

**CITY OF COLUMBIA FALLS
CITY COUNCIL REGULAR MEETING MINUTES
HELD FEBRUARY 01, 2021**

Mayor Barnhart called the meeting to order at 7:00 pm

ROLL CALL

Mayor Don Barnhart, Councilor Doug Karper, Councilor Paula Robinson, Councilor Jenny Lovering, Councilor John Piper and Councilor Mike Shepard. ABSENT: Councilor Darin Fisher.

Also present: City Manager Susan Nicosia, City Clerk Barb Staaland, City Attorney Justin Breck and Police Chief Clint Peters

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

Motion made by Councilor Shepard to approve the agenda, seconded by Councilor Robinson with Council voting as follows: Ayes: Mayor Barnhart, Councilor Karper, Councilor Robinson, Councilor Lovering, Councilor Piper, and Councilor Shepard.

CONSENT AGENDA:

Motion made by Councilor Shepard, noting that all claims appeared to be in order, seconded by Councilor Piper, with council roll call vote as follows: Ayes: Mayor Barnhart, Councilor Karper, Councilor Robinson, Councilor Lovering, Councilor Piper, and Councilor Shepard.

Approval of Claims - February 1, 2021 - \$84,683.77

Approval of Payroll Claims - January 22, 2021 - \$120,624.15

Approval of January 19, 2021 Regular City Council Meeting Minutes

Manager Excess Vacation Carryover/Compensation

Approval of Encroachment Agreement - Carlyle Properties, LLC and City and authorize City Manager to execute

NOTICE OF PUBLIC HEARINGS/PUBLIC HEARINGS:

Mayor Barnhart read the following Notice of Public Hearings - FEBRUARY 9, 2021 AND MARCH 1, 2021:

The Columbia Falls City-County Planning Board will hold a public hearing for the following items at their regular meeting on Tuesday, February 9, 2021 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 Monday March 1, 2021 starting at 7:00 p.m. in the same location.

Request for a Conditional Use Permit to construct a House and Accessory Dwelling over 800 Square Feet:

Lori Bjork is requesting a Conditional Use Permit to construct a new house of 2,600 square feet and convert the existing house of 1,700 square feet into an accessory dwelling unit. The Columbia Falls Zoning Code requires a Conditional Use Permit (CUP) for Accessory Dwelling Units that exceed 800 square feet in residential zones. The 0.98 acre property is described as Assessor's Tract 3AC in

SE4NW4SE4 of Section 4, Township 30 North, Range 20 West, P.M.M., Flathead County. The property is located 1550 14th Street EN but also has frontage on 13th Street EN.

Request for a Conditional Use Permit to construct an Accessory Dwelling in the existing house in the CB-2 Zoning District:

Kevin and Cindy Hooker (current owners) and Six Peaks, LLC (prospective owners) are requesting a Conditional Use Permit to convert half of the existing 1,288 square foot house into an accessory apartment. The house is located at 28 6th Street East in Columbia Falls and is zoned CB-2 (General Business). The zoning code allows Single Family Residential use as a permitted use in the CB-2 and it allows an Accessory Apartment within the same building with a Conditional Use Permit (CUP). The 6,250 square feet property is described as Lot 11, Block 45 of the Columbia Falls Townsite in Section 8, Township 30 North, Range 20 West, P.M.M., Flathead County.

Request change the zoning from CR-5 (Two Family Residential) to CRA-1 (Multi-Family Residential) in the Columbia Falls Zoning Jurisdiction:

The applicant, Toby Gilchrist, is requesting a zone change for 302 Meadow Lake Boulevard from the current CR-5 Two-Family designation to a CRA-1 Multi-Family residential designation. The vacant property is approximately 2.5 acres in size and is located approximately ¼ mile north of Highway 2 on Meadow Lake Blvd. The property is described as Assessors' Tract's 2BDAE and 2BDAEA of Section 7, Township 30 North, Range 20 West, P.M.M., Flathead County.

Request for a Conditional Use Permit to construct 36 units of Apartment in the Columbia Falls Zoning Jurisdiction:

The applicant, Toby Gilchrist, is requesting a Conditional Use Permit to construct 36 units of apartments in two buildings, eighteen units in each building. The proposed two-story apartments will access Meadow Lake Blvd near the intersection with Best Way. The vacant property is approximately 2.5 acres in size and is located approximately ¼ mile north of Highway 2 at 302 Meadow Lake Blvd. The property is described as Assessors' Tract's 2BDAE and 2BDAEA of Section 7, Township 30 North, Range 20 West, P.M.M., Flathead County.

