



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

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**CITY COUNCIL REGULAR MEETING
AGENDA
MONDAY, AUGUST 15, 2022
COUNCIL CHAMBERS CITY HALL**

FINANCE COMMITTEE – 6:30 P.M

(Barnhart, Karper, Lovering)

REGULAR MEETING – 7:00 P.M.

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

CONSENT AGENDA:

1. Approval of Claims - \$73,471.80
2. Approval of August 5, 2022 Payroll - \$107,323.08
3. Approval of August 1, 2022 Regular City Council Meeting Minutes
4. Approve Engineering Contract - Morrison-Maierle - Sidewalk and Parking Improvements - \$161,400 and authorize City Manager to execute

VISITORS/PUBLIC COMMENT (Items not on agenda)

5. Oath of Office - Patrolman Dakota Bridwell

VISITORS/PUBLIC COMMENT (Items not on agenda)

NOTICE OF PUBLIC HEARINGS/PUBLIC HEARINGS:

6. Notice of Public Hearing - Planning/Zoning Items to Special Council Meeting - August 29, 2022:

The Columbia Falls City Council will hold public hearings for the following items at a special meeting on Monday, August 29, 2022 at 7:00 p.m. at the Cafetorium in the Columbia Falls Junior High School, 1805 Talbot Road, Columbia Falls, Montana.

Request for a Zoning Map Amendment in the Columbia Falls Planning Jurisdiction:

Loretta and Ronald Levang are requesting a zoning map amendment that will rezone a portion of their property from the existing CSAG-10 zoning to a CR-1 Zoning. The property is located at 435 Rogers in Columbia Falls and is described as Assessor's Tracts 2B in Section 21, Township 30 North, Range 20 West, P.M.M., Flathead County (The rezoning only effects that portion of the property zoned CSAG-10 and not the portion that is unzoned or that has the Scenic Overlay).

Request for a Zoning Map Amendment in the Columbia Falls Planning Jurisdiction:

James Barnett on behalf of River Highlands LLC is requesting a zoning map amendment in the Columbia Falls Zoning Jurisdiction. The property is located at 264,316,378,494 River Road in Columbia Falls and is described as Lots 1, 2, & 3 of Loffler Subdivision and Assessor's Tracts 7 B and 7BB (Tracts 1 and 3 of COS 14045) in Section 16, Township 20 North, Range 20 West, P.M.M., Flathead County. The property is currently zoned CR-3 (One Family Residential) and the applicant is proposing CR-4 (Urban Residential).

Request for a Planned Unit Development in the Columbia Falls Zoning Jurisdiction:

James Barnett on behalf of River Highlands LLC is requesting a Planned Unit Development in the Columbia Falls Zoning Jurisdiction; the development is called River Highlands Apartments. The property is located at 264,316,378, & 494 River Road in Columbia Falls and is described as Lots 1, 2, & 3 of Loffler Subdivision and Assessor's Tracts 7 B and 7BB (Tracts 1 and 3 of COS 14045) in Section 16, Township 20 North, Range 20 West, P.M.M., Flathead County. The project consists of 65 attached single family row houses, 390 apartment units and 10 row house units dedicated to the Northwest Montana Community Land Trust. The total unit count is 455 units on 49.1 acres gross for a density of 9.2 units per acre. The applicant is proposing 21.5 acres (43%) of the site as park and open space. With the project, the applicants are proposing to move River Road further east on Highway 2 and if supported by the MDOT the applicants would install a traffic signal at Highway 2 and River Road. Two deviations are requested with the PUD; the applicant is requesting to zoning deviations, one would allow an increase in height of ten feet allowing a portion of the apartment buildings to approach 45 feet in height and the second deviation would reduce the parking requirement from 2 spaces per unit down to 1.5 spaces per unit.

