



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

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

AGENDA
PLANNING BOARD AND ZONING COMMISSION REGULAR MEETING
TUESDAY, APRIL 12, 2022 BEGINNING AT 6:30 PM
COUNCIL CHAMBERS CITY HALL

The Planning Board 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 obtain ZOOM meeting access by calling (406) 892-4391 or email: staalandb@cityofcolumbiafalls.com

CALL TO ORDER AND ROLL CALL

APPROVAL OF MINUTES:

1. Approval of March 15, 2022 Regular Meeting Minutes

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

PUBLIC HEARINGS AND ACTION:

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.

- a. Adopt Staff Report CPUD-22-02 as Findings of Fact
- b. Recommend Approval of PUD to City Council

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.

- a. Adopt Staff Report CCU-22-01 as Findings of Fact
- b. Recommend Approval of Conditional Use to City Council

Persons may testify at the hearing or submit written comments prior to the meeting. Written comment may be sent to Columbia Falls City Hall, Attention: Barb Staaland, City Clerk, 130 6th Street West, Room A, Columbia Falls, MT 59912. For more information call Eric Mulcahy, Columbia Falls City Planner at 755-6481.

ADJOURNMENT

Next Regular Planning Board Meeting – May 10, 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.2.

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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

ZONE CHANGE REQUEST
COLUMBIA FALLS AREA ZONING JURISDICTION
RUIS HOLDINGS 540 NUCLEUS AVE LLC - PLANNED UNIT DEVELOPMENT AMENDMENT
CITY OF COLUMBIA FALLS STAFF REPORT # CPUD-22-02
March 30, 2022

A report to the Columbia Falls City County Planning Board regarding a request for an Amendment to the Planned Unit Development overlay (PUD) on 540 Nucleus Avenue property.

BACKGROUND INFORMATION

A. PETITIONERS

Ruis Holdings 540 Nucleus Ave LLC
P.O. Box 1928
Columbia Falls, MT 59912

B. PETITIONER'S TECHNICAL ASSISTANCE

James Cimmins
Jackola Engineering & Architecture
2250 Hwy 93 South
Kalispell, MT 59901
(406) 755-3208

C. LOCATION/DESCRIPTION

The property is located at 540 Nucleus Avenue in Columbia Falls and was the site of the original Bank of Columbia Falls. After the bank ceased to operate at this location, the building became office space for numerous businesses and offices; it was used by First Best Place, and most recently a gym. 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.

D. REQUEST

The applicant is requesting to amend the approved PUD for the same property. The previously approved PUD's approved a mixed use buildings (commercial and residential) on the north half of the property with some residential on the first floor. In addition, the PUD allowed the building to extend up to 37+ feet and the elevator shaft to extend up to 44.5 feet.

The first amendment to the PUD essentially converted underground parking to surface parking and was going with a major remodel of the bank building rather than new construction.

This second PUD amendment removes the old bank building altogether and replaces it with uses permitted in the CB-4 zoning classification, ground floor restaurant with patio seating and second and third floor residential. The proposed PUD requests the following, a height deviation of up to 40 feet for the south building along with approval of a casino for the ground floor restaurant. Casino's in the CB-4 typically require a Conditional Use Permit (CUP) but the PUD offers the same hearing and community participation as a CUP.

Note: The PUD standards require that the City Council determine that a parcel unique character in order to approval a PUD of less than two acres.



Columbia Falls Bank Building which has been removed

Zoning Deviations requested with the PUD:

Height – The CB-4 zoning district has a maximum height requirement of 35-feet (Chapter 18.338.040.E). The requested deviation would allow the building to be 40 feet for the main roof line and 50-feet for the stair tower providing roof access for the fire department. This is the same deviation approved in the original PUD.

Casino Approval for the proposed restaurant – The CB-4 zoning requires a CUP for Casinos (18.338.030(2)). Casinos are accessory to a liquor license in Montana. The State allows up to 20 gaming machines with a liquor license. State law allows local governments to regulate where casinos are allowed and require a review such as the CUP process. The PUD process is identical to the CUP process as far and public hearing and due process.

These deviations will be discussed further in this report.

The PUD overlay¹ is intended as a flexible tool that can be applied to an existing zone in order to encourage a more efficient use of land and public services by allowing, under certain circumstances, a more flexible means of land development than is otherwise generally allowed by the underlying zone. In order for a tract to be eligible

¹ PUD district is defined in Title 18 as: “A district to encourage a more efficient use of land and public services by allowing, under certain circumstances, a more flexible means of land development than is otherwise generally permissible under lot-by-lot restrictions.”

for a PUD designation the property has to be two acres in size or the City Council to recognize the circumstances and approve the smaller PUD size. Downtown PUD's and/or properties rarely exceed two acres in size because a city block is less than two acres. As a result a size deviation is needed to make them work. The PUD overlay allows deviations from the underlying standards of the zone (height, setback, density, parking, etc.) when it can be shown by the applicant that negative impacts have been addressed and the resulting design is equal to or superior to what would have been allowed under the existing zone.

E. REASON FOR REQUEST

The proposed PUD complies with the basic land use category of the underlying zoning classification (CB-4) which has no minimum lot area, no minimum lot width, no setbacks from neighboring commercial, no maximum lot coverage, and no minimum parking requirements.

To get three stories of development and get traditional main floor ceiling heights, nine foot ceiling in the residential units, and attractive architectural elements, the applicant is requesting the additional height for the building.

The applicants are proposing a 5,660 square foot restaurant with a liquor license and as the liquor license would allow up to 20-gamining machines, the applicant is requesting approval of a casino with this PUD application. The Casino will occupy 541 square feet of the restaurant and allow up to 20 gaming machines.

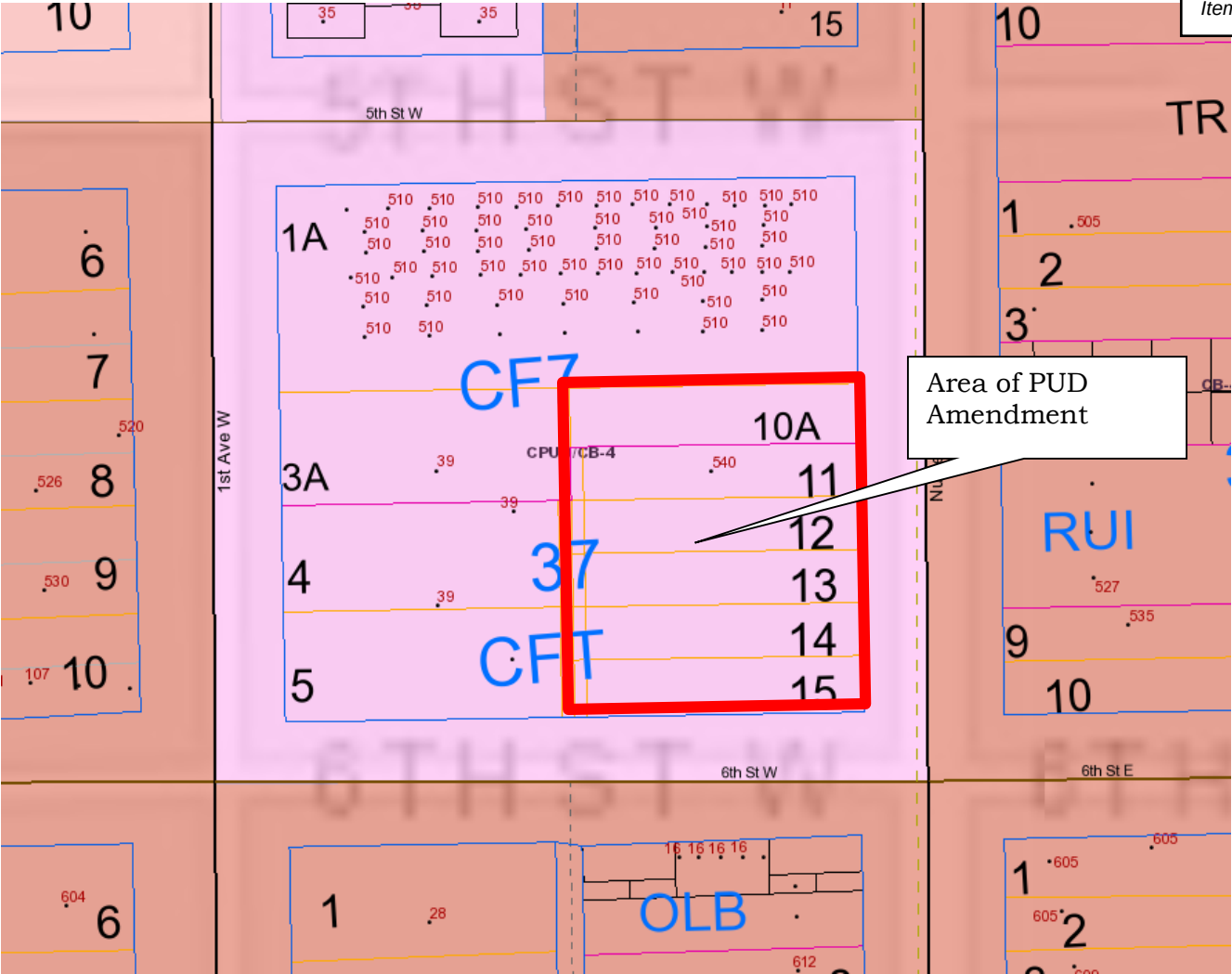
The applicant is also proposing a total of twelve residential apartments on the second and third floor of the proposed building. Residential use above the first floor is a permitted use in the CB-4 zoning district. Although not required the applicant is proposing 19 parking spaces for the apartment with an allocation of one space per one bedroom apartment and two spaces per two bedroom apartment. The previously approved PUD creates 62 parking spaces just west of the proposed building. Of the 62 spaces, 27 spaces are allocated for commercial use within the Block 37 project which includes the restaurant, casino, and the retail/commercial space proposed in the previous PUD.

F. EXISTING LAND USE

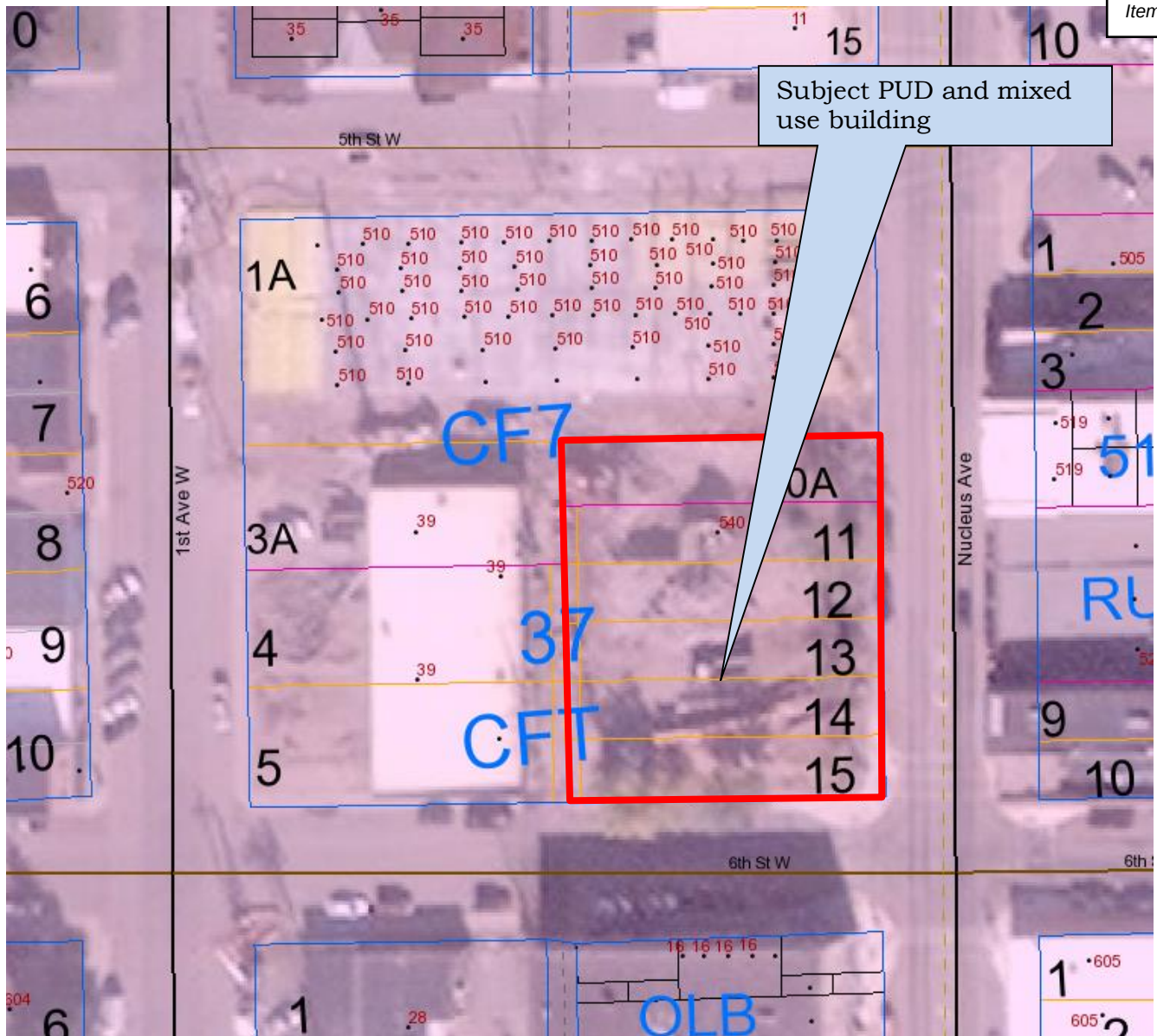
The old bank building was recently removed and the site of the proposed building is currently vacant.

G. ADJACENT ZONING AND LAND USE:

North	CB-4(PUD)	Multi Family Condominium/Masons Lodge
South	CB-4	Commercial/ Residential
East	CB-4	Commercial/Restaurant
West	CR-4	Office/Commercial



Source – Flathead County GIS



Source: Flathead County GIS

H. GROWTH POLICY DESIGNATION

The Growth Policy map shows the property is within the Commercial designation.

I. UTILITIES/SERVICES

The property is located inside the City limits of Columbia Falls.

<u>Water</u>	Columbia Falls Municipal Water
<u>Sewer</u>	Columbia Falls Municipal Sewer
<u>Fire Protection</u>	Columbia Falls City Fire Department
<u>Police Protection/</u>	Columbia Falls City Police
<u>Electricity</u>	Flathead Electric

J. LOT SIZE DETAILS

The site is made up of the southeast corner of Block 37 of the original Columbia Falls Townsite. The site is 20,035 square feet in or approximately 0.45 acres. The CB-4 zoning district does not have a minimum lot size, maximum lot coverage, minimum

parking requirement and typically does not have setback requirements except when abutting residential zoned properties. As the property is in the downtown where buildings are intended to be built to the lot line, there is usually just a minimal amount of landscaping required except when parking is proposed.

EVALUATION BASED ON STATUTORY CRITERIA

As the proposed building exceeds 10,000 square feet of floor area, this request is reviewed pursuant to the criteria set forth in Section 76-2-304, M.C.A.; and as stated by the Montana Supreme Court; Chapters 18.348, Planned Unit Development Standards, and Chapter 18.428, Large Building Standards of the Columbia Falls Area Zoning Ordinance. The following findings are made:

1. Conformity to the Large Building Criteria as required in Columbia Falls Zoning Ordinance Section 18.428.

1. Facades and Exterior Walls:

- A. The proposed south building is greater than 60-feet in length and the applicants have incorporated numerous recess and projections along the façade of the building on all four sides to comply with these standards.
- B. All four sides of the building have windows and architectural elements, sidewalk canopies, patio seating for the restaurant, and textural changes in siding materials.
- C. The proposed building uses a combination of board and battens siding, shake siding and brick. The varied roof structures (Flat, Shed and hipped) provide architectural interest and break up the building facades.

2. Roofs and Parapets:

- A. The applicant chose a traditional, "Small Town Commercial" architectural style with flat roofs and parapets typical of small town commercial buildings.
- B. The parapets appear to meet the minimum standards and the parapets show a three dimensional cornice treatment. These will be reviewed in more detail at the time of building permit.
- C. The cornices have a three dimensional treatment.
- D. The applicant proposes flat roofs with cornices.
- E. The applicant is not proposing sloped roofs.
- F. The applicant is requesting a deviation from the CB-4 height standards of 35-feet. The applicant is requesting the maximum height of the buildings be 40 feet for the main roof and a stair well access for fire department roof access extending to 50-feet. Typically Stair well access and elevator shafts are exempt from height requirements. The project went through the Columbia Falls Site Review process with the City departments and Fire Chief Karl Weeks reviewed the height deviation from a health and safety standpoint. The multi-family building will be fully sprinkled as required by the IBC and the City's new ladder truck will provide access to the roof. In addition the applicant is providing roof access. Staff is recommending approval of the height deviation.

3. Entrance:

The building has a main entrance for the restaurant on 6th Avenue West. The main entrance to the apartments is from the west towards the parking lot. A secondary access to the main floor is on Nucleus. The entrances appear to meet the large building standards.

4. *Materials and Color:*

- A. The proposed plan set shows a mix of exterior siding materials and colors.
- B. The applicant has suggested that the owner plans to use as much local labor and material as possible.
- C. Final color selections and materials will be reviewed by staff at the time of Building permit.

5. *Landscaping:*

- A. The site is in the urban downtown and made up of traditional city lots. Per code section 18.428.020, we may recognize that not all areas of the City fit all elements of the design requirements. In the instance of landscaping and open space, the Columbia Falls Downtown is an area with zero lot line setbacks and on-street parking so that the buildings embrace the pedestrian. Most likely there will be some landscaping around the patio and possibly at the parking lot area. A detailed landscaping plan will need to be submitted with the building plan so that it can be approved as meeting the zoning regulations.



- B. The final landscape plan will ensure an appropriate amount of landscaping is devoted to a downtown redevelopment project.
- C. The proposed building is in the downtown commercial district with a zoning code that encourages buildings to the lot line. The traditional downtown development encouraged by the code and growth policy does not provide for large expanses of green space or preservation of native vegetation. The downtown is the heart of the urban area and the area that we promote the highest densities and intensities to create a vibrant commercial area.
- D. The regulations require that large buildings on sites of less than 30 acres provide a 10-foot landscape buffer around the perimeter of the site. The intent of this standard is to provide some buffering and mitigate some of the shadowing effect on adjacent uses. This contradicts the intent of the downtown business district which wants structures to be up to the sidewalk to encourage pedestrian movement along the street. The proposed setback complies with the CB-4 zoning designation and larger setbacks would not be appropriate. However, the restaurant patio area will create interest and activate pedestrian movement.

- E. The applicant is proposing 19 additional parking spaces with the proposed application. The 62 parking spaces in the main lot were approved in the previous PUD amendment.

The applicant may have to rebuild some of the sidewalk should it be destroyed during the construction of the new building. The entrance to the building connects to the sidewalks on the west, south and east sides of the building. A pedestrian alleyway provides pedestrian movement from the parking areas to the north and south buildings as well as Nucleus Avenue.

The applicant does not propose any parking isles greater than 30 spaces in length as required by code.

The parking lot does not exceed 120 spaces so it does not require segmenting into smaller lots.

No traffic calming (such as speed bumps or round-about) is proposed. The driving isle is only 132 feet long.

Grocery or box type stores are not proposed within the project so cart corrals are not proposed within the parking lot.

6. *Snow Storage.*

The applicant provided a site plan that lacks snow storage areas. The drainage plan will be reviewed by public works and a snow storage plan will be reviewed at that time.

7. *Lighting*

- A. At this point in time we do not have a sign package or lighting information for the building use which is typical for projects at this stage. Not many developers would go to the expense to design all of the building details when they don't know if they have approval to construct the building. The City of Columbia Falls requires all applicants to fill out a sign application and receive a sign permit from the City prior to erecting any signage. The City staff will review the sign permit application for compliance with the standards of the Columbia Falls Zoning Regulations prior to issuing a sign permit.
- B. The lighting package will be reviewed with the building plans for compliance with full shields and/or opaque shields for direct lights to walks, entrances and parking areas.
- C. The maximum height of the parking lot lights will be 18 feet.

8. *Pedestrian Circulation*

- A. There is a wide public sidewalk on the Nucleus Avenue and Sixth Street West frontages. The applicant is proposing sidewalk along the north side of the north building which links First Avenue with Nucleus Avenue and along the parking on the west side.
- B. The main entrance to the restaurant/casino is on the Sixth Street W frontage and the main entrance for the apartments is on the west side along the parking lots.
- C. As this is a downtown project, the public sidewalks provide the pedestrian access to the building and as the CB-4 zoning district has a zero lot line setback when abutting other commercial property a vegetated boulevard is not required.
- D. The existing/proposed surface parking lot provides access to the sidewalks on 1st Avenue and Sixth Street as well as the walkway connecting 1st Avenue to Nucleus.

- E. There are no bicycle lanes proposed with the project although the applica states that they will be installing bike racks.
- F. A trash receptacle for the public as well as bike racks will need to be a condition of approval.

9. *Community Space*

- A. As this project is in the downtown business district and fronted by two public sidewalks additional public pedestrian amenities are not applicable to this site.

10. *Trash and receiving*

- A. The applicant's site plat is showing two trash enclosures in the parking lot area. The applicant will construct a site obscuring fence with gates around the dumpster site as indicated on the site plan. The applicant shall include plans for the refuse enclosure with the building plans.
- B. The developer is not proposing a loading dock.
- C. No outdoor storage is proposed.

2. Does the requested zone comply with the Growth Policy?

The mixed use building with commercial use on the ground floor along Nucleus Avenue and residential use on the 2nd and third floors promotes the growth policy by providing a residential component to the downtown. These proposed long term residents can walk to shops and services which in turn promotes a vibrant downtown area. The proposal is in compliance with the Columbia Falls Growth Policy. If the governing body approves the PUD amendments for the height and casino use the project will also be in compliance with zoning.

The Columbia Falls Growth Policy provides the following:

Chapter 2 – Growth Management

- Policy 6 Encourage infill development where full public services are available.
- Policy 10 Design and locate development to protect public health and safety; insure adequate provision of service; fit the character of its surroundings; and encourage the most appropriate use of the land. Community character shall represent the following values identified by the community in the public input process: scenic, small town ambience, outdoor lifestyle, western town, historic/cultural assets, national park gateway, wildlife, walkable community, winter sports.

Chapter 3 Land Use – Residential

- Goal 1 An adequate supply and mix of housing options (in terms of cost, location, type and design) to meet the needs of present and future residents.
- Policy 4.b Small high density residential districts are encouraged to be dispersed throughout the urban area. These districts should be located predominately near schools, buffering retail and business areas and adjacent to major streets.
- Policy 4.g High density areas should be fully served by urban infrastructure and service. This includes paved streets, curbs, sidewalks abutting residential lots, boulevards, and public sewer and water.

Chapter 4 Land Use – Commercial

- Policy 1.b. Utilize Planned Unit Developments as a tool to ensure that commercial areas provide appropriate buffers to adjacent residential areas and that all planned uses are compatible.

Central Business District:

- Policy 2a Work to promote redevelopment, revitalization of commercial buildings in the downtown core.
- Policy 2d Reinforce and take advantage of downtowns strengths, including its higher concentration of people, investment in buildings and infrastructure, intricate mix of land use, historic and architectural character, pedestrian orientation, and visitor attraction.
- Recognize that there are special parking considerations downtown which differ from other areas, encourage innovative parking management, effective regulation of on-street parking, shared parking provisions, parking standards that encourage reuse of upper floors, and provisions of public parking lots and structures.
- Support mixed use projects in this area which blend traditional commercial with office and residential housing opportunities.

Chapter 7 Urban Design/Historic and Cultural Facilities

- Policy 3 Continue to encourage the design of new commercial and multi-family developments to incorporate pedestrian access, well designed and landscaped off-street parking, integrated signage and the screening of storage areas and refuse collections areas.

The proposed PUD is being reviewed under the City's "Large Building" standards which were adopted right before the 2008 economic downturn. The Large Building standards incorporate many of the goals and policies of the Growth Policy as outlined above. The City has been looking to increase the residential presence in the commercial district as a way to boost growth in downtown area and support restaurants and retail services.

3. Is the requested zone designed to lessen congestion in the streets?

The parcel is located in the downtown business district where high concentrations of people and traffic are anticipated. Having a mixed use building with residential use within walking distance of grocery, restaurant, office, and dental businesses will reduce automobile congestion while potentially increasing the use of downtown businesses. The casino is considered accessory to the bar and restaurant as they are only allowed with a liquor license. Although some people will come to this location solely for the gaming, most come for the food and drink and use the gaming as entertainment in which case there is not much increase in traffic.

4. Will the requested zone secure safety from fire, panic, and other dangers?

The project was reviewed by the Columbia Falls Fire Chief and he is satisfied with the basic site plan. Items such as the required sprinkling and hose connections (FDC) will be reviewed at the time of building plan review. The property has good access to the City streets. As stated previously, the Fire Chief will recommend roof access be provided to the new building.

Although not required the Fire Chief would highly recommend Knox Boxes incorporated into the buildings at the FDC locations. The applicant has indicated in the application that they will provide Knox Boxes.

5. Will the requested change promote the health and general welfare?

The site is located well outside of any floodplains, wildland urban interface or other hazards. The subject property is zoned CB-4 which anticipates dense development and the project will connect to municipal sewer and water services.

6. Will the requested zone provide for adequate light and air?

The site is zoned CB-4 which is the downtown business district. In this district, buildings are expected to abut the sidewalk and touch or come close to touching the neighboring building. The additional five feet of height should not impact light and air in the downtown. The height deviation is consistent with neighboring building that have been constructed or remodeled. Regardless of whether or not a casino is approved the building will still have the same footprint.

7. Will the requested zone prevent the overcrowding of land?

The property is zoned CB-4 (Central Business) and this zoning designation anticipates intensive uses. Given the performance standards of the "Large Building" provisions, the location of the project in the downtown will not overcrowd the property.

8. Will the requested zone avoid undue concentration of people?

As stated previously the existing zoning anticipates large concentrations of people. The infrastructure is available to address the residential use which would be far less impacting than a comparably sized commercial building.

9. Will the requested zone facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements?

With the completion of Phase 2, this project will redevelop an entire City block in the downtown. The current project abuts two city streets with a significant commercial presence. There are city sidewalks on all adjacent streets. 5th Street connects to the school three blocks west of the project. A city park is located five blocks northeast of the property. The project will connect to municipal sewer and water services.

10. Does the requested zone give reasonable consideration to the peculiar suitability of the property for particular uses?

The proposed PUD does give consideration to the CB-4 zoning as it proposes permitted uses with the exception of the casino which is a conditional use. The first floor bar and restaurant along Nucleus Avenue with restaurant patio seating along Sixth Street West compliments the neighboring commercial uses. The land use pattern mimics a traditional downtown business with large windowed storefronts along the street and back of house services to the rear of the building. The second and third floor residential use is a recent trend in Columbia Falls but not new to historic downtowns. These residential units will utilize nearby commercial uses and provide a 24 hour presence in the downtown. These units are intended to be for long term tenants.

11. Does the requested zone give reasonable consideration to the character of district?

The character of the neighborhood is primarily commercial with nearby restaurants, grocery, services, etc. In the past few years there has been new second/third floor residential added to the downtown as well as the existing second floor residential in the Nord Building. In this specific part of Nucleus, the commercial district is two blocks deep. The mixed use PUD and proposed height all fit within the fabric of the downtown and both the new and old construction.

12. Will the new zoning affect property values?

The previous use of the site consisted of the original Bank of Columbia Falls building with the old drive-through teller building and the old B & B store which was primarily office space. None of these structures had been maintained very well and all were in need of serious work. With the first phase of this PUD underway, the improvements will produce a positive impact to property values in the downtown area and perpetuate the trend of building owners investing and improving buildings in the historic business district of Columbia Falls.

13. Will the requested zone encourage the most appropriate use of the land throughout the municipality?

The property is zoned CB-4 (Central Business). Mixed use is encouraged in the downtown as the residential uses help support the commercial uses. The mixed use facilitates walkable communities by providing opportunity for people to walk or bike to work. The proposed use is exactly what the Columbia Falls Land Use documents encourage in the municipality.

SUMMARY

The PUD request conforms to the Columbia Falls City Growth Policy, and complies with the “Large Building” standards, and the findings as discussed above. The project will be fully served by Municipal services. The requested PUD allowing up to a 40 foot building (main structure) is supported by staff and has been reviewed for public health and safety by the Columbia Falls Fire Chief.

RECOMMENDATION

Staff recommends that the Columbia Falls City-County Planning Board and Zoning Commission adopt Columbia Falls Planning Office Staff Report #CPUD-22-02 as findings of fact and recommend approval of the PUD subject to the following conditions:

1. The City Council approves a PUD in an area less than two acres.
2. The Ruis Holding 540 Nucleus Ave LLC PUD will allow the following deviations:
 - Building Height – The maximum building height is 40 feet for the main roof line; 42-feet for the elevator, and 50 feet for the stair tower
 - Approval of the PUD will allow the restaurant and bar to have a casino of 541 square feet with 20 gaming machines.
3. The project shall be built in substantial compliance with the submitted “Ruis Holdings Restaurant/Apartments” application and all accompanying drawings, as prepared by Montana Creative.

4. Prior to the submittal of plans for the building permit, the applicant shall work with Columbia Falls Fire Chief for approval of the FDC locations, Knox Box location, and roof access
5. The mixed use structures shall be fire sprinkled in accordance with the IBC.
6. Landscaping and landscaping features will generally follow the PUD plan with the understanding that the PUD plan is not a detailed Landscaping Plan. The applicants shall provide the City Manager with a detailed Landscape plan. The landscape plan shall be approved and the landscaping installed prior to the issuance of an occupancy permit. If, due to weather, the landscaping cannot be completed prior to occupancy, the applicant may enter into a developer's agreement with the City of Columbia Falls and provide security (bond or letter of credit) in the amount of 125% of the landscape improvements. The security amount will be determined by actual bid or licensed engineer. The developer's agreement will not be for longer than six months.
7. Any sidewalk or public infrastructure damaged by the demolition or reconstruction of the building shall be replaced per the Columbia Falls Public Works Standards.
8. All connections to sewer and water along with any work in the City's right-of-way shall require review and written approval from the Columbia Falls Public Works Director.
9. The City Planning/Zoning staff will review the sign permit application for compliance with the standards of the Columbia Falls Zoning Regulations prior to issuing a sign.
10. The applicant shall install a bike rack and trash receptacle in the parking lot and one bike rack on the Nucleus Avenue side of the site.
11. Any RTU will be screened or sited on the roof so that they are not visible from the public way.
12. The applicant will construct a site obscuring fence with gates around the dumpster sites as indicated on the applicant's site plan. The refuse screening shall be included with the building permit plans.
13. The light details will be reviewed at the building permit stage to insure that they comply with the 18-foot height standards and that all lighting has full cut off and/or opaque shields.
14. All conditions of the PUD shall be complied with prior to the issuance of the occupancy permit or otherwise addressed as provided for in this PUD.



540 NUCLEUS AVE, LLC
RUIS NUCLEUS RESTAURANT

PUD APPLICATION
511 NUCLEUS AVENUE
COLUMBIA FALLS, MT 59912

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APPENDIX D ARCHITECTURAL LANDSCAPE PLAN

APPENDIX E PERSPECTIVES

TECHNICAL CONTRIBUTORS

01

PUD APPLICATION

JAMES CUMMINS

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PUD Narrative and Document Preparation

02

CIVIL ENGINEERING

MIKE BESTWICK, PE

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Civil Engineer | Survey

NARRATIVE

PLEASE PROVIDE THE FOLLOWING INFORMATION IN A NARRATIVE FORMAT WITH SUPPORTING DRAWINGS OR ANOTHER FORMAT AS NEEDED:

1) An overall description of the goals and objectives for the development of the project

This project will be a mixed-use development consisting of a new building and a new parking lot. The building will have mixed uses, including a main level restaurant, bar and casino and 12 apartment-style units of different sizes and types as well as 19 additional parking spaces on the site. The proposed building will incorporate a design and style matching the previously approved mixed-use building under construction.

First floor 6,200 sf: New restaurant and sports bar with a separated 20-machine casino space

Second floor 7,673 sf: (3) two-bedroom apartments units, (3) one-bedroom apartment units, Mechanical space, Commercial laundry space

Third floor 7,673 sf: (4) two-bedroom apartment units, (2) one-bedroom apartment units

- Stairway access to the roof top required by Columbia Falls Fire Chief

Main building height: 40'-0"

Top of Fire Department Access Stair: 50'-0"

Elevator shaft: 42'-0"

Site: New parking lot will be added on to the previously approved parking lot in the original PUD. This parking lot will include a net addition of 19 parking spaces to the existing 62 spaces, 1 additional ADA space will be added to the existing 3 ADA spaces, as well as another trash enclosure.

The project is required to meet large building

standards and is going through the PUD process to exceed the 35' height requirement per zoning regulations and approve a 541 square foot 20-machine casino in the proposed restaurant. Casinos are allowed in B4 zoning as a conditional-use. We are requesting conditional-use approval for the proposed casino with this PUD application. *This was discussed with Eric Mulcahy, City Planner and he agreed a single PUD application for both entitlements would be an acceptable approach.*

2) In cases where the development will be executed in increments, a schedule showing the time within phases will be completed.

The project is anticipated to be completed in the following Phases:

Phase 1:

Previously approved mixed-use building currently under construction. Estimated completion: Fall 2022

Phase 2:

Expected start date of Spring 2022. Expected completion in 2023.

3) The extent to which the plan departs from zoning and subdivision regulations including but not limited to density, setbacks and use, and the reasons why such departures are or are not deemed to be in the public interest.

The project will need to comply with the large building requirements, per the City of Columbia Falls February 2020 Zoning Code, Chapter 18.428. The project meets the majority of the zoning and subdivision regulations with the following two exceptions:

- The need to exceed the 35' height requirements to accommodate an elevator and improved architectural design. We would propose that we



PUD NARRATIVE CON'T

are allowed to build up to 50'-0" for elements such as the stairway access to the roof, elevator shaft, and architectural roof elements.

- The inclusion of a casino in the B4, which requires a conditional use permit

This project will meet all density, setbacks and use zoning requirements. We anticipate the building to be about 39' from top of the slab on the first floor to the top of the roof membrane depending on the final structural depth and other design elements. Several items will be higher than the 39' such as wall parapets which will put the height of parapet wall at approximately 40'-0", the elevator shaft at approximately 42'-0" in height and fire department stairway access to rooftop at approximately 50'-0" in height. The access stairways will only be used by mechanical maintenance personnel and the Columbia Falls Fire Department. The walls to the elevator shaft and stairwell access will be stepped back to reduce the visual impact on height. The building's overall exterior façade will appear to be 40'-0" in height. The building's first-floor height will be at 15' with soffits to accommodate for mechanical and structural components. The second and third floors will be 10'-6" floor to floor with a 9' ceiling height.

(For reference, the highest points on the top of the gables for the Glacier Courtyards building located at 35 5th Street West Columbia Falls, MT is about 40' above the first floor.)

This project will be a continued catalyst and economic driver for the rest of downtown and the City of Columbia Falls. It will provide a new downtown restaurant/bar and 12 long term apartment units. The request for height variance will allow us to provide stairwell access (required by the Columbia Falls Fire Chief) and an elevator shaft above the maximum height allowed. *The current growth policy*

specifically for downtown re-development as part of urban redevelopment. The project will further this and other stated goals for economic development in the growth policy.

This project also requests conditional-use approval allowed in the B4 zoning to incorporate a 541 square foot 20-machine casino in the proposed restaurant. Currently several other downtown businesses have casinos and as such the proposed casino will not alter the current downtown business environment or character of the district. The casino will not have on street access and is separate from the proposed restaurant as it is not intended to be the main focal point of this project.

4) The nature and extent of the common open space in the project and the provisions for maintenance and conservation of the common open space; and the adequacy of the amount and function of the open space in terms of land use, densities and dwelling types proposed in the plan.

Due to this project's downtown core area location there are no zoning requirements for common spaces. We will be providing public spaces consistent with the previously approved PUD on the Phase 1 Nucleus Mixed-Use Building. This will consist of bike racks, benches and other landscape features at the corners of the buildings. This project will create a more defined downtown central core. We are also anticipating more people using this area year-round with the proposed restaurant/bar and residential units which will add to the downtown economic diversity and activity all year. *See Architectural Landscape Plan, Appendix D.*



PUD NARRATIVE CON'T

5) The manner in which services will be provided such as water, sewer, storm water management, school, roads, traffic management, pedestrian access, recreational facilities and other applicable services and utilities.

The proposed building services will be provided from the utility extensions previously approved in Phase 1 Nucleus Mixed-Use project. Sewer service will connect to the sewer main extension installed in Phase 1. Domestic water and fire service will extend from the existing water main on First Avenue West. Power, gas, and communications have been rerouted as part of Phase 1 and provisions are in place to serve the proposed new building. Capacity calculations and utility sizing to accommodate this future phase were accounted for in the Mixed-Use project Phase 1, see Appendix B Phase 1 Engineering Report for calculations and approvals.

Storm water will be handled on site. Phase 1 constructed a storm water system with capacity to accommodate 100% impervious coverage of this future phase on-site. The storm water design report references this future phase as post development basin 05, see appendix B Phase 1 Engineering Report section 4 for the Storm water design and calculations. The proposed design adds onto the existing parking lot which will sheet flow to the phase 1 storm water treatment and infiltration system. This system consists of a grass lined swale for initial storm water treatment and 2 dry wells connected by perforated pipe sized to infiltrate the 10-year 6-hour storm event per City of Columbia Falls requirements. Roof drains will be routed underground to the phase 1 infiltration system. Reference the plans in Section 3 of this application for more information on proposed utilities.

The units will be a mixture of one-bedroom and two-bedroom apartments. B4 zoning is exempt from parking requirements per the City Zoning Ordinance, even though parking is not required in B4 zoning, additional parking is proposed in this design. City standard typically requires 2 parking spots per multi-family unit. Site constraints make it unfeasible to provide 2 spaces per unit. The proposed design includes a net gain of 19 parking spots in addition to the previous 62 parking spaces from Phase 1. This count allows for 1 parking space per one-bedroom unit and 2 parking spaces per two-bedroom unit. The restaurant parking will utilize the previously approved 62 spaces in Phase 1, 27 of those Phase 1 spaces are for commercial use and would be available for restaurant use after typical business hours.

Parking is also available on the street on all sides of the lot and in the other areas of downtown. Additional parking is owned by the developer on the east side of Nucleus Avenue and will also be available for use. This parking area can hold approximately 42 vehicles. We would anticipate seeing some of the commercial and residential users alternating the parking use of the spots on the site at varying times of the day - residential use after work hours and commercial use during the daytime hours. The proposed restaurant aims to draw pedestrian traffic to the downtown core businesses.

6) The relationship, beneficial or adverse, of the planned unit development project upon the neighborhood in which it is proposed to be established.

This project is located in the heart of the B4 Downtown District and provides a balanced use of residential and commercial. The Downtown District is currently seeing several redevelopments



PUD NARRATIVE CON'T

within the area. There are renewed activities such as restaurants, coffee shops, retail and recreational activities. We anticipate seeing a continued interest in downtown projects with a mixed use of residential and commercial occupancy. We feel this will embrace the downtown feel and continued growth as seen elsewhere in the Flathead Valley and across the state. Due to this project's size and character, we anticipate a large impact on the overall feel and activity level of downtown which will further help reinvigorate the downtown core in a positive way. This project is a continuation of the core revitalization originally conceptualized in the Mixed-Use Phase 1 building currently under construction and supported by the growth policy.

7) How the plan provides reasonable consideration to the character of the neighborhood and the peculiar suitability of the property for the proposed use.

The location of the property and the use of the proposed building will help further characterize the downtown district as a commercial hub with residential uses. The proposed building will enhance the downtown curb appeal by the quality use of materials and architectural design. We propose the building to be constructed of brick on the exterior façade with the residential units having vertical and horizontal siding. The storefront windows will provide great views to the downtown area and visually attract pedestrians that are walking downtown. The restaurant, bar, and casino will be located at ground level. This will bring further attraction to pedestrians and workers within the area. The outside patio will also provide great outdoor seating and an area for future events. The building compliments the adjacent buildings and ties into the Mixed-Use Phase

I project that is currently under construction. This phase of the project will provide amenities to the downtown district and help further support other public amenities within the area. We anticipate this proposed building will attract tourists, as well as, people throughout the Flathead Valley and bring continued renewal and future development within the Columbia Falls Downtown District.

8) Where there are more intensive uses or incompatible uses planned within the project or on the project boundaries, how will the impacts of those uses be mitigated.

The project will have comparable usage to the previously approved mixed-use building. These uses are already found onsite. Adding residential uses to the site will be done as required by zoning on the second and third floors and should have an overall impact of additional people and activities. The proposed casino is in alignment with the other downtown business that already incorporate casinos currently. We have mitigated these issues with additional parking and updated sidewalk access along with new landscaping features, anticipated increase to electrical and water services and the addition of underground storm water facilities. These features have already been accounted for in the Phase 1 mixed-use building site design. Site lighting on the building and in the parking areas will also be incorporated to provide a safe well-lit neighborhood. The project provides for livable units in the downtown core providing a walkable neighborhood.

9) How the development will further the goals, policies and objectives of the Columbia Falls Growth Policy.



PUD NARRATIVE CON'T

As stated previously, this project supports the growth and further renewal of the Columbia Falls downtown district. The proposed building provides a perfect fit that is outlined in the goals, policies, and objectives of the Columbia Falls Growth Policy, specifically from Section 4. LAND USE – COMMERCIAL DEVELOPMENT under Policies as stated on page 33, Section 2 Central Business District, part b, *Continue to work to promote redevelopment/revitalization of commercial buildings in the downtown core*, part c, *Reinforce and take advantage of downtown's strengths, including its higher concentration of people, investment in buildings and infrastructure, intricate mix of land uses, historic and architectural character, pedestrian orientation, and visitor attraction*, part f, *Support mixed-use projects in this area which blend traditional commercial with office and residential housing opportunities* and part g, *Support the concentration of community events, civic functions, and activities in the downtown*. The building's occupancy use provides features supporting community growth and provide the new development of future downtown uses of a 'live, work' concept. We have carefully considered areas of concern within this design and have addressed potential issues that may arise. The proposed building will further attract tourists, the Flathead Valley, and outside communities to the Columbia Falls downtown area and provide additional amenities supporting future downtown development and economic prosperity.

