



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

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

AGENDA
PLANNING BOARD/ZONING COMMISSION REGULAR MEETING
TUESDAY, NOVEMBER 10, 2020 BEGINNING AT 6:30 PM
COUNCIL CHAMBERS CITY HALL

CALL TO ORDER AND ROLL CALL

APPROVAL OF MINUTES:

1. Approval of October 13, 2020 Regular Meeting Minutes

PUBLIC HEARINGS AND ACTION:

2. The Columbia Falls City-County Planning Board will hold a public hearing for the following item at their regular meeting on Tuesday, November 10th, 2020 at 6:30 p.m. at the Council Chambers of City Hall, 130 6th Street West, Columbia Falls, Montana. The Columbia Falls City Council will hold a subsequent hearing on December 7, 2020 starting at 7:00 p.m. in the same location. Both hearings will be conducted in accordance with the most current recommended and/or required public health and safety protocols in place at the time of the hearing. The City website, <https://cityofcolumbiafalls.org>, will contain updated information if there is any change to the planned hearings.

Request to establish a Conditional Use Permit in the Columbia Falls Zoning Jurisdiction:

Applicant, Judy Morse is requesting a Conditional Use Permit to operate a drive-thru coffee and micro bakery stand at 2100 9th Street West (The front northwest corner of the Super 1 parking lots). The property is zoned CB-2 Commercial however all drive-thru's require a conditional use permit in this zone. The coffee/bakery will have circulation through the existing Super 1 parking lot and highway approaches. The property is described as Lot 3 of the O'Neil Subdivision Section 18, Township 30 North, Range 20 West, P.M.M., Flathead County.

A. Adopt Staff Report CCU-20-03 as Findings of Fact

B. Recommend Approval of Conditional Use Permit to City Council

ADJOURNMENT

Next Regular Planning Board Meeting – TBD

**CITY OF COLUMBIA FALLS
MINUTES OF THE REGULAR MEETING
HELD OCTOBER 13, 2020**

CALL TO ORDER AND ROLL CALL:

Present: Claudette Byrd-Rinck, Sam Kavanagh, Patti Singer, Mike Shepard and Kurt Nelson via Zoom. Absent: Robert Smith, Steve Duffy, Russ Vukonich and Steve Hughes.

Also present: City Manager Nicosia, City Planner Mulcahy and City Clerk Staaland.

APPROVAL OF MINUTES:

Approval of August 11, 2020 Regular Meeting Minutes

Motion made by Singer to approve the August 11, 2020 minutes, seconded by Byrd-Rinck with voting as follows. Ayes: Shepard, Byrd-Rinck, Singer, Kavanagh and Nelson.

PUBLIC HEARINGS AND ACTION:

Vice-Chairman Shepard read the notice of hearing and asked for the staff report presentation:

The Columbia Falls City-County Planning Board will hold a public hearing for the following item at their regular meeting on Tuesday, October 13, 2020 at 6:30 p.m. at the Council Chambers of City Hall, 130 6th Street West, Columbia Falls, Montana. The Columbia Falls City Council will hold a subsequent hearing on November 2, 2020 starting at 7:00 p.m. in the same location. Both hearings will be conducted in accordance with the most current recommended and/or required public health and safety protocols in place at the time of the hearing. The City website, <https://cityofcolumbiafalls.org>, will contain updated information if there is any change to the planned hearings

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

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

City Planner Mulcahy delivered Staff Report CPUD-20-04 as Findings of Fact. Mulcahy noted that the applicant is requesting two zoning deviations with the PUD: parking and mixed use. Mulcahy reported that the application is proposing 22 parking spaced instead of 25. Mulcahy's review indicated that this was reasonable. The CB-2 zoning is primarily reserved for commercial use with limited residential. This proposal would allow for three commercial offices and nine residential units. The staff report indicates that the proposed use meets the existing neighborhood use. Mulcahy reviewed the 12 conditions of the CPUD. Mulcahy said staff recommends approval.

CITY OF COLUMBIA FALLS
MINUTES OF THE REGULAR MEETING
HELD OCTOBER 13, 2020

Shepard asked if the Board had questions for Eric. Shepard asked about on street parking. Mulcahy said there are 9 on street parking spaces, along with the 22 off street parking spaces. Kavanagh requested clarification on the residential units. Mulcahy stated there are 9 residential units. Kavanagh asked if the curb, gutter and landscape will establish a boulevard. Mulcahy said correct, it will provide a boulevard. Kavanagh mentioned he did not see a closed in space for garbage. Mulcahy said the developer will address the refuse location.

