



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

**PHONE (406) 892-4391
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**CITY COUNCIL REGULAR MEETING
AGENDA
MONDAY, JUNE 07, 2021
COUNCIL CHAMBERS CITY HALL**

FINANCE COMMITTEE – 6:30 P.M

(Barnhart, Fisher, Lovering)

NOTE: Regular City Council Meeting will be held in the Council Chambers as well as by virtual meeting to provide for public health and safety as needed. Council requests attendees wear masks if necessary for the health and safety of the public, 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 - June 6, 2021 - \$255,517.13
2. Approval of Payroll Claims - May 28, 2021 - \$114,129.72
3. Approval of May 17, 2021 Regular City Council Meeting Minutes
4. Approval of Memorandum of Agreement - Columbia Falls Swim Team and authorize City Manager to execute
5. Approval of Task Order #4 Amendment - Morrison-Maierle and City of Columbia Falls - TA Grant Application and authorize City Manager to execute
6. Approval of Memorandum of Agreement - Flathead County EMS and Columbia Falls Fire Dept - Non-Transport Agencies and authorize City Manager to execute
7. Approve Preliminary Engineering Contract - BNSF/Railpros - Quiet Zone Analysis

VISITORS/PUBLIC COMMENT (Items not on agenda)

APPOINTMENTS:

8. Tree Board - Unexpired Term Ending December 31, 2021 - Mr. Peregrine Frissell
9. Approve Appointment of Probationary Volunteer Firefighter - Michael Dickerson

NOTICE OF PUBLIC HEARINGS/PUBLIC HEARINGS:

10. Public Hearing - Request change in zoning from CSAG-10 (Suburban Agricultural) to CSAG-5 (Suburban Agricultural) in the Columbia Falls Zoning Jurisdiction:
The applicant, Twin Peak Farms, 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.
 - A. Adopt Staff Report CZC-21-03 as Findings of Fact
 - B. Approval of Zone Change (See Ordinances - first reading)
11. Public Hearing - Tax Exemption or Abatement - Cedar Palace LLC 500 12th Ave West
The Columbia Falls City Council will hold a public hearing to consider an application for tax exemption or abatement for Cedar Palace LLC for the extensive remodel at 500 12th Avenue West at the regular Council meeting on Monday June 7, 2021 starting at 7:00 p.m. in the Council Chambers, City Hall, 130 6th Street West, Columbia Falls. The hearing will be held in person and virtually by ZOOM and will be conducted in accordance with the latest CDC health guidelines.

The City Council will consider the application for tax exemption or abatement pursuant to state statute, 15-24-1502, MCA, for the remodeling, reconstruction or expansion of the office building located at 500 12th Avenue West. The application was approved by the Montana Department of Revenue as it complies with the statutory requirements.

Persons may attend the hearing or submit written comments. 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 Staalnd, City Clerk, 130 6th Street West, Columbia Falls, MT 59912 or via email: staalndb@cityofcolumbiafalls.com. Submit requests for ZOOM meeting registration to the same email address.
12. Notice of Public Hearings:
The Columbia Falls City-County Planning Board will hold a public hearing for each of the following items at their regular meeting on Tuesday **June 15, 2021** at 6:30 p.m. in the Council Chambers at City Hall, 130 6th Street West, Columbia Falls, Montana. The Columbia Falls City Council will hold

subsequent hearings on **Tuesday July 6, 2021** starting at 7:00 p.m. in the same location. The hearings will be conducted in person at City Hall as well as virtually via ZOOM.

Request to change zoning from CSAG-5 (Suburban Agricultural) to CR-1 (Suburban Residential) in the Columbia Falls Zoning Jurisdiction:

The applicant, Jean Flynn, is requesting a zone change at 221 Rogers Road in the Columbia Falls area from the current CSAG-5 (Suburban Agricultural) to a CR-1 (Suburban Residential) designation. The property is approximately five acres with a residence and outbuildings. The property is described as Parcel B of COS 16149 (Assessors' Tract's 9A, 1AA, 1ABAA, and 8A) of Section 17, Township 30 North, Range 20 West, P.M.M., Flathead County.