10) Include site plans, drawings and schematics with supporting narratives where needed that include the following information:

- a. Total acreage and present zoning classifications;
20,032 sf, .45 acres B4 Central Business District
- b. Zoning classification of all adjoining properties;

B4 Central Business District

- c. Density in dwelling units per gross acre; 27 units per acre (12 units on .45 acres)
- d. Location, size height and number of stories for buildings and uses proposed for buildings;
First Floor: 6,200 sf with 5,660 sf restaurant space and 541 sf casino space
Second Floor: 7,673 sf consisting of (3) two-bedroom units and (3) one-bedroom apartment units with Laundry and Mechanical space
Third Floor: 7,673 sf consisting of (4) two-bedroom apartment units and (2) one-bedroom units along with roof top access stairways for fire department access and mechanical maintenance personnel
Main building height, 40'-0" (Top of Parapet); *Top of Stairwell, 50'-0"*; *Elevator Shaft, 42'-0"*
- e. Layout and dimensions of streets, parking areas, pedestrian walkways and surfacing; *Per Plans (see section 3 of this submittal)*
- f. Vehicle, emergency and pedestrian access, traffic circulation and control; *Per Plans (see section 3 of this submittal)*
- g. Location, size, height, color and materials of signs; *Signage would be mounted on the exterior façade and will meet required regulations.*
- h. Location and height of fencing and/or screening; *Around garbage area, typically 6' tall privacy fence/ enclosure. Railing will be installed around the outdoor patio area*
- i. Location and type of landscaping; *Per Plans (see section 3 of this submittal)*
- j. Location and type of open space and common areas; *Per Plans (see section 3 of this submittal)*
- k. Proposed maintenance of common areas and open space; *Managed by Ownership and Management company including snow removal.*
- l. Property boundary locations and setback lines;



PUD NARRATIVE CON'T

Per Plans (see section 3 of this submittal)

- m. Special design standards, materials, and/or colors; *None, designed to meet the Large Building requirements from the City of Columbia Falls February 2020 Zoning Code, Chapter 18.428.*
- n. Proposed schedule of completions and phasing of the development, if applicable;

Phase 1:

Previously approved Mixed-Use Building currently under construction-completion by Fall 2022.

Phase 2:

Expected start in spring 2022 and completion expected in 2023.

- o. Covenants, conditions and restrictions; *None noted, project will meet zoning ordinances for B4 zoning with a conditional use requested for a casino and maximum height exceedance up to 50'-0" as requested in this PUD application.*
- p. Any other information that may be deemed relevant and appropriate to allow for adequate review; *None noted.*

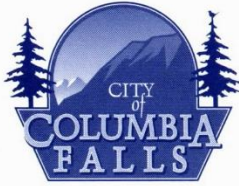
END OF NARRATIVE.



APPENDIX A

Amended PUD





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

Planning Department

PHONE (406) 892-4391

FAX (406) 892-4413

Item No.2.

APPLICATION FOR PLANNED UNIT DEVELOPMENT (PUD)

Project Name: Ruis Nucleus Restaurant
Name of Applicant: Ruis Holdings 540 Nucleus Ave LLC
Mailing Address: PO Box 1928
City/State/Zip: Columbia Falls, MT 59912 Phone: 619-889-7749
Name and address of owner if different than applicant:
Name: _____
Mail Address: _____
City/State/Zip: _____ Phone: _____
Technical Assistance: Jackola Engineering & Architecture
Mail Address: 2250 Hwy. 93 South
City/State/Zip: Kalispell, MT 59901 Phone: 406-755-3208
If there are others who should be notified during the review process, please list those.

Check One:

- ☒ Initial PUD Proposal
☐ Amendment to an existing PUD

Property Address: 511 Nucleus Ave
Total Area of Property: 20,032 sf
Legal description including section, township, range: COLUMBIA FALLS, S08, T30 N, R20 W,
BLOCK 37, Lots 11-16 and Lot 10 of Amended Plat of Block 37, Columbia Falls Townsite
The present zoning of the above property is: B4 Central Business District

Please provide the following information in a narrative format with supporting drawings or other format as needed:

- 1) An overall description of the goals and objectives for the development of the project.
- 2) In cases where the development will be executed in increments, a schedule showing the time within phases will be completed.
- 3) The extent to which the plan departs from zoning and subdivision regulations including but not limited to density, setbacks and use, and the reasons why such departures are or are not deemed to be in the public interest;
- 4) The nature and extent of the common open space in the project and the provisions for maintenance and conservation of the common open space; and the adequacy of the amount and function of the open space in terms of land use, densities and dwelling types proposed in the plan;

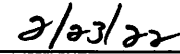
- 5) The manner in which services will be provided such as water, sewer, storm water management, schools, roads, traffic management, pedestrian access, recreational facilities and other applicable services and utilities;
- 6) The relationship, beneficial or adverse, of the planned unit development project upon the neighborhood in which it is proposed to be established;
- 7) How the plan provides reasonable consideration to the character of the neighborhood and the peculiar suitability of the property for the proposed use;
- 8) Where there are more intensive uses or incompatible uses planned within the project or on the project boundaries, how will the impacts of those uses be mitigated;
- 9) How the development will further the goals, policies and objectives of the Columbia Falls Growth Policy;
- 10) Include site plans, drawings and schematics with supporting narratives where needed that include the following information:
 - a. Total acreage and present zoning classifications;
 - b. Zoning classification of all adjoining properties;
 - c. Density in dwelling units per gross acre;
 - d. Location, size height and number of stories for buildings and uses proposed for buildings;
 - e. Layout and dimensions of streets, parking areas, pedestrian walkways and surfacing;
 - f. Vehicle, emergency and pedestrian access, traffic circulation and control;
 - g. Location, size, height, color and materials of signs;
 - h. Location and height of fencing and/or screening
 - i. Location and type of landscaping
 - j. Location and type of open space and common areas;
 - k. Proposed maintenance of common areas and open space;
 - l. Property boundary locations and setback lines;
 - m. Special design standards, materials and/or colors;
 - n. Proposed schedule of completions and phasing of the development, if applicable;
 - o. Covenants, conditions and restrictions;
 - p. Any other information that may be deemed relevant and appropriate to allow for adequate review.

If the PUD involves the division of land for the purpose of conveyance, a preliminary plat shall be prepared in accordance with the requirements of the subdivision regulations.

Please note that the approved final plan, together with the conditions and restrictions imposed, shall constitute the zoning for the district. No building permit shall be issued for any structure within the district unless such structure conforms to the provisions of the approved plan.

The signing of this application signifies that the aforementioned information is true and correct and grants approval for the City of Columbia Falls staff to be present on the property for routine monitoring and inspection during review process.





Applicant Signature Date

Application Process

A. Pre-application meeting:

A discussion with the planning director or designated member of staff must precede filing of this application. Among topics to be discussed are: Growth Policy compatibility with the application, compatibility of proposed zone change with surrounding zoning classifications, and the application procedure.

B. Complete Application Form

C. Application fee per schedule, made payable to City of Columbia Falls.

PUD Zoning Review:

SEE FEE SHEET

D. A bona fide legal description of the subject property and a map showing the location and boundaries of the property.

E. A list of the names and mailing addresses of all property owners within 150 feet of the subject property as shown on the Assessor's roll. Public streets and right of ways are not included in the 150 feet.

Please consult with the City of Columbia Falls Planning Office for submittal dates and dates for the planning board meeting at which it will be heard in order that requirements of state statutes and the zoning regulations may be filled. The application must be accepted as complete 45 days prior to the scheduled planning board meeting.

FLOODPLAIN

Floodplain Development Permit	\$600
"After-the-Fact" Permit	\$950
Letter of Map Amendment	\$100
Letter of Map Revision	\$100
Floodplain Appeals and Variances	\$750
Floodplain Determinations (Written)	\$85/hour

ZONING

Zone Change:	
Base Fee	\$1,250
For first 80 acres	\$25/acre first 80
For each additional acre over 80	\$10/acre 81+

Amendment to Zoning Text	\$750
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$$\text{\$1,250} + (0.45 \text{ AC} * \text{\$25}) = \text{\$1,261.25 FEE}$$

PUD Zoning Review:

Residential	\$1,000 + 25/acre
Commercial	\$1,250 + \$25/acre
Mixed Use	\$1,250 + \$25/acre

Deduct \$250 if prelim plat app sub concurrently

Variance:

Residential (Single Family / Duplex)	\$550
Multi-Family / Commercial / Industrial / Sign Variance	\$850

Conditional Use Permit:

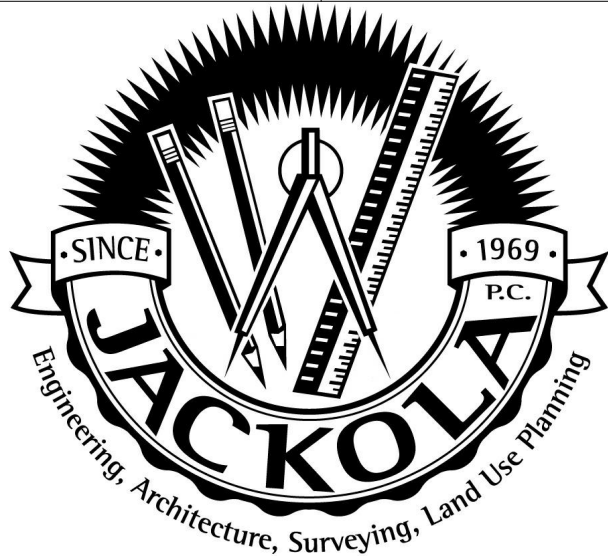
Single-family (10 or fewer trips/day)	\$550
Minor Residential (2-4 units or 11-49 trips day)	\$600
Major residential (5 or more units or 50+ trips/day)	\$600 + \$50/unit or every 10 trips
Churches, schools, public and quasi- public uses	\$700

Commercial, industrial, medical, golf courses, etc.
\$650 + \$50/acre or unit or \$.05/sq ft of leased space over 5,000 sq ft, whichever is greatest

Renewal of CUP exp last 24 mos \$100

Administrative Conditional Use Permit:

Residential	\$325
Commercial/Industrial	\$375
After the Fact Permit	\$500



RUIS HOLDINGS RESTAURANT/APARTMENTS

COLUMBIA FALLS, MONTANA



GENERAL CONDITIONS

1. THE GENERAL CONTRACTOR IS TO GUARANTEE ALL WORK INCLUDING WORK DONE BY SUBCONTRACTORS FOR A PERIOD OF ONE (1) YEAR COMMENCING WITH THE SUBSTANTIAL COMPLETION OF THE CONTRACT.
2. ALL WORK IS TO BE PERFORMED IN ACCORDANCE WITH ALL GOV-ERNING CODES, ORDINANCES AND AUTHORITIES HAVING JURISDICTION. GENERAL CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL REQUIRED BUILDING PERMITS.
3. THE GENERAL CONTRACTOR IS TO HAVE A FULL TIME QUALIFIED SUPERVISOR ON THE SITE AT ALL TIMES WHILE WORK IS BEING PERFORMED.
4. ALL MATERIAL SPECIFIED IS TO BE NEW & INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS. GENERAL CONTRACTOR IS TO CONSTRUCT PROJECT IN ACCORDANCE WITH THE DOCUMENTS. ANY DEVIATION FROM THE INTENT OF THE DOCUMENTS, WITHOUT ARCHITECT OR ENGINEER'S APPROVAL, ARE AT THE CONTRACTOR'S OWN RISK AND MAY RESULT IN THE WORK BEING DONE OVER AT CONTRACTOR'S EXPENSE (MATERIALS AND LABOR).

GENERAL NOTES

1. CONTRACTOR TO REVIEW AND BECOME FAMILIAR WITH ALL EXISTING CONDITIONS PRIOR TO COMMENCING WORK. ANY CONDITIONS NOT INDICATED ON CONTRACT DOCUMENTS ARE TO BE REPORTED TO THE ARCHITECT PRIOR TO BEGINNING WORK.
2. CONTRACTOR TO CONTACT LOCAL UTILITIES, IF NECESSARY, SUBMIT ALL APPLICABLE PERMIT DOCUMENTS, QUALIFICATIONS, ETC., AND BE RESPONSIBLE FOR ALL FEES ASSOCIATED WITH PERMITS, UTILITY EXTENSIONS, TAP-INS, ETC.
3. THE CONTRACTOR SHALL REMOVE ALL DEBRIS AS A RESULT OF THIS PROJECT. THE CONTRACTOR WILL REMOVE EXISTING EQUIPMENT, FIXTURES, ETC. IN THE SPACE PRIOR TO CONSTRUCTION AND RELOCATE PER OWNER.
4. THE CONTRACTOR SHALL SCHEDULE HIS WORK AND MATERIAL AND EQUIPMENT DELIVERIES SO AS NOT TO INTERFERE WITH THE DAILY OPERATIONS OF THE REMAINDER OF THE FACILITY.
5. THE CONTRACTOR SHALL PROTECT EXISTING FACILITIES, EQUIPMENT, FIXTURES, ETC. FROM DAMAGE DURING THE COURSE OF CONSTRUCTION.
6. ALL SURFACES AND/OR FINISHES DAMAGED AS A RESULT OF AND ADJACENT TO THE WORK SHALL BE REPAIRED AND FINISHED TO THEIR ORIGINAL CONDITION.
7. EACH SUBCONTRACTOR IS RESPONSIBLE TO COORDINATE AND SCHEDULE HIS WORK WITH THE GENERAL CONTRACTOR AND ALL OTHER SUBCONTRACTORS WHOSE WORK WILL BE AFFECTED.
8. USE DETAILS MARKED 'TYPICAL' (TYP) WHEREVER APPLICABLE.

9. ALL ITEMS REQUIRED BY THE DRAWINGS AND SPECIFICATIONS SHALL BE PERFORMED IN A WORKMANLIKE MANNER BY PERSONS SKILLED IN THEIR RESPECTIVE TRADE AND WHO NORMALLY PARTICIPATE IN THE WORK OF THAT TRADE.
10. WORDS WHICH HAVE WELL KNOWN TECHNICAL OR TRADE MEANINGS ARE USED IN THE DRAWINGS AND SPECIFICATIONS IN ACCORDANCE WITH SUCH RECOGNIZED MEANINGS.
11. WITHIN THE DRAWINGS AND RELATED SPECIFICATIONS THERE SHALL BE THE FOLLOWING PRECEDENCE:
A) ADDENDA OR MODIFICATIONS TO THE DRAWINGS AND SPECIFICATIONS TAKE PRECEDENCE OVER THE ORIGINAL, WHEN ISSUED BY THE ARCHITECT.
B) SPECIFICATIONS SHALL TAKE PRECEDENCE OVER DRAWINGS.
C) WITHIN THE DRAWINGS THE LARGER SCALE TAKES PRECEDENCE OVER THE SMALLER, FIGURED DIMENSIONS OVER SCALED AND NOTED MATERIALS OVER GRAPHIC INDICATIONS.
12. THE ARCHITECT OR ENGINEER SHALL BE IN THE FIRST INSTANCE THE SOLE INTERPRETER OF THE DRAWINGS AND SPECIFICATIONS WITH REGARD TO THEIR MEANING OR INTENT.
13. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES AND PROCEDURES.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASPECTS OF SAFETY DURING BUILDING CONSTRUCTION.

PROJECT INFORMATION:

OWNER / DEVELOPER

RUIS HOLDINGS 540 NUCLEUS AVE, LLC
PO BOX 1928
COLUMBIA FALLS, MT 59912
ATTN: MARLIN KAUFFMAN
EMAIL: mkauffman@ruisconstruction.com
TEL: (406) 249-8432

BUILDING DEPARTMENT

CITY OF WHITEFISH
418 EAST 2ND STREET
PO BOX 158
WHITEFISH, MT 59937
ATTN: BUILDING DEPARTMENT
EMAIL: buildingdept@cityofwhitefish.org
TEL: (406) 863-2410
FAX: (406) 863-2409

DESIGN PROFESSIONALS

JACKOLA ENGINEERING & ARCHITECTURE, P.C.
2250 HWY. 93 SOUTH
PO BOX 1134
KALISPELL, MT 59903

ARCHITECT: NED HALLING

CIVIL ENGINEER: ERIK GARBERG

STRUCTURAL ENGINEER: KARL HENSHAW
MECHANICAL ENGINEER: TYLER TONIUM
ELECTRICAL ENGINEER: JON RUONAVARRA

SURVEYOR: BOB ERICKSON

TEL: (406) 755-3208
FAX: (406) 755-3218



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RESTAURANT / APARTMENTS

NUCLEUS AVE
COLUMBIA FALLS, MONTANA

DRAWN: BL CHECKED: NH

DATE: 02/28/2022

REVISIONS:

TITLE SHEET

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PROJECT #: 20707

ABBREVIATIONS

A AB AHJ	AS-BUILT AGENCY HAVING JURISDICTION
B BLOG BVCE BVCS BTM	BUILDING BEGIN VERTICAL CURVE ELEVATION BEGIN VERTICAL CURVE STATION BOTTOM
C CATV CL CJ	CABLE TV CENTER LINE CONSTRUCTION JOINT
D DTL DIA DIM DIV DWG	DETAIL DIAMETER DIMENSION DIVISION DRAWING
E EW E EA ELEC ELEV EQ EQUIP EVCE EVCS EXIST	EACH WAY EAST EDGE OF ASPHALT ELECTRIC ELEVATION EQUAL EQUIPMENT END VERTICAL CURVE ELEVATION END VERTICAL CURVE STATION EXISTING
F FO FF	FIBER OPTIC FINISHED FLOOR ELEVATION
G GIS	GEOGRAPHIC INFORMATION SYSTEM
H HT HR	HEIGHT HORIZONTAL HOUR
I TBC	INTERNATIONAL BUILDING CODE
M MAX MIN MPWSS MT	MAXIMUM MINIMUM MT PUBLIC WORKS STANDARD SPECIFICATIONS MONTANA
N N NIC NTS	NORTH NOT IN CONTRACT NOT TO SCALE
O OC OPP	ON CENTER OPPOSITE
P PVI PROP	POINT OF VERTICAL INTERSECTION PROPERTY

R REF REQ'D REV ROW	REFERENCE REQUIRED REVISION RIGHT-OF-WAY
S SS SCH SIM S SPEC STD SD	SANITARY SEWER SCHEDULE SIMILAR SOUTH SPECIFICATION STANDARD STORM DRAIN
T TEL TYP TBC	TELEPHONE TYPICAL TOP BACK OF CURB
U UNO	UNLESS NOTED OTHERWISE
V VERT	VERTICAL
W WTR W w/	WATER WEST WITH

INDEX OF DRAWINGS

SHEET #	SHEET TITLE
CO.00	GENERAL CIVIL INFORMATION
CO.10	EXISTING SITE PLAN
CO.20	SITE DEMO PLAN
CI.10	SITE PLAN
CI.20	SITE UTILITY PLAN

LEGEND

	GAS METER		FENCE
	CABLE PEDESTAL		BUILDING SETBACK
	TELEPHONE PEDESTAL		PROPERTY EASEMENT
	ELECTRICAL JUNCTION BOX		EXISTING PROPERTY LINE
	ELECTRICAL PEDESTAL		EXISTING OVERHEAD POWER
	TRAFFIC SIGN		EXISTING UNDERGROUND POWER
	LIGHT POLE		EXISTING FIBER OPTIC
	EXISTING LIGHT POLE		EXISTING UNDERGROUND PHONE
	UTILITY POLE		EXISTING UNDERGROUND CABLE
	TRANSFORMER		EXISTING GAS
	CAP WITH THRUST BLOCK		EXISTING WATER
	FIRE HYDRANT		EXISTING SANITARY SEWER
	FROST FREE YARD HYDRANT		EXISTING STORM DRAIN
	WATER GATE VALVE		PROPOSED PROPERTY LINE
	WATER CURB STOP		OVERHEAD POWER
	WATER TEE		UNDERGROUND POWER
	THRUST BLOCK		UNDERGROUND FIBER OPTIC
	WATER METER PIT		UNDERGROUND TELEPHONE
	FIRE DEPARTMENT CONNECTION		UNDERGROUND CABLE
	IRRIGATION VALVE BOX		GAS MAIN
	PIPE CAP		WATER MAIN
	CLEAN OUT		IRRIGATION SLEEVE
	SEWER MANHOLE		SANITARY SEWER MAIN
	STORM MANHOLE		STORM DRAIN
	CATCH BASIN		ROOF DRAIN
	STORM DRAIN DRYWELL		DRAINAGE SWALE/STORM POND
	CURB INLET		EXISTING CONTOUR
	EXISTING ASPHALT		DESIGN CONTOUR
	EXISTING BUILDING		EXISTING SPOT GRADE
	EXISTING SIDEWALK		DESIGN SPOT GRADE
	PROPOSED ASPHALT		TBC DESIGN SPOT GRADE
	PROPOSED BUILDING		TREE LINE
	PROPOSED SIDEWALK		DECIDUOUS TREE
	STANDARD CURB AND GUTTER		
	SPILL CURB AND GUTTER		
	CURB TRANSITION		
	DRIVE OVER CURB AND GUTTER		

GENERAL NOTES

- ALL WORK IS TO BE PERFORMED IN ACCORDANCE WITH ALL GOVERNING CODES, ORDINANCES AND AUTHORITIES HAVING JURISDICTION. GENERAL CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL REQUIRED PERMITS. THE GENERAL CONTRACTOR IS TO HAVE A FULL TIME QUALIFIED SUPERVISOR ON THE SITE AT ALL TIMES WHILE WORK IS BEING PERFORMED.
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- CONTRACTOR TO REVIEW AND BECOME FAMILIAR WITH ALL EXISTING CONDITIONS PRIOR TO COMMENCING WORK. ANY CONDITIONS NOT INDICATED ON CONTRACT DOCUMENTS ARE TO BE REPORTED TO THE ENGINEER PRIOR TO BEGINNING WORK.
- THE CONTRACTOR SHALL REMOVE ALL DEBRIS AS A RESULT OF THIS PROJECT. THE CONTRACTOR WILL REMOVE EXISTING EQUIPMENT, FIXTURES, ETC. IN THE SPACE PRIOR TO CONSTRUCTION AND RELOCATE PER OWNER.
- THE CONTRACTOR SHALL SCHEDULE HIS WORK AND MATERIAL AND EQUIPMENT DELIVERIES SO AS NOT TO INTERFERE WITH THE DAILY VEHICLE TRAFFIC.
- THE CONTRACTOR SHALL PROTECT EXISTING FACILITIES, EQUIPMENT, FIXTURES, ETC. FROM DAMAGE DURING THE COURSE OF CONSTRUCTION.
- ALL SURFACES AND/OR FINISHES DAMAGED AS A RESULT OF AND ADJACENT TO THE WORK SHALL BE REPAIRED AND FINISHED TO EQUAL OR BETTER THAN ORIGINAL CONDITION.
- ALL ITEMS REQUIRED BY THE DRAWINGS AND SPECIFICATIONS SHALL BE PERFORMED IN A WORKMANLIKE MANNER BY PERSONS SKILLED IN THEIR RESPECTIVE TRADE AND WHO NORMALLY PARTICIPATE IN THE WORK OF THAT TRADE.
- THE ENGINEER SHALL BE IN THE FIRST INSTANCE THE SOLE INTERPRETER OF THE DRAWINGS AND SPECIFICATIONS WITH REGARD TO THEIR MEANING OR INTENT.
- CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES AND PROCEDURES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASPECTS OF SAFETY AND TRAFFIC CONTROL DURING CONSTRUCTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS INCLUDING, BUT NOT LIMITED TO, SWPPP.
- ALL WORK IS TO BE COMPLETED PER CITY OF COLUMBIA FALLS STANDARDS FOR DESIGN AND CONSTRUCTION.



Item No.2.

KALISPELL

406-785-3208

BOZEMAN

406-595-4707

VANCOUVER

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RESTAURANT / VRBO UNITS

NUCLEUS AVE
COLUMBIA FALLS, MONTANA

DRAWN: EMS CHECKED: TLM

DATE: TBD

REVISIONS:

GENERAL CIVIL
INFORMATION

CO.00

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PROJECT # 20707
Z:\Client\Bldg\2021\Nucleus Holdings\20707 Nucleus Ave Hotel\Bldg Drawings\Autocad\Bldg_C01.dwg

1 EXISTING SITE PLAN
1" = 20'



SCALE: 1" = 20'
-10 0 10 20 40

BASIS OF SURVEY
THE PROJECT DATUM IS BASED ON AN OPUS SOLUTION AT CP-50.
POINT CP-50 OPUS POSITION:
MONTANA STATE PLANE ZONE 2500 COORDINATES:
N: 1537502.733'
E: 831637.776'
ELEV: 3084.701'
COMBINED SCALE FACTOR: 0.99953164
CONVERGENCE: -3.42463333
THE VERTICAL DATUM IS NAVD83(GEOID128)
BASIS OF BEARING IS GRID NORTH
ALL DISTANCES ARE GROUND DISTANCES

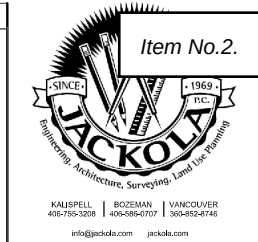
SURVEY NOTES:
1. UTILITIES ARE SHOWN BASED ON THE SITE SURVEY PERFORMED BY JACKOLA ENGINEERING AND ARCHITECTURE ON 09/05/2020. UNDERGROUND CABLE, GAS, AND ELECTRIC UTILITIES WERE SURVEYED BASED ON UTILITY MARKINGS PROVIDED BY OTHERS. OVERHEAD POWER WAS MARKED BASED ON OBSERVABLE POLES AND WIRES. SEWER, WATER, AND STORM IN NUCLEUS AVE. AND FIRST AVE. WEST WERE NOT MARKED PRIOR TO THE FIELD SURVEY. THESE UTILITIES ARE SHOWN AS APPROXIMATE AND ARE BASED ON OBSERVABLE MANHOLES, HYDRANTS, AND VALVES AS WELL AS GIS DRAWINGS PROVIDED BY THE CITY OF COLUMBIA FALLS.
2. PRIVATE UTILITIES WERE NOT LOCATED PRIOR TO THE FIELD SURVEY.
3. UTILITY LOCATIONS AND TOPSO SURFACE REFLECTS THE PHASE 1 SITE DESIGN CURRENTLY UNDER CONSTRUCTION. DESIGN OF PHASE 2 WAS REQUIRED BEFORE PHASE 1 CONSTRUCTION WAS COMPLETE AND AS SUCH ANY DEVIATION FROM THE ORIGINAL DESIGN WILL REQUIRE EVALUATION OF IMPACT TO PHASE 2 DESIGN. CONTRACTOR TO VERIFY ACCURACY OF COMPLETED PHASE 1 CONSTRUCTION BEFORE CONSTRUCTING PHASE 2. CONTACT ENGINEER IF FIELD CONDITIONS ARE DIFFERENT FROM PLAN SET BEFORE CONSTRUCTION.

POINT COORDINATE TABLE				
POINT	NORTHING	EASTING	ELEVATION	DESCRIPTION
50	1537502.73	831637.78	3084.70	SPIKE
b0	1537546.47	831425.42	3083.91	5/8 ypc
61	1537236.89	831408.58	3085.04	1" Alum Cap
62	1537265.27	831445.16	3085.31	5/8 Rebar
63	1537509.48	832088.78	3082.03	5/8 Rebar
64	1537200.47	832071.39	3081.93	2" Alum SANDS 79755

SEWER STRUCTURE TABLE
XSSMH-01
RIM: 3085.23'
N IE OUT: 3074.68'
XSSMH-02
RIM: 3080.40'
S IE IN: 3069.03'
N IE OUT: 3068.93'
XSSMH-03
RIM: 3084.35'
S IE OUT: 3073.74'
STORM STRUCTURE TABLE
XSDMH-01
RIM: 3083.08'
SW IE IN: 3080.68'
E IE OUT: 3079.97'
XSDMH-02
RIM: 3082.97'
N IE OUT: NOT MEASURED
XSDMH-03
RIM: 3082.92'
W IE OUT: NOT MEASURED
XQ-01
RIM: 3083.60'
E IE OUT: 3080.05'
XDW-01
RIM: 3084.15'
XDW-02
RIM: 3084.55'

PHASE 1 SEWER STRUCTURE TABLE			
MANHOLE	RIM ELEV.	INLET	OUTLET
SSMH-01 (1)	RIM = 3083.61	8" PVC 3077.92'	8" PVC 3077.82'
XSSMH-03 (1)	RIM = 3084.05	8" PVC 3076.83'	8" PVC 3073.74'

PHASE 1 STORM STRUCTURE TABLE			
MANHOLE	RIM ELEV.	INLET	OUTLET
CB-01 (1)	RIM = 3081.15	6" PVC 3076.87'	12" PVC 3076.37'
CB-02 (1)	RIM = 3083.62		6" PVC 3081.12'
DW-03 (1)	RIM = 3081.58	12" PVC 3076.31'	30" PVC 3076.21'
DW-04 (1)	RIM = 3083.70	30" PVC 3075.91'	
DW-06 (1)	RIM = 3083.96	6" PVC 3078.11'	6" PVC 3080.52'



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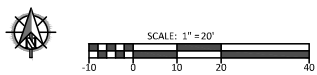
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EXISTING SITE PLAN

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- 35 -

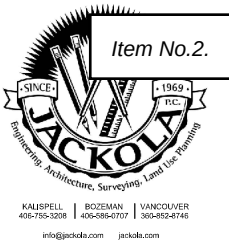
PROJECT # : 20707
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1 SITE DEMO PLAN
1" = 20'



KEYNOTES:

1. EXISTING BUILDING PREVIOUSLY REMOVED
2. NEATLY SAW CUT AND PROPERLY DISPOSE OF ASPHALT
3. NEATLY SAW CUT AND PROPERLY DISPOSE OF CURB AND GUTTER
4. NEATLY SAW CUT AND PROPERLY DISPOSE OF CONCRETE
5. RELOCATE PHASE 1 BIKE RACK AND CONCRETE PAD, SEE CL.10 FOR NEW LOCATION
6. RELOCATE PHASE 1 LIGHT POLE AND BASE, ABANDON ELECTRICAL CONDUIT TO LIGHT POLE. SEE CL.10 FOR NEW LOCATION.
7. CUT AND CAP EXISTING WATER SERVICE PER THE CITY OF COLUMBIA FALLS STANDARDS
8. DEMO PHASE 1 IRRIGATION SLEEVE, RECONFIGURE EXISTING IRRIGATION SYSTEM



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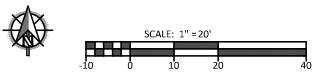
REVISIONS:

SITE DEMO PLAN

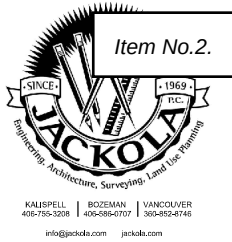
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PROJECT # 20707
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1 SITE PLAN
1" = 20'



- KEYNOTES: ①
1. ASPHALT SECTION
 2. CURB AND GUTTER
 3. STANDARD SIDEWALK
 4. THICKENED EDGE SIDEWALK
 5. NEW DRIVEWAY
 6. PAVEMENT STRIPING
 7. ADA RAMP
 8. ADA PARKING SIGN, MOUNT ON BUILDING IF APPLICABLE.
 9. TRASH ENCLOSURE
 10. RELOCATED BIKE RACK AND CONCRETE PAD
 11. RAMP WITH HAND RAIL, REFER TO ARCHITECTURAL.
 12. LIGHT POLE BASE



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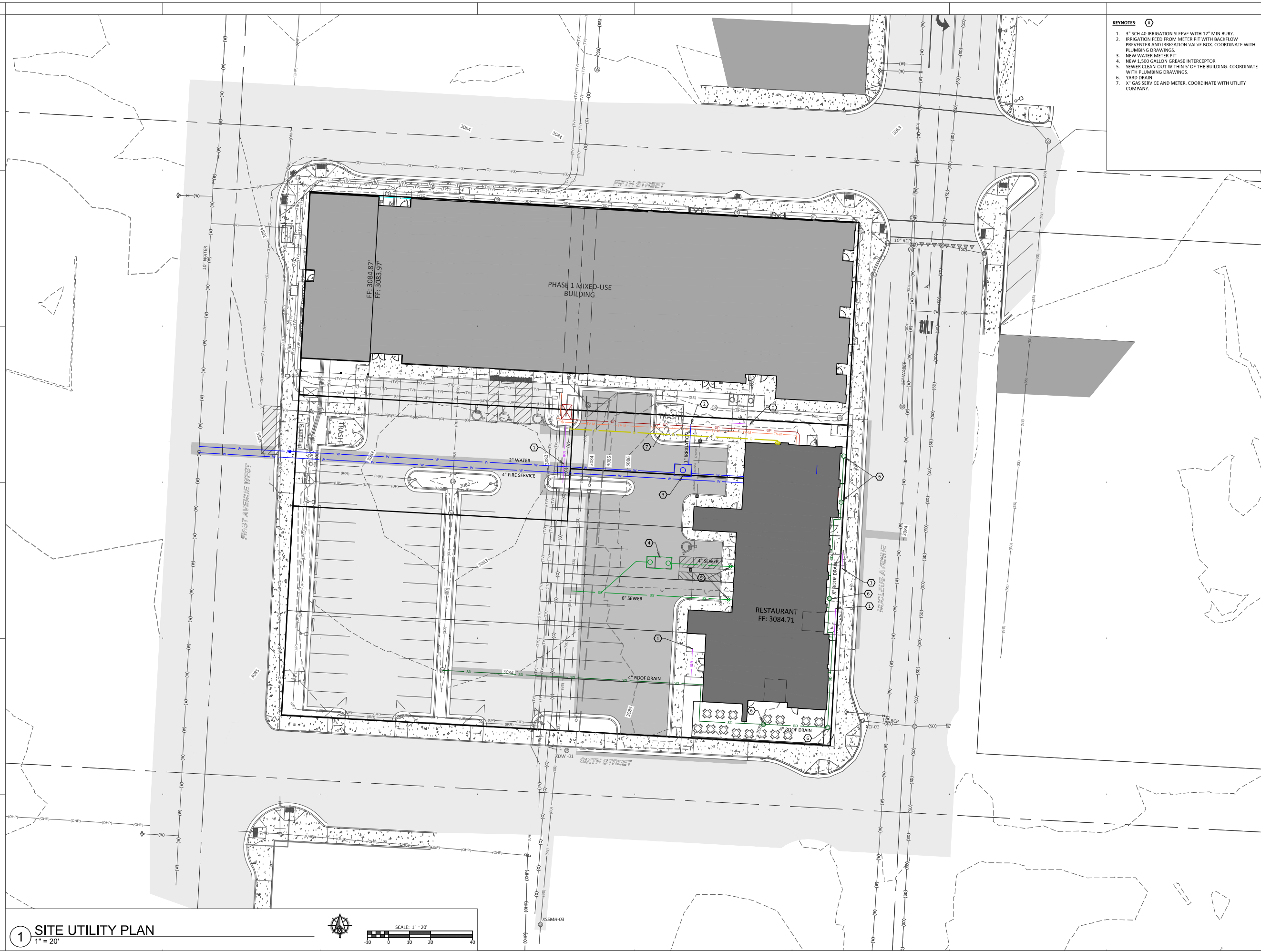
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SITE PLAN

PROJECT # 20707
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- KEYNOTES:**
1. 3" SCH 40 IRRIGATION SLEEVE WITH 12" MIN BURY.
 2. IRRIGATION FEED FROM METER PIT WITH BACKFLOW PREVENTER AND IRRIGATION VALVE BOX. COORDINATE WITH PLUMBING DRAWINGS.
 3. NEW WATER METER PIT.
 4. NEW 1,500 GALLON GREASE INTERCEPTOR.
 5. SEWER CLEAN-OUT WITHIN 5' OF THE BUILDING. COORDINATE WITH PLUMBING DRAWINGS.
 6. YARD DRAIN.
 7. X" GAS SERVICE AND METER. COORDINATE WITH UTILITY COMPANY.



Item No.2.

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RESTAURANT / VRBO UNITS

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SITE UTILITY
PLAN

C1.2

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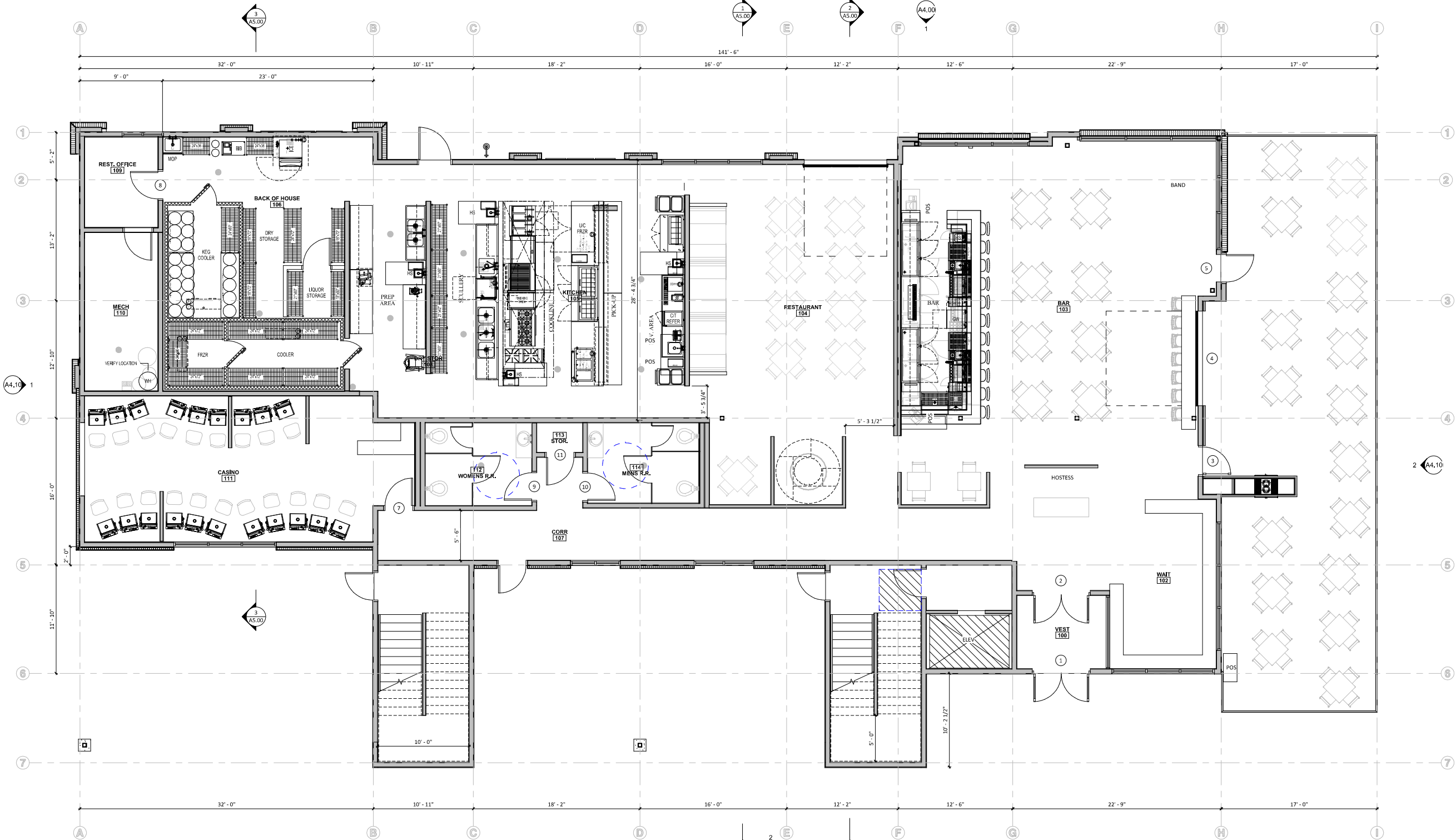
LEVEL 1 PLAN

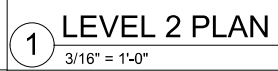
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FLOOR PLAN KEYNOTES

1 LEVEL 1 PLAN
3/16" = 1'-0"







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

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

AGENDA
COLUMBIA FALLS CITY-COUNTY PLANNING & ZONING BOARD
TUESDAY, AUGUST 11, 2020 BEGINNING AT 6:30 PM
COUNCIL CHAMBERS CITY HALL

CALL TO ORDER AND ROLL CALL

APPROVAL OF MINUTES:

1. Approval of July 14, 2020 Regular Meeting Minutes

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

PUBLIC HEARINGS AND ACTION:

2. The Columbia Falls City-County Planning Board will hold a public hearing for the following item at their regular meeting on Tuesday, August 11th, 2020 at 6:30 p.m. at the Council Chambers of City Hall, 130 6th Street West, Columbia Falls, Montana. The Columbia Falls City Council will hold a subsequent hearing on Tuesday, September 8, 2020 starting at 7:00 p.m. in the same location. Both hearings will be conducted in accordance with the most current recommended and/or required public health and safety protocols in place at the time of the hearing. The City website, <https://cityofcolumbiafalls.org>, will contain updated information if there is any change to the planned hearings.

Request to establish a 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 PUD to remove the planned three story south building and will instead remodel the former bank building instead of removing and replacing with a new building at this time. In addition, the owner is amending the north building to allow ground floor residential condominiums on the back half of the building but retaining retail/office space on the front half ground floor. The PUD is proposing two options for 48 parking spacing to serve the site. Option A would construct below grade parking under the north building. The second option would be to construct at grade parking where the old bank offices were located along 1st Avenue West. As with the original PUD, the building height for the north building will be 42'-8" to the top of the roof. The proposed development otherwise conforms to all of the zoning requirements. The property is described as Lots 1-15, Block 37, Columbia Falls Townsite in Section 8, Township 30 North, Range 20 West, P.M.M., Flathead County.

