AGENDA

REGULAR MEETING
COLUMBIA FALLS CITY-COUNTY
PLANNING BOARD AND ZONING COMMISSION

Tuesday, November 14, 2017 - Beginning at 6:30 PM

CITY HALL
COUNCIL CHAMBERS

A. CALL TO ORDER
   a. Roll Call
   b. Pledge of Allegiance

B. APPROVAL OF MINUTES: Minutes of the October 10, 2017 Regular Board Meeting

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

D. PUBLIC HEARING:
The Columbia Falls City-County Planning Board will hold a public hearing for the following items at their regular meeting on Tuesday, November 14th 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 20, 2017 starting at 7:00 p.m. in the same location.

Request for a Conditional Use Permit in the Columbia Falls Zoning Jurisdiction:
A request by Columbia Mortuary for a Conditional Use Permit (CUP) to add a small 884 square foot addition to the mortuary. The addition will function as a garage and crematory. The addition is located on the south side of the existing mortuary and will access from the alley. The property is located at 1010 4th Avenue West, Columbia Falls and is described as the Amended Plat of Lots 6, 7, 8, 9, & 10; Block 6 of Hoerner Addition to Columbia Falls in Section 17, Township 30 North, Range 22 West, P.M.M., Flathead County

Persons may testify at the hearing or submit written comments prior to the meeting. Written comment may be sent to Columbia Falls City Hall, Attention: Susan Nicosia, City Manager, 130 6th Street West, Room A, Columbia Falls, MT 59912. For more information call Eric Mulcahy, Columbia Falls City Planner at 755-6481.
a. Adopt Staff Report CCU-17-02 as findings of fact.

b. Approve the Conditional Use Permit

E. NEW BUSINESS: None

F. ADJOURNMENT

Next Meeting – TBD
MINUTES
REGULAR MEETING
COLUMBIA FALLS CITY-COUNTY
PLANNING BOARD AND ZONING COMMISSION
Tuesday, October 10, 2017 - Beginning at 6:30 PM
CITY HALL
COUNCIL CHAMBERS

CALL TO ORDER AND ROLL CALL
Chairman Vukonich called the meeting to order at 6:30 p.m. PRESENT: Haverfield, Duffy, Vukonich, Shepard, Stene and Bonitz. ABSENT: Hughes.

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

Pledge of Allegiance

APPROVAL OF MINUTES: Haverfield made a motion to approve the Minutes of the September 12, 2017 Planning Board Meeting, second by Shepard and the motion carried.

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

PUBLIC HEARINGS:
Chairman Vukonich read the 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, October 10, 2017 at 6:30 p.m. in 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 6, 2017 starting at 7:00 p.m. in the same location.

Request for a Conditional Use Permit in the Columbia Falls Zoning Jurisdiction:
A request by Robert W. Pero for a Conditional Use Permit (CUP) to build a six-plex condominium/apartment building on each of two lots owned by the applicant. As a result there will be a total of twelve units proposed. The 6-plex will occupy Lots 166 and 167 of Hilltop Homes Subdivision located on Diane Road in Columbia Falls. The properties are zoned CRA-1 (Multi-Family Residential) which requires a CUP to construct a three-plex or greater within the zoning district. The properties are addressed
as 9 and 11 Diane Road and described as Lots 166 and 167 of the Hilltop Homes subdivision in Section 18, Township 30 North, Range 22 West, P.M.M., Flathead County.

City Planner Mulcahy presented Staff Report CCU-17-01. Mulcahy said the applicant is proposing to construct a 6-plex on each lot, 166 and 167, on Diane Road for a total of 12 units. This project is in compliance with the City Growth Policy and the neighborhood plan. Staff requests Planning Board approval of the findings along with the listed 14 conditions as presented.

Chairman Vukonic asked the Board if they had any questions for staff. Stene asked about the open space requirement and why it is not applicable on this property. Mulcahy reported that the open space requirement and cash in lieu is specifically set for subdivisions pursuant to city code and state statute. This property is already part of the Hilltop Homes subdivision whereby open space and cash in lieu were already established years ago. He noted that the park cash in lieu of $1,000 per building was established by the prior City Manager for each Conditional Use Permit approved by the City Council for this neighborhood. The $1,000 Cash in Lieu for Parks is paid to the City which they put into improvements on the neighborhood park, Horine Park in this case.

Duffy said he was looking at the elevations and does not see the height of the buildings. Mulcahy replied with a CUP you cannot modify the height requirement; they have to comply with the zoning code maximum 35 feet.

Vukonic asked about snow storage in the winter months and issues with cars parking in the street. Nicosia said the developer will be required to have snow storage on their property. She reported that two years ago the city put in place parking on one side of the street only to ensure room for emergency response vehicles. Vukonic also mentioned the $1,000 Cash in Lieu of Parks, since he has been on the board the fee established of $1,000 per lot does not seem like much, is it accurate? Nicosia said it is adequate given the size of the development and established as part of the CUP process. City code does not specify a cash in lieu for apartments and the subdivision met parkland requirements in the 80's. Stene asked about the Hilltop open space. Mulcahy said it is the park with the soccer field on Talbot Road by the water shop. Nicosia noted there are additional designated green spaces that cannot be built on throughout the neighborhood.

Chairman Vukonic asked for comments from the applicant. Kevin Nelson said he is a Planner with Marquardt Surveying in Kalispell and is representing the owner and would entertain questions from the Board. Stene asked if the apartments are for rent or sale. Mr. Nelson said they are for rent. Stene asked for price points. Mr. Nelson replied he was unsure. Vukonic asked what the timeline was for the build. Mr. Nelson said he was not sure of the start time.

Vukonic opened the public hearing at 6:56 pm and closed the Public Hearing with no one wishing to speak to the Board.
Shepard made motion to approve Staff Report CCU-17-01 as findings of fact, second by Stene. AYES: Haverfield, Duffy, Stene, Bonitz, Shepard and Vukonich. NOES: None. ABSENT: Hughes.

