

RESOLUTION NO. 1719

A RESOLUTION OF THE CITY COUNCIL OF COLUMBIA FALLS, MONTANA CONDITIONALLY APPROVING THE PRELIMINARY PLAT OF VISTA NORTH SUBDIVISION, A THREE LOT MINOR SUBDIVISION, DESCRIBED AS TRACT 4B, IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 30 NORTH, RANGE 21 WEST, P.M.M., FLATHEAD COUNTY, MONTANA.

WHEREAS, the Vista LLC, purported owners/applicants of the subject property, have applied for preliminary approval of a three-lot minor commercial subdivision on approximately 9.51 acres of land more particularly described as follows:

Tract 4B situated, lying and being in the Southeast Quarter of the Southeast Quarter of Section 11, Township 30 North, Range 21 West, Principal Meridian, Flathead County, Montana

WHEREAS, the proposed subdivision plat is subject to the provisions of Title 17 of the Columbia Falls Municipal Code and Title 76 of the Montana Code Annotated;

WHEREAS, the Columbia Falls Planning Department on January 19, 2016 in Subdivision Report #CPP-15-01, recommended approval of said subdivision plat with certain conditions;

WHEREAS, the preliminary approval of said subdivision plat was considered by the City Council of the City of Columbia Falls at the regular council meeting on Tuesday, January 19, 2016, at which time the Council determined that the development of the subdivision meets the requirements of Title 76, Chapter 3 of the Montana Code Annotated and should be approved with certain conditions.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA FALLS, MONTANA AS FOLLOWS:

Section One. Findings of Fact. That Subdivision Report #CPP-15-01 of the Columbia Falls Planning Department dated December 4, 2015, is adopted by the Council as findings of fact with respect to said Subdivision Plat approval and subject to the conditions set forth on Attachment "A".

Section Two. Zoning. That the zoning classification of said premises shall not be affected by this action.

Section Three. Final Plat. That upon proper review and filing of the final plat of said subdivision in the office of the Flathead County Clerk and Recorder, said premises shall be a subdivision of the City of Columbia Falls.

Section Four. Effective Date. This Resolution shall be effective immediately upon its passage and approval by the City Council.

PASSED AND ADOPTED BY THE CITY COUNCIL OF COLUMBIA FALLS, MONTANA THIS 19th DAY OF January, 2016, THE COUNCIL VOTING AS FOLLOWS:

AYES: Shepard, Fisher, Karper, Lovering, Petersen, Piper and Barnhart

NOES: None

ABSENT: None

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City Clerk

APPROVED BY THE MAYOR OF COLUMBIA FALLS, MONTANA THIS  
19th DAY OF January, 2016.

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Mayor

ATTEST:

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City Clerk

## ATTACHMENT "A"

- 1 The applicant shall receive physical addresses in accordance with Flathead County Resolution #1626C. All road names shall appear on the final plat. Street addressing shall be approved by Flathead County:
- 2 The applicant shall comply with all reasonable fire suppression and access requirements of the Columbia Falls Rural Fire District. A letter from the fire chief stating the plat meets the applicable requirements of the District shall be submitted with the application for final plat.
- 3 All area disturbed during development of the subdivision shall be re-vegetated in accordance with an approved Weed Control Plan and a letter from the County Weed Supervisor stating that the Weed Control Plan has been approved and implemented shall be submitted with the final plat.
- 4 With the application for final plat, the developer shall provide a compliant Road Users' Agreement per Covenants, Conditions, and Restrictions document which requires each property owner to bear his or her pro-rata share for maintenance of the roads within the subdivision and for any integral access roads lying outside the subdivision.
- 5 The proposed water, wastewater treatment, and stormwater drainage systems for the subdivision shall be reviewed, as applicable, by the Flathead City-County Health Department and approved by the Montana Department of Environmental Quality.
- 6 The mail delivery site(s) shall be provided with the design and location approved by the local Postmaster of the US Postal Service. A letter from the Postmaster stating that the applicant has met their requirements shall be included with the application for final plat.
- 7 All roads within the subdivision shall be paved and constructed to Columbia Falls Rural Road Standards. (The Subdivision road is the roadway between Lots 2 and 3 of the Vista North Plat).
8. The applicant shall complete the Flathead County Approach Permit for the approach onto Halfmoon Road for the new subdivision road.
- 9 The following statements shall be placed on the face of the final plat applicable to all lots:
  - a. All road names shall be assigned by the Flathead County Address Coordinator and clearly identified and addresses will be clearly visible from the road, either at the driveway entrance or on the business. Business numbers shall be at least four inches in height per number.
  - b. All utilities shall be placed underground.
  - c. Lot owners are bound by the soil disturbance and weed management plan to which the developer and the Flathead County Weed Department Agreed
- 10 All required improvements shall be completed in place or a Subdivision Improvement Agreement shall be provided by the subdivider prior to final approval by the County Commissioners.
- 11 The final plat shall be in substantial compliance with the plat and plans submitted for review, except as modified by these conditions.
- 12 Preliminary plat approval is valid for three (3) years. The final plat shall be filed prior to the expiration of the three years. Extension requests to

the preliminary plat approval shall be made in accordance with the applicable regulations and the following associated timeline(s).

- 13 The applicants shall provide Columbia Falls Public Works Department an AutoCAD file of the subdivision at final plat and any improvements constructed with this project, including as-built construction drawings for all public infrastructure improvements constructed in street rights of way or easements within the plat. Drawings shall be paper and digital. Digital copies shall be in a format prescribed by the City.
- 14 The applicant is not subject to a parkland dedication fee in accordance with 17.18.220.B.1.a which exempts minor subdivisions.
- 15 The requested variance to the Columbia Falls Subdivision Regulations for the construction of pedestrian paths along the Highway 40 frontage and the Halfmoon Road frontage is granted.