, Range 20 West, P.M.M., Flathead County.

C. REQUEST

The request would amend the zoning on this site from CSAG-10 (Suburban Agricultural) to CR-1 (Suburban Residential). See figure 1. The property is approximately 5.4 acres in size. The applicant would like the ability to split off a parcel of land in the future for a family member and the present zoning does not allow for any division of the property.

Figure 1



Columbia Falls Zoning District Map, Flathead County GIS

D. REASON FOR REQUEST

The Applicant/Owner requests the zone change to do some estate planning and split the property for a family member

E. EXISTING LAND USE

The property currently has two homes and some out buildings (See Figure 2).

Figure 2



Source: Flathead County GIS (The red box outlines the Levang property)

F. ADJACENT ZONING AND LAND USE

Figure 1 shows the existing and proposed zoning.

Direction from Site	Current Zoning	Current Use
North	CR-3	Single family residential subdivision
South	No zoning and Scenic Corridor	Single Family Residential and Agricultural
West	CSAG-5	Single family residential Agricultural
East	CSAG-5	Single family residential and a Kennel

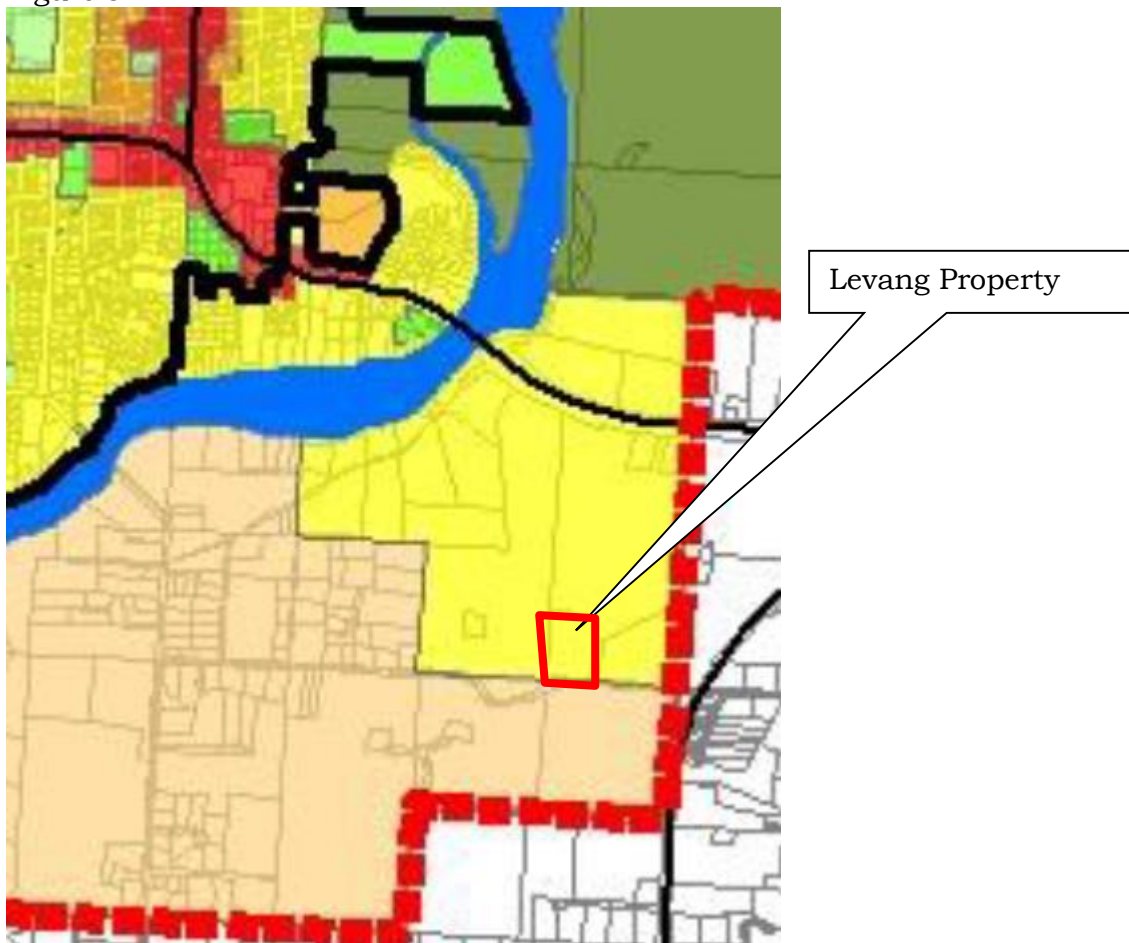
G. GROWTH POLICY DESIGNATION

The Columbia Falls Growth Policy Map designates the subject property for Urban Residential. This proposal complies with the map and text of the Growth Policy.