Request for a subdivision in the Columbia Falls Zoning Jurisdiction:

James Barnett on behalf of River Highlands LLC is requesting a Subdivision in the Columbia Falls Zoning Jurisdiction. The property is located at 264,316,378, & 494 River Road in Columbia Falls and is described as Lots 1, 2, & 3 of Loffler Subdivision and Assessor's Tracts 7 B and 7BB (Tracts 1 and 3 of COS 14045) in Section 16, Township 20 North, Range 20 West, P.M.M., Flathead County. The subdivision will create 21 lots (17 residential and 4 open space lots). The subdivision will extend Municipal water and sewer services along with reconstructing River Road and incorporating a detached pedestrian path. The new roads within the project will be privately maintained but open to the public. The proposed subdivision is part of the zone change and PUD application for River Highlands Apartments.

Persons are encouraged to submit written comments prior to the meeting. Written comments carry the same weight as public testimony given during the hearing. Written comments may be sent to Columbia Falls City Hall, Attention: Barb Staaland, City Clerk, 130 6th Street West, Room

A, Columbia Falls, MT 59912 or via email: staalandb@cityofcolumbiafalls.com. Submit comments no later than Thursday August 25th to be included in the Council packet. For more information on the proposed Zone Change or Planned Unit Development, please call Eric Mulcahy, Columbia Falls City Planner at 755-6481.

NOTE: These hearings will not be available via ZOOM or any other virtual means.

7. Preliminary Budget Public Hearing Continued:

NOTICE IS HEREBY GIVEN, that the City Council of the City of Columbia Falls, Montana, will hold public hearings beginning on August 1, 2022 at 7:00 p.m. in the Columbia Falls City Hall, 130-6th Street West, Columbia Falls, Montana, for the following purposes:

Preliminary Budget

Presentation and consideration of the preliminary budget for fiscal year beginning July 1, 2022 and ending June 30, 2023. This hearing will be continued until final adoption of the budget after receiving the certified taxable valuation.

Special Assessments

Consideration of the adoption of the Street Lighting District and Street Maintenance District assessments for FY2022/2023. Council will hear any objections to the final adoption of the resolution levying special assessments for FY 2022/2023. Special Assessments are estimated as follows:

Street Lighting District	\$ 30,049
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Street Maintenance District	\$316,000
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Individual property payment schedules are available for inspection ten (10) days from this notice, in the office of the City Clerk, 130 6th Street West, Columbia Falls, Montana, during regular hours Monday through Friday, 7:00 AM to 6:00 PM.

Permissive Medical Levy

Consideration of adoption on the proposed tax levy to fund health insurance premium contributions for group benefits beyond the amount of contributions in effect on June 30, 1999. The actual mills for consideration will be made available upon receipt of the certified tax valuation for the year.

Taxpayers are encouraged to attend the hearings and give written or oral comments on any or all of the budget-related items. Written comments may be mailed to the City Clerk, 130 6th Street West, Room A, Columbia Falls, Montana, 59912. Questions regarding the proposed items can be made by contacting City Manager Susan Nicosia at 892-4391.

ORDINANCES / RESOLUTIONS:

8. Second and Final Reading - Ordinance # 819:

An Ordinance of the City Council of the City of Columbia Falls, Montana, Amending the Columbia Falls Zoning Map From CB-1 Neighborhood/Professional Business To CB-2 General Business on Property Located at 230 US Highway 2 East, Columbia Falls Further Described as Assessor's Tract 2E, 2EC, 4EA, 4EAA and 4E In Section 17, Township 30 North, Range 20 West, P.M.M., Flathead County, Montana

9. Resolution # 1880 - A Resolution of the City of Columbia Falls, Montana, Levying Assessments upon Property within Special Improvement Districts to Defray the cost of Said Special Improvement Districts for The Fiscal Year 2022-23

10. Resolution # 1881 - A Resolution of the City Council of the City of Columbia Falls, Montana Redefining the Area Included within the Columbia Falls Street Maintenance District and Method of Assessment

REPORTS / BUSINESS FROM MAYOR & COUNCIL

CITY MANAGER REPORT

CITY ATTORNEY REPORT

MISCELLANEOUS

- 11. Fire Call Activity - July
- 12. Correspondence

ADJOURN

Next Scheduled Meetings:

City Council – Regular Meeting, **Tuesday, September 6, 2022**– 7:00 PM

Planning Board – TBD

Special Council Meeting - Planning/Zoning Hearings - Monday, August 29th - 7:00 PM - CF Junior High Cafetorium