



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

PHONE (406) 892-4391
FAX (406) 892-4413

**CITY COUNCIL REGULAR MEETING
AGENDA
MONDAY, APRIL 04, 2022
COUNCIL CHAMBERS CITY HALL**

FINANCE COMMITTEE – 6:30 P.M

(Barnhart, Shepard, Fisher)

NOTE: The Council Meeting is held in the Council Chambers as well as by virtual meeting. Please contact City Clerk Barb Staaland no later than 6 pm on the night of the meeting to register for ZOOM meeting access information 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 - April 4, 2022 - \$69,273.86
2. Approval of Payroll Claims - April 1, 2022 - \$78,627.78
3. Approval of Payroll Quarterly Expenses - March 31, 2022 - \$16,350.28
4. Approval of Special Payroll - March 23, 2022 - \$9,767.96
5. Approval of March 21, 2022 Regular City Council Meeting Minutes
6. Approval of Easement for Public Access and Utilities - Cottage Apartments, LLC and City of Columbia Falls and Authorize City Manager to Execute
7. Adoption of Deck Monitor Job Description

VISITORS/PUBLIC COMMENT (Items not on agenda)

APPOINTMENTS:

8. Appointment - Probationary Volunteer Firefighter - Kyle Dolph

NOTICE OF PUBLIC HEARINGS/PUBLIC HEARINGS:

9. Public Hearing - Request for a Preliminary Plat for a 10-Unit RV Park:

The Columbia Falls City-County Planning Board held a public hearing for the following item at their regular meeting on Tuesday, March 15, 2022 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 April 4, 2022 starting at 7:00 p.m. in the same location.

Request for a Preliminary Plat for a 10 Unit RV Park:

The applicant, Clark W Griz LLC is requesting Preliminary Plat approval to construct a 10-Unit RV Park for property at 201 Highway 2 East, Columbia Falls. The property is zoned CB-2 (General Business) which allow RV Parks as a permitted use. The proposed RV Park is adjacent to the Columbia Falls RV Park. The property is described as Lot 3 of the D & G Subdivision in Section 8, Township 30 North, Range 20 West, P.M.M., Flathead County.

Interested persons are allowed to attend the hearing(s) in person or via ZOOM. 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 6th Street West, Room A, Columbia Falls, MT 59912 or via email: staalandb@cityofcolumbiafalls.com. For more information on the proposed Planned Unit Development, please call Eric Mulcahy, Columbia Falls City Planner at 755-6481. To obtain the ZOOM meeting registration, contact City Clerk Barb Staaland via email or by calling (406) 892-4391 no later than 5:30 p.m. the day of the meeting.

- a. Adopt Staff Report CPP-22-01 as Findings of Fact
- b. Approve Preliminary Plat with Conditions (See Resolutions)

10. Notice of Public Hearings: - Planning Board April 12th and City Council May 2nd:

The Columbia Falls City-County Planning Board will hold a public hearing for the following item at their regular meeting on Tuesday, April 12, 2022 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 May 2, 2022 starting at 7:00 p.m. in the same location.

Request to Amend a Planned Unit Development in the Columbia Falls Zoning Jurisdiction:

Ruis Holdings 540 Nucleus Ave LLC is requesting an Amendment to their Planned Unit Development overlay for the property located at 540 Nucleus Avenue which was the former Bank of Columbia Falls site. The owner is amending the design of the south building to allow a height of 40-feet to the top of parapet and also allow a casino in the proposed restaurant on the main floor. Otherwise, the building meets all use and dimensional requirements. The property is described as Lots 11-15 and also all that portion of the east half of the vacated alleyway lying adjacent to the west boundary line of said Lots 11-15 inclusive of Block 37 and Lot 10A of the Amended Plat of Lots 1-3 & Lots 6-10 of Block 37 according to the map or plat thereof on file and of record in the office of the Clerk and Recorder of Flathead County, Montana.

Request for an Amendment to Conditional Use Permit to Construct 36 Apartment Units in the Columbia Falls Zoning Jurisdiction:

The applicant, Toby Gilchrist, is requesting an amendment to an approved Conditional Use Permit that allows the construction of 36 apartment units in two buildings, eighteen units in each building. The proposed amendment would allow the north building to allow owners of the units to offer short term rentals of the units. The south building would remain exclusively long-term rental (30-days or more). None of the other elements of the project change with the request of this amendment and this amendment only deals with the length of stay for the north building. The property is located approximately ¼ mile north of Highway 2 at 302 Meadow Lake Blvd. The property is described as Assessors' Tracts 2BDEA and 2BDAEA of Section 7, Township 30 North, Range 20 West, P.M.M., Flathead County.

Interested persons are allowed to attend the hearing(s) in person or via ZOOM. 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 6th Street West, Room A, Columbia Falls, MT 59912 or via email: staalandb@cityofcolumbiafalls.com. For more information on the amended Planned Unit Development or Conditional Use Permit, please call Eric Mulcahy, Columbia Falls City Planner at 755-6481. To obtain the ZOOM meeting registration, contact City Clerk Barb Staaland via email or by calling (406) 892-4391 no later than 6:00 p.m. the day of the meeting.

ORDINANCES / RESOLUTIONS:

11. Resolution # 1873 - Granting Conditional Approval of Preliminary Plat for the Urban Wood RV Park Subdivision:

A Resolution of the City Council of Columbia Falls, Montana Conditionally Approving the Preliminary Plat for the Urban Wood RV Park Subdivision, Located at 201 Highway 2 East, Described as Lot 3 of D & G Subdivision 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

MISCELLANEOUS

- 12.** Fire Department - March Activity
- 13.** Correspondence

ADJOURN

Next Scheduled Meetings:

City Council – Regular Meeting, **April 18, 2022** – 7:00 PM

Planning Board – **April 12, 2022** - 6:30 PM

Council Workshop – **Downtown Parking/Projects– April 11, 2022** - 6:30 PM

Noise Ordinance Committee Meeting - May 10, 2022 - 10 am

04/01/22
12:41:00

CITY OF COLUMBIA FALLS
Claim Approval List
For the Accounting Period: 4/22

Page: 1 of 10
Report ID: AP100V

* ... Over spent expenditure

Claim/	Check	Vendor #/Name/	Document \$/	Disc \$						Cash
		Invoice #/Inv Date/Description	Line \$		PO #	Fund Org Acct	Object Proj	Account		
*** Claim from another period (3/22) ****										
42987		3112 406 CLEANING OF COLUMBIA FALLS	3,600.00							
	134	03/24/22 FAC-MARCH JANITORIAL SERVICE	3,600.00			1000	411200	399		101000
		Total for Vendor:	3,600.00							
*** Claim from another period (3/22) ****										
42972		2708 BULLITT COMMUNICATIONS	1,172.00							
		STREET SWEEPER, SKID STEER & 2020 DODGE 5500 RADIOS								
	49832	03/22/22 STRS-STREET VEHICLE RADIOS	1,172.00			2500	430200	361		101000
		Total for Vendor:	1,172.00							
*** Claim from another period (3/22) ****										
42982		3028 CENTURYLINK - BUSINESS SERVICES	1,384.68							
	285003441	03/20/22 ADMIN-2/20/22-03/20/22	32.40			1000	410400	345		101000
	285003441	03/20/22 FIN-2/20/22-03/20/22	101.65			1000	410500	345		101000
	285003441	03/20/22 COMP-2/20/22-03/20/22	779.55*			1000	410580	345		101000
	285003441	03/20/22 PD-2/20/22-03/20/22	162.00			1000	420100	345		101000
	285003441	03/20/22 FD-2/20/22-03/20/22	52.58			1000	420400	345		101000
	285003441	03/20/22 BLDG-2/20/22-03/20/22	16.20			2394	420500	345		101000
	285003441	03/20/22 WTR-2/20/22-03/20/22	35.10			5210	430500	345		101000
	285003441	03/20/22 SWR-2/20/22-03/20/22	35.10			5310	430600	345		101000
	285003441	03/20/22 STRS-2/20/22-03/20/22	8.10			2500	430200	345		101000
	285003441	03/20/22 CRTS-2/20/22-03/20/22	162.00			1000	410360	345		101000
		Total for Vendor:	1,384.68							
*** Claim from another period (3/22) ****										
42981	E	997 CENTURYLINK - ELECTRONIC PAY	834.62							
		FEBRUARY 2022								
	031822	03/18/22 CRTS-2/19/22-3/18/22	31.63			1000	410360	345		101000
	031822	03/18/22 PD-2/19/22-3/18/22	127.72			1000	420100	345		101000
	031822	03/18/22 FD-2/19/22-3/18/22	64.30			1000	420400	345		101000
	031822	03/18/22 POOL-2/19/22-3/18/22	35.72			1000	460445	345		101000
	031822	03/18/22 STRTS-2/19/22-3/18/22	133.16			2500	430200	345		101000
	031822	03/18/22 WTR-2/19/22-3/18/22	203.90			5210	430500	345		101000
	031822	03/18/22 SWR-2/19/22-3/18/22	238.19			5310	430600	345		101000
		Total for Vendor:	834.62							

04/01/22
12:41:00

CITY OF COLUMBIA FALLS
Claim Approval List
For the Accounting Period: 4/22

Page: 2 of 10
Report ID: AP100V

* ... Over spent expenditure

Claim/	Check	Vendor #/Name/	Document \$/	Disc \$						Cash
		Invoice #/Inv Date/Description	Line \$		PO #	Fund Org	Acct	Object	Proj	Account
		*** Claim from another period (3/22) ****								
42955		2872 CINTAS FIRST AID & SAFETY	132.18							
	5100300685	03/18/22 SWR-FIRST AID REFILL	127.11			5310	430600	220		101000
	5100300685	03/18/22 FAC-FIRST AID REFILL	5.07			1000	411200	220		101000
		Total for Vendor:	132.18							
		*** Claim from another period (3/22) ****								
42949		14 CITY OF COLUMBIA FALLS	413.96							
	032422	03/24/22 FAC-2/19-3/17/22	111.53			1000	411200	342		101000
	032422	03/24/22 FD-2/19-3/17/22	30.55			1000	420400	342		101000
	032422	03/24/22 PRKS-2/19-3/17/22	44.55			1000	460400	342		101000
	032422	03/24/22 STRS-2/19-3/17/22	95.98			2500	430200	342		101000
	032422	03/24/22 WTR-2/19-3/17/22	46.87			5210	430500	342		101000
	032422	03/24/22 SWR-2/19-3/17/22	84.48			5310	430600	342		101000
		Total for Vendor:	413.96							
		*** Claim from another period (3/22) ****								
42990		776 COL.FALLS VOLUNTEER FIRE	17,103.05							
	033122X	03/31/22 MARCH TAX RECEIPTS - REAL	76.97			7120	212520			101000
	033122X	03/31/22 MARCH TAX RECEIPTS - PP	0.91			7120	212520			101000
	033122X	03/31/22 MARCH TAX PENALTIES & INTERES	1.95			7120	212520			101000
	033122X	03/31/22 STATE ENTITLEMENT 3RD QTR FY2	2,079.22			7120	212520			101000
	033122X	03/31/22 2021 FIRE RELIEF INSUR PREMIU	14,944.00			7120	212520			101000
		Total for Vendor:	17,103.05							
		*** Claim from another period (3/22) ****								
42970		1711 COMFORT SYSTEMS USA	461.68							
	92007319	03/23/22 SWR-HEATER REPAIR	221.00			5310	430600	366		101000
	92007321	03/23/22 FAC-LEAKING HEATER IN COUNCI	240.68			1000	411200	366		101000
		Total for Vendor:	461.68							
		*** Claim from another period (3/22) ****								
42961		2945 CRAPO LTD	3,410.20							
118.00		PER TON								
	27963	03/18/22 STRS-28.90 TONS BLUE ICE ME	3,410.20*			2500	430200	221		101000
		Total for Vendor:	3,410.20							
		*** Claim from another period (3/22) ****								
42962		3026 DAILY INTER LAKE	299.83							
	28445	03/20/21 PUBLIC HEARING -URBAN WOODS RV	128.33			1000	411000	331		101000
	28400	03/16/22 PUBLIC HEARING -B & G CLUB	171.50			1000	410500	331		101000
		Total for Vendor:	299.83							

04/01/22
12:41:00

CITY OF COLUMBIA FALLS
Claim Approval List
For the Accounting Period: 4/22

Page: 3 of 10
Report ID: AP100V

* ... Over spent expenditure

Claim/	Check	Vendor #/Name/	Document \$/	Disc \$							Cash
		Invoice #/Inv Date/Description	Line \$		PO #	Fund	Org	Acct	Object	Proj	Account
		*** Claim from another period (3/22) ****									
42956		1383 FASTENAL COMPANY	26.84								
	MTKAL24864	04/03/22 STRS-LOCK WASHERS/ BOLTS	26.84			2500		430200	240		101000
		Total for Vendor:	26.84								
		*** Claim from another period (3/22) ****									
42960		438 FERGUSON WATERWORKS	2,388.22								
	0813469-1	03/16/22 WTR-1505 5TH AVE W SVC	106.85			5210		430500	230		101000
	0813469	03/15/22 WTR-1505 5TH AVE W SVC	338.32			5210		430500	230		101000
	0808059	03/22/22 WTR-METER REPLACE 661 8TH AVE	1,943.05			5210		430500	230		101000
		Total for Vendor:	2,388.22								
		*** Claim from another period (3/22) ****									
42973		3104 FIRST CALL COMPUTER SOLUTIONS,	1,700.00								
	APRIL IT SERVICES										
	79306	04/01/22 COMP-APRIL IT SERVICES	1,700.00			1000		410580	355		101000
		Total for Vendor:	1,700.00								
		*** Claim from another period (3/22) ****									
42963		21 FLATHEAD ELECTRIC COOP INC	3,234.00								
	HOERNER PARK										
	20212443	03/14/22 PRKS-HOERNER PARK IRRIGATION	2,536.00			4010		460400	930		101000
	20212444	03/14/22 PRKS-FENHOLT PARK IRRIGATION	698.00			4010		460400	930		101000
		Total for Vendor:	3,234.00								
		*** Claim from another period (3/22) ****									
42946		3075 FLATHEAD OIL	287.95								
	22-3198	03/18/22 SWR-VAC TRUCK BLOWER OIL	287.95			5310		430600	231		101000
		Total for Vendor:	287.95								
		*** Claim from another period (3/22) ****									
42968		2814 FLATHEAD PEST SOLUTIONS	1,337.00								
	PEST CONTROL ANNUAL RENEWAL										
	032822	03/28/22 FD-2022 ANNUAL RENEWAL	516.00*			1000		420400	399		101000
	032822	03/28/22 FD-2022 ANNUAL PEST CONTROL	821.00			1000		411200	399		101000
		Total for Vendor:	1,337.00								
		*** Claim from another period (3/22) ****									
42964		3113 GLOBAL ARCHIVES INC	166.32								
	22032509	03/25/22 WTR-MONTHLY STORAGE AS BUILT	83.16*			5210		430500	363		101000
	22032509	03/25/22 SWR-MONTHLY STORAGE AS BUILT	83.16			5310		430600	363		101000
		Total for Vendor:	166.32								

04/01/22
12:41:00

CITY OF COLUMBIA FALLS
Claim Approval List
For the Accounting Period: 4/22

Page: 4 of 10
Report ID: AP100V

* ... Over spent expenditure

Claim/	Check	Vendor #/Name/	Document \$/	Disc \$						Cash
		Invoice #/Inv Date/Description	Line \$		PO #	Fund Org	Acct	Object	Proj	Account
		*** Claim from another period (3/22) ****								
42952		1119 HDR ENGINEERING, INC.	4,061.11							
		Biosolids Plan - Inv # 6 - JAN 30TH-FEB 26TH 2022 (DNRC Planning Grant pays portion)								
		1200417187 03/15/22 Biosolids Plan-TO #6, Inv.	4,061.11			5310	430600	354		101000
		Inv #4								
		Total for Vendor:	4,061.11							
		*** Claim from another period (3/22) ****								
42971		999999 HEIS, MICHAEL	2,249.50							
		WATER LINE REPAIR AT 1211 3RD AVE W								
		2022-035 03/24/22 CITY SHARE 30% CURB TO HOUSE	499.50			5210	430500	360		101000
		2022-035 03/24/22 CITY SHARE 50% CURB TO MAIN	1,750.00			5210	430500	360		101000
		Total for Vendor:	2,249.50							
		*** Claim from another period (3/22) ****								
42977		1659 HIGH COUNTRY LINEN SUPPLY	221.74							
		0496058 03/28/22 FAC-CITY HALL, POLC, CRT, FIN	191.68			1000	411200	224		101000
		0496059 03/28/22 FAC-FIRE HALL	30.06			1000	411200	224		101000
		Total for Vendor:	221.74							
		*** Claim from another period (3/22) ****								
42945		3078 KLJ ENGINEERING LLC	4,928.50							
		CF Quiet Zone Study								
		10166389 03/24/22 QUIET ZN PRO SRVS END 3/12/2	4,928.50			1000	410100	399		101000
		Total for Vendor:	4,928.50							
		*** Claim from another period (3/22) ****								
42989		1632 LAMPMAN, MARK	35.00							
		REIMBURSEMENT FOR BOILERS LICENSE 2022/2023								
		031722 03/17/22 FAC-BOILER LIC REIMBURSEMENT	35.00			1000	411200	380		101000
		Total for Vendor:	35.00							
		*** Claim from another period (3/22) ****								
42967		1493 MAHUGH FIRE & SAFETY	1,314.00							
		101016 03/24/22 FD-4 PAIR OF BOOTS	1,314.00			1000	420400	226		101000
		Total for Vendor:	1,314.00							
		*** Claim from another period (3/22) ****								
42980		3152 MONTANA ELITE LLC	100.00							
		NON POT WATER PUMP REPAIR								
		2213 03/15/22 SWR-NON POT WATER PUMP REPAIR	100.00			5310	430600	360		101000
		Total for Vendor:	100.00							