Text of the Columbia Falls Growth Policy (2019 update) supports the request as described in Policy 3.a. "Typical densities are two to eight dwelling per gross acre."

Although a little less dense than prescribed in the Growth Policy the subject property does not have access to municipal sewer and water services so the one acre density would be more appropriate for the property than higher densities.

Figure 3



Excerpt from the 2019 Columbia Falls Growth Policy Map (The red box indicated the subject property)

LAND USE

	LightIndustrial	Wholesale and industrial uses where noise, odor, dust and associated impacts are confined to a building or screened area.
	MultiFamily	8 or more units/acre. High density residential including townhouses and apartment units. Served by urban services. May be a buffer or transitional area between low density residential and non-residential uses.
	UrbanResidential	Between 2 and 8 units/acre. Primarily single family residential with limited quantities of multifamily units. Fully served by urban services.
	SuburbanResidential	2 units/acre or less. Primarily single family residential in a quasi-rural setting. Some urban services available.
	RuralPreserve	A rural area, predominately used for corporate and public lands, estate housing, and protective buffer for industry. Outside the immediate needs of urban development and having limited urban services. Residential use closely associated with highly developed access and low fire hazards.

Legend for Growth Policy Map

H. UTILITIES/SERVICES

The property was recently annexed into City limits of Columbia Falls.

<u>Water</u>	The property is served by an individual wells.
<u>Sewer</u>	The property is served by on-site septic systems
Fire Protection	Badrock Rural Fire District
<u>Police Protection</u>	Flathead County Sheriff's Office
<u>Electricity</u>	Flathead Electric Co-op.

EVALUATION BASED ON STATUTORY CRITERIA

This request is reviewed pursuant to the criteria set forth in Section 76-2-304, M.C.A., and as stated by the Montana Supreme Court. The following findings are made:

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

The Columbia Falls Growth Policy Map designates the subject property Urban Residential (Figure 3). The Growth Policy designates much of the area east of the Flathead River is designated Urban Residential. This proposal complies with the Growth Policy.

As stated previously in this report, the Growth Policy document provides a list of goals and policies for residential and urban residential uses. The proposed zone change complies with the text as well as the map of the Growth Policy.

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

The subject property consists of approximately 7.2 acres in size but only about 5.4 of the acres is zoning with the CSAG-10 zoning designation. The property is adjacent to Rogers Road which is a paved County maintained road. Should the owner subdivide in the future, he will be subject to the Columbia Falls Subdivision Regulations which require paved access to each lot created unless the Levang's use the Family Transfer exemption which would allow them to transfer a portion of property to their son without subdivision review. Either way the creating one to three additional lots would not over burden the County Road.

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

The property is located in the Badrock Fire District. According to the Flathead GIS Website, the property is mapped within the Wildland Urban Interface but is very close to the Fire Hall. The property is not located or mapped within the 100-year floodplain of the Flathead River (FIRM Panel 1435J).

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

The proposed zoned change request will match some CR-1 zoning to the west and it is less dense the CR-3 zoning to the north. The proposed density complies with the growth policy. When the property owner goes through the subdivision or family transfer process, they will need to demonstrate compliance with the Montana Department of Environmental Quality (MDEQ) regulations for sewer, water, and stormwater management. The proposed zone change will continue to promote the general health and welfare of the community.

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

The zoning regulations for SAG-10 and R-1 have the same setback requirements for development. Therefore, the zone change will have no impact on light and air.

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

The proposed zone change, with the increased density, complies with the Community's long range planning documents which is the Columbia Falls Growth Policy, 2019 Edition. The Growth Policy would actually allow higher densities if there were public sewer and water services readily available.

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

The proposed zoning allows for a minimum of one acre lots in a suburban residential setting. The proposed R-1 zoning designation limits use to single family dwellings, the same as the existing SAG-10 designation. The property to the north was developed with one acre densities utilizing on-site sewer and public water. The proposed zoning appears to be in harmony with neighboring densities.