Shepard asked for the applicant's presentation:

Bruce Lutz with WGM said he is working with Tom Nitopi on the project. Mr. Lutz said the architecture we are showing now is dated and is used for demonstration purposes; they have current ideas on how to design the buildings. Mr. Lutz said there will be curb and gutter on each side of 8th street and 4th Ave. There is existing fencing on two sides of the property. Mr. Lutz said they have plenty room to incorporate closed in refuse. Mr. Lutz said with 9 spaces of on street parking along with the 22 off street parking they believe they have enough parking based on the mix of units.

Shepard asked the Board if they had any questions for the applicant. Kavanagh inquired about commercial spaces. Mr. Lutz said the commercial spaces would be suitable for businesses such as a Barber/Salon, Dr. Office, office space, etc.

Singer asked if the residential units will be for nightly or monthly rentals. Lutz said he believes they will be owner occupied.

With no public comments Shepard opened and closed the Public Hearing at 6:51 p.m.

Singer motioned to adopt Staff Report CPUD-20-04 as Findings of Fact, second by Nelson with voting as follows. Ayes: Kavanagh, Singer, Byrd-Rinck, Nelson and Shepard.

Singer mentioned she did not see a condition requiring safety fencing around the project during construction and is curious if it should be included. Mr. Lutz said he doesn't believe it to be an issue and could be added as a condition.

Kavanagh motioned to add condition #13 to have safety fencing around the project site during construction, second by Singer with voting as follows. Ayes: Singer, Byrd-Rinck, Nelson, Kavanagh and Shepard.

Kavanagh said he believes this is a well suited project for this area. Byrd-Rinck said she likes the combination of commercial and residential in this area. Nelson said he too believes it to be a great project. Shepard said it is one of the largest lots in town and it will be good to see it developed.

Motion made by Singer to approve the PUD with 13 conditions, seconded by Byrd-Rinck with voting as follows. Ayes: Shepard, Byrd-Rinck, Nelson, Singer, Kavanagh

**CITY OF COLUMBIA FALLS
MINUTES OF THE REGULAR MEETING
HELD OCTOBER 13, 2020**

Board comments:

Shepard noted how good the City looks with the resurgence of development.

Kavanagh reported on the Glacier Trail progress despite the slowdown due to COVID and weather.

ADJOURNMENT

Singer motioned to adjourn, second by Kavanagh and the meeting adjourned at 7:05 p.m.

Vice Chairman, Shepard

Alex Vissotzky | Public Works Clerk

DRAFT

NOTICE OF PUBLIC HEARING

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Request to establish a Conditional Use Permit in the Columbia Falls Zoning Jurisdiction:

Applicant, Judy Morse is requesting a Conditional Use Permit to operate a drive-thru coffee and micro bakery stand at 2100 9th Street West (The front northwest corner of the Super 1 parking lots). The property is zoned CB-2 Commercial however all drive-thru's require a conditional use permit in this zone. The coffee/bakery will have circulation through the existing Super 1 parking lot and highway approaches. The property is described as Lot 3 of the O'Neil Subdivision Section 18, Township 30 North, Range 20 West, P.M.M., Flathead County.

Persons are allowed to attend the hearing(s), subject to the most recent public gathering restrictions enacted by County and State agencies at or prior to the time of the hearing. Persons are encouraged to submit written comments prior to the meeting. Written comments carry the same weight as public testimony given during the hearing. Written comments may be sent to Columbia Falls City Hall, Attention: Barb Staalnd, City Clerk, 130 6th Street West, Room A, Columbia Falls, MT 59912 or via email: staalndb@cityofcolumbiafalls.com. For more information on the proposed conditional use, please call Eric Mulcahy, Columbia Falls City Planner at 755-6481.

DATED this 16th day of October, 2020

Susan Nicosia

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

Publish: Daily Interlake Sunday October 25th 2020

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

Item No.2.

**COLUMBIA FALLS PLANNING OFFICE STAFF REPORT #CCU-20-03
For Judy Morse's Flutter Bee Buzz Drive-Thru Coffee Stand and Micro Bakery in
the northwest corner of the Super 1 Foods Parking Lot**

November 2, 2020

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 for a drive-thru coffee stand and micro bakery within the Columbia Falls Zoning Jurisdiction. The Conditional Use request is scheduled for a public hearing before the Planning Board on November 10, 2020 at 6:30 PM and the City Council on December 7, 2020 at 7:00 p.m. Both hearings will be conducted in accordance with the most current recommended and/or required public health and safety protocols in place at the time of the hearing. The City website, <https://cityofcolumbiafalls.org>, will contain updated information if there is any change to the planned hearings.