04/01/22
12:41:00

CITY OF COLUMBIA FALLS
Claim Approval List
For the Accounting Period: 4/22

Page: 5 of 10
Report ID: AP100V

* ... Over spent expenditure

Claim/	Check	Vendor #/Name/	Document \$/	Disc \$						Cash
		Invoice #/Inv Date/Description	Line \$		PO #	Fund Org	Acct	Object	Proj	Account
*** Claim from another period (3/22) ****										
42985		194 MONTANA RURAL WATER SYSTEMS,	180.00							
SAMPLING & MONITORING FOR SMALL WATER SYSTEMS										
	032922	03/29/22 WTR-MRWS TRAINING C BECKER	60.00			5210	430500	380		101000
	032922	03/29/22 WTR-MRWS TRAINING N RILEY	60.00			5210	430500	380		101000
	032922	03/29/22 SWR-MRWS TRAINING J PALIGA	60.00			5310	430600	380		101000
		Total for Vendor:	180.00							
*** Claim from another period (3/22) ****										
42953		2004 MONTANA STATE UNIVERSITY	315.00							
SPRING TRAINING SYMPOSIUM										
3 ATTENDED AT \$105.00 EACH										
	219-31	03/15/22 FD-SPRING TRAINING SYMPOSIUM	315.00*			1000	420400	380		101000
		Total for Vendor:	315.00							
*** Claim from another period (3/22) ****										
42988		3119 MONTANA TRUCK WORKS, LLC	480.63							
	210397	03/30/22 FD-2013 ROSENBAUER FENDERETTE	480.63			1000	420400	232		101000
		Total for Vendor:	480.63							
*** Claim from another period (3/22) ****										
42947		2707 MOUNTAIN ALARM	90.75							
ALARM MONITORING 4/1-4/30/2022										
	2738204	04/01/22 FAC-CITY HALL APRIL 2022	42.35			1000	411200	366		101000
	2727076	04/01/22 FAC-FD APRIL 2022	48.40			1000	411200	366		101000
		Total for Vendor:	90.75							
*** Claim from another period (3/22) ****										
42966		1247 MURDOCH'S RANCH & HOME KALISPELL	156.95							
	7896/34	03/23/22 FD-4 CYCLE ENGINE FUEL	131.96			1000	420400	231		101000
	7905/34	03/25/22 FD-18PC PILOT POINT BIT SET	24.99			1000	420400	212		101000
		Total for Vendor:	156.95							
*** Claim from another period (3/22) ****										
42984		2025 NORTH VALLEY SPORTSMAN CLUB	84.00							
	033022	03/30/22 PD:2022 MEMBERSHIP 6/1-5/31	84.00			1000	420100	335		101000
		Total for Vendor:	84.00							
*** Claim from another period (3/22) ****										
42958		2816 O'REILLY AUTO PARTS	62.98							
	384747	03/21/22 WTR-TORQ WRENCH	36.99			5210	430500	212		101000
	384812	03/22/22 STRS-ADAPTER	25.99			2500	430200	232		101000
		Total for Vendor:	62.98							

04/01/22
12:41:00

CITY OF COLUMBIA FALLS
Claim Approval List
For the Accounting Period: 4/22

Page: 6 of 10
Report ID: AP100V

* ... Over spent expenditure

Claim/	Check	Vendor #/Name/	Document \$/	Disc \$						Cash
		Invoice #/Inv Date/Description	Line \$		PO #	Fund Org Acct	Object Proj	Account		
		*** Claim from another period (3/22) ****								
42950		3085 ORTHOPEDIC REHAB INC	200.00							
ACCT#32956										
	30309	11/15/21 FD-PRE-EMPLOYMENT SCREENINGS	200.00			1000	420400	390		101000
		Total for Vendor:	200.00							
		*** Claim from another period (3/22) ****								
42974		3100 PEDROS PROPERTIES	3,778.75							
2 SEWER LINE SERVICES INSTALLED AT 1505 5TH AVE WEST										
	2022-038	03/25/22 SWR-1 SEWER LINE INSTALLS	1,246.98*			5310	430600	399		101000
	2022-038	03/25/22 WTR-2 WATER LINE INSTALLS	2,531.77*			5210	430500	399		101000
		Total for Vendor:	3,778.75							
		*** Claim from another period (3/22) ****								
42954		1042 SANDS SURVEYING, INC.	2,706.50							
	35453	03/22/22 P/Z-ROUTINE SRVS 2/21-3/21	2,706.50			1000	411000	399		101000
		Total for Vendor:	2,706.50							
		*** Claim from another period (3/22) ****								
42969		299 SCHOOL DISTRICT NO.6	6,000.00							
	1483	03/25/22 YTH REC PROGRAM YR2021/2022	6,000.00			1000	460400	399		101000
		Total for Vendor:	6,000.00							
		*** Claim from another period (3/22) ****								
42986		2755 SHERWIN-WILLIAMS CO	83.84							
	5193-5	03/28/22 WTR-PAINT FOR WATER SHOP	83.84			5210	430500	240		101000
		Total for Vendor:	83.84							
		*** Claim from another period (3/22) ****								
42983		2890 SPOKANE HOUSE OF HOSE, INC	242.26							
	925480	03/21/22 WTR-50FT HOSES, CAM LOCKS	242.26			5210	430500	240		101000
		Total for Vendor:	242.26							
		*** Claim from another period (3/22) ****								
42948		862 SUCCESSFUL SIGNS AND AWARDS	213.00							
	73996	03/16/22 PRKS-MEMORIAL SIGN T&M ANDREWS	45.00			1000	460400	220		101000
	73997	03/16/22 SERVICE PINS 5YR,10YR,15YR	153.00			1000	410100	220		101000
	73997	03/16/22 FIN-C SOBCZAK NAME PLATE	7.50			1000	410500	210		101000
	73997	03/16/22 PLG-C SOBCZAK NAME PLATE	7.50			1000	411000	210		101000
		Total for Vendor:	213.00							

04/01/22
12:41:00

CITY OF COLUMBIA FALLS
Claim Approval List
For the Accounting Period: 4/22

Page: 7 of 10
Report ID: AP100V

* ... Over spent expenditure

Claim/	Check	Vendor #/Name/	Document \$/	Disc \$						Cash
		Invoice #/Inv Date/Description	Line \$		PO #	Fund Org	Acct	Object	Proj	Account
*** Claim from another period (3/22) ****										
42979		3086 SWS EQUIPMENT	210.42							
	0142206-IN	03/28/22 STRS-SWEEPER BYPASS PUMP	210.42			2500	430200	232		101000
		Total for Vendor:	210.42							
*** Claim from another period (3/22) ****										
42976		2699 THE MAIL ROOM, INC	314.74							
	D108554	03/28/22 PD-MAIL SRVS 03/14-03/25/22	11.89			1000	420100	310		101000
	D108554	03/28/22 FIN-MAIL SRVS 03/14-03/25/22	12.62			1000	410500	310		101000
	D108554	03/28/22 WTR-MAIL SRVS 03/14-03/25/22	73.46			5210	430500	310		101000
	D108554	03/28/22 SWR-MAIL SRVS 03/14-03/25/22	73.46			5310	430600	310		101000
	D108554	03/28/22 CRT-MAIL SRVS 03/14-03/25/22	44.59			1000	410360	310		101000
	D108554	03/28/22 PLN-MAIL SRVS 03/14-03/25/22	98.72*			1000	411000	310		101000
		Total for Vendor:	314.74							
*** Claim from another period (3/22) ****										
42959		1623 THE UPS STORE #4515	16.60							
	TRACKING #9405511899561078077574									
	2022-2010	03/24/22 PD-EVIDENCE SHIPPING	16.60			1000	420100	310		101000
		Total for Vendor:	16.60							
*** Claim from another period (3/22) ****										
42957		523 USA BLUE BOOK	1,585.96							
	LAB SUPPLIES TNT+AMMONIA TESTS, HACH BOD NUTRIENT BUFFER, HACH TOTAL PHOSPHATE, HACH NITROGEN-NITRATE									
	906245	03/10/22 SWR-LAB SUPPLIES	686.25			5310	430600	222		101000
	914651	03/17/22 SWR-FLOMATIC BALL CHECK VALVE	119.66			5310	430600	240		101000
	917269	03/21/22 SWR-INTELLICAL PH ELECTRODE	780.05			5310	430600	222		101000
		Total for Vendor:	1,585.96							
*** Claim from another period (3/22) ****										
42951	E	1218 VERIZON WIRELESS	1,236.20							
	9901757631	03/12/22 ADMIN-2/13-3/12/22	22.42			1000	410400	345		101000
	9901757631	03/12/22 FIN-2/13-3/12/22	22.43			1000	410500	345		101000
	9901757631	03/12/22 FIRE-2/13-3/12/22	60.38			1000	420400	345		101000
	9901757631	03/12/22 FAC-2/13-3/12/22	12.43			1000	411200	345		101000
	9901757631	03/12/22 STRT-2/13-3/12/22	78.72			2500	430200	345		101000
	9901757631	03/12/22 PD-2/13-3/12/22	748.06			1000	420100	345		101000
	9901757631	03/12/22 WTR-2/13-3/12/22	150.88			5210	430500	345		101000
	9901757631	03/12/22 SWR-2/13-3/12/22	101.16			5310	430600	345		101000
	9901757631	03/12/22 CRT-2/13-3/12/22	39.72			1000	410360	345		101000
		Total for Vendor:	1,236.20							

04/01/22
12:41:00

CITY OF COLUMBIA FALLS
Claim Approval List
For the Accounting Period: 4/22

Page: 8 of 10
Report ID: AP100V

* ... Over spent expenditure

Claim/	Check	Vendor #/Name/ Invoice #/Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund Org Acct	Object Proj	Cash Account
*** Claim from another period (3/22) ****								
42978		84 WESTERN BUILDING CENTER	133.66					
	4683199	03/21/22 SWR-ASSORTED FASTENERS	7.08			5310 430600	240	101000
	4683171	03/21/22 SWR-ASSORTED FASTENERS	7.08			5310 430600	240	101000
	4683529	03/24/22 SWR-GRIT PUMP DRAIN VALVE	31.67			5310 430600	240	101000
	4682749	03/16/22 STRS-PVC CONDUIT	85.51			2500 430200	232	101000
	4681931	03/07/22 SWR-ASSORTED FASTENERS	2.32			5310 430600	240	101000
		Total for Vendor:	133.66					
*** Claim from another period (3/22) ****								
42975		2915 WHITE ROCK AGGREGATE LLC	166.95					
	16621	03/22/22 STRS-3/8" CHIPS	166.95			2820 430200	452	101000
		Total for Vendor:	166.95					
*** Claim from another period (3/22) ****								
42965		999999 ZORN, BRANDON	152.29					
	032422	03/24/22 WTR-DEPOSIT REFUND 06142.02	152.29			5210 214010		101000
		Total for Vendor:	152.29					
		# of Claims	46	Total:	69,273.86			
		Total Electronic Claims			2,070.82			
		Total Non-Electronic Claims			67203.04			

04/01/22
12:41:00

CITY OF COLUMBIA FALLS
Fund Summary for Claims
For the Accounting Period: 4/22

Page: 9 of 10
Report ID: AP110

Fund/Account	Amount
1000 GENERAL FUND	
101000 CASH/CASH EQUIVALENTS	\$26,754.69
2394 BUILDING CODE ENFORCEMENT FUND	
101000 CASH/CASH EQUIVALENTS	\$16.20
2500 SPECIAL STREET MAINTENANCE DISTRICT FUND	
101000 CASH/CASH EQUIVALENTS	\$5,246.92
2820 GAS TAX FUND	
101000 CASH/CASH EQUIVALENTS	\$166.95
4010 CAPITAL PROJECTS FUND - Parks	
101000 CASH/CASH EQUIVALENTS	\$3,234.00
5210 WATER ENTERPRISE FUND	
101000 CASH/CASH EQUIVALENTS	\$8,398.24
5310 SEWER ENTERPRISE FUND	
101000 CASH/CASH EQUIVALENTS	\$8,353.81
7120 FIRE RELIEF DISABILITY/PENSION FUND	
101000 CASH/CASH EQUIVALENTS	\$17,103.05
Total:	\$69,273.86

04/01/22
12:41:00

CITY OF COLUMBIA FALLS
Claim Approval Signature Page
For the Accounting Period: 4 / 22

Page: 10 of 10
Report ID: AP100A

Council Meeting Date: 04/04/2022

Claims Submitted to Council: \$ 69,273.86

Claims Denied/Withheld by Council Finance Committee: \$ _____ Claim #'s: _____

Prepared By: Shawn Bates, Finance Director

Shawn Bates

Approved by Susan M. Nicosia, City Manager

Susan Nicosia

City Council to Approve by motion on consent agenda

The claims submitted are routine. Please let me know if you have any questions.
Shawn

03/30/22
09:31:35

CITY OF COLUMBIA FALLS
Payroll Summary For Payrolls from 04/01/22 to 04/30/22

Page: 1 of 2
Report ID: P130

Total for Payroll Checks

	Employee	Employer	Amount
COMA HOURS (Comp Time Accumulated)	10.50		
COMP HOURS (Comp Time Used)	10.50		208.62
OVER HOURS (Overtime)	81.25		3,342.17
REG HOURS (Regular Time)	2,025.75		57,709.71
SHFN HOURS (Shift B)	266.00		266.00
SHFQ HOURS (OVT B)	71.00		106.50
SICK HOURS (Sick Time)	95.00		2,646.36
VACA HOURS (Vacation Time Used)	157.00		4,609.49
GROSS PAY	68,888.85	0.00	
NET PAY	45,435.32	0.00	
AFLAC-POSTTAX	86.97	0.00	
AFLAC-PRETAX	81.08	0.00	
CHILD SUPPORT	88.61	0.00	
CHILD SUPPORT P	413.07	0.00	
CITY OF COLUMBI	20.00	0.00	
FIT	5,855.18	0.00	
FLEX ALLEGIANCE	898.41	25.00	
FLEX DEP CARE	208.33	2.50	
FOP	280.00	0.00	
HEALTHINS/PRE	2,643.53	15,451.20	
MEDICARE	976.68	976.68	
MT ST FIRE ASSO	29.68	0.00	
NATIONWIDE/CITY	0.00	2,298.98	
NATIONWIDE/EMP	387.50	0.00	
P.E.R.S.	3,166.07	3,554.80	
PERS/FURS	317.60	426.24	
PERS/POLICE	1,997.16	3,197.65	
SIT	3,027.00	0.00	
SOCIAL SECURITY	2,453.43	2,453.43	
TEAMSTERS DUES	266.00	0.00	
UNEMPL. INSUR.	0.00	378.92	
UNUM LIFE INS.	118.77	0.00	
WA CHILD SUPPOR	138.46	0.00	
WORKERS' COMP	0.00	1,977.65	
CHARLES SCHWAB	1,487.30	0.00	
FIRST INTERSTAT	2,001.46	0.00	
FREEDOM BANK	1,219.76	0.00	
GLACIER BANK KA	5,051.96	0.00	
GLACIER BANK/CF	15,370.80	0.00	
GLACIER BANK/WF	1,634.89	0.00	
PARKSIDE CR U	9,651.89	0.00	
THREE RIVERS	1,057.97	0.00	
USAA FEDERAL	1,138.34	0.00	
USBANK.	2,190.36	0.00	
VALLEY BANK KAL	100.00	0.00	
VERIDIAN CREDIT	400.00	0.00	
WELLS FARGO	1,037.08	0.00	
WFISH CR UNION	3,093.51	0.00	

4-01-22
Payroll
\$ 78,427.78
Paul Stalands

03/30/22
09:31:35

CITY OF COLUMBIA FALLS
Payroll Summary For Payrolls from 04/01/22 to 04/30/22

Page: 2 of 2
Report ID: P130

FIT/SIT BASE	59,397.50	0.00
MEDICARE BASE	67,356.48	0.00
PERS BASE	65,235.49	0.00
SOC SEC BASE	39,571.48	0.00
UN BASE	68,888.85	0.00
WC BASE	67,774.80	0.00

Total	30,743.05
Total Payroll Expense (Gross Pay + Employer Contributions):	99,631.90

Check Summary

Payroll Checks Prev. Out.	\$14,521.33
Payroll Checks Issued	\$3,376.30
Payroll Checks Redeemed	\$0.00
Payroll Checks Outstanding	\$17,897.63
Electronic Checks	\$75,251.48

Deductions Accrued	Carried Forward From Previous Month	Deduction Checks Issued	Difference	Liab Account
Social Security	4906.86	4906.86		212260
Medicare	1953.36	1953.36		212260
P.E.R.S.	6720.87	6720.87		212270
Unempl. Insur.	378.92		757.84	212210
Workers' Comp	1977.65		3955.30	212220
FIT	5855.18	5855.18		212260
SIT	3027.00	3027.00		212260
AFLAC-PRETAX	81.08		162.16	212230
NATIONWIDE/EMP	387.50	387.50		212280
Teamsters dues	266.00		532.00	212310
PERS/Police	5194.81	5194.81		212240
NATIONWIDE/CITY	2298.98	2298.98		212280
AFLAC-POSTTAX	86.97		173.94	212230
PERS/FURS	743.84	743.84		212275
MT ST FIRE ASSO	29.68	29.68		212315
HEALTHINS/PRE	18094.73		36189.46	212400
CITY OF COLUMBI	20.00	20.00		212450
UNUM LIFE INS.	118.77		237.54	212400
FLEX ALLEGIANCE	923.41	923.41		212285
CHILD SUPPORT	88.61	88.61		212330
CHILD SUPPORT P	413.07	413.07		212330
WA CHILD SUPPOR	138.46	138.46		212330
FOP	280.00	280.00		212335
FLEX DEP CARE	210.83	210.83		212285
Total Ded.	54196.58	33192.46	42008.24	

**** Carried Forward column only correct if report run for current period.

03/29/22
10:40:27

CITY OF COLUMBIA FALLS
Payroll Summary For Payrolls from 03/29/22 to 03/29/22

Page: 1 of 1
Report ID: P130

Total for Payroll Checks

	Employee	Employer	Amount
Total		0.00	
Total Payroll Expense (Gross Pay + Employer Contributions):		0.00	
Total Discounts:	-0.15		
Total Payroll Expense (Less Discounts):	0.15		

Check Summary

Payroll Checks Prev. Out.	\$88,132.40
Payroll Checks Issued	\$13,857.21
Payroll Checks Redeemed	\$86,751.98
Payroll Checks Outstanding	\$15,237.63
Electronic Checks	\$2,493.07

	Carried Forward	Deduction	Difference	Liab Account
	From Previous Month	Checks Issued		
Deductions Accrued				
Total Ded.	0.00	0.00	0.00	0.00

**** Carried Forward column only correct if report run for current period.

1st qtr.
w/comp
unemployment
\$ 16,350.28
Barb Stankard

03/22/22
12:14:06

CITY OF COLUMBIA FALLS
Payroll Summary For Payrolls from 03/23/22 to 03/23/22

Page: 1 of 1
Report ID: P130

Total for Payroll Checks

	Employee	Employer	Amount
	-----	-----	-----
TERM HOURS (Termination Pay)	0.00		3,041.78
TRMS HOURS (Termination Sick Pay)	37.23		909.53
TRMV HOURS (Termination Vacation Pay)	232.38		5,677.04
GROSS PAY	9,628.35	0.00	
NET PAY	7,206.13	0.00	
FIT	1,716.61	0.00	
MEDICARE	139.61	139.61	
SIT	566.00	0.00	
UNEMPL. INSUR.	0.00	52.96	
WORKERS' COMP	0.00	312.70	
PARKSIDE CR U	7,206.13	0.00	
FIT/SIT BASE	9,628.35	0.00	
MEDICARE BASE	9,628.35	0.00	
UN BASE	9,628.35	0.00	
WC BASE	9,628.35	0.00	

Total 505.27
Total Payroll Expense (Gross Pay + Employer Contributions): 10,133.62

Check Summary

Payroll Checks Prev. Out.	\$88,132.40
Payroll Checks Issued	\$0.00
Payroll Checks Redeemed	\$44,015.58
Payroll Checks Outstanding	\$44,116.82
Electronic Checks	\$9,767.96

		Carried Forward	Deduction	Difference	Liab Account
		From Previous Month	Checks Issued		
	-----	-----	-----	-----	-----
Deductions Accrued					
Medicare	279.22		279.22		212260
Unempl. Insur.	52.96	2493.13		2546.09	212210
Workers' Comp	312.70	13857.06		14169.76	212220
FIT	1716.61		1716.61		212260
SIT	566.00		566.00		212260
Total Ded.	2927.49	16350.19	2561.83	16715.85	

**** Carried Forward column only correct if report run for current period.

3/23/22
Rages final pay
\$ 9,767.96
Bar Stalander

**CITY OF COLUMBIA FALLS
CITY COUNCIL REGULAR MEETING MINUTES
HELD MARCH 21, 2022**

REGULAR MEETING – 7:00 P.M.