- A. Adopt Staff Report CPUD-20-03 as Findings of Fact
- B. Recommend Approval of PUD to City Council

ADJOURNMENT

Next Regular Planning Board Meeting – TBD

**CITY OF COLUMBIA FALLS
MINUTES OF THE REGULAR MEETING
HELD JULY 14, 2020**

CALL TO ORDER AND ROLL CALL

PRESENT

Russ Vukonich
Mike Shepard
Claudette Byrd-Rinck via Zoom
Steve Hughes
Patti Singer
Robert Smith

ABSENT

Kurt Nelson
Sam Kavanagh
Steve Duffy

Also present were City Manager Susan Nicosia, City Planner Eric Mulcahy, City Attorney Justin Breck, and Public Works Clerk Alex Vissotzky.

APPROVAL OF MINUTES:

Minutes of the June 9, 2020 Planning Board - Motion made by Shepard, seconded by Singer to approve the minutes as read. Voting Yes: Vukonich, Shepard, Byrd-Rinck, Hughes, Singer, Smith.

VISITOR OR PUBLIC COMMENT: None.

PUBLIC HEARINGS AND ACTION:

Chairman Vukonich read the notice of hearing and asked for staff report presentation:

Request to establish a Conditional Use Permit in the Columbia Falls Zoning Jurisdiction:

Heather Peters is requesting a Conditional Use Permit to operate a drive-thru coffee stand at 2620 9th Street West (formerly Melby's). The property is zoned CB-2 Commercial however all drive-thru's require a conditional use permit in this zone. The coffee stand was formerly located at the Town Pump Site at Highway 2 and 40. The property is described as Assessor's Tract 9D in NW1/4 Section 18, Township 30 North, Range 20 West, P.M.M., Flathead County.

Planner Mulcahy presented Staff Report CCU-20-02 to the Board. The proposed drive-thru coffee stand was originally located at the HWY 2/ HWY 40 intersection at Town Pump. This new location is outside of city limits but within the Planning jurisdiction. It is zoned CB-2, which allows for drive-thru restaurants as a conditional use. The applicant, Heather Peters, will be leasing the drive-thru space from the owner; the site was formerly Melby's Furniture. There are no City Services located on the property so the application is working with Flathead County Environmental Health for well and septic approval and such approval is in the conditions of approval. Mulcahy noted that there is existing access to Highway 2 and Hilltop Rd. Mulcahy also reported that the applicant will provide a better site plan showing compliance with the landscaping requirements. Conditions also require sign permits as applicable in CB-2 and the existing sign will be removed. City staff recommends approval with 4 Conditions.

CITY OF COLUMBIA FALLS
MINUTES OF THE REGULAR MEETING
HELD JULY 14, 2020

City Manager Nicosia stated that the shipping containers currently on the property do not comply with the Zoning Code, 18.440.020 as they are not shielded; they were used temporarily to house Melby's items after the building fire.

Motion made by Shepard, seconded by Smith to add Condition 5 stating that shipping containers will comply with Zoning Code 18.440.020 or be removed. Voting Yes: Vukonich, Shepard, Byrd-Rinck, Hughes, Singer, Smith.

Public Comment opened and closed at 6:40PM with no one wishing to comment. Mulcahy noted that staff has not received any written or verbal comments.

Motion made by Hughes, seconded by Shepard to approve CCU-20-02 as findings of fact.
Voting Yes: Vukonich, Shepard, Byrd-Rinck, Hughes, Singer, Smith.

Motion made by Shepard, Seconded by Singer to recommend approval of Conditional Use Permit with five with Conditions, as amended, to City Council. Voting Yes: Vukonich, Shepard, Byrd-Rinck, Hughes, Singer, Smith.

ADJOURNMENT: Motion by Hughes to adjourn 6:45 p.m., seconded by Vukonich.

Chairman,

Alex Vissotzky | Public Works Clerk

CITY OF COLUMBIA FALLS
NOTICE OF PUBLIC HEARING

Item No.2.

The Columbia Falls City-County Planning Board will hold a public hearing for the following item at their regular meeting on Tuesday, August 11th, 2020 at 6:30 p.m. at the Council Chambers of City Hall, 130 6th Street West, Columbia Falls, Montana. The Columbia Falls City Council will hold a subsequent hearing on Tuesday, September 8, 2020 starting at 7:00 p.m. in the same location. Both hearings will be conducted in accordance with the most current recommended and/or required public health and safety protocols in place at the time of the hearing. The City website, <https://cityofcolumbiafalls.org>, will contain updated information if there is any change to the planned hearings.

Request to establish a 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 PUD to remove the planned three story south building and will instead remodel the former bank building instead of removing and replacing with a new building at this time. In addition, the owner is amending the north building to allow ground floor residential condominiums on the back half of the building but retaining retail/office space on the front half ground floor. The PUD is proposing two options for 48 parking spacing to serve the site. Option A would construct below grade parking under the north building. The second option would be to construct at grade parking where the old bank offices were located along 1st Avenue West. As with the original PUD, the building height for the north building will be 42'-8" to the top of the roof. The proposed development otherwise conforms to all of the zoning requirements. The property is described as Lots 1-15, Block 37, Columbia Falls Townsite in Section 8, Township 30 North, Range 20 West, P.M.M., Flathead County.

Persons are allowed to attend the hearing(s), subject to the most recent public gathering restrictions enacted by County and State agencies at or prior to the time of the hearing. 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 conditional use, please call Eric Mulcahy, Columbia Falls City Planner at 755-6481.

DATED this 21st day of July, 2020

Susan Nicosia

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

Publish: Daily Interlake Sunday July 26, 2020

ZONE CHANGE REQUEST
COLUMBIA FALLS AREA ZONING JURISDICTION
RUIS HOLDINGS 540 NUCLEUS AVE LLC - PLANNED UNIT DEVELOPMENT AMENDMENT
CITY OF COLUMBIA FALLS STAFF REPORT # CPUD-20-03
July 28, 2020

A report to the Columbia Falls City County Planning Board regarding a request for an Amendment to the Planned Unit Development overlay (PUD) on 540 Nucleus Avenue property.

BACKGROUND INFORMATION

A. PETITIONERS

Ruis Holdings 540 Nucleus Ave LLC
P.O. Box 1928
Columbia Falls, MT 59912

B. PETITIONER'S TECHNICAL ASSISTANCE

Aaron Wallace
Montana Creative
158 Railway Street
Whitefish MT 59937
(406) 862-8152

Doug Peppmeier
TD&H
450 Corporate Drive, Suite 101
Kalispell, MT 59901
(406) 751-5246

C. LOCATION/DESCRIPTION

The property is located at 540 Nucleus Avenue in Columbia Falls and was the site of the original Bank of Columbia Falls. After the bank ceased to operate at this location, the building became office space for numerous businesses and offices; it was used by First Best Place, and most recently a gym. However over the years the buildings have deteriorated and are in need of major remodels. The property is described as Lots 1 - 15 of Block 37 of the Columbia Falls Townsite, Section 8, Township 30 North, Range 20 West, P.M.M., Flathead County.

D. REQUEST

The applicant is requesting to amend the approved PUD for the same property. The PUD approved in April of this year showed two mixed use buildings (commercial and residential) with all of the existing buildings removed to make way for the three story buildings and surface parking. The approved PUD allowed the building to extend up to 37+ feet and the elevator shaft to extend up to 44.5 feet.

With the impact of COVID-19 and new protocols, the applicant no longer wants to incorporate a gym and pool into the same building that provides housing. As a result, the applicant proposes the following two options/amendments to the existing PUD.

Option 1 – Remove the old drive-through bank building on the northwest corner and construct a three story mixed-use building that contains 48 Residential Units (30 two-bedroom units and 18 studio/one-bedroom units) and 7,500 square feet of

commercial/retail space on the main floor along Nucleus Avenue. There are four fewer residential units in this proposal. The PUD would also allow residential units on the west half of the main floor. The two buildings on the south side of the block would remain but be remodeled to support commercial/office/retail space. Building height for the new north building will be the same as approved in the original PUD.

Option 1 also includes underground parking with 48 spaces and storage under the proposed mixed use building. In addition, the applicant would maintain the 22 existing surface parking space off of 1st Ave West for a total off-street parking count of 70 spaces.

Option 2 has the same unit count and retail space in the north building. The difference is the underground parking would be eliminated in this option and instead, the applicants would construct 62 surface parking spaces on the southwest corner of the block. They would do this by removing the old bank office building but retaining the southeast bank building.

The applicant is requesting approval of both options so that they can conduct the geotechnical studies and cost analysis for each scenario.

Note: The PUD standards require that the City Council determine that a parcel has unique character in order to approval a PUD of less than two acres.



Columbia Falls Bank Building to remain with this PUD Amendment but go through an extensive remodel



Zoning Deviations requested with the PUD:

Height – The CB-4 zoning district has a maximum height requirement of 35-feet (Chapter 18.338.040.E). The requested deviation would allow the building to be 37+ feet for the main roof line and 44.5-feet for the elevator tower. This is the same deviation approved in the original PUD.

First Floor Residential – The CB-4 zoning prohibits residential use on the first floor (18.338.020(H)). The intent of the limitation is to keep ground floor commercial areas active and promote continuity for the retail shopper. The requested deviation only applies to the west half of the building and the structure shows 7,500 sf of commercial/retail space on the Nucleus Avenue frontage.

These deviations will be discussed further in this report.

The PUD overlay¹ is intended as a flexible tool that can be applied to an existing zone in order to encourage a more efficient use of land and public services by allowing, under certain circumstances, a more flexible means of land development than is otherwise generally allowed by the underlying zone. In order for a tract to be eligible for a PUD designation the property has to be two acres in size or the City Council has to recognize the circumstances and approve the smaller PUD size. Downtown PUD's and/or properties rarely exceed two acres in size because a city block is less than two acres. As a result a size deviation is needed to make them work. The PUD overlay allows deviations from the underlying standards of the zone (height, setback, density, parking, etc.) when it can be shown by the applicant that negative impacts have been addressed and the resulting design is equal to or superior to what would have been allowed under the existing zone.

¹ PUD district is defined in Title 18 as: "A district to encourage a more efficient use of land and public services by allowing, under certain circumstances, a more flexible means of land development than is otherwise generally permissible under lot-by-lot restrictions."

E. REASON FOR REQUEST

The proposed PUD complies with the basic land use category of the underlying zoning classification (CB-4) which has no minimum lot area, no minimum lot width, no setbacks from neighboring commercial, no maximum lot coverage, and no minimum parking requirements.

As stated in the application prepared by the Owner's consultants, the COVID-19 pandemic has resulted in providing spaces that can be isolated. The original PUD design had a mixed use building with a gym, pool, and office space sharing lobby space, stairways, elevators, etc. with residential condominium units.

The proposed amendment will move the gym space to one of the existing buildings on the south side of the block. The mixed use building will have 7,500 sf feet of commercial retail space on the ground floor but that space is isolated from the stairwells, and elevators serving the residential units.

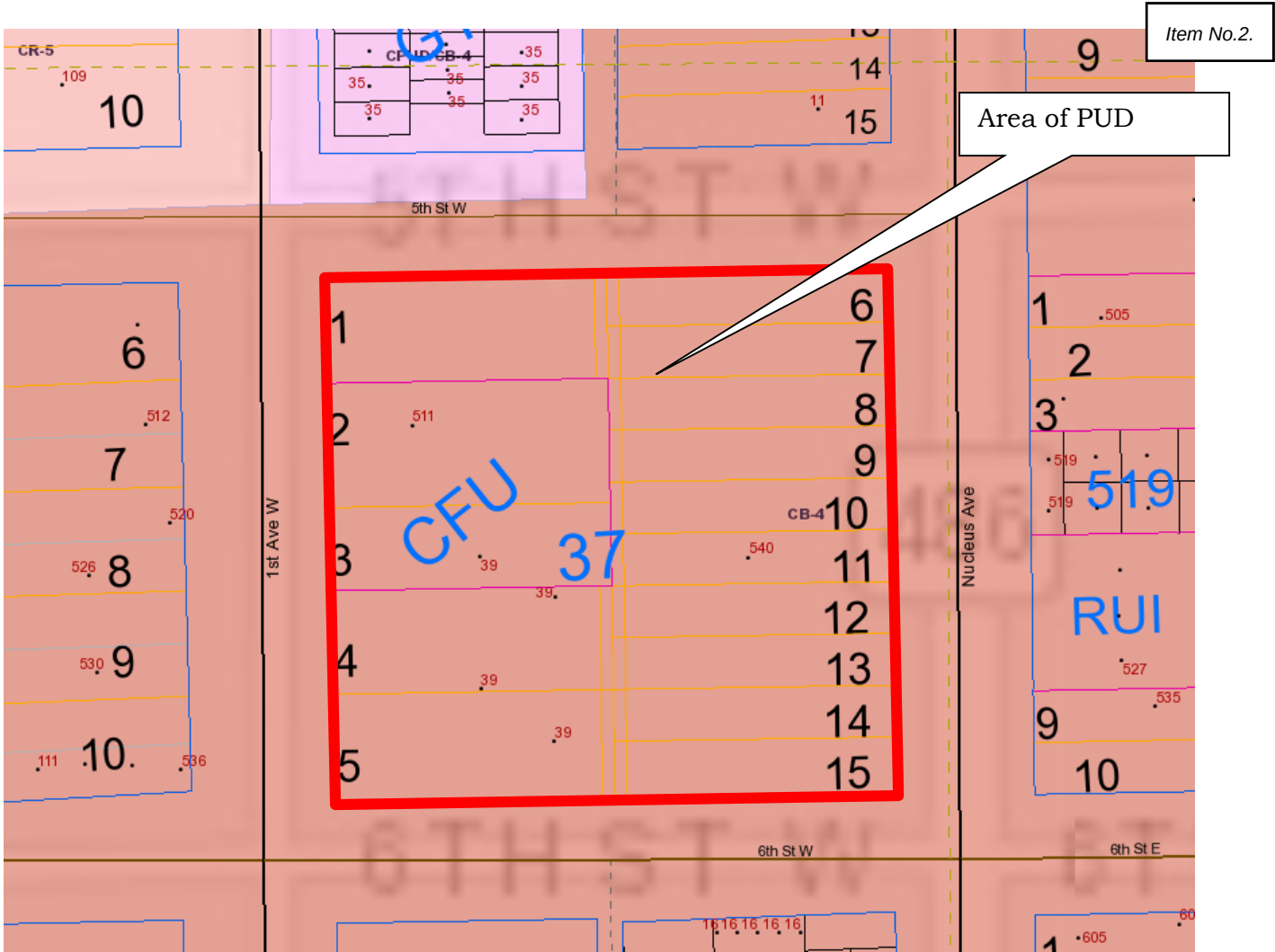
Because the proposed PUD Amendment eliminates the south building proposed in the initial PUD, the current request reduces the footprint of the applicable area by almost half as remodeling of existing commercial structures is a permitted use within the CB-4 zoning and would not require a PUD or CUP unless the remodel structure exceeds 10,000 sf.

F. EXISTING LAND USE

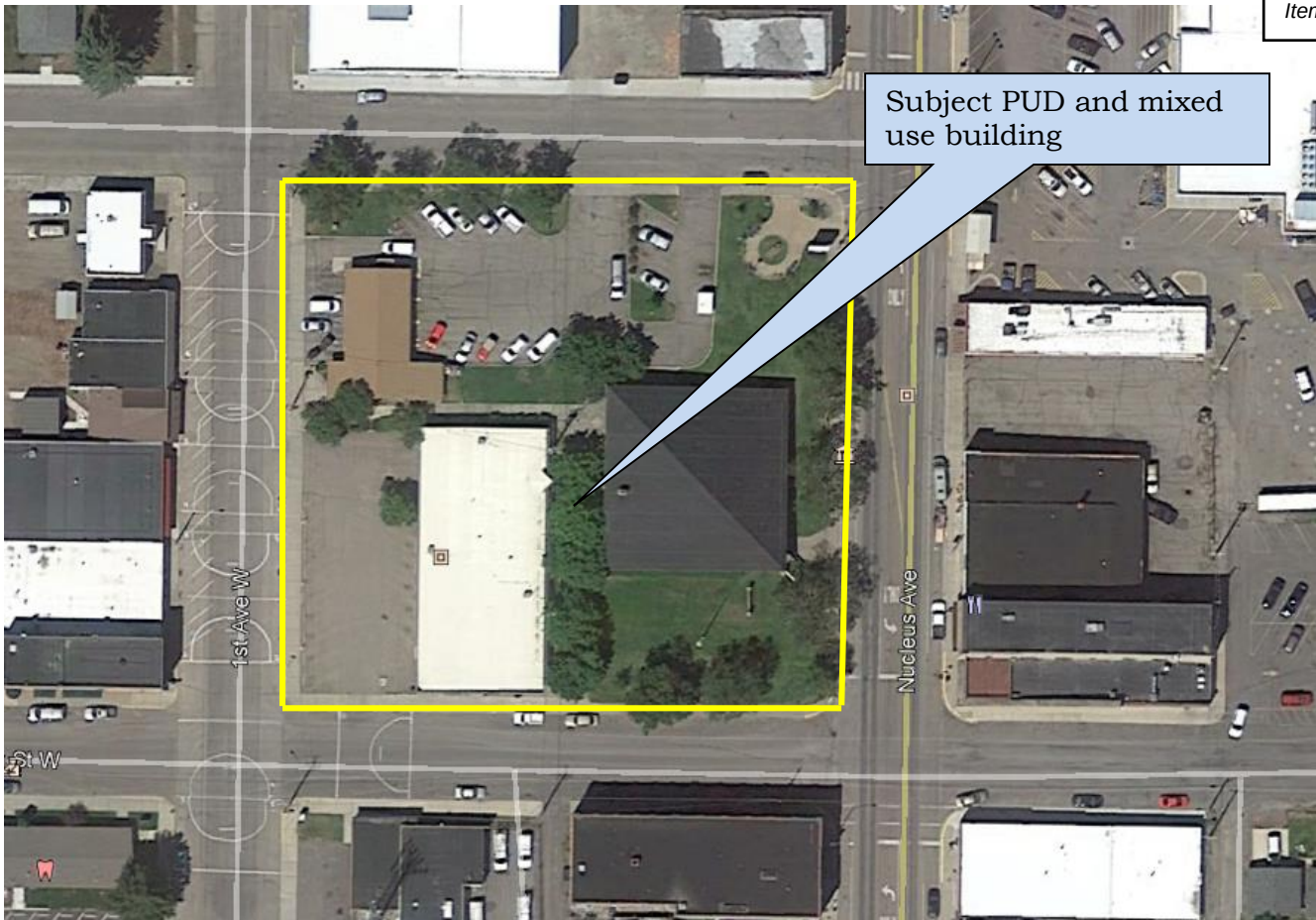
The subject property consists of three structures that made up the original Columbia Falls Bank complex. After the bank left, the buildings on Block 37 have been used for many different businesses and offices over the years.

G. ADJACENT ZONING AND LAND USE:

North	CB-4(PUD)	Multi Family Condominium/Masons Lodge
South	CB-4	Commercial/ Residential
East	CB-4	Commercial/Restaurant
West	CR-4	Office/Commercial



Source – Flathead County GIS



Source: Google Earth - Photo date 7/26/14

H. **GROWTH POLICY DESIGNATION**

The Growth Policy map shows the property is within the Commercial designation.

I. **UTILITIES/SERVICES**

The property is located inside the City limits of Columbia Falls.

<u>Water</u>	Columbia Falls Municipal Water
<u>Sewer</u>	Columbia Falls Municipal Sewer
<u>Fire Protection</u>	Columbia Falls City Fire Department
<u>Police Protection/</u>	Columbia Falls City Police
<u>Electricity</u>	Flathead Electric

J. **LOT SIZE DETAILS**

The site is made up of all of Block 37 of the original Columbia Falls Townsite. The block measures approximately 250 by 262 for total square footage of 65,500 which is 1.50 acres in size. The CB-4 zoning district does not have a minimum lot size, maximum lot coverage, minimum parking requirement and typically does not have setback requirements except when abutting residential zoned properties. As the property is in the downtown where buildings are intended to be built to the lot line, there is usually just a minimal amount landscaping required except when parking is proposed.

EVALUATION BASED ON STATUTORY CRITERIA

This request is reviewed pursuant to the criteria set forth in Section 76-2-304, M.C.A.; and as stated by the Montana Supreme Court; Chapters 18.348, Planned Unit Development Standards, and Chapter 18.428, Large Building Standards of the Columbia Falls Area Zoning Ordinance. The following findings are made:

1. Conformity to the Large Building Criteria as required in Columbia Falls Zoning Ordinance Section 18.428.

1. Facades and Exterior Walls:

- A. The proposed north building is greater than 60-feet in length and the applicants have incorporated numerous recess and projections along the façade of the building on all four sides to comply with these standards.
- B. All four sides of the building have windows and architectural elements such as belly bands, wainscot, and textural changes in siding materials. The Nucleus Avenue and Fifth Street frontages have covered sidewalks.
- C. The proposed building uses a combination of board and battens siding, shake siding and brick. The varied roof structures (Flat, Shed and hipped) provide architectural interest and break up the building facades.

2. Roofs and Parapets:

- A. The applicant chose a traditional, "Small Town Commercial" architectural style with flat roofs and parapets typical of small town commercial buildings. There will be roof top units (RTU) on the building. These will be situated on the building to screen the view.
- B. The parapets appear to meet the minimum standards and the parapets show a three dimensional cornice treatment. These will be reviewed in more detail at the time of building permit.
- C. The cornices have a three dimensional treatment.
- D. The applicant proposes flat roofs with cornices.
- E. The applicant is not proposing sloped roofs.
- F. The roof appears to have three plains/heights.
- G. The applicant is requesting a deviation from the CB-4 height standards of 35-feet. The applicant is requesting the maximum height of the buildings be 37+ feet for the main roof and the elevator shaft will extend up to 44.5 feet. The project went through the Columbia Falls Site Review process with the City departments and Chief Karl Weeks reviewed the height deviation from a health and safety standpoint. The multi-family building will be fully sprinkled as required by the IBC and the City's new ladder truck will provide access to the roof. In addition the applicant is providing roof access. Staff is recommending approval of the height deviation

3. Entrance:

The building has a front and rear entrance. The Nucleus Avenue entrances are located with recessed entry ways, canopy coverings and display windows. The 1st Avenue west entrance only appears to have a small canopy. This entrance will need to incorporate at least two more architectural elements from Section 18.428.050 of the Columbia Falls Zoning Ordinance.

4. Materials and Color:

- A. The proposed plan set shows a mix of exterior siding materials and colors.
- B. The applicant has suggested that the owner plans to use as much local labor and material as possible.
- C. The color of the structure is earth tone browns reflecting that of the wood and brick materials.

- D. The trim compliments the wall colors and is not bright.
- E. The applicant is not proposing any concrete block, tilt-up concrete, or smooth faced steel.

5. *Landscaping:*

- A. The site is in the urban downtown and made up of traditional city lots. Per code section 18.428.020, we may recognize that not all areas of the City fit all elements of the design requirements. In the instance of landscaping and open space, the Columbia Falls Downtown is an area with zero lot line setbacks and on-street parking so that the buildings embrace the pedestrian. The site plan does indicate that areas along the west and north sides of the building will have landscaping. There will also be planter boxes along the north side of the proposed building. The walkway from the parking lot to Nucleus and between the new north buildings and the existing south buildings indicates that there will be a renovated courtyard space. A detailed landscaping plan will need to be submitted with the building plan so that it can be approved as meeting the zoning regulations.



- B. The final landscape plan will insure an appropriate amount of landscaping is devoted to a downtown redevelopment project.

- C. The proposed building is in the downtown commercial district with zoning code that encourages buildings to the lot line. The traditional downtown development encouraged by the code and growth policy does not provide for large expanses of green space or preservation of native vegetation. The downtown is the heart of the urban area and the area that we promote the highest densities and intensities to create a vibrant commercial area
- D. The regulations require that large buildings on sites of less than 30 acres provide a 10-foot landscape buffer around the perimeter of the site. The intent of this standard is to provide some buffering and mitigate some of the shadowing effect on adjacent uses. This contradicts the intent of the downtown business district which wants structures to be up to the sidewalk to encourage pedestrian movement along the street. The proposed setback complies with the CB-4 zoning designation and larger setbacks would not be appropriate.
- E. The applicant is proposing two options which primarily impact parking:

Option 1: Construct 48 underground parking spaces below the proposed north building. The applicant will also utilize the existing 22 parking spaces associated with the existing southwest building. This option creates 70 off-street parking spaces.

Option 2: The applicant will not construct underground parking but instead will remove the southwest commercial building and reconstruct the surface parking lot to create 62 off-street parking spaces.

With Option 1, the applicant is not changing the parking configuration of the surface parking lot or changing the footprint of the existing building. Therefore this parking area would be “grandfathered” from the parking lot landscaping requirements. However in Option 2 where the southwestern building is removed and the parking lot will need to comply with the landscaping requirements. For example, there will need to be planter strips between the sidewalks along 1st Ave West and 6th Street West and the new parking lot.

The applicant may have to rebuild some of the sidewalk should it be destroyed during the construction of the new building. The entrance to the building connects to the sidewalks on the north, south and east sides of the building. A pedestrian alleyway provides pedestrian movement from the parking areas to the north and south buildings as well as Nucleus Avenue.

The applicant does not propose any parking isles greater than 30 spaces in length as required by code.

The parking lot does not exceed 120 spaces so it does not require segmenting into smaller lots.

No traffic calming (such as speed bumps or round-about) is proposed. The driving isle is only 132 feet long.

Grocery or box type stores are not proposed within the project so cart corrals are not proposed within the parking lot.

6. *Snow Storage.*

The applicant provided a site plan that lacks snow storage areas. The drainage plan will be reviewed by public works and a snow storage plan will be reviewed at that time.

7. *Lighting*

- A. At this point in time we do not have a sign package or lighting information for the building use which is typical for projects at this stage. Not many developers would go to the expense to design all of the building details when they don't know if they have approval to construct the building. The City of Columbia Falls requires all applicants to fill out a sign application and receive a sign permit from the City prior to erecting any signage. The City staff will review the sign permit application for compliance with the standards of the Columbia Falls Zoning Regulations prior to issuing a sign permit.
- B. The lighting package will be reviewed with the building plans for compliance with full shields and/or opaque shields for direct lights to walks, entrances and parking areas.
- C. The maximum height of the parking lot lights will be 18 feet.

8. *Pedestrian Circulation*

- A. There is a wide public sidewalk on all four sides of the property within the City's 5th Street, 1st Ave West, Nucleus Avenue, and Sixth Street right-of-ways. The applicant is proposing sidewalk along the south side of the north building which links First Avenue with Nucleus Avenue and all of the parking and buildings in between.
- B. The main entrances to the north and south buildings are at the sidewalk so pedestrian access is easily accommodated.
- C. As this is a downtown project, the public sidewalks provide the pedestrian access to the building and as the CB-4 zoning district has a zero lot line setback when abutting other commercial property a vegetated boulevard is not required.
- D. The existing/proposed surface parking lot provides access to the sidewalks on 1st Avenue and Sixth Street as well as the walkway connecting 1st Avenue to Nucleus. The proposed underground parking area provides access to stairwells within the building.
- E. There are no bicycle lanes proposed with the project.
- F. A trash receptacle for the public as well as bike racks will need to be a condition of approval.

9. *Community Space*

- A. As this project is in the downtown business district and fronted by four public sidewalks additional public pedestrian amenities are not applicable to this site.

10. *Trash and receiving*

- A. The applicant's site plat is showing a trash enclosure in the parking surface lot in both Options 1 and 2. The applicant will construct a site obscuring fence with gates around the dumpster site as indicated on the site plan. The applicant shall include plans for the refuse enclosure with the building plans.
- B. The developer is not proposing a loading dock.
- C. No outdoor storage is proposed.

2. **Does the requested zone comply with the Growth Policy?**

The mixed use building with commercial use on the ground floor along Nucleus Avenue and residential use in the rear of the main floor and 2nd and third floors promotes the

growth policy by providing a residential component to the downtown. These proposals allow long and short term residents can walk to shops and services which in turn promotes a vibrant downtown area. With the exception of the ground floor residential use, the proposal is in compliance with the zoning and with the Columbia Falls Growth Policy. If the governing body approves the PUD amendment the project will also be in compliance with zoning.

The Columbia Falls Growth Policy provides the following:

Chapter 2 – Growth Management

- Policy 6 Encourage infill development where full public services are available.
- Policy 10 Design and locate development to protect public health and safety; insure adequate provision of service; fit the character of its surroundings; and encourage the most appropriate use of the land. Community character shall represent the following values identified by the community in the public input process: scenic, small town ambience, outdoor lifestyle, western town, historic/cultural assets, national park gateway, wildlife, walkable community, winter sports.

Chapter 3 Land Use – Residential

- Goal 1 An adequate supply and mix of housing options (in terms of cost, location, type and design) to meet the needs of present and future residents.
- Policy 4.b Small high density residential districts are encouraged to be dispersed throughout the urban area. These districts should be located predominately near schools, buffering retail and business areas and adjacent to major streets.
- Policy 4.g High density areas should be fully served by urban infrastructure and service. This includes paved streets, curbs, sidewalks abutting residential lots, boulevards, and public sewer and water.

Chapter 4 Land Use – Commercial

- Policy 1.b. Utilize Planned Unit Developments as a tool to ensure that commercial areas provide appropriate buffers to adjacent residential areas and that all planned uses are compatible.
Central Business District:
- Policy 2a Work to promote redevelopment, revitalization of commercial buildings in the downtown core.
- Policy 2d Reinforce and take advantage of downtowns strengths, including its higher concentration of people, investment in buildings and infrastructure, intricate mix of land use, historic and architectural character, pedestrian orientation, and visitor attraction.
- Recognize that there are special parking considerations downtown which differ from other areas, encourage innovative parking management, effective regulation of on-street parking, shared parking provisions, parking standards that encourage reuse of upper floors, and provisions of public parking lots and structures.
- Support mixed use projects in this area which blend traditional commercial with office and residential housing opportunities.

- Policy 3 Continue to encourage the design of new commercial and multi-family developments to incorporate pedestrian access, well designed and landscaped off-street parking, integrated signage and the screening of storage areas and refuse collections areas.

The proposed PUD is being reviewed under the City's "Large Building" standards which were adopted right before the 2008 economic downturn. The Large Building standards incorporate many of the goals and policies of the Growth Policy as outlined above. The City has been looking to increase the residential presence in the commercial district as a way to boost growth in downtown area restaurants and retail services. The proposed condominiums also have the possibility of increasing the downtown tourist presence by offering short term rentals.

3. Is the requested zone designed to lessen congestion in the streets?

The parcel is located in the downtown business district where high concentrations of people and traffic are anticipated. Having a mixed use building with residential use within walking distance of grocery, restaurant, office, and dental businesses will reduce automobile congestion while potentially increasing the use of downtown businesses.

4. Will the requested zone secure safety from fire, panic, and other dangers?

The project was reviewed by the Columbia Falls Fire Chief and he is satisfied with the basic site plan. Items such as the required sprinkling and hose connections (FDC) will be reviewed at the time of building plan review. However the Fire Chief would like one FDC on Nucleus for the south building and the second FDC on Fifth Street for the north building. The property has good access to the City streets. The Fire Chief wants the turning radius on the internal parking lot of Option 2 to meet code for a 40-foot ladder truck. As stated previously, the Fire Chief will recommend roof access be provided to the new building.

Although not required the Fire Chief would highly recommend Knox Boxes be incorporated into the buildings at the FDC locations. The applicant has indicated in the application that they will provide Knox Boxes.

The Fire Chief also pointed out that the old bank building had a tunnel that ran from the main building to the drive-through and the old office building. If these tunnels remain, the applicant will need to insure that the parking lot driving isles can support a 70,000 pound ladder truck.

5. Will the requested change promote the health and general welfare?

The site is located well outside of any floodplains, wildland urban interface or other hazards. The subject property is zoned CB-4 which anticipates dense development and the project will connect to municipal sewer and water services.

6. Will the requested zone provide for adequate light and air?

The site is zoned CB-4 which is the downtown business district. In this district, buildings are expected to abut the sidewalk and touch or come close to touching the neighboring building.

7. Will the requested zone prevent the overcrowding of land?

The property is zoned CB-4 (Central Business) and this zoning designation anticipates intensive uses. Given the performance standards of the “Large Building” provisions, the location of the project in the downtown will not overcrowd the property.

8. Will the requested zone avoid undue concentration of people?

As stated previously the existing zoning anticipates large concentrations of people. The infrastructure is available to address the residential use which would be far less impacting than a comparably sized commercial building.

9. Will the requested zone facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements?

The project will redevelop an entire City block in the downtown although only the north building needs deviations through the proposed PUD Amendment. The project abuts four city streets with a significant commercial presence on three of those sides. There are city sidewalks on all adjacent streets. 5th Street connects to the school three blocks west of the project. A city park is located five blocks northeast of the property. The project will connect to municipal sewer and water services.

10. Does the requested zone give reasonable consideration to the peculiar suitability of the property for particular uses?

The proposed PUD does give consideration to the CB-4 zoning as it proposes all permitted uses. The first floor commercial along Nucleus Avenue compliments the neighboring commercial uses. The first floor residential on the west half of the building faces the first floor residential approved for the Duval site. The land use pattern mimics a traditional downtown business with the retail storefront along the street and storage or office space to the rear of the building. The second and third floor residential use is a recent trend in Columbia Falls but not new to historic downtowns. These residential units will utilize nearby commercial uses and provide a 24 hour presence in the downtown.

11. Does the requested zone give reasonable consideration to the character of the district?

The character of the neighborhood is primarily commercial with nearby restaurants, grocery, services, etc. In the past few years there has been new second/third floor residential added to the downtown as well and there is the existing second floor residential in the Nord Building. In this specific part of Nucleus, the commercial district is two blocks deep. The mixed use PUD and proposed height all fit within the fabric of the downtown and both the new and old construction.

12. Will the new zoning affect property values?

The existing uses consist of the original Bank of Columbia Falls building which is currently used for a gym, the old drive-through teller building which is not currently in a state to be rented out, and the old B & B store which currently has office space. None of these structures have been maintained very well for the last ten or more years and

are at the point they either need serious work or they be redeveloped as propose this application. The new structure and proposed remodeling should improve property values in the downtown area and perpetuate the trend of building owners investing and improving buildings in the historic business district of Columbia Falls.

13. Will the requested zone encourage the most appropriate use of the land throughout the municipality?

The property is zoned CB-4 (Central Business). Mixed use is encouraged in the downtown as the residential uses help support the commercial uses. The mixed use facilitates walkable communities by providing opportunity for people to walk or bike to work. The proposed use is exactly what the Columbia Falls Land Use documents encourage in the municipality.

SUMMARY

The PUD request conforms to the Columbia Falls City Growth Policy, and complies with the “Large Building” standards, and the findings as discussed above. The project will be fully served by Municipal services. The requested PUD allowing up to a 44.5 foot building is supported by staff and has been reviewed for public health and safety by the Columbia Falls Fire Chief.

RECOMMENDATION

Staff recommends that the Columbia Falls City-County Planning Board and Zoning Commission adopt Columbia Falls Planning Office Staff Report #CPUD-20-03 as findings of fact and recommend approval of the PUD subject to the following conditions:

1. The City Council approves a PUD in an area less than two acres.
2. The Ruis Holding 540 Nucleus Ave LLC PUD will allow the following deviations:
 - Building Height – The maximum building height is 37+ feet for the main roof line and 44.5-feet for the elevator tower
 - First Floor Residential – the west half of the ground floor may allow ground floor residential and at a minimum there will be 7,500 sf of commercial/retail space on the Nucleus Avenue frontage.
 - Approval of the PUD will allow the applicant to choose one of the two proposed options for off-street parking.
3. The project shall be built in substantial compliance with the submitted “Nucleus Mix Use” application and all accompanying drawings, as prepared by Montana Creative.
4. Prior to the submittal of plans for the building permit, the applicant shall work with the Columbia Falls Fire Chief for approval of the FDC locations, Knox Box location, roof access, and turning radius within the parking lot should the applicant go with Option 2.
5. The mixed use structures shall be fire sprinkled in accordance with the IBC.
6. Should the old bank tunnels remain, the applicant shall provide a Professional Engineer’s certification that the parking lot driving isles will support a 70,000 pound ladder truck.
7. Landscaping and landscaping features will generally follow the PUD plan with the understanding that the PUD plan is not a detailed Landscaping Plan. The applicants shall provide the City Manager a detailed Landscape plan. The landscape plan shall be

approved and the landscaping installed prior to the issuance of an occupancy permit. If, due to weather, the landscaping cannot be completed prior to occupancy, the applicant may enter into a developer's agreement with the City of Columbia Falls and provide security (bond or letter of credit) in the amount of 125% of the landscape improvements. The security amount will be determined by actual bid or licensed engineer. The developer's agreement will not be for longer than six months.

8. Any sidewalk or public infrastructure damaged by the demolition or reconstruction of the building shall be replaced per the Columbia Falls Public Works Standards.
9. All connections to sewer and water along with any work in the City's right-of-way shall require review and written approval from the Columbia Falls Public Works Director.
10. The City Planning/Zoning staff will review the sign permit application for compliance with the standards of the Columbia Falls Zoning Regulations prior to issuing a sign.
11. The applicant shall install a bike rack and trash receptacle in the parking lot and one bike rack on the Nucleus Avenue side of the site.
12. Any RTU will be screened or sited on the roof so that they are not visible from the public way.
13. The applicant will construct a site obscuring fence with gates around the dumpster site as indicated on the applicant's site plan. The refuse screening shall be included with the building permit plans.
14. The light details will be reviewed at the building permit stage to insure that they comply with the 18-foot height standards and that all lighting has full cut off and/or opaque shields.
15. The 1st Avenue West entrance will incorporate at least two more architectural elements from Section 18.428.050 of the Columbia Falls Zoning Ordinance
16. All conditions of the PUD shall be complied with prior to the issuance of the occupancy permit or otherwise addressed as provided for in this PUD.



Planning Department

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

PHONE (406) 892-4391

FAX (406) 892-4413

Item No.2.

PETITION FOR PLANNED UNIT DEVELOPMENT AMENDMENT

NAME OF APPLICANT: Ruis Holdings 540 Nucleus Ave LLC

MAIL ADDRESS: PO Box 1928 _____

CITY/STATE/ZIP: _ Columbia Falls, MT 59912 ___ PHONE: 619-889-7749 _

INTEREST IN PROPERTY: _Owner_____

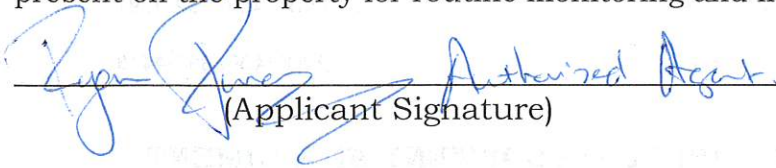
PLEASE COMPLETE THE FOLLOWING:

- A. Address of the property: 540 Nucleus Ave.
- B. Legal Description: COLUMBIA FALLS, S08, T30 N, R20 W, BLOCK 37, Lot 1-15
- C. On a separate sheet describe the proposed change(s) to the PUD and state specifically any language change and show in detail any drawing or map change.
- D. On a separate sheet describe the changed or changing conditions that make the proposed amendment necessary.
- E. Attach a copy of the original PUD. (Staff will provide this attachment)

HOW WILL THE PROPOSED CHANGE AFFECT THE FOLLOWING: (On a separate sheet provide the following information)

- A. PUD conformance with the Growth Policy.
- B. Effects of street congestion and provisions for safe ingress and egress.
- C. Promotion of safety from fire, panic and other dangers.
- D. Promoting the public interest, health, comfort, convenience, safety and general welfare.
- E. Preventing the overcrowding of land.
- F. Avoiding undue concentration of population.
- G. Facilitating the adequate provision of transportation, water, sewage, schools, parks and other public facilities.
- H. Giving reasonable consideration to the character of the district.
- I. Giving consideration to the peculiar suitability of the property for particular uses.
- J. Protecting and conserving the value of buildings.
- K. Encouraging the most appropriate use of land by assuring orderly growth.

The signing of this application signifies approval for Columbia Falls Planning staff to be present on the property for routine monitoring and inspection during approval process.


(Applicant Signature)

7-6-2020
(Date)

APPLICATION PROCESS

Pre-Application Meeting:

A discussion with the planning director or designated member of staff must precede filing of this application.

Completed application form.

Application fee per schedule, made payable to the Columbia Falls Planning Department.

The application must be accepted as complete by the Columbia Falls Planning staff **thirty-five (35) days prior** to the date of the planning board meeting at which it will be heard in order that requirements of state statutes and the zoning regulations may be fulfilled.

Application Contents:

1. Petition signed by the real property owners.
2. A map showing the location and boundaries of the property.
3. A title report of the subject property or other certified identification of all current owners and lienholders.

On a separate sheet describe the proposed change(s) to the PUD and state specifically any language change and show in detail any drawing or map change.

1. The original PUD application was for (2) buildings that exceeded the zoning height limits and required review of the large building standards and approval for exceeding the 35' allowed height requirement. The PUD was approved per our plans. This amendment to the original PUD would include the following:
2. A request for Residential units of the first floor of the revised North Building which requires City approval.
 - a. We are proposing to modify the originally proposed North building to the following;
 - i. Remove the Gym component of the building.
 - ii. Provide 48 Residential units with (15) two-bedroom units on both the second and third floors and (18) studio or one bedroom units on the West half of the first floor.
 - iii. Provide apx. 7,500 sf of commercial space on the first floor on the east half of the building along Nucleus Ave.
 - iv. The building will be the same height as the originally approved PUD.
 - v. The building will retain a similar exterior look and design as the original PUD with modifications to allow for the revised design. This design does meet the Large building design standards.
 - vi. Parking Options A & B.
Due to unknown costs and structural concerns at the time of this submittal we are proposing (2) options for parking related to the PUD and are asking for approval of either option at this time so the project can move forward in a timely manner with either option.

Option A is to provide 48 under building parking spots with access to the garage through the existing teller building location and tunnel system. The former Bank Building and Blue Building with its surface parking would remain as is with the current parking counts of 22 spots. In this proposal 70 parking spots would be provided. No parking spots are required in this zoning.

Option B is to remove the existing Blue building and provide surface parking on the SE portion of the block. With this revised site lay out we would be able to provide 62 Parking spots. The existing Tunnel system would be reviewed to see if it can meet the required loading to park and drive over it based on the City and Code requirements. If it cannot, it would either

be modified to allow the required loading or removed as required. No parking spots are required in this zoning.

