Planning Department

130 6TH STREET WEST
ROOM A
COLUMBIA FALLS, MT 59912

PHONE (406) 892-4391
FAX (406) 892-4413

MINOR SUBDIVISION PRELIMINARY PLAT APPLICATION

FEE ATTACHED: _____ Fee: SEE FEE SHEET

SUBDIVISION NAME: _____

OWNER (S) OF RECORD:

Name_____ Phone_____
Mailing Address_____
City_____ State _____ Zip _____

TECHNICAL/PROFESSIONAL PARTICIPANTS (Surveyor/Designer/Engineer, etc.):

Name & Address_____
Name & Address_____
Name & Address_____

LEGAL DESCRIPTION OF PROPERTY:

City/County_____
Street Address _____
Assessor's Tract No.(s) _____ Lot No(s) _____
1/4 Sec _____ Section _____ Township _____ Range_____

GENERAL DESCRIPTION OF SUBDIVISION:

Number of Lots or Rental Spaces _____ Total Acreage in Subdivision _____
Total Acreage in Lots _____ Minimum Size of Lots or Spaces _____
Total Acreage in Streets or Roads_____ Maximum Size of Lots or Spaces _____
Total Acreage in Parks, Open Spaces and/or Common Areas _____

PROPOSED USE(S) AND NUMBER OF ASSOCIATED LOTS/SPACES:

Single Family _____ Townhouse _____ Mobile Home Park _____
Duplex _____ Apartment _____ Recreational Vehicle Park _____
Commercial _____ Industrial _____ Planned Unit Development _____
Condominium _____ Multi-Family _____ Other _____

APPLICABLE ZONING DESIGNATION & DISTRICT _____

ESTIMATE OF MARKET VALUE BEFORE IMPROVEMENTS_____

IMPROVEMENTS TO BE PROVIDED:

Roads: Gravel _____Paved _____Curb _____Gutter _____Sidewalks _____Alleys _____Other _____
Water System: Individual _____Multiple User _____Neighborhood _____Public _____Other ____
Sewer System: Individual _____Multiple User _____Neighborhood _____Public _____Other ____
Other Utilities: Cable TV _____Telephone _____Electric _____Gas _____Other ____
Solid Waste: Home Pick Up _____Central Storage _____Contract Hauler _____Owner Haul _____
Mail Delivery: Central _____ Individual _____ School District:_____
Fire Protection: Hydrants _____Tanker Recharge ____ Fire District: _____
Drainage System: _____

PROPOSED EROSION/SEDIMENTATION CONTROL:_____
_____

ESTIMATE OF IMPACTS:

NOTE: Exemption from consideration of Critical Impacts: If the proposed subdivision is a first minor and the subdivision is proposed in a jurisdictional area that has adopted zoning regulations that address those impacts.

If not exempt, provide an estimate of the type and amount of impact the subdivision will have on the following categories of the natural and operating environment:

A. Impacts on agriculture.
Agriculture is defined as all aspects of farming or ranching including the cultivation or tilling of soil; dairying; the production, cultivation, growing, harvesting of agricultural or horticultural commodities; raising of livestock, bees, fur-bearing animals or poultry; and any practices including, forestry or lumbering operations, including preparation for market or delivery to storage, to market, or to carriers for transportation to market.

_____
_____
_____
_____
_____

B. Impact on agricultural water user facilities.
Agricultural water user facilities are defined as those facilities which provide water for irrigation or stock watering to agricultural lands for the production of agricultural products. These facilities include, but are not limited to, ditches, head gates, pipes, and other water conveying facilities.

_____
_____
_____
_____
_____

C. Impact on local services
Local services are defined as any and all services that local governments, public or private utilities are authorized to provide for the benefit of their citizens.

_____
_____
_____
_____
_____

D. Impact on natural environment.
The natural environment is defined as the physical conditions which exist within a given area, including land, air, water, mineral, flora, fauna, noise, light and objects of historic and aesthetic significance.

_____
_____
_____
_____
_____

E. Impacts on wildlife and habitat.
Wildlife is defined as those animals that are not domesticated or tamed; and wildlife habitat is defined as the place or area where wildlife naturally lives or travels through.

_____
_____
_____
_____
_____

F. Impacts on public health and safety.
Public health and safety is defined as the prevailing healthful, sanitary condition of well being for the community at large. Conditions that relate to public health and safety include but are not limited to: disease control and prevention; emergency services; environmental health; flooding, fire or wildfire hazards, rock falls or landslides, unstable soils, steep slopes, and other natural hazards; high voltage lines or high pressure gas lines; and air or vehicular traffic safety hazards.

_____
_____
_____
_____
_____

VARIANCES: **ARE ANY VARIANCES REQUESTED?** _____ (yes/no) If yes, please complete the information below:

SECTION/REGULATION OF REGULATIONS CREATING HARDSHIP:_____

EXPLAIN THE HARDSHIP THAT WOULD BE CREATED WITH STRICT COMPLIANCE OF SUBDIVISION REGULATIONS:_____
_____
_____
_____
_____

PROPOSED ALTERNATIVE(S) TO STRICT COMPLIANCES WITH SUBDIVISION REGULATIONS:_____
_____
_____
_____
_____

PLEASE ANSWER THE FOLLOWING QUESTIONS IN THE SPACES PROVIDED BELOW:

1. Will the granting of the variance be detrimental to the public health, safety or general welfare or injurious to other adjoining properties?

_____

_____

_____

_____

_____

2. Will the variance cause a substantial increase in public costs?

_____

_____

_____

_____

_____

3. Will the variance affect, in any manner, the provisions of any adopted zoning regulations or Growth Policy?

_____

_____

_____

_____

4. Are there special circumstances related to the physical characteristics of the site (topography, shape, etc.) that create the hardship?

_____

_____

_____

_____

5. What other conditions are unique to this property that create the need for a variance?

_____

_____

_____

_____

APPLICATION CONTENTS:

The subdivider shall submit a complete application addressing items below to the Columbia Falls Planning Department at least 45 days **prior** to the date of the Planning Board meeting at which it will be heard (35 days if a first minor).

Submittals shall include:

1. Preliminary plat application.
2. 2 copies of the preliminary plat.
3. One reproducible set of supplemental information. (See Appendix A of Subdivision Regulations.)
4. One reduced copy of the preliminary plat not to exceed 11" x 17" in size.
5. Application fee

I hereby certify under penalty of perjury and the laws of the State of Montana that the information submitted herein, on all other submitted forms, documents, plans or any other information submitted as a part of this application, to be true, complete, and accurate to the best of my knowledge. Should any information or representation submitted in connection with this application be untrue, I understand that any approval based thereon may be rescinded, and other appropriate action taken. The signing of this application signifies approval for the Columbia Falls Planning staff to be present on the property for routine monitoring and inspection during the approval and development process.

_____ _____

(Applicant) (Date)