

RESOLUTION NO. 1873

A RESOLUTION OF THE CITY COUNCIL OF COLUMBIA FALLS, MONTANA CONDITIONALLY APPROVING THE PRELIMINARY PLAT FOR THE URBAN WOOD RV PARK SUBDIVISION, LOCATED AT 201 HIGHWAY 2 EAST, DESCRIBED AS LOT 3 OF D & G SUBDIVISION IN SECTION 17, TOWNSHIP 30 NORTH, RANGE 20 WEST, P.M.M., FLATHEAD COUNTY, MONTANA.

WHEREAS, Clark W Griz, LLC, owner/applicant of the subject property, has applied for preliminary plat approval of the Urban Wood RV Park Subdivision;

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, in Subdivision Report #CPP-22-01, recommended approval of said subdivision plat with certain conditions;

WHEREAS, the request was considered by the Columbia Falls City-County Planning Board in a public hearing at its regularly scheduled meeting on March 15, 2022, at which the Board adopted Staff Report #CPP-22-01 with revisions and recommended approval of the preliminary plat subject to certain conditions as shown on Attachment "A;" and

WHEREAS, the preliminary approval of said subdivision plat was considered by the City Council of the City of Columbia Falls at the regular council meeting on Monday, April 4, 2022 after said hearing was advertised according to law and at which time the Council considered the recommendation of the Planning Board, the report of the Columbia Falls Planning Office, together with any and all comments filed or voiced, and 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-22-01 of the Columbia Falls Planning Department 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 4th DAY OF APRIL, 2022, THE COUNCIL VOTING AS FOLLOWS:

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

NOES: None

ABSENT: Robinson

City Clerk

APPROVED BY THE MAYOR OF COLUMBIA FALLS, MONTANA THIS 4TH DAY
OF APRIL, 2022.

Mayor

ATTEST:

City Clerk

ATTACHMENT "A"

1. A variance to allow 1.5 parking spaces (Section 17.20.140 of CFSR) is hereby granted.
2. There are six groups of parking spaces with two to three spots in each group. To accommodate large vehicles with receiver hitch bike-racks, a minimum of one space in each of the groups will measure 9' by 22' instead of the required 9' by 20' measurement.
3. All utilities to the lots shall be installed in conformance with the requirements of the utility owner. Utilities shall be buried and extended to each space.
4. Prior to construction the applicant shall secure written approval from the City of Columbia Falls Public Works Director and the Montana Department of Environmental Quality for sewer, water, and stormwater facilities.
5. The applicants shall secure approval for access and placement of the new fire hydrant from the Columbia Falls Fire Chief.
6. The RV Park, except as modified by these conditions, shall be built in accordance with the plans submitted by TD&H Engineering dated 2/1/22.
7. All areas disturbed because of road and utility construction shall be reseeded as soon as practical to inhibit erosion and the spread of noxious weeds.
8. A final Landscaping Plan shall be submitted to the Columbia Falls City Manager for review and approval. Said Plan shall be implemented prior to approval of the Revised Preliminary Plat or said landscaping shall be covered by a Subdivision Improvements Agreement and collateral of 125% of the remaining improvement.
9. The preliminary plat approval is valid for Three (3) years from the date of City Council Approval. Extension may be granted per the Columbia Falls Subdivision Regulations.