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

RESOLUTION NO. 1809

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COLUMBIA FALLS, MONTANA, APPROVING AN APPLICATION FOR A CONDITIONAL USE PERMIT BY RANDY AND DEBBIE JONES TO ALLOW FOR ONE TWELVE-PLEX CONDOMINIUM TO BE PLACED ON LOT 170, HILLTOP HOMES SUBDIVISION, SECTION 18, TOWNSHIP 30 NORTH, RANGE 20 WEST, P.M.M., FLATHEAD COUNTY.

WHEREAS, an Application been filed with the City by Randy and Debbie Jones to allow for one twelve-plex condominium to be placed on Lot 170, Hilltop Homes Subdivision, more commonly known as 3 Diane Road, Columbia Falls, Montana;

WHEREAS, the property is currently zoned CRA-1 Residential Apartment which allows, with conditional use pursuant to 18.332.030 in the Columbia Falls Municipal Code, the proposed twelve-plex condominium unit;

WHEREAS, said requested conditional use permit was considered by the Columbia Falls City-County Planning Board at its regular meeting on October 15, 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, October 21, 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 18.332.030 of the Columbia Falls Municipal Code are accurately evaluated as set forth in Conditional Use Report #CCU-19-03 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 Randy and Debbie Jones to allow for one twelve-plex condominium to be placed on Lot 170, Hilltop Homes Subdivision, more commonly known as 3 Diane Road, in Section 18, Township 30 North, Range 20 West, P.M.M., Flathead County, is hereby approved.

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 21st DAY OF OCTOBER, 2019, THE COUNCIL VOTING AS FOLLOWS:

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

NOES: None

ABSENT: Karper

CITY CLERK

APPROVED BY THE MAYOR OF COLUMBIA FALLS, MONTANA THIS 21st DAY OF OCTOBER, 2019.

MAYOR

ATTEST:

CITY CLERK

EXHIBIT "A"

1. The applicant shall develop the project as proposed, except as modified by these Conditions.
2. Where absent in front of the buildings, the applicant shall construct and/or install and improved to City standards, such as sidewalks, street lights, and street trees to the extent of the lot boundaries.
3. Concrete walkway shall be extended from the two entrances along 13 Street West to the new sidewalk along said street. The walkway show on the site plan along the southern parking lot shall extend south to connect with the sidewalk along Diane Road.
4. Street trees shall be planted at a minimum distance of 30 feet on center along the entire perimeter of the project abutting Diane Road and 13th Street West unless already installed. The trees shall be a minimum of 1 ½" dbh and shall be located in the boulevard between the street and the detached sidewalk.
5. The applicant shall pave all parking areas and driveways.
6. The applicant shall provide an engineered drainage plan to address on site storm water disposal. In addition, the applicant shall designate a snow storage area on site to accommodate parking lot snow disposal. This plan will need to be accepted by the City Public Works Department prior to issuance of a building permit.
7. The applicant shall fully enclose with a fence or screen with growing materials the garbage collection site as shown on the site plan.
8. All sewer and water hookups shall be built according to plans and specifications approved by the City of Columbia Falls and meeting the City Standards for Public Works Improvements and the Montana Public Works Standard Specifications.
9. Street lights will be required to be located as per Columbia Falls Public Works specifications for street construction.
10. All conditions provided above and all improvements necessary for the operation of an apartment complex must be in place prior to the occupancy of the complex. Any elements such as landscaping not finished prior to the issuance of an occupancy permit, may be bonded for with signed improvements agreement approved by the City Manager for an amount not less than 125% of the cost of the remaining improvement.
11. Signage shall comply with Section 18.438.080 of the Columbia Falls Zoning Regulations.
12. A \$1,500 payment per lot will be made to the City of Columbia Falls prior to the issuance of a Certificate of Occupancy for improvements specifically to John Horine Park.
13. The Conditional Use Permit shall terminate 18 months from the date of issuance if commencement of the authorized activity has not begun.