



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

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**CITY COUNCIL REGULAR MEETING
AGENDA
TUESDAY, JANUARY 17, 2023
COUNCIL CHAMBERS CITY HALL**

**FINANCE COMMITTEE – 6:30 P.M.
(Barnhart, Fisher, Hamilton)**

NOTE: Regular Meeting available via ZOOM by contacting City Clerk Barb Staland for ZOOM Link before 6:00 PM on the day of the meeting by calling (406) 892-4391 or via 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 - January 17, 2023 - \$148,555.54
2. Approval of Payroll Claims - Quarter Ending Dec 31 2022 - \$19,047.82
3. Approval of Payroll Claims - January 6, 2023 - \$108,608.51
4. Approval of January 3, 2023 Regular City Council Meeting Minutes
5. Adoption of Revised Job Descriptions - Public Works/Teamsters (Wastewater Operator Grade 10, 11, 12 and 13)
6. Approve Change Order # 1, Sandry Construction - 12th Ave West EDA Project - \$27,868 and Authorize City Manager to Execute

VISITORS/PUBLIC COMMENT (Items not on agenda)

NOTICE OF PUBLIC HEARINGS/PUBLIC HEARINGS:

7. Notice of Public Hearing - January 30, 2023 - Special City Council:

The Columbia Falls City-County Planning Board held 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.

UNFINISHED BUSINESS:

8. Council Action Continued from January 3, 2023 - Request for Subdivision - Tamarack Meadows
 - 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

NEW BUSINESS:

9. Call for Bids - Wastewater Project Phase 1 (Life Station and Sewer Main)
10. Call for Proposals - Residential Backflow Testing

ORDINANCES / RESOLUTIONS:

- 11.** **Resolution # 1888** - Adopting Special Fire Department Inspection Fees
- 12.** **Resolution # 1889** - Adopting Conditional Use Permit - Littlefoot Properties LLC
- 13.** **Resolution # 1890** - Adopting Updated Purchasing Policies and Procedures (Federal, State and Local Compliance)

REPORTS / BUSINESS FROM MAYOR & COUNCIL

CITY MANAGER REPORT

CITY ATTORNEY REPORT

MISCELLANEOUS

14. Fire Department - December Activity
15. Police Department - December Activity
16. Correspondence

ADJOURN

Next Scheduled Meetings:

City Council – Regular Meeting, **February 6, 2023** – 7:00 PM

Planning Board – February 14, 2023

City Council Special Meeting - Monday, January 30, 2023 - 7:00 PM - CF JH Cafetorium