Shepard believes this to be an excellent use in that neighborhood.

Duffy motioned to approve the Conditional Use Permit, second by Shepard with the Board voting as follows. AYES: Duffy, Stene, Bonitz, Shepard, Haverfield and Vukonich. Noes: None. ABSENT: Hughes.

Stene asked if this is the appropriate time to get something on the next agenda. She would like to look at impact fees and park fees. Nicosia reported that the impact fees are out of the scope of the Planning Board. Nicosia said the Board will be looking at text changes at a future meeting; noting that the City will be updating the codified code this year and want all relevant changes to be included.

NEW BUSINESS: None

OLD BUSINESS: None

REPORTS: Nicosia reported that the Board will be meeting on November 14th for a Conditional Use Permit hearing.

ADJOURNMENT:
Motion to adjourn by Stene, second by Shepard meeting adjourned at 7:14 p.m.

__________________________________________
Chairman

__________________________________________
City Clerk
CITY OF COLUMBIA FALLS
NOTICE OF PUBLIC HEARINGS

The Columbia Falls City-County Planning Board will hold a public hearing for the following items at their regular meeting on Tuesday, November 14th 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 20, 2017 starting at 7:00 p.m. in the same location.

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Persons may testify at the hearing or submit written comments prior to the meeting. Written comment may be sent to Columbia Falls City Hall, Attention: Susan Nicosia, City Manager, 130 6th Street West, Room A, Columbia Falls, MT 59912. For more information call Eric Mulcahy, Columbia Falls City Planner at 755-6481.

DATED this 24th day of October, 2017

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

Publish: Daily Interlake: October 29, 2017
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 expand the Columbia Mortuary located at 1010 4th Avenue West. The Conditional Use request is scheduled for a public hearing before the Planning Board on November 14, 2017 at 6:30 PM and the City Council on November 20, 2017 at 7:00 p.m.

BACKGROUND INFORMATION

A. PETITIONERS
Columbia Mortuary
1010 4th Avenue West
Columbia Falls, MT 59912

B. PETITIONER’S TECHNICAL ASSISTANCE
Downing Underground, Inc.
300 Morning Drive
Kalispell, MT 59901

C. LOCATION/DESCRIPTION

<table>
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<tr>
<th>Subd:</th>
<th>Amended Plat of Lots 6, 7, 8, 9, &amp; 10, Block 6 Hoerner Addition to Columbia Falls</th>
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<tbody>
<tr>
<td>Lots:</td>
<td>6A</td>
</tr>
<tr>
<td>Section:</td>
<td>17</td>
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<tr>
<td>Address</td>
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</tr>
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</table>

D. REQUEST
Conditional Use Permit to expand the Columbia Mortuary. The applicants want to expand the use by constructing a small 884 square foot addition that will provide enclosed parking and crematory area. The existing mortuary is almost 5,000 square feet in size and the applicants have 18,725 square feet of land or over a 1/3 of an acre.
REASON FOR REQUEST
The Columbia Falls Zoning Code requires a conditional use permit for "Undertaking Establishments" (18.336.030(O)). The Code also states that: "No structure, building, or land shall be used, constructed, or altered, or expanded where a conditional use permit is specifically required by the terms of this title until a conditional use permit for such use has been authorized by the Planning Board and issued by the zoning administrator." (18.210.010). "Structures or buildings devoted to any use which is permitted under the terms of this title subject to the securing of a conditional use permit, may be altered, added to, enlarged, expanded, or moved from one location to another on the lot only after securing a new conditional use permit." (18.210.020)

E. EXISTING LAND USE
The current use is Mortuary (Undertaking Establishment per the Columbia Falls Zoning Code). The property is split by two zoning districts, the CB-2(General Commercial) and the CR-5 (Two-Family Residential). According to the zoning map, the CB-2 extends 130-feet into the property (Figure 1). The existing Mortuary use as well as the proposed expansion all falls within the CB-2 zoning area.

F. ADJACENT ZONING AND LAND USE:

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<thead>
<tr>
<th>Direction</th>
<th>Zoning Classification</th>
<th>Land Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>CB-2</td>
<td>Residential and Commercial use</td>
</tr>
<tr>
<td>South</td>
<td>CR-5</td>
<td>Residential</td>
</tr>
<tr>
<td>East</td>
<td>CB-2</td>
<td>City Park/Pool</td>
</tr>
<tr>
<td>West</td>
<td>CR-5</td>
<td>Residential</td>
</tr>
</tbody>
</table>

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

Figure 1 - Zoning Map (GIS – Flathead County)
G. **GROWTH POLICY DESIGNATION:**
The subject area is designated as Urban Residential as indicated by the yellow shading on the Columbia Falls Growth Policy Map indicated below. Commercial is indicated by the Red shading. The Growth Policy Map and the land use don’t track very well in this area. The Night Owl/Back Room owns most of the property north of the Mortuary and the Mortuary itself has been at this location since 1966.

**Figure 2**

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 property (Lot 6A) measures 149.8 feet by 125 feet for 18,725 square feet. The lot is located on the corner of 4th Avenue West and 10th Street West with alley access to the rear of the building and the proposed garage door. The existing mortuary building is approximately 5,000 square feet in size and the small addition will be attached to the southwest corner of the building (See Site Plan included in the application package).

The property is zoned CB-2 with required setbacks of 20-feet in the front; 5-feet on the side; 20-feet on the side corner; and 15-feet in the rear. The proposed addition will be 61 feet from the front property line; 29.7 feet from the side; and 29.9 feet from the rear; all of which easily meet the setbacks.
The CB-2 zoning district does not have a maximum Lot Coverage restriction but the proposed project including the existing structure only amounts to 31% of the lots. This easily matches that of neighboring residential zones. There is adequate space for the project.