Mayor Barnhart called the meeting to order at 7:00 p.m.

ROLL CALL: Councilor Piper, Councilor Karper, Councilor Robinson, Councilor Shepard (via Zoom Meeting), Councilor Lovering and Mayor Barnhart. Absent: Councilor Fisher.

Also Present: City Manager Nicosia, City Clerk Staaland, Fire Chief Weeks, and Police Chief Peters.

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA: Councilor Lovering motioned to approve the Agenda, seconded by Councilor Robinson and the motion carried.

CONSENT AGENDA:

Councilor Karper motioned to approve the Consent Agenda, noting all claims appeared to be in order, seconded by Councilor Piper with Council voting as follows. Ayes: Karper, Lovering, Piper, Robinson, Shepard and Barnhart.

Approval of Claims - March 21, 2022 - \$61,194.78

Approval of Payroll Claims - March 18, 2022 - \$118,997.37

Approval of March 7, 2022 Regular City Council Meeting Minutes

Approval of Task Order #7 - Morrison-Maierle to provide on-call engineering services and authorize City Manager to execute

Approval of Sidewalk Easement between Cottage Apartments, LLC and City of Columbia Falls and authorize City Manager to execute

APPOINTMENTS:

Appointment - Probationary Volunteer Firefighter Andrea Schwagerl

Fire Chief Weeks said Ms. Schwagerl has passed a background check and a physical examination and has shown great interest since submitting her application along with attending several trainings as an observer.

Fire Chief Weeks and City Manager Nicosia recommend approval as Probationary Volunteer Firefighter.

Councilor Piper motioned to approve Andrea Schwagerl as Probationary Volunteer Firefighter, seconded by Councilor Robinson and the motion carried unanimously.

City Clerk Staaland administered Oath of Office to Ms. Schwagerl.

Mayor Barnhart read the following NOTICE OF PUBLIC HEARINGS/PUBLIC HEARINGS:

Public Hearing: Second Public Hearing for Community Development Grant Application - Public Facilities:

The City of Columbia Falls will hold a public hearing on Monday, March 21st at 7:00 pm, in the City Council Chambers, City Hall, 130 6th Street West, Columbia Falls, Montana for the purpose of obtaining public comment on a proposed application for a public facilities project, Boys and Girls Club, located in the City of Columbia Falls under the Montana Community Development Block Grant Program administered by the Montana Department of Commerce. At the public hearing, the proposed project will be explained, including

the purpose and proposed area of the project, activities, budget, and possible sources of funding. All interested persons will be given the opportunity to ask questions and to express their opinions regarding this proposed project.

City Manager Nicosia said based on testimony from the first hearing the obvious community need was the Boys and Girls Club Community Facility. Nicosia said after direction by the Council on March 7th, she began working with the Boys and Girls staff on the application and the City will follow all the requirements and regulations in pursuit of the application. The recommendation is to apply for funds that will pay for the infrastructure water and sewer for the new facility.

Mayor Barnhart opened the Public Hearing at 7:06 p.m.

Tony Edmundson, the Librarian here in Columbia Falls Library said he has tried to meet the needs of the community but does not have the staff to do so; the library has had to cut back on kids programs due to short staffing. Edmundson said when he heard the City was partnering with the Boys and Girls Club he was ecstatic. He sees the right leadership with the right purpose at the right time. Mr. Edmundson said this is necessary and will give all the support he can to help make it happen.

Andrea Getts resides at 326 2nd St. E. said we put a lot of money into the earlier programs for children but what do we do as they get older. There are not a lot of activities for the older children but the Boys and Girls Club are already addressing that. Ms. Getts said they have the community in mind for the new building and is not just for children. Getts believes the City should sponsor the application as the funds will be well spent.

Jeri Moon who resides at 423 Bluebell Rd. Kalispell said she is the President of the Boys and Girls Club. She is excited the City of Columbia Falls is going to pair up with the Boys and Girls Club in the application process to get more funds for a facility right where it needs to be. This program offers children of all ages something to do after school and through the summer. Bringing the elderly and children together to learn, to grow and to comfort and take care of each other sounds terrific to her. Ms. Moon said she applauds Council and hopes the application will go smoothly and we end up with a new facility in Columbia Falls.

Melissa Dunning who resides on Columbia Ave. in Whitefish said there is an immediate opportunity for the City to act by sponsoring the CDBG application on behalf of the Boys and Girls Club. The Grant opportunity will help ensure the future of this organization and its ability to continue meeting the growing needs of students and families of Columbia Falls. After school care is a necessity for all working families. If approved, Council will be investing in the future of the community and lower income citizens.

Mandy Anderson with the Boys and Girls Club read a letter of support for the CDBG application for the Boys and Girls Club. Ms. Anderson said they are providing after school care to over 60 elementary students and 20 Junior High and High School students. 60 % of their members come from families that are at low to moderate income level. She feels the current building is no longer suitable to provide the service of need. They have a waiting list for the elementary program and it is expected to grow as the population of Columbia Falls increases. With the new building they would be able to triple the amount of use that they currently serve daily.

Mayor Barnhart closed the Public Hearing at 7:21 p.m. and noted that Council will take formal action under Resolutions.

Mayor Barnhart read the Notice of Public Hearings - Planning Board April 12th and City Council May 2nd:

The Columbia Falls City-County Planning Board will hold a public hearing for the following item at their regular meeting on Tuesday, April 12, 2022 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 May 2, 2022 starting at 7:00 p.m. in the same location.

Request to Amend a Planned Unit Development in the Columbia Falls Zoning Jurisdiction:

Ruis Holdings 540 Nucleus Ave LLC is requesting an Amendment to their Planned Unit Development overlay for the property located at 540 Nucleus Avenue which was the former Bank of Columbia Falls site. The owner is amending the design of the south building to allow a height of 40-feet to the top of parapet and also allow a casino in the proposed restaurant on the main floor. Otherwise, the building meets all use and dimensional requirements. The property is described as Lots 11-15 and also all that portion of the east half of the vacated alleyway lying adjacent to the west boundary line of said Lots 11-15 inclusive of Block 37 and Lot 10A of the Amended Plat of Lots 1-3 & Lots 6-10 of Block 37 according to the map or plat thereof on file and of record in the office of the Clerk and Recorder of Flathead County, Montana.

Request for an Amendment to Conditional Use Permit to Construct 36 Apartment Units in the Columbia Falls Zoning Jurisdiction:

The applicant, Toby Gilchrist, is requesting an amendment to an approved Conditional Use Permit that allows the construction of 36 apartment units in two buildings, eighteen units in each building. The proposed amendment would allow the north building to allow owners of the units to offer short term rentals of the units. The south building would remain exclusively long-term rental (30-days or more). None of the other elements of the project change with the request of this amendment and this amendment only deals with the length of stay for the north building. The property is located approximately ¼ mile north of Highway 2 at 302 Meadow Lake Blvd. The property is described as Assessors' Tracts 2BDEA and 2BDAAE of Section 7, Township 30 North, Range 20 West, P.M.M., Flathead County.

Interested persons are allowed to attend the hearing(s) in person or via ZOOM. 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 6th Street West, Room A, Columbia Falls, MT 59912 or via email: . For more information on the amended Planned Unit Development or Conditional Use Permit, please call Eric Mulcahy, Columbia Falls City Planner at 755-6481. To obtain the ZOOM meeting registration, contact City Clerk Barb Staaland via email or by calling (406) 892-4391 no later than 6:00 p.m. the day of the meeting.

Notice of Public Hearing - Request for a Preliminary Plat for a 10-Unit RV Park:

The Columbia Falls City-County Planning Board held a public hearing for the following item at their regular meeting on Tuesday, March 15, 2022 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 April 4, 2022 starting at 7:00 p.m. in the same location.

Request for a Preliminary Plat for a 10 Unit RV Park:

The applicant, Clark W Griz LLC is requesting Preliminary Plat approval to construct a 10-Unit RV Park for property at 201 Highway 2 East, Columbia Falls. The property is zoned CB-2 (General Business) which allow RV Parks as a permitted use. The proposed RV Park is adjacent to the Columbia Falls RV Park. The property is

described as Lot 3 of the D & G Subdivision in Section 8, Township 30 North, Range 20 West, P.M.M., Flathead County.

ORDINANCES / RESOLUTIONS:

Second and Final Reading - Ordinance # 815 - Planned Unit Development:

An Ordinance of the City Council of the City of Columbia Falls, Montana, Amending the Columbia Falls Zoning Map to Allow the Development of a Planned Unit Development (PUD) Overlay for the Property Located at 1123 9th Street West, Columbia Falls, Further Described as Lots 1, 2 & 3 Excluding the South 10 Feet in Block 5, Robindale Subdivision in Section 8, Township 30 North, Range 20 West, P.M.M., Flathead County, Montana.

City Manager said as noted this is the second and final reading of the PUD for DarCar Properties that allow dorm style living quarters in the basement of the existing retail building. The upper floor will be kitchen space with plans of future retail space. There are 5 conditions included in the PUD.

Councilor Piper motioned to approve the Final Reading of Ordinance # 815, seconded by Councilor Lovering with Council voting as follows. Ayes: Lovering, Piper, Robinson, Shepard, Karper and Barnhart.

Resolution # 1871 - HB 473 2022 FY Fund Request and Budget Amendment Approval:

A Resolution of the City Council of the City of Columbia Falls, Montana Requesting Distribution of Local Government Road Construction and Maintenance Match Program Funds and Amending the Appropriate 2022 FY Budgets

City Manager Nicosia said Resolution # 1871 is required by State Statute to trigger the Special Gas Tax Funds in the amount of \$128,639.78 and matching funds of \$6,431.99. We are asking to use these funds to rebuild or overlay priority streets as determined during the Public Hearing on March 7th, 2022, up to the available funding of the BARSA funds and require matching in addition to the capital funds appropriated by Council for street construction. Nicosia recommends approval of Resolution # 1871.

Councilor Karper made motion to approve Resolution # 1871, seconded by Councilor Robinson with Council voting as follows. Ayes: Piper, Robinson, Shepard, Karper, Lovering and Barnhart.

Resolution # 1872 - Authorizing Submission of a CDBG Community and Public Facilities Grant Application:

A Resolution of the City Council of the City of Columbia Falls, Montana Authorizing Submission of a CDBG Community and Public Facilities Grant Application

City Manager Nicosia presented the Resolution noting that the City certifies that it has legal jurisdiction and authority to finance operate and maintain the proposed water and sewer public infrastructure required for the development of the proposed facility. Nicosia noted that the City is also certifying compliance with all state and federal requirements. As the City has previously managed multiple CDBG grants, including those with subrecipient agreements, Nicosia is confident that the City will successfully manage this grant in partnership with the Boys and Girls Club.

Councilor Piper motioned to approve Resolution # 1872, seconded by Councilor Lovering with Council voting as follows. Ayes: Robinson, Shepard, Karper, Lovering, Piper and Barnhart.

REPORTS / BUSINESS FROM MAYOR & COUNCIL

Councilman Karper said he fully supports the Boys and Girls Club project.

Councilor Piper said at the Noise Ordinance committee meeting there was a good attendance from community members followed by good discussion.

Mayor said the Board of Health is in the process of hiring and he had the pleasure of serving on the personnel committee.

Mayor Barnhart reported that he received a phone call from Ron Catlett with Senator Daines office and they wanted to make sure the City knows they were aware of our issues with what the EPA is proposing for the CFAC cleanup. They will support the City however they can.

Mayor Barnhart inquired about the timeline to get the snow pile removed on 1st Ave. E and 6th St. E. in order to open the gate.

CITY MANAGER REPORT

City Manager's Project/Information Update

DOR's requirements of the local government for their implementation of the recreational marijuana rules means the Police Department is now making appointments for fingerprinting. Additionally, they put out a requirement for both Fire and Building Department inspections without any clear requirements.

The 12th Ave. West project engineering is proceeding. The proposed gravity sewer main will be removed from the project as it does not connect to the medical development. Morrison-Maierle is working toward having preliminary design completed this spring, with the city calling for bids in the summer and construction commencing in the fall. Robinson asked if they were going to fill the potholes before reconstruction occurs. Nicosia responded in the affirmative.

Nicosia is in the process of updating job descriptions for pool positions on the next agenda, including a new job description for the required deck monitor position. We will be looking at wages to be competitive and are looking at 2022 user fees as well.

The City is waiting to receive the formal contract form DNRC on the Wastewater projects. The City's water project application has not yet been reviewed by the committee. The infrastructure committee meets again on March 30th, the agenda is not posted by the application should be on that agenda.

Fire Chief Weeks said he has a blood drive scheduled for April 27th at the Fire Hall.

Police Chief Peters said he supports the new Boys and Girls facility, it may curb some of the issues we have with some teenagers.

MISCELLANEOUS

Finance - February 2022 Reports

Police - February Activity

Correspondence

ADJOURN

Councilor Lovering motioned to adjourn at 7:50 p.m. seconded by Councilor Karper.

Mayor

City Clerk

When Recorded, Return To:

City of Columbia Falls
130 6th Street West, Room A
Columbia Falls, MT 59912

EASEMENT
(Public Access and Utility)

THIS “**EASEMENT**” is made effective and is entered into by and between **COTTAGE APARTMENTS, LLC**, a Montana limited liability company, whose address is 76 KINDSFATHER DR LIVINGSTON MT 59047, hereinafter referred to as "**Grantor**", and **CITY OF COLUMBIA FALLS**, whose address is 130 6th Street West, Room A, Columbia Falls, MT 59912, hereinafter referred to as "**Grantee**".

RECITALS:

Grantor, for and in consideration of the faithful observance and strict performance of the terms and conditions hereof, hereby grants to Grantee an exclusive easement and right of way, located along the southern boundary of Lot 12B and Tract 1 of Subdivision Plat of Sunshine Revisited No. 3 in the City of Columbia Falls, Flathead County, Montana according to the map or plat thereof on file or of record, and shown thereon as 30’ Public Access and Utility Easement (herein referred to as the “**Easement Area**”); copy of said plat is shown in Exhibit A, attached hereto and by this reference being made a part hereof.

AGREEMENT:

It is mutually understood and agreed that Grantor has granted this Easement and Grantee has accepted the same, subject to and upon the following reservations, terms, conditions, covenants and agreements:

1. **Purpose.** Grantee shall have the right privilege and authority to use the Easement Area to construct, maintain, inspect, repair, remove, replace, use, public utilities, along with any upgrades or improvements it deems necessary to maintain the integrity of such utilities.
2. **Crossing of Lands.** Grantor reserves the right to cross and re-cross said Easement Area on grade or otherwise, by any means for any purpose, and further reserves the right to use the lands occupied by the utilities in a manner that will not unreasonably interfere with the rights granted Grantee hereunder or that will, with reasonable certainty, cause any damage to the utilities.
3. **Third Parties.** Grantee shall not have the right to grant the use of said Easement Area or provide rights under this Easement to any other person, partnership, cooperative, association or corporation for any purpose. Specifically, the use of said Easement Area by a party other than Grantee, the general public for utilities, or the Grantee's duly authorized agents or subcontractors, shall require a separate grant of rights from Grantor.
4. **Ingress and Egress.** Grantee shall, at all times, have ingress to and egress from the easement area over and across Grantor's adjacent land for the purposes of exercising all of the rights herein granted.
5. **Assumption of Liability.** In the exercise of the rights granted hereunder to Grantee, Grantee shall make every effort to avoid damage to Grantor's real or personal property within and adjacent to said Easement Area. Grantee shall be liable and hereby covenants to pay for all loss or damage to Grantor's real or personal property that is caused by or results from any act or omission to act, of Grantee, its employees and agents in the operation, maintenance, repair, reconstruction of the utilities, whether negligent or otherwise. Likewise, Grantor shall be liable and hereby covenants to pay for all loss or damage to Grantee's utilities that are caused by or results from any act or omission to act, of Grantor, its employees and agents in the use of the Easement Area as described in Section 2 of this Easement, whether negligent or otherwise.
6. **Release of Claims/Liability.** Except as otherwise provided herein, Grantee expressly releases Grantor from any and all claims for damage to the utilities pursuant to the rights granted herein arising from any operation of Grantor on its said property; provided, that in conduct of any such operation, Grantor shall use reasonable care to avoid causing such damage, it being expressly understood that this provision does not release Grantor from any claim for damages

caused by its negligence or intentional misconduct. Grantor does not assume any liability for damages or injuries caused by or resulting from acts or omissions by other than Grantor, its employees, agents, and contractors.

7. **Grantee's Agents.** Subject to Section 3 hereof, any independent contractor or subcontractor engaged by Grantee to perform services relating to the rights held by Grantee herein shall, as between the parties hereto, be deemed to be the agent of Grantee.

8. **Successor and Assigns.** This Easement, and all of the rights and obligations herein, shall run with the land, inure to the benefit of, and be binding upon, the respective successors and assigns of the parties hereto.

9. **Attorneys' Fees.** In the event legal action, including litigation, is undertaken to interpret or enforce any aspect of this Easement, the prevailing party shall be entitled to reasonable attorneys' fees and court costs.

10. **Modification.** Any modifications of this Easement or additional obligation assumed by either party in connection with this Easement shall be binding only if evidenced in writing signed by each party or an authorized representative of each party.

[Signatures and acknowledgements appear on following pages]

IN WITNESS, WHEREOF, said Grantor has executed, and Grantee has accepted this Easement this ____ day of _____, 2022.

GRANTOR:

COTTAGE APARTMENTS, LLC,
a Montana limited liability company

By: _____
Name: _____
Title: _____

ACKNOWLEDGEMENT

STATE OF MONTANA)
) ss.
COUNTY OF FLATHEAD)

On this ____ day of _____, 2022 before me, the undersigned, a Notary Public in and for the State of Montana, duly commissioned and sworn, personally appeared _____, to me known to be the person who signed as _____ of Cottage Apartments, LLC, a Montana limited liability company, and acknowledged said instrument to be the free and voluntary act and deed of such party for the uses and purposes therein mentioned, and on oath stated that he / she was authorized to execute said instrument on behalf of the company.

IN WITNESS, WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Notary Public in and for the State of Montana
My Commission Expires: _____
Printed Name: _____

This Easement is accepted and approved as of this ____ day of _____, 2022.

