

RESOLUTION NO. 1783

A RESOLUTION OF THE CITY COUNCIL OF COLUMBIA FALLS, MONTANA CONDITIONALLY APPROVING THE PRELIMINARY PLAT OF COLUMBIA RISING INDUSTRIAL PARK, A 19-LOT INDUSTRIAL SUBDIVISION DESCRIBED AS ASSESSOR TRACTS 7J, 7EA, 7EB, 7K, 7K4 AND 11 ALL IN SECTION 8, TOWNSHIP 30 NORTH, RANGE 20 WEST, P.M.M., FLATHEAD COUNTY, MONTANA.

WHEREAS, Columbia Rising LLC, purported owners/applicants of the subject property, have applied for preliminary approval of a nineteen-lot industrial subdivision on approximately 36.58 acres of land more particularly described as follows:

Tracts 7J, 7EA, 7EB, 7K, 7K4 and 11 in Section 8, Township 30 North, Range 20 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 August 31, 2018 in Subdivision Report #CPP-18-01, recommended approval of said subdivision plat with certain conditions;

WHEREAS, the preliminary approval of said subdivision plat was considered by the Columbia Falls City-County Planning Board at the regular board meeting on Tuesday, September 11, 2018, at which time the Board recommended approval of the preliminary plat with conditions; and

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 Monday, September 17, 2018, 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-18-01 of the Columbia Falls Planning Department dated August 31, 2018 and as amended by the Planning Board on September 11, 2018, 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 17th DAY OF September, 2018, THE COUNCIL VOTING AS FOLLOWS:

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

NOES: None

ABSENT: None

City Clerk

APPROVED BY THE MAYOR OF COLUMBIA FALLS, MONTANA THIS 17th DAY OF September, 2018.

Mayor

ATTEST:

City Clerk

ATTACHMENT "A"

1. All utilities to the lots shall be installed in conformance with the requirements of the utility owner. Utilities shall be buried and extended to the front property line of each lot.
2. Prior to construction of water, sewer, and stormwater improvements, the applicant shall secure written approval from the City of Columbia Falls and the MDEQ for water, sewer and stormwater improvements. The new facilities shall be constructed to the approved plans and inspected and certified by a registered engineer.
3. All roads within the subdivision shall be built in accordance with City standards for "Internal Subdivision Roads". Street signs shall be provided. Road construction shall be inspected and certified by a registered engineer and approved by the City.
4. All areas disturbed because of road and utility construction shall be reseeded as soon as practical to inhibit erosion and the spread of noxious weeds.
5. All buildings shall have address numbers, which conform to the requirements of the Fire Department. This condition shall be placed on the face of the plat.
6. All parking and building lighting shall be "Dark Sky" compliant with full shielding of the light source.
7. The applicant shall secure a letter from the Columbia Falls Fire Chief approving the turn-arounds, fire hydrant locations and access.
8. The applicants shall provide Columbia Falls Public Works Department copies of the final plat drawings and 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.
9. The industrial subdivision is exempt from parkland dedication.
10. The applicant shall provide CC&R's or a road maintenance agreement that addresses the maintenance of roads and required landscape buffers.
11. The developer shall reconstruct the intersection of 5th Street West and 6th Avenue West as proposed in the application and as approved by the City of Columbia Falls with Phase 1 Plat Approval as well as other improvements to Truck Route as indicated on Sheet 3 of 4, Columbia Rising Industrial Park Preliminary Plat.
12. The applicant shall develop Landscape Buffers in conformance with Chapter 18.428 of the Columbia Falls Zoning Regulations. The buffers shall be installed along 5th Street West, 4th Avenue West, 3rd Street West, and 6th Avenue West as indicated on the Conceptual Landscape Plan.
13. In addition to the requirements of 17.14.060 (Temporary Erosion Control) and 17.14.070 (Dust Control), the applicant shall submit a Construction Haul Route Plan to the City of Columbia Falls for approval prior to any construction. Said Plan shall include construction hours, ingress, egress and haul routes, staging of materials and job shacks, parking for construction workers, dust abatements, temporary erosion control and best management practices.

14. The preliminary plat approval for Columbia Rising Industrial Park is valid for three (3) years from the date of City Council Approval. Extension and subsequent phasing may be granted and platted per the Columbia Falls Subdivision Regulations.