



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

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**CITY COUNCIL REGULAR MEETING  
AGENDA  
MONDAY, AUGUST 01, 2022  
COUNCIL CHAMBERS CITY HALL**

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**FINANCE COMMITTEE – 6:30 P.M**

(Barnhart, Shepard, Fisher)

**REGULAR MEETING – 7:00 P.M.**

**CALL TO ORDER**

**ROLL CALL**

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF AGENDA**

**CONSENT AGENDA:**

1. Approval of June and July Claims - \$202,862.80
2. Approval of July 22, 2022 Payroll Claims - \$150,304.66
3. Approval of July 18, 2022 Regular City Council Meeting Minutes
4. Approval of ARPA Grant Agreement AC-22-0013 (WWTP) and authorize City Manager to execute all documents

**VISITORS/PUBLIC COMMENT (Items not on agenda)**

**NOTICE OF PUBLIC HEARINGS/PUBLIC HEARINGS:**

**5. Public Hearing:**

**Request for a Zoning Map Amendment in the Columbia Falls Planning Jurisdiction:**

Mick Ruis is requesting a zoning map amendment on behalf of HC 246 LLC in the Columbia Falls Zoning Jurisdiction. The property is located at 230 Highway 2 East in Columbia Falls and is described as Assessor's Tracts 2E, 2EC, 4EA, 4EAA and 4E Section 17, Township 30 North, Range 20 West, P.M.M., Flathead County. The property is currently zoned CB-1 (Neighborhood Business) and the applicant is proposing CB-2 (General Business).

- a. Adopt Staff Report CZC-22-02 as Findings of Fact
- b. Approve Zone Change (See Ordinances)

**6. Notice of Public Hearings:**

The Columbia Falls City-County Planning Board will hold public hearings for the following items at their regular meeting on Tuesday, **August 9, 2022 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 **August 22, 2022 starting at 7:00 p.m. in the same location.**

**Request for a Zoning Map Amendment in the Columbia Falls Planning Jurisdiction:**

Loretta and Ronald Levang are requesting a zoning map amendment that will rezone a portion of their property from the existing CSAG-10 zoning to a CR-1 Zoning. The property is located at 435 Rogers in Columbia Falls and is described as Assessor's Tracts 2B in Section 21, Township 30 North, Range 20 West, P.M.M., Flathead County (The rezoning only effects that portion of the property zoned CSAG-10 and not the portion that is unzoned or that has the Scenic Overlay).

**Postponed from July 12, 2022:**

**Request for a Zoning Map Amendment in the Columbia Falls Planning Jurisdiction:**

James Barnett on behalf of River Highlands LLC is requesting a zoning map amendment in the Columbia Falls Zoning Jurisdiction. The property is located at 264,316,378,494 River Road in Columbia Falls and is described as Lots 1, 2, & 3 of Loffler 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 property is currently zoned CR-3 (One Family Residential) and the applicant is proposing CR-4 (Urban Residential).

**Request for a Planned Unit Development in the Columbia Falls Zoning Jurisdiction:**

James Barnett on behalf of River Highlands LLC is requesting a Planned Unit Development in the Columbia Falls Zoning Jurisdiction; the development is called River Highlands Apartments. The property is located at 264,316,378, & 494 River Road in Columbia Falls and is described as Lots 1, 2, & 3 of Loffler 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 65 attached single family row houses, 390 apartment units and 10 row house units dedicated to the Northwest Montana Community Land Trust. The total unit count is 455 units on 49.1 acres gross for a density of 9.2 units per acre. The applicant is proposing 21.5 acres (43%) of the site as park and open space. With the project, the applicants are proposing to move River Road further east on Highway 2 and if supported by the MDOT the applicants would install a traffic signal at Highway 2 and River Road. Two deviations are requested with the PUD; the applicant is requesting to zoning deviations, one would allow an increase in height of ten feet allowing a portion of the apartment buildings to approach 45 feet in height and the second deviation would reduce the parking requirement from 2 spaces per unit down to 1.5 spaces per unit.

**Request for a subdivision in the Columbia Falls Zoning Jurisdiction:**

James Barnett on behalf of River Highlands LLC is requesting a Subdivision in the Columbia Falls Zoning Jurisdiction. The property is located at 264,316,378, & 494 River Road in Columbia Falls and is described as Lots 1, 2, & 3 of Loffler 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 subdivision will 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 privately maintained but open to the public. The proposed subdivision is part of the zone change and PUD application for River Highlands Apartments.

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 Staaland, City Clerk, 130 6<sup>th</sup> Street West, Room A, Columbia Falls, MT 59912 or via email: [staalandb@cityofcolumbiafalls.com](mailto:staalandb@cityofcolumbiafalls.com). Submit comments no later than Tuesday, August 2<sup>nd</sup> to be included in the Planning Board packet. For more information on the proposed Zone Change or Planned Unit Development, please call Eric Mulcahy, Columbia Falls City Planner at 755-6481.

**NOTE: These hearings will not be available via ZOOM or any other virtual means.**

**7. Public Hearings 22-23 Fiscal Year Preliminary Budget - Beginning August 1, 2022 and Continued Until Adopted:**

**NOTICE IS HEREBY GIVEN**, that the City Council of the City of Columbia Falls, Montana, will hold public hearings beginning on August 1, 2022 at 7:00 p.m. in the Columbia Falls City Hall, 130-6<sup>th</sup> Street West, Columbia Falls, Montana, for the following purposes:

**Preliminary Budget**

Presentation and consideration of the preliminary budget for fiscal year beginning July 1, 2022 and ending June 30, 2023. 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 FY2022/2023. Council will hear any objections to the final adoption of the resolution levying special assessments for FY 2022/2023. Special Assessments are estimated as follows:

|                             |           |
|-----------------------------|-----------|
| Street Lighting District    | \$ 30,049 |
| Street Maintenance District | \$316,000 |

Individual property payment schedules are available for inspection ten (10) days from this notice, in the office of the City Clerk, 130 6<sup>th</sup> 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 June 30, 1999.

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, 130 6<sup>th</sup> Street West, Room A, Columbia Falls, Montana, 59912. Questions regarding the proposed items can be made by contacting City Manager Susan Nicosia at 892-4391.

#### **NEW BUSINESS:**

8. Approval of Disposition of Surplus Property

#### **ORDINANCES / RESOLUTIONS:**

##### **9. FIRST READING - Ordinance # 819:**

An Ordinance of the City Council of the City of Columbia Falls, Montana, Amending the Columbia Falls Zoning Map from CB-1 Neighborhood/Professional Business To CB-2 General Business on Property Located at 230 US Highway 2 East, Columbia Falls Further Described as Assessor's Tract 2E, 2EC, 4EA, 4EAA And 4E In Section 17, Township 30 North, Range 20 West, P.M.M., Flathead County, Montana.

#### **REPORTS / BUSINESS FROM MAYOR & COUNCIL**

##### **CITY MANAGER REPORT**

##### **CITY ATTORNEY REPORT**

#### **ADJOURN**

Next Scheduled Meetings:

City Council – Regular Meeting, **Monday August 15th – 7:00 PM**

Planning Board – August 9, 2022 - 6:30 pm - **CF Junior High Cafetorium**

**Special Council Meeting - August 22, 2022 - 7 pm - Planning Hearings - CF Junior High Cafetorium**