- b. We will no longer be doing a new mixed-use south building as part of the PUD amendment. It is anticipated that the existing two buildings on the site will remain as part of the project and get renovated in future phases or removed as outlined in Option B of the parking request. Those future phases would meet the current zoning requirements but if any future additions pushed either building above the Large building thresholds or other zoning requirements that would require further conditional review, we would come back for a CUP for that project. Otherwise the existing parking and landscaped areas on the site will remain the same except as outlined on the plans to develop the new North Building.

On a separate sheet describe the changed or changing conditions that make the proposed amendment necessary.

3. Due to the recent Covid-19 pandemic and further economic review of the proposed project it has been determined that putting a series of residential units over a gym and pool space and another building with residential units over commercial and open parking spaces became economically unfeasible. The revised project provides a simpler North building to construct with stacked structural and plumbing and simpler mechanical systems by not incorporating a pool as part of the building. It also is more economical to use the one or two of the existing buildings on the site for future commercial and gym space and adding an attached stand-alone pool area in future phases vs. removing the existing buildings which is costly and building all of this space new.

The overall use of the site remains the same with the additional requested element to allow Residential units on a portion of the First Floor. We have located the Residential units on the West half of the building which faces internally to our block on the south and towards Glacier Courtyards on the North side west of the alley that has residences on the First floor. The West façade faces a series of smaller commercial buildings. By providing commercial space on the East Façade along Nucleus and on the North façade ½ way down the block we feel that the design presents a live edge along the active street front. Having the residential units facing other residential units along the west ½ of the block will provide an appropriate street front opposite of each other and should not have an overtly negative affect on the commercial units to the West. The current situation has a former teller building and parking spaces on the west end of the site that are not being used in any significant manner at this time. We anticipate that the design will keep a live commercial face and edge on the Nucleus side of the block and ½ way down the block to the west. The overall building looks as one building broken up in a series of different masses and should continue its commercial active feel on its North and West facades. The original design

had a pool and locker rooms in the spaces we are now proposing as residential and would have limited change in creating a live street face compared to what we are now proposing.

The residential units on the first floor are studio units and it is anticipated they and possibly the rest of the units will act much of the time as VRBO units. Nightly rentals are an allowed use in this district. Hotels, which these units will act in many ways like, are an allowed use in the CB-4 district.

The economic driver in buildings of this type in the Valley are the residential units, which as outlined in the already approved PUD, bring in people to live and visit providing an economic stimulus to the area and especially the downtown core. We are providing apx. 7,500 sf of commercial space at the most visible face as well as the residential units in the revised plan.

PUD conformance with the Growth Policy.

Chapter 2 – Growth Management

The prior design of the project was approved meeting the Growth Policy per the following outline. We feel that the original analysis of the project meeting the Growth Policy still is applicable:

- Policy 6 Encourage infill development where full public services are available
- Policy 10 Design and locate development to protect public health and safety; insure adequate provision of service; fit the character of its surroundings; and encourage the most appropriate use of the land. Community character shall represent the following values identified by the community in the public input process: scenic, small town ambience, outdoor lifestyle, western town, historic/cultural assets, national park gateway, wildlife, walkable community, winter sports.

Chapter 3 Land Use – Residential

- Goal 1 An adequate supply and mix of housing options (in terms of cost, location, type and design) to meet the needs of present and future residents.
- Policy 4.b Small high-density residential districts are encouraged to be dispersed throughout the urban area. These districts should be located predominately near schools, buffering retail and business areas and adjacent to major streets.
- Policy 4.g High density areas should be fully served by urban infrastructure and service. This includes paved streets, curbs, sidewalks abutting residential lots, boulevards, and public sewer and water

Chapter 4 Land Use – Commercial

- Policy 1.b. Utilize Planned Unit Developments as a tool to ensure that commercial areas provide appropriate buffers to adjacent residential areas and that all planned uses are compatible.
- Central Business District:
- Policy 2a Work to promote redevelopment, revitalization of commercial buildings in the downtown core.
- Policy 2d Reinforce and take advantage of downtowns strengths, including its higher concentration of people, investment in buildings and infrastructure, intricate mix of land use, historic and architectural character, pedestrian orientation, and visitor attraction.
- Recognize that there are special parking considerations downtown which differ from other areas, encourage innovative parking management, effective regulation of on-street parking, shared parking provisions, parking standards that encourage reuse of upper floors, and provisions of public parking lots and structures.

- Support mixed use projects in this area which blend traditional commercial with office and residential housing opportunities.

Chapter 7 Urban Design/Historic and Cultural Facilities

- Policy 3 Continue to encourage the design of new commercial and multifamily developments to incorporate pedestrian access, well designed and landscaped off-street parking, integrated signage and the screening of storage areas and refuse collections areas.
- The proposed PUD was reviewed under the City's "Large Building" standards which were adopted right before the 2008 economic downturn. The Large Building standards incorporate many of the goals and policies of the Growth Policy as outlined above. The City has been looking to increase the residential presence in the commercial district as a way to boost growth in downtown area restaurants and retail services. The first, second and third floor condominiums also have the possibility of increasing the downtown tourist presence by offering short term rentals.

Effects of street congestion and provisions for safe ingress and egress.

- The parcel is located in the downtown business district where high concentrations of people and traffic are anticipated. Having a mixed-use building with first, second and third floor residential use within walking distance of grocery, restaurant, office, and dental businesses will reduce automobile congestion while potentially increasing the use of downtown businesses. Access to the buildings parking is at a current teller location that during its operation had a much higher traffic pattern than what this project would anticipate at a similar location. The building is set back from the street face on the west end providing for visibility into and out of the garage access. The main traffic will exit onto a secondary street that people will then be able to disperse and then access primary streets from. Walking access into the building on the residential units will be available on the East and West ends as well as mid building on the south side. The commercial units primary access will be on the East facades along Nucleus.

Promotion of safety from fire, panic and other dangers

- The project will be reviewed by the Columbia Falls Fire Chief and based on the prior review we will incorporate the following aspects: An FDC on the East and West ends of the North Building. Knox boxes at the FDC locations. The building will be sprinkled and meet all fire and building standards. The project is bordered by City streets on (3) and possible (3 ½) sides and has open space around all faces of the building providing good access. There is no attic spaces on the building and will we provide roof top access through a central stairway and the building will be able to be accessed with a 40' ladder truck to the roof.

Preventing the overcrowding of land.

- The property is zoned CB-4 (Central Business) and this zoning designation anticipates intensive uses. Given the performance standards of the "Large Building" provisions, the location of the project in the downtown will not overcrowd the property. The proposed building has a smaller footprint than the original design.

Will the requested zone avoid undue concentration of people?

- The existing zoning anticipates large concentrations of people. The infrastructure is available to address the residential use on the first floor and the overall project which is 4 residential units less than what was originally proposed. The

residential use would be far less impacting than a comparably sized commercial use.

Will the requested zone facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements?

- The project will redevelop an entire City block in the downtown with the PUD requesting a use for the North 1/3 of the block. As such, the project abuts four city streets with a significant commercial presence on three of those sides. There are city sidewalks on all adjacent streets. 5th Street connects to the school three blocks west of the project. A city park is located five blocks northeast of the property. The project will connect to municipal sewer and water services.

Does the requested design give reasonable consideration to the character of the district?

- The character of the neighborhood is primarily commercial with nearby restaurants, grocery, services, etc. In the past few years there has been new second/third floor residential added to the downtown as well as an apartment building with residential units across from the building on the Northwest side. In this specific part of Nucleus, the commercial district is two blocks deep. The mixed-use PUD and proposed height all fit within the fabric of the downtown and both the new and old construction. The revised plan keeps two existing buildings that are part of the current fabric and will help keep the building elevations lower to provide more light onto the street from the west which was a concern of the original design. To this point, filling commercial spaces in the downtown core has been more difficult than residential tenants. This project provides for a reasonable amount of residential units on the site while still providing commercial space along the more desirable Nucleus street frontage. Placing commercial space on the North and West face would be a much more difficult space to fill based on the current economic dynamics of the downtown.

Giving consideration to the peculiar suitability of the property for particular uses.

- The property is zoned CB-4 (Central Business). Mixed use is encouraged in the downtown as the residential uses help support the commercial uses. The mixed use facilitates walkable communities by providing opportunity for people to walk or bike to work. The proposed use is what the Columbia Falls Land Use documents encourage in the municipality.

Protecting and conserving the value of buildings.

- The new design proposes renovating the existing Blue building and former Bank building and putting on a possible pool addition as part of a separate phase instead of tearing them down. With the upgrades we would anticipate seeing a much more attractive Blue building and a renovated former bank building with an updated façade while keeping more green space along Nucleus helping conserve aspects of the existing downtown. The new North Mixed-use building is proposing a Modern downtown façade with a historical look and built out of high-quality materials which will help bring added value and growth to the downtown core.

Encouraging the most appropriate use of land by assuring orderly growth.

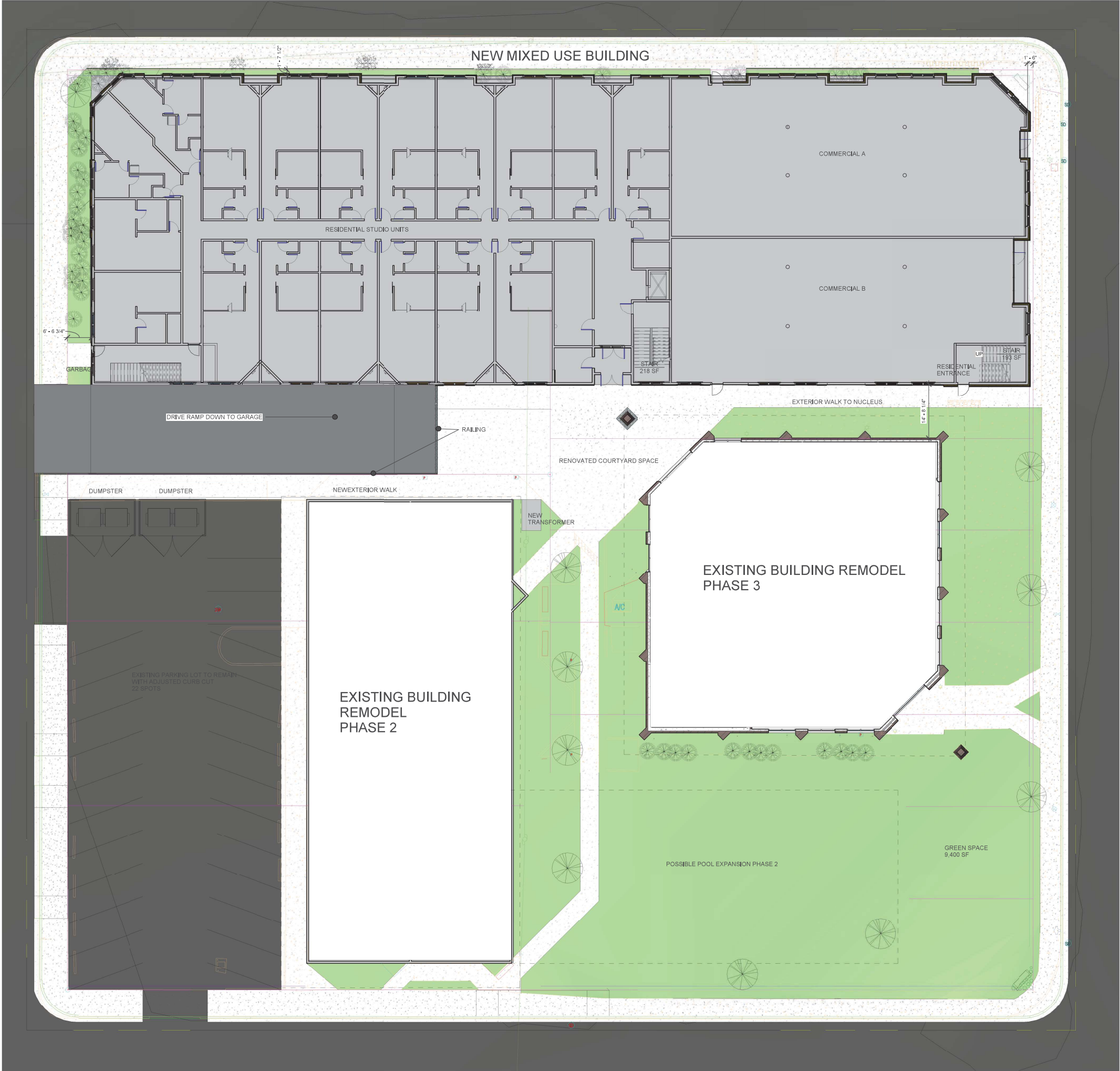
- The project is the same intended uses as the original design but is requesting to allow residential units on the first floor for the west half of the building. By maintaining and renovating the existing two buildings on the block and providing

for new commercial and residential units on the north 1/3 of the block we will be providing for appropriate growth in an underutilized area of the downtown core and be able to provide parking on site in appropriate numbers for the proposed buildings.

Item No.2.



2 ARCHITECTURAL SITE PLAN w/BACKGROUND
A2.0 1" = 100'-0"



1 SITE PLAN
A2.0 3/32" = 1'-0"

NOT FOR CONSTRUCTION 7/6/2020

OPTION A SITE PLAN

Item No.2

19-5

Reg. No. 2832 Date: 7/6/2020

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Project Number: 19-59
Date: 7/6/2020
Drawn By: Drafter
Checked By: Checker
Revision Date:

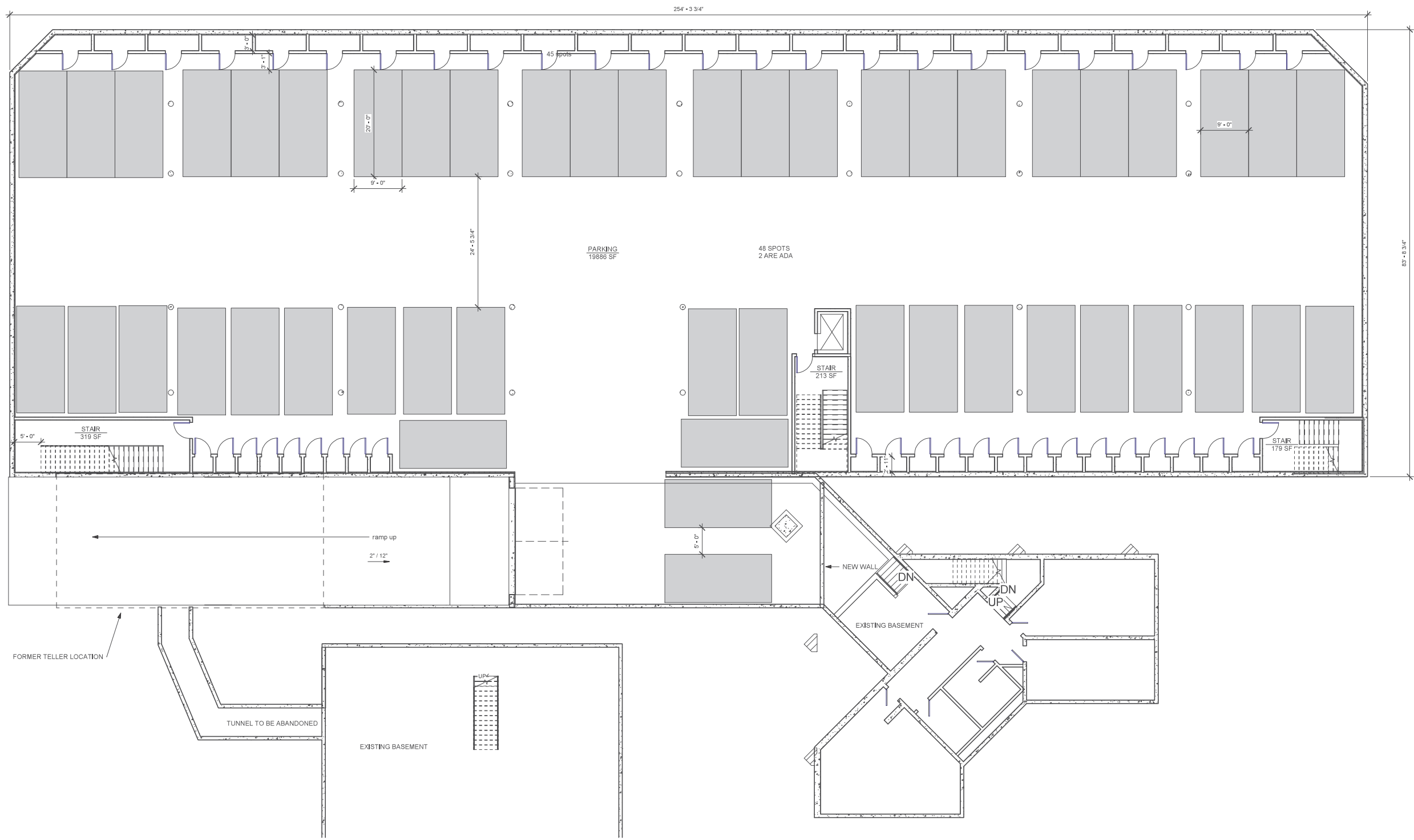
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RUIS NUCLEUS MIXED USE OPTION A
COMMERCIAL AND CONDO UNITS
NUCLEUS AVE
BLUMBIA FALLS, MT



1 GARAGE
A2.1 1/8" = 1'-0"

NOT FOR CONSTRUCTION 7/6/2020

PARKING LEVEL

Item No.2.

19-5

Reg. No. 2832 Date: 7/6/2020

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Project Number: 19-59
Date: 7/6/2020
Drawn By: Author
Checked By: Checker
Revision Date: 06/25/20

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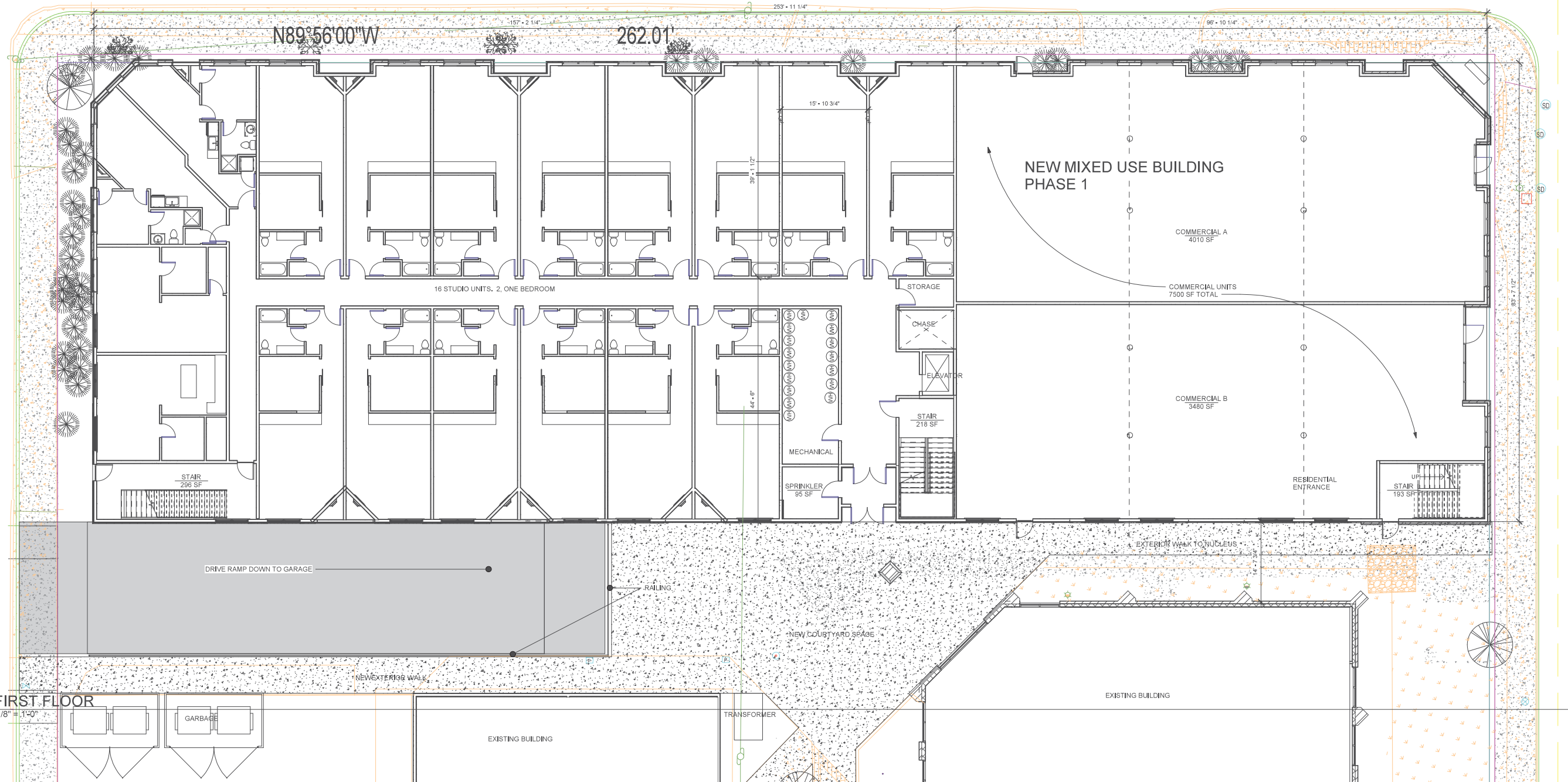
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RUIS NUCLEUS MIXED USE OPTION A
COMMERCIAL AND CONDO UNITS
NUCLEUS AVE
BLUMBIA FALLS, MT

1
A2.2
FIRST FLOOR
1/8" = 1'-0"



FIRST FLOOR PLAN

NOT FOR CONSTRUCTION 7/6/2020

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NUCLEUS AVE
BLUMBIA FALLS, MT

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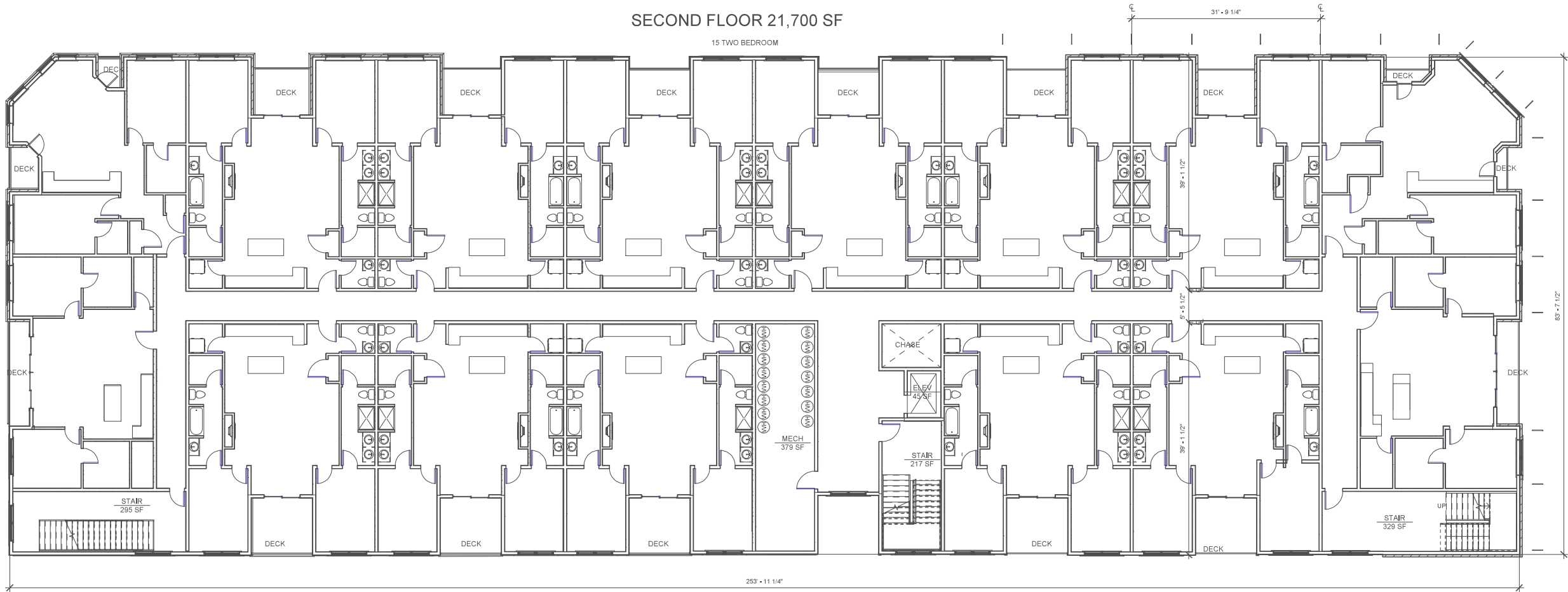
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Item No.2
19-59
Reg. No. 2832
Date: 7/6/2020
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1 SECOND FLOOR
A2.3 1/8" = 1'-0"

NOT FOR CONSTRUCTION 7/6/2020

Item No.2.

19-5

Reg. No. 2832 Date: 7/6/2020

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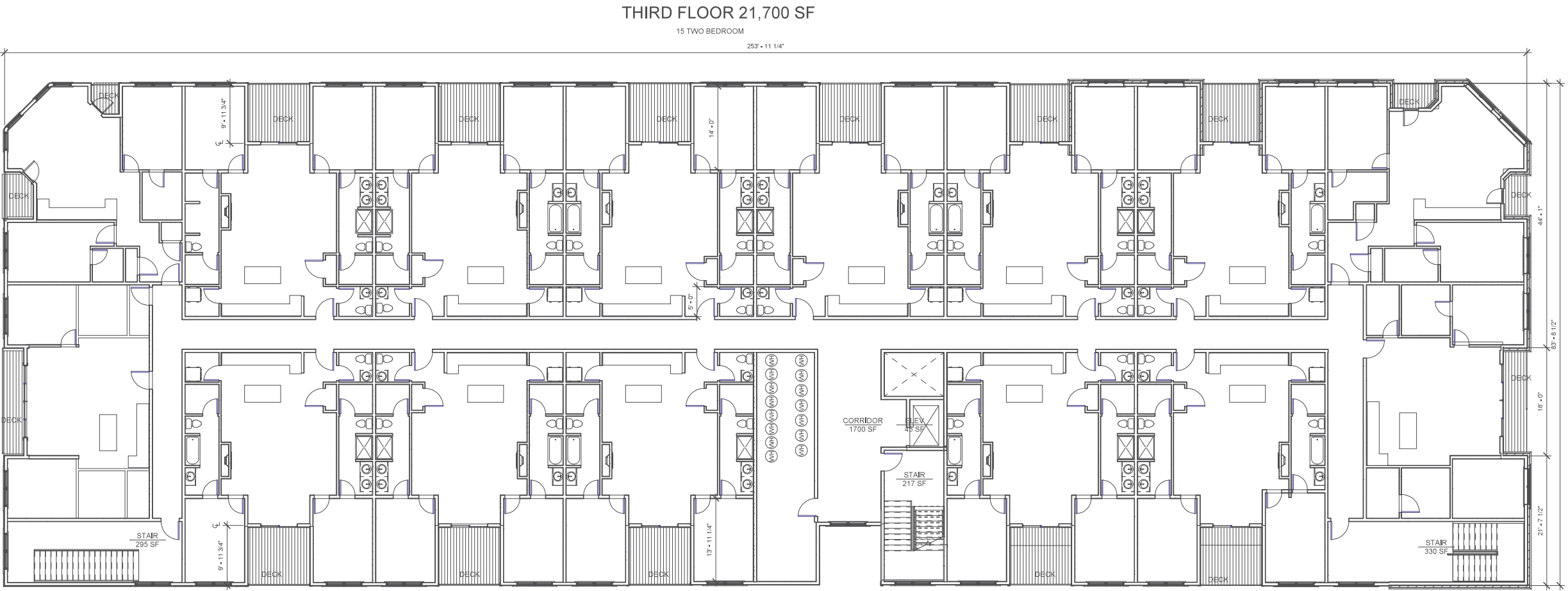
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SECOND FLOOR PLAN

RUIS NUCLEUS MIXED USE OPTION A
COMMERCIAL AND CONDO UNITS
NUCLEUS AVE
BLUMBIA FALLS, MT



1 THIRD FLOOR
A2.4 1/8" = 1'-0"

THIRD FLOOR 21,700 SF
15 TWO BEDROOM

NOT FOR CONSTRUCTION 7/6/2020

Item No.2.
19-5
Reg. No. 2832
AARON L. WALLACE
Date: 7/6/2020

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RUIS NUCLEUS MIXED USE OPTION A
COMMERCIAL AND CONDO UNITS
NUCLEUS AVE
BLUMBIA FALLS, MT



1 EAST BUILDING ELEVATION
A3.1 1/8" = 1'-0"



4 WEST BUILDING ELEVATION
A3.1 1/8" = 1'-0"



3 SOUTH BUILDING ELEVATION
A3.1 1/8" = 1'-0"



2 NORTH BUILDING ELEVATION
A3.1 1/8" = 1'-0"

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BUILDING ELEVATIONS

Item No.2.
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Reg. No. 2832
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Project Number: 19-59
Date: 7/6/2020
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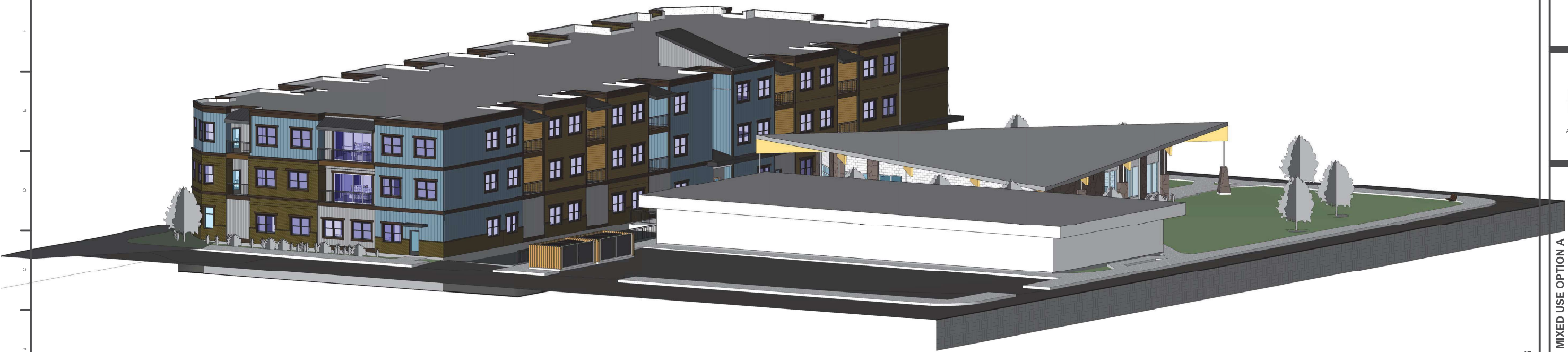
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COMMERCIAL AND CONDO UNITS
JCLEUS AVE
BLUMBIA FALLS, MT



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1 FROM NE
A9.2



2 FROM SW
A9.2

NOT FOR CONSTRUCTION 7/6/2020

PERSPECTIVES

Item No.2.

19-5

Reg. No. 2832 Date: 7/6/2020

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Project Number: 19-59
Date: 7/6/2020
Drawn By: Drafter
Checked By: Checker
Revision Date: 12/18/17

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- 80 -



1
A9.3 PERSPECTIVE FROM NE



6
A9.3 PERSPECTIVE FROM NW

NOT FOR CONSTRUCTION 7/6/2020

PERSPECTIVES

Item No.2.

19-5

Reg. No. 2832 Date: 7/6/2020

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Project Number: 19-59
Date: 7/6/2020
Drawn By: Author
Checked By: Checker
Revision Date: 10/03/18

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COMMERCIAL AND CONDO UNITS
NUCLEUS AVE
BLUMBIA FALLS, MT

- 81 -



1
A9.4 PERSPECTIVE FROM SE



2
A9.4 PERSPECTIVE FROM SW

NOT FOR CONSTRUCTION 7/6/2020

PERSPECTIVES

Item No.2.

19-5

Reg. No. 2832

Date: 7/6/2020

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Project Number:	19-59
Date:	7/6/2020
Drawn By:	Author
Checked By:	Checker
Revision Date:	01/24/20

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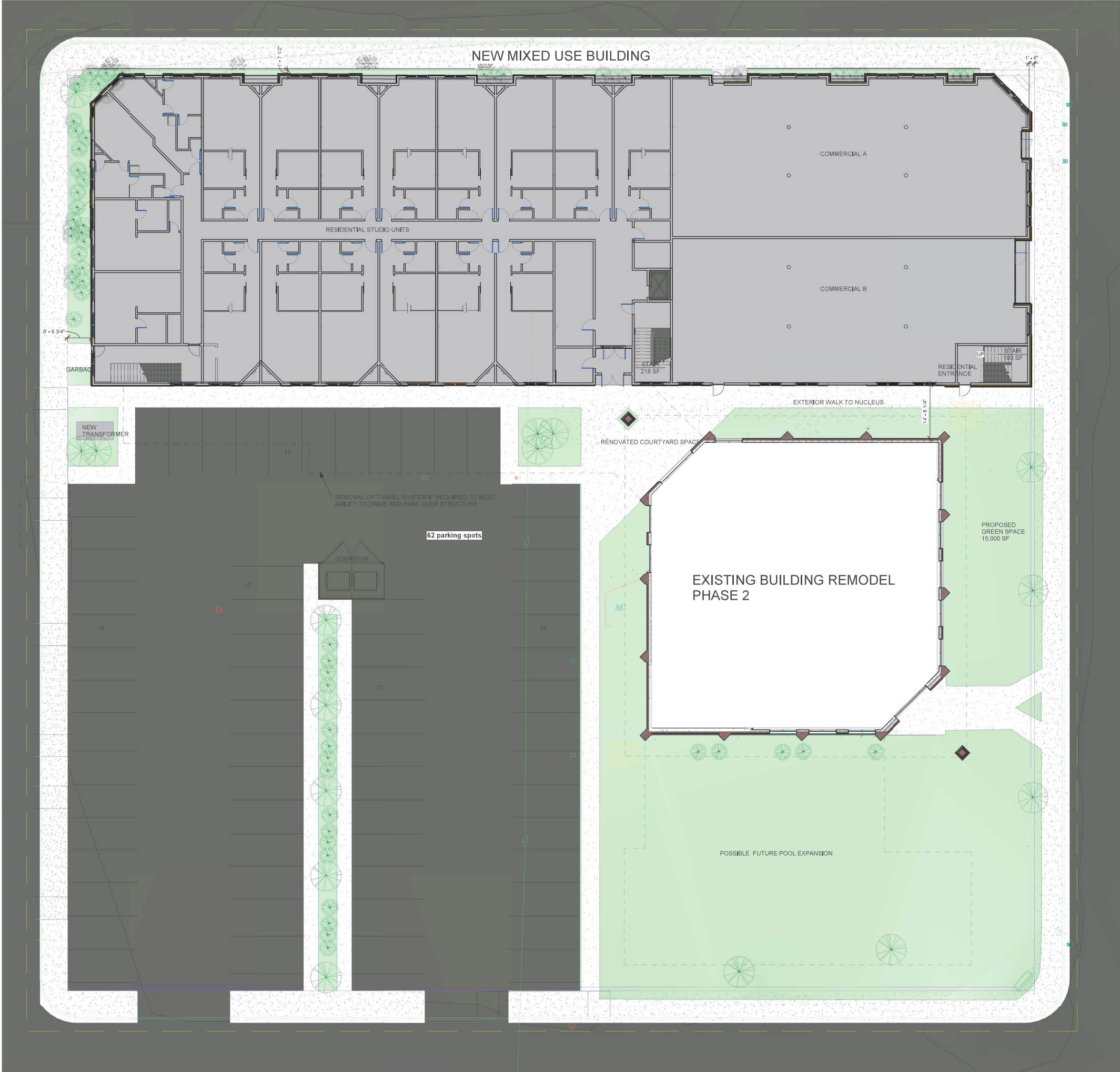
RUIS NUCLEUS MIXED USE OPTION A
COMMERCIAL AND CONDO UNITS

JCLEUS AVE
CLUMBIA FALLS, MT

- 82 -



2 ARCHITECTURAL SITE PLAN w/BACKGROUND
1" = 100'-0"



1 SITE PLAN NO UNDER BUILDING PARKING
3/32" = 1'-0"

NOT FOR CONSTRUCTION 7/6/2020

SITE PLAN, NO UNDER BUILDING PARKING

Item No.2

19-5

Reg. No. 2832 Date: 7/6/2020

AARON J. WALLACE

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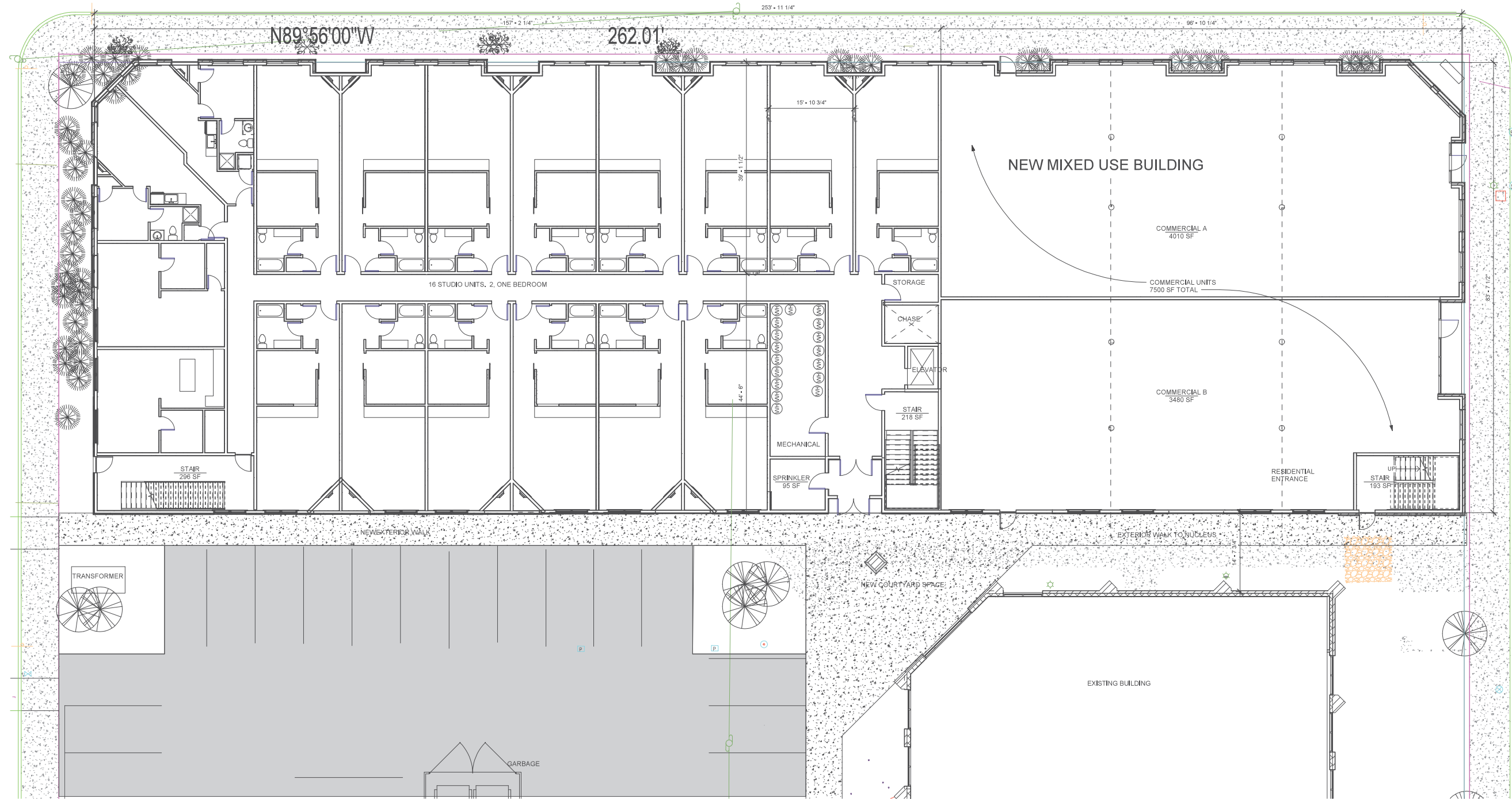
Project Number: 19-59
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Drawn By: Drafter
Checked By: Checker
Revision Date:

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FAX# 406.862.2153

RUIS NUCLEUS MIXED USE OPTION B
COMMERCIAL AND CONDO UNITS
NUCLEUS AVE
BLUMBIA FALLS, MT



1 FIRST FLOOR
A2.2 1/8" = 1'-0"

NOT FOR CONSTRUCTION 7/6/2020

Item No.2

19-5

Reg. No. 2832 Date: 7/6/2020

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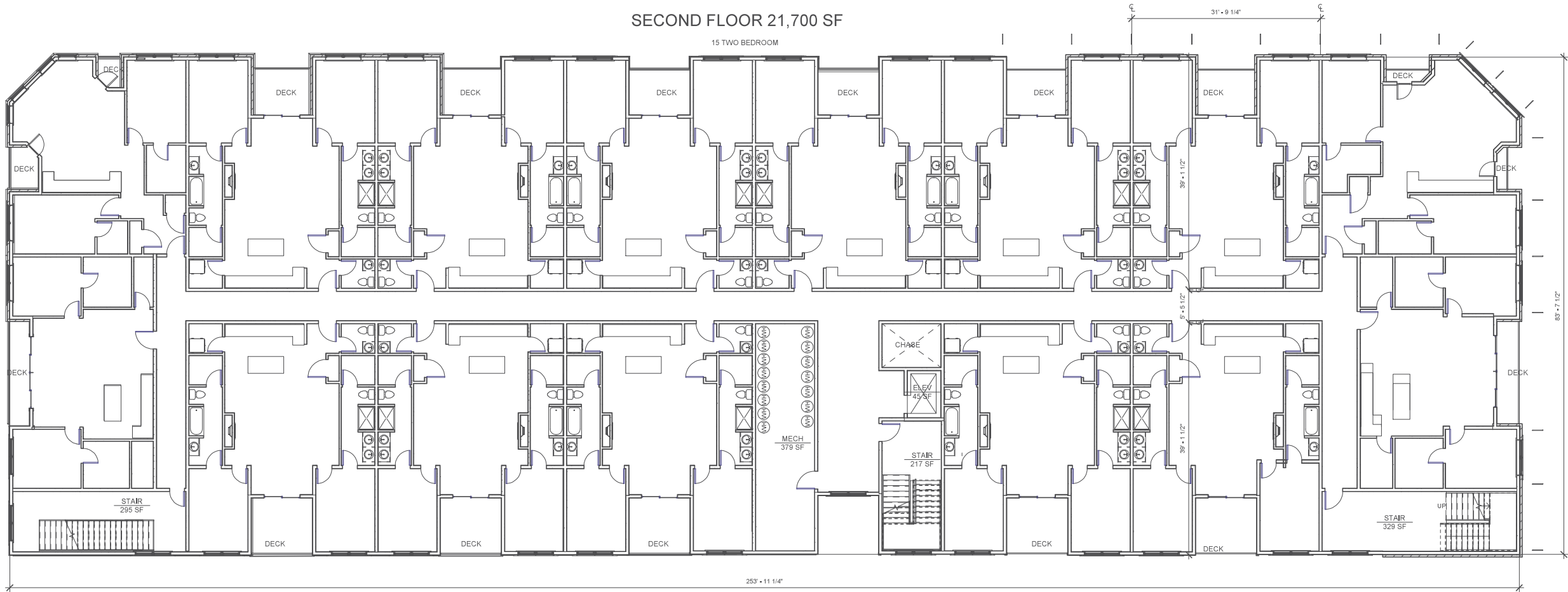
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1 SECOND FLOOR
A2.3 1/8" = 1'-0"