BACKGROUND INFORMATION

A. PETITIONERS

Judy A. Morse
8313 Winona ST SW
Lakewood, WA 98498

B. PETITIONER'S TECHNICAL ASSISTANCE

Same

C. LOCATION/DESCRIPTION

Subdivision Name:	O'Neil Subdivision	Block: N/A		Lot : 3	
Tracts	N/A				
Section:	18	Township:	30N	Range:	20W
Address	2120 9th Street West, Columbia Falls				

D. REQUEST

A Conditional Use Permit to establish a drive-thru coffee and micro bakery business located in the Super 1 Foods Parking Lot near the northwest corner of Lot 3, O'Neil Subdivision. The drive-thru building will be approximately 360 square feet in size and connect to City of Columbia Falls sewer and water infrastructure.

Figure 1



- E. **REASON FOR REQUEST**
 Drive-thru businesses are only permitted in this zone as a conditional use. The applicant proposes to lease the location from property owner Mc Intire & Young Montana, LLC through Black Realty Management Inc dba NAI Black.
- F. **EXISTING LAND USE**
 The site is part of the parking lot for Super 1 Foods (Figure 1). The project displaces ten or eleven parking spaces. Super 1 Foods has a surplus of parking spaces.

G. ADJACENT ZONING AND LAND USE:

North	CB-2	Auto Zone and undeveloped commercial properties
South	CB-2	Super 1 Foods
East	CB-2	KMRC Medical Clinic and undeveloped commercial properties
West	CB-2 and CP-1	Columbia Falls Welcome and the Woodlawn Cemetery

The current use and other uses in the area are in compliance with the existing zoning.

Figure 2

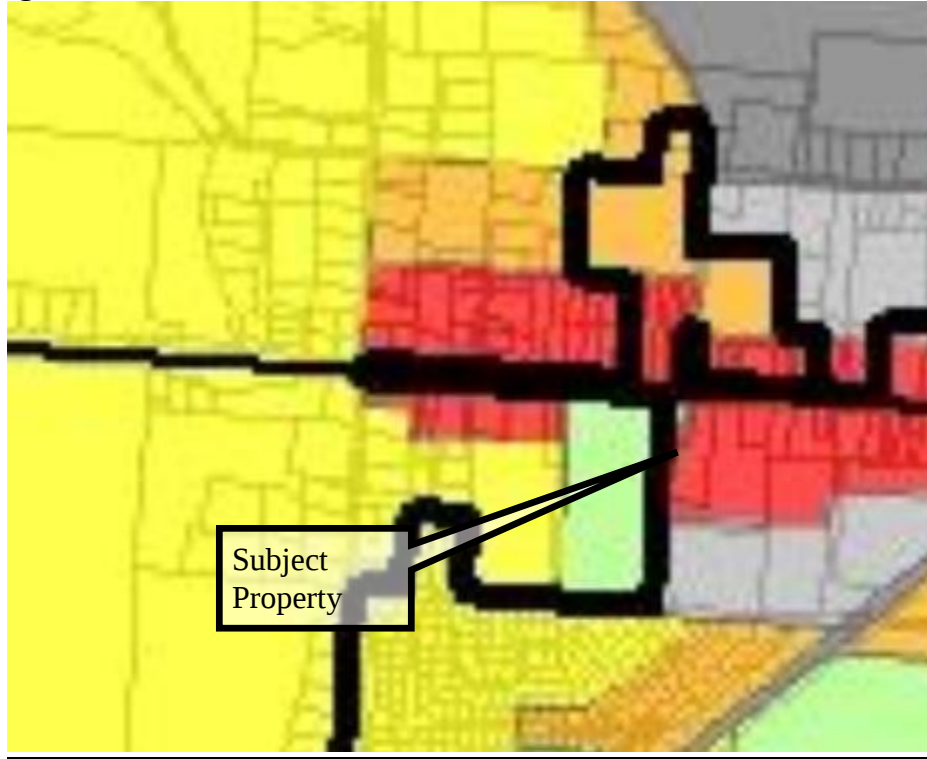


Zoning Map – Flathead County GIS Zoning Layer

H. **GROWTH POLICY DESIGNATION:**

The subject area is designated as commercial as indicated by the red shading on the Columbia Falls Growth Policy Map (Figure 3) indicated below:

Figure 3



Portion of the Columbia Falls Growth Policy Map

EVALUATION BASED ON REQUIRED CRITERIA

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:
 - i. Adequate Usable Space: The business will be located on surplus parking developed by Super 1 Foods. The site is flat and suited for business use with access to utilities such as sewer and water. Existing driving isles will provide access and circulation for the new drive-thru. The use will eliminate approximately 10 to 11 parking spaces but the Super 1 Food store has abundant parking.
 - ii. Adequate Access: Access to the Super 1 parking lot and the proposed drive-thru are from the existing approaches on South Meadow Lake Boulevard which has full movement and leads to the traffic signal at Highway 2. The second approach is

directly to Highway 2 with a controlled access movement (No left turn out). The proposed use should have no impact on the existing approaches.