Photo 1 – Front of the existing Columbia Mortuary.

ii. Adequate Access: The property is accessed by 4th Avenue West on the front which is also the entrance for the public. There is existing access via a garage door
(Photo 3) on the alley side and this is also the garage access for the proposed addition. The alley access is strictly employee access.

Photo 3 – Alley access to the rear of the Mortuary

iii. Absence of Environmental Constraints: No environmental constraints were detected on the property. The site is flat; devoid of wetlands, floodplain, sink holes, avalanche chutes, bogs, rip-tides and black holes.

b. Appropriateness of Design: The small addition will match the architectural elements of the existing building with a low sloping gabled roof and lap siding. (See Elevation drawings attached to the application). The design is appropriate for the use.

i. Parking Scheme: The proposed addition is not adding any seating to the use it is in fact adding enclosed parking for company vehicles as well as a crematorium which compliments the existing service provided by the mortuary. The proposed addition will not require additional parking other than what is proposed.

ii. Traffic Circulation: The Mortuary is adjacent to two public streets, 4th Avenue West and 10th Street West. The Mortuary has been at this location since 1966 and the City has never received a complaint about circulation to my knowledge.

iii. Open Space: The property is zoned CB-2. The zoning regulations do not require open space and since the applicant is not subdividing they are not subject to the open space requirements of the subdivision regulations.

iv. Fencing/Screening: None is required for this use.
v. **Landscaping:** The small building standards require 5% of the lot area to be landscaped. In the case of the Mortuary, close to 50% of the lot is landscaped when we subtract roof, asphalt, and concrete (Figure 3).

![Figure 3](image)

vi. **Signage:** No additional signage is proposed with this application.

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:

<table>
<thead>
<tr>
<th>Service</th>
<th>Provider</th>
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<tbody>
<tr>
<td>Sewer</td>
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</tr>
<tr>
<td>Water</td>
<td>City - Public</td>
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<tr>
<td>Storm Water Drainage</td>
<td>Existing – On-site</td>
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<tr>
<td>Fire Protection</td>
<td>Columbia Falls Fire Dept.</td>
</tr>
<tr>
<td>Police Protection</td>
<td>Columbia Falls Police</td>
</tr>
<tr>
<td>Streets</td>
<td>City - Public</td>
</tr>
</tbody>
</table>
The above described services are available, existing, and adequate for the small addition proposed with this Conditional Use Permit.

d. **Immediate Neighborhood Impact.** The proposed 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:

i. **Excessive Traffic Generation:** The small addition to the existing funeral home will not generate any significant increase in traffic. That said the mortuary is located on 4th Avenue West which is a wide city street capable of significant traffic volumes. In addition the use is only one street south of Highway 2 which provides ample access and capacity for traffic. The proposed expansion will not cause impacts to the level of service of any adjacent streets/intersections.

ii. **Noise or Vibration:** The proposed use will not cause any noise or vibrations for neighboring uses. On a whole, mortuaries and funeral homes are about as quiet as a cemetery unless of course we suffer from a zombie apocalypse; then all bets are off.

iii. **Dust, Glare, Or Heat:** The proposed expansion will not generate dust, glare or heat.

iv. **Smoke, Fumes, Gas, or Odors:** The proposed crematory will not generate smoke of fumes that are noticeable by the public. The Funeral Homes, Mortuaries, Crematories, etc. are subject to licensing through the Montana Department of Labor and Industry – Board of Funeral Services. This public agency is responsible for reviewing and promoting the health and safety of all funeral related services. According to Lucy Richards with the Board of Funeral Services, their agency provides yearly inspections of mortuaries and crematories to insure that the facilities comply with the licenses. Ms. Richards stated that the Montana Department of Environmental Quality (MDEQ) is responsible for reviewing and permitting the furnace and exhaust systems of the crematories. The applicants have provided specifications from the manufacturer of the crematory equipment.

Admittedly, Planning Staff is not an expert on crematory equipment and we are not likely to become experts in the short time we are given to review this conditional use permit. This is why we rely on State Agencies that have the expertise and apply it over the whole state rather than expecting local governments to become experts for the one or two projects we might see over the course of a career. However staff can provide some anecdotal perspective, the Johnson-Gloschat Funeral Home and Crematory in Kalispell provides the same service and facilities as that being proposed and it is adjacent to residential neighborhoods and uses. Having worked near this facility in the past, I have never noticed smoke or fumes from the Johnson-Gloschat facility.
v. **Inappropriate Hours of Operation:** The applicant states that Mortuary business hours will be between 9:00 AM to 5:00 PM, Monday through Friday. The Mortuary must provide 24 hour on-call service for pick up and that will not be different than the current operation. The hours are appropriate for the use which is always quiet.

**RECOMMENDATIONS:**
Staff recommends that the Columbia Falls City-County Planning Board adopt Staff Report CCU-17-02 as Findings of Fact for the 884 square foot expansion of the existing Columbia Mortuary with Crematory facility. Staff also recommends that the Planning Board pass a favorable recommendation for Approval with attached conditions to the Columbia Falls City Council:

1. No signage is proposed. If changes in signage are proposed in the future, the applicant shall follow the Columbia Falls Sign Code and secure a sign permit.
2. The proposed use shall comply with the submitted site plan dated 9/22/17.
3. The applicants shall secure any required Licensing from the Montana Department of Labor and Industry, Board of Funeral Services and the proper permits from the MDEQ prior to operating the Crematory.
4. The activity shall commence 12 months of issuance of the Conditional Use Permit.
Eric H. Mulcahy

From: Richards, Lucy <LuRichards@mt.gov> on behalf of DLI BSD Funeral Service <dlibsdfnr@mt.gov>  
Sent: Wednesday, October 25, 2017 3:54 PM  
To: eric@sandssurveying.com  
Subject: Crematory Standards  
Attachments: Form_FNR_Inspection-Crematory_Current.docx

Eric,

Below are the statutes and rules that are most relevant to your questions. As I told you, they are not very specific and mostly require that you comply with local and federal laws. I tried to highlight the portions that speak most directly to construction. I have also attached the template inspection form that our funeral inspector uses for initial and annual inspections and highlights things that in some way might be related to the construction of the building. Keep in mind that not all of these necessarily have to do with construction as much as how the crematory operator utilizes the space. Also, this will take you to the DEQ air permit page.