GRANTEE:

CITY OF COLUMBIA FALLS

By: _____

Name: Susan Nicosia

Title: City Manager

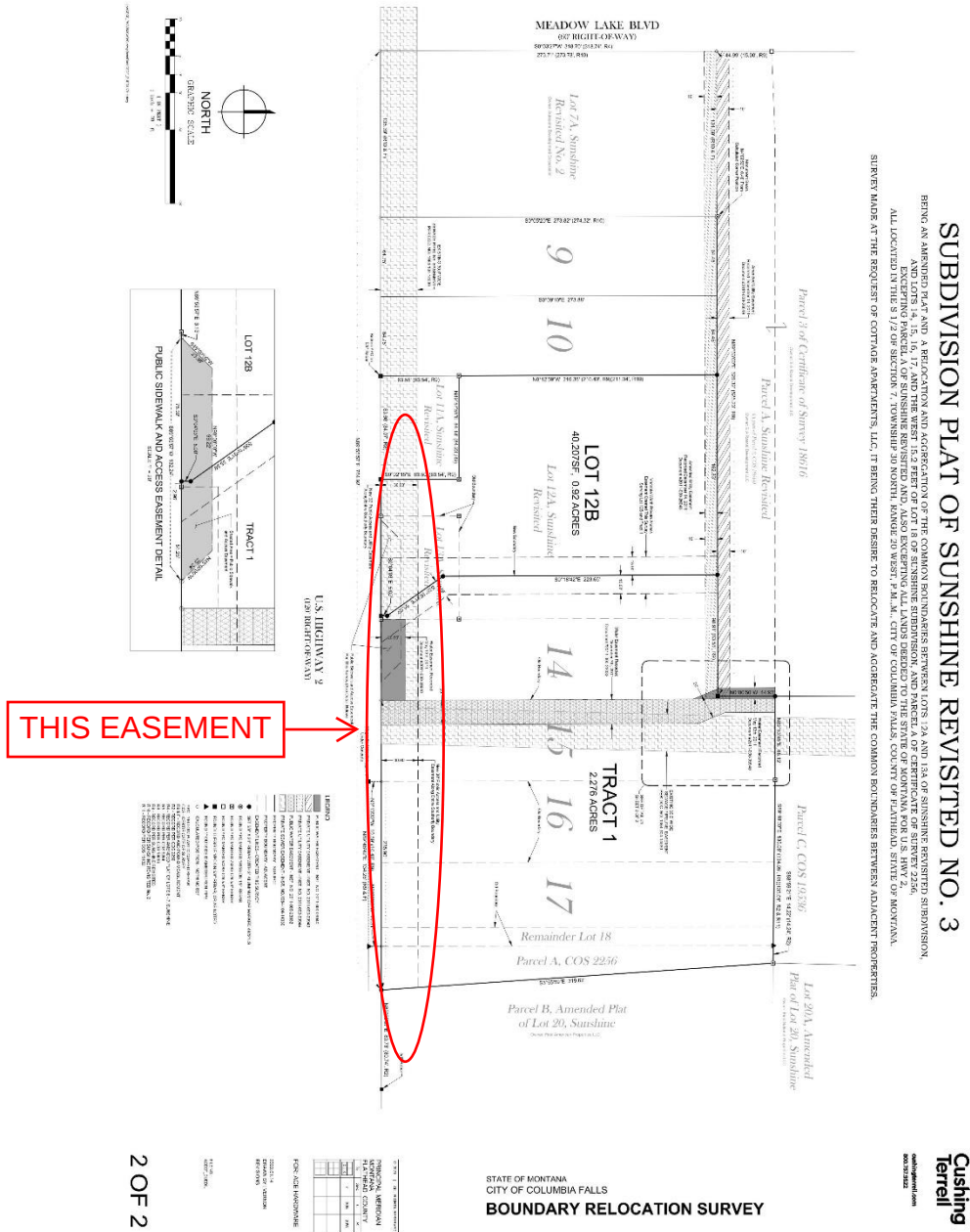
ACKNOWLEDGEMENT

STATE OF MONTANA)
) ss.
County of Flathead)

On this ____ day of _____, 2022, before me, the undersigned, a Notary Public for the State of Montana, personally appeared SUSAN NICOSIA known to me to be the persons whose name is subscribed to the foregoing instrument, and acknowledged to me that they executed the same.

Notary Public for the State of Montana

EXHIBIT A LEGAL DESCRIPTION OF EASEMENT AREA



POSITION DESCRIPTION

Class Title: Pool Monitor
Department: Pool
Date: March 2022

GENERAL PURPOSE:

Performs routine public contact and safety work at the Pinewood Aquatic Center.

ESSENTIAL JOB FUNCTIONS AND RESPONSIBILITIES

The following duties are typical for this classification. These are not to be construed as exclusive or all-inclusive. Other duties may be required and assigned.

Note: It is expected that every employee should be on time, fully prepared, every day that they are scheduled to work.

SUPERVISION RECEIVED

Works under the immediate supervision of the Pool Manager.

SUPERVISION EXERCISED

None.

ESSENTIAL DUTIES AND RESPONSIBILITIES

- a. Monitors the use of the swimming pool and enforces safety rules.
- b. Fills in where needed when patron capacities demand it.
- c. Performs a variety of miscellaneous duties such as answering the phone, running the cash register or restocking of supplies.
- d. Responds to public inquiries about aquatic programs.
- e. Maintains related records and statistics for various aquatic programs and/or incidents.
- f. Assists in the maintenance of the swimming pool and completes daily cleaning requirements.
- g. Fill in for the Cashier/Front Desk when needed.
- h. Other duties as assigned.

DESIRED MINIMUM QUALIFICATIONS

Education and Experience:

- a. Working knowledge of the equipment, facilities, operations and techniques used in a comprehensive aquatics program.
- b. Knowledge of First Aid and CPR
- c. Skilled in operation of tools and equipment used by lifeguards.
- d. Skilled in the observation of swimming participants and ways to avoid distractions.
- e. Ability to effectively enforce safety and health regulations relating to an aquatics program.
- f. Ability to establish and maintain effective working relationships with employees, supervisors, participants, instructors, and the general public.
- g. Ability to give and understand oral instructions.

- h. Ability to maintain calm in emergency situations.

SPECIAL REQUIREMENTS

Recommend American Red Cross Adult/Child/Infant CPR/AED certification

TOOL AND EQUIPMENT USED

Various hand tools used in the maintenance of swimming pool equipment; phone, cash register, and cleaning equipment.

PHYSICAL DEMANDS

The physical demands described here are representative of those that must be met by an employee to successfully perform the essential functions of this job. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.

While performing the duties of this job, the employee is frequently required to sit, stand, talk or hear. The employee is occasionally required to walk; use hands to finger, handle, or operate objects, tools, or controls; and reach with hands and arms.

The employee must occasionally lift and/or move up to 25 pounds. Specific vision abilities required by this job include close vision and the ability to adjust focus.

WORK ENVIRONMENT

The work environment characteristics described here are representative of those an employee encounters while performing the essential functions of this job. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.

The noise level in the work environment is moderately noisy.

JOB PERFORMANCE STANDARDS

- Monitors pool deck area for safety
- Maintains a clean pool deck area
- Enforces pool safety
- Assists Lifeguards when needed
- Assists Cashier/Front Desk when needed

SELECTION GUIDELINES

Formal application, rating of education and experience; oral interview and reference check; job related tests may be required.

The duties listed above are intended only as illustrations of the various types of work that may be performed. The omission of specific statements of duties does not exclude them from the position if the work is similar, related or a logical assignment to the position.

The job description does not constitute an employment agreement between the employer and the employee and is subject to change by the employer as the needs of the employer and requirements of the job change.

Approval: _____
Supervisor

Approval: _____
Appointing Authority

Effective Date: _____

Revision History: _____

Columbia Falls Fire Department

Karl Weeks, Fire Chief/Marshal



130 6th Street W
Columbia Falls, Mt., 59912
(406) 892-3911 Office

Item No.8.

March 31, 2022

City Manager Susan Nicosia, Mayor Don Barnhart
Columbia Falls City Council
130 6th Street West, Room A
Columbia Falls, MT. 59912

Dear Manager Nicosia, Mayor Barnhart and Council Members,

The membership of the Columbia Falls Fire Department has voted to approve Kyle Dolph as a probationary member. Kyle has passed a background check and a physical examination. He has extensive experience in both wildland and structural firefighting including Firefighter I. Kyle is employed with the Flathead Hotshots. Since submitting his application he has attended several trainings as an observer and I believe he will be a great addition to our team. At this time I would recommend the approval of Kyle Dolph as a probationary member of the Columbia Falls Fire Department.

Sincerely,

Karl Weeks

Concur w/recommendation to appoint.
SN

NOTICE OF PUBLIC HEARING

The Columbia Falls City-County Planning Board held a public hearing for the following item at their regular meeting on Tuesday, March 15, 2022 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 April 4, 2022 starting at 7:00 p.m. in the same location.

Request for a Preliminary Plat for a 10 Unit RV Park:

The applicant, Clark W Griz LLC is requesting Preliminary Plat approval to construct a 10-Unit RV Park for property at 201 Highway 2 East, Columbia Falls. The property is zoned CB-2 (General Business) which allow RV Parks as a permitted use. The proposed RV Park is adjacent to the Columbia Falls RV Park. The property is described as Lot 3 of the D & G Subdivision in Section 8, Township 30 North, Range 20 West, P.M.M., Flathead County.

Interested persons are allowed to attend the hearing(s) in person or via ZOOM. 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 6th Street West, Room A, Columbia Falls, MT 59912 or via email: staalandb@cityofcolumbiafalls.com. For more information on the proposed Planned Unit Development, please call Eric Mulcahy, Columbia Falls City Planner at 755-6481. To obtain the ZOOM meeting registration, contact City Clerk Barb Staaland via email or by calling (406) 892-4391 no later than 5:30 p.m. the day of the meeting.

DATED this 15th day of March, 2022

Susan Nicosia

Susan Nicosia, City Manager/Planning & Zoning Administrator
COLUMBIA FALLS CITY-COUNTY PLANNING BOARD

Publish: Daily Interlake Sunday March 20th, 2022

**URBAN WOOD RV PARK
PRELIMINARY PLAT
SUBDIVISION REPORT #CPP-22-01
COLUMBIA FALLS PLANNING OFFICE
MARCH 7, 2022
AS REVISED BY THE PLANNING BOARD**

A report to the Columbia Falls Planning Board regarding a request for preliminary plat approval for the Urban Wood RV Park (A10-Unit RV Park). This application is scheduled for March 15, 2022 before the Columbia Falls Planning Board. The Columbia Falls City Council will hold a subsequent public hearing at their regular meeting of April 4, 2022, beginning at 7:00 p.m. in the Council Chambers of City Hall.

I. BACKGROUND INFORMATION

- a. Owner/Applicant: Clark W. Griz, LLC
Attn: Tawnya Bingham
623 Woodland Place
Whitefish, MT 59937
- b. Technical Assistance: TD&H Engineering
450 Corporate Dr
Kalispell, MT 59901
- c. Location: The property is located at 201 Highway 2 East in Columbia Falls and is described as Lot 3 of D & G Subdivision in Section 17, Township 30 North, Range 20 West, P.M.M. Flathead County.
- d. Background: Historically the site was a gravel pit. The property currently has a shop/apartment at the back end of the property otherwise the property is vacant. The existing building will become the on-site office/living quarters and provide the game room for the guests. The proposed RV Park is unique in that the RV's are owned by the Park and rented out to the guest. Unlike a traditional RV park, people do not bring their own RV to this facility; they rent one that is already in place. As a result of this unique business model, the applicants are requesting a variance to the parking standards in that they are providing 1.5 spaces per unit rather than the required two spaces per space. The parcel is located directly adjacent to the Columbia Falls RV Park.
- e. Size: The Urban Woods RV Park contains 0.84 acres.
- f. Adjacent Land Uses: The site lies adjacent to the existing Columbia Falls RV Park and a number of other commercial and light industrial uses such as butcher shop, cabinet shop, and health club. To the south across Highway 2 are Marantette City Park and more commercial uses.

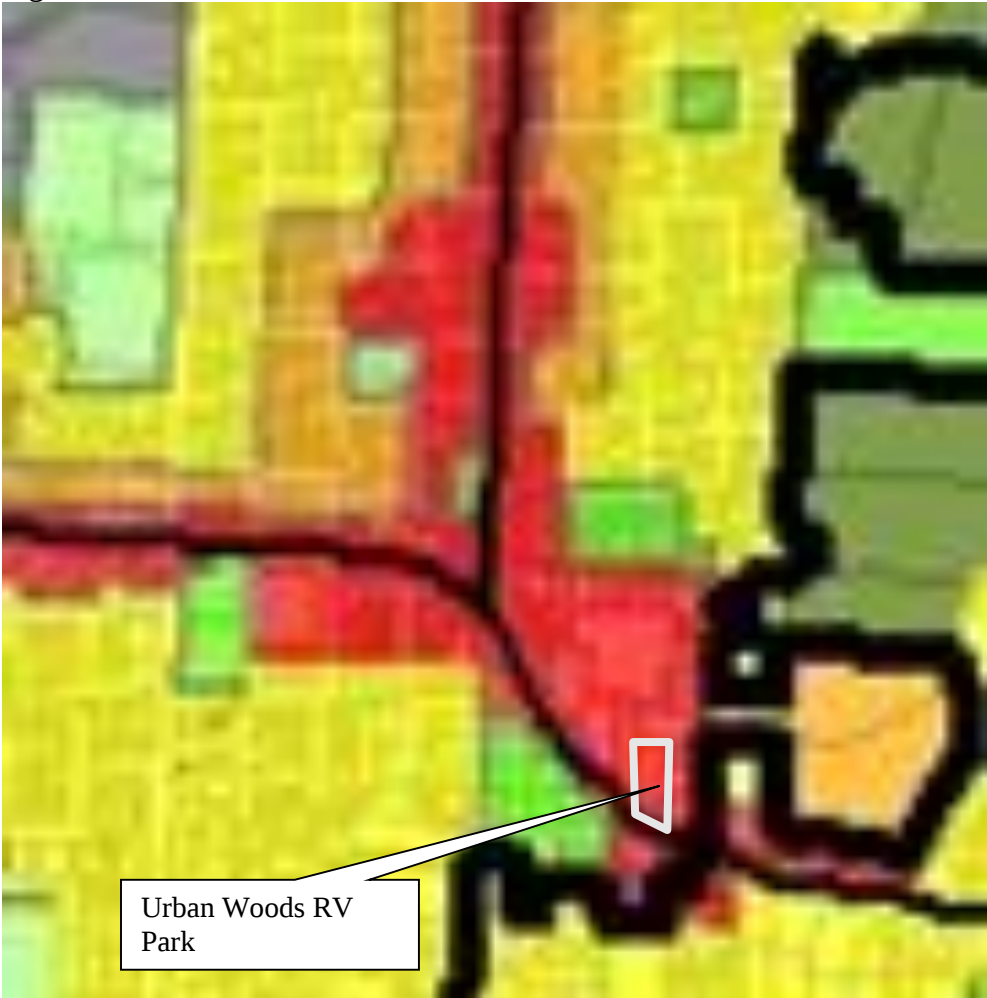
Figure 1



Source: Flathead County GIS

- g. Relation to Growth Policy: The Columbia Falls Growth Policy designates this area as Commercial (Figure 2). The property is zoned CB-2 (General Business) and RV Parks are permitted uses within this designation. The RV Park provides needed lodging facilities within the city and is within walking distance of other commercial uses such as restaurants, grocery, and retail shopping. The proposal complies with the Growth Policy designation.

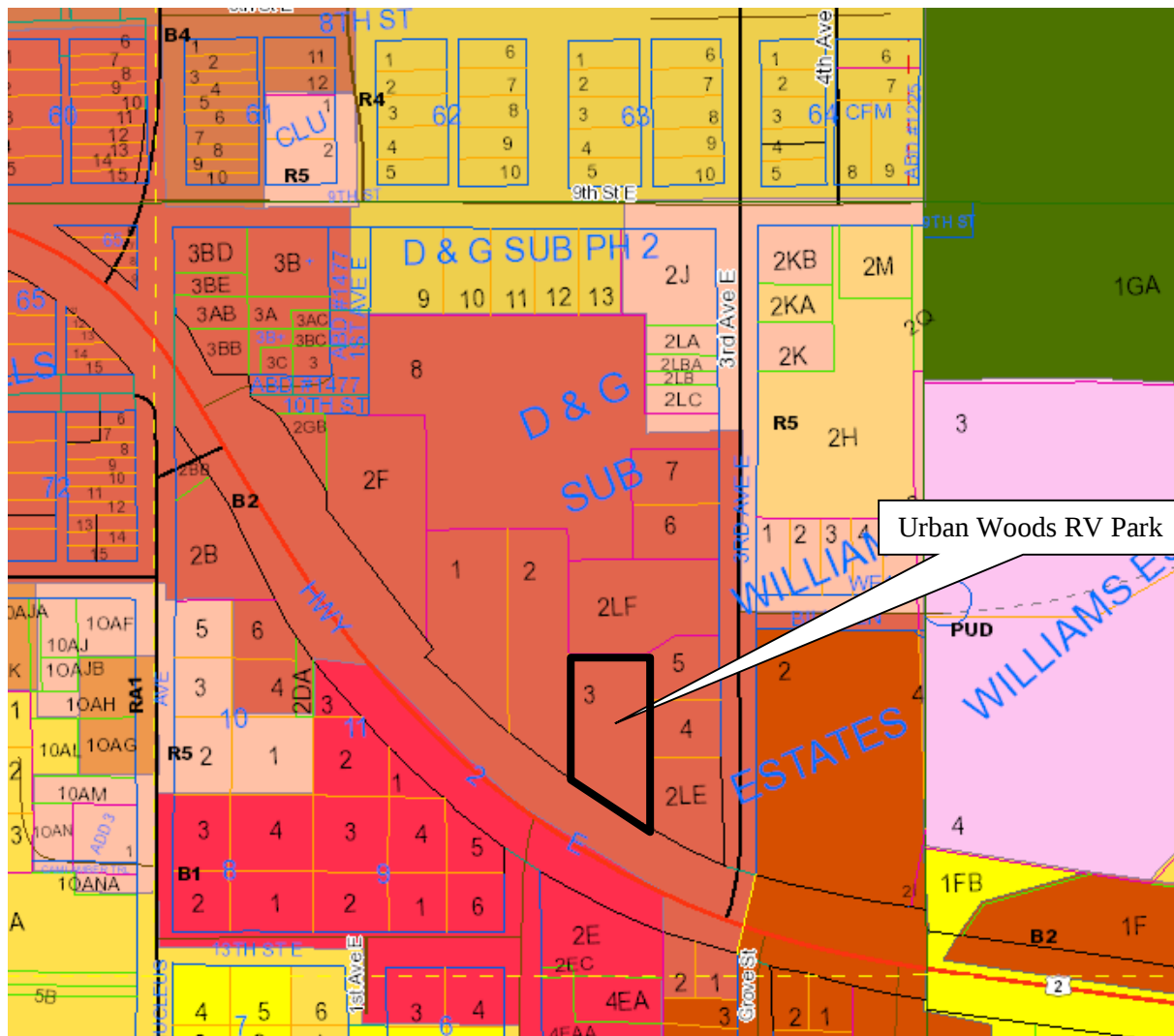
Figure 2



Excerpt from the
Columbia Falls Growth
Policy Map 2019 Edition

Land Use Map Legend		
	Commercial	General, highway and neighborhood retail sales, services or mixed office use.
	ResortRes Com	Within the confines of an overall development plan, provides recreation opportunities (principally to residents and quests), commercial uses (associated directly with recreation), and a mixture of housing types and densities.
	HeavyIndustrial	Manufacturing, processing, storage and assembly of goods, where noise, odor, dust and associated impacts extend beyond the confines of a building or screened area.
	LightIndustrial	Wholesale and industrial uses where noise, odor, dust and associated impacts are confined to a building or screened area.
	MultiFamily	8 or more units/acre. High density residential including townhouses and apartment units. Served by urban services. May be a buffer or transitional area between low density residential and non-residential uses.
	UrbanResidential	Between 2 and 8 units/acre. Primarily single family residential with limited quantities of multifamily units. Fully served by urban services.

- h. Zoning: The subject property is zoned CB-2 (General Business). Recreational Vehicle Parks are a permitted use within the CB-2 zoning classification.



