

**CITY OF COLUMBIA FALLS
MINUTES OF THE REGULAR MEETING
HELD OCTOBER 13, 2020**

CALL TO ORDER AND ROLL CALL:

Present: Claudette Byrd-Rinck, Sam Kavanagh, Patti Singer, Mike Shepard and Kurt Nelson via Zoom. Absent: Robert Smith, Steve Duffy, Russ Vukonich and Steve Hughes.

Also present: City Manager Nicosia, City Planner Mulcahy and City Clerk Staaland.

APPROVAL OF MINUTES:

Approval of August 11, 2020 Regular Meeting Minutes

Motion made by Singer to approve the August 11, 2020 minutes, seconded by Byrd-Rinck with voting as follows. Ayes: Shepard, Byrd-Rinck, Singer, Kavanagh and Nelson.

PUBLIC HEARINGS AND ACTION:

Vice-Chairman Shepard read the notice of hearing and asked for the staff report presentation:

The Columbia Falls City-County Planning Board will hold a public hearing for the following item at their regular meeting on Tuesday, October 13, 2020 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 November 2, 2020 starting at 7:00 p.m. in the same location. Both hearings will be conducted in accordance with the most current recommended and/or required public health and safety protocols in place at the time of the hearing. The City website, <https://cityofcolumbiafalls.org>, will contain updated information if there is any change to the planned hearings

Request to establish a Mixed Use Planned Unit Development in the Columbia Falls Zoning Jurisdiction:

The Nitopi Family Trust is requesting a Mixed Use Planned Unit Development overlay for the property located at 812 4th Ave West which is at the corner of 8th Street West and 4th Ave West. The PUD will create nine residential units and three commercial spaces in two buildings on the half acre parcel. The three story building will meet the setback and height standards of the CB-2 (General Business) zoning district as well as providing 22 off-street parking spaces. The property is described as Assessors' Tract 8AA (Parcel B of COS 12484) in the SW1/4 of Section 8, Township 30 North, Range 20 West, P.M.M., Flathead County.

City Planner Mulcahy delivered Staff Report CPUD-20-04 as Findings of Fact. Mulcahy noted that the applicant is requesting two zoning deviations with the PUD: parking and mixed use. Mulcahy reported that the application is proposing 22 parking spaced instead of 25. Mulcahy's review indicated that this was reasonable. The CB-2 zoning is primarily reserved for commercial use with limited residential. This proposal would allow for three commercial offices and nine residential units. The staff report indicates that the proposed use meets the existing neighborhood use. Mulcahy reviewed the 12 conditions of the CPUD. Mulcahy said staff recommends approval.

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Shepard asked if the Board had questions for Eric. Shepard asked about on street parking. Mulcahy said there are 9 on street parking spaces, along with the 22 off street parking spaces. Kavanagh requested clarification on the residential units. Mulcahy stated there are 9 residential units. Kavanagh asked if the curb, gutter and landscape will establish a boulevard. Mulcahy said correct, it will provide a boulevard. Kavanagh mentioned he did not see a closed in space for garbage. Mulcahy said the developer will address the refuse location.

Shepard asked for the applicant's presentation:

Bruce Lutz with WGM said he is working with Tom Nitopi on the project. Mr. Lutz said the architecture we are showing now is dated and is used for demonstration purposes; they have current ideas on how to design the buildings. Mr. Lutz said there will be curb and gutter on each side of 8th street and 4th Ave. There is existing fencing on two sides of the property. Mr. Lutz said they have plenty room to incorporate closed in refuse. Mr. Lutz said with 9 spaces of on street parking along with the 22 off street parking they believe they have enough parking based on the mix of units.

Shepard asked the Board if they had any questions for the applicant. Kavanagh inquired about commercial spaces. Mr. Lutz said the commercial spaces would be suitable for businesses such as a Barber/Salon, Dr. Office, office space, etc.

Singer asked if the residential units will be for nightly or monthly rentals. Lutz said he believes they will be owner occupied.

With no public comments Shepard opened and closed the Public Hearing at 6:51 p.m.

Singer motioned to adopt Staff Report CPUD-20-04 as Findings of Fact, second by Nelson with voting as follows. Ayes: Kavanagh, Singer, Byrd-Rinck, Nelson and Shepard.

Singer mentioned she did not see a condition requiring safety fencing around the project during construction and is curious if it should be included. Mr. Lutz said he doesn't believe it to be an issue and could be added as a condition.

Kavanagh motioned to add condition #13 to have safety fencing around the project site during construction, second by Singer with voting as follows. Ayes: Singer, Byrd-Rinck, Nelson, Kavanagh and Shepard.

Kavanagh said he believes this is a well suited project for this area. Byrd-Rinck said she likes the combination of commercial and residential in this area. Nelson said he too believes it to be a great project. Shepard said it is one of the largest lots in town and it will be good to see it developed.

Motion made by Singer to approve the PUD with 13 conditions, seconded by Byrd-Rinck with voting as follows. Ayes: Shepard, Byrd-Rinck, Nelson, Singer, Kavanagh

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Board comments:

Shepard noted how good the City looks with the resurgence of development.

Kavanagh reported on the Glacier Trail progress despite the slowdown due to COVID and weather.

ADJOURNMENT

Singer motioned to adjourn, second by Kavanagh and the meeting adjourned at 7:05 p.m.

Vice Chairman, Shepard

Alex Vissotzky | Public Works Clerk