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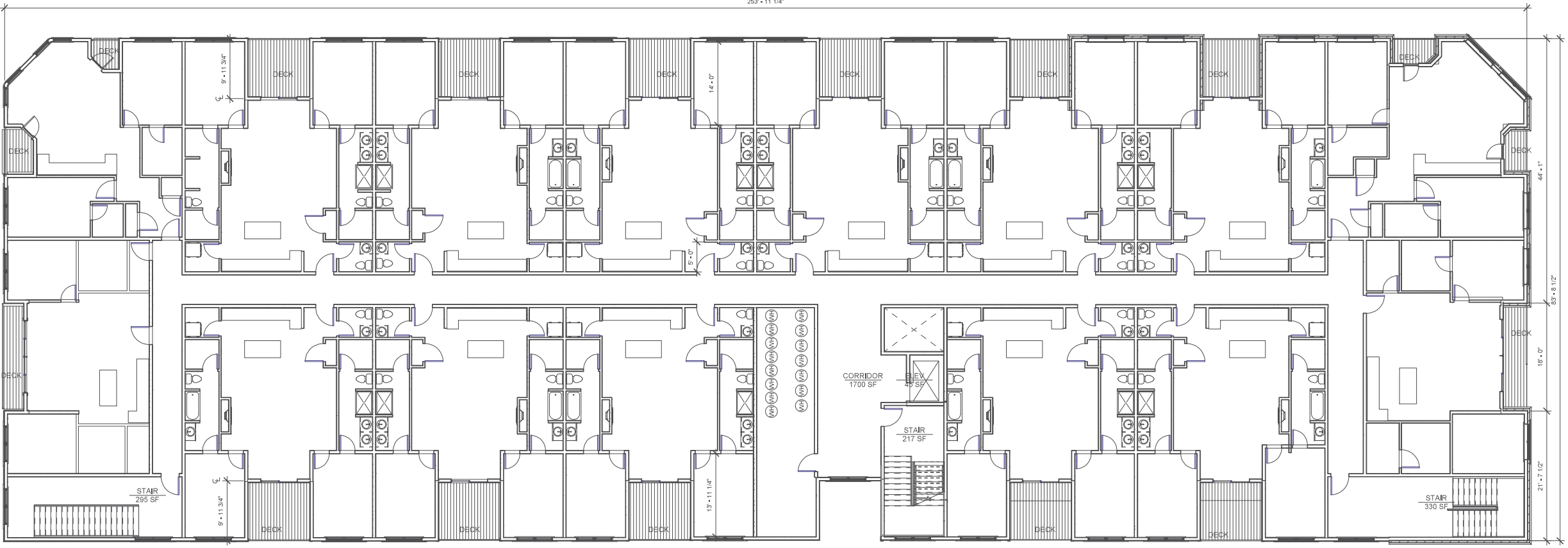
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BLUMBIA FALLS, MT



1 THIRD FLOOR
A2.4 1/8" = 1'-0"

THIRD FLOOR 21,700 SF
15 TWO BEDROOM
253' x 111 1/4"

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Item No.2.
19-5
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RUIS NUCLEUS MIXED USE OPTION B
COMMERCIAL AND CONDO UNITS
NUCLEUS AVE
CLUMBIA FALLS, MT



1 EAST BUILDING ELEVATION
A3.1 1/8" = 1'-0"



4 WEST BUILDING ELEVATION
A3.1 1/8" = 1'-0"



3 SOUTH BUILDING ELEVATION
A3.1 1/8" = 1'-0"



2 NORTH BUILDING ELEVATION
A3.1 1/8" = 1'-0"

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BUILDING ELEVATIONS

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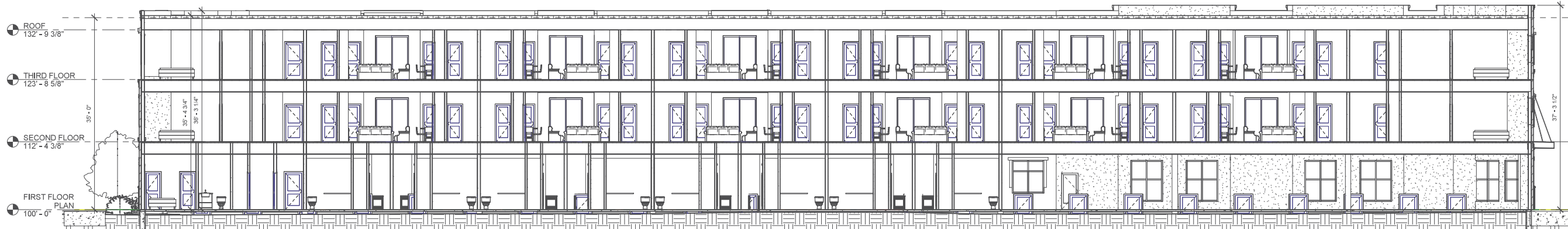
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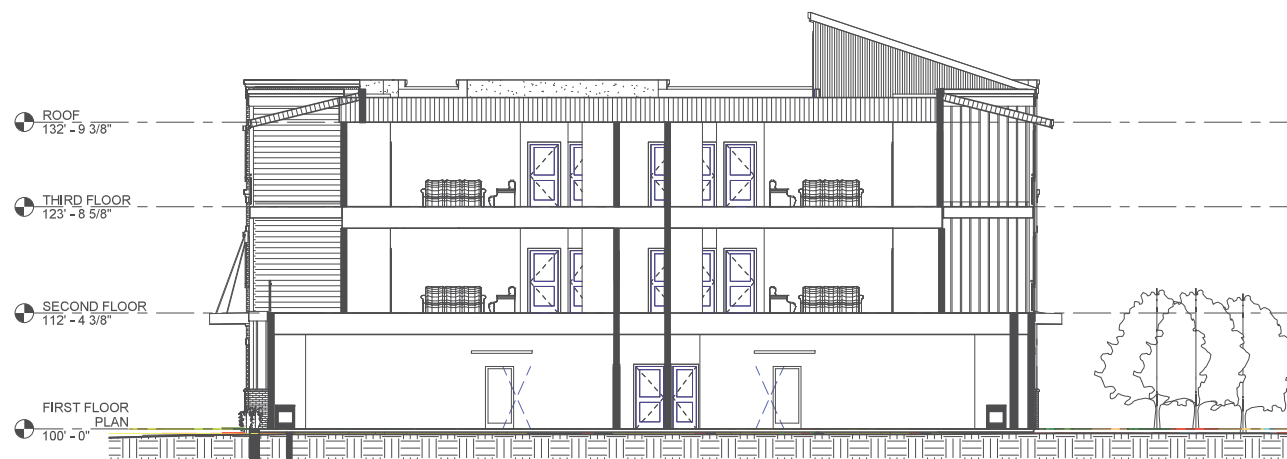
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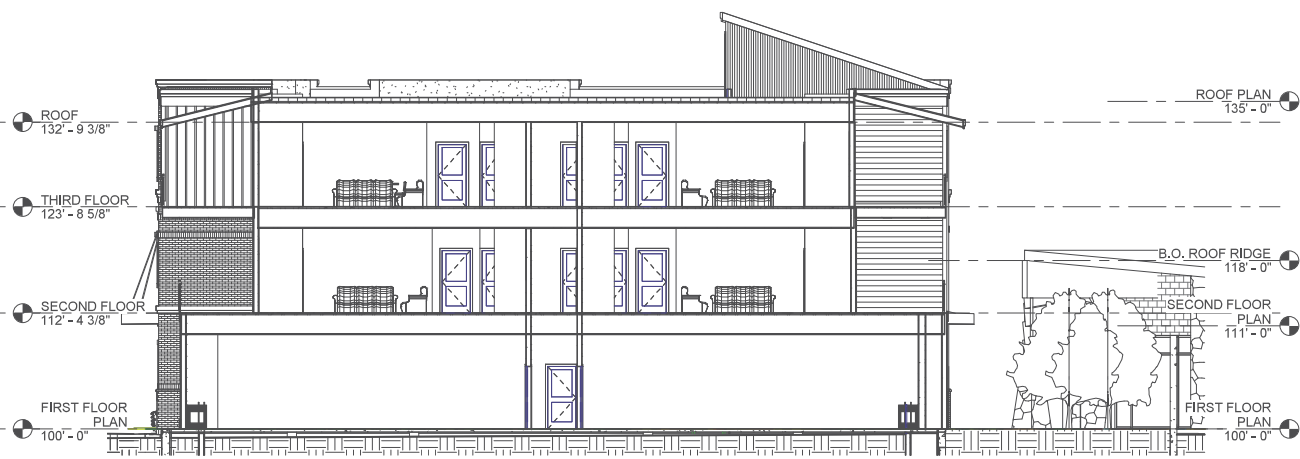
1000 S. JACOB AVE
BLUMFIELT FALLS, MT



1 Section 4
A4.1 1/8" = 1'-0"



2 Section 2
A4.1 1/8" = 1'-0"



4 Section 6
A4.1 1/8" = 1'-0"

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#	DESCRIPTION	DATE

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#	DESCRIPTION	DATE

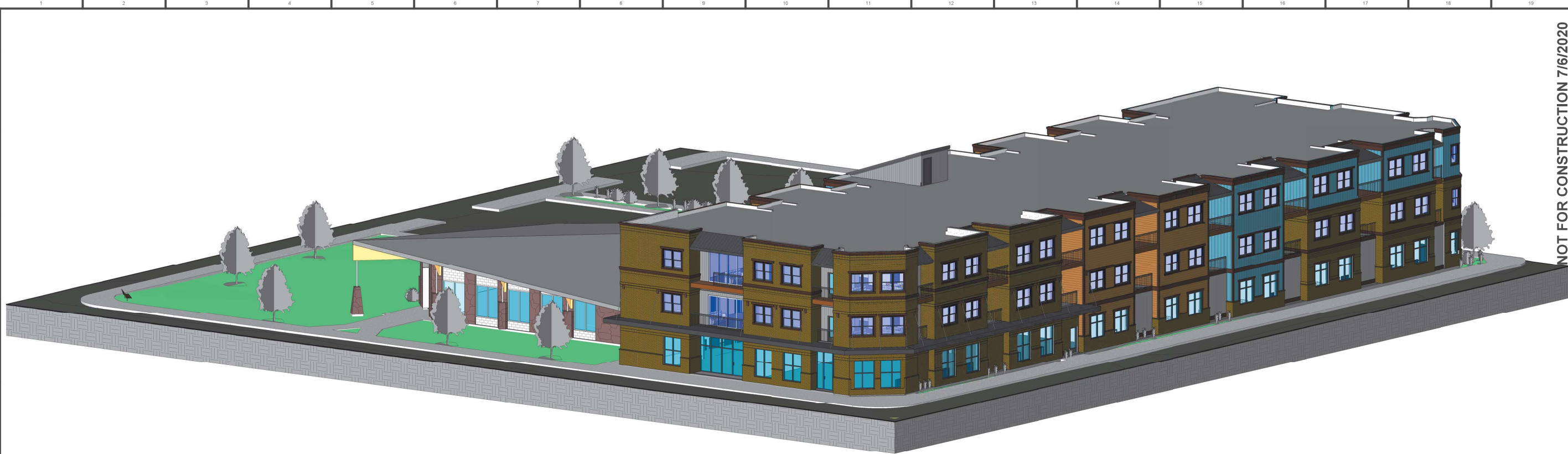
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NUCLEUS AVE
BLUMBIA FALLS, MT



1 FROM NE
A9.2



2 FROM SW
A9.2

NOT FOR CONSTRUCTION 7/6/2020

PERSPECTIVES

Item No.2.

19-5

Reg. No. 2832 Date: 7/6/2020

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NUCLEUS AVE
CLUMBIA FALLS, MT



1
A9.3
PERSPECTIVE FROM NE



6
A9.3
PERSPECTIVE FROM NW

NOT FOR CONSTRUCTION 7/6/2020

PERSPECTIVES

Item No.2.

19-5

Reg. No. 2832 Date: 7/6/2020

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Project Number:	19-59
Date:	7/6/2020
Drawn By:	Author
Checked By:	Checker
Revision Date:	10/03/18

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RUIS NUCLEUS MIXED USE OPTION B
COMMERCIAL AND CONDO UNITS
NUCLEUS AVE
BLUMBIA FALLS, MT

- 90 -



1
A9.4 PERSPECTIVE FROM SE



2
A9.4 PERSPECTIVE FROM SW

NOT FOR CONSTRUCTION 7/6/2020

PERSPECTIVES

Item No.2.

19-5

Reg. No. 2832 Date: 7/6/2020

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Project Number:	19-59
Date:	7/6/2020
Drawn By:	Author
Checked By:	Checker
Revision Date:	01/24/20

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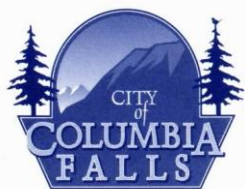
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COMMERCIAL AND CONDO UNITS
NUCLEUS AVE
CLUMBIA FALLS, MT

- 91 -



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

Planning Department

PHONE (406) 892-4391

FAX (406) 892-4413

Item No.2.

July 21, 2020

Re: Public hearing notice for an Amended PUD for Ruis 540 Nucleus Avenue, LLC

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 a notice of a public hearing for an amended Planned Unit Development overlay at 540 Nucleus Avenue in Columbia Falls. The owner is amending the PUD to remove the planned three story south building and will instead remodel the former bank building instead of removing and replacing with a new building at this time. In addition, the owner is amending the north building to allow ground floor residential condominiums on the back half of the building but retaining retail/office space on the front half ground floor. The PUD is proposing two options for 48 parking spacing to serve the site. Option A would construct below grade parking under the north building. The second option would be to construct at grade parking where the old bank offices were located along 1st Avenue West. As with the original PUD, the building height for the north building will be 42'-8" to the top of the roof. The proposed development otherwise conforms to all of the zoning requirements. The property is described as Lots 1-15, Block 37, Columbia Falls Townsite in Section 8, Township 30 North, Range 20 West, P.M.M., Flathead County.

If you have question 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 August 6, 2020 or by email: staalandb@cityofcolumbiafalls.com. Written or emailed comment may be provided up to 5:00 pm on the day of the hearing, it will just be passed out at the hearing. You are also invited to present verbal or written testimony during the public hearing on August 11, 2020.

Sincerely,

Eric H. Mulcahy, City Planner

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, August 11th, 2020 at 6:30 p.m. at the Council Chambers of City Hall, 130 6th Street West, Columbia Falls, Montana. The Columbia Falls City Council will hold a subsequent hearing on Tuesday, September 8, 2020 starting at 7:00 p.m. in the same location. Both hearings will be conducted in accordance with the most current recommended and/or required public health and safety protocols in place at the time of the hearing. The City website, <https://cityofcolumbiafalls.org>, will contain updated information if there is any change to the planned hearings.

Request to establish a 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 PUD to remove the planned three story south building and will instead remodel the former bank building instead of removing and replacing with a new building at this time. In addition, the owner is amending the north building to allow ground floor residential condominiums on the back half of the building but retaining retail/office space on the front half ground floor. The PUD is proposing two options for 48 parking spacing to serve the site. Option A would construct below grade parking under the north building. The second option would be to construct at grade parking where the old bank offices were located along 1st Avenue West. As with the original PUD, the building height for the north building will be 42'-8" to the top of the roof. The proposed development otherwise conforms to all of the zoning requirements. The property is described as Lots 1-15, Block 37, Columbia Falls Townsite in Section 8, Township 30 North, Range 20 West, P.M.M., Flathead County.

Persons are allowed to attend the hearing(s), subject to the most recent public gathering restrictions enacted by County and State agencies at or prior to the time of the hearing. 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 conditional use, please call Eric Mulcahy, Columbia Falls City Planner at 755-6481.

LEGALS

time of the hearing. 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 conditional use, please call Eric Mulcahy, Columbia Falls City Planner at 755-6481.

DATED this 21st day of July 2020

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

July 26, 2020
MNAXLP

No. 27176

CITY OF COLUMBIA FALLS
NOTICE OF PUBLIC HEARING
The Columbia Falls City-County Planning Board will hold a public hearing for the following item at their regular meeting on Tuesday, August 11th, 2020 at 6:30 p.m. at the Council Chambers of City Hall, 130 6th Street West, Columbia Falls, Montana. The Columbia Falls City Council will hold a subsequent hearing on Tuesday, September 8, 2020 starting at 7:00 p.m. in the same location. Both hearings will be conducted in accordance with the most current recommended and/or required public health and safety protocols in place at the time of the hearing. The City website, <https://cityofcolumbiafalls.org>, will contain updated information if there is any change to the planned hearings.

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APPENDIX B

Phase I Engineering Report



**NUCLEUS AVENUE MIXED USE
ENGINEERING REPORT
Columbia Falls, Montana**

Prepared By:



Jackola Engineering & Architecture
PO Box 1134
Kalispell, MT 59903

Project No. 200909
Contact: Erik Garberg, PE
406-755-3208

Date
January 8th, 2020

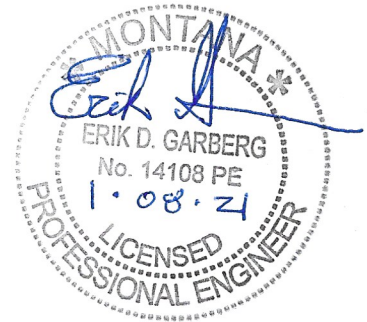


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A. INTRODUCTION

1. Proposed Site Utility Plan

B. WATER DISTRIBUTION SYSTEM

1. Fixture Unit Calculations
2. Fire Demand Calculations

C. PUBLIC SEWER SYSTEM

1. Sewer Flow Calculations

D. STORMWATER

1. NRCS Soils Report
2. Pre and Post Development Basin Maps
3. Storm Model Network Map
4. 10-Year Storm Calculations
5. Operations and Maintenance Plan

E. MISCELLANEOUS

1. Geotechnical Report
2. Notarized Letter to Engineer
3. Fire Truck Turn Exhibit

1 Introduction

The following report provides the required content and supporting documents for the Nucleus Avenue Mixed Use Project to satisfy both the City of Columbia Falls Engineering Standards and Montana Department of Environmental Quality (MDEQ) design circulars 1 and 2. The project consists of developing an approximate 1.5-acre property. The subject property is Block 37 of the Corrected Plat of Columbia Falls Montana, Section 8, Township 30 North, Range 20 West. Physically the property encompasses an entire city block and is bounded by Nucleus Ave., 6th Street West, 1st Avenue West, and 5th Street West to the east, south, west, and north respectively.

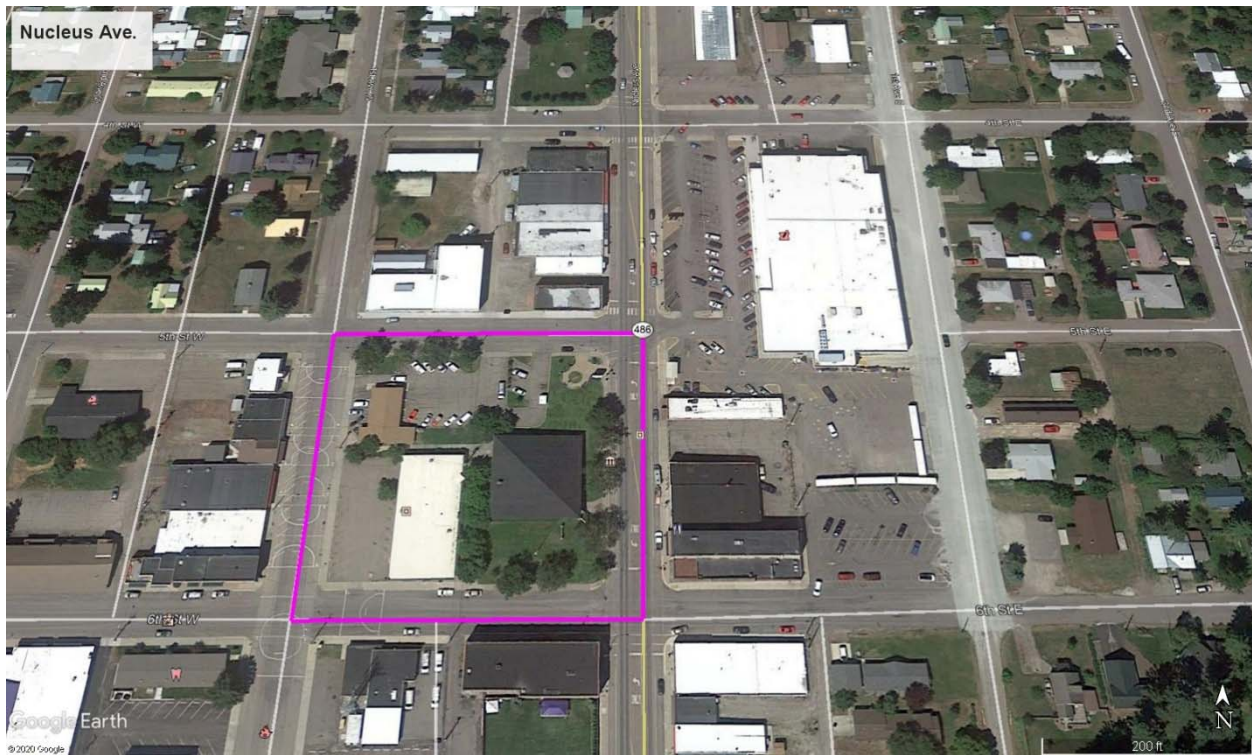


Figure 1 - Project Location

Currently the block serves three existing structures. There is an existing bank that has recently been converted to a cross fit gym in the southeast portion of the property. There is also an abandoned drive-thru teller station that previously served the bank in the northwest portion of the property. Lastly, there is an existing tenant improvement building in the southwest portion of the property. In addition to the structures, there are parking areas in the north and southwest corners of the lot to serve the gym and TI buildings respectively. Sewer services are provided to each building from the north, and water is provided from existing mains running in Nucleus and First Avenue West.

Dry utilities are provided via above ground and buried lines bisecting the block from north to south.

The project proposes to construct a large mixed-use building on the north 1/3 of the block. The building will consist of eighteen (18) studio apartments, thirty (30) 2-bed apartments, approximately 5,000 SF of retail space, as well as an additional laundry room. A parking lot will also be built in the southwest quarter of the block to serve the proposed building. Lastly, there is an existing cross-fit gym located in the southeast portion of the property that will remain in place. The project will require a considerable amount of demolition work, and as a result, the sewer service to the existing gym will be removed and subsequently replaced. Additionally, new sewer and water services will be constructed for the new mixed-use building requiring the extension of the existing sewer main from the alley to the south of the project.

A 3" domestic water service will be extended to the new building from an existing 10" main running in 1st Ave West. An additional 6" fire service will be extended to the building from the same 10" main. The project will not require an extension of a public water main. In terms of water supply and treatment, the development will be served by the City of Columbia Falls. Because the City of Columbia Falls is licensed as Water System No. MT0000181, the development is in compliance with MDEQ standards regarding water supply and treatment. A more detailed description and analysis regarding the water distribution system is provided in Section 2.

Sewer services will be provided via an 8" sewer main extension. The main will be extended approximately 250' from the south and terminate in a new starter manhole. An 8" sewer service will be extended to serve the building, and a new 4" service will be extended and pass through a 1500-gallon grease interceptor to allow the building to accommodate a possible restaurant in the commercial space. Additionally, a second 4" service will be extended to serve the existing gym. Wastewater will ultimately be conveyed to the City of Columbia Falls Wastewater Treatment Plant which holds an active major MDPES permit (MT0020036). Therefore, wastewater treatment is in compliance with MDEQ standards. A more detailed description and analysis of the sewer system is included in Section 3.

A stormwater system to meet City of Columbia Falls standards of a 10-year event is proposed as part of the development. Details regarding the specifics of the system are provided in Section 4.

Lastly, the City of Columbia Falls Fire Chief has requested that the proposed parking area can accommodate a turn radius for 40' ladder truck. An exhibit is provided in the technical appendices showing the current design accommodates this criteria.

A proposed site utility plan showing all sewer, water, and storm infrastructure is provided in appendix A.1.

2 Water Distribution System

Section 2 covers the Engineering Report for the water distribution system following the format per MDEQ Circular 1. It should be noted, however, that water distribution system is not subject to DEQ review since the project will not require a water main extension.

2.1 Engineer's Report

2.1.1 General Information

a. Description of the existing waterworks and sewer facilities

There is a 10" water main running to the west of the site in 1st Ave. West, and there is a 16" water main running to the east of the site in Nucleus Ave. Additionally, there is a starter sewer manhole with an existing 8" gravity sewer main that runs to the north from the site. Both the water and sewer mains serve the buildings on the site as well as residential and commercial districts surrounding the site. The water and sewer mains are served and maintained by the City of Columbia Falls.

b. Identification of the Area or Municipality to be Served

The subject property is Block 37 of the Corrected Plat of Columbia Falls Montana, Section 8, Township 30 North, Range 20 West. Physically the property encompasses an entire city block and is bounded by Nucleus Ave., 6th Street West, 1st Avenue West, and 5th Street West to the east, south, west, and north respectively in downtown Columbia Falls.

c. Name and mailing address of the owner, developer, and official custodian

The name and address of the owner and developer is:

Ruis Holdings
PO Box 1928
Columbia Falls, MT 59912

The official Custodian of all public utilities will be the City of Columbia Falls.

2.1.2 Extent of Water Works System

a. Description of the nature and extent of the area to be served

The water services will provide potable water and fire services to the development. The development includes of a large mixed-use building consisting of eighteen (18) studio apartments, thirty (30) 2-bed apartments, approximately 5,000 SF of retail space, as well as an additional laundry room. A small portion of the domestic water will be used to provide irrigation for common greenspace throughout the development.

b. Provisions for extending the water works system to include additional areas

There is potential that a new building will eventually replace the existing cross-fit gym in the southeast block corner. When/if this happens, a new water service would be extended from the 16" main running in Nucleus Ave. It is not anticipated that any future development would require an extension of an actual water main.

c. Appraisal for future requirements

Not Applicable

2.1.3 Alternate Plans

Alternate plans were not considered.

2.1.4 Site Conditions

a. The character of the soil which water mains are to be laid

A geotechnical report conducted by Alpine Geotechnical LLC (Field work conducted 10/23/20) found previously placed fill material consisting of gravel,

silt, sand, and organic topsoil from 2 to 3 feet beneath existing grade. Below this depth, soils consisted of coarse grained poorly graded gravel with silt and sand extending to the depths of the boreholes (~7-25' below existing grade). There was also no evidence of groundwater, although one borehole noted a moist, possibly a seepage zone, between 5-5.5' below existing grade. The geotechnical report is provided in appendix E.1.

b. Foundation conditions prevailing at sites of proposed structures

The geotechnical report identified that previously placed fill materials within the top 2 to 3 feet of the soil profile would need to be replaced with structural fill for proposed structures. Alternatively, the report noted that if existing soils are processed to remove organic material and particles larger than 4", the reprocessed soils could then be used for structural fill.

c. Approximate elevation and flow direction of ground water in relation to subsurface structures

Groundwater was not observed in any boreholes. Further, subsurface soils were coarse (e.g. well-drained) to borehole depths (up to 25 feet below existing grade). It is therefore anticipated that groundwater is not present within at least the top 25 feet of the soil profile. This indicates that subsurface structures will be well above groundwater depths. Groundwater flow is assumed to go towards the Flathead River which lies to the southeast of the site.

2.1.5 Water Use Data

a. Estimated population which will be served by the expanded system

The estimated population which will be served by the expanded system is 523. This estimate is based on a total of thirty (30) 2-bedroom units at 2.5 people per unit, 18 studio apartments at 1 person per unit, and 3 commercial spaces at an assumed 10 employees per space. Additionally,, the owner may include a restaurant in one of the commercial spaces. The restaurant could include up to 100 seats, and could serve up to 400 customers over the course of the day.

b. Present water consumption and the projected average and maximum or daily demands or peak instantaneous demand including fire flow.

The property was previously developed as a bank and a tenant improvement professional office building. The entire city block (~1.5 acres) was used as commercial space. Based on City of Kalispell recommended water demand

planning values, general commercial space is assigned a water use demand of 870 GPD/AC. For a 1.5-acre parcel, this amounts to 1,305 GPD.

Water demand will increase due to the mixed-use building. Average daily demand is estimated based on population and wastewater planning values provided in Montana DEQ-Circular 4. Peak daily demand, alternatively, is estimated with the AWWA M22 fixture unit method. The fixture unit method estimates peak water demand based on the quantity and type of plumbing fixtures used in the building. The average daily demand and peak instantaneous flow are 8,240 GPD and 200 GPM respectively. The underlying table summarizes the calculations. Fixture unit calculations were taken from the mechanical and plumbing plans for the building.

Table 1. Water Demand Summary			
Average Daily Demand			
Source	Unit	Flow	Total Flow
		(GPD/Unit)	(GPD)
Eighteen (18) Studio Apartments at 1 Person Per Apartment	18	60	1080
Thirty (30) 2-Bed Apartment at 2.5 People per Apartment	75	60	4500
General Commercial Space (e.g. store) Employee	30	10	300
General Commercial Space (e.g. Store/Restaurant) Customer	400	3	1200
Two (2) Laundry Machines	2	580	1160
Total (GPD)			8240
Total (GPM)			5.72
Peak Daily Demand--Using Fixture Unit Method			
	Unit	Peak Instantaneous Flow Rate	
		(GPM)	
Total Fixture Units	856	200	

Fire flow requirements are based on the Uniform Fire Code. The Uniform Fire code states that hydrant fire flows are a function of gross floor area and construction type. Additionally, a reduction of up to 75% in hydrant flow is permissible provided that approved fire suppression sprinklers are installed within the building.

The proposed development will incorporate type Vb construction, and the gross floor area of the building is 64,000 SF. Per the 2012 Uniform Fire Code, a 64,000 SF building must obtain a fire flow of 6,750 GPM at 20 PSI for 4 hours. However,

because the building will incorporate fire sprinklers, the fire demand can be reduced by 75%, which results in the following fire demand flow:

$$\text{Fire Demand} = 6,750 \text{ GPM} \times (1 - 0.75) = 1,688 \text{ GPM}$$

Thus, the peak instantaneous demand for fire flow is 1,688 GPM with the 75% reduction.

c. *Unusual Occurrences.*

None.

d. *Current estimated percent of unaccounted water for the system and the estimated reduction of unaccounted for water after project completion*

None.

2.1.6 Flow Requirements

a. *Hydraulic analyses based on flow demands and pressure requirements*

To verify the required domestic flow requirement (200 GPM @ 35 PSI), and fire flow requirement (1,688 GPM @ 20 PSI) a hydrant flow test was performed on a fire hydrant adjacent to the site. The hydrant was tested and had 86 PSI static pressure, 80 PSI residual pressure, and a flow of 1300 GPM. A hydrant analysis was then used to simulate flows through the hydrant at a minimum working pressure of 35 PSI and a minimum fire flow pressure of 20 PSI. At these pressures, the resulting flows were 4,129 GPM and 4,745 GPM respectively. The underlying table summarizes the hydraulic analysis, and detailed calculations can be found in appendix B.2.

Table 2. Hydrant Test and Flow Analysis			
<i>Hydrant Inputs</i>			
Hydrant Location	Static Pressure	Residual Pressure	Measured Flow
	(PSI)	(PSI)	(GPM)
SW corner of 5th Ave and 1st Ave. West.	86	80	1300
<i>Line Loss Inputs</i>			
Hydrant Elevation	Floor Elevation	6" Fire Service Length	Hazen Williams Coeff.
(FT)	(FT)	(FT)	(UNITLESS)
3085	3085	107	130
<i>Hydraulic Analysis Summary</i>			
Flow Analysis	Modeled Flow	Required Flow	Excess Flow
	(PSI)	(GPM)	(GPM)
Domestic Flow at 37 PSI	2869.64	200	2669.64
Fire Flow at 25 PSI	3155.56	1688	1467.56
Notes: The test hydrant and floor elevation are essentially the same, so elevation loss was not considered.			

Both the domestic and fire flow minimum requirements are exceeded.

b. Fire Flows

As stated above, required fire flows and pressures are 1,688 GPM at 20 psi based on construction type and gross floor area. Detailed calculations showing that the required flow and pressures can be met are summarized in the previous table, and detailed calculations can be found in appendix B.2.

2.1.7 Sources of Water Supply

The development will be served by the City of Columbia Falls, and the City of Columbia Falls is licensed as Water System No. MT0000181.

2.1.8 Proposed Treatment Process

The City of Columbia Falls will provide water treatment. The City is licensed as Water System No. MT0000181 and is therefore in compliance with DEQ standards.

2.1.9 Sewage Systems Available

A sewer main extension will connect from an existing sewer main running in the alley to the south of the development. The proposed sewer main extension is not adjacent to any existing water infrastructure, so a 10' offset from the proposed sewer and water Nucleus Avenue Mixed Use - 11

main will easily be maintained. Similarly, there are no proposed sewer and water service crossings. The extension will be permitted using the MDEQ main extension checklist.

2.1.10 Waste Disposal

All wastewater is treated at the City of Columbia Falls Wastewater Treatment Plant (MT0020036).

2.1.11 Automation

Not applicable—Automatic equipment is not anticipated.

2.1.12 Project Sites

a. Sites considered

Not applicable

b. Proximity of residences, industries and other establishments

The site is a downtown City block. It is bounded by commercial districts in all directions. The site is also within blocks of residential areas.

2.1.13 Financing

The project will be privately financed.

c. Potential sources of contamination

The site is within the incorporated City Limits of Columbia Falls. There are no known drain fields, absorption systems, cesspools, privies etc. within the area. Therefore, potential sources of contamination are negligible.

2.1.14 Future Extensions

As a future phase, the owner may develop or remodel the existing gym/bank located in the southeast of the property. Should this happen, a new water service could be tapped into the water main in Nucleus Avenue if required.

2.2 Plans

Plans are included with this submittal.

2.3 Specifications

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Specifications will meet the Montana Public Works Standard Specifications as amended by the City of Columbia Falls Public Works.

2.4 Design Criteria

Not applicable—this is not a surface water treatment project.

2.5 Revisions to Approved Plans

Revisions to approved plans will be provided if required.

2.6 Additional Information

Additional information will be provided if required.

2.7 Deviations from Standards

Deviations to the City of Columbia Falls Standards are not being requested at this time.

3 Public Sewage System

Section 3 covers the Engineering Report for the public sewage system following the format per MDEQ Circular 2.

3.1 Engineering Report

3.1.1 Problem Defined

The sewer main extension will connect to an existing sewer manhole located in the alley to the south of the site. The main will extend north approximately 250 LF from the manhole, and terminate in a new sewer manhole. Sewer services will be provided via an 8" sewer main extension. The main will be extended approximately 250' from the south and terminate in a new starter manhole. An 8" sewer service will be extended to serve the building, and a new 4" service will be extended and pass through a 1500-gallon grease interceptor to serve a future restraint in the commercial space. Additionally, a second 4" service will be extended to serve the existing gym. Wastewater will ultimately be conveyed to the City of Columbia Falls Wastewater Treatment Plant which holds an active major MDPES permit (MT0020036).

3.1.2 Design Conditions

The design population largely follows the design population associated with water demand. That is, the estimated population which will be served by the expanded system is 523. This estimate is based on a total of thirty (30) 2-bedroom units at 2.5 Nucleus Avenue Mixed Use - 13

people per unit, 18 studio apartments at 1 person per unit, and 3 commercial spaces at an assumed 10 employees per space. Additionally, if a restaurant is included, there could be up to 100 seats serving 400 customers throughout the day.

In addition to the design population for the mixed-use building, there will be additional sewer flow associated with the existing gym/bank and the area in the southeast of the property that may be expanded in the future. The total area to the southeast of the property—including the existing gym—is 0.42 acres. Using recommended Kalispell land planning values for general commercial (540 GPD/AC), the projected daily flow from the future expansion is $0.42 \text{ acres} \times 540 \text{ GPD/AC} = 226.8 \text{ GPD}$.

Peak instantaneous flow for the mixed-use building is based on the fixture unit method. This is the same calculation/flow for estimating peak water demand (200 GPM) summarized in Table 1. Because fixture units cannot yet be determined for future 0.42 acre area, peak instantaneous flows are estimated using a peaking factor of 4.5 pursuant to DEQ rules. The underlying table summarizes the average daily flow and peak instantaneous flow for the development at full buildout.

Table 3. Sewer Demand Summary			
Average Daily Demand			
Source	Unit	Flow	Total Flow
		(GPD/Unit)	(GPD)
Eighteen (18) Studio Apartments at 1 Person Per Apartment	18	60	1080.00
Thirty (30) 2-Bed Apartment at 2.5 People per Apartment	75	60	4500.00
General Commercial Space (e.g. store) Employee	30	10	300.00
General Commercial Space (e.g. Store) Customer	400	3	1200.00
Two (2) Laundry Machines	2	580	1160.00
Future 0.42-Acre Expansion	0.42	540	226.80
Total (GPD)			8466.80
Total (GPM)			5.88
Peak Flow- For Mixed Use Building Using Fixture Unit Method			
	Unit		Peak Instantaneous Flow Rate
			(GPM)
Total Fixture Units For Mixed Use Building	856		200
Peak Flow With Peaking Factor for Future 0.42-Acre Expansion	Daily Flow	Peaking Factor (PHF)*	
	GPM	Unitless	
	0.16	4.50	0.71
Total Peak Instantaneous Flow (GPM)			200.71
Notes: *Peaking factor is calculated as $P = (18 \sqrt{P}) / (4 + \sqrt{P})$ where P is population in thousands. For this analysis, P was assumed to be 0, so the calculation results in a peaking factor of 4.5. As P becomes larger, the peaking factor becomes smaller, so leaving P=0 is a conservative assumption.			

As shown above, the average daily sewer flow and peak instantaneous sewer flow are estimated to be 8,,466 GPD and 200.71 GPM respectively.

DEQ-2 requires that sewer the sewer main must be able to convey the peak instantaneous flow at 80% of the pipe capacity. The proposed main extension is an 8" PVC main sloped at 0.40%. Assuming a Mannings n=0.013 for PVC, the main has capacity to convey 335.3 GPM at 80% capacity. The main extension can convey the peak flow from the site. The underlying table summarizes the conveyance calculations for the sewer main.

Table 4. Sewer Conveyance Summary			
Sewer Main Extension Parameters			
Construction Material	Manning's n	Slope	Diameter
--	Unitless	(%)	IN
PVC	0.013	0.4	8
Capacity Summary			
Max Flow at 80% Capacity (GPM)			335.30
Peak Instantaneous Demand from Development (GPM)			200.70
Remaining Capacity (GPM)			134.60

As shown, the main will have 134.60 GPM of remaining capacity at full buildout. Sewer conveyance calculations can be found in appendix C.1.

3.1.3 Impact on Existing Wastewater Facilities

As stated previously, all wastewater will be conveyed to the City of Columbia Falls Wastewater Treatment Plant. The plant has capacity to handle additional flow from the development.

3.1.4 Project Description

The project consists of developing a large mixed-use building in downtown Columbia Falls. Additionally, there is an existing bank/gym on the site. The project may in the future modify the use of the approximate 0.42-acre portion of the property for commercial use.

Sewer services will be provided via an 8" sewer main extension. The main will be extended approximately 250 feet from the south and terminate in a new starter manhole. An 8-inch sewer service will be extended to serve the building, and a new 4-inch service will be extended and pass through a 1500-gallon grease interceptor to serve the commercial space. Additionally, a second 4-inch service will be extended to replace the existing service for the gym. Wastewater will ultimately be conveyed to the City of Columbia Falls Wastewater Treatment Plant which holds an active major MDPES permit (MT0020036).

3.1.5 Drawings

Drawings are included as a separate attachment to this report.

3.1.6 Site Information

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A geotechnical report conducted by Alpine Geotechnical LLC (Field work conducted 10/23/20) did not find groundwater within boring depths up to 20'. Considering that sewer mains will be installed at approximately at approximately 10-12' feet below existing ground, it is unlikely the main will be subjected to seasonally high groundwater. Additionally, the sewer main will be trenched and backfilled according to Montana Public Works and City of Columbia Falls specifications.

3.1.7 Alternative Site Selection

Alternate sites where not considered.

3.1.8 Environmental Impacts

There are no known environmental impacts associated with the sewer main extension.

3.1.9 Facility Plans

Not applicable.

4 Stormwater

The following reports covers storm drainage requirements meeting section 5 of the City of Columbia Falls Engineering Standards.

The subject property is Block 37 of the Corrected Plat of Columbia Falls Montana, Section 8, Township 30 North, Range 20 West. The property encompasses an entire city block and is bounded by Nucleus Ave., 6th Street West, 1st Avenue West, and 5th Street West to the east, south, west, and north respectively. The site currently exists as a bank which has been converted to a cross-fit gym located in the southeast portion of the block. The southwest portion of the block consists of a tenant improvement commercial office building with a parking lot to serve the building. The north half of the block consists of an abandoned drive-thru teller station as well as an additional parking lot.

