



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

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

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**FINANCE COMMITTEE – 6:30 P.M**

(Barnhart, Piper, Robinson)

The Regular Council Meeting is available virtually on ZOOM. Contact City Clerk Barb Staland no later than 6:00 pm to register for the ZOOM link 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 - March 6, 2023 - \$47,533.74
2. Approve Payroll Claims, March 3, 2023 - \$109,716.95
3. Approval of Regular City Council Meeting Minutes - February 21, 2023

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

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

**4. Notice of Public Hearing - City Council March 20, 2023 - Zoning in Columbia Falls Jurisdiction:**

The Columbia Falls City-County Planning Board held 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.

**5. Notice of Public Hearings - Planning Board March 14, 2023 and City Council April 3, 2023:**

The Columbia Falls City-County Planning Board will hold a public hearing for the following item at their regular meeting on Tuesday, March 14, 2023 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 April 3, 2023 starting at 7:00 p.m. in the same location.

**Conditional Use Permit – Sports Bar and Casino:** A request by J & L Golf, Levi LaPrath and Jarred Griffis to open a sports bar with a casino of up to twenty gaming machines. The building in question is located at 605 Nucleus Avenue, Unit B, currently a Hair Salon. The property is zoned CB-4 (Central Business) District and the zoning ordinance requires a Conditional Use Permit for new casinos while bars and restaurants are permitted uses. The

property is described as Lots 1 and 2, Block 45 of the Columbia Falls Original Townsite located in Section 8, Township 30 North, Range 20 West, P.M.M., Flathead County.

**NEW BUSINESS:**

6. Award Bid - Hilltop Sewer Main Replacement & Lift Station #5 Rehabilitation Bid (Phase 1 Wastewater ARPA Projects ) - Neumann Construction Co. - \$798,262
7. Award Contract - Backflow Testing - Western State Fire Protection Co. and authorize City Manager to execute

**ORDINANCES / RESOLUTIONS:**

**8. Resolution # 1893:**

A RESOLUTION OF THE CITY COUNCIL OF COLUMBIA FALLS, MONTANA ABANDONING, DISCONTINUING AND VACATING A 10' PORTION OF 1st AVE WEST ROADWAY ADJACENT TO LOT 10A AND 6A, BLOCK 59, COLUMBIA FALLS SECOND ADDITION, COLUMBIA FALLS, MONTANA

**9. Resolution # 1894:**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COLUMBIA FALLS, MONTANA REQUESTING DISTRIBUTION OF LOCAL GOVERNMENT ROAD CONSTRUCTION AND MAINTENANCE MATCH PROGRAM FUNDS AND AMENDING THE APPROPRIATE 2023 FY BUDGETS

**REPORTS / BUSINESS FROM MAYOR & COUNCIL**

**CITY MANAGER REPORT:**

Legislative Update (transmittal break)

Project Update

**CITY ATTORNEY REPORT**

**MISCELLANEOUS**

10. Fire Department - February Activity
11. Correspondence

**ADJOURN**

Next Scheduled Meetings:

City Council – Regular Meeting, **Monday, March 20, 2023** – 7:00 PM - Columbia Falls Junior High

Planning Board – March 14, 2023 - City Council Chambers - 6:30 PM

TBD - Council Facility Tour and 23-24 FY Goal Setting