iii. Absence of Environmental Constraints: The site is flat and void of wetlands, rivers, or streams. There is no floodplain or other environmental factors that would constrain the development of this site.

b. Appropriateness of Design. The site plan for the proposed use will provide convenient and functional use of the lot. Consideration of design should include:

i. Parking Scheme: The proposed drive-thru coffee and micro bakery will be situated in the existing Super 1 Foods parking lot. The parking lot is paved, striped, and developed with drainage infrastructure. Parking is only needed for the employees of this business as there is no indoor seating. Super 1 Foods has adequate existing parking to service the existing supermarket as well as the proposed drive-thru.

ii. Traffic Circulation: See discussion in Adequate Access a.ii above. The applicant provided a very rough sketch of the proposed use and circulation. However, there are multiple circulation paths utilizing the existing approaches and the existing parking lot isles.

iii. Open Space: Open space is not required in the commercial districts.

iv. Fencing/Screening: None is required.

v. Landscaping: Super 1 Foods has complied with landscaping standards previously. The proposed drive-thru will not create new landscaping requirements.

vi. Signage: The applicant indicated that signage will include menu boards and business name on the front side of the building. The City has an established signage code and application process that functions independently of the CUP. All signage will need to meet the signage standard of the Columbia Falls Zoning Code, Chapter 18.438.

c. Availability of Public Services and Facilities. The following services and facilities are available and adequate to serve the needs of the use as designed and proposed:

Sewer	City Sewer
Water	City Water
Storm Water Drainage	Provided by Super 1
Fire Protection	Columbia Falls Fire
Police Protection	Columbia Falls Police
Streets	City of Columbia Falls and MT Dept. Transportation

The services required are provided as shown in the table above.

d. Immediate Neighborhood Impact. Typical negative impacts which extend beyond the proposed site include, but are not limited to:

i. Excessive Traffic Generation: The property is zoned CB-2 (General Business) and as such anticipates traffic generated by establishments such as the drive-thru espresso and micro bakery business. The traffic generated by the business would not be out of character with the neighboring retail, service, or hospitality businesses.

ii. Noise or Vibration: Staff anticipates no noise or vibration with the proposed use.

iii. Dust, Glare, Or Heat: The proposed drive-thru coffee and micro bakery use will not generate dust, glare or heat.

iv. Smoke, Fumes, Gas, or Odors: The proposed use will not generate smoke, fumes, gas, or odors that would be out of character with any food/beverage establishment located along Highway 2. The only difference between the drive-thru and a coffee shop without a drive-thru is that there will be cars idling in line while waiting at the window.

v. Inappropriate Hours of Operation: Owner advises that operating hours will be between 4:30 AM to 6:00 PM Monday-Friday with reduced hours on the weekend. These are completely acceptable hours for a commercial district. Staff is not proposing any limits on the hours of operation.

RECOMMENDATIONS:

Staff recommends that the Planning Board adopt Staff Report CCU-20-03 as findings of fact and that the Planning Board recommend approval of the Conditional Use Permit for permitting a drive thru coffee and micro bakery at 2120 9th Street West, Columbia Falls should be granted with the following conditions:

1. The applicant shall secure a sign permit from the City of Columbia Falls for new signage appropriate to the drive-thru coffee and micro bakery stand.
2. Secure approval from the Flathead City-County Health Department food service operations.
3. The applicant shall submit engineered plans for water and sewer connections to the Columbia Falls Public Works Department and obtain City permission to connect to City Sewer and Water.
4. If connecting to services in Highway 2, the applicant shall secure the appropriate approvals from the MDOT.
5. The applicant shall secure all applicable Building Permits from the City of Columbia Falls for the placing and or construction of the drive-thru building.

APPLICATION FOR CONDITIONAL USE PERMIT

FILING FEE ATTACHED \$ 700

PROPOSED USE: Drive through coffee shop and micro bakery.

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

OWNER(S) OF RECORD:

Name: Judy and Dawson Morse

Mailing Address: 8313 Winona St SW

City/State/Zip: Lakewood /WA / 98498 Phone: 206-458-8886

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

Name: Judy Morse

Mailing Address: 8313 Winona St SW

City/State/Zip: Lakewood /WA / 98498 Phone: 206-458-8886

LEGAL DESCRIPTION OF PROPERTY (Refer to Property Records):

Street Address 2100 9th St W ^{Parking lot} Tract _____ Block _____ Lot 3

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

Subdivision Name _____

Section _____ Township _____ Range _____

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: CB-2

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.