Upon development, the north 1/3 of the block will be converted to a large mixed-use building. The southwest portion of the block will be redeveloped as a new parking lot to serve the building. The existing cross-fit gym in the southeast of the site will initially remain "as-is", but it is possible that this portion of the site will be redeveloped in the future. The stormwater system for the site takes into account the proposed (e.g. immediate) development of the property as well as the planned development in the southwest of the property.

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4.1 Methods of Design

The City of Columbia Falls requires that storm drain inlets, pipes, and drainage structures shall be designed to convey the 10-year design storm for a 6-hour frequency for drainage areas less than 50-acres. The City also requires that post development flow leaving the site shall not exceed predeveloped flow rates for the same 10-year design storm.

The SCS Curve Number method was selected to model the run-off from the design event. Although the City requires the SCS 6-hr distribution for the 10-year storm is used for simulating runoff, we elected to utilized the 10-Year, 24-Hr storm. The 24-hr storm generates larger runoff rates and volumes compared with the 6-Hr storm, so it is a more conservative to use the 24-hr storm. In other words, this more conservative design storm ensures that pipes and infiltrative facilities will be sized to convey and infiltrate larger flows and runoff volumes than the City minimum requirement. The rainfall depth is 2.00 inches for the 10-year storm, and the distribution is Type 1A. Lastly, all time of concentrations were assumed to be 5 minutes due to the small site and high impervious areas under both pre and post developed conditions.

4.1.1 Pre and Post Development Basin Information

The pre-development basin consists of the entire block and extends to the centerlines of the adjacent roadways. As stated previously, the site was previously developed as a commercial block consisting of a tenant improvement commercial office building, multiple parking lots, a bank/gym, and a drive-thru teller station. The pre-developed site also consists of intermittent landscaping throughout the site. There are 6 pre-development subbasins within the overall development basin that discharge to 6 different points across the site. Each pre developed subbasin is described below and shown on the Pre-Development Stormwater in appendix D.2.

PRE 01: This subbasin is located in the northwest of the site. It consists of the west half of the drive-thru teller station as well as the intersection of Fifth Street and First Avenue West. Stormwater flows to the said intersection and discharges north along Fifth Avenue West.

PRE 02: This subbasin is located in the northeast of the site. It consists of the east half of the drive-thru teller station as well as the parking lot and adjacent landscaping areas in the northeast portion of the block. This subbasin also includes the intersection of Fifth Street and Nucleus Avenue. Stormwater flows to a catch basin located in Nucleus

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Avenue and then discharges into the Montana Department of Transportation (MDT) storm system.

PRE 03: This subbasin is located on the east of the site. It consists of a portion of the existing bank/gym's roof, perimeter landscaping, and a western portion of the Nucleus Avenue Right-of-Way. Stormwater discharges to a catchbasin located in Nucleus Avenue and then enters the MDT storm system.

PRE 04: This subbasin is located in the southeast of the site. The subbasin consists of the southwest section of the existing bank/gym roof, perimeter landscaping, and a north portion of Sixth Street. Stormwater flows to Sixth Street and discharges to an existing drywell located on the north side of 6th Street.

PRE 05: This subbasin is located in the southwest of the site. It consists of the existing TI building as well as the parking lot that serves the building. Stormwater flows and discharges to a drywell located in the north of the parking lot.

PRE 06: This subbasin consists of portions of the west half of First Avenue West as well as the North half of Sixth Street. Stormwater flows and discharges to the existing drywell located in the north side of 6th Street.

There are 8 post development subbasins that discharge to 6 different points across the site. It is important to note that subbasin—POST 05—is associated with future development in the southeast of the lot. It is assumed that POST 05 will be fully hardscaped once developed even though this section of the block will remain undisturbed with the initial phase of the project. Each post development basin is described below.

POST 01: This subbasin is located in the northeast of the site. It contains the intersection of Fifth Street and First Avenue West as well as portions of the new sidewalk along the west and north facades of the building. Runoff from this subbasin discharges into a new drywell at the southeast curb return of the intersection.

POST 02: This subbasin is located to the north of the site. It includes the easterly portion of the Fifth Street right-of-way. Runoff from this subbasin discharges to a new dry well located on the south side of Fifth Street.

POST 03: This includes the northerly portion of the Nucleus Avenue right-of-way. Stormwater from this subbasin discharges into the existing storm catch basin on the west side of Nucleus Avenue near the northeast corner of the site.

POST 04: This subbasin is the roof of the mixed-use building. Stormwater from this basin is collected by a roof drain and then piped to a catch basin within the curb island of the new parking area.

POST 05: This subbasin largely encompasses the southeast quarter of the site. This subbasin is reserved for future development, but it is anticipated that future runoff from this basin will discharge to the proposed parking area in the southwest of the site. Runoff will ultimately be conveyed to the drywell(s) located within the parking lot island.

POST 06: This subbasin includes the existing Nucleus right-of-way along the southeast of the site. Runoff from this subbasin discharges into the existing curb inlet near the intersection of Nucleus Ave and Sixth Street.

POST 07: This subbasin is the effectively the new parking area as well as perimeter landscaping around the lot. Runoff sheet flows to the catch basin and drywells in the center parking lot island.

POST 08: This subbasin consists of the intersection and right-of-way associated with Fifth Street West and Sixth Street. Stormwater discharges to the drywell located on the north side of Sixth Street.

POST 09: This subbasin consists of the easterly portion of the Sixth Street right-of-way. Stormwater discharges to the existing drywell located in the north half of Sixth Street.

A post development basin map can be found in the appendix D.2 The underlying table summarizes the pre and post development subbasin information. The table also summarizes the peak flow rates and volumes associated with the 24-HR, 10-Year design storm.

Table 5. Stormwater Subbasin Summary						
<i>Pre Development Basin Summary</i>						
Basin ID	Impervious Area	Pervious Area	Total Area	Weighted Curve Number	10-YR Peak Runoff	10-YR Volume
	(SF)	(SF)	(SF)	CN	(CFS)	(CF)
PRE 01	12,282.77	1,524.52	13,807.29	93.91	0.36	1,610.23
PRE 02	24,176.61	8,226.15	32,402.76	88.61	0.58	2,700.16
PRE 03	9,757.94	4,330.15	14,088.09	86.63	0.22	1,046.58
PRE 04	7,069.77	10,147.25	17,217.02	76.19	0.08	604.31
PRE 05	16,441.57	0.00	16,441.57	98.00	0.53	2,428.59
PRE 06	8,895.84	0.00	8,895.84	98.00	0.28	1,316.49
Totals	78,624.50	24,228.07	102,852.57	89.28	--	--
<i>Post Development Basin Summary</i>						
POST 01	8,236.96	435.74	8,672.70	96.14	0.25	1,139.97
POST 02	4,851.44	559.27	5,410.71	94.18	0.14	619.51
POST 03	4,451.44	28.66	4,480.10	97.76	0.14	646.45
POST 04	20,634.65	0.00	20,634.65	98.00	0.66	3,049.04
POST 05	19,548.49	0.00	19,548.49	98.00	0.62	2,811.53
POST 06	5,980.02	0.00	5,980.02	98.00	0.19	862.94
POST 07	21,264.41	3,667.20	24,931.61	92.56	0.59	2,642.67
POST 08	8,902.28	0.00	8,902.28	98.00	0.28	1,316.49
POST 09	4,292.01	0.00	4,292.01	98.00	0.13	616.53
Totals	98,161.70	4,690.87	102,852.57	96.31	--	--
Notes Soil Hydrologic Group: B Time of concentration assumed to be 5 minutes due to short flow paths for all subbasins. Impervious Area CN = 98 (hardscaping) Design Storm = 10-YR, 24-HR Storm. Rainfall Depth = 2.00 in; Rainfall Distribution = Type 1A Pervious Area CN = 61 (> 75% grass cover in good condition)						

4.2 Storm Sewer and Drywell System

The storm sewer system consists of a roof drain, a catch basin, drywells, and perforated pipe. The majority of the site's post development runoff is collected in a catch basin in the center-parking lot island. Runoff is then conveyed to two downstream drywells that are connected by a 12" perforated pipe. The drywells and perforated pipe are designed to fully infiltrate runoff from the design storm. Two additional drywells are

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placed on the south side of Fifth Street as well as at the intersection of First Avenue West and Fifth Street to collect runoff from the Fifth Street and First Avenue West rights-of-way. The remainder of the site runoff flows to the MDT system in Nucleus Avenue or to the existing drywell on the north side of Sixth Street at reduced flowrates compared to pre development conditions due to the installation of the additional drywells in 5th.

The infiltration rates associated with the proposed drywells are based on empirical equations outlined in the Washington State Department of Transportation Report (WSDOT) titled *“An Approach for Estimating Infiltration Rates for Stormwater Infiltration Drywells”*. The specific equation used is:

$$Q = K(1.34 \times \ln D_{wt} + 8.81) \times SF$$

Where Q is the infiltration rate (CFS) through drywell, K is the saturated hydraulic conductivity (FT/MIN), D_{wt} (FT) is the depth from the bottom of the drywell to groundwater, and SF is a silting factor to account for silts in the bottom of the drywell.

During the geotechnical investigation, an infiltration test was performed to estimate the saturated hydraulic conductivity for the site. The field infiltration rate was measured at 0.21 minutes per inch or 0.40(FT/MIN). Based on this test result, a saturated hydraulic conductivity value (K) of 4.76 inches per minute was used. The geotechnical report also did not observe groundwater to depths of 25' below ground surface (BGS), and the bottoms of the drywells are not anticipated to be greater than 10' BGS. Thus, a value of 15' was used for D_{wt} . Lastly, a value of 0.5 was used for a SF based on recommendations from the WSDOT report. The underlying table summarizes the inputs and resulting infiltration rates through the drywells.

Table 6. Drywell Infiltration Rate Calculation Summary				
Input	Symbol	Source	Unit	Value
Saturated Hydraulic Conductivity	K	Geotech Report	FT/MIN	0.4
Depth from Drywell Bottom to Groundwater	Dwt	Geotech Report	FT	15
Silting Factor	SF	WSDOT Report	Unitless	0.5
Drywell Outflow Calculation Summary				
Equation	Value	Units		
Q=K(1.34 x ln(Dwt)+8.81) x SF	2.49	CFS		
Notes:				
Eq. 1. is presented as EQ 9 in the WSDOT report titled "An Approach For Estimating Infiltration Rates for Stormwater Infiltration Dry Wells"				

Thus, each drywell can infiltrate a peak flowrate of 2.49 CFS. The high infiltration rate is due to gravely soils and the fact the groundwater is well below dry well bottoms. The geotechnical report summarizes infiltration testing and groundwater information, and the report is included in appendix E.1.

4.3 Flow Control System and Conveyance Analysis

Given the high infiltration capacity of the site, the stormwater system will rely predominately on infiltration for flow control purposes. Specifically, all post development subbasins with the exception of Post 03 and Post 06 discharge to the interior parking drywells which will infiltrate all stormwater on site. Post development subbasins Post 02 and Post 06 discharge to the MDT storm system in Nucleus Avenue. Stormwater discharge rates to the MDT system, notably, will be at reduced rates compared to predeveloped conditions.

To verify that all stormwater will either be infiltrated on site or flow to the MDT system at discharge rates below existing conditions, the TR-55 method was used to simulate peak flowrates from each subbasin to the associated discharge point. This method was implemented in Autodesk's Storm and Sanitary Sewer Analysis (SSA). The underlying table summarizes results from the SSA model.

Table 7. Basin Discharge Summary				
<i>Drywell Discharge Summary</i>				
<i>Drywell Discharge Point</i>	<i>Contributing Post Development Subbasin(s)</i>	<i>Peak 10-Year Post Development Flow (CFS)</i>	<i>Drywell Discharge Capacity (CFS)</i>	<i>Remaining Capacity (CFS)</i>
DW-01	POST 02	0.14	2.49	2.35
DW-02	POST 01	0.25	2.49	2.24
DW-03/DW-04	POST 04, POST 05, POST 07	1.86	4.98	3.12
XDW-01	POST 08, POST 09	0.42	2.49	2.07
<i>MDT (Nucleus Ave.) Discharge Summary</i>				
<i>Storm Basin Discharge Point</i>	<i>Contributing Subbasin Basin(s)</i>	<i>Peak 10-Year Flowrate (CFS)</i>		
XSDM-01	PRE 02	0.58		
	POST 03	0.14		
Post Development Flow Reduction (CFS) =		0.44		
XCI-01	PRE 03	0.22		
	POST 06	0.19		
Post Development Flow Reduction (CFS) =		0.03		
Notes:				
Drywell discharge capacity is calculated as the number of drywells multiplied by the outflow calculation shown in Table 6.				

As shown, all post development stormwater that discharges to drywells will be fully infiltrated on site. Additionally, the post development flowrates discharging to both catch basins in Nucleus Avenue will be at reduced rates compared with pre-developed conditions. The reason for reduced discharge rates into Nucleus is that there is a smaller area that will produce runoff onto Nucleus Ave.

The stormwater design only proposes a single storm pipe to collect runoff from the proposed mixed-use building roof. The proposed roof drain is a 6-inch pipe that flows to a catch basin located in the center parking island. The SSA model was used to verify that the pipe is adequately sized to convey roof runoff for the design storm. Additionally, the SSA model uses a hydrodynamic routing procedure to verify that the catch basin downstream of the roof drain does not overtop during the design storm. That is, the model verifies that the maximum hydraulic grade line (HGL) does not exceed the rim elevation of the catch basin. The underlying table summarizes the pipe conveyance results and the HGL results associated with the roof drain and catch basin.

Table 8. Pipe Conveyance and HGL Summary					
<i>Pipe Summary</i>					
Pipe ID	Slope	Size	Design Flow Capacity	Peak 10-Yr Flow	Remaining Capacity
	(%)	(IN)	(CFS)	(CFS)	(CFS)
PIPE_01	2	6	0.79	0.65	0.14
<i>Structure Summary</i>					
Structure ID	Rim Elev	Max HGL	Freeboard		
	(FT)	(FT)	(FT)		
CB_01	3082	3076.88	5.12		

As shown, the roof drain has capacity to convey the 10-year design storm. Similarly, the catch basin has more than 5 feet of freeboard and will not overflow during the design storm. A stormwater network model map as well as a detailed calculation can be found in appendix D.4.

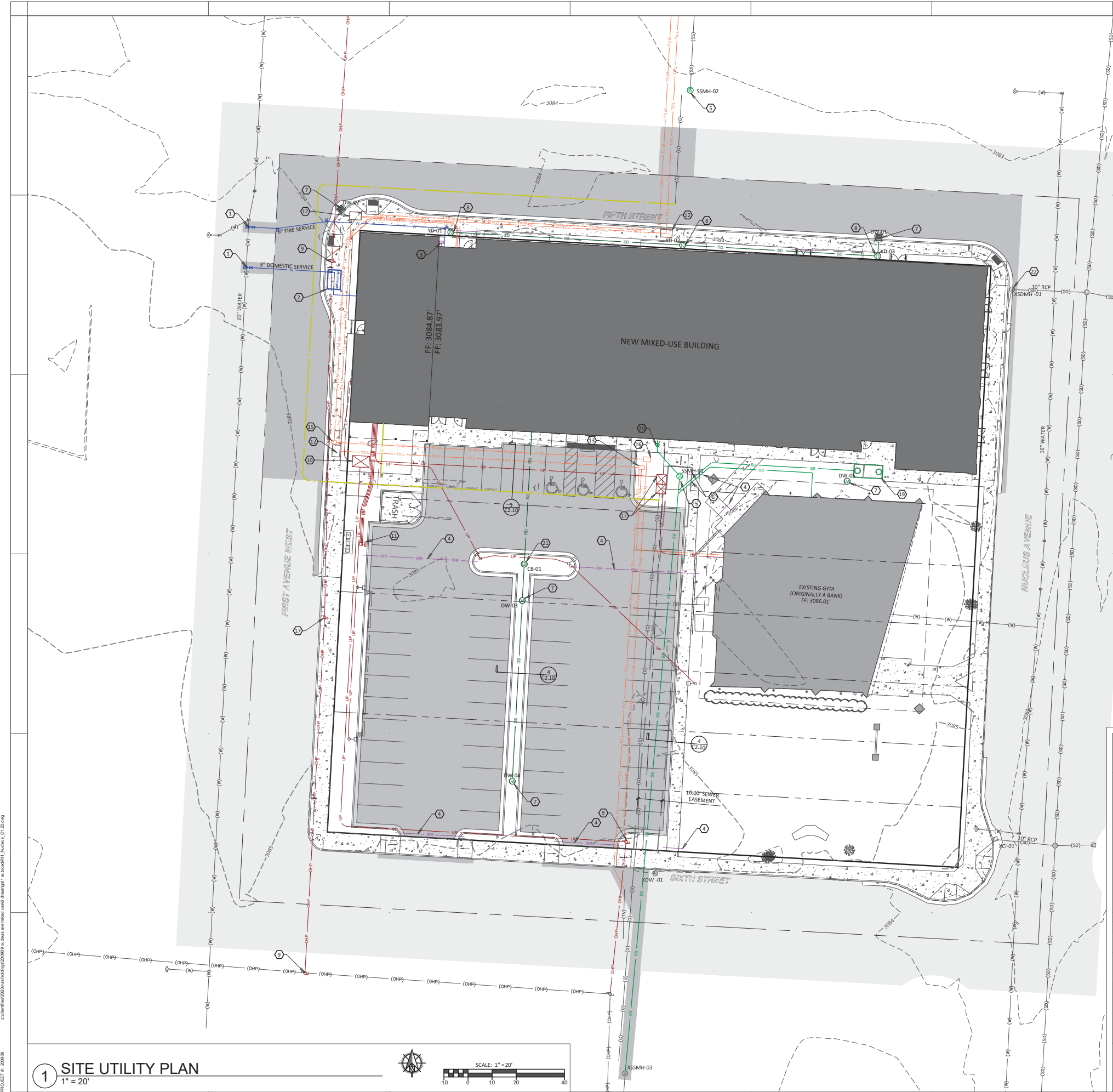
4.4 Maintenance of Stormwater Facilities

All proposed stormwater infrastructure with the exception of two drywells falling within the City of Columbia Falls Right-of-way is within the private development. Therefore, all private stormwater infrastructure will be maintained by the owner, and two drywells will be maintained by the City. An operations and maintenance manual is provided in appendix D.5.

APPENDIX A INTRODUCTION

APPENDIX A.1

PROPOSED SITE UTILITY PLAN



- KEYNOTES:**
- EXISTING WATER MAIN TAP PER DTL 6/C2.10.
 - WATER METER PIT PER DTL 8/C2.10.
 - IRRIGATION FEED FROM BUILDING WITH BACKFLOW PREVENTER AND IRRIGATION VALVE BOX. COORDINATE WITH PLUMBING DRAWINGS.
 - 3" SCH 40 IRRIGATION SLEEVE WITH 12" MIN BURY.
 - SEWER MANHOLE PER DTL 3/C2.11.
 - SEWER SERVICE PER DTL 4/C2.11. FIELD VERIFY CONNECTION LOCATION TO EXISTING BUILDING PRIOR TO INSTALLATION.
 - NEW DRYWELL PER DTL 6/C2.11.
 - NEW YARD DRAIN PER DTL 7/C2.11.
 - NEW LAMINATED UTILITY POLE. COORDINATE WITH FEC.
 - THREE-PHASE TRANSFORMER PER DTL 3/C2.10.
 - VEHICLE ELECTRICAL CHARGING STATION.
 - CABLE HANDHOLD, COORDINATE WITH CENTURY LINK.
 - CABLE PEDESTAL, COORDINATE WITH CENTURY LINK.
 - NEW SIDEWALK DOWN GUY WIRE. COORDINATE WITH FEC.
 - NEW CABLE HANDHOLD, COORDINATE WITH MONTANA SKY.
 - NEW CABLE PEDESTAL, COORDINATE WITH MONTANA SKY.
 - SINGLE-PHASE TRANSFORMER PER DTL 2/C2.10.
 - NEW UTILITY POLE, COORDINATE WITH FEC.
 - NEW 1,500 GALLON GREASE INTERCEPTOR PER DTL 2/C2.11.
 - SEWER CLEAN-OUT WITHIN 5' OF BUILDING. COORDINATE WITH PLUMBING DRAWINGS.
 - CATCH BASIN PER DTL 5/C2.11.
 - ADJUST EXISTING MANHOLE RIM TO DESIGN GRADE.
- GENERAL NOTES:**
- 3" DOMESTIC SERVICE TAP TO BE MADE WITH A 4" TAPPING SLEEVE AND GATE VALVE. REDUCE TO 3" PE DOWNSTREAM OF VALVE AND RUN CONTINUOUSLY TO BUILDING AND UNDER SLAB. COORDINATE RISING WITH PLUMBING DRAWINGS.

SEWER STRUCTURE TABLE			
MANHOLE	RIM ELEV.	INLET	OUTLET
SSMH-01	RIM = 3083.73	8" PVC 3077.92'	8" PVC 3074.83'
SSMH-02	RIM = 3086.42		8" PVC 3078.58'
XSSMH-03	RIM = 3084.05	8" PVC 3073.84'	8" PVC 3073.74'

STORM STRUCTURE TABLE			
MANHOLE	RIM ELEV.	INLET	OUTLET
CB-01	RIM = 3082.63	6" PVC 3076.87'	12" PVC 3076.37'
DW-01	RIM = 3083.19	6" PVC 3079.49'	
DW-02	RIM = 3082.90		
DW-03	RIM = 3083.04	12" PVC 3076.31'	12" PVC 3076.31'
DW-04	RIM = 3084.10	12" PVC 3076.31'	
DW-05	RIM = 3084.87		
YD-01	RIM = 3083.61		6" PVC 3080.61'
YD-02	RIM = 3084.21	6" PVC 3080.13'	6" PVC 3080.03'
YD-03	RIM = 3083.69	6" PVC 3079.62'	6" PVC 3079.52'



FOR PERMIT

THE INFORMATION CONTAINED HEREIN IS PROPRIETARY. THIS DOCUMENT MAY NOT BE USED OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF JACKOLA ENGR. & ARCH., P.C.

**RUIS HOLDINGS
NUCLEUS AVE MIXED USE
COLUMBIA FALLS, MONTANA**

DRAWN: EMS CHECKED: EDG

DATE: 01/12/2021

REVISIONS:

SITE UTILITY PLAN

APPENDIX B

WATER DISTRIBUTION SYSTEM

APPENDIX B.1

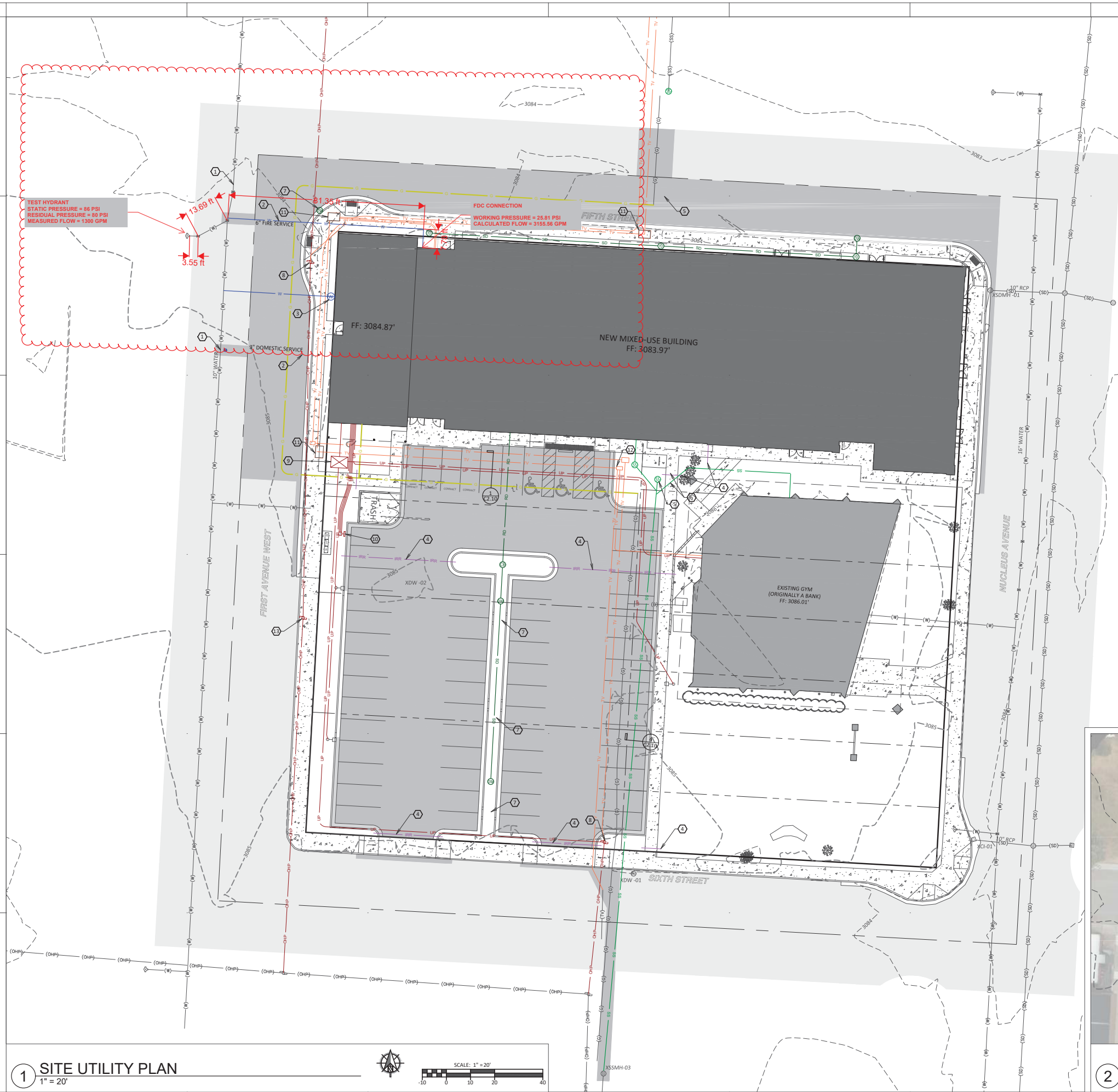
FIXTURE UNIT CALCULATIONS

DOMESTIC WATER PIPE CALCULATION										Item No.2.	
QUANTITY		WATER SUPPLY FIXTURE UNITS -TABLE A-2									
PRIVATE	PUBLIC	HEAVY						PRIVATE	PUBLIC	HEAVY	TOTAL
70			TUB/SHOWER, 1/2" FILL					4	4		280
			TUB/SHOWER, 3/4" FILL					10	10		0
			BIDET					1			0
30			CLOTHESWASHER					4	4		120
			DENTAL UNIT						1		0
			DISHWASHER, DOMESTIC					1.5	1.5		0
			DRINKING FOUNTAIN						0.5	0.75	0
	1		HOSE BIBB, 1ST ONE					2.5	2.5		2.5
	3		HOSE BIBB, OTHERS					1	1		3
78	6		LAVATORY					1	1	1	84
			SINKS								
			BAR					1	2		0
			CLINIC FAUCET						3		0
			CLINIC FLUSHOMETER VALVE (WITH OR WITHOUT FAUCET)						8		0
48			KITCHEN, DOMESTIC					1.5	1.5		72
			COMMERCIAL KITCHEN					1.5	3		0
	1		SERVICE OR MOP BASIN					1.5	3		3
			WASHUP, EACH SET OF FAUCETS						2		0
8	2		SHOWER					2	2		20
	1		URINAL, 1.0 GPF, FLUSH VALVE **					3	4	5	4
			URINAL, GREATER THAN 1.0 GPF, FLUSH VALVE **					4	5	6	0
			URINAL, FLUSH TANK **					2	2	3	0
			WASHFOUNTAIN, CIRCULAR SPRAY						4		0
78	5		WATER CLOSET, 1.6 GPF GRAVITY TANK					2.5	2.5	3.5	207.5
			WATER CLOSET, 1.6 GPF FLUSHOMETER TANK					2.5	2.5	3.5	0
			WATER CLOSET, 1.6 GPF FLUSHOMETER VALVE **					5	5	8	0
			WATER CLOSET, GREATER THAN 1.6 GPF GRAVITY TANK					3	5.5	7	0
			WATER CLOSET, GREATER THAN 1.6 GPF FLUSH VALVE **					7	8	10	0
	3		FUTURE RETAIL						20		60
			FUTURE WORK SPACE						4		0
								TOTAL FIXTURE UNITS >			856
14.0	PRESSURE AVAILABLE FOR FRICTION LOSS (PSI)							FLOW GPM (TANK TYPE) >			190.0
350	DESIGN LENGTH (FT) INCLUDING ALLOWANCE FOR FITTINGS							FLOW GPM (VALVE TYPE) >			200.0
4.0	PSI PER 100'							(ASPE Data Book, Vol. 2, Table 5-6)			
COPPER		FLUSH >	VALVE	TANK	HOT WATER PIPE SIZING			WATER PRESSURE CALCULATION			
PIPE		FIXTURE	FIXTURE			FIXTURE		80	REPORTED SUPPLY PRESSURE (PSI)		
Size	GPM	Units	Units	Velocity	GPM	UNITS	VELOCITY	0	water conditioner		
6"	669.1	4930	4930	8.0	418.2	2765	5.0	10	(2") METER LOSS (PSI)		
4"	298.6	1668	1668	8.0	186.6	840	5.0	12.5	(2") BACKFLOW LOSS (PSI)		
3"	169.9	700	748	8.0	106.2	406	5.0	16	STATIC HEAD LOSS (PSI)		
2-1/2"	119.0	329	455	8.0	74.4	245	5.0	35	FT. ELEVATION TO HIGHEST FIXTURE		
2"	70.4	108	225	7.3	48.2	119	5.0	14	PIPE FRICTION LOSS (PSI)		
1-1/2"	34.0	18	63	6.1	27.7	46	5.0	350	DESIGN LENGTH (FT)		
1-1/4"	21.5	0	32	5.5	19.6	28	5.0		INCLUDING ALLOWANCE FOR FITTINGS		
1"	12.4	0	16	4.8	12.4	16	4.8	27.5	PRESSURE AFTER LOSSES (PSI):		
3/4"	6.1	0	7	4.1	6.1	7	4.1	15	PRESSURE REQ. AT FURTHEST FIXTURE (PSI)		
1/2"	2.4	0	2.75	3.2	2.4	2.75	3.2	-13	REQ. BOOST PRESSURE (PSI)		

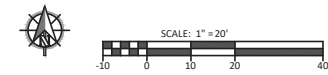
APPENDIX B.2

FIRE DEMAND CALCULATIONS

PROJECT # : 200099
Z:\Chargé\2020\09\Nucleus Holdings\20009 Nucleus Ave Mixed Use\Drawings\1. AutoCAD\PH1, Nucleus, CT 20.dwg



1 SITE UTILITY PLAN
1" = 20'



- KEYNOTES:**
1. WATER MAIN TAP PER DTL 5/C2.10.
 2. WATER SERVICE PER DTL 6/C2.10.
 3. WATER METER PIT PER DTL 7/C2.10.
 4. 3" SCH 40 IRRIGATION SLEEVE WITH 12" MIN BURY.
 5. SEWER MANHOLE PER DTL 8/C2.10.
 6. SEWER SERVICE PER DTL 9/C2.10.
 7. NEW DRYWELL PER DTL 10/C2.10.
 8. NEW LAMINATED UTILITY POLE, COORDINATE WITH FEC.
 9. THREE-PHASE TRANSFORMER PER DTL 3/C2.10.
 10. ELECTRICAL CHARGING STATION
 11. CABLE HANDHOLE, COORDINATE WITH CENTURY LINK.
 12. CABLE PEDESTAL, COORDINATE WITH CENTURY LINK.
 13. NEW SIDEWALK DOWN GUY WIRE, COORDINATE WITH FEC.

Item No.2.

JACKOLA
Engineering, Architecture, Surveying, Land Use Planning

KALISPELL | BOZEMAN | VANCOUVER
406-755-3208 | 406-588-0707 | 360-852-8748
info@jackola.com | jackola.com

DESIGN
DEVELOPMENT

NOT FOR CONSTRUCTION

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JACKOLA ENGR. & ARCH., P.C.

**RUIS HOLDINGS
NUCLEUS AVE MIXED USE
COLUMBIA FALLS, MONTANA**

DRAWN: EMS CHECKED: EDG

DATE: TBD

REVISIONS:

SITE UTILITY
PLAN



2 NORTH SITE UTILITY PLAN
1" = 40'

Predicted Flow of Single Fire Hydrant Flow Calculations

Date 12/18/2020
Perfromed By: Mike B.
Job: #200909

Assumes that flows were measured from both 2.5" orifice openings on hydrant.

INPUT
CALCULATION
OUTPUT

Input	Value	Units	Description
Static Pressure (SP)	86	PSI	Pressure measured when water is not flowing
Residual Pressure (RP)	80	PSI	Pressure measured when water is flowing
Measured Flow (GPM)	1300	GPM	Measured flow
Test Hydrant Elevation (Z _t)	3085	FT	Elevation of test hydrant
Proposed Hydrant Elevation (Z _f)	3085	FT	Final Elevation of Proposed Hydrant
Length of Extension (L)	106.37	FT	Length of extension based on plans
Size of Water Main	6	INCHES	Size of Water Main based on plans
Friction Loss Coefficient	130	Unitless	Hazen-Williams roughness constant

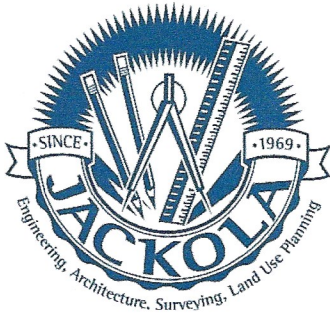
Test Hydrant Flow Pressure	EQ. 1.	EQ. 2.	EQ. 3	EQ. 4	EQ. 5	EQ. 6	EQ.7	EQ. 8	Eq. 9
<i>(PF)</i>	<i>(SP-PF)</i>	<i>(SP - RP)</i>	<i>(SP-PF)/(SP-RP)</i>	<i>((SP-PF)/(SP-RP))^{0.54}</i>	<i>GPM X ((SP-PF)/(SP-RP))^{1.67}</i>	<i>Elevation Head = (Z_f-Z_i) x 0.433</i>	<i>Line Loss/100FT =([0.2083x(100/C)^{1.852} x Q^{1.852}]/(dh^{4.8655}))x0.433</i>	<i>Line Loss = Line Loss/100FT x (L)/100 FT</i>	<i>Fina Pressure = PF-Line Loss- Elevation Head</i>
<i>PSI</i>	<i>PSI</i>	<i>PSI</i>	<i>UNITLESS</i>	<i>UNITLESS</i>	<i>GPM</i>	<i>PSI</i>	<i>PSI/100 FT PIPE</i>	<i>PSI</i>	<i>PSI</i>
20	66	6	11.00	3.65	4745.65	0	58.42	62.14	-38.42
25	61	6	10.17	3.50	4547.99	0	53.99	57.43	-28.99
30	56	6	9.33	3.34	4342.73	0	49.57	52.72	-19.57
35	51	6	8.50	3.18	4128.85	0	45.14	48.02	-10.14
40	46	6	7.67	3.00	3905.09	0	40.72	43.31	-0.72
45	41	6	6.83	2.82	3669.82	0	36.29	38.60	8.71
50	36	6	6.00	2.63	3420.94	0	31.86	33.89	18.14
55	31	6	5.17	2.43	3155.56	0	27.44	29.19	25.81
60	26	6	4.33	2.21	2869.64	0	23.01	24.48	36.99
65	21	6	3.50	1.97	2557.06	0	18.59	19.77	46.41
70	16	6	2.67	1.70	2207.83	0	14.16	15.06	55.84
75	11	6	1.83	1.39	1803.41	0	9.74	10.36	65.26
80	6	6	1.00	1.00	1300.00	0	5.31	5.65	74.69

*A minimum flow of 20 PSI is required per International Fire Code and Uniform Fire Code Standards

*A minimum working pressure of 35 psi is required for domestic demand per DEQ-1 rules

APPENDIX C

PUBLIC SEWAGE SYSTEM



Date: March 30, 2021

Department of Environmental Quality
PO Box 200901
Helena, MT 59620

Re: Nucleus Ave. Mixed Use Sewer Main Extension

Dear Reviewer,

The following submittal is for the sewer main extension for the Nucleus Avenue Mixed Use located in downtown Columbia Fall, MT. The project will extend an 8" sewer main approximately 250 LF to serve a new and existing commercial building and cross-fit gym respectively. Pursuant to the sewer Main Extension Checklist, the following attachments are provided as part of the submittal.

1. Certified checklist
2. Three (3) sets of signed and stamped plans
3. Three (3) sets of signed and stamped specifications
4. Sewer Vicinity Map
5. A signed and stamped engineering report
6. Owner certification that a professional engineer will be retained for certification, inspection, and as-built submittal to the department.
7. An approval letter from a professional engineer employed directly by the public water system provider.
8. A fee sheet and check
9. Signed MFE form (Please contact Tyler Bradshaw, PE with the City of Columbia Falls if you need this sent directly from him. His email is bradshawt@cityofcolumbiafalls.com, and his phone number is 406-892-4430)
10. Amended Plat Draft

It should also be noted that the engineering report (attachment 5) contains information regarding water in addition to the sewer design. This is because this project is under concurrent review with the City of Columbia Falls, but only the sewer main design applies to the DEQ review. It should further be noted that the plans have undergone two reviews with the City of Columbia Falls, so revision clouds are shown on the plans reflecting changes that have been made under each review.

Please feel free to contact us with any questions or concerns,

Sincerely,

Erik Garberg, PE
Jackola Engineering & Architecture, PC

Jackola Engineering & Architecture, PC

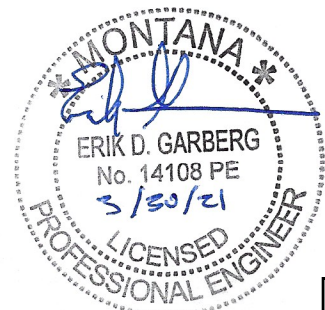
2250 Highway 93 South Kalispell, MT. 59901

406.755.3208 Corporate Office 406.755.3218 Fax

www.jackola.com

Locations in Montana and Washington

(Rev. 07-19)





PERMITTING & COMPLIANCE DIVISION

◆ *Sewer Main* Extension and Replacement ◆

CERTIFIED CHECKLIST

August 8, 2014 Edition

CHECKLIST SUBMITTAL INSTRUCTIONS:

This checklist procedure may be used when the conditions listed below are met. Checklist submittals can only be used for gravity sewer main extensions or replacements subject to review under DEQ-2, Chapter 30. Lift stations, force mains and alternative collection systems are not eligible for checklist review. Construction is unlawful until approval of the checklist is granted by the department, normally issued in a letter to the design engineer submitting the plans and specifications. Use of the main is unlawful until the department receives a certifying letter in accordance with ARM 17.38.101. The department must approve any deviation requests. Normally, complete submittals will be reviewed by the Department within 10 working days. Deviation requests may result in slower turn-around.

Required Documentation: *Checklists submitted without all of the required documentation will be considered incomplete and will not be processed until all of the required information has been submitted.*

1. A certified checklist form signed and stamped by the professional engineer responsible for the design of the project. All sections of the certified checklist must be completed.
2. Three sets of plans and specifications stamped and signed by the professional engineer responsible for the design of the project.
3. An engineering report addressing the design capacity and flow requirements in Section 32 of Circular DEQ 2. The engineering report must include all applicable analysis and supporting assumptions.
4. A map showing the location of the proposed sewer main in relation to the rest of the sewer collection system the water distribution system.
5. Owner certification that a professional engineer will be retained for construction inspection and will certify completion in accordance with the approved plans and prepare as-builts for submittal to the department within 90 days of project completion.
6. An approval letter from a professional engineer (other than the design engineer) who is employed directly or retained by the owner of the public wastewater system providing service to the proposed sewer main. The letter must state the system approves of the extension and the system has adequate capacity to accommodate the extension. Signature on the Municipal Facilities Exclusion checklist does not fulfill this requirement. This approval letter is not required if:
 - a. The proposed sewer main extension is part of a wastewater utility master plan previously approved by the department within the past ten years, and the department concurs the master plan appropriately covers the extension. A copy of the applicable portion of this master plan must be submitted with the checklist; or
 - b. The sewer main replaces an exiting main and is equal to or greater than the existing pipe. An approval letter from the owner of the system providing service must be submitted with the checklist.

The fee for processing main extensions can be found in ARM 17.38.106.

Completed checklist submittals may be mailed to: Department of Environmental Quality, Permitting & Compliance Division, Community Services Bureau, Metcalf Building, P.O. Box 200901, Helena, MT 59620-0901; or for those systems served by the Kalispell Office: Department of Environmental Quality, Public Water Supply Section, 109 Cooperative Way, Suite 105, Kalispell, MT 59901 or for those systems served by the Billings Office: Department of Environmental Quality, Community Services Bureau, Airport Business Park 1P-9, 1371 Rimtop Drive, Billings, MT 59105-1978. Questions can be answered by writing the above address or calling (406) 444-4400 in Helena, (406) 755-8971 in Kalispell and (406) 247-4455 in Billings.

**DEPARTMENT OF ENVIRONMENTAL QUALITY
SEWER MAIN CERTIFIED CHECKLIST**

Project Name Nucleus Avenue Mixed Use

Location Columbia Falls **County** Flathead

Public Supply Owner City of Columbia Falls (MDPES Permit MT0020036)

Developer Ruis Holdings LLC

Address PO Box 1928, Columbia Falls, MT 59912

Engineer Erik Garberg-Jackola

Address 129 W Main Street, Bozeman MT 59715

Will this project trigger a Sanitation Act review under MCA 76-4? ☒ Yes ☐ No
 If so, has a Municipal Facilities Exclusion form been filed? ☒ Yes ☐ No

REQUIRED DOCUMENTATION:

Checklists submitted without all of the required documentation will be considered incomplete and will not be processed until all of the required information has been submitted.

Included?