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

The proposed zone change does not by itself provide or require the adequate provisions of infrastructure. However, when the applicant goes through subdivision of family transfer review, they must show how each parcel provides access. As it currently stands, Rogers Road, a paved county maintained road provides transportation linkage, water and sewer will be provided by on-site systems compliant with MDEQ rules. Schools are provided by the Columbia Falls School District. Area parks are provided by the City, County, and State.

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

The property is currently used as a suburban residential property similar to many of the neighboring properties. The property is not actively farmed but there is active farming on the property nearby. The proposed use is reasonable given that suburban residential use is the existing land use.

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

The district associated with this request; consist of 1 to 20 acre tracts with zoning designations of CR-3 to CSAG-10. The proposed zoning does give consideration to the district.

11. Will the new zoning affect property values?

The proposed zoning of R-1 is less dense than the CR-3 zoning to the north. The land use categories between the SAG-10 and the R-1 closely resemble each other with the primary use being residential. The proposed zone change should not impact property values.

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

The subject property is designated in the Columbia Falls Growth Policy as Suburban Residential. The proposed R-1 is a Suburban Residential zoning classification. Neighboring properties and subdivisions have Suburban Residential densities so, yes the requested zone does encourage appropriate use of the land until such time as municipal water and sewer facilities reach this side of the River and then higher densities could be accepted.

SUMMARY

The property is designated “Urban Residential” by the Columbia Falls Growth Policy. The property is located adjacent to lands zoned CR-3 and there are CR-1 lands in the neighborhood. Densities of neighboring parcels have densities compliant with the R-1 zoning designation.

RECOMMENDATION

Staff finds that the subject request sufficiently meets the adopted review criteria to be rezoned from CSAG-5 to CR-1. Staff recommends that the Columbia Falls Planning Board adopt staff report CZC-22-04 as findings of fact and recommend approval of the zone change to the Columbia Falls City Council.



Planning Department

Item No.1.

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

PHONE (406) 892-4391

FAX (406) 892-4413

APR 25 2022

CITY OF COLUMBIA FALLS

PETITION FOR ZONING TEXT AMENDMENT

FILING FEE ATTACHED \$ 1375.00

Zone Text Amendment Fee ~~\$500~~ 1250 + 25. per ac

NAME OF OWNER: Loretta J + Ronald C. Levang

MAIL ADDRESS: 435 Rogers Road

CITY/STATE/ZIP: Columbia Falls, MT 59912 PHONE: 406-892-2087

INTEREST IN PROPERTY: _____

A complete application must be provided a minimum of 35 days prior to the desired hearing date before a scheduled Planning Board meeting.

NAME OF APPLICANT(If different from owner) Lorinda A. Seliger

MAIL ADDRESS: Po Box 689

CITY/STATE/ZIP: Columbia Falls, MT 59912 PHONE: 406-249-2149

INTEREST IN PROPERTY: _____

CHECK WHICH APPLIES:

MAP AMENDMENT



TEXT AMENDMENT: ☐

TECHNICAL/PROFESSIONAL PARTICIPANTS:

NAME: _____ PHONE: _____

MAILING ADDRESS: _____

CITY, STATE, ZIP: _____

EMAIL: _____

IF THE REQUEST PERTAINS TO AN AMENDMENT TO THE TEXT OF THE ZONING REGULATIONS, PLEASE COMPLETE THE FOLLOWING:

- A. WHAT IS THE PROPOSED ZONING TEXT AMENDMENT? CR-1
- _____
- _____

PLEASE COMPLETE THE FOLLOWING:

- A. State the changed or changing conditions that make the proposed amendment necessary:

Want to provide a parcel of land
to my son and my daughter

Item No.1.

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

A. Promoting the Growth Policy

The growth policy designation is urban residential so the CR-1 will support the Growth Policy

B. Lessening congestion in the streets and providing safe access

The Property is seven⁺ Acres. It already has ~~two~~ existing homes and four septic systems on site. With a one acre minimum lot size, we could probably only get a few more lots. Property also has two wells.

C. Promoting safety from fire, panic and other dangers

The property is supported by Badrock Fire Hall + Flathead Co Sheriff Department, and will continue to be so after the zone change.

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

Property is not in the floodplain so the zone change will promote Health + Safety Division will access county road

E. Preventing the overcrowding of land

The proposed Zone complies with the growth policy and is compatible with neighboring zoning.

