

**RESOLUTION NO. 1862**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COLUMBIA FALLS, MONTANA, APPROVING AN APPLICATION FOR A CONDITIONAL USE PERMIT FOR A CARETAKER'S UNIT AND OFFICE TO BE LOCATED AT 555 4<sup>TH</sup> AVENUE EN, MORE PARTICULARLY DESCRIBED AS PARCEL 3A OF COS 21302 (ASSESSOR'S TRACT 1C), IN SECTION 9, TOWNSHIP 30 NORTH, RANGE 20 WEST, P.M.M., FLATHEAD COUNTY

WHEREAS, an Application has been filed with the City by Cedar Creek Industrial Park, LLC to allow for a caretaker's unit and office to be located at 555 4<sup>th</sup> Ave EN, more particularly described as Parcel 3A of COS 21302 (Assessor's Tract 1C), in Section 9, Township 30 North, Range 20 West, P.M.M., Flathead County;

WHEREAS, the property is currently zoned CI-2 Heavy Industrial which allows, with conditional use pursuant to Chapter 18.446 in the Columbia Falls Municipal Code, the proposed caretaker's unit and office;

WHEREAS, said requested conditional use permit was considered by the Columbia Falls City-County Planning Board at its regular meeting on September 14, 2021, 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, September 20, 2021, 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 18.446 of the Columbia Falls Municipal Code are accurately evaluated as set forth in Conditional Use Report #CCU-21-03 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 Cedar Creek Industrial Park, LLC to allow for a caretaker's unit and office to be located at 555 4<sup>th</sup> Ave EN, more particularly known as Parcel 3A of COS 21302 (Assessor's Tract 1C), in Section 9, 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 20TH DAY OF SEPTEMBER 2021, THE COUNCIL VOTING AS FOLLOWS:

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

NOES: None

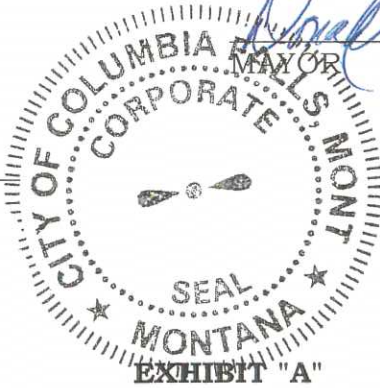
ABSENT: Fisher

  
CITY CLERK

APPROVED BY THE MAYOR OF COLUMBIA FALLS, MONTANA THIS 20TH DAY OF SEPTEMBER, 2021.

ATTEST:

  
CITY CLERK



1. The applicant shall develop the project as proposed, except as modified by these Conditions.
2. Manufactured homes shall be properly anchored and skirted as required in the manufacturer's specifications.
3. The caretakers unit shall not be sold off separately or severed from the commercial or industrial use of the property.
4. The applicant shall secure approval for water service from the City of Columbia Falls Public Works Department.
5. The applicant shall secure approval from the Flathead City County Health Department for the septic system.
6. The Conditional Use Permit shall terminate 18 months from the date of issuance if commencement of the authorized activity has not begun.