Y No

- ☒ ☐ Three sets of plans and specifications stamped and signed by the professional engineer responsible for the design of the project.
- ☒ ☐ An engineering report presenting, at a minimum, the design capacity and flow requirements in Section 32 of Circular DEQ 2. The engineering report must include all applicable analysis and supporting assumptions.
- ☒ ☐ A map showing the location of the proposed sewer main in relation to the rest of the collection system and the water distribution system.
- ☒ ☐ Owner certification that a professional engineer will be retained for construction inspection and will certify completion in accordance with the approved plans and prepare as-builts for submittal to the Department within 90 days of project completion.
- ☒ ☐ Review Fee as specified in ARM 17.38.106.
- ☒ ☐ Capacity Certification (one of the following is required):
 - ☐ This is a sewer main extension that is part of a wastewater utility master plan approved by the department within the past ten years. A copy of the applicable portion of this master plan is included; or
 - ☐ This is a sewer main replacement of an existing pipe and the pipe diameter is equal to or greater than the existing pipe. An approval letter from the owner of the system providing service is included; or
 - ☒ All other extensions: An approval letter from a professional engineer (other than the design engineer) who is employed directly or retained by the owner of the public wastewater system providing service to the proposed sewer main is included. The letter must state the system approves of the extension and the system has adequate capacity to accommodate the extension. Signature on the Municipal Facilities Exclusion checklist does not fulfill this requirement.

DESIGN STANDARDS

Check “yes” when all the requirements of the section are satisfied. Check “N/A” when the section is not applicable and explain why the section is not applicable.

Section 31	☒ Yes	☐ N/A	☐ Deviation (include Deviation Form)
If N/A, Explain _____			
Section 33.1	☒ Yes	☐ N/A	☐ Deviation (include Deviation Form)
If N/A, Explain _____			
Section 33.2	☒ Yes	☐ N/A	☐ Deviation (include Deviation Form)
If N/A, Explain _____			
Section 33.3	☐ Yes	☒ N/A	☐ Deviation (include Deviation Form)
If N/A, Explain The sewer main is not anticipated to fall within seasonally high groundwater. _____			
Section 33.41	☒ Yes	☐ N/A	☐ Deviation (include Deviation Form)
If N/A, Explain _____			
Section 33.42	☒ Yes	☐ N/A	☐ Deviation (include Deviation Form)
If N/A, Explain _____			
Section 33.43	☒ Yes	☐ N/A	☐ Deviation (include Deviation Form)
If N/A, Explain _____			
Section 33.44	☒ Yes	☐ N/A	☐ Deviation (include Deviation Form)
If N/A, Explain _____			
Section 33.45	☐ Yes	☒ N/A	☐ Deviation (include Deviation Form)
If N/A, Explain High velocities are not anticipated.w _____			
Section 33.46	☐ Yes	☒ N/A	☐ Deviation (include Deviation Form)
If N/A, Explain Steep slopes are not anticipated. _____			
Section 33.5	☒ Yes	☐ N/A	☐ Deviation (include Deviation Form)
If N/A, Explain _____			
Section 33.6	☒ Yes	☐ N/A	☐ Deviation (include Deviation Form)
If N/A, Explain _____			
Section 33.7	☒ Yes	☐ N/A	☐ Deviation (include Deviation Form)
If N/A, Explain _____			
Section 33.81	☒ Yes	☐ N/A	☐ Deviation (include Deviation Form)
If N/A, Explain _____			
Section 33.82	☒ Yes	☐ N/A	☐ Deviation (include Deviation Form)
If N/A, Explain _____			
Section 33.83	☒ Yes	☐ N/A	☐ Deviation (include Deviation Form)
If N/A, Explain _____			

Section 33.84 If N/A, Explain _____	☒ Yes	☐ N/A	☐ Deviation (include Deviation Form)
Section 33.85 If N/A, Explain _____	☒ Yes	☐ N/A	☐ Deviation (include Deviation Form)
Section 33.91 If N/A, Explain _____	☒ Yes	☐ N/A	☐ Deviation (include Deviation Form)
Section 33.92 If N/A, Explain _____	☒ Yes	☐ N/A	☐ Deviation (include Deviation Form)
Section 33.93 If N/A, Explain _____	☒ Yes	☐ N/A	☐ Deviation (include Deviation Form)
Section 33.10 If N/A, Explain _____	☐ Yes	☒ N/A	☐ Deviation (include Deviation Form) Pipe casing is not anticipated since the sewer will not cross under streams or encroach on water main offsets.
Section 34.1 If N/A, Explain _____	☒ Yes	☐ N/A	☐ Deviation (include Deviation Form)
Section 34.2 If N/A, Explain _____	☒ Yes	☐ N/A	☐ Deviation (include Deviation Form)
Section 34.3 If N/A, Explain _____	☒ Yes	☐ N/A	☐ Deviation (include Deviation Form)
Section 34.4 If N/A, Explain _____	☒ Yes	☐ N/A	☐ Deviation (include Deviation Form)
Section 34.5 If N/A, Explain _____	☒ Yes	☐ N/A	☐ Deviation (include Deviation Form)
Section 34.6 If N/A, Explain _____	☒ Yes	☐ N/A	☐ Deviation (include Deviation Form)
Section 34.7 If N/A, Explain _____	☒ Yes	☐ N/A	☐ Deviation (include Deviation Form)
Section 34.8 If N/A, Explain _____	☐ Yes	☒ N/A	☐ Deviation (include Deviation Form) Unusual corrosive conditions on manhole interiors are not anticipated.
Section 34.9 If N/A, Explain _____	☐ Yes	☒ N/A	☐ Deviation (include Deviation Form) Electrical equipment will not be used in manholes
Section 35 If N/A, Explain _____	☐ Yes	☒ N/A	☐ Deviation (include Deviation Form) Inverted siphons will not be used
Section 36.11 If N/A, Explain _____	☐ Yes	☒ N/A	☐ Deviation (include Deviation Form) Sewers will not cross streams

Section 36.12 ☐ Yes ☒ N/A ☐ Deviation (include Deviation Form)

If N/A, Explain Sewers are not located near streams

Section 36.13 ☐ Yes ☒ N/A ☐ Deviation (include Deviation Form)

If N/A, Explain Sewers are not located near streams

Section 36.14 ☐ Yes ☒ N/A ☐ Deviation (include Deviation Form)

If N/A, Explain Sewers will not cross streams

Section 36.21 ☐ Yes ☒ N/A ☐ Deviation (include Deviation Form)

If N/A, Explain Sewers will not cross streams

Section 36.22 ☐ Yes ☒ N/A ☐ Deviation (include Deviation Form)

If N/A, Explain Sewers will not be installed in wetlands, floodplains, or streams

Section 37 ☐ Yes ☒ N/A ☐ Deviation (include Deviation Form)

If N/A, Explain Sewers will not cross streams

Section 38.1 ☒ Yes ☐ N/A ☐ Deviation (include Deviation Form)

If N/A, Explain

Section 38.2 ☒ Yes ☐ N/A ☐ Deviation (include Deviation Form)

If N/A, Explain

Section 38.31 ☒ Yes ☐ N/A ☐ Deviation (include Deviation Form)

If N/A, Explain

Section 38.32 ☒ Yes ☐ N/A ☐ Deviation (include Deviation Form)

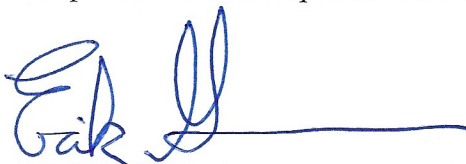
If N/A, Explain

Section 39 ☒ Yes ☐ N/A ☐ Deviation (include Deviation Form)

If N/A, Explain

CERTIFYING STATEMENT

I certify that I have examined the above checklist and supporting documentation and attachments and find this information to be correct, true and complete. I find the plans and specifications for this project to be in compliance with the Department of Environmental Quality Circular DEQ-2 as specified above.



(Signature of Professional Engineer)

03/30/21

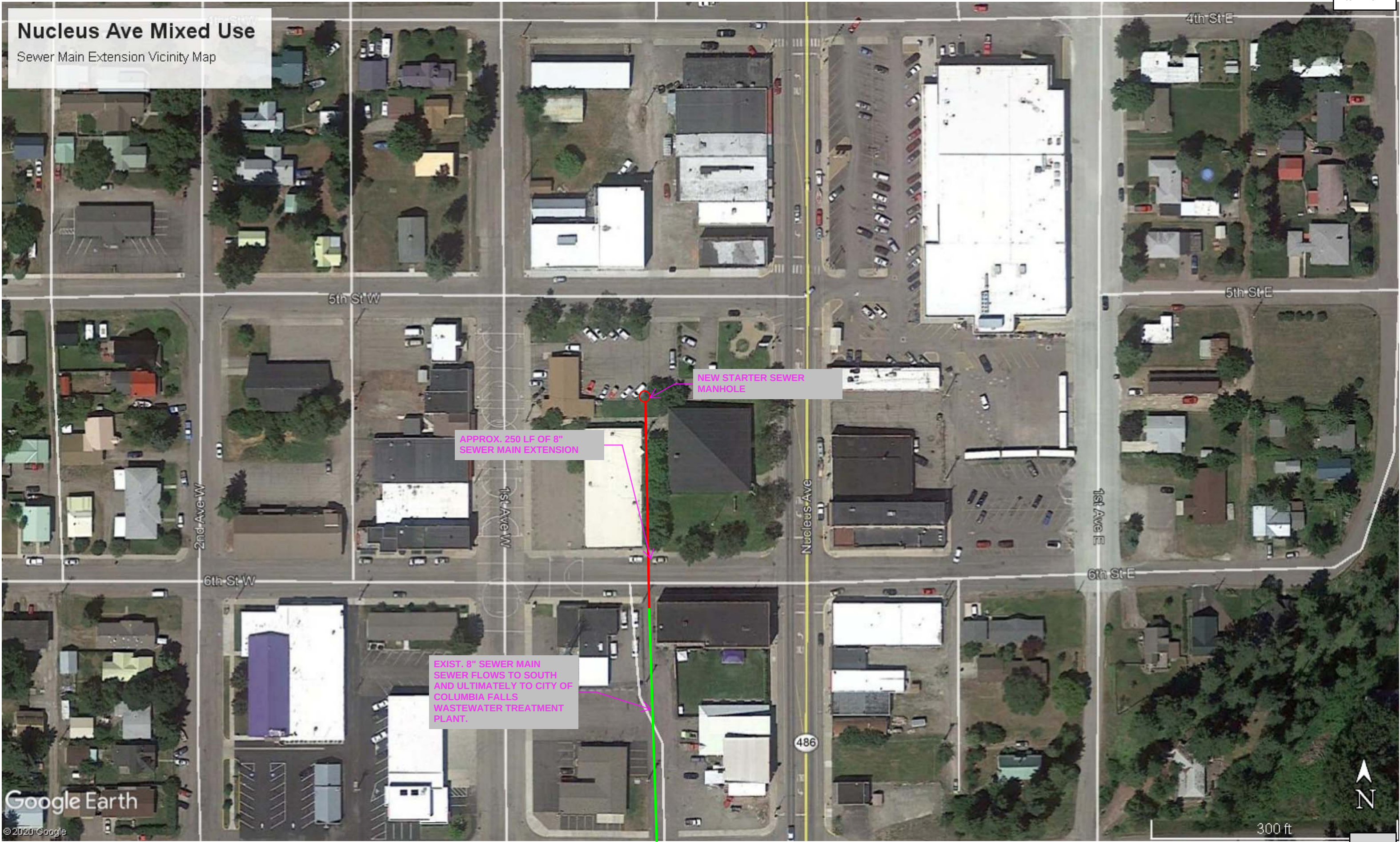
(Date Signed)

Montana P.E. Number 14108



Nucleus Ave Mixed Use

Sewer Main Extension Vicinity Map





MUNICIPAL FACILITIES EXCLUSION

Subdivision Name: Block 37, Columbia Falls Townsite Number of lots/parcels/units: 15/ / 53

Geocode: 07-4186-08-4-56-01-0000 (this can be found at <http://svc.mt.gov/msl/mtcadastral>)

07-4186-08-4-57-01-000

Are main extensions necessary to serve the subdivision? ☒ Yes ☐ No If yes, have plans for the mains been submitted for review? ☒ Yes ☐ No

How will construction of the facilities be financed? Owner Financed

Owner Information:

Owner(s) Name: Ruis Holdings

Print name of owner(s)

Signature of all owners of record

Address: PO Box 1928, Columbia Falls, MT

Street or PO Box, City, State, Zip Code

Email: mickruis@sbcglobal.net

Phone: 619.889.7749

Consultant Information:

Company and Address: Jackola Engineering and Architecture

Email: mbestwick@jackola.com

Phone: 406.755.3208

Eligibility Requirements:**All of the following criteria must be met:**

- ☒ The project must be provided with adequate municipal water and sewer, solid waste disposal and the municipality must review storm water plans.
- ☒ All the mains necessary to serve the subdivision must be municipality owned, operated and maintained. Privately owned mains or lift stations make the project ineligible for this exemption.
- ☒ The municipality must be a 1st or 2nd class municipality as described in MCA 7-4-111 or covered under a growth policy pursuant to Title 76, chapter 1.

The project must be one of the following (check applicable box):

- ☐ A new division subject to review under the Montana Subdivision and Platting Act, or
- ☐ Previously divided parcels recorded with Sanitary Restrictions prior to July 1, 1973 or
- ☒ Divisions or parcels of land that are exempt from Montana Subdivision and Platting Act review under 76-3-203 or 76-3-207 (1) (a), (b), (d), (e), or (f)

Submittal Requirements:**All of the following items must be submitted:**

Item No.2.

- ☒ This form, signed by the property owner, and the municipalities' representative.
- ☒ Copy of Preliminary Plat, COS, Amended Plat or Unit Declaration. The Plat, COS, Am Plat or Unit Declaration must contain the exemption 76-4-125 (1)(d)(i), (ii) or (iii). If using item (iii), the Plat, COS, Am Plat or Unit Declaration must also contain the appropriate Platting Act exemption.
- ☒ Vicinity map showing project location.
- ☐ Applicable zoning ordinances in effect ☒ on file
- ☐ Copy of growth policy, if applicable ☒ on file
- ☒ \$120 processing fee

Certification:

I hereby certify that I am licensed to practice engineering in the State of Montana, I am employed directly or retained by the municipality providing service and am authorized to sign on behalf of the municipality. In addition, I hereby certify that:

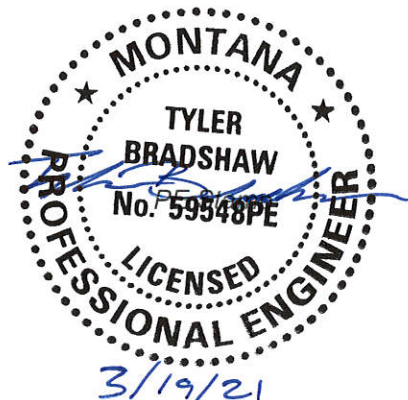
1. The existing water and wastewater systems are in compliance with the provisions of Title 75, chapters 5 and 6, and
2. The water and wastewater systems have adequate capacity to meet the needs of the project, and
3. The municipality has or will review plans to ensure adequate storm water drainage and adequate solid waste disposal.



(Signature of Professional Engineer)

3/19/21

(Date Signed)

Montana P.E. Number 59548

Send to: MTDEQ Subdivisions

PO Box 200901

Helena MT 59620-0901



PUBLIC WORKS DEPARTMENT

Item No.2.

**130 6TH STREET WEST
COLUMBIA FALLS MT. 59912**

**PHONE: (406) 892-4430
FAX: (406) 892-4413**

March 19, 2021

Mike Bestwick, EI
Jackola Engineering
2250 Highway 93 South
Kalispell, MT 59901

Re: Nucleus Avenue Mixed Use Project Sewer Main Extension Approval

Dear Mike,

You requested the City provide an approval letter for the Nucleus Avenue Mixed Use Project Sewer Main Extension in order to obtain the required permit from Montana DEQ. I have reviewed the plans for the proposed extension that you provided on February 18, 2021 and understand the design wastewater characteristics. The City wastewater system has adequate capacity to accommodate the proposed extension. The proposed sewer main extension for the Nucleus Avenue Mixed Use Project is approved.

Please feel free to provide this letter to appropriate design review personnel at DEQ. I can be reached at (406) 892-4430 if there are any questions regarding this approval.

Sincerely,

Tyler Bradshaw, P.E.
Public Works Director
City of Columbia Falls

Enclosures:

APPENDIX B.1

SEWER FLOW CALCULATIONS

Manning Formula Uniform Pipe Flow at Given Slope and Depth

Inputs:

Pipe Diameter, d_o	8.0000	in
Manning Roughness, n	0.0130	
Pressure slope (possibly equal to pipe slope), S_o	0.0040	slope
Percent of (or ratio to) full depth (100% or 1 if flowing full)	0.8000	fraction

Results:

Flow, Q	335.2792	gal/min
Velocity, v	2.4953	ft/s
Velocity head, h_v	0.0968	ft
Flow Area, A	0.2994	ft ²
Wetted Perimeter, P	1.4762	ft
Hydraulic Radius	0.2028	ft
Top Width, T	0.5333	ft
Froude Number, F	0.59	
Shear Stress (tractive force), τ	0.1332	psf

Version 2.0 (20 June 2017)
HawsEDC Calculators

Select Language: English

Conversion to m:

4 0.2032

1

1

Calculations in m:

5 0.0212

2 0.7606

3 0.0295

3 0.0278

3 0.4499

3 0.0618

3 0.1626

0.5872

2 6.3763

Intermediate Variables:

θ 2.2143

a 10.7379

APPENDIX D STORMWATER

APPENDIX D.1

NRCS SOILS REPORT

Custom Soil Resource Report for Upper Flathead Valley Area, Montana

Nucleus Ave. Mixed Use



Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report Soil Map

Item No.2.



MAP LEGEND**Area of Interest (AOI)**
 Area of Interest (AOI)
Soils
 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points
Special Point Features
 Blowout

 Borrow Pit

 Clay Spot

 Closed Depression

 Gravel Pit

 Gravelly Spot

 Landfill

 Lava Flow

 Marsh or swamp

 Mine or Quarry

 Miscellaneous Water

 Perennial Water

 Rock Outcrop

 Saline Spot

 Sandy Spot

 Severely Eroded Spot

 Sinkhole

 Slide or Slip

 Sodic Spot

 Spoil Area

 Stony Spot

 Very Stony Spot

 Wet Spot

 Other

 Special Line Features
Water Features
 Streams and Canals
Transportation
 Rails

 Interstate Highways

 US Routes

 Major Roads

 Local Roads
Background
 Aerial Photography
MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Upper Flathead Valley Area, Montana
Survey Area Data: Version 16, Jun 4, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Aug 27, 2014—Nov 2, 2016

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Mg	Mires gravelly loam, 0 to 3 percent slopes	3.4	100.0%
Totals for Area of Interest		3.4	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Upper Flathead Valley Area, Montana

Mg—Mires gravelly loam, 0 to 3 percent slopes

Map Unit Setting

National map unit symbol: 4vrl
Elevation: 2,900 to 5,600 feet
Mean annual precipitation: 17 to 25 inches
Mean annual air temperature: 43 to 45 degrees F
Frost-free period: 70 to 105 days
Farmland classification: Not prime farmland

Map Unit Composition

Mires and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Mires

Setting

Landform: Terraces, outwash fans
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Outwash

Typical profile

A - 0 to 8 inches: gravelly loam
Bw - 8 to 18 inches: very gravelly loam
2C - 18 to 60 inches: very gravelly loamy sand

Properties and qualities

Slope: 0 to 3 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
 (0.57 to 1.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 10 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water capacity: Low (about 3.3 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 6e
Hydrologic Soil Group: B
Ecological site: R044AP808MT - UPLAND GRASSLAND 44A LRU P
Hydric soil rating: No

Minor Components

Nonhydric

Percent of map unit: 15 percent
Hydric soil rating: No

References

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- United States Department of Agriculture, Natural Resources Conservation Service. National range and pasture handbook. <http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/landuse/rangepasture/?cid=stelprdb1043084>

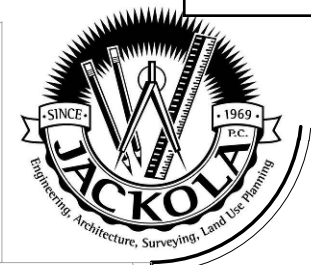
United States Department of Agriculture, Natural Resources Conservation Service. National soil survey handbook, title 430-VI. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/scientists/?cid=nrcs142p2_054242

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APPENDIX D.2

PRE AND POST DEVELOPMENT BASIN MAPS



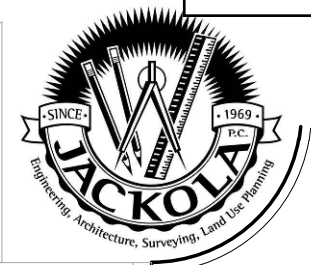
LEGEND

FLOW PATH 

SUBBASIN BOUNDARY 



RUIS HOLDINGS
NUCLEUS AVENUE MIXED USE
COLUMBIA FALLS, MT

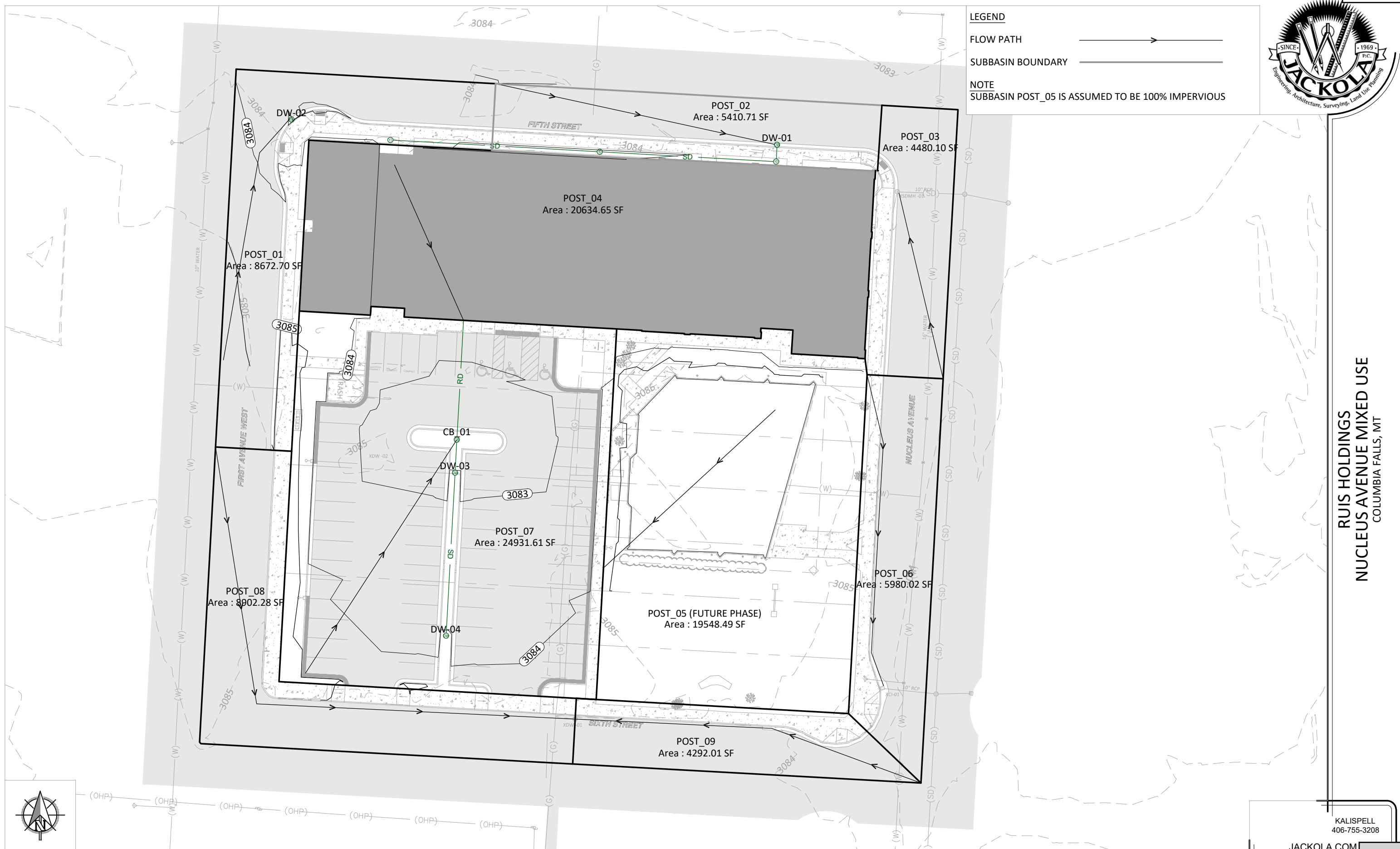


LEGEND

FLOW PATH →

SUBBASIN BOUNDARY ———

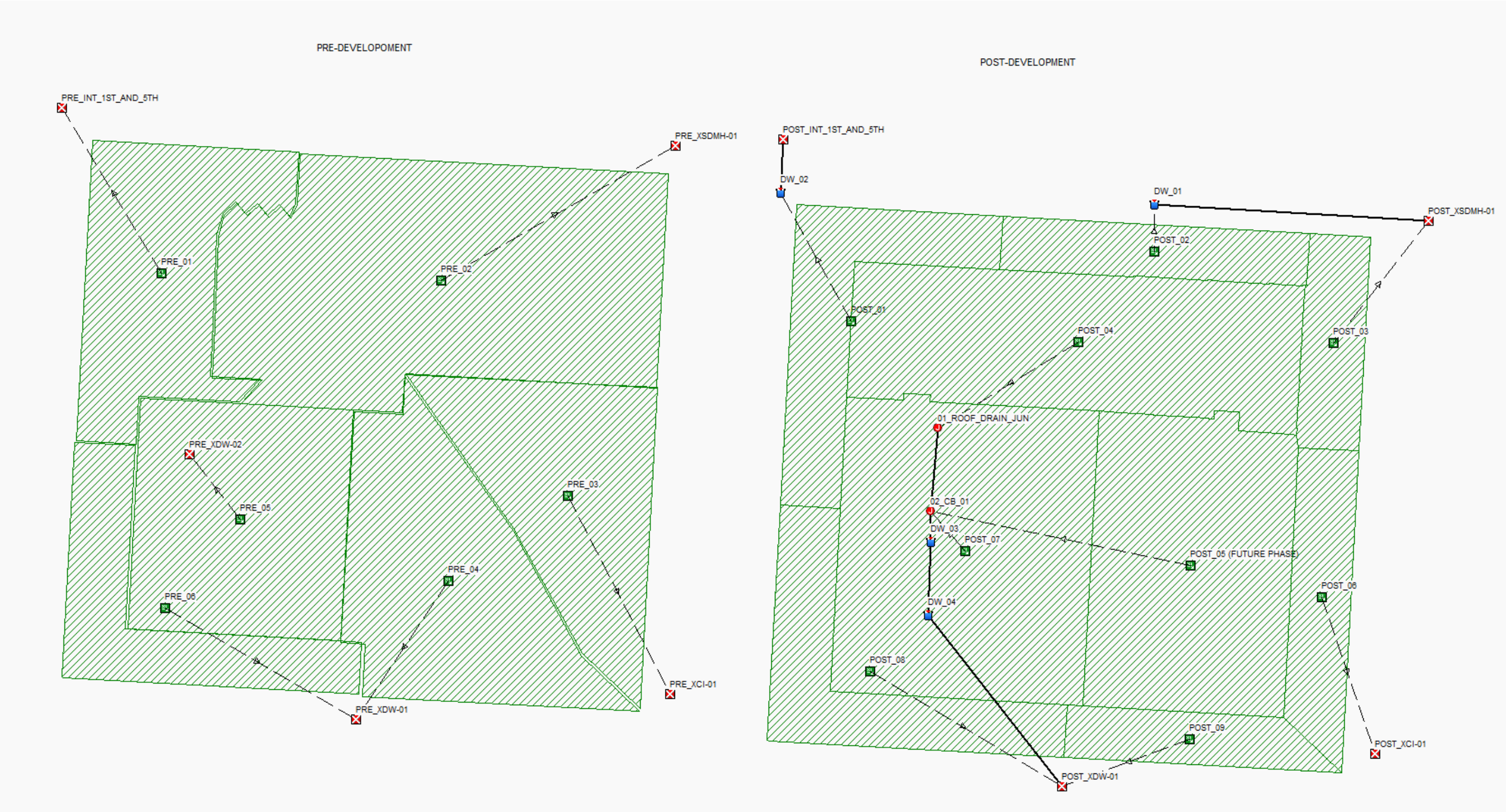
NOTE
SUBBASIN POST_05 IS ASSUMED TO BE 100% IMPERVIOUS

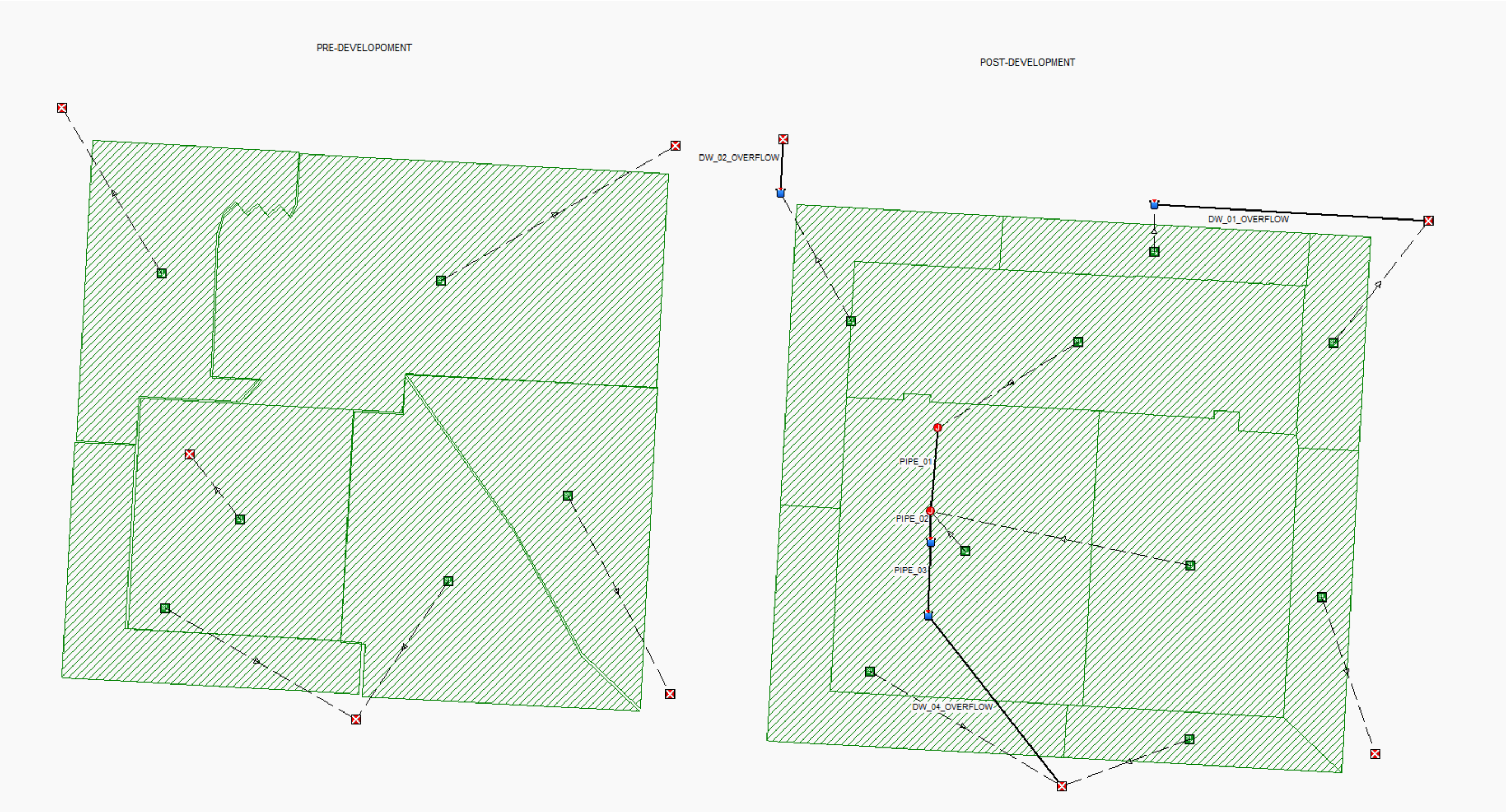


RUIS HOLDINGS
NUCLEUS AVENUE MIXED USE
COLUMBIA FALLS, MT

APPENDIX D.3

STORM MODEL NETWORK MAP





APPENDIX D.4

10-YEAR STORM CALCULATIONS

Autodesk® Storm and Sanitary Analysis 2016 - Version 13.2.147 (Build 0)

Project Description

File Name 2020_12_11_RUIS.SPF
 Description Z:\ClientFiles\2020\Ruis Holdings\200909 Nucleus Ave Mixed Use\6 Drawings\1
 Autocad\C3Data\Ruis_Storm_PreDevelopment.dwg
 Z:\ClientFiles\2020\Ruis Holdings\200909 Nucleus Ave Mixed Use\6 Drawings\1
 Autocad\C3Data\Ruis_Storm_PostDevelopment.dwg
 Z:\ClientFiles\2020\Ruis Holdings\200909 Nucleus Ave Mixed Use\6 Drawings\1
 Autocad\C3Data\Ruis_Storm_PostDevelopment.dwg

Analysis Options

Flow Units cfs
 Subbasin Hydrograph Method. SCS TR-55
 Time of Concentration..... SCS TR-55
 Link Routing Method Hydrodynamic
 Storage Node Exfiltration.. Constant flow
 Starting Date OCT-29-2019 00:00:00
 Ending Date NOV-02-2019 00:00:00
 Report Time Step 00:05:00

Element Count

Number of rain gages 0
 Number of subbasins 15
 Number of nodes 15
 Number of links 6

Subbasin Summary

Subbasin	Total Area ft ²	Peak Rate Factor
POST_01	8672.67	484.00
POST_02	5410.70	484.00
POST_03	4480.08	484.00
POST_04	20634.55	484.00
POST_05 (FUTURE PHASE)	19548.43	484.00
POST_06	5979.98	484.00
POST_07	24931.51	484.00
POST_08	8902.23	484.00
POST_09	4291.99	484.00
PRE_01	13807.24	484.00
PRE_02	32402.63	484.00
PRE_03	14088.03	484.00
PRE_04	17216.93	484.00
PRE_05	16441.52	484.00
PRE_06	8895.79	484.00

Node Summary

Node ID	Element Type	Invert Elevation ft	Maximum Elev. ft	Ponded Area ft ²	External Inflow
------------	-----------------	---------------------------	------------------------	-----------------------------------	--------------------

01_ROOF_DRAIN_JUN	JUNCTION	3077.97	3083.97	0.00
02_CB_01	JUNCTION	3076.37	3082.00	100.00
POST_INT_1ST_AND_5TH	OUTFALL	3080.00	3081.50	0.00
POST_XCI-01	OUTFALL	3080.00	3080.00	0.00
POST_XDW-01	OUTFALL	3080.00	3081.50	0.00
POST_XSDMH-01	OUTFALL	3080.00	3081.50	0.00
PRE_INT_1ST_AND_5TH	OUTFALL	3080.00	3080.00	0.00
PRE_XCI-01	OUTFALL	3080.00	3080.00	0.00
PRE_XDW-01	OUTFALL	3080.00	3080.00	0.00
PRE_XDW-02	OUTFALL	3080.00	3080.00	0.00
PRE_XSDMH-01	OUTFALL	3080.00	3080.00	0.00
DW_01	STORAGE	3073.19	3083.19	100.00
DW_02	STORAGE	3072.89	3082.89	100.00
DW_03	STORAGE	3076.31	3083.04	100.00
DW_04	STORAGE	3076.30	3084.10	100.00

Link Summary

Link ID	From Node	To Node	Element Type	Length ft	Slope %	Manning's Roughness
DW_01_OVERFLOW	DW_01	POST_XSDMH-01	CONDUIT	157.8	0.6337	0.0150
DW_02_OVERFLOW	DW_02	POST_INT_1ST_AND_5TH	CONDUIT	38.0	2.6281	0.0150
DW_04_OVERFLOW	DW_04	POST_XDW-01	CONDUIT	125.5	1.5932	0.0150
PIPE_01	01_ROOF_DRAIN_JUN	02_CB_01	CONDUIT	54.9	1.9993	0.0130
PIPE_02	02_CB_01	DW_03	CONDUIT	15.1	0.4095	0.0130
PIPE_03	DW_03	DW_04	CONDUIT	75.0	0.0133	0.0130

Cross Section Summary

Link ID	Shape	Depth/ Diameter ft	Width ft	No. of Barrels	Cross Sectional Area ft ²	Full Flow Hydraulic Radius ft	Design Flow Capacity cfs
DW_01_OVERFLOW	CIRCULAR	1.50	1.50	1	1.77	0.38	7.25
DW_02_OVERFLOW	CIRCULAR	1.50	1.50	1	1.77	0.38	14.76
DW_04_OVERFLOW	CIRCULAR	1.50	1.50	1	1.77	0.38	11.49
PIPE_01	CIRCULAR	0.50	0.50	1	0.20	0.13	0.79
PIPE_02	CIRCULAR	1.00	1.00	1	0.79	0.25	2.28
PIPE_03	CIRCULAR	1.00	1.00	1	0.79	0.25	0.41

Runoff Quantity Continuity

	Volume acre-ft	Depth inches
Total Precipitation	0.791	2.011
Surface Runoff	0.054	0.137
Continuity Error (%)	-0.000	

Flow Routing Continuity

	Volume acre-ft	Volume Mgallons
External Inflow	0.000	0.000
External Outflow	0.302	0.098
Initial Stored Volume	0.000	0.000
Final Stored Volume	0.000	0.000
Continuity Error (%)	0.400	

Composite Curve Number Computations Report

Subbasin POST_01

Soil/Surface Description	Area (ft ²)	Soil Group	CN
Paved parking & roofs	8236.94	B	98.00
> 75% grass cover, Good	435.73	B	61.00
Composite Area & Weighted CN	8672.67		96.14

Subbasin POST_02

Soil/Surface Description	Area (ft ²)	Soil Group	CN
Paved parking & roofs	4851.43	B	98.00
> 75% grass cover, Good	559.26	B	61.00
Composite Area & Weighted CN	5410.70		94.18

Subbasin POST_03

Soil/Surface Description	Area (ft ²)	Soil Group	CN
Paved parking & roofs	4451.42	B	98.00
> 75% grass cover, Good	28.66	B	61.00
Composite Area & Weighted CN	4480.08		97.76

Subbasin POST_04

Soil/Surface Description	Area (ft ²)	Soil Group	CN
Paved parking & roofs	20634.55	B	98.00
Composite Area & Weighted CN	20634.55		98.00

Subbasin POST_05 (FUTURE PHASE)

Soil/Surface Description	Area (ft ²)	Soil Group	CN
Paved parking & roofs	19548.43	B	98.00
Composite Area & Weighted CN	19548.43		98.00

Subbasin POST_06

Soil/Surface Description	Area (ft ²)	Soil Group	CN
Paved parking & roofs	5979.98	B	98.00
Composite Area & Weighted CN	5979.98		98.00

Subbasin POST_07

Soil/Surface Description	Area (ft ²)	Soil Group	CN
Paved parking & roofs	21264.34	B	98.00
> 75% grass cover, Good	3667.17	B	61.00
Composite Area & Weighted CN	24931.51		92.56

Subbasin POST_08

Soil/Surface Description	Area (ft ²)	Soil Group	CN
Paved parking & roofs	8902.23	B	98.00
Composite Area & Weighted CN	8902.23		98.00

Subbasin POST_09

Soil/Surface Description	Area (ft ²)	Soil Group	CN
Paved parking & roofs	4291.99	B	98.00
Composite Area & Weighted CN	4291.99		98.00

Subbasin PRE_01

Soil/Surface Description	Area (ft ²)	Soil Group	CN
Paved parking & roofs	12282.74	B	98.00
> 75% grass cover, Good	1524.51	B	61.00
Composite Area & Weighted CN	13807.24		93.91

Subbasin PRE_02

Soil/Surface Description	Area (ft ²)	Soil Group	CN
Paved parking & roofs	24176.53	B	98.00
> 75% grass cover, Good	8226.10	B	61.00
Composite Area & Weighted CN	32402.63		88.61

Subbasin PRE_03

Soil/Surface Description	Area (ft ²)	Soil Group	CN
Paved parking & roofs	9757.88	B	98.00
> 75% grass cover, Good	4330.15	B	61.00
Composite Area & Weighted CN	14088.03		86.63

Subbasin PRE_04

Soil/Surface Description	Area (ft ²)	Soil Group	CN
Paved parking & roofs	7069.76	B	98.00
> 75% grass cover, Good	10147.22	B	61.00
Composite Area & Weighted CN	17216.98		76.19

Subbasin PRE_05

Soil/Surface Description	Area (ft ²)	Soil Group	CN
Paved parking & roofs	16441.44	B	98.00
Composite Area & Weighted CN	16441.44		98.00

Subbasin PRE_06

Area Soil

Soil/Surface Description	(ft ²)	Group	CN
Paved parking & roofs	8895.79	B	98.00
Composite Area & Weighted CN	8895.79		98.00

 SCS TR-55 Time of Concentration Computations Report

Sheet Flow Equation

$$T_c = (0.007 * ((n * L_f)^{0.8})) / ((P^{0.5}) * (S_f^{0.4}))$$

Where:

T_c = Time of Concentration (hrs)
 n = Manning's Roughness
 L_f = Flow Length (ft)
 P = 2 yr, 24 hr Rainfall (inches)
 S_f = Slope (ft/ft)

Shallow Concentrated Flow Equation

V = 16.1345 * (S_f^{0.5}) (unpaved surface)
 V = 20.3282 * (S_f^{0.5}) (paved surface)
 V = 15.0 * (S_f^{0.5}) (grassed waterway surface)
 V = 10.0 * (S_f^{0.5}) (nearly bare & untilled surface)
 V = 9.0 * (S_f^{0.5}) (cultivated straight rows surface)
 V = 7.0 * (S_f^{0.5}) (short grass pasture surface)
 V = 5.0 * (S_f^{0.5}) (woodland surface)
 V = 2.5 * (S_f^{0.5}) (forest w/heavy litter surface)
 T_c = (L_f / V) / (3600 sec/hr)