Let me know if you have any further questions.

Unless the context requires otherwise, in this chapter, the following definitions apply: (21) "Holding facility" means an area within or adjacent to the crematory facility designated for the retention of human remains prior to cremation that must: (a) comply with any applicable public health law; (b) preserve the dignity of the human remains; (c) recognize the health, safety, and integrity of the crematory operator and crematory personnel; and (d) be secure from access by anyone other than authorized personnel.

(1) Application for a crematory, crematory operator, or crematory technician license must be on forms prescribed by the board and must include the name of the applicant, name of the crematory facility, location of the crematory facility and its mailing address, and any further information the board requires. To be eligible for licensure: (a) as a crematory facility, an application must include a description of the type of structure and equipment to be used in the operation of the crematory facility; (b) as a crematory operator, an applicant must be at least 18 years of age, must be a high school graduate or have an equivalent degree, and must be of good moral character.  
(2) The application must be accompanied by an application fee set by the board.  
(3) The board must be notified of any change of ownership of a crematory within 30 days of the change.  
(4) A license to operate a crematory in Montana may be issued only upon inspection of the crematory facility and upon a finding of compliance with standards for operation set by the board.  
(5) A temporary permit may be issued to operate a crematory facility, as prescribed by board rule, that is effective until the initial inspection is completed to the board's satisfaction.  
(6) A crematory facility may be inspected by a board member or the board's designated representative during business hours.  
(7) The board shall adopt rules governing the cremation of human remains, the transportation of human remains, sanitation, equipment, fire protection, building construction, and recordkeeping.  
(8) A crematory facility shall comply with all local building codes, environmental standards, and applicable state and local regulations.  
(9) A new crematory facility shall pay an initial inspection fee, set by the board, that must accompany the application.

37-19-705. Cremation procedures -- cremation containers. (1) Human remains may not be cremated except in a licensed crematory.  
(2) Human remains may not be cremated within 24 hours after the time of death.  
(3) A body may not be cremated with a pacemaker or other potentially hazardous implant, as defined by the board, including any toxic or explosive-type sealed implants, in place. The authorizing agent is responsible for disclosing the existence of any pacemakers or other hazardous implants.
(4) A crematory shall hold human remains, prior to their cremation, under the following conditions:
(a) In the event the crematory is unable to perform cremation upon receipt of the human remains, it shall place the human remains in a holding facility.
(b) If the human remains are not embalmed, they may not be held longer than 48 hours after the time of death outside of a refrigerated facility.

(5) Human remains delivered to a crematory may not be removed from the cremation container, and the cremation container must be cremated with the human remains.

(6) Unauthorized persons may not be permitted in the retort area while any human remains are awaiting cremation, being cremated, or being removed from the cremation chamber.

(7) The unauthorized, simultaneous cremation of human remains of more than one person within the same cremation chamber is prohibited unless the crematory has received express written authorization from all appropriate authorizing agents for the human remains to be cremated simultaneously. A written authorization exempts the crematory from liability for commingling of the products of the cremation process provided the authorization is complied with.

(8) The identification of the human remains, as indicated on the cremation container, must be verified by the crematory operator or crematory technician immediately prior to the cremation container being placed within the cremation chamber. The identification must be removed from the cremation container and be placed near the cremation chamber control panel where it must remain until the cremation process is complete.

(9) Upon completion of the cremation process, all recoverable residue must be removed from the cremation chamber. All residue of the cremation process must be separated from material other than bone fragments, which must be processed so as to reduce the bone fragments to unidentifiable particles.

(10) Cremated remains, with proper identification, must be packed and placed in a temporary container or urn ordered by the authorizing agent.

(11) If the cremated remains will not fit within the dimensions of the temporary container or urn, the remainder of the cremated remains must be returned to the authorizing agent in a separate container.

(12) If the cremated remains are to be shipped, the temporary container or designated receptacle ordered by the authorizing agent must be packed securely in a suitable, sturdy, pressure resistant, and properly sealed container.

(13) Cremated remains may be shipped only by a method that has an internal tracing system available and that provides a receipt signed by the person accepting delivery.

24.147.1101 Crematory Operation Standards

(1) All crematory facilities shall:
(a) comply with all local, state, and federal laws and rules pertaining to the operation of a crematory, and maintain for inspection permits relating to business, zoning, building codes (including plumbing, electrical, and mechanical), fire codes, air quality, and water quality;
(b) notify the board in writing of any changes in equipment from that reported on the application and maintain for inspection maintenance and repair schedules of equipment;
(c) designate a crematory operator-in-charge and notify the board in writing within ten days of any change in that designation;
(d) post signs near telephones and in the vicinity of the retort to direct staff to call 911 in a fire or other emergency;
(e) display the facility and personal licenses of licensed staff in plain view for members of the public to view. Personal addresses on licenses may be covered;
(f) conduct appropriate maintenance and safe operation of equipment used in cremations;
(g) maintain the crematory and all related cremation equipment after each use in a clean and sanitary condition;
(h) have floors and walls constructed of an impervious material to allow cleaning and disinfection of these surfaces;
(i) have procedures to identify remains awaiting cremation, remains in the cremation chamber, cremated remains in the processing station, and the urns or containers holding the cremated remains; and
(j) have procedures to ensure the proper authorization to cremate exists.

(2) All crematory facilities shall comply with the requirements of ARM 24.147.403 that are applicable to mortuaries regarding transfers, inspections, and eligibility for a temporary permit to operate a crematory, and ARM 24.147.903 regarding name change, closure, or sale of a crematory facility.