Columbia Falls Zoning Designations – Source: Flathead County GIS Website

- i. Utilities & Services: The property is within City limits. Following is a list of services that are available for this site:

Sewer: Columbia Falls Municipal Sewer
 Water: Columbia Falls Municipal Water
 Refuse: Private Hauler Pick-up
 Police: City of Columbia Falls Police Department
 Fire suppression and Protective Services: Columbia Falls Fire
 Street Maintenance: Privately maintained within the RV Park
 Electric: Flathead Electric Co-op

II. REVIEW AND FINDINGS OF FACT

This application is reviewed as a major subdivision under the City's Subdivision regulations. Because the project is an RV Park, the project is analyzed under Section 17.20.230 of the Columbia Falls Subdivision Regulations.

A. Effects on Public Health and Safety:

In communications with Chief Weeks of the Columbia Falls Fire Department, he will review the current fire hydrant placement and will determine if additional fire hydrants are required for this development. Access is good and the hammer head turn-around is adequate for fire service response in the RV Park.

The Columbia Falls Police Department patrols the City and will respond to emergencies within the RV Park. The Police and Fire Departments are only four blocks from the RV Park. Ambulance and ALERT Helicopter provides emergency service and medical support is available in Whitefish and Kalispell.

The site is not located within any Flood Zones. The property is Mapped Zone X "Areas outside of the 0.2% (500-year) floodplain on FIRM Panel 1435G.

See other sections of this report for analysis of traffic impacts associated with the proposed subdivision.

B. Effects on Wildlife and Wildlife Habitat:

The subject property is within the urban confines of the City of Columbia Falls. The area is zoned for Commercial Use and is surrounded by commercial and light industrial uses. The property is not critical Big Game Winter Range and is not located on or adjacent to natural water bodies or riparian ways. The RV Park and the proposed expansion will have no impact on area wildlife or wildlife habitat.

C. Effects on the Natural Environment:

Groundwater: The property is served by the City of Columbia Falls water and wastewater treatment systems. The applicants will be required to address stormwater on-site. The use should have no significant impacts to groundwater as a result of this expansion.

Natural Vegetation: The site has no native vegetation. Native or natural vegetation was long ago removed and replaced with grass and some shrubs. The applicants propose a significant planting scheme consisting of grass, shrubs and trees.

Surface Water: There are no natural water bodies within or adjacent to the proposed RV Park subdivision.

Topographical Features: The site is almost flat and well graded.

Soils Types: The soils within this subdivision are characterized as fine sandy loam.

D. Effects on Local Services:

Police: The Columbia Falls Police Department is responsible for patrolling and responding to this neighborhood and the proposed RV Park subdivision. Given the proximity of the RV Park to the Police and Fire Department, anticipated response times are very good.

Fire: The Columbia Falls Fire Department is responsible for fire protection in the proposed RV Park subdivision. A response is outlined in a previous section of this report.

Sewer: The development will connect to the existing wastewater main that runs through the property. The City has capacity for the new use.

Water: The applicant may connect to the existing water main that runs adjacent to the wastewater main on the north end of the lot or may extend a water main along the Highway 2 frontage and connect to the main for service. The City has capacity for the new use regardless of which main is used.

Schools: As the RV Park is a commercial venture with short term seasonal stays, the Columbia Falls RV Park does not house families that will utilize the Columbia Falls School District resources.

Recreation/Parkland: The Columbia Falls Subdivision Regulations, Section 17.14.080.C.2, exempts “Non-residential” subdivisions from Park Land Dedication. Therefore, there is no specific parkland dedication for RV parks. That said, the Urban Wood project provides lawn areas adjacent to each RV Site for the use of the guest along with a fenced “dog park area.” In addition, the applicants are proposing a game room in the existing building at the back of the development.

Transportation and Circulation: The property fronts Highway 2 East which has four travel lanes and a center turning lane. The RV Park will have a single access point onto the Highway ending in a “hammer head” turn-around. Highway 2 is designed for large volumes of vehicles and this small RV Park will not impact existing service levels.

Planning Staff consulted the ITE Trip Generation Manual, 9th Addition for traffic volumes. The ITE Manual did not give Average Daily Trips (ADT) per space in RV Campgrounds (416) only peak AM and PM hours trips which were 0.48 AM trips per occupied units and 0.98 PM trips per occupied unit. With 10 spaces, the peak AM hour generates 4.8 vehicle trips per hour and the peak PM hour generates 9.8 trips during the peak hour.

The applicant will need to supply the approved MDOT Approach Permit with the Revised Preliminary Plat.

E. Effects on Agriculture:

The property has not been used for agricultural purposes in decades. There is no agricultural use adjacent or even near the proposed subdivision. The RV Park will have no impact on agricultural use.

F. Compliance with Subdivision Design Standards:

The proposed RV Park Subdivision meets the design requirements of the Columbia Falls Subdivision Regulations for RV Parks. The applicant is requesting a variance to the Subdivision regulations for parking which will be discussed below.

G. Compliance with Subdivision Regulations

The proposed RV Park Subdivision meets the requirements of the Columbia Falls Subdivision Regulations with the exception of parking (Section 17.20.140). The Subdivision regulations require two parking spaces per RV space. Most likely this requirement was so that there is space for the car or truck pulling the trailer and a spot for the guest. The applicants are proposing 1.5 spaces per RV space and since the RV Park owns and rents all the trailers in the park there is no need for the parking space for the pulling vehicle. This RV Park functions the same as a hotel/motel which only requires one space per room.

The subdivision standards allow the City to grant variances to the subdivision standards when the Council finds “that practical difficulties may result from strict compliance with this title may be served to a greater extent by an alternative proposal....” and make findings to the following:

1. The granting of such variance will not be detrimental to the public health, safety or general welfare or injurious to other adjoining properties.

Finding – The requested variance reduces the parking standard by half a space within the RV Park. The RV Park will still provide 1.5 spaces per RV. A slight decrease in parking will not create a public health, safety, or general welfare concern. At most the parking limitation would limit the number of cars that can enter the park.

2. The conditions on which the request for a variance is based are unique to the property on which the variance is sought and are not applicable generally to other property.

Finding – The hardship is more about the design of the park and the desire to create a unique lodging option where one does not have to bring their own RV on their trip; they merely rent the one offered by the Urban Woods. As this RV Park functions more like a motel, the lower parking standard appears more appropriate.

3. Because of the particular physical surroundings, shape, or topography conditions of the specific property involved, a particular hardship to the

owner would result, as distinguished from a mere inconvenience , if the strict letter of the law was enforced.

Finding – As stated above hardship is more about the design of the park and the desire to create a unique lodging option where one does not have to bring their own RV on their trip, they merely rent the one offered by the Urban Woods. As the RV does not have to leave the park at the end of the stay, they do not need the lineal layout of a typical RV Park. The applicant's design creates small, court yards for each RV space which would be more difficult to achieve with a traditional design.

One could argue that this request is out of convenience but it really comes down to the unique use and a layout that supports the use and this would be lost by a strict enforcement of the subdivision law.

A small reduction in parking would appear warranted given the unique design and use of the Urban Wood RV Park.

4. The variance will not cause a substantial increase in public costs.

Finding - The RV Park and its associated parking are completely private. There are no public moneys devoted to the maintenance or operation of the RV Park. The small reduction in parking will not increase costs to the public

5. The variance will not, in any manner, vary the provisions of any adopted zoning regulations, or the Growth Policy.

Finding – The variance is to the Columbia Falls Subdivision Regulations and not the zoning regulations. The Columbia Falls Growth Policy is not a regulatory document as stipulated by State Law. Therefor no variance to the subdivision regulations can be considered a variance to the Growth Policy.

Staff concludes that the proposed variance meets the criteria for a variance and recommends that the Planning Board approve the variance for this application.

H. Compliance with Montana Subdivision and Platting Act

The proposed subdivision complies with all of the requirements of the Subdivision and Platting Act for preliminary plat.

I. Phasing

Phasing is not proposed.

III. SUMMARY COMMENTS

The Urban Wood RV Park is a unique lodging facility where guests rent one of the travel trailers located in the park which is different from the typical park where one brings their own trailer. The RV Park has individual court yards and a club house for the guests along with on-site office and living quarters for the manager. The proposed RV Park will have a very small impact on local services and no impacts to agriculture or wildlife. With the approval of the requested parking variance, the preliminary plat conforms to the Growth Policy, City Zoning Standards, and Subdivision Standards.

VI. RECOMMENDATION

After reviewing the findings of fact, staff recommends that the Columbia Falls City-County Planning Board adopt Staff Report #CPP-22-01 as findings-of-fact for plat of Urban Woods RV Park, and grant conditional preliminary plat approval. Recommended conditions of approval are as follows:

1. A variance to allow 1.5 parking spaces (Section 17.20.140 of CFSR) is hereby granted.
2. There are six groups of parking spaces with two to three spots in each group. To accommodate large vehicles with receiver hitch bike-racks, a minimum of one space in each of the groups will measure 9' by 22' instead of the required 9' by 20' measurement.
3. All utilities to the lots shall be installed in conformance with the requirements of the utility owner. Utilities shall be buried and extended to each space.
4. Prior to construction the applicant shall secure written approval from the City of Columbia Falls Public Works Director and the Montana Department of Environmental Quality for sewer, water, and stormwater facilities.
5. The applicants shall secure approval for access and placement of the new fire hydrant from the Columbia Falls Fire Chief.
6. The RV Park, except as modified by these conditions, shall be built in accordance with the plans submitted by TD&H Engineering dated 2/1/22.
7. All areas disturbed because of road and utility construction shall be reseeded as soon as practical to inhibit erosion and the spread of noxious weeds.
8. A final Landscaping Plan shall be submitted to the Columbia Falls City Manager for review and approval. Said Plan shall be implemented prior to approval of the Revised Preliminary Plat or said landscaping shall be covered by a Subdivision Improvements Agreement and collateral of 125% of the remaining improvement.
9. The preliminary plat approval is valid for Three (3) years from the date of City Council Approval. Extension may be granted per the Columbia Falls Subdivision Regulations.



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

Planning Department

PHONE (406) 892-4391

FAX (406) 892-4413

MAJOR SUBDIVISION PRELIMINARY PLAT APPLICATION

FEE ATTACHED _____ FEES: SEE FEE SHEET

SUBDIVISION NAME: URBAN WOODS

OWNER(S) OF RECORD:

Name Clark W. Griz / Tawnya Bingham Phone 406-261-3637
Mailing Address 623 Woodland Place
City Whitefish State MT Zip 59937

TECHNICAL/PROFESSIONAL PARTICIPANTS (Surveyor/Designer/Engineer, etc):

Name & Address TD+H Engineering 450 Corporate Dr. Suite 101 Kalispell
Name & Address White Cloud Design 150 Railway St. Whitefish
Name & Address Whitefish Land Surveying PO Box 1291 Whitefish

LEGAL DESCRIPTION OF PROPERTY:

Property Address 201 Hwy 2 East, Columbia Falls
Assessor's Tract No(s) _____ Lot No(s) 003
1/4 Sec _____ Section 17 Township 30 N Range 20 W

GENERAL DESCRIPTION OF SUBDIVISION:

Number of Lots or Rental Spaces 10 Total Acreage in Subdivision .814
Total Acreage in Lots .814 Minimum Size of Lots or Spaces _____
Total Acreage in Streets or Roads _____ Maximum Size of Lots or Spaces _____
Total Acreage in Parks, Open Spaces and/or Common Areas _____

Refer to plat

PROPOSED USE(S) AND NUMBER OF ASSOCIATED LOTS/SPACES:

Single Family _____ Townhouse _____ Mobile Home Park _____
Duplex _____ Apartment _____ Recreational Vehicle Park X
Commercial _____ Industrial _____ Planned Unit Development _____
Condominium _____ Multi-Family _____ Other _____

APPLICABLE ZONING DESIGNATION & DISTRICT CB-2

PAID

ESTIMATE OF MARKET VALUE BEFORE IMPROVEMENTS 500,000

IMPROVEMENTS TO BE PROVIDED:

one system, one service

Roads: Gravel ☐ Paved ☒ Curb ☐ Gutter ☒ Sidewalks ☐ Alleys ☐ Other ☐
Water System: Individual ☐ Multiple User ☒ Neighborhood ☐ Public ☐ Other ☐
Sewer System: Individual ☐ Multiple User ☒ Neighborhood ☐ Public ☐ Other ☐
Other Utilities: Cable TV ☐ Telephone ☒ Electric ☒ Gas ☐ Other ☐
Solid Waste: Home Pick Up ☐ Central Storage ☒ Contract Hauler ☒ Owner Haul ☐
Mail Delivery: Central ☒ Individual ☐ School District: ☐
Fire Protection: Hydrants ☒ Tanker Recharge ☐ Fire District: ☐
Drainage System: ☐

PROPOSED EROSION/SEDIMENTATION CONTROL: See plan

ESTIMATE OF IMPACTS:

Provide an estimate of the type and amount of impact the subdivision will have on the following categories of the natural and operating environment:

A. Impacts on agriculture

Agriculture is defined as all aspects of farming or ranching including the cultivation or tilling of soil; dairying; the production, cultivation, growing, harvesting of agricultural or horticultural commodities; raising of livestock, bees, fur-bearing animals or poultry; and any practices including, forestry or lumbering operations, including preparation for market or delivery to storage, to market, or to carriers for transportation to market.

N/A

B. Impact on agricultural water user facilities

Agricultural water user facilities are defined as those facilities which provide water for irrigation or stock watering to agricultural lands for the production of agricultural products. These facilities include, but are not limited to, ditches, head gates, pipes, and other water conveying facilities.

N/A

C. Impact on local services

Local services are defined as any and all services that local governments, public or private utilities are authorized to provide for the benefit of their citizens.

Impact should be minimal. No capacity issues
per city of Columbia Falls.

D. Impact on natural environment

The natural environment is defined as the physical conditions which exist within a given area, including land, air, water, mineral, flora, fauna, noise, light and objects of historic and aesthetic significance.

Right now this lot is covered in weeds + gravel.
We will be beautifying it with a large amount
of trees, shrubs, native fescue, Please see
site plan + design

E. Impacts on wildlife and habitat

Wildlife is defined as those animals that are not domesticated or tamed; and wildlife habitat is defined as the place or area where wildlife naturally lives or travels through.

N/A

F. Impacts on public health and safety

Public health and safety is defined as the prevailing healthful, sanitary condition of well being for the community at large. Conditions that relate to public health and safety include but are not limited to: disease control and prevention; emergency services; environmental health; flooding, fire or wildfire hazards, rock falls or landslides, unstable soils, steep slopes, and other natural hazards; high voltage lines or high pressure gas lines; and air or vehicular traffic safety hazards.

Emergency access is being created per Fire Chief
Karl Weeks recommendation.

VARIANCES: ARE ANY VARIANCES REQUESTED? (yes/no) If yes, please complete the information below: *

SECTION OF REGULATIONS CREATING HARDSHIP: 17.20.280

EXPLAIN THE HARDSHIP THAT WOULD BE CREATED WITH STRICT COMPLIANCE WITH SUBDIVISION REGULATIONS

We are creating a quaint nightly rental community that has 10 individual small retro trailers that sleep between 2-4 people. We want less pavement and more landscapes. Each unit will be allowed 1 car, 2 with prior approval. We are requesting,

PROPOSED ALTERNATIVE(S) TO STRICT COMPLIANCES WITH SUBDIVISION

REGULATIONS: 1.5 spots per trailer to accommodate a few trailers that might need 2 parking spots once in a while.

PLEASE ANSWER THE FOLLOWING QUESTIONS IN THE SPACES PROVIDED BELOW:

1. Will the granting of the variance be detrimental to the public health, safety or general welfare or injurious to other adjoining properties?

No, if anything it will be more aesthetically pleasing to neighbors, guests, and those passing by.

2. Will the variance cause a substantial increase in public costs?

No

3. Will the variance affect, in any manner, the provisions of any adopted zoning regulations, Master Plan or Growth Policy?

No

4. Are there special circumstances related to the physical characteristics of the site (topography, shape, etc.) that create the hardship?

Overall aesthetics of site plan, less pavement creates a nicer community feel. Lack of need based on rental plan. Trailers are stationary, no need for extra vehicles.

5. What other conditions are unique to this property that creates the need for a variance?

This boutique RV park is different because the retro trailers are stationary. No need for large driving areas to pull trailers into. No need for extra cars to get around town and sightsee. Each trailer will have its own designated parking space. We have sprinkled extra spaces throughout for occasional guests or the rare occasion 2 vehicles are allowed with prior approval.

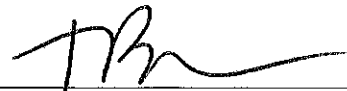
APPLICATION CONTENTS:

The subdivider shall submit a complete application addressing items below to the Columbia Falls Planning Department at least thirty five (35) days **prior** to the date of the Planning Board meeting at which it will be heard.