F. Avoiding undue concentration of population

Same as above

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

The few extra lots allowed by a zone change will not impact road, school or parks. Any division of land will be reviewed for sewer + water by MTDEQ

- H. Giving reasonable consideration to the character of the district

CR-1 is a suburban residential use and fits with the neighborhood.

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

The permitted uses in the existing SAG-10 and proposed CR-1 are nearly identical

- J. Protecting and conserving the value of buildings

The proposed CR-1 will continue to conserve the value of the buildings.

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

The residential and agricultural uses allowed in the CR-1 zone is an appropriate use for this area.

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)



ZONING REPORT

ORDER NO.: 4690FPT
TO: FSBO
DATE: April 12/2022
RE: 435 Rogers Rd,
Columbia Falls, MT 59912
FEE: \$150.00

The assurances referred to on the face page are:

According to Flathead Premier Title Company, LLC's property records relative to the following described real property (but without examination of the Company records maintained and indexed by name):

**A tract of land in Section 16, Township 30 North, Range 20 West, P.M.M., Flathead County, Montana, more particularly described as follows:
Beginning at a point Thirty feet (30') North of the quarter corner which is common to Section 16 and 21, Township 30 North, Range 20 West, P.M.M.,
Thence
Borth 665 feet; thence
East 458.5 feet; thence
South 665 feet; thence
West 458.5 feet of the Place of Beginning.**

The last recorded instruments purporting to transfer title to said real property is:

Warranty Deed by Loretta Jean Levang in favor of Ronald C. Levang and Loretta Jean Levang, husband and wife, as joint tenants, recorded August 16, 1996 as Document No. 9622909090, records of Flathead County, Montana.

This report is based on a search of our tract indexes of the records of the Flathead County Courthouse. This is not a title or ownership report and no examination of the title to the aforementioned real property has been made. No liability beyond the amount paid for this report is assumed for this reason. Flathead Premier Title Company, LLC is not responsible beyond the amount paid for this report in connection with any errors and/or omissions contained herein.

No examination has been made of the records of Flathead Premier Title Company, LLC maintained and indexed by name, nor has an examination been made regarding matters affecting any deed(s) of trust or mortgage(s) shown in this Zoning Report, or other matters which may affect any such deed(s) of trust or mortgage(s). No report is made regarding any liens, claim of lien, defects or encumbrances other than those specifically set forth in this report. If this report was requested by reference to a *street address*, no assurances or guarantees are made that the aforementioned real property is the same as the address provided to

Flathead Premier Title Company, LLC. No examination has been made with respect to the identity of the party named in the last recorded instrument purporting to transfer title to the aforementioned real property, or with respect to the validity, legal effect or priority of any matter reflected in this report.

If you are interested in additional services or title insurance coverage, or questions about additional services available, please contact Flathead Premier Title Company, LLC at 406-752-7000.

Thank you for your continued business.

Report prepared by:

Tracy Martin
Flathead Premier Title Company, LLC

96229 09090

WARRANTY DEED

FOR VALUE RECEIVED, LORETTA JEAN LEVANG, of 435 Rogers Road, Columbia Falls, Montana 59912, the Grantor, does hereby grant, bargain, sell and convey unto RONALD C. LEVANG and LORETTA JEAN LEVANG, husband and wife, of 435 Rogers Road, Columbia Falls, Montana 59912, the Grantees, as joint tenants (and not as tenants in common), and to the survivor of said named joint tenants, and to the heirs and assigns forever, the following described premises, in Flathead County, Montana, to-wit:

A tract of land in Section 16, Township 30 North, Range 20 West, M.P.M., Flathead County, Montana, more particularly described as follows:

Beginning at a point thirty feet (30') North of the quarter corner which is common to Sections 16 and 21, Township 30 North, Range 20 West, M.P.M.; thence North 665 feet; thence East 458.5 feet; thence South 665 feet; thence West 458.5 feet to the place of beginning, containing 7 acres, more or less.

SUBJECT to easements, reservations, restrictions, assessments, covenants and other matters apparent or of record.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantees, as joint tenants with right of survivorship (and not as tenants in common) and to the heirs and assigns of the survivor of said named joint tenants forever. And the said Grantor does hereby covenant to and with the said Grantees, that she is the owner in fee simple of said premises; that they are free from all encumbrances except any easements, encumbrances, restrictions, assessments and covenants apparent or of record, and that she will warrant and defend the same from all lawful claims whatsoever.