Lucy

Lucy Richards
Montana Department of Labor and Industry
Business Standards Division/Board Management Bureau
Executive Officer
Board of Funeral Service - dlbsdfnc@mt.gov & www.funeral.mt.gov
Board of Speech-Language Pathologists and Audiologists - dlbsdspl@mt.gov & www.slpaud.mt.gov
Board of Veterinary Medicine - dlbsdvl@mt.gov & www.vet.mt.gov
Montana State Board of Funeral Service

Inspection Report

Record ID

Licensee Name: 

Licensee Address: 

Licensee Phone: 

Inspection Type: 

Inspection Status: 

Inspector Name: 

Inspector Phone: 

Inspector Email: 

Checklist Name: FNR Crematory Inspection

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<th>Check List Item</th>
<th>Status</th>
<th>Comments</th>
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<tbody>
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<td>Is the crematory &quot;attached&quot; to the mortuary or is it independent/freestanding? 37-19-702(2), MCA. (If attached, must have separate license but pay only one inspection fee.)</td>
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<td>If independent/freestanding facility, operator does not present, negotiate, or sell prearranged funeral or related services without involvement of mortician? 37-19-827, MCA</td>
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<td>Was the inspection announced? 37-19-403, MCA</td>
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<tr>
<td>Business has not changed ownership type or owners and officers without notifying board office? 37-19-703(3), MCA)</td>
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<td>Listed crematory operator is the same who is presently in charge? 37-19-702(3), MCA</td>
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<tr>
<td>Facility, operator, and technicians licenses are current and displayed? 37-19-702(1) &amp; (3), MCA</td>
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## Montana State Board of Funeral Service

### Inspection Report

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<tr>
<th>Question</th>
<th>Answer</th>
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<td>Does facility comply with building codes, environmental standards, &amp; local regulations? 37-19-703(8), MCA</td>
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<td>Is fire emergency telephone number posted near all telephones? ARM 24.147 1101.</td>
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</tr>
<tr>
<td>Do current address, telephone number, and name of Board appear prominently on all contracts? 24.147.411 ARM.</td>
<td></td>
</tr>
<tr>
<td>Do cremation authorization forms contain signature of authorizing agent and demonstrate involvement by mortician; verify identification of the deceased; and certify absence of hazardous implants? 37-19-704, MCA</td>
<td></td>
</tr>
<tr>
<td>Do cremation authorizations contain</td>
<td></td>
</tr>
<tr>
<td>- written authorization of AA,</td>
<td></td>
</tr>
<tr>
<td>- identification of deceased,</td>
<td></td>
</tr>
<tr>
<td>- identification and relation of AA,</td>
<td></td>
</tr>
<tr>
<td>- warranty on absence of hazardous implants,</td>
<td></td>
</tr>
<tr>
<td>- direction on disposition of remains,</td>
<td></td>
</tr>
<tr>
<td>- description of cremation process,</td>
<td></td>
</tr>
<tr>
<td>- option to have nonhuman residue returned to AA</td>
<td></td>
</tr>
<tr>
<td>- a release from liability for improper cremation,</td>
<td></td>
</tr>
<tr>
<td>- warranty on the truthfulness of facts in form,</td>
<td></td>
</tr>
<tr>
<td>- warranty on identity of decease,</td>
<td></td>
</tr>
<tr>
<td>- signer's authority to order cremation</td>
<td></td>
</tr>
<tr>
<td>Is there written evidence that the coroner authorized the cremation prior to the cremation? 46-4-122(3), 50-15-405, MCA, ARM 24.147.110'(10). Does not apply if death occurs outside of Montana.</td>
<td></td>
</tr>
<tr>
<td>Cremation may not take place less than 24 hours after death. 37-19-705(2), MCA</td>
<td></td>
</tr>
<tr>
<td>Records contain</td>
<td></td>
</tr>
<tr>
<td>- name of deceased</td>
<td></td>
</tr>
<tr>
<td>- place of death</td>
<td></td>
</tr>
<tr>
<td>- date of interment</td>
<td></td>
</tr>
<tr>
<td>- name and address of mortician</td>
<td></td>
</tr>
<tr>
<td>- location of grave, niche, or crypt</td>
<td></td>
</tr>
<tr>
<td>Crematory receives remains only in combustible container and does not remove remains from the container. 37-19-705(5), 37-19-101(13), MCA</td>
<td></td>
</tr>
<tr>
<td>Inspection Report</td>
<td></td>
</tr>
<tr>
<td>-------------------</td>
<td></td>
</tr>
<tr>
<td>If NO refrigeration, body is cremated within 48 hours after death. 37-19-705(4) and 37-19-101(21), MCA</td>
<td></td>
</tr>
<tr>
<td>If refrigeration provided, temp is 33°F or colder and remains held for no longer than 5 days absent good cause. 37-19-705(4) and 37-19-101(21), MCA</td>
<td></td>
</tr>
<tr>
<td>Identification placed on exterior of container upon receipt of remains. 37-19-704(3), 24.147.1110 ARM.</td>
<td></td>
</tr>
<tr>
<td>Tech performing cremation removes identification from cremation container prior to cremation, and returns identification with cremation remains in temporary container or urn. 37-19-705(8), (10), MCA.</td>
<td></td>
</tr>
<tr>
<td>Signed statement from authorizing agent specifies ultimate disposition. 37-19-706(1), MCA. If no, proceed to next item.</td>
<td></td>
</tr>
<tr>
<td>After 90 days without direction above, may dispose in any manner permitted by law; must maintain permanent record of disposition. 37-19-706(2), MCA.</td>
<td></td>
</tr>
<tr>
<td>Crematory and authorized recipient shall both sign acknowledgment of delivery and receipt of delivery of cremated remains with name of deceased, date, time, and place of delivery. The crematory shall provide an original to the recipient and retain a copy. 37-19-706(5), MCA.</td>
<td></td>
</tr>
<tr>
<td>Facility does not cremate fetuses or human body parts from private or public health agencies? ARM 24.147.1112.</td>
<td></td>
</tr>
<tr>
<td>Simultaneous cremation only upon written authorization. 37-19-705(7), MCA.</td>
<td></td>
</tr>
<tr>
<td>All residue must be collected and bone fragments processed to unidentifiable particles. 37-19-705(9), MCA.</td>
<td></td>
</tr>
<tr>
<td>Cremated remains not fitting in temporary container or urn must be returned to authorizing agent in separate additional container. 37-19-705(11), MCA.</td>
<td></td>
</tr>
<tr>
<td>Temporary containers are sturdy and sealed to increase security and integrity of container; outside clearly identified with name of deceased. ARM 24.147.1111</td>
<td></td>
</tr>
</tbody>
</table>
Montana State Board of Funeral Service