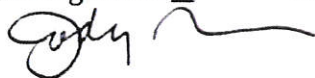
4. Attach supplemental information for proposed uses that have additional requirements.

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

09/23/2020



Meeting required criteria for conditional use permit

- A. Site Suitability. That the site is suitable for the use.
 - a. Adequate usable space, **In Exhibit A you will see there is adequate usable space**
 - b. Adequate access, **In exhibit B you can see adequate access and**
 - c. Absence of environmental constraints, **No environmental constraints**
- B. Appropriateness of design. The site site plan for the proposed use will provide the most convenient and functional use of the lot. Consideration of design included
 - a. Parking scheme, **as this will be a drive thru we have kept with the current lot layout for parking and do not plan to disrupt it**
 - b. Traffic circulation, **as shown in exhibit B you can see clear and adequate traffic circulation**
 - c. Open Space, **by using this portion of the lot we have plenty of open space**
 - d. Fencing/screening, **we do not plan to add any fencing or screening and plan to keep the current landscaping in place**
 - e. Signage, **we plan to have our signage attached to our building and no other location at this time**
- 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:
 - a. Sewer, **is planned to be put into place as soon as possible and will meet all requirements**
 - b. Water, **is planned to be put into place as soon as possible and will meet all requirements**
 - c. Storm water drainage, **is already in place and meets requirements**
 - d. Police protection, **meets requirement**
 - e. Streets, **currently in place meet requirement**
- 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:
 - a. Excessive traffic generation, **we do not plan to generate anymore traffic than is currently happening**
 - b. Noise or vibration, **we will not be making any excess noise or vibrations**
 - c. Dust, glare, or heat, **we will not be producing any dust, glares or heat to effect our neighbors**
 - d. Smoke, fumes, gas, or odors, **we will not be producing anything hideous or unpleasant**
 - e. Inappropriate hours of operation, **we plan to be open Monday though Friday 4:30am-6:00 pm and Saturday 5:30-6:00 and Sunday 6:30-5:00**
 - f. Economic impacts if the building is a large building with a minimum floor area of 60,000 square feet, **our building is 360 sq feet so with economic impacts**

Dear Council Members,

In planning for our drive through coffee shop and micro bakery Flitter Bee Buzz Thru, we have taken careful consideration to take into account things like traffic flow, access and circulation within the property and how deliveries will take place. As you can see in exhibit B, the parking lot currently has adequate access to enter and exit the lot and by placing our shop up in the corner as seen in on the document it allows easy flow to and from the shop while also allowing cars to stack in line without affecting the current business or interfering with street traffic.

Our building measures 12x30 with a roof pitch of 7/12 and sidewalls measuring 7' 4.5", it will be placed on a 3 foot frost free foundation. Our signage would be neatly and clearly attached to our building showing menu boards on each side and our business name on the front side. Our operation hours would be Monday through Friday 4:30am-6:00pm Saturday 5:30am-6:00pm and Sunday 6:30am-5:00pm.

I will attach images and design of the building as exhibit c, d, and e. Thank you so much for your time.