UNFINISHED BUSINESS:

Continuation of Extension of Services Update:

City Manager Nicosia discussed city parks and recreation in relation to the update of the Extension of Services Plan. Nicosia noted that City taxpayers pay for city parks while residents of unannexed areas use parks maintained solely by city residents. Nicosia noted that the Season Pool Passes are priced 25% higher for out of city residents. Nicosia noted that parks and recreation amenities are growth stimulants for a community as they contribute to the quality of life, punctuated this year by the use of the City's parks, River's Edge Park in particular, during the COVID pandemic. Nicosia reviewed the Parks and Recreation section in the Growth Policy, noting that the Extension of Services Plan operates in concert with the Growth Policy and the City's Subdivision Regulations, Title 17. The City's goals include providing a balanced system of parks and open space throughout the City and maintaining public access to all dedicated parks and the Flathead River. Nicosia noted the dedicated river accesses in the subdivisions platted south of Talbot Road, all open to the public. Developers are required to provide parks and recreation amenities or pay cash-in-lieu pursuant to the

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conditions of approval. The City must maximize parkland dedication and monies in the subdivision process. Nicosia said she encourages Council to pay very close attention to Park Land 17.14.080 in the City Subdivision Regulations as the City approves new subdivisions. The Growth Policy recommendations include continuing to develop neighborhood parks in the Hilltop Homes/Talbot neighborhood as needed and to continue to require proposed subdivisions to provide adequate recreational facilities, including tot lots, parks, paths and sidewalks based on the size and configuration of the subdivision. Nicosia noted that in some instances the amenities may be owned by the HOA but open to the public.

Councilor Shepard said when subdivisions come to the City for approval the City should not get involved in having a park for instance on the other side of the river; it should be maintained by the HOA.

Mayor Barnhart said he remembers Moose Crossing when they wanted to keep it private and gated and both Council and the Planning Board said it had to be open to the public.

APPOINTMENTS:

Approve the appointment of Clay Lundgren to the Columbia Falls City-County Planning Board/Zoning Commission for a 2 year term expiring December 31, 2022

Nicosia said Clay Lundgren has submitted a letter of interest for the open City position on the Columbia Falls City-County Planning Board. Staff recommends approval of appointment.

Councilor Shepard motioned to appoint Clay Lundgren to the City-County Planning Board/Zoning Commission for a 2 year term expiring on December 31, 2022, seconded by Councilor Lovering and the motion carried.

Tree Board Appointment - 3 year term ending December 31, 2023 - Matt Bishop

City Manager Nicosia said the City has an opening on the Tree Board due to Cameron Wohlschlegle resigning. Matt Bishop has submitted a letter of interest to serve on the Tree Board. Staff recommends appointing Matt Bishop to the City Tree Board for a 3 year term expiring on December 31, 2023. Councilor Karper said Mr. Bishop will be a great addition to the board.

Councilor Karper made motion to appoint Matt Bishop to the City Tree Board for a 3 year term expiring on December 31, 2023, seconded by Councilor Piper and the motion carried.

REPORTS / BUSINESS FROM MAYOR & COUNCIL

Councilor Karper said there is a scheduled Tree Board meeting this week, Tuesday 2nd. The Board will start planning for the Arbor Day Celebration on Friday, May 7, 2021. Karper asked if council thinks it will be possible to have the celebration at River's Edge Park as in years past. Mayor Barnhart said he believes it will work. Karper said they are willing to make slight accommodations if needed.

Councilor Shepard inquired as to why the upper section of Nucleus Avenue still has a snow berm in the center lane. Nicosia said she will check with DOT.

Mayor Barnhart asked if we have more information on the person that was removing trees along the river bank. Nicosia said City Planner Mulcahy will follow up on it.

Mayor Barnhart said the sidewalks along highway 2 are still not cleared off. Mayor Barnhart believes there is no reason that they have not been cleared off.

CITY MANAGER REPORT

Nicosia said the bathroom at River's Edge Park will be open very soon; the staff is working on a plumbing issue with the toilets.

The City has received the Certificate of Substantial Completion from the engineer on the well project. Paving and landscaping will be completed in the spring.

The City's workers' compensation premiums through MMIA have been reduced beginning January 1, 2021. The City will see approximately a \$15,000 savings this fiscal year. The MMIA Board recently reviewed the rate criteria and approved modifying the criteria to be more competitive and align with the State Fund rating criteria.

Nicosia reminded council of the CFAC update meeting Thursday Feb 11, 2021.

The swim team has reached out for use of the pool this summer. Nicosia said the City will evaluate the situation as we get closer to the summer season as we really don't know what the requirements will be this summer.

Police Chief Peters said the new Dodge Ram Police truck is here and is in the shop getting furnished with the necessary equipment.

MISCELLANEOUS

Correspondence

ADJOURN

Councilor Lovering motioned to adjourn, seconded by Councilor Shepard. The meeting adjourned at 7:56 p.m.

Mayor

City Clerk