



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

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**CITY COUNCIL REGULAR MEETING
AGENDA
TUESDAY, JANUARY 3, 2023
COUNCIL CHAMBERS CITY HALL**

FINANCE COMMITTEE – 6:30 P.M

(Barnhart, Shepard, Fisher)

Regular Meeting available virtually via ZOOM. Please contact City Clerk Barb Staalnd at staalandb@cityofcolumbiafalls.com or by calling (406) 892-4391 before 6:00 PM on the day of the meeting to register for the ZOOM link.

REGULAR MEETING – 7:00 P.M.

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

CONSENT AGENDA:

1. Approval of Claims - January 3, 2023 - \$58,838.84
2. Approval of Payroll Claims - December 23, 2022 - \$145,226.18
3. Approval of December 19, 2022 Regular City Council Meeting Minutes
4. Approval of DNRC Grant Agreement UCF-23-107 and Authorize City Manager to Execute

VISITORS/PUBLIC COMMENT (Items not on agenda)

APPOINTMENTS:

Appointment/Oath of Office: Probationary Firefighter/EMT - Brad Peterson

NOTICE OF PUBLIC HEARINGS/PUBLIC HEARINGS:

5. Public Hearing - Special Fire Department Inspections/Fees

The City Council shall conduct a public hearing for the purpose of considering special fire department inspection fees particularly as they are related to short term vacation rental properties.

- A. Direct Staff to prepare Resolution for approval at next Regular Council Meeting setting special inspection fees

6. Public Hearings - Planning Requests:

Request for a Conditional Use Permit in the Columbia Falls Planning Jurisdiction:

Littlefoot Properties LLC is requesting a Conditional Use Permit (CUP) to develop a building greater than 10,000 square feet for a Dollar General Store. The property is zone CB-2 which requires a CUP for building that exceed 10,000 square feet. The CUP reviews compliance for the City's Large Building Standards of the Columbia Falls Zoning Code. The property is located 1800 9th Street West (Highway 2). The property is described as Tract 1 of COS 21160 in Section 18, Township 30 North, Range 20 West, P.M.M., Flathead County.

- A. Adopt Staff Report CCU-22-03 as Findings of Fact.
- B. Approve Conditional Use Permit - Direct Staff to Prepare Resolution for Next Regular Council Meeting

7. Request for a Subdivision in the Columbia Falls Planning Jurisdiction:

Schellinger Construction is requesting a Major subdivision called Tamarack Meadows. It consists of 103 lots and open space areas totaling 47 acres. The subdivision will extend the private road network and connect to public sewer and water facilities. Originally part of the Tamarack Heights development, these lots had preliminary plat approval back in 2006 but the plat has since expired. The proposed subdivision follows the same design as the original subdivision. The property is located along Gleneagles Trail and Turnberry Terrace. The property is described as Tract 1 (The remainder of Tamarack Heights Phase 1) all in Section 6, Township 30 North, Range 20 West, P.M.M., Flathead County.

- A. Adopt Staff Report CPP-22-03 as Findings of Fact
- B. Approve Preliminary Plat - Direct Staff to Prepare Resolution for next Regular Council Meeting

8. Notice of Public Hearings - Planning Board January 10th and Special City Council January 30th:

The Columbia Falls City-County Planning Board will hold a public hearing for the following items at their regular meeting on Tuesday, January 10, 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 at a special meeting on January 30, 2023 starting at 7:00 p.m. in the same location.

Request for a Planned Unit Development (PUD) for the River Highlands Development:

James Barnett, on behalf of River Highlands LLC, is requesting a Planned Unit Development in the Columbia Falls Zoning Jurisdiction called River Highlands. The property is located at 264, 316, 378, & 494 River Road in Columbia Falls and is described as Lots 1, 2, & 3 of Loeffler Ridge Subdivision and Assessor's Tracts 7 B and 7BB (Tracts 1 and 3 of COS 14045) in Section 16, Township 20 North, Range 20 West, P.M.M., Flathead County. The project consists of 83 detached single family homes; 98 attached single family townhomes, 162 apartment units. The total unit count is 343 units on 49.1 acres gross for a density of 6.9 units per acre. The applicant is proposing 19.55 acres (40%) of the site as park and open space. With the project, the applicant is proposing to move River Road further east on Highway 2 and, if supported by MDOT, the applicant would install a traffic signal at Highway 2 and River Road. The applicant is not requesting any deviations other than the clustering of density and the density bonus provided by the PUD regulations.

Request for Preliminary Plat approval of the River Highlands Subdivision in the Columbia Falls Zoning Jurisdiction:

James Barnett, on behalf of River Highlands LLC, is requesting preliminary plat approval for property located at 264, 316, 378, & 494 River Road in Columbia Falls further described as Lots 1, 2, & 3 of Loeffler Ridge Subdivision and Assessor's Tracts 7 B and 7BB (Tracts 1 and 3 of COS 14045) in Section 16, Township 20 North, Range 20 West, P.M.M., Flathead County. The applicant will subdivide the property to create 21 lots (17 residential and 4 open space lots). The subdivision will extend Municipal water and sewer services along with reconstructing River Road and incorporating a detached pedestrian path. The new roads within the project will be public and privately maintained but all open to the public. The proposed subdivision is part of a PUD application for River Highlands.

ORDINANCES / RESOLUTIONS:

9. Resolution # 1887 - A Resolution of the City Council of the City of Columbia Falls, Montana, Supporting the 2022 Legislative Resolutions of the Montana League of Cities and Towns

REPORTS / BUSINESS FROM MAYOR & COUNCIL

CITY MANAGER REPORT

CITY ATTORNEY REPORT

MISCELLANEOUS

10. Correspondence
11. Police Department - November 2022 Activity
12. Finance - November 2022

ADJOURN

Next Scheduled Meetings:

City Council – Regular Meeting, **Tuesday, January 17th** – 7:00 PM

Planning Board – Tuesday, January 10th - 6:30 PM - **CF JH Cafetorium**

City Council - Special Meeting - Monday, January 30th - 7:00 PM - **CF JH Cafetorium**