



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

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**CITY COUNCIL REGULAR MEETING
AGENDA
MONDAY, JUNE 06, 2022
COUNCIL CHAMBERS CITY HALL**

FINANCE COMMITTEE – 6:30 P.M

(Barnhart, Piper, Robinson)

NOTE: The Regular Council Meeting is held in the Council Chambers as well as by virtual meeting. Please contact City Clerk Barb Staland no later than 6 pm on the night of the meeting to obtain ZOOM meeting access by calling (406) 892-4391 or 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 - June 6, 2022 - \$126,512.50
2. Approval of Payroll Claims - May 27, 2022 - \$124,970.68
3. Approval of May 16, 2022 Regular City Council Meeting Minutes
4. Approval of MOU - Flathead County EMS - June 1, 2022 - May 31, 2023

VISITORS/PUBLIC COMMENT (Items not on agenda)

EMPLOYEE RECOGNITION:

5. Employee Recognition - Angela Burns, Police Department Office Assistant - 5 years

NOTICE OF PUBLIC HEARINGS/PUBLIC HEARINGS:

- 6. Request a Conditional Use Permit to Construct Two Six-Plex Apartments in the Columbia Falls Zoning Jurisdiction:**

A request by Big Sky Living, LLC for a Conditional Use Permit (CUP) to build a six-plex condominium/apartment building on each of two lots owned by the applicant. As a result, there

will be a total of twelve units proposed. The six-plex's will occupy Lots 166 and 167 of Hilltop Homes Subdivision located on Diane Road in Columbia Falls. The properties are zoned CRA-1 (Multi-Family Residential) which requires a CUP to construct a three-plex or greater within the zoning district. The properties are addressed at 9 and 11 Diane Road and described as Lots 166 and 167 of the Hilltop Homes subdivision in Section 18, Township 30 North, Range 22 West, P.M.M., Flathead County

- a. Adopt Staff Report CCU-22-02 as Findings of Fact
- b. Approve Conditional Use Permit (See Resolutions)

7. Request to Change the Zoning from CR-5 (Two-Family Residential) to CR-3 (One-Family Residential) in the Columbia Falls Zoning Jurisdiction:

The applicant, Rhonda Hoon, is requesting a zone change at 1115 Nucleus Avenue in the Columbia Falls area from the current CR-5 (Two-Family Residential) to a CR-3 (One-Family Residential) designation. The property currently has a house and a detached garage on the property. The applicant would like to convert the garage to an accessory dwelling. The property is described as Lot 3, Block 10 of Nucleus Addition in Section 17, Township 30 North, Range 20 West, P.M.M., Flathead County.

- a. Adopt Staff Report CZC-22-01 as Findings of Fact
- b. Approve Zone Change (See Ordinances)

8. Public Hearing - Noise Ordinance, Chapter 9.17:

On June 6, 2022, during the 7:00 p.m. regular council meeting, the City Council of the City of Columbia Falls, shall conduct a public hearing for the purpose of adopting Chapter 9.17 Noise in the Columbia Falls Municipal Code.

The City Council established a Noise Ordinance Committee that reviewed the current code and recommended adopting an amended code at the Regular Council Meeting held May 16, 2022. The Noise Ordinance is intended to protect, preserve, and promote the health, safety, welfare, peace and quiet of the residents and visitors of Columbia Falls through the reduction, control and prevention of loud and raucous noise or any noise which unreasonably disturbs, injures or endangers their comfort, repose, health, peace or safety, or causes public inconvenience, annoyance, or alarm to reasonable individuals or ordinance sensitivity.

The proposed Chapter 9.17 Noise is available for review at the office of the City Clerk, City of Columbia Falls 130 6th Street West, Columbia Falls, MT. Persons may contact the City Clerk or City Manager at 406-892-4391 or 130 6th Street West, Columbia Falls, MT for more information about the hearing.

Responses to the public hearing may be in writing addressed to the City Clerk at 130 6th Street West, Columbia Falls, MT 59912 or delivered in person to the City Council during the hearing.

NEW BUSINESS:

9. Authorize Call for Bids - 12th Ave West EDA Project
10. Movie Night Park Hours Request
11. Mayoral Proclamation - June 25, 2022 Lemonade Day in Columbia Falls
12. Approval - CDBG Planning Grant Application - Housing Study

ORDINANCES / RESOLUTIONS:

13. Resolution # 1875:

A Resolution of the City Council of the City of Columbia Falls, Montana, Approving an Application for a Conditional Use Permit by Big Sky Living, LLC to Construct One Six-Plex Condominium to be placed on Each of Lots 166 and 167, Hilltop Homes Subdivision, Section 18, Township 30 North, Range 20 West, P.M.M., Flathead County.

14. First Reading - Ordinance # 817:

An Ordinance of the City Council of the City of Columbia Falls, Montana, Amending the Columbia Falls Zoning Map from CR-5 Two Family Residential to CR-3 One-Family Residential at 1115 Nucleus Avenue Further Described as Lot 3, Block 10 Of Nucleus Addition In Section 17, Township 30 North, Range 20 West, P.M.M., Flathead County, Montana.

15. First Reading - Ordinance # 818 - Adopting Chapter 9.17 Noise

An Ordinance of the City Council of the City of Columbia Falls, Montana Adding Chapter 9.17 Noise

REPORTS / BUSINESS FROM MAYOR & COUNCIL

CITY MANAGER REPORT

Project Updates

Resort Tax Update thru May 31, 2022

Short-term Vacation Rental Discussion and Review

CITY ATTORNEY REPORT

MISCELLANEOUS

16. Correspondence
17. Fire Department Activity - April and May, 2022
18. Financial Report - April 2022

ADJOURN

Next Scheduled Meetings:

City Council – Regular Meeting, **June 20,2022** – 7:00 PM

Planning Board - July 12, 2022