



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

**PHONE (406) 892-4391
FAX (406) 892-4413**

**CITY COUNCIL REGULAR MEETING
AGENDA
MONDAY, MARCH 21, 2022
COUNCIL CHAMBERS CITY HALL**

FINANCE COMMITTEE – 6:30 P.M

(Barnhart, Shepard, Karper)

NOTE: The Council Meeting is held in the Council Chambers as well as by virtual meeting to provide additional meeting access. Please contact City Clerk Barb Staalnd no later than 6pm on the night of the meeting to register for ZOOM meeting access information by calling (406) 892-4391 or email: staalndb@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 21, 2022 - \$61,194.78
2. Approval of Payroll Claims - March 18, 2022 - \$118,997.37
3. Approval of March 7, 2022 Regular City Council Meeting Minutes
4. Approval of Task Order #7 - Morrison-Maierle to provide on-call engineering services and authorize City Manager to execute
5. Approval of Sidewalk Easement between Cottage Apartments, LLC and City of Columbia Falls and authorize City Manager to execute

VISITORS/PUBLIC COMMENT (Items not on agenda)

APPOINTMENTS:

6. Appointment - Probationary Volunteer Firefighter Andrea Schwagerl

NOTICE OF PUBLIC HEARINGS/PUBLIC HEARINGS:

7. Public Hearing: Second Public Hearing for Community Development Grant Application - Public Facilities:

The City of Columbia Falls will hold a public hearing on Monday, March 21st at 7:00 pm, in the City Council Chambers, City Hall, 130 6th Street West, Columbia Falls, Montana for the purpose of obtaining public comment on a proposed application for a public facilities project, Boys and Girls Club, located in the City of Columbia Falls under the Montana Community Development Block Grant Program administered by the Montana Department of Commerce. At the public hearing, the proposed project will be explained, including the purpose and proposed area of the project, activities, budget, and possible sources of funding. All interested persons will be given the opportunity to ask questions and to express their opinions regarding this proposed project.

Comments may be given orally at the hearing or submitted in writing on or before Thursday, March 18th to be included in the Council packet. Comments received after that date will be handed out at the meeting. Written comments carry the same weight as verbal comment during the hearing.

8. 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 2BDAA 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: . 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.

9. Notice of 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.

ORDINANCES / RESOLUTIONS:

10. Second and Final Reading - Ordinance #815 - Planned Unit Development:

An Ordinance of the City Council of the City of Columbia Falls, Montana, Amending the Columbia Falls Zoning Map to Allow the Development of a Planned Unit Development (PUD) Overlay for the Property Located at 1123 9th Street West, Columbia Falls, Further Described as Lots 1, 2 & 3 Excluding the South 10 Feet in Block 5, Robindale Subdivision in Section 8, Township 30 North, Range 20 West, P.M.M., Flathead County, Montana.

11. Resolution # 1871 - HB 473 2022 FY Fund Request and Budget Amendment Approval:

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 2022 FY Budgets

12. Resolution # 1872 - Authorizing Submission of a CDBG Community and Public Facilities Grant Application:

A Resolution of the City Council of the City of Columbia Falls, Montana Authorizing Submission of a CDBG Community and Public Facilities Grant Application

REPORTS / BUSINESS FROM MAYOR & COUNCIL

CITY MANAGER REPORT

- 13. City Manager's Project/Information Update

MISCELLANEOUS

- 14. Finance - February 2022 Reports
- 15. Police - February Activity
- 16. Correspondence

ADJOURN

Next Scheduled Meetings:

City Council – Regular Meeting,- **Monday April 4, 2022** – 7:00 PM

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

Noise Ordinance Committee – **Tuesday March 29, 2022** – 10:00 AM

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