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City of Columbia Falls  
130 6<sup>th</sup> Street West  
Columbia Falls, MT 59912

**RESOLUTION NO. 1714**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COLUMBIA FALLS, MONTANA, APPROVING AN APPLICATION FOR A CONDITIONAL USE PERMIT BY LOGAN AND HANNAH NOLAN TO KEEP HORSES ON THEIR SIX ACRE PROPERTY. THE PROPERTY IS ADDRESSED AS 1736 TALBOT ROAD AND AS DESCRIBED AS TRACTS 8CA AND 8BCA IN SECTION 18, TOWNSHIP 30 NORTH, RANGE 20 WEST, P.M.M., FLATHEAD COUNTY.

WHEREAS, an Application been filed with the City by Logan and Hannah Nolan requesting permission to keep horses on their six acre property pursuant to Ordinance #750;

WHEREAS, the property is currently zoned CR-4;

WHEREAS, the requirements for keeping horses are a conditional use pursuant to 18.434.010 F in the Columbia Falls Municipal Code;

WHEREAS, said requested conditional use permit was considered by the Columbia Falls City-County Planning Board at its regular meeting on September 15, 2015, and said Board recommended granting the proposed conditional use permit, with certain conditions; and

WHEREAS, said conditional use permit was considered by the City Council of the City of Columbia Falls, Montana, at a public hearing held during the Council's regularly scheduled meeting on Monday, September 21, 2015, pursuant to public notice as required by law, and all comments filed or voiced concerning said requested conditional use permit having been considered by the City Council, along with the recommendation of the Planning Board.

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

Section One. Findings of Fact. That the City Council specifically finds that the conditions set forth in Section 18.434.010 F of the Columbia Falls Municipal Code are accurately evaluated as set forth in Conditional Use Report #CCU-15-02 of the Columbia Falls Planning Office, and the City Council hereby adopts said report as findings of fact in support of the requested conditional use permit.

Section Two. Permit Approved. That based upon the findings of Section One of this Resolution, the application of Logan and Hannah Nolan for a Conditional Use Permit to keep horses on their six acre property, addressed as 1736 Talbot Road, Columbia Falls, MT, described as Tracts 8CA and 8BCA, Section 18, Township 30 North, Range 20 West, P.M.M., Flathead County, Montana, is hereby approved.

Section Three. Conditional Use Permit. That the conditional use permit is approved, specifically contingent upon the conditions set forth on Exhibit "A" attached hereto and incorporated herein by reference.

Section Four. Effective Date. That this Resolution shall become effective immediately upon its passage and approval by the City Council.

PASSED AND ADOPTED BY THE CITY COUNCIL OF COLUMBIA FALLS, MONTANA THIS 5th DAY OF OCTOBER, 2015, THE COUNCIL VOTING AS FOLLOWS:

AYES: Karper, Lovering, Petersen, Plevel Fisher and Barnhart.

NOES: None.

ABSENT: Shepard

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CITY CLERK

APPROVED BY THE MAYOR OF COLUMBIA FALLS, MONTANA THIS 5th DAY OF OCTOBER, 2015.

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MAYOR

ATTEST:

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CITY CLERK

**EXHIBIT "A"**

1. The four acres as shown in the application shall be fenced by a three plank or rail wood fence. Changing of fencing material is subject to approval by the Columbia Falls City Manager.
2. The property is limited to a maximum of six horses.
3. The applicant shall manage manure as specified in the application, which includes mucking out the runs and hauling off property at least once every eight weeks and dragging the pasture once a year to break up manure for quicker decomposition.
4. The horse owner must reside on the property in order for this CUP to be valid. The land/horse owner shall not board or keep horses belonging to other persons.
5. Should the land owner cease to keep horses on the property for a period of more than 12 months, the CUP will expire.
6. Storage of feed and hay is limited to the area in and around the existing pole barn.