



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

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

**CITY COUNCIL REGULAR MEETING (MOVED DUE TO MONDAY HOLIDAY)
AGENDA
TUESDAY, JULY 06, 2021
COUNCIL CHAMBERS CITY HALL**

FINANCE COMMITTEE – 6:30 P.M

(Barnhart, Karper, Piper)

NOTE: The Council Meeting will be held in the Council Chambers as well as by virtual meeting to provide for public health and access. Please contact City Clerk Barb Staalnd 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: 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 - July 6, 2021 - \$ 157,402.71 (includes June 2021 and July 2021 Claims)
2. Approval of Payroll Claims - June 25, 2021 - \$128,902.89
3. Approval of Payroll Claims - June 30, 2021 - Special Term Pay
4. Approval of Payroll Claims - June 30, 2021 - \$17,308.58 - Payroll Quarterlies
5. Approval of June 21, 2021 Regular City Council Meeting Minutes
6. Approve Nucleus Ave. Bulb Out Engagement - \$5,200 - Jackola Engineering and Authorize City Manager to execute
7. Approval of 2021-22 FY City Manager Contract

VISITORS/PUBLIC COMMENT (Items not on agenda)

EMPLOYEE RECOGNITION:

8. Barb Staaland, City Clerk - 15 Years of Service

NOTICE OF PUBLIC HEARINGS/PUBLIC HEARINGS:

9. 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' Tracts 9A, 1AA, 1ABAA and 8A) of Section 17, Township 30 North, Range 20 West, P.M.M., Flathead County.

- A. Adopt Staff Report CZC-21-04 as Findings of Fact
- B. Approve Zone Change (See Ordinance)

10. Public Hearing - 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.

- A. Adopt Staff Report CPUD-21-01 as Findings of Fact
- B. Approve PUD (See Ordinances)

11. Public Hearing - 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.

A. Adopt Staff Report CPP-21-01 as Findings of Fact

B. Approve Preliminary Plat, with Conditions (See Resolutions)

12. Notice of Public Hearings - 2021-22 FY Preliminary Budget - Beginning Monday, July 19, 2021:

NOTICE IS HEREBY GIVEN, that the City Council of the City of Columbia Falls, Montana, will hold public hearings beginning on July 19, 2021 at 7:00 p.m. in the , , for the following purposes:

Preliminary Budget

Presentation and consideration of the preliminary budget for fiscal year beginning July 1, 2021 and ending June 30, 2022. This hearing will be continued until final adoption of the budget after receiving the certified taxable valuation.

Special Assessments

Consideration of the adoption of the Street Lighting District and Street Maintenance District assessments for FY2021/2022. Council will hear any objections to the final adoption of the resolution levying special assessments for FY 2021/2022. Special Assessments are estimated as follows:

Street Lighting District	\$ 30,049
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Street Maintenance District	\$316,000
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Individual property payment schedules are available for inspection ten (10) days from this notice, in the office of the City Clerk, 130 6th Street West, Columbia Falls, Montana, during regular hours Monday through Friday, 7:00 AM to 6:00 PM.

Permissive Medical Levy

Consideration of adoption on the proposed tax levy to fund health insurance premium contributions for group benefits beyond the amount of contributions in effect on . The actual mills for consideration will be made available upon receipt of the certified tax valuation for the year.

Taxpayers are encouraged to attend the hearings and give written or oral comments on any or all of the budget-related items. Written comments may be mailed to the City Clerk, , Room A, . Questions regarding the proposed items can be made by contacting City Manager Susan Nicosia at 892-4391.

DATED THIS 21st DAY OF JUNE, 2021

Barb Staaland, City Clerk

13. Notice of Public Hearing - Urban Renewal District Expansion - July 19, 2021:

The Columbia Falls City Council will hold a public hearing at its regular meeting on Monday, July 19, 2021, beginning at 7:00 PM in the City Hall Council Chambers, 130 6th Street West, Columbia Falls, MT, to consider the First Reading and Provisional Adoption of the Ordinance establishing the Columbia Falls Urban Renewal District (URD) – 2021 Expansion and adoption of the 2021 Columbia Falls URD Plan. Columbia Falls intends to use tax increment financing in support of making infrastructure improvements as revenues permit and may issue tax increment financing bonds.

And, at the Columbia Falls City Council regular meeting on Monday, August 2, 2021, beginning at 7:00 PM in the City Hall Council Chambers, 130 6th Street West, Columbia Falls, MT, the Council will consider the Second Reading and Final Adoption of the Ordinance establishing the Columbia Falls Urban Renewal District (URD) – 2021 Expansion and adoption of the 2021 Columbia Falls URD Plan.