DATED this 19th day of June, 1996.

Loretta J. Levang
LORETTA JEAN LEVANG

STATE OF MONTANA)
) ss.
County of Flathead)

On this 19th day of June, 1996, before me, the undersigned a Notary Public for the State of Montana, personally appeared LORETTA JEAN LEVANG, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same.



Sally S. Miller
Notary Public for the State of MT
Residing at Columbia Falls, MT
My commission expires June 9, 1999

DISCREPANCY NOTED IN SIGNATURE OF LORETTA JEAN (J) LEVANG

STA. "F" MONTANA
County of Flathead
Recorded as the instrument of *hadden (sp)* on 16 day of JUN 96 at 9:09
a clock. *John W. Marshall*
Notary Public for the State of Montana
96229 09090
DOCUMENT 82

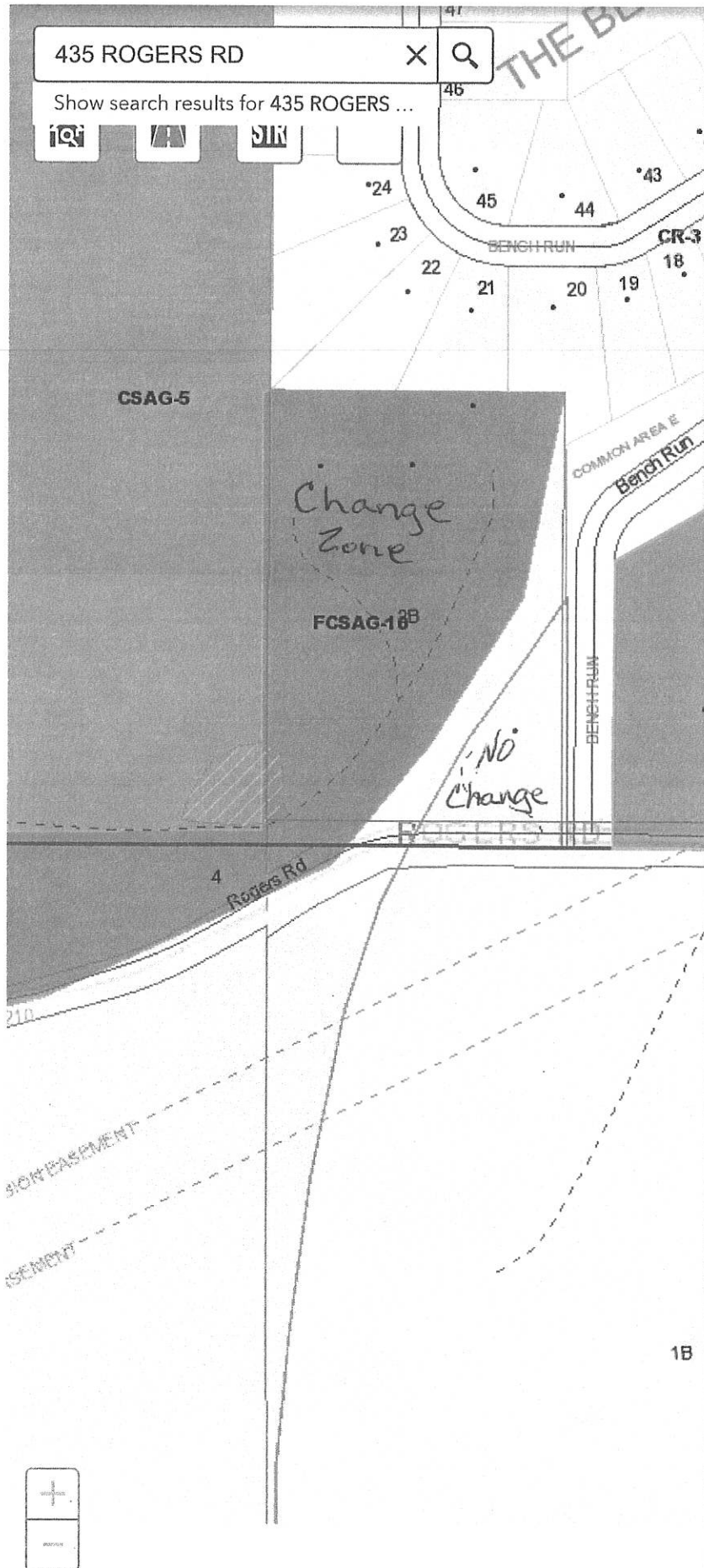
Ronald Levang
435 ROGERS RD
Columbia Falls, MT 59912
9162



435 ROGERS RD



Show search results for 435 ROGERS ...