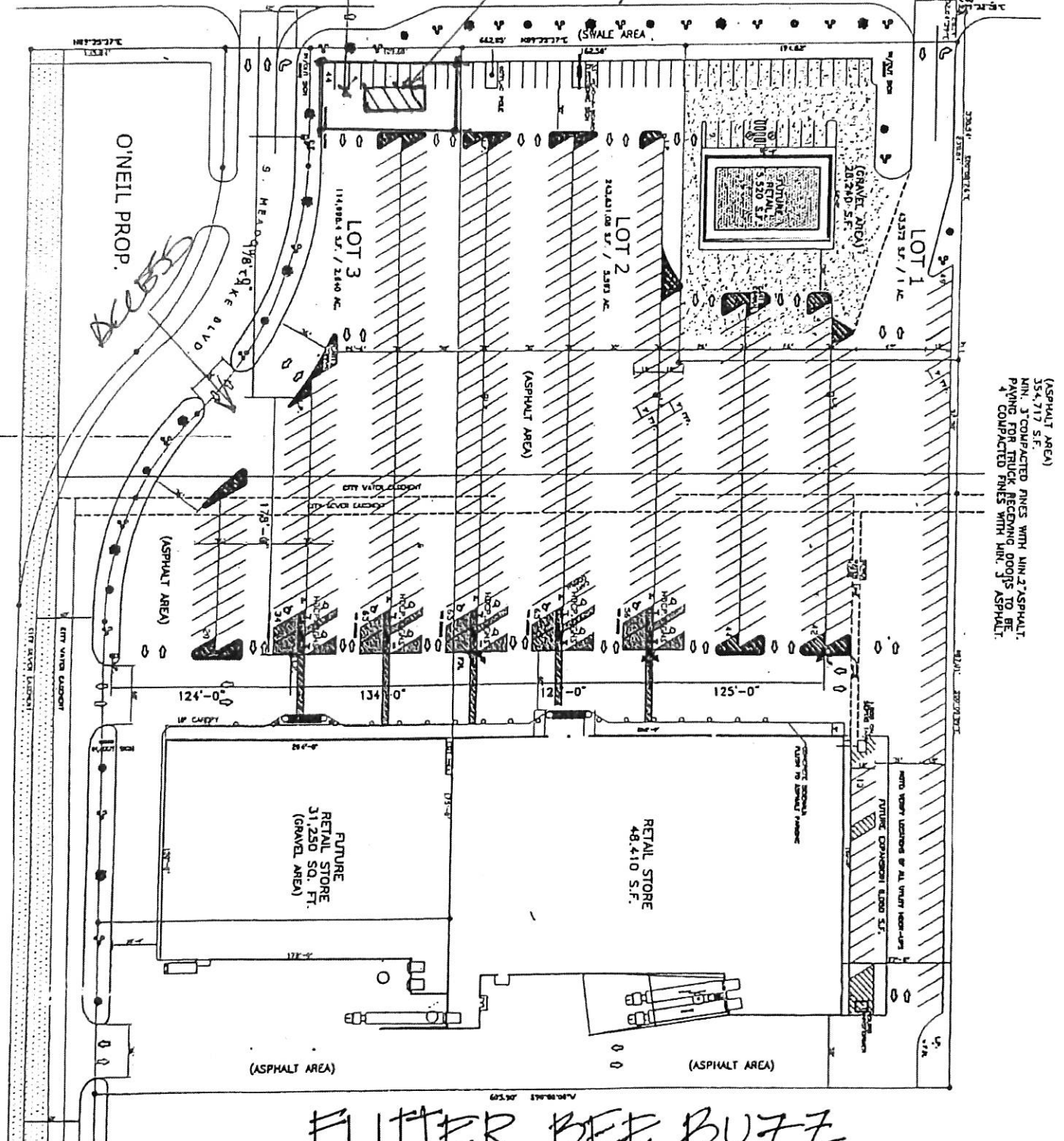
Kindly,
Judy Morse

SITE PLAN EXHIBIT-A (N.T.S.)

