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City of Columbia Falls
130 6th Street West
Columbia Falls, MT 59912

RESOLUTION NO. 1800

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COLUMBIA FALLS, MONTANA, APPROVING AN APPLICATION FOR A CONDITIONAL USE PERMIT BY QUAD SHOT, LLC TO ADD A SMALL DRIVE THROUGH COFFEE SHOP AT 270 NUCLEUS AVENUE. THE PROPERTY IS DESCRIBED AS LOTS 10, 11, 12, 13, 14 AND 15 OF BLOCK 128 OF THIRD ADDITION TO COLUMBIA FALLS, MONTANA, 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, an Application has been filed with the City by Quad Shot, LLC to add a small drive through coffee shop at 270 Nucleus Avenue. The property is zoned CB-2 General Business which allows restaurants as a permitted use but requires a Conditional Use Permit for drive-ups or drive-throughs. The property is described as Lots 10, 11, 12, 13, 14 and 15 of Block 128 of Third Addition to Columbia Falls, Montana, 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 property is currently zoned CB-2 General Business which allows, with conditional use pursuant to 18.336.030 in the Columbia Falls Municipal Code, the proposed drive-through;

WHEREAS, said requested conditional use permit was considered by the Columbia Falls City-County Planning Board at its regular meeting on July 9, 2019, 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, August 5, 2019, 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 18.210.080 of the Columbia Falls Municipal Code are accurately evaluated as set forth in Conditional Use Report #CCU-19-02 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 by Quad Shot, LLC to add a small drive through coffee shop at 270 Nucleus Avenue. The property is zoned CB-2 General Business which allows restaurants as a permitted use but requires a Conditional Use Permit for drive-ups or drive-throughs. The property is described as Lots 10, 11, 12, 13, 14 and 15 of Block 128 of Third Addition to Columbia Falls, Montana, according to the map or plat thereof on file and of record in the office of the Clerk and Recorder of Flathead County, Montana;

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 AUGUST, 2019, THE COUNCIL VOTING AS FOLLOWS:

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

EXHIBIT "A"

1. The applicant shall prepare a signage plan that conforms to the Columbia Falls Sign regulations for both buildings of the subject property. The applicant shall secure a sign permit from the City of Columbia Falls for new signage appropriated to the drive-through espresso stand. The free standing sign will comply with the 20' height limitation when the pole is replaced.
2. A frontage landscape area of four-feet wide by 39-feet long must be provided within the first available growing season immediately succeeding the use of the permit.
3. At least 10 parking spaces shall be striped on the site (Nine for the existing building and one for the espresso stand).
4. The applicant shall pave a minimum 20-foot wide approach connecting the parking lot with A Street with coordination of paving with the City Public Works Director to maintain existing drainage on site and adjacent to the site.
5. Secure approval from the Columbia Falls Public Works Department to connect the drive-through espresso stand to City water and wastewater systems.