Layer List

Layers



Property

Transportation

Hydrology

District Boundaries

Legislative Boundaries

Administrative Boundaries

Zoning

Wildfire Protection

Subdivisions

Public Lands

Historical Imagery: 2019 (NAIP)

Historical Imagery: 2017 (NAIP)

Historical Imagery: 2015 (NAIP)

Historical Imagery: 2013 (NAIP)

Historical Imagery: 2011 (NAIP)

Historical Imagery: 2009 (NAIP)

Parcels: 0035351

Owner Type	Owner
Owner	BRUNZ, WILLIAM
Mailing	531 WINDY ACR
Address	COLUMBIA FALL
Tract_ID	3020X16-XXX-2I
Assessor	0035351
Number	
Geocode	0741861640250
CAMA	More info
Appraisal	
Info	

Related tables:

Property Address

Septic Permits

Property - Subdiv Retracemer

[Zoom to](#)





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

Planning Department

PHONE (406) 892-4391

FAX (406) 892-4413

Item No.1.

August 9th, 2022

Re: Public hearing notice for a Zone Change for 435 Rogers Road.

Dear Adjacent Property Owner:

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

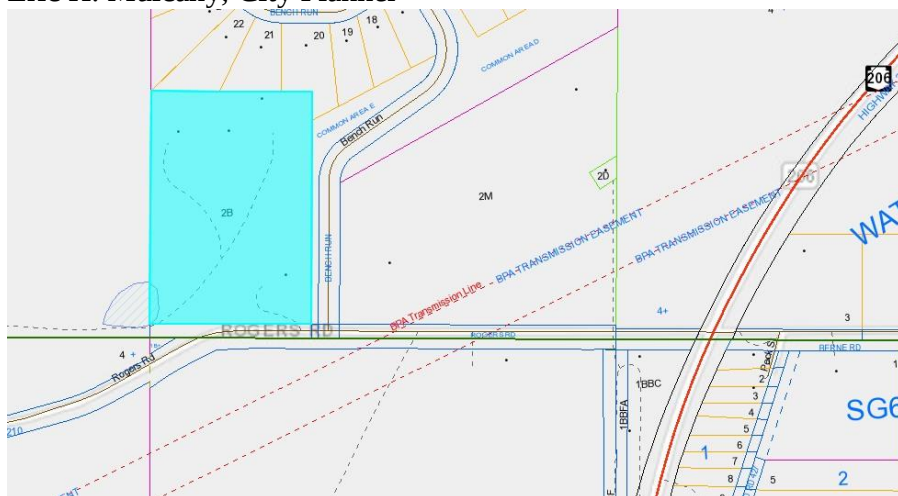
As the Planning Staff for the Columbia Falls Planning Jurisdiction, I am writing to provide you with notice of public hearings for a Zoning Map Amendment. The request would change the current zoning of CSAG-10 to CR-1.

Please note the date change for the Council meeting from the 22nd of August to the 29th of August.

If you have questions or comments concerning this matter, please call, visit or write me at City Hall. For written comment to be included in the Planning Board packet, it needs to be submitted to the City Clerk, 130 6th Street West, Columbia Falls, MT 59912 or by email: staalandb@cityofcolumbiafalls.com no later than Tuesday August 2, 2022. Written or emailed comments may be provided up to 5:00 pm on the day of the hearing; it will just be emailed and/or passed out at the hearing.

Sincerely,

Eric H. Mulcahy, City Planner



CITY OF COLUMBIA FALLS

NOTICE OF PUBLIC HEARINGS

The Columbia Falls City-County Planning Board will hold public hearings for the following items at their regular meeting on Tuesday, August 9, 2022 at 6:30 p.m. at the Cafetorium in the Columbia Falls Junior High School, 1805 Talbot Road, Columbia Falls, Montana. The Columbia Falls City Council will hold a subsequent hearing on August 29, 2022 starting at 7:00 p.m. in the same location.

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Postponed from July 12, 2022:

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supported by the MDOT the applicants would install a traffic signal at Highway 2 and River Road. Two deviations are requested with the PUD; the applicant is requesting to zoning deviations, one would allow an increase in height of ten feet allowing a portion of the apartment buildings to approach 45 feet in height and the second deviation would reduce the parking requirement from 2 spaces per unit down to 1.5 spaces per unit.