Inspection Report

| Number of metal identifying metal disc written plainly and permanently on outside of each receptacle containing human remains when remains delivered to cemetery. ARM 24.147.1110 |
| If remains scattered by licensee, identifying metal disc made part of licensee's permanent record. ARM 24.147.1110 |
| If shipping an urn or temporary container, must be packed securely in sturdy, pressure resistant, properly sealed container. 37-19-705(12), MCA. |
| If remains shipped, must use shipping method with internal tracing system and require signed receipt upon delivery. 37-19-705(13), MCA. |
| Has structure or equipment changed from that listed in application? Application must disclose type of structure and equipment. 37-19-703(1)(a), MCA? |
| Holding area must preserve dignity of remains, and accessed only by authorized personnel. 37-19-705(4), MCA, ARM 24.147.1101 |
| Unauthorized persons not allowed in retort area. 37-19-705(3), MCA. |
| Facility and appliances used in cremation process are clean and disinfected. ARM 24.147.1101 |
| Floors and walls constructed of impervious material. ARM 24.147.1101 |
| Used caskets and parts out of public view. ARM 24.147.1101 |

Additional Comments:

Additional Comments:
APPLICATION FOR CONDITIONAL USE PERMIT

FILING FEE ATTACHED $ 525.00

PROPOSED USE:
Construction of 884 sq.ft. crematory/garage addition to existing Columbia Mortuary building
(Describe in detail, indicate if continued to attached pages)

OWNER(S) OF RECORD:
Name: Columbia Mortuary
Mailing Address: 1010 4th Ave. W.
City/State/Zip: Columbia Falls, MT Phone: 406-892-4289

PERSON(S) AUTHORIZED TO REPRESENT THE OWNER(S) AND TO WHOM ALL CORRESPONDENCE IS TO BE SENT:
Name: Downing Underground, Inc.
Mailing Address: 300 Morning View Drive
City/State/Zip: Kalispell, MT 59901 Phone: 406-755-0960

LEGAL DESCRIPTION OF PROPERTY (Refer to Property Records):
Street Address: 1010 4th Ave W. Tract
Block 6 Lot 6,7,8,9,10

Subdivision Name: Hoerner
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: CB2 (bordered by R5 on south)

2. Attach a plan of the affected lot which identifies the following items:
   a. Surrounding land uses.
Required Criteria for Conditional Use Application


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

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

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.
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: [Signature]

Date: 9/20/17

07/2016
Application for Conditional Use Permit, City of Columbia Falls

Required Criteria for Conditional Use Application
Columbia Mortuary, Columbia Falls addition

3. On a separate sheet of paper, discuss the following topics relative to the proposed use:
   a. Traffic flow and control.
      The addition of the garage/crematory proposed will not add additional traffic. The existing building is an operating funeral home.

   b. Access to and circulation within the property.
      Access to the garage will be from the alley with a driveway located on Columbia Mortuary property.

   c. Off-street parking and loading.
      No additional parking is required. Loading and off-loading will take place inside the building and out of public access/view.

   d. Refuse and service areas.
      Refuse and service areas will remain the same as is currently existing.

   e. Utilities.
      A new 200A electrical service will be brought to the addition. Natural gas will run off the existing natural gas service line. Existing meter is being replaced by a larger meter. No water or sewer is proposed in the addition.

   f. Screening and buffering.
      Addition will be painted to match the existing structure. New landscaping will blend into existing. No fencing or screening is proposed.

   g. Signs, yards and other open spaces.
      No additional signing is proposed. Landscaping will match existing.

   h. Height, bulk and location of structures
      Structure's location and dimensions are provided on attached elevations and site plan.

   i. Location of proposed open space uses.
      Open space limited to yard and related landscaping.

   j. Hours and manner of operation.
      Mortuary business operating hours are 9 am - 5 pm Monday through Friday and 24-hour on call pick-up service

   k. Noise, light, dust, odors, fumes and vibration.
      Noise, light and dust limited to only that made by vehicles' garage entrance and exit. No visible smoke from crematory. See attached calculation of emissions related to retort.

   l. If the application is for a home occupation conditional use permit provide the following information:
      Not applicable. Area will be used for business, only; will not be for residential use.

Unless the context requires otherwise, in this chapter, the following definitions apply: (21) "Holding facility" means an area within or adjacent to the crematory facility designated for the retention of human remains prior to cremation that must:

(a) comply with any applicable public health law;
(b) preserve the dignity of the human remains;
(c) recognize the health, safety, and integrity of the crematory operator and crematory personnel; and
(d) be secure from access by anyone other than authorized personnel.


