



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

**PHONE (406) 892-4391
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**CITY COUNCIL REGULAR MEETING
AGENDA
MONDAY, MARCH 01, 2021
COUNCIL CHAMBERS CITY HALL**

FINANCE COMMITTEE – 6:30 P.M

(Barnhart, Fisher, Robinson)

NOTE: Regular Council Meeting will be held in the Council Chambers as well as by virtual meeting to provide for social distancing and public health and safety. Council requests attendees wear masks for the health and safety of the public and the City employees and officials. Contact City Clerk Barb Staland no later than 6 pm on the day of the meeting to register for ZOOM meeting access information; phone: (406) 892-4391 or email: staalandb@cityofcolumbiafalls.com

REGULAR MEETING – 7:00 P.M.

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

CONSENT AGENDA:

1. Approval of Claims - March 1, 2021 - \$44,334.17
2. Approval of Payroll Claims - February 19, 2021 - \$121,654.99
3. Approval of February 16, 2021 Regular City Council Meeting Minutes

VISITORS/PUBLIC COMMENT (Items not on agenda)

NOTICE OF PUBLIC HEARINGS/PUBLIC HEARINGS:

4. Public Hearing - March 1, 2021:

Request for a Conditional Use Permit to construct a House and Accessory Dwelling over 800 Square Feet:

Lori Bjork is requesting a Conditional Use Permit to construct a new house of 2,600 square feet and convert the existing house of 1,700 square feet into an accessory dwelling unit. The Columbia Falls Zoning Code requires a Conditional Use Permit (CUP) for Accessory Dwelling Units that exceed 800 square feet in residential zones. The 0.98 acre property is described as

Assessor's Tract 3AC in SE4NW4SE4 of Section 4, Township 30 North, Range 20 West, P.M.M., Flathead County. The property is located 1550 14th Street EN but also has frontage on 13th Street EN.

A. Adopt Staff Report CCU-21-02 as Findings of Fact.

B. Approve the Conditional Use Permit with conditions (See Resolutions for Final Action)

5. Public Hearing - March 1st:

Request for a Conditional Use Permit to construct an Accessory Dwelling in the existing house in the CB-2 Zoning District:

Kevin and Cindy Hooker (current owners) and Six Peaks, LLC (prospective owners) are requesting a Conditional Use Permit to convert half of the existing 1,288 square foot house into an accessory apartment. The house is located at 28 6th Street East in Columbia Falls and is zoned CB-2 (General Business). The zoning code allows Single Family Residential use as a permitted use in the CB-2 and it allows an Accessory Apartment within the same building with a Conditional Use Permit (CUP). The 6,250 square feet property is described as Lot 11, Block 45 of the Columbia Falls Townsite in Section 8, Township 30 North, Range 20 West, P.M.M., Flathead County.

A. Adopt Staff Report CCU-21-03 as Findings of Fact.

B. Approve Conditional Use Permit with Conditions (See Resolutions for Final Action)

6. Notice of Public Hearings: The Columbia Falls City-County Planning Board will hold a public hearing for the following item at their regular meeting on Tuesday, March 9, 2021 at 6:30 p.m. at the Council Chambers of City Hall, 130 6th Street West, Columbia Falls, Montana. The Columbia Falls City Council will hold a subsequent hearing on Monday April 5, 2021 starting at 7:00 p.m. in the same location. Both hearings will be conducted in accordance with the most current recommended and/or required public health and safety protocols in place at the time of the hearing. The City website, <https://cityofcolumbiafalls.org>, will contain updated information if there is any change to the planned hearings.

Request change the zoning from CSAG-10 (Suburban Agricultural) to CSAG-5 (Suburban Agricultural) in the Columbia Falls Zoning Jurisdiction:

The applicant, Wayne Hull, is requesting a zone change for property at 7030 Highway 2 East, Columbia Falls from the current CSAG-10 (Suburban Agricultural) with a 10 acre minimum lot size to a CSAG-5 (Suburban Agricultural) with a five acre minimum lot size. Permitted and Conditionally permitted uses are almost identical in the two zoning designations. The vacant property is approximately 10 acres in size and is located approximately ¼ mile east of the bridge over the Flathead River. The property is described as Parcel 1 of COS 16981 of Section 16, Township 30 North, Range 20 West, P.M.M., Flathead County.

Persons are allowed to attend the hearing(s), subject to the most recent public gathering restrictions enacted by County and State agencies at or prior to the time of the hearing. 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. For more information on the proposed Zone Change, please call Eric Mulcahy, Columbia Falls City Planner at 755-6481.

7. Notice of Public Hearings - April 5, 2021:

The Columbia Falls City Council will hold public hearings for the purpose of allocating HB 473 Bridge and Road Safety and Accountability Program Funds and amending the 2021 FY Budget to account for the CARES Act Funding on Monday, April 5, 2021 at 7:00 p.m. The hearings will be held in the Council Chambers, City Hall, 130 6th ST. West, Columbia Falls, MT.

The City Council is proposing to request distribution of the 2021 HB 473 funds, in the amount of \$111,893.96, to overlay/repair 6th Avenue West from 9th St West to 13th St West.

The City Council will also hold a hearing to amend the 2020-21 Fiscal Year Budget to account for the CARES Act funds received during the 2021 FY.

Citizens are encouraged to attend the hearing or to provide written comments to the City Clerk at 130 6th Street West, Columbia Falls, MT 59912.

Dated this 1st of March, 2021

NEW BUSINESS:

8. Award Bid - 6th Avenue West Overlay Project
9. Approve Engineer's Agreement - Columbia Falls Railroad Quiet Zone Study
10. Consideration for URD Expansion/Community Development Services of MT Contract

ORDINANCES / RESOLUTIONS:

11. Resolution # 1842 - A Resolution of the City Council of the City of Columbia Falls, Montana Approving an Application for a Conditional Use Permit by Lori Bjork to Allow the Construction of an Accessory Dwelling Unit Greater Than 800 Square Feet. The Property is Described as Tract 3AC, Section 4, Township 30N, Range 20W, also Referred to as Tract 4 Book 507 Page 15, Flathead County, Montana.
12. Resolution # 1843 - A Resolution of the City Council of the City of Columbia Falls, Montana Approving an Application for a Conditional Use Permit by Kevin and Cindy Hooker and Six Peaks, LLC to Allow the construction of an Accessory Dwelling Unit in the CB-2 General Business District. The property is located at 28 6th Street East and is Further Described as Lot 11, Block 45 of the Columbia Falls Townsite, in Section 8, Township 30 North, Range 20 West, P.M.M., Flathead County, Montana.

REPORTS / BUSINESS FROM MAYOR & COUNCIL

CITY MANAGER REPORT

CITY ATTORNEY REPORT

MISCELLANEOUS

ADJOURN

Next Scheduled Meetings:

City Council – Regular Meeting, **Monday, March 15th** – 7:00 PM

Planning Board – Tuesday, March 9th - 6:30 PM

Parks Committee - Monday, March 8th - TBA

Council Workshop – **Monday, March 29th**– 6:30 PM