



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

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**REGULAR CITY COUNCIL MEETING
AGENDA
MONDAY, FEBRUARY 06, 2023
COUNCIL CHAMBERS CITY HALL**

FINANCE COMMITTEE – 6:30 P.M

(Barnhart, Hamilton, Lovering)

REGULAR MEETING – 7:00 P.M.

PLEDGE OF ALLEGIANCE

CALL TO ORDER

ROLL CALL

APPROVAL OF AGENDA

CONSENT AGENDA:

1. Approval of Claims - February 6, 2023 - \$71,298.50
2. Approval of Payroll Claims - February 3, 2023 - \$108,062.57
3. Approval of Payroll Claims - January 20, 2023 - \$159,629.73
4. Approval of Regular City Council Meeting Minutes - January 17, 2023

VISITORS/PUBLIC COMMENT (Items not on agenda)

NOTICE OF PUBLIC HEARINGS/PUBLIC HEARINGS:

5. **Notice of Public Hearings - RH2 LLC PUD and Twin Peaks et al Zone Change and PUD in Columbia Falls Planning/Zoning Jurisdiction:**

(See February 14th Draft Planning Agenda and Packet for Application Materials)

The Columbia Falls City-County Planning Board will hold public hearings for the following items at their regular meeting on Tuesday, February 14, 2023 at 6:30 p.m. at the Cafetorium in the Columbia Falls Junior High School, 1805 Talbot Road, Columbia Falls, Montana. The Columbia Falls City Council will hold a subsequent hearing on March 20, 2023 starting at 7:00 p.m. in the same location.

Request to amend an approved Planned Unit Development in the Columbia Falls Zoning Jurisdiction:

The RH2 LLC is requesting an amendment to a previously approved Planned Unit Development overlay for the property located at 812 4th Ave West which is at the corner of 8th Street West and 4th Ave West. The original PUD allows nine residential units and three commercial spaces in two buildings on the half acre parcel. The amendment would replace the three commercial units with three residential units for a total of twelve residential units. The three story buildings will meet the setback and height standards of the CB-2 (General Business) zoning district as well as providing 24 off-street parking spaces. The property is described as Assessors' Tract 8AA (Parcel B of COS 12484) in the SW1/4 of Section 8, Township 30 North, Range 20 West, P.M.M., Flathead County.

A Zone Change Request from CSAG-5 and CSAG-10 to CR-4 in the Columbia Falls Zoning Jurisdiction.

The applicants, Twin Peaks Farms, LLC, High Country Land and Cattle (MT) LLC and 500 River Partners LLC are requesting a zone change for property located at 7030 Highway 2 East and 500 River Road in Columbia Falls. The properties are currently zoned CSAG-5 and CSAG-10 (Suburban Agricultural) with a 5 and 10 acre minimum lot size. The proposed zoning is a CR-4 (Urban Residential) zoning. The two properties total approximately 22.5 acres and are located just east of the bridge over the Flathead River. The properties are described as Parcel 1 of COS 16981 (Assessor's Tract 3FB) and Tract 1 of COS 16958 (Assessor's Tract 3F) of Section 16, Township 30 North, Range 20 West, P.M.M., Flathead County.

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

The applicants, Twin Peaks Farms, LLC, High Country Land and Cattle (MT) LLC and River Partners LLC are requesting a Planned Unit Development in the Columbia Falls Zoning Jurisdiction, the urban scale development is located at 7030 Highway 2 East and 500 River Road in Columbia Falls and is described as Parcel 1 of COS 16981 (Assessor's Tract 3FB) and Tract 1 of COS 16958 (Assessor's Tract 3F) of Section 16, Township 30 North, Range 20 West, P.M.M., Flathead County. The project consists of 180 residential units (99 single family attached units and 81 apartment units. The gross density of project is 7.9 units per acre. The applicant is proposing 12.21 acres (55%) of the site as park and open space. With the project, the applicants are proposing to extend Columbia Falls Water and Sewer service to the site. Other than the clustering of density and the density bonus provided by the PUD regulations, the applicant is not requesting any deviations.

NEW BUSINESS:

6. Call for Public Hearing - 10' ROW Abandonment - East 1/2 Block 59 adjacent to 1st Ave West
7. Call for Bids - 5th Ave EN Water Main Project

ORDINANCES / RESOLUTIONS:

8. Resolution # 1891 - Approving Preliminary Plat Tamarack Meadows

9. Resolution # 1892 - A Resolution of the City Council of the City of Columbia Falls, Montana, Amending Funds and Budgetary Line-item Appropriations for the Fiscal Year Ending June 30, 2023 to Account for Unanticipated and Additional Expenses

REPORTS / BUSINESS FROM MAYOR & COUNCIL

CITY MANAGER REPORT:

Water/Sewer System Capacity Discussion

History of Planning: Growth Policy/Maps and River Road Area

11th Police Officer (added FTE for 23-24 FY)

CITY ATTORNEY REPORT

MISCELLANEOUS

10. Fire Department - January Activity
11. Finance - YTD Thru December 2022
12. Correspondence

ADJOURN

Next Scheduled Meetings:

City Council – Regular Meeting, **TUESDAY Feb 21, 2023**– 7:00 PM

Planning Board – February 14, 2023