

RESOLUTION NO. 1799

A RESOLUTION OF THE CITY COUNCIL OF COLUMBIA FALLS, MONTANA CONDITIONALLY APPROVING THE PRELIMINARY PLAT OF WOODLAND ACRES, A TWO LOT RESIDENTIAL SUBSEQUENT MINOR SUBDIVISION DESCRIBED AS LOT 12A OF THE AMENDED PLAT OF LOT 12, RIVERWOOD ESTATES & DRIFTWATER WAY, RIVER TERRACE ESTATES PHASE 2, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE CLERK AND RECORDER OF FLATHEAD COUNTY, MONTANA.

WHEREAS, the Michael P. and Maria A. Tamburelli, purported owners/applicants of the subject property, have applied for preliminary approval of a two-lot residential subsequent minor subdivision on approximately 1.097 acres of land more particularly described as follows:

LOT 12A OF THE AMENDED PLAT OF LOT 12, RIVERWOOD ESTATES & DRIFTWATER WAY, RIVER TERRACE ESTATES PHASE 2, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE CLERK AND RECORDER OF 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 July 1, 2019 in Subdivision Report #CPP-19-01, 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 on July 9, 2019 at which time the Board determined that the development of the subdivision met the requirements of Title 76, Chapter 3 of the Montana code annotated and recommended approval with certain conditions to the City Council; and

WHEREAS, the City Council of the City of Columbia Falls at the regular council meeting on Monday August 5, 2019, 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-19-01 of the Columbia Falls Planning Department dated July 1, 2019, 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 5th DAY OF AUGUST, 2019, THE COUNCIL VOTING AS FOLLOWS:

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

NOES: None

ABSENT: None

City Clerk

APPROVED BY THE MAYOR OF COLUMBIA FALLS, MONTANA THIS 5th DAY OF AUGUST, 2019.

Mayor

ATTEST:

City Clerk

ATTACHMENT "A"

1. The final plat of the Woodland Acres Subdivision shall substantially comply with the preliminary plat received May 29, 2019 by the City of Columbia Falls.
2. Both lots shall connect to Columbia Falls Public Water and Wastewater Services. The wastewater, stormwater, and water facilities shall be reviewed and approved by the City of Columbia Falls Public Works Department and the Montana Department of Environmental Quality.
3. A note shall be placed on the face of the Final Plat stating: "All buildings shall have address numbers visible from the public street".
4. The Flathead County Weed Department shall approve a Weed Management Plan for the Development prior to Final Plat. A note shall be placed on the face of the final plat stating: "Lot owners are subject to the Weed Management Plan approved by the Flathead county Weed Department."
5. The applicant shall construct a five foot detached sidewalk along the subdivision frontage. The sidewalk shall comply with the Columbia Falls Public Works Standards.
6. The new lot will be subject to the Riverwood SID once the subdivision reaches final plat.
7. The preliminary plat shall expire three (3) years from the date of this letter unless the applicant requests an extension at least 45 days prior to the expiration.