Request for a Planned Unit Development (PUD) for the Garnier Heights Development:

The applicant, RH Joint Holdings, LLC, is requesting a PUD Overlay for property generally located north of Lemburg Lane between North Hilltop Road and Meadow Lake Boulevard. The property is 28 acres in size and is zoned with a combination of CR-1, CR-2, and CR-3 urban residential zoning districts. The PUD will allow the applicant to cluster lots into single family attached and detached units preserving 11.42 acres in park and open space. The overall density of the project is 3.55 units per acre. In addition to the clustering, the applicant is asking for a front yard setback deviation for the alley loaded townhomes. The property is described as Parcel 1 of COS 14679 excepting therefrom the property within the Plat known as Hilltop Meadows in Section 7, Township 30 North, Range 20 West, P.M.M., Flathead County.

Request for Preliminary Plat approval of the Garnier Heights Subdivision – A 102- unit development:

The applicant, RH Joint Holdings, LLC, is requesting preliminary plat approval for property generally located north of Lemburg Lane between North Hilltop Road and Meadow Lark Boulevard. The applicant will subdivide the property into 102 units with a combination of single family detached, two unit attached, and four unit attached structures. The subdivision will place 11.42 acres of the 28-acre parcel in park and open space and develop an overall density of the project is 3.55 units per acre. The subdivision has two access points one from Meadow Lake Boulevard on the east and the other on North Hilltop Road to the west. All internal subdivision roads will be developed to City standards with curb, gutter, sidewalks, and boulevard trees. The property is described as Parcel 1 of COS 14679 excepting therefrom the property within the Plat known as Hilltop Meadows in Section 7, Township 30 North, Range 20 West, P.M.M., Flathead County.

Expansion of the Columbia Falls Urban Renewal District:

The City of Columbia Falls is requesting public comment regarding the expansion of the Columbia Falls Urban Renewal District. The expansion is requested for the property formerly known as the Cedar Palace along with the surrounding 23.87 acres on seven parcels. The purpose of the expansion is to allow Tax Increment funds to be spent on public infrastructure within the defined area. The property is located at 500 12th Avenue West and described as Assessor's Tracts 8, 8B, 8F, 8G, 8HA, 8H, and 8E; and more specifically as follows:

Persons are allowed to attend the hearings in person, subject to the most recent CDC guidelines for public gatherings, or virtually 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 Staalnd, City Clerk, 130 6th Street West, Room A, Columbia Falls, MT 59912 or via email: staalandb@cityofcolumbiafalls.com. Email the same address for ZOOM meeting information. For more information on the proposed agenda items, please call Eric Mulcahy, Columbia Falls City Planner at 755-6481.

DATED this 21st day of May, 2021

ORDINANCES / RESOLUTIONS:

13. Resolution # 1848 - A Resolution of the City Council of Columbia Falls, Montana Establishing Fees for the Use of the City's Pool for the 2021 Season
14. Resolution # 1849 - A Resolution of the City Council of the City of Columbia Falls, Montana, Approving the Application of Cedar Palace LLC for Tax Benefits for the Remodeling, Reconstruction or Expansion of an Existing Building or Structure Located at 500 12th Ave West, Columbia Falls, Montana
15. First Reading - Ordinance # 806 - An Ordinance of the City Council of the City of Columbia Falls, Montana, Amending the Columbia Falls Zoning Map from CSAG-10 Suburban Agriculture to CSAG-5 Suburban Agriculture for the Property Located at 7030 Highway 2 East, Further Described as Parcel 1 of COS 16981 of Section 16, Township 30 North, Range 20 West, P.M.M., Flathead County, Montana

REPORTS / BUSINESS FROM MAYOR & COUNCIL

CITY MANAGER REPORT

CITY ATTORNEY REPORT

MISCELLANEOUS

16. Fire Department Activity YTD

ADJOURN

Next Scheduled Meetings:

City Council – Regular Meeting – Monday, June 21, 2021 - 7:00 PM

Planning Board – Tuesday, June 15, 2021 - 6:30 PM