Request for a subdivision in the Columbia Falls Zoning Jurisdiction:

James Barnett on behalf of River Highlands LLC is requesting a Subdivision in the Columbia Falls Zoning Jurisdiction. The property is located at 264,316,378, & 494 River Road in Columbia Falls and is described as Lots 1, 2, & 3 of Loffler Subdivision and Assessor's Tracts 7 B and 7BB (Tracts 1 and 3 of COS 14045) in Section 16, Township 20 North, Range 20 West, P.M.M., Flathead County. The subdivision will create 21 lots (17 residential and 4 open space lots). The subdivision will extend Municipal water and sewer services along with reconstructing River Road and incorporating a detached pedestrian path. The new roads within the project will be privately maintained but open to the public. The proposed subdivision is part of the zone change and PUD application for River Highlands Apartments.

Persons are encouraged to submit written comments prior to the meeting. Written comments carry the same weight as public testimony given during the hearing. Written comments may be sent to Columbia Falls City Hall, Attention: Barb Staaland, City Clerk, 130 6th Street West, Room A, Columbia Falls, MT 59912 or via email: staalandb@cityofcolumbiafalls.com. Submit comments no later than Tuesday, August 2nd to be included in the Planning Board packet. For more information on the proposed Zone Change or Planned Unit Development, please call Eric Mulcahy, Columbia Falls City Planner at 755-6481.

NOTE: These hearings will not be available via ZOOM or any other virtual means.

DATED this 9th day of August, 2022

Susan Nicosia

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

CITY OF COLUMBIA FALLS
NOTICE OF PUBLIC HEAR-
INGS

The Columbia Falls City-County Planning Board will hold public hearings for the following items at their regular meeting on Tuesday, August 9, 2022 at 6:30 p.m. at the Cafetorium in the Columbia Falls Junior High School, 1805 Talbot Road, Columbia Falls, Montana. The Columbia Falls City Council will hold a subsequent hearing on August 22, 2022 starting at 7:00 p.m. in the same location.

Request for a Zoning Map

Amendment in the Columbia Falls Planning Jurisdiction:

Loretta and Ronald Levang are requesting a zoning map amendment that will rezone a portion of their property from the existing CSAG-10 zoning to a CR-1 Zoning. The property is located at 435 Rogers in Columbia Falls and is described as Assessor's Tracts 2B in Section 21, Township 30 North, Range 20 West, P.M.M., Flathead County (The rezoning only effects that portion of the property zoned CSAG-10 and not the portion that is unzoned or that has the Scenic Overlay).

Postponed from July 12, 2022:

Request for a Zoning Map

Amendment in the Columbia Falls Planning Jurisdiction:

James Barnett on behalf of River Highlands LLC is requesting a zoning map amendment in the Columbia Falls Zoning Jurisdiction. The property is located at 264,316,378,494 River Road in Columbia Falls and is described as Lots 1, 2, & 3 of Loffler Subdivision and Assessor's Tracts 7 B and 7BB (Tracts 1 and 3 of COS 14045) in Section 16, Township 20 North, Range 20 West, P.M.M., Flathead County. The property is currently zoned CR-3 (One Family Residential) and the applicant is proposing CR-4 (Urban Residential).

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

James Barnett on behalf of River Highlands LLC is requesting a Planned Unit Development in the Columbia Falls Zoning Jurisdiction; the development is called River Highlands Apartments. The property is located at 264,316,378, & 494 River Road in Columbia Falls and is described as Lots 1, 2, & 3 of Loffler Subdivision and Assessor's Tracts 7 B and 7BB (Tracts 1 and 3 of COS 14045) in Section 16, Township 20 North, Range 20 West, P.M.M., Flathead County. The project consists of 65 attached single family row houses, 390 apartment units and 10 row house units dedicated to the Northwest Montana Community Land Trust. The total unit count is 455 units on 49.1 acres gross for a density of 9.2 units per acre. The applicant is proposing 21.5 acres (43%) of the site as park and open space. With the project, the applicants

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. 28779**

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 JULY 24, 2022

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

Mary Booth

Subscribed and sworn to
Before me this, July 24, 2022

Dorothy I. Glencross

Dorothy I. Glencross

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