1. Preliminary plat application;
2. All information required in **Appendix A** and **B** of the Columbia Falls Title 17 Subdivision Regulations;
3. Two copies of the preliminary plat not less than 24 in. x 36 in.;
4. One reduced copy of the preliminary plat, each sheet not to exceed 11 in. by 17 in., nor less than 8½ in. by 11 in., in a size appropriate to the detail and scope of the development, and printed on a medium suitable for photocopier use;
5. One reproducible set of supplemental information (See Appendix A of this title);
6. Application fee as established by the City;
7. Adjoining Property Owners List (see example below and attached notice from County Plat Room):

<u>Assessor#</u>	<u>Sec-Twn-Rng</u>	<u>Lot/Tract No</u>	<u>Property Owner & Mailing Address</u>
0000004776	S17 T30N R20 W	Lot 003	Clark W. Griz 623 Woodland Place Whitefish MT 59937

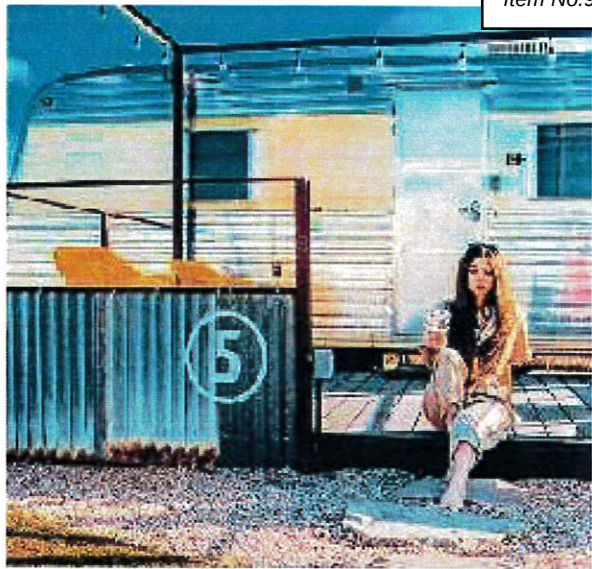
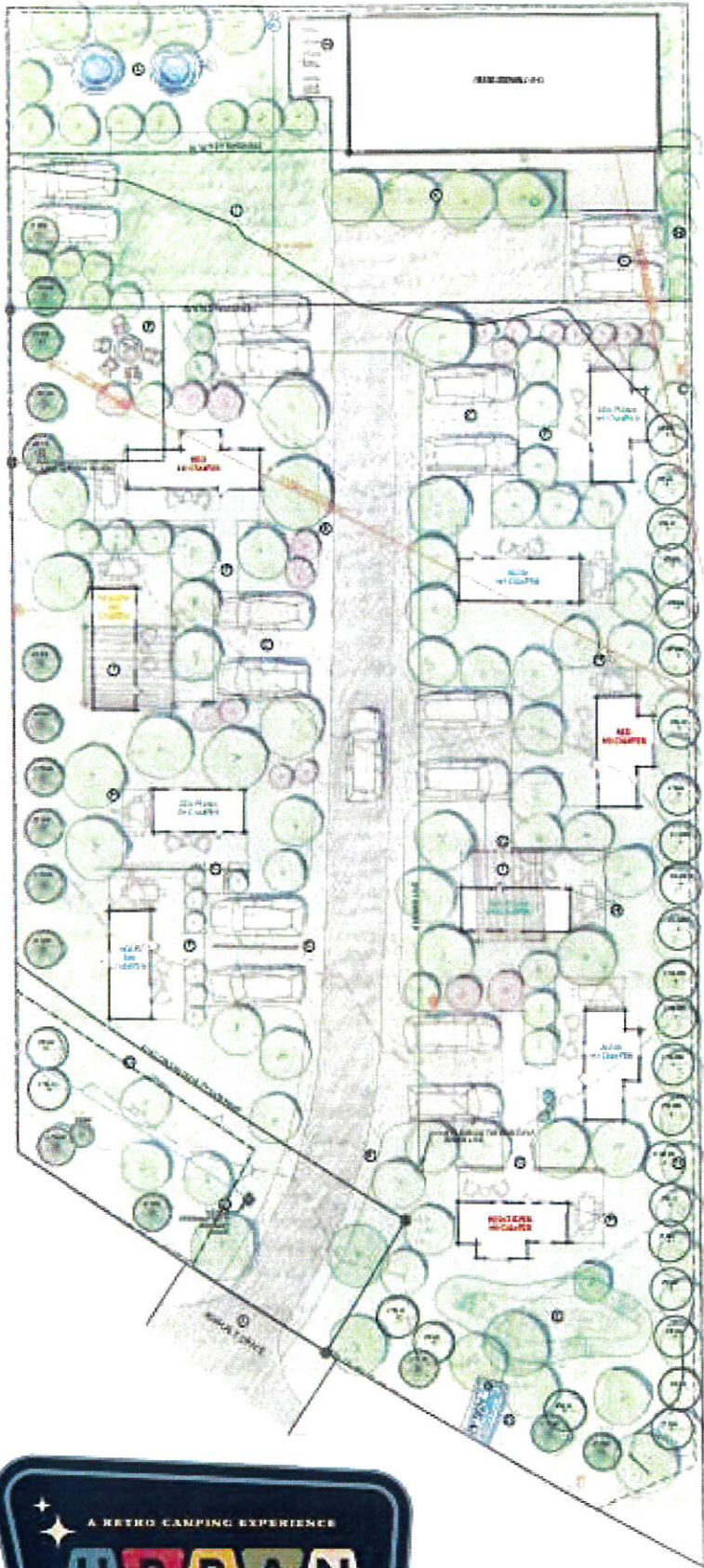
I hereby certify under penalty of perjury and the laws of the State of Montana that the information submitted herein, on all other submitted forms, documents, plans or any other information submitted as a part of this application, to be true, complete, and accurate to the best of my knowledge. Should any information or representation submitted in connection with this application be untrue, I understand that any approval based thereon may be rescinded, and other appropriate action taken. The signing of this application signifies approval for the Columbia Falls Planning staff to be present on the property for routine monitoring and inspection during the approval and development process.

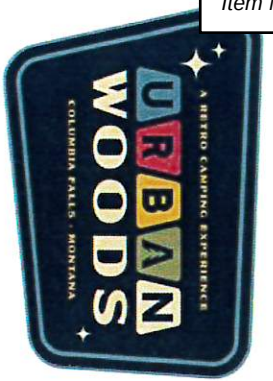


(Applicant)

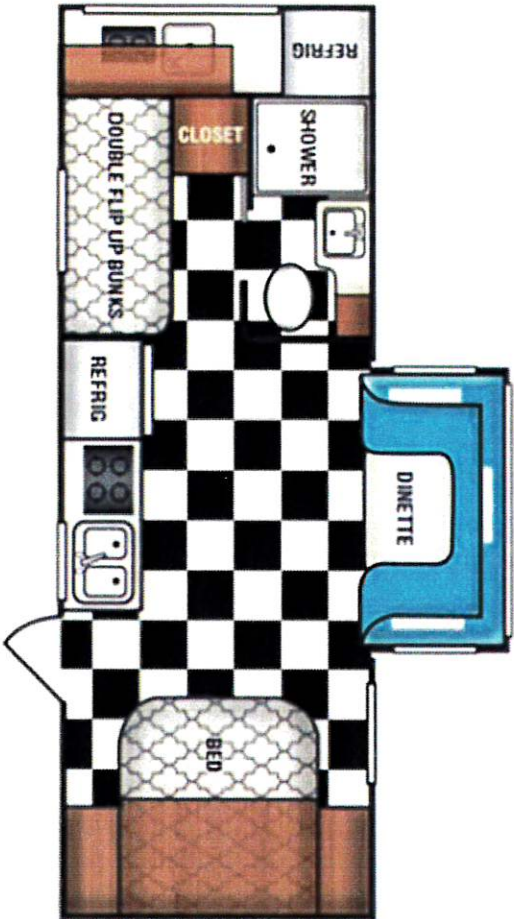
1/28/22

(Date)





Travel light. we have you covered.



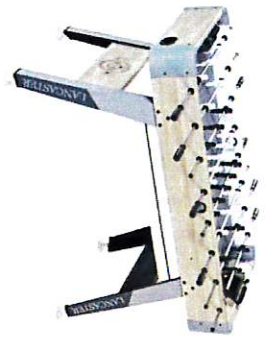
BASECAMP FOR ADVENTURE

10 RETRO INSPIRED CAMPING TRAILERS WITH MODERN CONVENIENCES
LOCATED WITHIN WALKING DISTANCE OF DOWNTOWN COLUMBIA FALLS
PRIVATE OUTDOOR SPACE COMPLETE WITH VINTAGE CAMP-STYLE CHAIRS
FULLY-OUTFITTED BBQ GRILL COOK STATIONS WITH CAST IRON PANS
COMMON SPACE INCLUDES BOCCIE BALL COURT, CORN-HOLE & GAS FIRE PIT





\$200



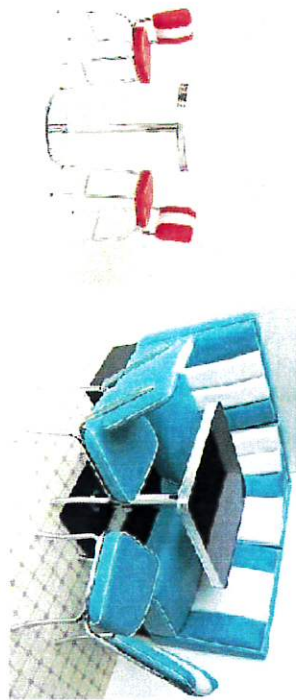
\$180



\$350 - \$600



\$350



\$100

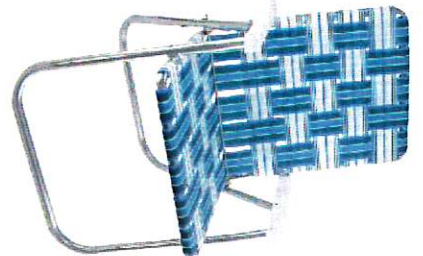


Custom Mural Stbd





\$1200



\$70



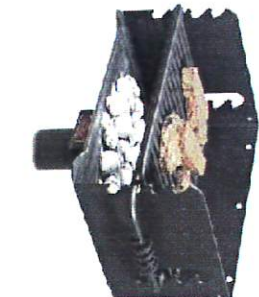
\$270



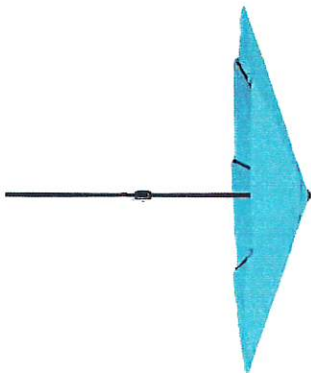
\$170



\$15



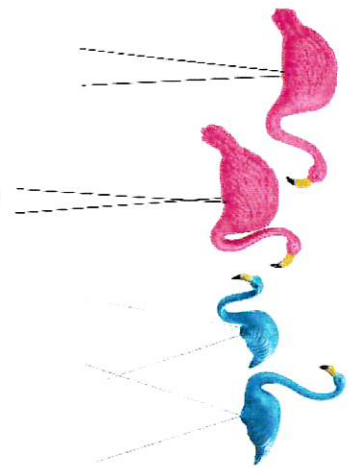
\$250



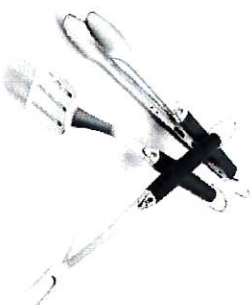
\$45



\$40



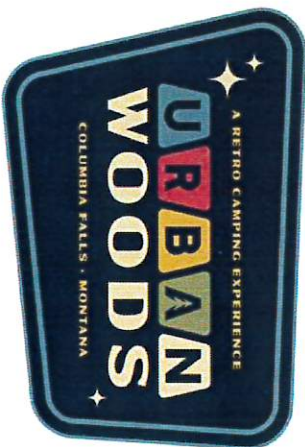
\$20



\$40



\$40





\$55



\$170



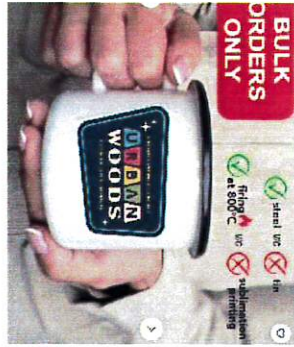
\$150 set



\$50 each



\$50 pair



\$5 each



\$5 each

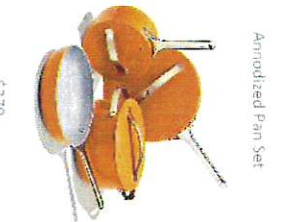
\$2 each



\$15



\$30



\$370



\$110

\$10 each



\$75



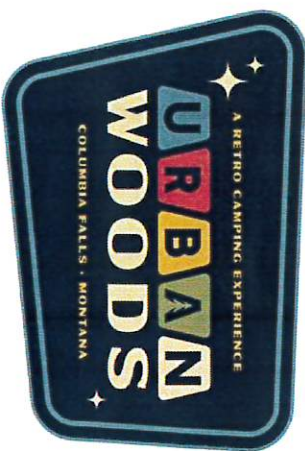
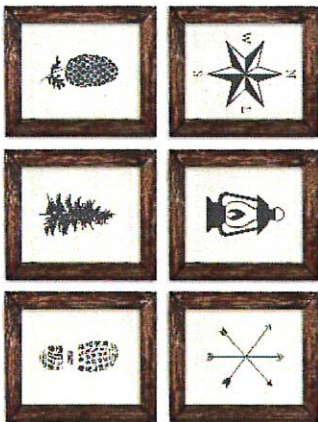
\$30

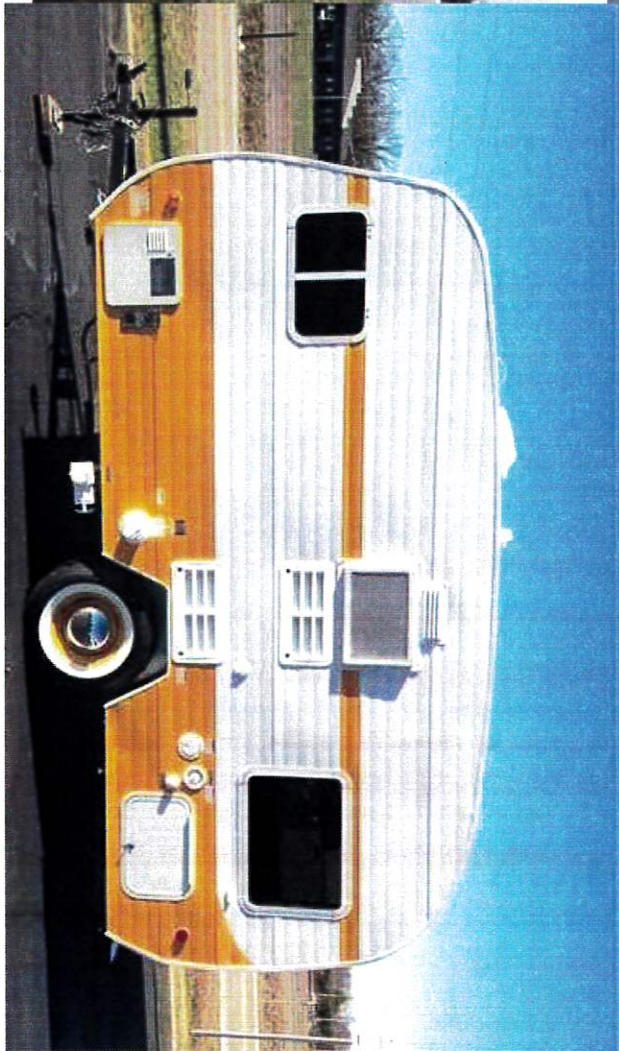


\$20 each

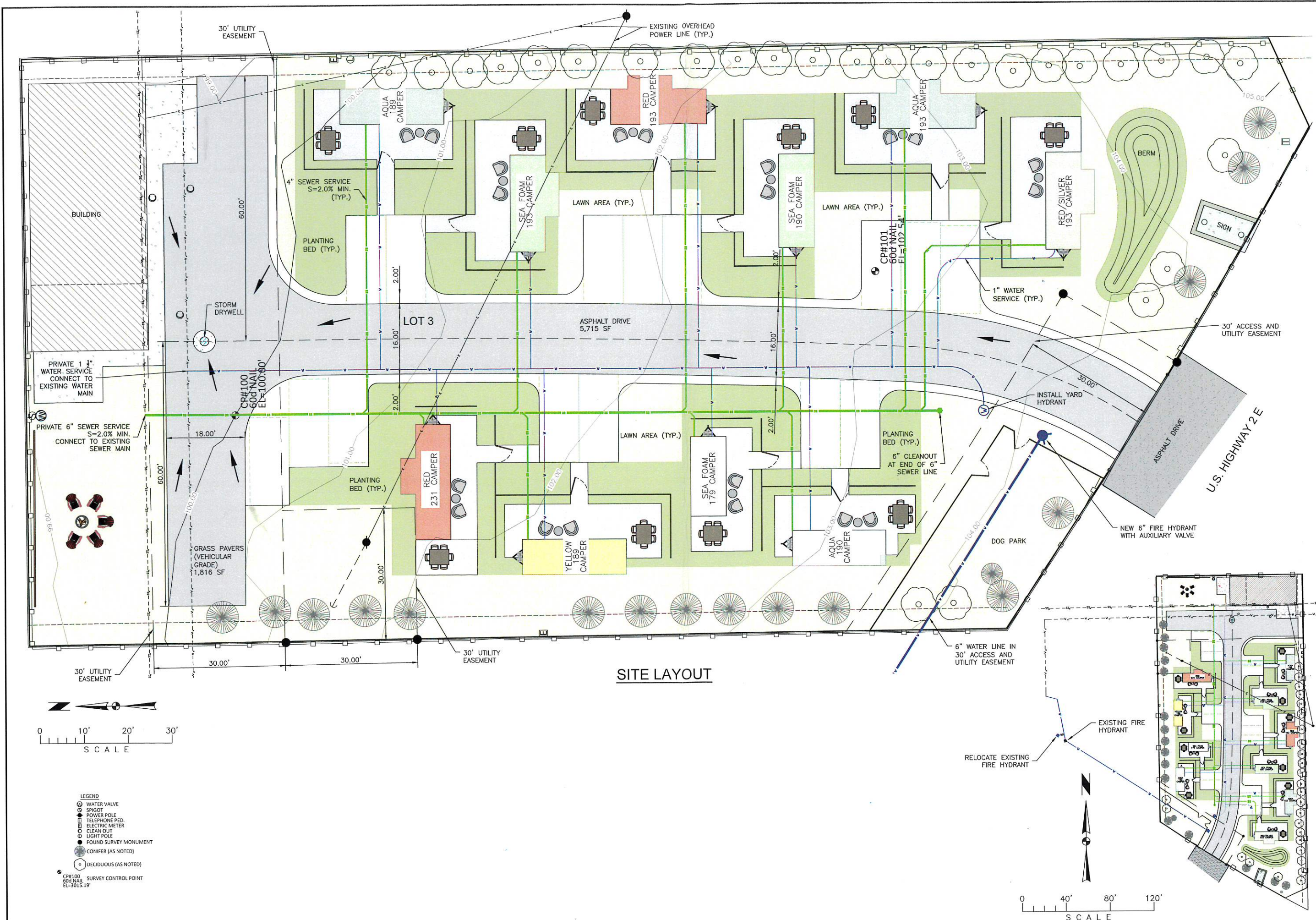


\$40 each

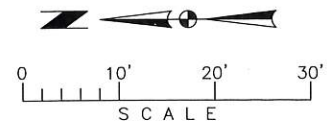








SITE LAYOUT



- LEGEND
- WATER VALVE
 - SPIGOT
 - POWER POLE
 - TELEPHONE PED.
 - ELECTRIC METER
 - CLEAN OUT
 - LIGHT POLE
 - FOUND SURVEY MONUMENT
 - CONIFER (AS NOTED)
 - DECIDUOUS (AS NOTED)
 - CP#100 SURVEY CONTROL POINT
600 NAIL
EL=3015.19'



Item No.9.

NOT CONSTRUCTED

REV	DATE	REVISION

TD&H
Engineering
406.751.5246 • tdenengineering.com

DRAWN BY: DJK

DESIGNED BY: JLC

QUALITY CHECK: DAP

DATE: 02.01.2022

JOB NO. K22-004

FIELDBOOK

RETRO BASE CAMP

201 U.S. HIGHWAY 2 EAST, COLUMBIA FALLS, MONTANA 59912

SITE LAYOUT

- 56 -

SHEET 1

Subject: 201 US 2 East approach
From: "Franke, Rebecca" <rfranke@mt.gov>
Date: 12/9/2021, 3:02 PM
To: "tawnya@bearmountainbuilders.com" <tawnya@bearmountainbuilders.com>
CC: "Hoerner, Joel" <jhoerner@mt.gov>

Tawnya,

Thanks for reaching out to MDT regarding the existing approach at 201 US Hwy 2 East (milepost 136.9). The current approach permit for that parcel was permitted for a small RV park, which I gathered from our phone call is still the direction going forward. If that is inaccurate and there will be a change in use, please let us know. The permit on file is attached for your reference.

I have also cc'd the maintenance superintendent for that region. Please let us know if you have any additional questions or concerns. Thanks!



Rebecca Franke, PE
District Traffic Engineer | Kalispell
Montana Department of Transportation
85 5th Ave E N
P.O. Box 7308
Kalispell, MT 59904-0308
406-751-2000 | rfranke@mt.gov

— Attachments: —

C1-136_9-fowler_rv_park-scanned.pdf

1.4 MB



MDT-MAI-006 11/13
Page 1 of 2

State of Montana
Montana Department of Transportation
Driveway Approach Application and Permit

2701 Prospect Ave
PO Box 201001
Helena, MT 59620-1001
Phone: (406) 444-7237
Fax (406) 444-0807
TTY: (406) 444-7696
www.mdt.mt.gov

Item No.9.