(1) Application for a crematory, crematory operator, or crematory technician license must be on forms prescribed by the board and must include the name of the applicant, name of the crematory facility, location of the crematory facility and its mailing address, and any further information the board requires. To be eligible for licensure:

(a) as a crematory facility, an application must include a description of the type of structure and equipment to be used in the operation of the crematory facility;
(b) as a crematory operator, an applicant must be at least 18 years of age, must be a high school graduate or have an equivalent degree, and must be of good moral character.
(2) The application must be accompanied by an application fee set by the board.
(3) The board must be notified of any change of ownership of a crematory within 30 days of the change.
(4) A license to operate a crematory in Montana may be issued only upon inspection of the crematory facility and upon a finding of compliance with standards for operation set by the board.
(5) A temporary permit may be issued to operate a crematory facility, as prescribed by board rule, that is effective until the initial inspection is completed to the board's satisfaction.
(6) A crematory facility may be inspected by a board member or the board's designated representative during business hours.
(7) The board shall adopt rules governing the cremation of human remains, the transportation of human remains, sanitation, equipment, fire protection, building construction, and recordkeeping.
(8) A crematory facility shall comply with all local building codes, environmental standards, and applicable state and local regulations.
(9) A new crematory facility shall pay an initial inspection fee, set by the board, that must accompany the application.


(1) Human remains may not be cremated except in a licensed crematory.
(2) Human remains may not be cremated within 24 hours after the time of death.
(3) A body may not be cremated with a pacemaker or other potentially hazardous implant, as defined by the board, including any toxic or explosive-type sealed implants, in place. The authorizing agent is responsible for disclosing the existence of any pacemakers or other hazardous implants.
(4) A crematory shall hold human remains, prior to their cremation, under the following conditions:
(a) In the event the crematory is unable to perform cremation upon receipt of the human remains, it shall place the human remains in a holding facility.
(b) If the human remains are not embalmed, they may not be held longer than 48 hours after the time of death outside of a refrigerated facility.

(5) Human remains delivered to a crematory may not be removed from the cremation container, and the cremation container must be cremated with the human remains.

(6) Unauthorized persons may not be permitted in the retort area while any human remains are awaiting cremation, being cremated, or being removed from the cremation chamber.

(7) The unauthorized, simultaneous cremation of human remains of more than one person within the same cremation chamber is prohibited unless the crematory has received express written authorization from all appropriate authorizing agents for the human remains to be cremated simultaneously. A written authorization exempts the crematory from liability for commingling of the product of the cremation process provided the authorization is complied with.

(8) The identification of the human remains, as indicated on the cremation container, must be verified by the crematory operator or crematory technician immediately prior to the cremation container being placed within the cremation chamber. The identification must be removed from the cremation container and be placed near the cremation chamber control panel where it must remain until the cremation process is complete.

(9) Upon completion of the cremation process, all recoverable residue must be removed from the cremation chamber. All residue of the cremation process must be separated from material other than bone fragments, which must be processed so as to reduce the bone fragments to unidentifiable particles.

(10) Cremated remains, with proper identification, must be packed and placed in a temporary container or urn ordered by the authorizing agent.

(11) If the cremated remains will not fit within the dimensions of the temporary container or urn, the remainder of the cremated remains must be returned to the authorizing agent in a separate container.

(12) If the cremated remains are to be shipped, the temporary container or designated receptacle ordered by the authorizing agent must be packed securely in a suitable, sturdy, pressure resistant, and properly sealed container.

(13) Cremated remains may be shipped only by a method that has an internal tracing system available and that provides a receipt signed by the person accepting delivery.

24.147.1101 CREMATORY OPERATION STANDARDS

(1) All crematory facilities shall:

(a) comply with all local, state, and federal laws and rules pertaining to the operation of a crematory, including the operation and maintenance of inspection permits relating to business, zoning, building codes (including plumbing, electrical, and mechanical), fire codes, air quality, and water quality;

(b) notify the board in writing of any changes in equipment from that reported on the application and maintain for inspection maintenance and repair schedules of equipment;

(c) designate a crematory operator-in-charge and notify the board in writing within ten days of any change in that designation;

(d) post signs near telephones and in the vicinity of the retort to direct staff to call 911 in a fire or other emergency;

(e) display the facility and personal licenses of licensed staff in plain view for members of the public to view. Personal addresses on licenses may be covered;

(f) conduct appropriate maintenance and safe operation of equipment used in cremations;

(g) maintain the crematory and all related cremation equipment after each use in a clean and sanitary condition;
(h) have floors and walls constructed of an impervious material to allow cleaning and disinfection of these surfaces;
(i) have procedures to identify remains awaiting cremation, remains in the cremation chamber, cremated remains in the processing station, and the urns or containers holding the cremated remains; and
(j) have procedures to ensure the proper authorization to cremate exists.

(2) All crematory facilities shall comply with the requirements of ARM 24.147.403 that are applicable to mortuaries regarding transfers, inspections, and eligibility for a temporary permit to operate a crematory, and ARM 24.147.903 regarding name change, closure, or sale of a crematory facility.
**Calculation Of Emissions**

**Estimated Emission Calculation**

Matthews International  
Crematory Incinerator Model IE43-PPII  

Total Incenerator Burn Capacity = 100 lb/hr of remains (type 4) and associated containers (type 0)

\[
\text{Flue gas flow rate} = \frac{100 \text{ lb/hr}}{1100 \text{ dscfm}} \times \frac{12 \text{ Hours/Day}}{6 \text{ Days/Week}} \times \frac{6 \text{ Weeks/Year}}{52 \text{ Weeks/Year}} = 3744 \text{ Hours/Year}
\]

**Total Emission Rate = Incinerator Burn Rate X Emission Factor**

### Sulfur Dioxide (SO₂)

\[
\begin{align*}
100 \text{ lb/hr} & \times 2.17 \text{ lb/ton} \times 1 \text{ ton} = 0.109 \text{ lb/hr} = 0.2031 \text{ TPY} \\
0.1085 \text{ lb/hr} & \times 4.54E+05 \text{ mg/lb} \times 1 \text{ ppmv} = 10.10 \text{ ppmv}
\end{align*}
\]

