



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

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**CITY COUNCIL REGULAR MEETING
AGENDA
MONDAY, MARCH 20, 2023
COUNCIL FALLS JUNIOR HIGH SCHOOL – 1805 TALBOT ROAD**

FINANCE COMMITTEE – 6:30 P.M

(Barnhart, Robinson, Piper)

PLEASE NOTE: VIRTUAL ZOOM MEETING IS NOT AVAILABLE DUE TO THE ALTERNATE LOCATION

REGULAR MEETING – 7:00 P.M.

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

CONSENT AGENDA:

1. Approval of Claims - March 20, 2023 - \$105,859.01
2. Approval of Payroll Claims - March 17, 2023 - \$155,360.02
3. Approval of Regular City Council Meeting Minutes - March 6, 2023
4. Contract Amendment - General Engineering On-Call Services - Morrison-Maierle and authorize City Manager to Execute

VISITORS/PUBLIC COMMENT (Items not on agenda)

NOTICE OF PUBLIC HEARINGS/PUBLIC HEARINGS:

5. Public Hearings - Planning Items Within the 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.**

FIRST HEARING:

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. Adopt Staff Report CPUD-23-01 as Findings of Fact
- B. Approve PUD with Conditions and Direct Staff to Prepare Ordinance for April 3, 2023
Regular Council Meeting

SECOND HEARING:

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.

- A. Adopt Staff Report CZC-23-01 as Findings of Fact
- B. Approve Zone Change and Direct Staff to Prepare Ordinance for April 3, 2023 Meeting
- C. Adopt Staff Report CPUD-23-02 as Findings of Fact
- D. Approve PUD with Conditions and Direct Staff to Prepare Ordinance for April 3, 2023 Meeting

6. Notice of Public Hearing - Conditional Use Permit - City Council April 3, 2023

The Columbia Falls City-County Planning Board held 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:

- 7. Award Bids - 5th Ave EN Water Main ARPA Project to Sandry Construction in the amount of \$253,350 and authorize City Manager to Execute Contract Documents
- 8. Approval of Request from Baiar Holdings Industrial Park, 290 Truck Route, Outside City Limits, to Connect to City Sewer
- 9. Approve Letter of Support - Drug Task Force MBCC 23-24 FY Grant Request
- 10. Approve Letter of Support - Flathead County 2023 FLAP Grant Application - North Fork Road

RESOLUTIONS:

- 11. Resolution # 1895 - A Resolution of the City Council of the City of Columbia Falls, Montana, Designating the Columbia Falls Chamber of Commerce as the Nonprofit Organization that Will Oversee the Lodging Facility Use Tax Revenue Collected Within the City to Promote Columbia Falls as a Tourism Destination

REPORTS / BUSINESS FROM MAYOR & COUNCIL

CITY MANAGER REPORT

CITY ATTORNEY REPORT

MISCELLANEOUS

12. Correspondence
13. February 2023 - Financial Reports

ADJOURN

Next Scheduled Meetings:

City Council – Regular Meeting, **April 3, 2023** – 7:00 PM - City Hall

Planning Board - April 11, 2023 - City Hall

Parks Committee Meeting - Wednesday, March 22, 2023 - 6:30 PM Council Chambers