



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

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**CITY COUNCIL REGULAR MEETING  
AGENDA  
MONDAY, APRIL 04, 2022  
COUNCIL CHAMBERS CITY HALL**

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**FINANCE COMMITTEE – 6:30 P.M**

(Barnhart, Shepard, Fisher)

**NOTE: The Council Meeting is held in the Council Chambers as well as by virtual meeting. Please contact City Clerk Barb Staaland no later than 6 pm on the night of the meeting to register for ZOOM meeting access information by calling (406) 892-4391 or email: [staalandb@cityofcolumbiafalls.com](mailto: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 - April 4, 2022 - \$69,273.86
2. Approval of Payroll Claims - April 1, 2022 - \$78,627.78
3. Approval of Payroll Quarterly Expenses - March 31, 2022 - \$16,350.28
4. Approval of Special Payroll - March 23, 2022 - \$9,767.96
5. Approval of March 21, 2022 Regular City Council Meeting Minutes
6. Approval of Easement for Public Access and Utilities - Cottage Apartments, LLC and City of Columbia Falls and Authorize City Manager to Execute
7. Adoption of Deck Monitor Job Description

**VISITORS/PUBLIC COMMENT (Items not on agenda)**

**APPOINTMENTS:**

8. Appointment - Probationary Volunteer Firefighter - Kyle Dolph

## **NOTICE OF PUBLIC HEARINGS/PUBLIC HEARINGS:**

### **9. Public Hearing - Request for a Preliminary Plat for a 10-Unit RV Park:**

The Columbia Falls City-County Planning Board held a public hearing for the following item at their regular meeting on Tuesday, March 15, 2022 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 4, 2022 starting at 7:00 p.m. in the same location.

#### **Request for a Preliminary Plat for a 10 Unit RV Park:**

The applicant, Clark W Griz LLC is requesting Preliminary Plat approval to construct a 10-Unit RV Park for property at 201 Highway 2 East, Columbia Falls. The property is zoned CB-2 (General Business) which allow RV Parks as a permitted use. The proposed RV Park is adjacent to the Columbia Falls RV Park. The property is described as Lot 3 of the D & G Subdivision in Section 8, Township 30 North, Range 20 West, P.M.M., Flathead County.

Interested persons are allowed to attend the hearing(s) in person or via ZOOM. 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 Planned Unit Development, please call Eric Mulcahy, Columbia Falls City Planner at 755-6481. To obtain the ZOOM meeting registration, contact City Clerk Barb Staaland via email or by calling (406) 892-4391 no later than 5:30 p.m. the day of the meeting.

- a. Adopt Staff Report CPP-22-01 as Findings of Fact
- b. Approve Preliminary Plat with Conditions (See Resolutions)

### **10. Notice of Public Hearings: - Planning Board April 12th and City Council May 2nd:**

The Columbia Falls City-County Planning Board will hold a public hearing for the following item at their regular meeting on Tuesday, April 12, 2022 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 May 2, 2022 starting at 7:00 p.m. in the same location.

#### **Request to Amend a Planned Unit Development in the Columbia Falls Zoning Jurisdiction:**

Ruis Holdings 540 Nucleus Ave LLC is requesting an Amendment to their Planned Unit Development overlay for the property located at 540 Nucleus Avenue which was the former Bank of Columbia Falls site. The owner is amending the design of the south building to allow a height of 40-feet to the top of parapet and also allow a casino in the proposed restaurant on the main floor. Otherwise, the building meets all use and dimensional requirements. The property is described as Lots 11-15 and also all that portion of the east half of the vacated alleyway lying adjacent to the west boundary line of said Lots 11-15 inclusive of Block 37 and Lot 10A of the Amended Plat of Lots 1-3 & Lots 6-10 of Block 37 according to the map or plat thereof on file and of record in the office of the Clerk and Recorder of Flathead County, Montana.

**Request for an Amendment to Conditional Use Permit to Construct 36 Apartment Units in the Columbia Falls Zoning Jurisdiction:**

The applicant, Toby Gilchrist, is requesting an amendment to an approved Conditional Use Permit that allows the construction of 36 apartment units in two buildings, eighteen units in each building. The proposed amendment would allow the north building to allow owners of the units to offer short term rentals of the units. The south building would remain exclusively long-term rental (30-days or more). None of the other elements of the project change with the request of this amendment and this amendment only deals with the length of stay for the north building. The property is located approximately ¼ mile north of Highway 2 at 302 Meadow Lake Blvd. The property is described as Assessors' Tracts 2BDEA and 2BDAEA of Section 7, Township 30 North, Range 20 West, P.M.M., Flathead County.

Interested persons are allowed to attend the hearing(s) in person or via ZOOM. 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 amended Planned Unit Development or Conditional Use Permit, please call Eric Mulcahy, Columbia Falls City Planner at 755-6481. To obtain the ZOOM meeting registration, contact City Clerk Barb Staaland via email or by calling (406) 892-4391 no later than 6:00 p.m. the day of the meeting.

**ORDINANCES / RESOLUTIONS:**

**11. Resolution # 1873 - Granting Conditional Approval of Preliminary Plat for the Urban Wood RV Park Subdivision:**

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.

**REPORTS / BUSINESS FROM MAYOR & COUNCIL**

**CITY MANAGER REPORT**

**CITY ATTORNEY REPORT**

**MISCELLANEOUS**

12. Fire Department - March Activity
13. Correspondence

**ADJOURN**

Next Scheduled Meetings:

City Council – Regular Meeting, **April 18, 2022** – 7:00 PM

Planning Board – **April 12, 2022** - 6:30 PM

Council Workshop – **Downtown Parking/Projects– April 11, 2022** - 6:30 PM

Noise Ordinance Committee Meeting - May 10, 2022 - 10 am