### Nitrogen Oxide (NOx - as Nitrogen Dioxide)

\[
\begin{align*}
100 \text{ lb/hr} & \times 3.56 \text{ lb/ton} \times 1 \text{ ton} = 0.178 \text{ lb/hr} = 0.3332 \text{ TPY} \\
0.178 \text{ lb/hr} & \times 4.54E+05 \text{ mg/lb} \times 1 \text{ ppmv} = 23.01 \text{ ppmv}
\end{align*}
\]

### Hydrocarbons (TOC/VOC - methane)

\[
\begin{align*}
100 \text{ lb/hr} & \times 2.99E-01 \text{ lb/ton} \times 1 \text{ ton} = 0.018 \text{ lb/hr} = 0.028 \text{ TPY} \\
0.01495 \text{ lb/hr} & \times 4.54E+05 \text{ mg/lb} \times 1 \text{ ppmv} = 5.59 \text{ ppmv}
\end{align*}
\]

### Particulates (PM & PM₁₀)

\[
\begin{align*}
100 \text{ lb/hr} & \times 4.67 \text{ lb/ton} \times 1 \text{ ton} = 0.2335 \text{ lb/hr} = 0.4371 \text{ TPY} \\
0.2335 \text{ lb/hr} & \times 7.00E+03 \text{ gr/lb} \times 60 \text{ min/hr} = 0.02 \text{ gr/dscf}
\end{align*}
\]

### Carbon Monoxide (CO)

\[
\begin{align*}
100 \text{ lb/hr} & \times 2.95 \text{ lb/ton} \times 1 \text{ ton} = 0.1475 \text{ lb/hr} = 0.2761 \text{ TPY} \\
0.1475 \text{ lb/hr} & \times 4.54E+05 \text{ mg/lb} \times 1 \text{ ppmv} = 31.45 \text{ ppmv}
\end{align*}
\]

**Notes:**

1. Incinerator Emissions based on EPA emissions from Table 2.3-1 and 2.3-2 of AP-42 (5th Edition)
2. All conversion factors from AP-42 Appendix A.
26. Exterior Finish
   A. Primer ...................................................... 2 coats rust inhibiting
   B. Finish ....................................................... 2 coats textured finish

27. Start-Up and Training ...................................
    Startup of cremation equipment and training of
    operators to properly operate and maintain the
    equipment is performed on-site under actual
    operating conditions. Included is a
    comprehensive owner's manual, with details on
    the equipment, its components and proper
    operation.

28. Environmental Submittals ..............................
    Complete technical portion of state
    environmental permits. Engineering calculations,
    technical data, existing stack test results and
    equipment blueprints provided.
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. 24915

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 29, 2017

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.

Subscribed and sworn to
Before me this October 29, 2017

Dorothy I. Glencross
Notary Public for the State of Montana
Residing in Kalispell
My commission expires 9/12/2021
October 24, 2017

Re: Public hearing notice for a Conditional Use Permit (CUP).

Dear Adjacent Property Owner:

Our records indicate that you are the owner of property owner 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 that involves a request by Columbia Mortuary for a Conditional Use Permit (CUP) to add an 884 square foot addition to the mortuary. The CB-1 zoning designation requires a CUP to build or expand a mortuary/undertaking establishment. The project is described in more detail in the attached Legal Notice.

If you have question or comments concerning this matter, please call, visit or write me at City Hall.

Sincerely,

Eric H. Mulcahy, City Planner
Dear Columbia Falls Planning Board,

Upon receiving the notice for the proposed crematory addition onto the Columbia Mortuary, I was unfazed. Sure, an addition. Fine. But then when I looked into what is involved in the day to day of a crematory and the potential health risks and the almost guaranteed property value drops, I have been sick about it. I live at 425 11th St W. My backyard would be directly across the alley from the crematory. I have three children under 5 years of age. I am extremely uncomfortable with this idea. In my research, I have found that the health risks primary pertain to children from pollutants including mercury, dioxins, sulfur dioxide, and more. Pregnant women are at higher risk of stillbirths and higher risk of abnormalities in unborn babies. People have also reported finding a greasy film on their plants and gardens in close proximity to crematories. My large raised bed garden is what we feed the family with all summer long. The crematory is also across the street from the Pinewood park and pool, filled with children all summer long. Behind me and across the alley from Columbia Mortuary is the newly renovated Honey Bear Preschool. What mother would feel comfortable sending their children to a school located right next to a crematory leaking potential hazardous gases!! It would pain me to see a new business like Honey Bear fail because of another business expanding into unhealthy territories. Cedar Creek Lodge is across the street. Does this look and feel safe to guests visiting our great city? Backroom room restaurant is just behind us with a patio facing the Crematory site. I don’t know how many people would enjoy those ribs while looking out on a crematory. In fact, many communities across the country have formed bylaws preventing such establishments in residential areas.

Of course there will always be skeptics and those saying there is not enough proof of these physical hazards. Ok, well, all of that aside, there is no doubt this addition will affect the property values of my house and those around me. If the crematory was there four years ago, when we bought this house, we would not have bought here. What will this do to the value of this immediate neighborhood?

Finally, it discourages me to think of the implications for the City of Columbia falls. I have been excited to see the positive changes happening in town, new businesses opening up, many young families moving in and an excitement in the air for good things to come. We have been so pleased with our decision to move here and have been encouraging other young family in the valley to come see these great changes. I just finished reading in the Flathead Beacon about how the 'Economic Excitement Rises in Columbia Falls' and 'Adventure Lives Here' and it makes me excited! But then how can we be moving in that direction while placing our children, homeowners and guests in harm’s way and making them feel unsafe.

I am asking you, City of Columbia Falls, to please consider how and who this addition of a crematory is affecting. Is it positive growth? From where I sit, it is negatively affecting several businesses, surrounding homeowners, surrounding families, and most shockingly, primarily children. I am asking that we as a community keep changing in a positive direction, encouraging life, adventure and family. I do not see how this crematory is doing these.

Please will you reconsider.

Sincerely,

Renee Mattingly
406-250-8798