

RESOLUTION NO. 1807

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COLUMBIA FALLS, MONTANA ADOPTING A REVISED FEE SCHEDULE FOR PLANNING AND ZONING.

WHEREAS, the City of Columbia Falls has the authority to regulate land use within its jurisdiction;

WHEREAS, the City of Columbia Falls has the authority to establish fees in connection with said regulation of land use;

WHEREAS, following a discussion the City Council determined that the planning fee schedule attached hereto as Exhibit "A" was reasonable and in the best interests of the residents of Columbia Falls; and

WHEREAS, this Resolution is adopted to effect said planning fee schedule.

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

Section One: The planning fee schedule set forth on Exhibit "A" attached hereto is hereby adopted.

Section Two: That this Resolution shall become effective January 1, 2020 upon its passage and approval by the City Council.

PASSED AND ADOPTED BY THE CITY COUNCIL OF COLUMBIA FALLS, MONTANA THIS 7th DAY OF OCTOBER, 2019, 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 7th DAY OF OCTOBER, 2019.

Mayor

ATTEST:

City Clerk

Resolution #1807 - Exhibit A

Planning & Zoning Fees

Rates Effective 1/1/2020

PRELIMINARY PLAT REVIEW

Major Subdivision (6 or more lots)	\$1,250
Base Fee	\$80/lot
First 20 lots	\$40/lot
Each lot over 20	\$790 + \$80/lot
Minor Subdivision (5 or fewer lots)	
Mobile Home Parks & Campgrounds (land is not subdivided)	
(6 or more spaces)	\$1,250 + \$80/space
(5 or fewer spaces)	\$850 + \$80/space
Subdivision Variance	\$450/variance

REVISED PRELIMINARY PLAT

Amended Preliminary Plat	1/2 Fees from above
Amendment to Conditions Only	1/2 Fees from above

Mobile Home Parks, Campgrounds, and (minor subdivision)
Mobile Home Parks, Campgrounds, and (major subdivision)

	\$650 + \$30/unit
	\$750 + \$30/unit

FINAL PLAT REVIEW

For minor subdivisions with approved preliminary plat
For major subdivisions with approved preliminary plat
For subdivisions with waiver of preliminary plat
Subdivision Improvements Agreement

	\$750 + \$80/lot
	\$900 + \$80/lot
	\$750 + \$80/lot
	\$150

GROWTH POLICY

Amendments to Map and Text
Neighborhood Plan

	\$1,750 + \$100/acre
	\$1,750 + \$100/acre

Examination of exemption from Subdivision regulation

	\$50
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Annexation

Petition to Annex

	Residential (1 ac or less) no fee
	Over 1 ac. - \$100 + \$10/ac

FLOODPLAIN

Floodplain Development Permit
“After-the-Fact” Permit
Letter of Map Amendment
Letter of Map Revision
Floodplain Appeals and Variances
Floodplain Determinations (Written)

	\$600
	\$950
	\$100
	\$100
	\$750
	\$85/hour

ZONING

Zone Change:

Base Fee

For first 80 acres

For each additional acre over 80

	\$1,250
	\$25/acre first 80
	\$10/acre 81+

Amendment to Zoning Text	\$750
PUD Zoning Review:	
Residential	\$1,000 + 25/acre
Commercial	\$1,250 + \$25/acre
Mixed Use	\$1,250 + \$25/acre
Deduct \$250 if prelim plat app sub concurrently	
Variance:	
Residential (Single Family / Duplex)	\$550
Multi-Family / Commercial / Industrial / Sign Variance	\$850
Conditional Use Permit:	
Single-family (10 or fewer trips/day)	\$550
Minor Residential (2-4 units or 11-49 trips day)	\$600
Major residential (5 or more units or 50+ trips/day)	\$600 + \$50/unit or every 10 trips
Churches, schools, public and quasi- public uses	\$700
Commercial, industrial, medical, golf courses, etc.	\$650 + \$50/acre or unit or \$.05/sq ft of leased space over 5,000 sq ft, whichever is greatest
Renewal of CUP exp last 24 mos	\$100
Administrative Conditional Use Permit:	
Residential	\$325
Commercial/Industrial	\$375
After the Fact Permit	\$500
Zoning Appeals	\$550