The Columbia Falls URD – 2021 Expansion encompasses approximately 23.87 acres locally known as the Cedar Palace Property and consists of seven parcels addressed as 500 12th Avenue West in Columbia Falls. These seven parcels are described as Assessor's Tracts 8, 8B, 8F, 8G, 8HA, 8H and 8E, in Section 7, Township 30 North, Range 20 West, P.M.M., Flathead County, Montana.

All interested parties are encouraged to attend. Written comments on establishing the Columbia Falls Urban Renewal District (URD) – 2021 Expansion and adoption of the 2021 Columbia Falls URD Plan may be submitted to Susan Nicosia, City Manager, City of Columbia Falls, 130 6th Street West, Columbia Falls, MT 59912 or nicosias@cityofcolumbiafalls.com. For further information call the City at 406-892-4391.

14. Notice of Public Hearings:

The Columbia Falls City-County Planning Board will hold a public hearing for the following items at their regular meeting on Tuesday, July 13, 2021 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, August 2, 2021 starting at 7:00 p.m. in the same location.

Request to change the zoning from CR-5 (Two Family Residential) to CRA-1 (Multi-Family Residential) in the Columbia Falls Zoning Jurisdiction:

The applicant, Toby Gilchrist, is requesting a zone change for 302 Meadow Lake Boulevard from the current CR-5 two-family designation to a CRA-1 multi-family residential designation. The applicant amended the application that was reviewed by the Planning Board in February. The vacant property is approximately 2.5 acres in size and is located approximately ¼ mile north of Highway 2 on Meadow Lake Blvd. The property is described as Assessors' Tract's 2BDEA and 2BDAEA of Section 7, Township 30 North, Range 20 West, P.M.M., Flathead County.

Request for a Conditional Use Permit to construct 36 units of Apartments in the Columbia Falls Zoning Jurisdiction:

The applicant, Toby Gilchrist, is requesting a Conditional Use Permit to construct 36 units of apartments in two buildings, eighteen units in each building. The applicant amended the application that went before the Planning Board in February. The proposed two-story apartments will access Meadow Lake Blvd at the intersection with Best Way. The vacant

property is approximately 2.5 acres in size and is located approximately ¼ mile north of Highway 2 at 302 Meadow Lake Blvd. The property is described as Assessors' Tract's 2BDEA and 2BDAEA of Section 7, Township 30 North, Range 20 West, P.M.M., Flathead County.

Persons are allowed to attend the hearing(s) subject to the most current CDC guidance or attend virtually via ZOOM. Persons are encouraged to submit written comments prior to the meeting so they can be included in the Board/Council packets. 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 applications, please call or email Eric Mulcahy, Columbia Falls City Planner at 755-6481 or eric@sandssurveying.com. The agenda and entire packet including the staff report, application and other details are posted on the City website on the Friday before the hearing. The website also provides information on registering for the virtual ZOOM meeting. See www.cityofcolumbiafalls.org.

ORDINANCES / RESOLUTIONS:

15. First Reading - Ordinance # 807 - An Ordinance of the City Council of the City of Columbia Falls, Montana, Amending the Columbia Falls Zoning Map from CSAG-5 Suburban Agricultural to CR-1 Suburban Residential for the Property Located at 221 Rogers Road, Further Described as Parcel B of COS 16149 (Assessors; Tracts 9A, 1AA, 1ABAA and 8A) of Section 17, Township 30 North, Range 20 West, P.M.M., Flathead County, Montana
16. First Reading - Ordinance # 808 - 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 North of Lemburg Lane between North Hilltop Road and Meadow Lake Boulevard, Further Described as Parcel 1 of COS 14679 Excepting Therefrom Property within the Plat Known as Hilltop Meadows in Section 7, Township 30 North, Range 20 West, P.M.M. Flathead County
17. Resolution 1851 - A Resolution of the City Council of Columbia Falls, Montana Conditionally Approving the Preliminary Plat for the Garnier Heights Subdivision 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
18. Resolution 1852 - A Resolution of the City Council of the City of Columbia Falls, Montana, Setting the Salary and Compensation of Certain City Officials and Employees Pursuant to Title 7, Chapter 4, Part 42, M.C.A., for the 21-22 Fiscal Year
19. Resolution 1853 - A Resolution of the City Council of the City of Columbia Falls Requesting a US DOT 2021 RAISE Grant to Improve Public Safety and Construct Necessary New or Improved Infrastructure for Vehicles, Pedestrians and Bicycles to Connect the Community

REPORTS / BUSINESS FROM MAYOR & COUNCIL

CITY MANAGER REPORT

20. City Manager's Report

CITY ATTORNEY REPORT

MISCELLANEOUS

ADJOURN

Next Scheduled Meetings:

City Council – Regular Meeting, Monday, July 19, 2021 – 7:00 PM

Planning Board – Tuesday, July 13, 2012