U.S. HIGHWAY No. 2

9th ST W

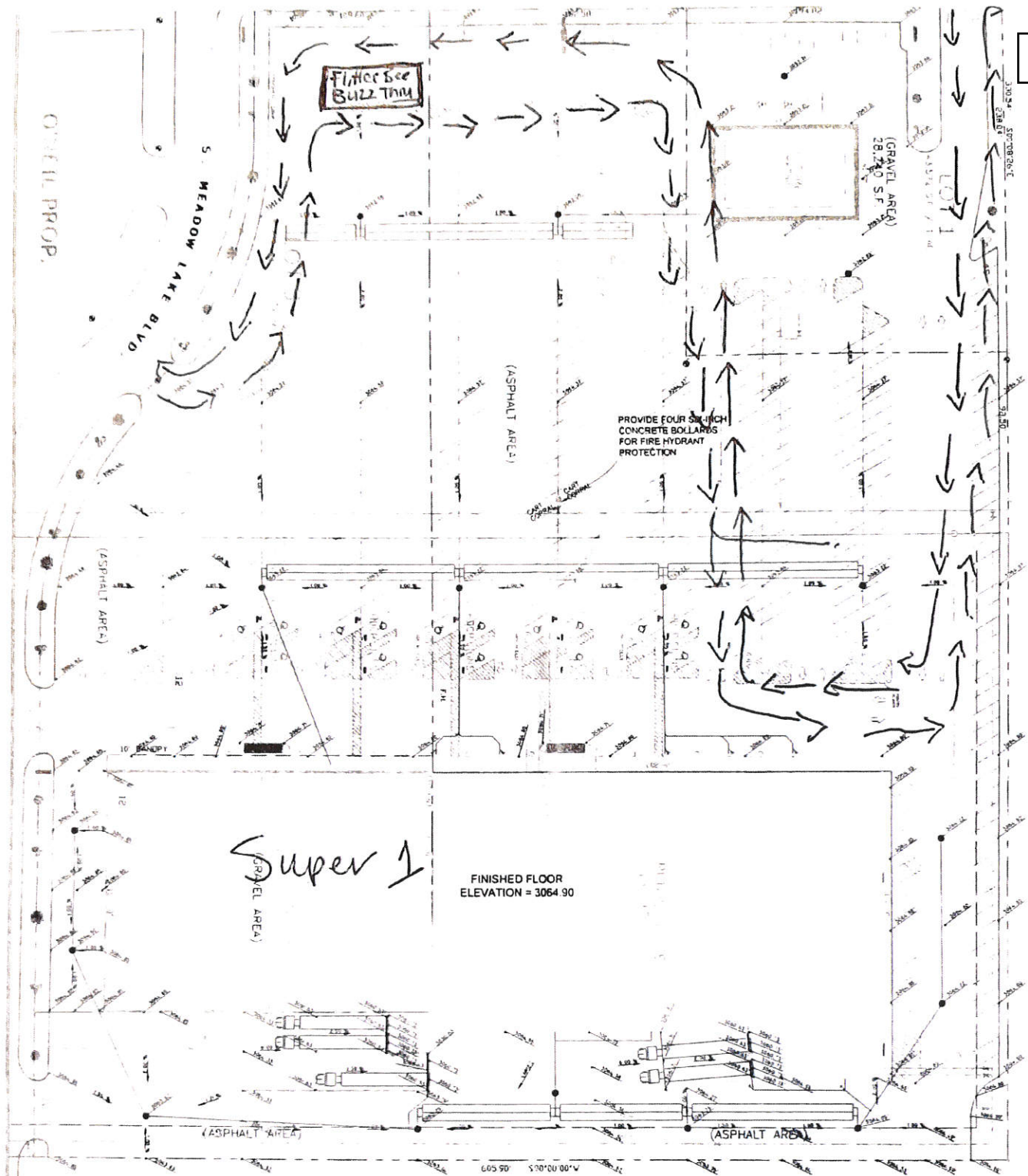
Barco BUILDING



FLITTER BEE BUZZ

TITRU.

COLUMBIA FALLS, IAT.



NORTH
SCALE: 1" = 30'