To be filled in by Department of Transportation Personnel

Print Form

F.A. Route No: C-1 (US 2) Milepost: 136.9 Project: NH 1-2(198)135 Approach Station: 388+24 LT

District: Missoula County: Flathead Maint Section No: 1202

Drainage as determined by Department of Transportation

Type: N/A Size: N/A Length: N/A

Sight Distance (feet): Right: 800 Left: 695

Approach Recommended by District Traffic Engineer or Traffic & Safety Bureau

5-30-17
Date

Approach/Application Approved by District Administrator or Designee

5/30/17
Date

Access Control: ☐ Yes ☒ No

If Access Control is Yes:

Approach Recommended by Access Manager, R/W Bureau

Date

APPLICANT (PROPERTY OWNER)

Name: Larry Fowler (Columbia Falls RV Park) Phone/Fax Number: 406-892-1122

Address: 201 US Highway 2 East City: Columbia Falls State: MT Zip Code: 59912 E-mail: vfowler@cox.net

herein termed the applicant, requests permission to construct approach(es) described and shown on attached site plan or plan and profile and hereby made a part of this application

Use of Property or Facility: Commercial (Specify Type ->) RV Park (14 spots)

An environmental checklist must be filled out, signed and attached in order for this application to be considered complete.

[Link to Environmental Checklist](#)

Location			
City or Town: (If rural, direction & approx. distance from nearest city or town)		Columbia Falls	
Street Name, if any:		US Highway 2	
Roadway or Highway			
Surfacing	Asphalt	Width	88 ft (5 lane)
Approach			
Estimated number of trips per day:	100	Side of Roadway	N
Width:	existing	Flare:	curb cut
Other Comments		Speed limit changes 35/45 mph. This an existing approach that will be a change in use for the expansion of the Columbia Falls RV Park located on the adjoining property.	



MDT-MAI-006 11/13

Page 2 of 2

State of Montana

Montana Department of Transportation

Driveway Approach Application and Permit

(INSTRUCTIONS CONCERNING USE OF THIS FORM)

2701 Prospect Ave
PO Box 201001
Helena, MT 59620-1001
Phone: (406) 444-7237
Fax: (406) 444-0807
TTY: (406) 444-7696
www.mdt.mt.gov

Item No. 9.

Applicant will complete and deliver this form in duplicate to the District Administrator serving the area in which the Approach Permit is requested.

The District Administrator, in conjunction with the District Traffic Engineer, is delegated authority to approve curb cuts, public and private approaches serving businesses, residences and agricultural uses in rural or urban areas without further consultation if the traffic conditions are not congested. In congested areas, usually urban situations, the District Administrator and District Traffic Engineer can request the Traffic and Safety Engineer in Helena for additional technical assistance. If this is necessary, the approach should be scaled onto existing plan and profile sheets showing the highway right-of-way and sent to Helena.

- APPROACH PERMIT -

Subject to the following terms and conditions, the permit applied for upon the reverse side hereof, is hereby granted:

- 1) **TERM.** This permit shall be in full force and effect from the date hereof until revoked as herein provided.
- 2) **REVOCATION.** This permit may be revoked by State upon giving thirty (30) days notice to Permittee by ordinary mail, directed to the address shown in the application hereto attached, but the State reserves the right to revoke this permit without giving said notice in the event Permittee breaks any of the conditions or terms set forth herein.
- 3) **COMMENCEMENT OF WORK.** No work shall be commenced until Permittee notifies the Department of Transportation when work is proposed to commence.
- 4) **CHANGES IN HIGHWAY.** If the State changes the highway, or there are other changes to adjoining streets, alleys, etc., which necessitate alterations in structures or installations installed under this permit, Permittee shall make the necessary alterations at Permittee's sole expense or in accordance with a separate agreement.
- 5) **STATE SAVED HARMLESS FROM CLAIMS.** In accepting this permit the Permittee, its/his successors or assigns, agree to protect the State and save it harmless from all claims, actions or damage of every kind and description which may accrue to, or be suffered by, any person or persons, corporations or property by reason of the performance of any such work, character of materials used, or manner of installations, maintenance and operation, or by the improper occupancy of said highway right of way, and in case any suit or action is brought against the State and arising out of, or by reason of, any of the above causes, the Permittee, its/his successors or assigns, will upon notice to it/him of the commencement of such action, defend the same at its/his sole cost and expense and satisfy any judgment which may be rendered against the State in any such suit or action.
- 6) **PROTECTION OF TRAFFIC.** Submit a traffic control plan for review and approval prior to any work being performed in MDT Right-of-Way. Traffic control must meet current MUTCD and MDT standards and guidance. The approval shall in no way operate to relieve or discharge the Permittee from any of the obligations assumed by acceptance of this permit, and especially those set forth under Section 6 thereof.
- 7) **HIGHWAY DRAINAGE.** If the work done under this permit interferes in any way with the drainage of the State Highway affected, Permittee shall, at its/his own expense, make such provisions as the State may direct to take care of said drainage.
- 8) **RUBBISH AND DEBRIS.** Permittee is responsible for debris that is carried onto the roadway by this construction with sweeping and cleaning done daily at permittee's expense. Upon completion of work contemplated under this permit, all rubbish and debris shall be immediately removed and the roadway and the roadside left in a neat and presentable condition satisfactory to the State.
- 9) **WORK TO BE SUPERVISED BY STATE.** All work contemplated under this permit shall be done under the supervision of and to the satisfaction of the authorized representative of the State, and the State hereby reserves the right to order the change of location or removal of any structure or installation authorized by this permit at any time, said changes or removal to be made at the sole expense of the permittee.
- 10) **STATE'S RIGHT NOT TO BE INTERFERED WITH.** All such changes, reconstructing or relocation shall be done by Permittee, in such a manner as will cause the least interference with any of the State's work, and the State shall in no way be liable for any damage to the Permittee by reason of any such work by the State, its agents, contractors or representatives, or by the exercise of any rights by the State upon the highways by the installations or structures placed under this permit.
- 11) **REMOVAL OF INSTALLATIONS OR STRUCTURES.** Unless waived by the State, upon termination of this permit, the Permittee shall remove the installations or structures contemplated by this permit and restore the premises to the condition existing at the time of entering upon the same under this permit, reasonable and ordinary wear and tear and damage by the elements, or by circumstances over which the Permittee has no control, excepted.
- 12) **MAINTENANCE AT EXPENSE OF PERMITTEE.** Permittee shall maintain, at its/his sole expense the installations and structures for which this permit is granted, in a condition satisfactory to the State.
- 13) **STATE NOT LIABLE FOR DAMAGE TO INSTALLATIONS.** In accepting this permit the Permittee agrees that any damage or injury done to said installations or structures by a contractor working for the State, or by any State employee engaged in construction, alteration, repair, maintenance or improvement of the State Highway, shall be at the sole expense of the Permittee.
- 14) **STATE TO BE REIMBURSED FOR REPAIRING ROADWAY.** Upon being billed therefor Permittee agrees to promptly reimburse State for any expense incurred in repairing surface or roadway due to settlement at installation, or for any other damage to roadway as a result of the work performed under this permit.
- 15) **OTHER CONDITIONS AND/OR REMARKS.**
 - a. All approach side slopes will preferably be constructed on 10 to 1 slope but not less than 6 to 1 slope, unless otherwise approved.
 - b. No private signs or devices etc., will be constructed or installed within the highway right-of-way limits.
 - c. This permit is valid only if approach construction is completed within specified months from date of issue, NA Months
 - d. Prior to Starting work, for construction inspection and approval of completed approach contact NA
 - e. ☐ See attached addendum

Dated at: Columbia Falls, MT

Agreement Date

6-14-17

The undersigned, the "Permittee" mentioned in the foregoing instrument, hereby accepts this permit, together with all of the terms and conditions set forth therein.

Signed by Permittee

To be filled in by Department of Transportation Personnel

Completed Approach Inspection By:

Date

Title:



MDT-ENV-006 11/13

Page 1 of 2

Montana Department of Transportation Environmental Checklist

2701 Prospect
PO Box 20
Helena, MT 59620-1001
Phone: (406) 444-7228
Fax (406) 444-7245
TTY: (406) 444-7696
www.mdt.mt.gov

Item No.9.

Control Number/ UPN	Project Identification Number	Name/ Location Description	Route/Corridor	Federal Funds Involved?

(*For MDT Use Only*)

Date	Choose type of Environmental Checklist:
May 30, 2017	Approach Permit

Location

Highway or Route:	Milepost(s):	
US Highway 2 (C-1)	136.9	
Physical Address:	City:	
201 US Highway 2 East	Columbia Falls	
Legal Description:	County:	
	Flathead	
Township:	Range:	Section(s):
30 N	20 W	17

Applicant Information:

Name:	Title		
Larry Fowler	Owner		
Company/Utility:			
Columbia Falls RV Park			
Mailing Address:	Phone:		
103 Highway 2 East	406-892-1122		
City:	State:	Zip:	Business Phone:
Columbia Falls	MT	59912	406-892-1122

Montana Environmental Checklist Help Guide (click button to view)

Guide

Impact Questions

Actions that qualify for Categorical Exclusion under MEPA and/or NEPA (See ARM 18.2.261 and 23 CFR 771.117)
(See ARM 18.2.261 and 23 CFR 771.117)

Comment, Expl, and/or
Information Source (Attach
supporting information, as
necessary.)

- 1 Will the proposed action impact any known historical or archaeological site(s)? ☐ Yes ☒ No
- 2 Will the proposed action impact any publicly owned parkland(s), recreation area(s), wildlife or waterfowl refuge(s)? ☐ Yes ☒ No
- 3 Will the proposed action impact prime farmlands? (If yes, attach a completed Farmland Conversion Impact Rating Ad-1006.) ☐ Yes ☒ No
- 4 a. Will the proposed action have an impact on the human environment that may result from relocations of persons or businesses, changes in traffic patterns, changes in grade, or other types of changes? ☐ Yes ☒ No
- b. Has the proposed action received any preliminary or final approval from the local land use authority? ☐ Yes ☒ No
- 5 For the proposed action, is there documented controversy on environmental grounds? (For example, has the applicant received a letter of petition from an environmental organization?) ☐ Yes ☒ No
- 6 Will the proposed action require work in, across or adjacent to a listed or proposed Wild or Scenic River? ☐ Yes ☒ No
- 7 Will the proposed action require work in a Class I Air Shed or nonattainment area? ☐ Yes ☒ No
- 8 Will the proposed action impact air quality or increase noise, even temporarily? ☐ Yes ☒ No
- 9 a. Is the proposed project a MS4 Area? ☐ Yes ☒ No
- b. Will the proposed action have potential to affect water quality, wetlands, streams or other water bodies? If YES, an environment-related permit or authorization may be required. ☐ Yes ☒ No
- 10 Are solid or hazardous wastes or petroleum products likely to be encountered? (For example, project occurs in or adjacent to Superfund sites, known spill areas, understorage tanks, or abandoned mines.) ☐ Yes ☒ No
- 11 a. Are there any listed or candidate threatened or endangered species, or critical habitat in the vicinity of the proposed action? ☐ Yes ☒ No
- b. Will the proposed action adversely affect listed or candidate threatened or endangered species, or adversely modify critical habitat? ☐ Yes ☒ No
- 12 Will the proposed action require an environmental-related permit or authorization? If the answer is "yes," please list the specific permits or authorizations. ☐ Yes ☒ No
- 13 Is the proposed action within designated sage grouse habitat (<https://sagegrouse.mt.gov/projects>). (If yes, a consultation letter issued from the Montana Sage Grouse Habitat Conservation Program is required.) ☐ Yes ☒ No
- 14 a. Is the proposed action on or within approximately 1 mile of an Indian Reservation? ☐ Yes ☒ No
- b. If "Yes", will a Tribal Water Permit be required? ☐ Yes ☐ No ☒ N/A
- 15 Will the proposed action result in increased traffic volumes, increased wait or delays on state highways, or have adverse impacts on other forms of transportation (rail, transit or air movements)? ☐ Yes ☒ No



MDT-ENV-006 11/13

Page 2 of 2

Montana Department of Transportation Environmental Checklist

2701 Prospe
PO Box
Helena, MT 59620-1001
Phone: (406) 444-7228
Fax (406) 444-7245
TTY: (406) 444-7696
www.mdt.mt.gov

Item No. 9.

Is the proposed action part of a project that may require other governmental permits, licenses or easements? If "Yes", describe the full extent of the project and any other permits, licenses or easements that may be necessary for the applicant to acquire. ☐ Yes ☒ No

- 17 Attach a brief description of the work to be performed, including any subsurface work. ☐ Description Attached
- 18 Attach representative photos of the site(s) where the proposed action would be implemented. Photos are to include any structures, streams, irrigation canals, and/or potential wetlands in the project area. ☐ Photos Attached
- 19 Attach map(s) showing the location(s) of the proposed action(s); Section, Township, Range; highway or route number and approximate route post(s). ☐ Maps Attached

Checklist preparer:

Larry Fowler

Title:

Owner

Date

Signature

6-14-17

Reviewed for completeness by:

James M. Enright
MDT District Representative

O TE
Title

5-30-17
Date

Checklist Approved by:

Environmental Services Bureau
(When any of the items 1 through 16 are checked "Yes")

Title

Date

Transportation Planning
(When any of the items 15 or 16 are checked "Yes")

Title

Date

Checklist Conditions and Required Approvals

A. The applicant is not authorized to proceed with the proposed work until the checklist has been reviewed and approved, as necessary, and any requested conditions of approval have been incorporated.

B. Complete the checklist items 1 through 16, indicating "Yes" or "No" for each item. Include comments, explanations, information sources, and a description of the magnitude/importance of potential impacts in the right hand column. Attach additional and supporting information as needed. Ensure that information required for items 17, 18, and 19, is attached. The checklist preparer, by signing, certifies the accuracy of the information provided.

C. If "Yes" is indicated on any of the items, the Applicant must explain the impacts as applicable. Appropriate mitigation measures that will be taken to avoid, minimize, and/or mitigate adverse impacts must also be described. **Any proposed mitigation measures will become a condition of approval.** Use attachments if necessary. If the applicant checks "No" and the District concludes there may in fact be potential impacts, the Environmental Checklist must be forwarded to Environmental Services Bureau for review and approval.

D. If "Yes" is indicated in item 11 a. (threatened or endangered species), the Applicant should provide information naming the particular species and the expected location, distribution and habitat use in the proposed action area, i.e. within the immediate area of the proposed action; or, in the general area on occasion (seasonally passes through) but does not nest, den or occupy the area for more than a few days.

E. If the applicant checks "Yes" for any item, the approach permit, occupancy agreement or permit, along with the checklist and supporting information, including the Applicant's mitigation proposal, documentation, evaluation and/or permits must be submitted to MDT Environmental Services Bureau. Electronic format is preferred.

F. When the applicant checks "Yes" to any item, the Applicant cannot be authorized to proceed with the proposed work until the MDT Environmental Services Bureau and/or Transportation Planning, as appropriate, reviews the information and signs the checklist.

G. Applicant must obtain all necessary permits or authorizations from other entities with jurisdiction prior to beginning the proposed action or activity. The Applicant is solely responsible for any environmental impacts incurred as a result of the project; obtaining any necessary environmental permits, notifications, and/or clearances; and ensuring compliance with environmental laws and regulations.

Subject: 201 Hwy 2 East
From: Tiffany Simpach <tsimpach@insuredtitles.com>
Date: 2/1/2022, 12:01 PM
To: Tawnya Bingham <tawnya@bearmountainbuilders.com>

Address - 1108 3rd Ave East
Owner - Renfrow Architectural Woodwork Inc
Mailing Address - P.O. Box 2753, Columbia Falls, MT 59912

Address - 1138 3rd Ave East
Owner - Wbw LLC
Mailing Address - P.O. Box 1512, Columbia Falls, MT 59912

Address - 205 Us. Highway 2 East
Owner - Fall Fitness Center LLC
Mailing Address - P.O. Box 183, Columbia Falls, MT 59912

Address - 1128 3rd Ave East
Owner - Larry Fowler Enterprises
Mailing Address - P.O. Box 508, Columbia Falls, MT 59912

I hope this helps!



Tiffany Simpach | Escrow Officer
44 4th Street West | Kalispell, Montana 59901
Phone 406.755.5028
tsimpach@insuredtitles.com | www.insuredtitles.com

PROTECT YOUR MONEY FROM WIRE FRAUD SCHEMES

Cyber-crimes involving email breaches and wire fraud are present in the real estate industry. Our wire instructions DO NOT CHANGE. Always confirm wire instructions in person or via a telephone call to your settlement agent using a trusted and verified number prior to sending funds.

COVID-19 Response:

As we open our offices in a phased plan, our teams will continue to follow our Company's current COVID-19 Response and Business Continuity Plan. Your local team will discuss the options available to you and your clients when closing appointments are scheduled.



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

Planning Department

PHONE (406) 892-4391

FAX (406) 892-4413

Item No.9.

February 18, 2022

Re: Public hearing notice for a Preliminary Plat for a ten space RV Park located at 201 Highway 2 East.

Dear Adjacent Property Owner:

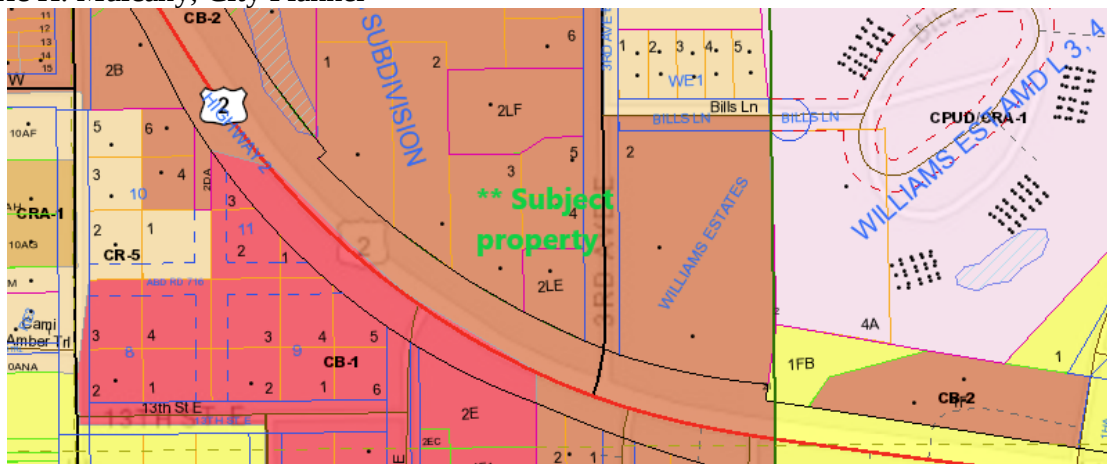
Our records indicate that you are the owner of property within 150-feet of the proposed project.

