



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

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**CITY COUNCIL REGULAR MEETING
AGENDA
MONDAY, MAY 02, 2022
COUNCIL CHAMBERS CITY HALL**

FINANCE COMMITTEE – 6:30 P.M

(Barnhart, Karper, Lovering)

NOTE: The Regular Council Meeting is held in the Council Chambers as well as by virtual meeting. Please contact City Clerk Barb Staland no later than 6 pm on the night of the meeting to obtain ZOOM meeting access by calling (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 - May 2, 2022 - \$67,178.91
2. Approval of Payroll Claims - April 29, 2022 - \$85,106.77
3. Approval of April 18, 2022 Regular City Council Meeting Minutes
4. Approval of Morrison-Maierle Engineering Services Contract - Reconstruct and Overlay Project and authorize City Manager to execute
5. Approval of KLJ Engineering Miscellaneous Services Agreement and authorize City Manager to execute
6. Approval of SANE Exam Services Contract - Logan Health Medical Center and authorize City Manager's signature
7. Approval of BNSF Utility Inspector Agreement and Permit 22-13906 for Water Main Installation on 12th Ave West and authorize City Manager to execute all necessary documents
8. Approval of the Certificate of Completion - 2020 Water System Revenue Bonds and authorize submission to MT DNRC (one-year project completion)

VISITORS/PUBLIC COMMENT (Items not on agenda)

APPOINTMENTS:

9. Police Commission - Reappoint Shawn Bates, 3 year term ending April 2025

NOTICE OF PUBLIC HEARINGS/PUBLIC HEARINGS:

10. Public Hearing: 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.

- a. Adopt Staff Report CPUD-22-02 as Findings of Fact
- b. Approval PUD with Conditions (See Ordinances)

11. Public Hearing - 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.

- a. Adopt Staff Report CCU-22-01 as Findings of Fact
- b. Approve, Amend or Deny Request for Amendment to Conditional Use Permit

12. Notice of Public Hearings - Planning Board May 10th and City Council June 6th:

The Columbia Falls City-County Planning Board will hold a public hearing for the following item at their regular meeting on Tuesday, May 10, 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 June 6, 2022 starting at 7:00 p.m. in the same location.

Request A Conditional Use Permit to construct two six-plex apartments in the Columbia Falls Zoning Jurisdiction:

A request by Big Sky Living, LLC for a Conditional Use Permit (CUP) to build a six-plex

condominium/apartment building on each of two lots owned by the applicant. As a result, there will be a total of twelve units proposed. The six-plex's will occupy Lots 166 and 167 of Hilltop Homes Subdivision located on Diane Road in Columbia Falls. The properties are zoned CRA-1 (Multi-Family Residential) which requires a CUP to construct a three-plex or greater within the zoning district. The properties are addressed at 9 and 11 Diane Road and described as Lots 166 and 167 of the Hilltop Homes subdivision in Section 18, Township 30 North, Range 22 West, P.M.M., Flathead County

Request to change the zoning from CR-5 (Two-Family Residential) to CR-3 (One-Family Residential) in the Columbia Falls Zoning Jurisdiction:

The applicant, Rhonda Hoon, is requesting a zone change at 1115 Nucleus Avenue in the Columbia Falls area from the current CR-5 (Two-Family Residential) to a CR-3 (One-Family Residential) designation. The property currently has a house and a detached garage on the property. The applicant would like to convert the garage to an accessory dwelling. The property is described as Lot 3, Block 8 of Nucleus Addition in Section 17, 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 Conditional Use Permit or Zone Change, 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.

ORDINANCES / RESOLUTIONS:

- 13. First Reading - Ordinance # 816:** An Ordinance of the City Council of the City of Columbia Falls, Montana, Amending the Columbia Falls Zoning Map to Allow the Development of an Amended Planned Unit Development (PUD) Overlay at 540 Nucleus Avenue Described as Lots 11 Thru 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, Columbia Falls, Montana, According to the Map or Plat Thereof on File and of Record in the Office of the Clerk and Recorder of Flathead County, Montana.

REPORTS / BUSINESS FROM MAYOR & COUNCIL

CITY MANAGER REPORT:

Project Updates

Review of Pool Fees

CITY ATTORNEY REPORT

ADJOURN

Next Scheduled Meetings:

City Council – Regular Meeting, **Monday, May 16th** – 7:00 PM

Planning Board – Tuesday, May 10th - 6:30 pm

Council Noise Ordinance Committee - Tuesday, May 10th - 10 am