5
5

SITE UTILITIES
FOR
COLUMBIA FALLS, SUPER 1 FOODS STORE
MCINTIRE & YOUNG PARTNERSHIP
NORTH DAKOTA 58104

PROJECT NO. 11-00-00
DRAWN BY: D.E.
DESIGNED BY: D.E.
SCALE: 1/8" = 1'-0"
DATE: 15 SEPTEMBER 2011

SITE GRADING PLAN

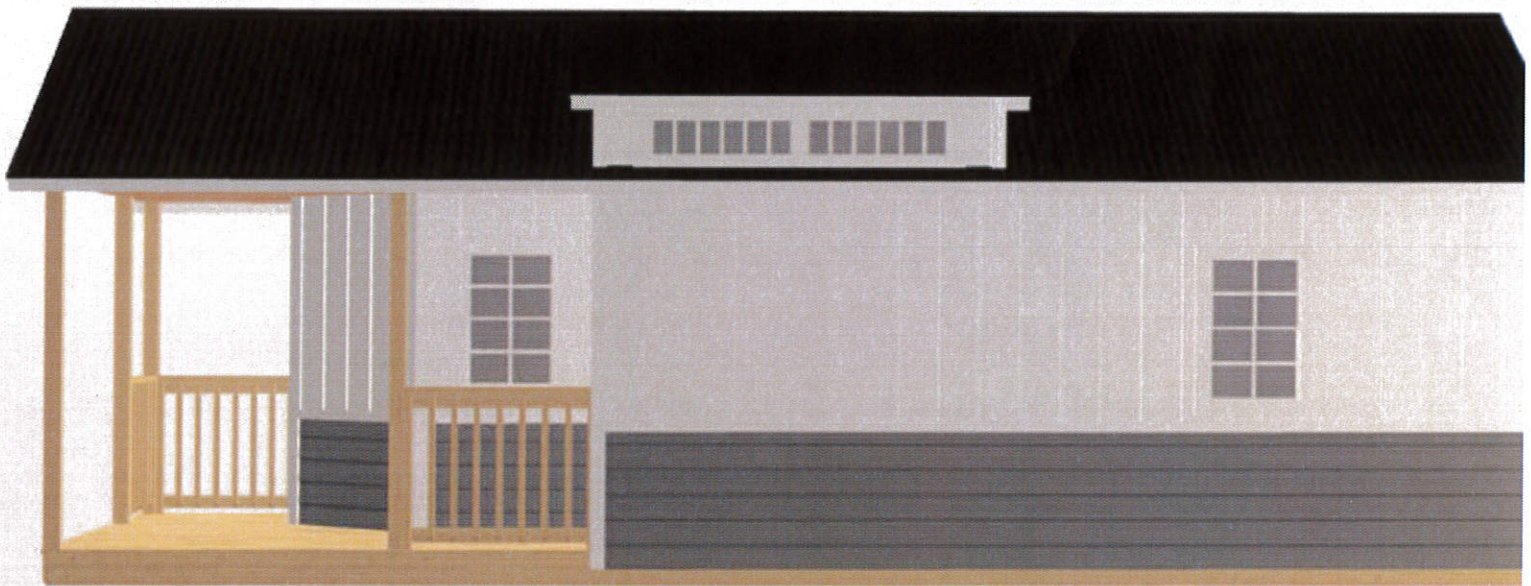


BILLMAYER ENGINEERING
2011 THIRD FLOOR, COLUMBIA FALLS, MN 56001 (201) 251-0700

→ = Traffic Flow
Exhibit "B"



Exhibit C



CITY OF COLUMBIA FALLS
NOTICE OF PUBLIC HEARING
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DATED this 16th day of October, 2020

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

COUNTY PLANNING BOARD

October 25, 2020
MNAXLP

STATE OF MONTANA

FLATHEAD COUNTY

AFFIDAVIT OF PUBLICATION

MARY BOOTH BEING DULY

SWORN, DEPOSES AND SAYS: THAT SHE IS THE LEGAL CLERK OF THE **DAILY INTER LAKE** A DAILY NEWSPAPER OF GENERAL CIRCULATION, PRINTED AND PUBLISHED IN THE CITY OF KALISPELL, IN THE COUNTY OF FLATHEAD, STATE OF MONTANA, AND THAT NO. 27335

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 OCTOBER 25, 2020

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

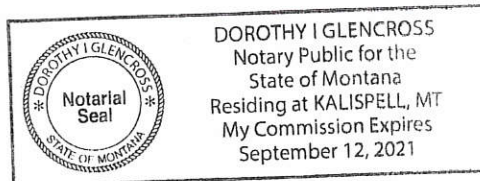
Mary Booth

Subscribed and sworn to
Before me this, October 25, 2020

Dorothy I. Glencross

Dorothy I. Glencross

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





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

Planning Department

PHONE (406) 892-4391

FAX (406) 892-4413

Item No.2.

October 16, 2020

Re: Public hearing notice for a CUP for Judy Morse and a Drive-Thru Coffee & micro bakery Stand

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 Conditional Use Permit to operate a drive-thru coffee and micro bakery stand at 2100 9th Street West (The front northwest corner of the Super 1 parking lots). The property is zoned CB-2 Commercial however all drive-thru's require a conditional use permit in this zone. The coffee/bakery will have circulation through the existing Super 1 parking lot and highway approaches. The property is described as Lot 3 of the O'Neil Subdivision Section 18, Township 30 North, Range 20 West, P.M.M., Flathead County.

If you have question or comments concerning this matter, please call, visit or write me at City Hall. For written comment to be included in the Planning Board packet, it needs to be submitted to the City Clerk, 130 6th Street West, Columbia Falls, MT 59912 no later than Thursday November 5, 2020 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 item at their regular meeting on Tuesday, November 10th, 2020 at 6:30 p.m. at the Council Chambers of City Hall, 130 6th Street West, Columbia Falls, Montana. The Columbia Falls City Council will hold a subsequent hearing on December 7, 2020 starting at 7:00 p.m. in the same location. Both hearings will be conducted in accordance with the most current recommended and/or required public health and safety protocols in place at the time of the hearing. The City website, <https://cityofcolumbiafalls.org> will contain updated information if there is any change to the planned hearings

Request to establish a Conditional Use Permit in the Columbia Falls Zoning Jurisdiction:

Applicant, Judy Morse is requesting a Conditional Use Permit to operate a drive-thru coffee and micro bakery stand at 2100 9th Street West (The front northwest corner of the Super 1 parking lots). The property is zoned CB-2 Commercial however all drive-thru's require a conditional use permit in this zone. The coffee/bakery will have circulation through the existing Super 1 parking lot and highway approaches. The property is described as Lot 3 of the O'Neil Subdivision Section 18, Township 30 North, Range 20 West, P.M.M., Flathead County.

Persons are allowed to attend the hearing(s), subject to the most recent public gathering restrictions enacted by County and State agencies at or prior to the time of the hearing. Persons are encouraged to submit written comments prior to the meeting. Written comments carry the same weight as public testimony given during the hearing. Written comments may be sent to Columbia Falls City Hall, Attention: Barb Staaland, City Clerk, 130 6th Street West, Room A, Columbia Falls, MT 59912 or via email: staalandb@cityofcolumbiafalls.com. For more information on the proposed conditional use, please call Eric Mulcahy, Columbia Falls City Planner at 755-6481.