As the Planning Staff for the Columbia Falls Planning Jurisdiction, I am writing to provide you with notice of public hearings for a Preliminary Plat approval to construct a 10 space RV Park for property at 201 Highway 2 East, Columbia Falls. The property is zoned CB-2 (General Business) which allow RV Parks as a permitted use. The proposed RV Park is adjacent to the Columbia Falls RV Park. The property is described as Lots 3 of the D & G Subdivision in Section 8, Township 30 North, Range 20 West, P.M.M., Flathead County.

If you have questions or comments concerning this matter, please call, visit or write me at City Hall. For written comment to be included in the Planning Board packet, it needs to be submitted to the City Clerk, 130 6th Street West, Columbia Falls, MT 59912 no later than Thursday March 10, 2022 or by email: staalandb@cityofcolumbiafalls.com. Written or emailed comments may be provided up to 5:00 pm on the day of the hearing; it will just be emailed and/or passed out at the hearing.

Sincerely,

Eric H. Mulcahy, City Planner



CITY OF COLUMBIA FALLS
NOTICE OF PUBLIC HEARINGS

The Columbia Falls City-County Planning Board will hold a public hearing for the following item at their regular meeting on Tuesday, March 15, 2022 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 April 4, 2022 starting at 7:00 p.m. in the same location.

Request for a Preliminary Plat for a 10 Unit RV Park:

The applicant, Clark W Griz LLC is requesting Preliminary Plat approval to construct a 10 space RV Park for property at 201 Highway 2 East, Columbia Falls. The property is zoned CB-2 (General Business) which allow RV Parks as a permitted use. The proposed RV Park is adjacent to the Columbia Falls RV Park. The property is described as Lots 3 of the D & G Subdivision in Section 8, Township 30 North, Range 20 West, P.M.M., Flathead County.

Interested persons are allowed to attend the hearing(s) in person or via ZOOM. 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 Staalnd, City Clerk, 130 6th Street West, Room A, Columbia Falls, MT 59912 or via email: staalndb@cityofcolumbiafalls.com. For more information on the proposed Planned Unit Development, please call Eric Mulcahy, Columbia Falls City Planner at 755-6481. To obtain the ZOOM meeting registration, please contact City Clerk Barb Staalnd via email or by calling (406) 892-4391 no later than 5:30 p.m. the day of the meeting.

DATED this 18th day of February, 2022

CITY OF COLUMBIA FALLS

PLANNING BOARD MEETING MINUTES

HELD MARCH 15TH, 2022

REGULAR MEETING – 6:30PM.

CALL TO ORDER AND ROLL CALL: Vukonich called Meeting to order at 6:30 PM

PRESENT

Vukonich
Smith
Byrd-Rinck
Lundgren
Shepard
Duffy
Kavanagh

ABSENT

Nelson
Smith

Also present: Contract Planner Eric Mulcahy, City Manager/Zoning Administrator Susan Nicosia, and City Attorney Justin Breck (Via ZOOM)

APPROVAL OF MINUTES:

Approval of February 15th, 2022 Regular Meeting Minutes

Motion made by Kavanagh to approve the February 15th, 2022 minutes as presented, Seconded by Lundgren. Motion carried with all those present voting in favor: Vukonich, Smith, Byrd-Rinck, Lundgren, Shepard, Duffy, Kavanagh.

VISITOR OR PUBLIC COMMENT: (An opportunity for the Public to comment on any items not on tonight's agenda)

No comments.

PUBLIC HEARINGS AND ACTION:

The applicant, Clark W Griz LLC is requesting Preliminary Plat approval to construct a 10 space RV Park for property at 201 Highway 2 East, Columbia Falls. The property is zoned CB-2 (General Business) which allow RV Parks as a permitted use. The proposed RV Park is adjacent to the Columbia Falls RV Park. The property is described as Lot 3 of the D & G Subdivision in Section 8, Township 30 North, Range 20 West, P.M.M., Flathead County.

Planner Eric Mulcahy presented the preliminary plat staff report, CPP-22-01 stating that this RV park would not function like a normal RV park. It would be more like a hotel with customers renting RVs owned by the applicant that are permanently placed on the property. It is zoned CB-2 with some Light Industrial uses close by such as a cabinet shop and Perfect Cuts butcher shop adjacent to this property. The proposal put forward meets all conditions except parking where they are asking for a variance to the required 2 parking spaces per unit. The applicants want to have 1.5 parking spaces per unit since customers would not be pulling in an RV. Eric states that the 1.5 spaces per unit seems adequate because hotels require 1 space per unit so this would most likely provide more parking than a typical hotel. Public Works and the Fire Chief have gone through a site review of this property and they are satisfied with their design. Board Member

Kavanagh had a question that if the applicant decided to not use trailers and instead used small homes would they have to go back through the application process. Planner Eric Mulcahy answered yes that would trigger another review. This change to small dwellings would not necessarily require that they go through a full subdivision review and would instead probably be an administrative review performed by the city. Shepard was wondering if there was any public comment. City Manager Susan Nicosia stated that there was no comment.

Chairman Vukonich opened the public hearing at 6:39 pm.

Kelly Whitman, 1138 3rd Ave, stated that he owns a manufacturing business on the east side of the applicant's property. He has no problem with this project, his concern is about residential uses close to his manufacturing business increasing. He says the expectations can be different than reality and what they believe to be a peaceful Montana experience could turn out to be noisy. Some of the new trailers are very close to his dust collection system. He works a lot of hours and his business produces a good amount of dust and noise. He says that the applicants should come by during business hours and hear the amount of noise and see the dust generated. In the past he has done a lot to mitigate these problems with the owner of Columbia Falls RV Park such as building a fence and planting trees. He wants to work together with the applicants to help with his concern.

Tanya Bingham, 623 Woodland Place, Whitefish, stated that she is one of the owners of this property and an applicant for this proposal. Ms. Bingham is aware of the fact there is an industrial sawmill close by as well as the noise and dust generation of said business. She intended to talk with Kelly about mitigating the noise and dust by building a higher fence and planting trees. They want to create a large green space that is a good experience for tourists where they are separated from other people and have the option to rent a retro bike to head into town to go eat dinner at one of the local restaurants. The applicants are already builders in the valley and were hoping this would be a good side business that they could eventually be primarily managing. They want to be good neighbors and they want to work through these concerns they just have not had a chance to speak with their neighbors yet. Inside of the trailer that is closest to this industrial saw mill they cannot hear any significant noise. For the most part this RV park is a place people would be hanging out in the evenings not in the middle of the day since they will be at the river, the park or enjoying other activities. Chairman Vukonich noted that staff did not mention anything about fencing. Susan Nicosia stated that fencing is a permitted use and is addressed in zoning. The applicants were thinking that an 8-foot fence would be more suitable for dust and noise mitigation. They are planning to add lots of landscaping and trees. They will be removing the existing trees since they are not suitable for landscape and will eat up everything underground. The trees they plant will be native and just as large as the trees they will be removing. Board Member Kavanagh had a question about whether this facility would be seasonal or year-round. Tanya was not sure yet if they would only be seasonal or year-round, the trailers will be insulated and skirted but water is hard to keep from freezing in RVs. She then addressed the reason for 1.5 parking spots. Tanya stated the reasoning for that decision was limiting the amount of gravel and asphalt in the RV park to provide a larger area for landscaping.

Planner Eric Mulcahy clarified the earlier fencing question by stating that the fencing section of the zoning code allows a fence up to 8 feet tall for security reasons or in this case to mitigate industrial use. No regulations will have to be changed for it. Chairman Vukonich asked if they planned on putting trees in-front of the fence. Ms. Bingham stated that yes, they would be planting trees in-front of the fence but they don't want an 8-foot fence all along the entire side. They would want to stagger it and have it at its tallest in the spot where there is the most dust.

Board Member Smith made a motion to adopt Staff Report CPP-22-01 as findings of fact and it was seconded by Board Member Shepard. Discussion of the proposal was then opened. Shepard stated that the area seems to have become an RV Mecca. Traffic would not be negatively influenced by this proposal since people who do not know how to drive RVs would not be taking them to this property. Board Member Duffy was wondering if there was any chance of them building a secondary entrance. Planner Eric Mulcahy stated that the property does not abut 3rd St. E so they would have to buy property to create a second entrance. Kavanagh stated that the site plan is difficult to see in the packet and he could not determine the depth of the parking bays. He further stated that the standard 20ft depth could easily encroach

on the 16ft road width to accommodate a fire truck. Planner Eric Mulcahy stated that that is the standard width for the parking space and the road. Kavanagh is concerned with the single 16-foot-wide entrance and the parking of large vehicles with bike racks. Chairman Vukonich was wondering where snow would be plowed to on this property. Eric stated that they had not reviewed this aspect but some would be stored on-site and they would most likely have to haul some away, if they were operating in the winter. Mulcahy stated again that the Fire Department did look at this property and they found it satisfactory. Chairman Vukonich wondered if there was time for a meeting with the applicant to clarify this parking and fire problem before this proposal is presented to the City Council. Eric stated that there would be time but he believes the parking spaces are an adequate depth. Ms. Bingham stated that the concern is a valid point about the depth of the parking and they have plenty of space to address this point and she can look into that with Eric Mulcahy and possibly stagger them to create a deeper parking space. Mulcahy will amend language in staff report for Council. Kavanagh was curious about the fire pit location and if there was a fire suppression plan and equipment near the site. Eric Mulcahy stated that the Public Works review will address these concerns and will discuss a location of a future fire hydrant.

A roll call vote was performed to approve Staff Report CPP-22-01 as Findings of Fact:

Voting Yea: Vukonich, Smith, Byrd-Rinck, Lundgren, Shepard, Duffy, Kavanagh

Voting Nay: None

A motion to Recommend Approval of Preliminary Plat to City Council was presented by Byrd-Rinck and was seconded by Lundgren, a roll call vote followed:

Voting Yea: Vukonich, Smith, Byrd-Rinck, Lundgren, Shepard, Duffy, Kavanagh

Voting Nay: None

ADJOURNMENT – A motion to adjourn was presented by Shepard and seconded by Smith, all present voted in favor of adjournment, **Meeting duly adjourned at 7:13 PM**

Chairman

Attest:

Public Works Clerk

CITY OF COLUMBIA FALLS
NOTICE OF PUBLIC HEARINGS

Item No.10.

The Columbia Falls City-County Planning Board will hold a public hearing for the following item at their regular meeting on Tuesday, April 12, 2022 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 May 2, 2022 starting at 7:00 p.m. in the same location.

Request to Amend a Planned Unit Development in the Columbia Falls Zoning Jurisdiction:

Ruis Holdings 540 Nucleus Ave LLC is requesting an Amendment to their Planned Unit Development overlay for the property located at 540 Nucleus Avenue which was the former Bank of Columbia Falls site. The owner is amending the design of the south building to allow a height of 40-feet to the top of parapet and also allow a casino in the proposed restaurant on the main floor. Otherwise, the building meets all use and dimensional requirements. The property is described as Lots 11-15 and also all that portion of the east half of the vacated alleyway lying adjacent to the west boundary line of said Lots 11-15 inclusive of Block 37 and Lot 10A of the Amended Plat of Lots 1-3 & Lots 6-10 of Block 37 according to the map or plat thereof on file and of record in the office of the Clerk and Recorder of Flathead County, Montana.

Request for an Amendment to Conditional Use Permit to Construct 36 Apartment Units in the Columbia Falls Zoning Jurisdiction:

The applicant, Toby Gilchrist, is requesting an amendment to an approved Conditional Use Permit that allows the construction of 36 apartment units in two buildings, eighteen units in each building. The proposed amendment would allow the north building to allow owners of the units to offer short term rentals of the units. The south building would remain exclusively long-term rental (30-days or more). None of the other elements of the project change with the request of this amendment and this amendment only deals with the length of stay for the north building. The property is located approximately ¼ mile north of Highway 2 at 302 Meadow Lake Blvd. The property is described as Assessors' Tracts 2BDEA and 2BDAEA of Section 7, Township 30 North, Range 20 West, P.M.M., Flathead County.

Interested persons are allowed to attend the hearing(s) in person or via ZOOM. 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 6th Street West, Room A, Columbia Falls, MT 59912 or via email: staalandb@cityofcolumbiafalls.com. For more information on the amended Planned Unit Development or Conditional Use Permit, please call Eric Mulcahy, Columbia Falls City Planner at 755-6481. To obtain the ZOOM meeting registration, contact City Clerk Barb Staaland via email or by calling (406) 892-4391 no later than 6:00 p.m. the day of the meeting.

DATED this 18th day of March, 2022

Susan Nicosia

Susan Nicosia, City Manager/Planning & Zoning Administrator
COLUMBIA FALLS CITY-COUNTY PLANNING BOARD

Publish: Daily Interlake Sunday March 27th, 2022

RESOLUTION NO. 1873

A RESOLUTION OF THE CITY COUNCIL OF COLUMBIA FALLS, MONTANA CONDITIONALLY APPROVING THE PRELIMINARY PLAT FOR THE URBAN WOOD RV PARK SUBDIVISION, LOCATED AT 201 HIGHWAY 2 EAST, DESCRIBED AS LOT 3 OF D & G SUBDIVISION IN SECTION 17, TOWNSHIP 30 NORTH, RANGE 20 WEST, P.M.M., FLATHEAD COUNTY, MONTANA.

WHEREAS, Clark W Griz, LLC, owner/applicant of the subject property, has applied for preliminary plat approval of the Urban Wood RV Park Subdivision;

WHEREAS, the proposed subdivision plat is subject to the provisions of Title 17 of the Columbia Falls Municipal Code and Title 76 of the Montana Code Annotated;

WHEREAS, the Columbia Falls Planning Department, in Subdivision Report #CPP-22-01, recommended approval of said subdivision plat with certain conditions;

WHEREAS, the request was considered by the Columbia Falls City-County Planning Board in a public hearing at its regularly scheduled meeting on March 15, 2022, at which the Board adopted Staff Report #CPP-22-01 with revisions and recommended approval of the preliminary plat subject to certain conditions as shown on Attachment "A;" and

WHEREAS, the preliminary approval of said subdivision plat was considered by the City Council of the City of Columbia Falls at the regular council meeting on Monday, April 4, 2022 after said hearing was advertised according to law and at which time the Council considered the recommendation of the Planning Board, the report of the Columbia Falls Planning Office, together with any and all comments filed or voiced, and determined that the development of the subdivision meets the requirements of Title 76, Chapter 3 of the Montana Code Annotated and should be approved with certain conditions.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA FALLS, MONTANA AS FOLLOWS:

Section One. Findings of Fact. That Subdivision Report #CPP-22-01 of the Columbia Falls Planning Department is adopted by the Council as findings of fact with respect to said Subdivision Plat approval and subject to the conditions set forth on Attachment "A."

Section Two. Zoning. That the zoning classification of said premises shall not be affected by this action.

Section Three. Final Plat. That upon proper review and filing of the final plat of said subdivision in the office of the Flathead County Clerk and Recorder; said premises shall be a subdivision of the City of Columbia Falls.

Section Four. Effective Date. This Resolution shall be effective immediately upon its passage and approval by the City Council.

PASSED AND ADOPTED BY THE CITY COUNCIL OF COLUMBIA FALLS, MONTANA THIS 4th DAY OF APRIL, 2022, THE COUNCIL VOTING AS FOLLOWS:

AYES:

NOES:

ABSENT:

City Clerk

APPROVED BY THE MAYOR OF COLUMBIA FALLS, MONTANA THIS 4TH DAY
OF APRIL, 2022.

Mayor

ATTEST:

City Clerk

ATTACHMENT "A"

1. A variance to allow 1.5 parking spaces (Section 17.20.140 of CFSR) is hereby granted.
2. There are six groups of parking spaces with two to three spots in each group. To accommodate large vehicles with receiver hitch bike-racks, a minimum of one space in each of the groups will measure 9' by 22' instead of the required 9' by 20' measurement.
3. All utilities to the lots shall be installed in conformance with the requirements of the utility owner. Utilities shall be buried and extended to each space.
4. Prior to construction the applicant shall secure written approval from the City of Columbia Falls Public Works Director and the Montana Department of Environmental Quality for sewer, water, and stormwater facilities.
5. The applicants shall secure approval for access and placement of the new fire hydrant from the Columbia Falls Fire Chief.
6. The RV Park, except as modified by these conditions, shall be built in accordance with the plans submitted by TD&H Engineering dated 2/1/22.
7. All areas disturbed because of road and utility construction shall be reseeded as soon as practical to inhibit erosion and the spread of noxious weeds.
8. A final Landscaping Plan shall be submitted to the Columbia Falls City Manager for review and approval. Said Plan shall be implemented prior to approval of the Revised Preliminary Plat or said landscaping shall be covered by a Subdivision Improvements Agreement and collateral of 125% of the remaining improvement.
9. The preliminary plat approval is valid for Three (3) years from the date of City Council Approval. Extension may be granted per the Columbia Falls Subdivision Regulations.

Columbia Falls Fire Department Incident Breakdown

Item No.12.

2022	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD	2022
Dispatches	20	18	23										61	Dispatches
ALS Medical Total	2	1	0										3	ALS Medical Total
BLS Medical Total	3	5	7										15	BLS Medical Total
Medical CPR	2	0	0										2	Medical CPR
Medical ALS	0	0	0										0	Medical ALS
Medical BLS	3	0	0										3	Medical BLS
Medical Lift Assist	0	0	0										0	Medical Lift Assist
MVA with injury	2	1	3										6	MVA with injury
Extrication	1	1	0										2	Extrication
Ambulance Driver	0	0	0										0	Ambulance Driver
MVA non injury	0	5	4										9	MVA non injury
Airport Emergency	0	0	0										0	Airport Emergency
Traffic Control	0	0	0										0	Traffic Control
HazMat	0	1	1										2	HazMat
Hazardous Conditions	3	1	2										6	Hazardous Conditions
CO	1	0	0										1	CO
Gas Leak/Odor inside	0	1	0										1	Gas Leak/Odor inside
Gas Leak/Odor outside	0	0	0										0	Gas Leak/Odor outside
Powerline	2	1	1										4	Powerline
Other	0	1	0										1	Other
Service	0	1	0										1	Service
Good Intent	0	1	1										2	Good Intent
Fire Alarm	0	0	0										0	Fire Alarm
False Alarm	4	3	3										10	False Alarm
Illegal burn	1	0	1										2	Illegal burn
Smoke Investigation, outside	0	0	0										0	Smoke Investigation, outside
Smoke Investigation, inside	0	1	0										1	Smoke Investigation, inside
Cancelled enroute	6	1	3										10	Cancelled enroute
Fire, residential	0	1	3										4	Fire, residential
Fire, chimney	0	0	0										0	Fire, chimney
Fire, commercial	1	0	1										2	Fire, commercial
Fire, vehicle	0	1	0										1	Fire, vehicle
Fire, vegetation, grass	0	0	1										1	Fire, vegetation, grass
Fire, vegetation, wildland	0	0	1										1	Fire, vegetation, wildland
Dispatch Totals	20	18	23										61	Dispatch Totals
Structure fires	1	1	3										5	Structure fires
Acres burned	0	0	3.96										3.96	Acres burned

**CITY OF COLUMBIA FALLS
CORRESPONDENCE LIST
COUNCIL MEETING
April 4, 2022**

03/29/22 Letter of support of the Boys and Girls Club CDBG – Rachel Wanderscheid

03/28/22 Letter of support of the Boys and Girls Club CDBG – Tony Edmundson

03/23/22 Letter of support of the Boys and Girls Club CDBG – Annette Kolodejchuk Davis

03/21/22 Invitation to the Field of Honor at Glacier High School