Where:

T_c = Time of Concentration (hrs)
 L_f = Flow Length (ft)
 V = Velocity (ft/sec)
 S_f = Slope (ft/ft)

Channel Flow Equation

V = (1.49 * (R^(2/3)) * (S_f^{0.5})) / n
 R = A_q / W_p
 T_c = (L_f / V) / (3600 sec/hr)

Where:

T_c = Time of Concentration (hrs)
 L_f = Flow Length (ft)
 R = Hydraulic Radius (ft)
 A_q = Flow Area (ft²)
 W_p = Wetted Perimeter (ft)
 V = Velocity (ft/sec)
 S_f = Slope (ft/ft)
 n = Manning's Roughness

 Subbasin POST_01

User-Defined TOC override (minutes): 5.00

 Subbasin POST_02


```

-----
User-Defined TOC override (minutes):      5.00
-----
Subbasin POST_03
-----
User-Defined TOC override (minutes):      5.00
-----
Subbasin POST_04
-----
User-Defined TOC override (minutes):      5.00
-----
Subbasin POST_05 (FUTURE PHASE)
-----
User-Defined TOC override (minutes):      5.00
-----
Subbasin POST_06
-----
User-Defined TOC override (minutes):      5.00
-----
Subbasin POST_07
-----
User-Defined TOC override (minutes):      5.00
-----
Subbasin POST_08
-----
User-Defined TOC override (minutes):      5.00
-----
Subbasin POST_09
-----
User-Defined TOC override (minutes):      5.00
-----
Subbasin PRE_01
-----
User-Defined TOC override (minutes):      5.00
-----
Subbasin PRE_02
-----
User-Defined TOC override (minutes):      5.00
-----
Subbasin PRE_03
=====
Total TOC (minutes):                      0.00
=====
Subbasin PRE_04
-----

```

User-Defined TOC override (minutes): 5.00

Subbasin PRE_05

User-Defined TOC override (minutes): 5.00

Subbasin PRE_06

User-Defined TOC override (minutes): 5.00

Subbasin Runoff Summary

Subbasin ID	Total Precip in	Total Runoff in	Peak Runoff cfs	Weighted Curve Number	Time of Concentration days	hh:mm:ss
POST_01	2.00	1.59	0.25	96.140	0	00:05:00
POST_02	2.00	1.41	0.14	94.180	0	00:05:00
POST_03	2.00	1.74	0.14	97.760	0	00:05:00
POST_04	2.00	1.77	0.66	98.000	0	00:05:00
POST_05 (FUTURE PHASE)	2.00	1.77	0.62	98.000	0	00:05:00
POST_06	2.00	1.77	0.19	98.000	0	00:05:00
POST_07	2.00	1.28	0.59	92.560	0	00:05:00
POST_08	2.00	1.77	0.28	98.000	0	00:05:00
POST_09	2.00	1.77	0.13	98.000	0	00:05:00
PRE_01	2.00	1.39	0.36	93.910	0	00:05:00
PRE_02	2.00	1.00	0.58	88.610	0	00:05:00
PRE_03	2.00	0.88	0.22	86.630	0	00:05:00
PRE_04	2.00	0.42	0.08	76.190	0	00:05:00
PRE_05	2.00	1.77	0.53	98.000	0	00:05:00
PRE_06	2.00	1.77	0.28	98.000	0	00:05:00

Node Depth Summary

Node ID	Average Depth Attained ft	Maximum Depth Attained ft	Maximum HGL Attained ft	Time of Max Occurrence days	hh:mm	Total Flooded Volume acre-in	Total Time Flooded minutes	Retention Time hh:mm:ss
01_ROOF_DRAIN_JUN	0.06	0.39	3078.36	0	10:00	0	0	0:00:00
02_CB_01	0.11	0.51	3076.88	0	10:00	0	0	0:00:00
POST_INT_1ST_AND_5TH	0.00	0.00	3080.00	0	00:00	0	0	0:00:00
POST_XCI-01	0.00	0.00	3080.00	0	00:00	0	0	0:00:00
POST_XDW-01	0.00	0.00	3080.00	0	00:00	0	0	0:00:00
POST_XSDMH-01	0.00	0.00	3080.00	0	00:00	0	0	0:00:00
PRE_INT_1ST_AND_5TH	0.00	0.00	3080.00	0	00:00	0	0	0:00:00
PRE_XCI-01	0.00	0.00	3080.00	0	00:00	0	0	0:00:00
PRE_XDW-01	0.00	0.00	3080.00	0	00:00	0	0	0:00:00
PRE_XDW-02	0.00	0.00	3080.00	0	00:00	0	0	0:00:00
PRE_XSDMH-01	0.00	0.00	3080.00	0	00:00	0	0	0:00:00
DW_01	0.00	0.00	3073.19	0	00:00	0	0	0:00:00
DW_02	0.00	0.00	3072.89	0	00:00	0	0	0:00:00
DW_03	0.00	0.00	3076.31	0	00:00	0	0	0:00:00
DW_04	0.00	0.00	3076.30	0	00:00	0	0	0:00:00

Node Flow Summary

Node ID	Element Type	Maximum Lateral Inflow cfs	Peak Inflow cfs	Time of Peak Inflow Occurrence days hh:mm	Maximum Flooding Overflow cfs	Time of Peak Flooding Occurrence days hh:mm
01_ROOF_DRAIN_JUN	JUNCTION	0.66	0.66	0 10:00	0.00	
02_CB_01	JUNCTION	1.21	1.86	0 10:00	0.00	
POST_INT_1ST_AND_5TH	OUTFALL	0.00	0.00	0 00:00	0.00	
POST_XCI-01	OUTFALL	0.19	0.19	0 10:00	0.00	
POST_XDW-01	OUTFALL	0.42	0.42	0 10:00	0.00	
POST_XSDMH-01	OUTFALL	0.14	0.14	0 10:00	0.00	
PRE_INT_1ST_AND_5TH	OUTFALL	0.36	0.36	0 10:00	0.00	
PRE_XCI-01	OUTFALL	0.22	0.22	0 10:00	0.00	
PRE_XDW-01	OUTFALL	0.36	0.36	0 10:00	0.00	
PRE_XDW-02	OUTFALL	0.52	0.52	0 10:00	0.00	
PRE_XSDMH-01	OUTFALL	0.58	0.58	0 10:00	0.00	
DW_01	STORAGE	0.14	0.14	0 10:00	0.00	
DW_02	STORAGE	0.25	0.25	0 10:00	0.00	
DW_03	STORAGE	0.00	1.86	0 10:00	0.00	
DW_04	STORAGE	0.00	0.00	0 00:00	0.00	

Storage Node Summary

Storage Node ID	Maximum	Maximum	Time of Max	Average	Average	Maximum	Maximum
Total	Ponded	Ponded	Ponded	Ponded	Ponded	Storage Node	Exfiltration
Exfiltrated	Volume	Volume	Volume	Volume	Volume	Outflow	Rate
Volume	1000 ft ³	(%)	days hh:mm	1000 ft ³	(%)	cfs	cfm
1000 ft ³							

DW_01	0.000	0	0 00:00	0.000	0	0.00	149.40
0.619							
DW_02	0.000	0	0 00:00	0.000	0	0.00	149.40
1.140							
DW_03	0.000	0	0 00:00	0.000	0	0.00	149.40
8.549							
DW_04	0.000	0	0 00:00	0.000	0	0.00	149.40
0.000							

Outfall Loading Summary

Outfall Node ID	Flow Frequency (%)	Average Flow cfs	Peak Inflow cfs
POST_INT_1ST_AND_5TH	0.00	0.00	0.00
POST_XCI-01	53.60	0.03	0.19
POST_XDW-01	53.78	0.07	0.42
POST_XSDMH-01	53.29	0.02	0.14
PRE_INT_1ST_AND_5TH	52.34	0.06	0.36

PRE_XCI-01	50.19	0.04	0.22
PRE_XDW-01	53.80	0.06	0.36
PRE_XDW-02	53.97	0.08	0.52
PRE_XSDMH-01	50.83	0.10	0.58

System	46.87	0.46	2.79

 Link Flow Summary

Link ID Total Reported Time Condition Surcharged minutes	Element Type	Time of Peak Flow Occurrence days hh:mm	Maximum Velocity Attained ft/sec	Length Factor	Peak Flow during Analysis cfs	Design Flow Capacity cfs	Ratio of Maximum /Design Flow	Ratio of Maximum Flow Depth
DW_01_OVERFLOW 0 Calculated	CONDUIT	0 00:00	0.00	1.00	0.00	7.25	0.00	0.00
DW_02_OVERFLOW 0 Calculated	CONDUIT	0 00:00	0.00	1.00	0.00	14.76	0.00	0.00
DW_04_OVERFLOW 0 Calculated	CONDUIT	0 00:00	0.00	1.00	0.00	11.49	0.00	0.00
PIPE_01 0 Calculated	CONDUIT	0 10:00	4.23	1.00	0.65	0.79	0.82	0.73
PIPE_02 0 Calculated	CONDUIT	0 10:00	11.86	1.00	1.86	2.28	0.81	0.25
PIPE_03 0 Calculated	CONDUIT	0 00:00	0.00	1.00	0.00	0.41	0.00	0.00

 Highest Flow Instability Indexes

 Link PIPE_02 (3)

Analysis began on: Mon Dec 28 16:13:02 2020
 Analysis ended on: Mon Dec 28 16:13:08 2020
 Total elapsed time: 00:00:06

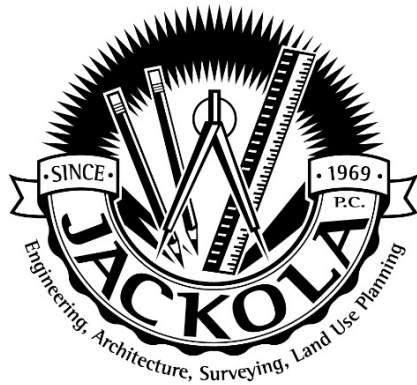
APPENDIX D.5

OPERATIONS AND MAINTENANCE PLAN

NUCLEUS AVENUE MIXED USE
STORMWATER INFRASTRUCTURE OPERATIONS & MAINTENANCE
MANUAL

Kalispell, Montana

Prepared By:



Jackola Engineering & Architecture
PO Box 1134
Kalispell, MT 59903

1.0 DRYWELLS

Visual inspection of drywells is to be completed annually to ensure performance of the facility. Trash removal should be performed during the annual inspections or more frequently as needed. Removal of sediment should be performed every 5-7 years or when inspections indicate that infiltration rates are diminishing.

DETENTION FACILITY MAINTENANCE ACTIVITIES	
Activity	Schedule
• Monitor sediment accumulation levels in drywell bottoms. • Inspect the condition of stormwater inlets to the drywell for material damage, erosion or undercutting	Annually

2.0 CATCH BASINS

Storm manholes, curb inlets, and catch basins should be inspected twice a year for sediment and debris buildup. Sumps should be cleaned with a vacuum truck once 75% of sump capacity has been reached. Ensure operability of structures grates, inlets, and outlets.

OUTLET STRUCTURE & CATCH BASINS	
Activity	Schedule
• Inspect sump and remove debris as needed • Inspect grates for damage. Repair/replace as needed	Semi-Annually
• Repair or replace inlet and outlet pipes	5 – 25 years

Facility Inspection Checklist

Stormwater Management Facility Inspection and Maintenance Log
Property Address: Inspection Date: _____ Inspection Time: _____ Inspected By: _____ Date and Time of Last Rainfall: _____ Type of Stormwater Management Facility: _____ Location of Facility on Site (in relation to buildings or other structures): _____
Water levels and observation (Oil sheen, Smell, Turbidity, etc.):
Sediment accumulation and record of sediment removal:
Condition of Vegetation (Height, survival rates, invasion species present, etc.) and record of replacement and management (mowing, weeding etc.)
Condition of physical properties such as inlets, outlets, piping, fences, irrigation facilities, and side slopes. Record damaged items and replacement activities:
Presence of insects or rodents. Record control activities:
Identify safety hazards present. Record resolution activities:

APPENDIX E

MISCELLANEOUS

APPENDIX E.1

GEOTECHNICAL REPORT



November 15, 2020

Jackola Engineering & Architecture, PC
2215 Highway 93 South
Kalispell, Montana 59901

Attn: Karl Henshaw, P.E.
khenshaw@jackola.com

Re: Report of Geotechnical Investigation
Mixed Use Redevelopment Project
Columbia Falls, Montana

Dear Mr. Henshaw:

Alpine Geotechnical, LLC (Alpine) has completed a geotechnical investigation for a planned commercial mixed-use building in Columbia Falls, Montana. We were asked to provide geotechnical information needed to assist with design of foundations, floor slabs, pavements, stormwater infiltration, and earthwork related phases of this project. The results of our field investigation, observations, laboratory test results, discussion of geotechnical considerations, and recommendations are included in this report. These services were provided in accordance with our proposal dated September 29, 2020 and subsequent authorization to proceed.

The project includes redevelopment of most of a city block in downtown Columbia Falls west of Nucleus Avenue and between 5th and 6th Streets West. The existing building and landscaping that fronts Nucleus Avenue will remain. The buildings will be constructed using concrete perimeter strip foundations and concrete slab-on-grade, and are anticipated to be wood framed. Loading is unknown at this time, but is assumed to be less than 5,000 pounds per lineal foot for perimeter line loads and less than 75,000 pounds for point loads. Foundation depths for this addition are presumed to be 3.5 feet below existing grade, with no basement areas anticipated.

Subsurface exploration took place October 23, 2020, and included four borings, designated DH-1 through DH-4, excavated within proposed development areas to depths ranging from 7 to 25 feet below existing grade. An Exploration Location Plan and individual logs of each boring are attached.

The borings were advanced using a truck mounted, rotary drill rig (CME45B) using continuous flight hollow-stem augers owned and operated by Alpine Geotechnical. Representative samples were obtained by split-barrel sampling methods in general accordance with applicable ASTM D1586, where the standard penetration resistance value (SPT-N) is determined based on the number of blows required to advance a standard 2-inch outside diameter split-barrel sampler the last 12 inches of the typical total 18-inch penetration by means of a 140-pound hammer with a free

fall of 30 inches. This value is used to estimate the in-situ relative density of cohesionless soils and consistency of cohesive soils. Collected samples were tagged for identification, sealed to reduce moisture loss, and taken to our laboratory for further examination, testing, and classification. Information provided on the boring logs attached to this report includes soil descriptions, consistency evaluations, boring depths, sampling intervals, and groundwater conditions. The borings were backfilled by the drill crew with auger cuttings at the conclusion of each boring.

A field log of each boring was prepared by our geoscientist. These logs include visual classifications of the subsurface materials encountered during drilling as well as the driller's interpretation of the subsurface conditions between samples. Final boring logs included with this report represent field classifications, modified as needed based on laboratory tests of the samples. The logs also contain the field SPT results, natural moisture content, and groundwater information.

Geology

The project site is located in Columbia Falls, which is situated within a glacial outwash and alluvial deposit (Pleistocene), according to mapping by Larry N. Smith, Surficial Geologic Map of the upper Flathead River valley (Kalispell valley) area, 2002. This mapping is consistent with our field subsurface findings.

Site/Subsurface Conditions

Current ground cover consists of existing buildings and asphalt pavement, as the site is presently developed. The existing building that fronts Nucleus Avenue will remain, and the other buildings will be demolished. Subsurface conditions in the areas explored included asphalt pavement that was 3 to 4 inches thick in the areas explored. Landscaped areas on the property are anticipated to include a topsoil thickness, that is unknown. Previously placed fill materials were encountered at the boring locations that consisted of gravel, silt and sand extended to depths of 2 to 3 feet below existing grade. Given the relatively shallow depth of fill materials, no Standard Penetration Tests (SPT) were performed, because they were outside of our standard sampling intervals. The fill materials did contain organic topsoil at most locations, and were visually assessed as loose based upon the relative ease of hollow stem auger advancement reported by the driller. The native inorganic soils beneath the fill were coarse grained poorly graded gravel with silt and sand that extended to the total depths explored. The native gravel deposit also contained cobbles and boulders, and an occasional sand layer. The native gravel was medium dense to very dense based upon field Standard Penetration Test (SPT) N-values that ranged from 23 to 52 blows per foot. Natural moisture contents in the native gravel ranged from 2 to 11 percent. The attached logs should be reviewed for a detailed description of the conditions encountered at the individual investigation locations.

Particle size testing (ASTM C117 & C136) of soils taken from the borings are shown in the table below:

Boring(s)	Depth (ft)	Passing No. 200 (%)	Classification
DH-3	5.0	11.4	Poorly Graded Gravel with Silt and Sand (GP-GM)

Plasticity testing indicated the material to be granular, non-plastic. The soils encountered appeared to be reasonably consistent, so no additional laboratory testing was provided.

Groundwater Conditions

The borings were observed while drilling and immediately after completion for the presence and level of groundwater. Static groundwater was not encountered in any of the borings during the field investigation. A very moist and possible seepage zone was encountered in Boring DH-4 between 5 and 5.5 feet below existing grade.

The groundwater level will fluctuate over time due to seasonal variations in the amount of rainfall, runoff, and other hydrologic factors not evident at the time the borings were performed. Therefore, groundwater levels during construction or at other times in the future may vary relative to the conditions indicated on the logs.

ENGINEERING RECOMMENDATIONS

Foundations

We presume the new building(s) will be supported by conventional strip/spread foundations around the perimeter established at frost depth (minimum 3.5 feet below adjacent grade), and that a concrete slab-on-grade will be used to support floors. The loading will likely be a combination of perimeter and interior line loads to be supported by concrete strip footings. The buildings can be adequately supported on the native, recompacted poorly graded gravel with silt and sand, which is the anticipated stratum at the foundation level. Following excavation to rough footing grade, the upper 12 inches of the native gravel below the foundation level should be scarified, water conditioned, and compacted to a minimum of 98% of standard Proctor (ASTM D698) maximum dry density. Depending on the level of disturbance, and ease of fine-grading, it may be beneficial to import a nominal thickness of crushed base course to be placed directly beneath the footings atop recompacted native gravel. Footings should be designed for an allowable bearing pressure of 3,000 pounds per square foot.

For design, reinforced concrete walls with unbalanced backfill levels on opposite sides should be designed for earth pressures at least equal to those indicated in the following table. Earth pressures will be influenced by structural design of the walls, conditions of wall restraint, methods

of construction and/or compaction and the strength of the materials being restrained. Active earth pressure is commonly used for design of free-standing cantilever retaining walls and assumes wall movement. The "at-rest" condition assumes no wall movement. The recommended design lateral earth pressures do not include a factor of safety and do not provide for hydrostatic pressure on the walls.

EARTH PRESSURE COEFFICIENTS

EARTH PRESSURE CONDITIONS	COEFFICIENT FOR BACKFILL TYPE	EQUIVALENT FLUID DENSITY (pcf)	SURCHARGE PRESSURE (psf)	EARTH PRESSURE (psf)
Active (Ka)	Structural Fill - 0.26	35	(0.26)S	(35)H
	Native Gravel – 0.31	41	(0.31)S	(41)H
At-Rest (Ko)	Structural Fill - 0.41	55	(0.41)S	(55)H
	Native Gravel – 0.47	62	(0.47)S	(62)H
Passive (Kp)	Structural Fill – 3.85	500	---	---
	Native Gravel – 3.25	425	---	---

Applicable conditions to the above include:

- For active earth pressure, wall must rotate about base, with top lateral movements of about 0.002 **H** to 0.004 **H**, where **H** is wall height
- For passive earth pressure to develop, wall must move horizontally to mobilize resistance
- Uniform surcharge, where **S** is surcharge pressure
- Horizontal backfill, compacted to 95 percent (native materials) and 98 percent (Structural Fill) of standard Proctor maximum dry density
- No hydrostatic pressure acting on wall
- No loading from compaction equipment
- No loading from nearby footings or slabs
- No dynamic loading
- No safety factor included in soil parameters
- Ignore passive pressure in frost zone

Floor Slabs

During initial site preparation, we recommend that all previously placed fill materials within the building footprint be completely removed to expose the native poorly graded gravel with silt and sand. Following fill removal, the site will require varying depths of fill to achieve final grade for slab support within building areas. This should be accomplished using Structural Fill or processed native site gravel that is excavated from foundation or stormwater pond areas. Processing involves screening off any particles larger than 4 inches, and removal of any organic matter and

any construction debris. To minimize the potential for differential movement, we recommend a minimum of 8 inches of Structural Fill and 4 inches of crushed base course be placed directly beneath all slab areas. All subgrade and fill beneath slab areas should be compacted in maximum 12-inch-thick lifts to a minimum of 98% of standard Proctor (ASTM D698) maximum dry density.

To minimize slab cracking, we recommend all American Concrete Institute guidelines for concrete mix design review, reinforcement design, placement, and curing/protection be followed. Control joints (either saw-cut contraction or construction joints) should be placed at maximum spacing of 10 feet in both directions. In order to minimize slab cracking, there are 3 specific items of primary importance: 1. Concrete mix proportioning and thorough review in accordance with ACI guidelines, 2. Proper placement and finishing according to ACI guidelines, and 3. Proper curing and protection.

Seismic Considerations

Code Used	Site Classification
2018 International Building Code (IBC) ¹	D ^{1,2}

1. In general accordance with the *2018 International Building Code*, Section 1613.2.2, and ASCE 7-16 Table 20.3-1.
2. The 2018 International Building Code and ASCE 7-16 require a site soil profile determination extending a depth of 100 feet for seismic site classification. The current scope requested does not include the required 100-foot soil profile determination. Test pits for this report extended to a maximum depth of 25 feet. Additional exploration to greater depths could be considered to confirm the conditions below the current depth of exploration. Alternatively, a geophysical exploration could be utilized in order to attempt to justify a more favorable seismic site class.

Drainage

Site grading should provide effective drainage away from the structure during and after construction. Water permitted to pond next to the structure can result in greater soil movements. Finished grades should be positively sloped away from the foundation and backfill zones at a minimum slope of 5 percent over the 10 feet immediately adjacent to the foundation perimeter. Irrigation in the backfill zone should be strictly minimized or isolated from the backfill zone. Roof gutters with downspouts should be provided with discharge points beyond the backfill zone. If positive drainage is not provided during the life of the structure, then increased movement could develop.

Soil Infiltration Testing

We performed a percolation test in accordance with Circular DEQ 4 constant head testing methodology. The test was performed at the TP-4 location indicated on the attached Exploration Location Plan, and at a depth of 4 feet below existing grade. The test was run for a total of 13

cycles with a 6-inch water level drop for each cycle. The soil percolation rate was very rapid, with our testing indicating a rate of 0.21 minutes per inch. Assignment of the design percolation rate should be made by Jackola Engineering when sizing stormwater ponds.

Structural Fill for building foundation support, soil replacement, and backfill should be developed from reliable source(s) approved by Alpine Geotechnical and meeting the following gradation and composition requirements:

Screen or Sieve Size	Percent Passing by Weight
3-inch	100
1 1/2-inch	85-100
No. 4	30-60
No. 200	10 maximum

- The sand, gravel, and cobble-size particles comprising the fill must be hard, durable rock materials that will not degrade by moistening or under mechanical action of the compacting equipment; i.e. not shale or other clayey rock types.
- The binder/fines fraction should have maximum Liquid Limit and Plasticity Index values of 25 and 10 percent respectively.
- No frozen, organic, or other deleterious materials should be present in the fill aggregate.

Pavements

It is anticipated that final subgrade elevations within the parking/access roadway areas will be near existing grades. To adequately support the pavements, we recommend the existing fill materials be completely removed from beneath pavement areas and replaced with Structural Fill or processed site gravel. Processing involves screening off any particles larger than 4 inches, and removal of any organic matter and any construction debris. Prior to placing any fill for pavement section construction, the existing subgrade (or fill) materials should be thoroughly recompacted to 95% of standard Proctor density and should be stable under rubber-tired construction equipment, including dump truck traffic. Areas that are shown to be unstable during this proof loading operation indicate that deeper subgrade deficiencies may exist and these areas should be repaired under the direction of our geotechnical engineer. The requirements of a suitable fill and its placement are discussed in the **Earthwork** section of this report.

Unsuitable material encountered below subgrade and/or subbase course level should be further undercut and replaced with Structural Fill based on observation by our geotechnical engineer. The upper 1 foot of subgrade material below the subexcavation depth should be compacted to at least 95% of the maximum dry density per ASTM D698.

The design approach used to develop the following tables for the flexible surfacing was based on the American Association of State Highway and Transportation Officials (AASHTO) 1993 Guide for Design of Pavement Structures, Chapter 4 Low Volume Road Design. We used structural coefficients of the Montana Department of Transportation and our local experience. Specific information regarding anticipated vehicle types, axle loads and traffic volumes was not provided. In developing our recommendations, we have assumed that traffic will consist primarily of automobile traffic and a limited number of delivery trucks and trash removal trucks. If heavier vehicle types or higher traffic volumes are expected, Alpine Geotechnical should be afforded the opportunity to review, and possibly revise, these assumptions and recommendations. The heavy-duty section is intended for areas that have truck traffic, like delivery routes and garbage collection areas. The light duty section is intended for passenger vehicles only (including passenger cars and light trucks).

The design of pavement thickness was based on the approach described above and on the following parameters:

- Stable subgrade as previously detailed and verified by proof-loading with rubber-tired construction equipment and dump truck traffic.
- Any required fill is placed in maximum 12 inch lifts and compacted to a minimum of 95% of standard Proctor maximum dry density.
- Flexible Pavement Design Catalog assuming a maximum of 5 ESAL's per day over the service life. A qualitative subgrade description of "very good" was used to develop the design Structural Number based upon Structural Fill as subgrade.
- A service life of 30 years.

As a minimum, we suggest the following typical pavement section be considered:

Typical Pavement Section Thickness			
Traffic Area	Asphalt Concrete Surface Course	Crushed Base Course	Total Thickness
Road and Parking Lot – Heavy Duty	4 inches	6 inches	10 inches
Road and Parking Lot – Standard Duty	3 inches	4 inches	7 inches

For the areas identified for garbage collection or delivery areas with heavier wheel loads, higher performance will be achieved through installation of a minimum 6-inch thick Portland Cement concrete pavement as the surface course to support the short-term heavier loads from garbage trucks during loadout.

We recommend our technical staff be afforded the opportunity to evaluate the existing subgrade materials during construction. We also recommend field density testing be performed of all fill placed to achieve final subgrade elevation as well as site fill and base course materials.

Pavement sections based upon a more detailed pavement design could be provided if specific traffic loading, frequencies, and desired pavement design life are provided. The pavement section provided is based on design traffic loading as discussed and is not intended for nor should it be construed to be a construction platform either in full or partial section. Construction use is likely to exert heavier and higher frequency axle/wheel loads under adverse weather or channelized traffic conditions than assumed in this forgoing design. If construction access/haul load sections are desired, additional geotechnical input based on construction traffic will be required. Pavements subjected to higher traffic volumes than assumed above may require thicker pavement sections. The above section represents the minimum thickness for in-service use and, as such, periodic maintenance should be anticipated.

Aggregate base course should meet Montana Public Works Specification Section 02235 (6th Edition) for Crushed Base Course, 1 ½ inch or ¾ inch minus and compacted to at least 95% of the maximum ASTM D698 dry density.

Long term pavement performance will depend upon several factors, including maintaining subgrade moisture levels and providing for preventive maintenance. The following recommendations should be considered the minimum:

- Site grading at a minimum 2% grade away from the pavements
- The subgrade and the pavement surface have a minimum ¼ inch per foot slope to promote proper surface drainage
- Consider appropriate edge drainage and pavement underdrain systems
- Apply joint sealant and seal cracks regularly

CLOSURE/LIMITATIONS

Alpine Geotechnical should be retained to review the final design plans and specifications so comments can be made regarding interpretation and implementation of our geotechnical recommendations in the design and specifications. Alpine Geotechnical also should be retained to provide observation and testing services during site preparation, removal of unsuitable soils, foundation preparation/construction, and backfilling of excavations and other earth-related construction phases of the project.

The recommendations presented in this report are based upon the data obtained from the borings performed at the indicated locations and from other information discussed in this report. This report does not reflect variations that may occur between test pit locations, across the site, or due to the modifying effects of weather. The nature and extent of such variations may not become

evident until construction has commenced. If variations appear, Alpine should be immediately notified so that further evaluation and supplemental recommendations can be provided.

This report has been prepared for the exclusive use of our client for specific application to the project discussed and has been prepared in accordance with generally accepted geotechnical engineering practices. No warranties, either expressed or implied, are intended or made. Site safety, excavation support, and dewatering requirements are the responsibility of others. In the event that changes in the nature, design, or location of the project as outlined in this report are planned, the conclusions and recommendations contained in this report shall not be considered valid unless Alpine Geotechnical reviews the changes and either verifies or modifies the conclusions of this report in writing.

Sincerely,
ALPINE GEOTECHNICAL, LLC



Kagan M. Rutz, P.E.
Principal/Senior Engineer



Attachments: Exploration Location Map
Boring Logs
Laboratory Test Result
Percolation Test Result
USCS Description and General Notes

2. ARCHITECTURAL SITE PLAN w/BACKGROUND
A2.0 1" = 100'-0"

DH-4

Figure A-1

SITE PLAN NO UNDER BUILDING PARKING

Exploration Location Plan

Columbia Falls Mixed Use
Columbia Falls, Montana

Item No.2.

LOG OF BORING

NO.: DH-1

Item No.2.

Project: Columbia Falls Mixed Use

Client: Jackola

Location: See exploration location map: N/W area of proposed building

Driller: Alpine Geotechnical

Drill Rig: CME 45B

Depth to Water> Initial ∇ : N/A

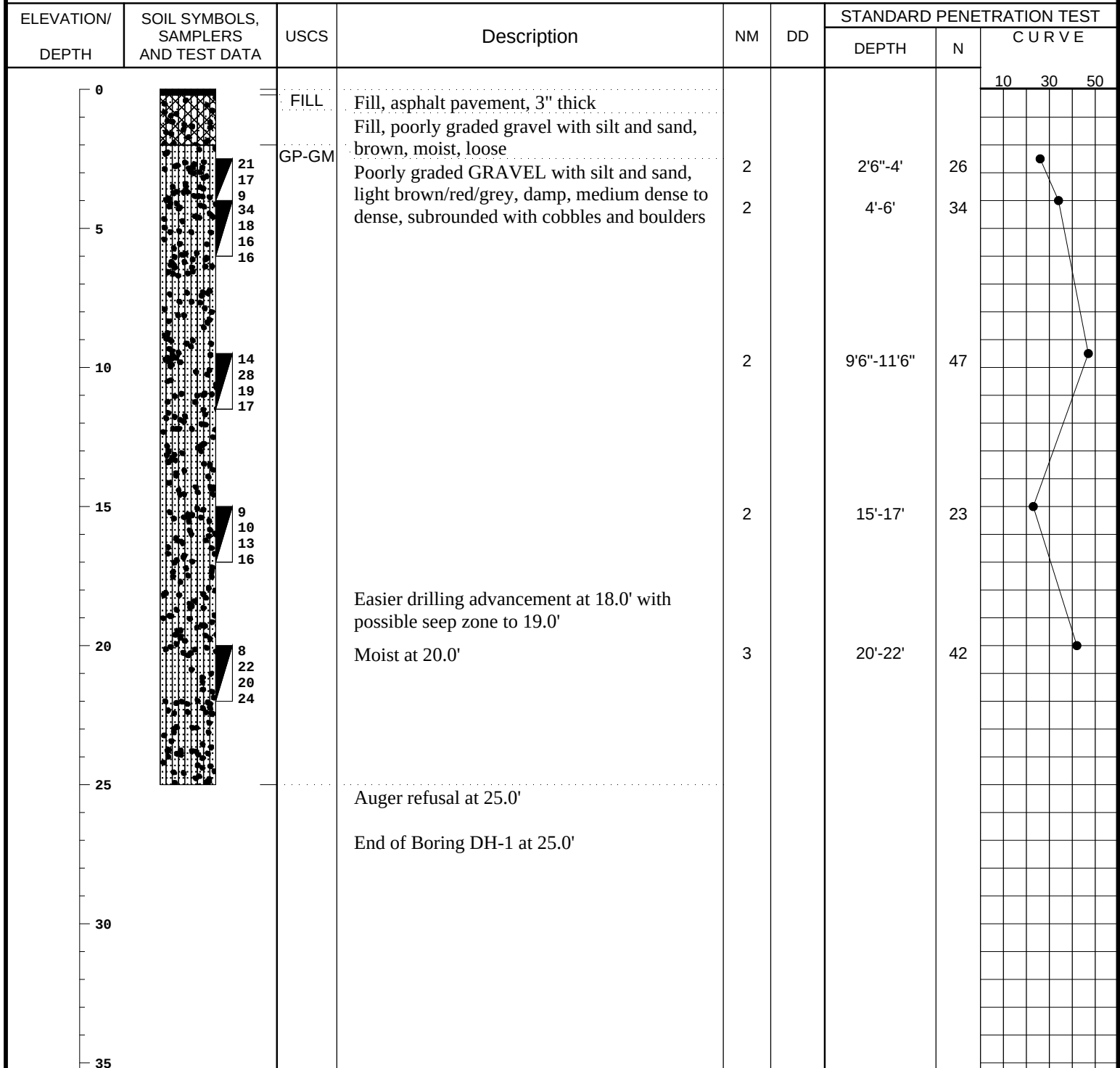
At Completion ∇ : N/A

Project No.: 20-942

Date: 10-23-20

Elevation: Existing

Logged By: Teal Gayner



LOG OF BORING NO.: DH-2

Item No.2.

Project: Columbia Falls Mixed Use

Client: Jackola

Location: See exploration location map: South center of proposed building

Driller: Alpine Geotechnical

Drill Rig: CME 45B

Depth to Water> Initial ∇ : N/A

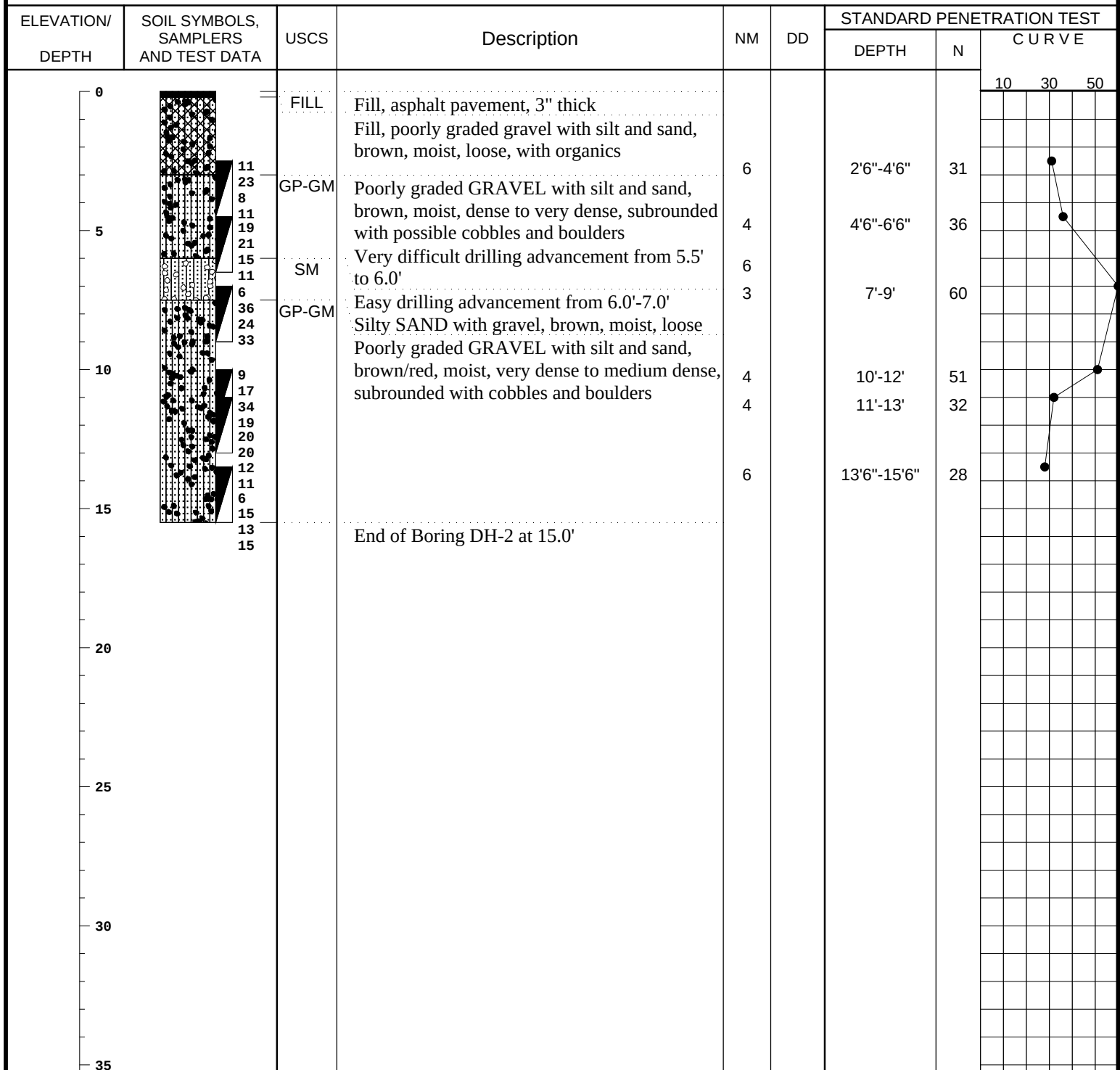
At Completion ∇ : N/A

Project No.: 20-942

Date: 10-28-20

Elevation: Existing

Logged By: Teal Gayner



LOG OF BORING NO.: DH-3

Item No.2.

Project: Columbia Falls Mixed Use

Client: Jackola

Location: See exploration location map: N/E corner of proposed building

Driller: Alpine Geotechnical

Drill Rig: CME 45B

Depth to Water> Initial ∇ : N/A

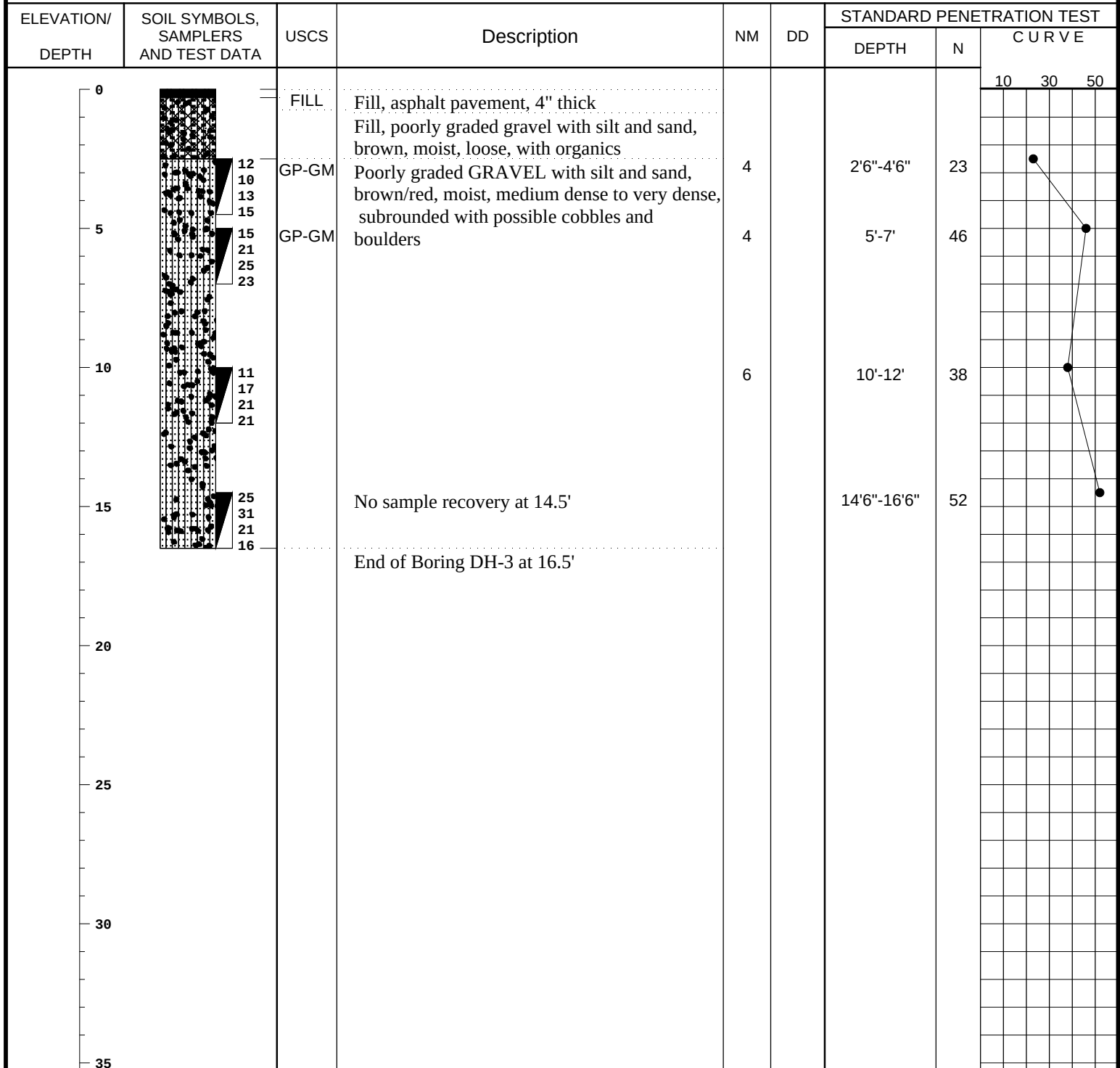
At Completion ∇ : N/A

Project No.: 20-942

Date: 10-28-20

Elevation: Existing

Logged By: Teal Gayner



LOG OF BORING

NO.: DH-4

Item No.2.

Project: Columbia Falls Mixed Use

Client: Jackola

Location: See exploration location map: S/W corner of proposed parking lot

Driller: Alpine Geotechnical

Drill Rig: CME 45B

Depth to Water> Initial ∇ : N/A

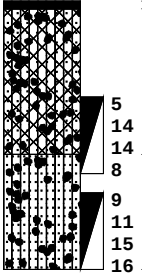
Project No.: 20-942

Date: 10-28-20

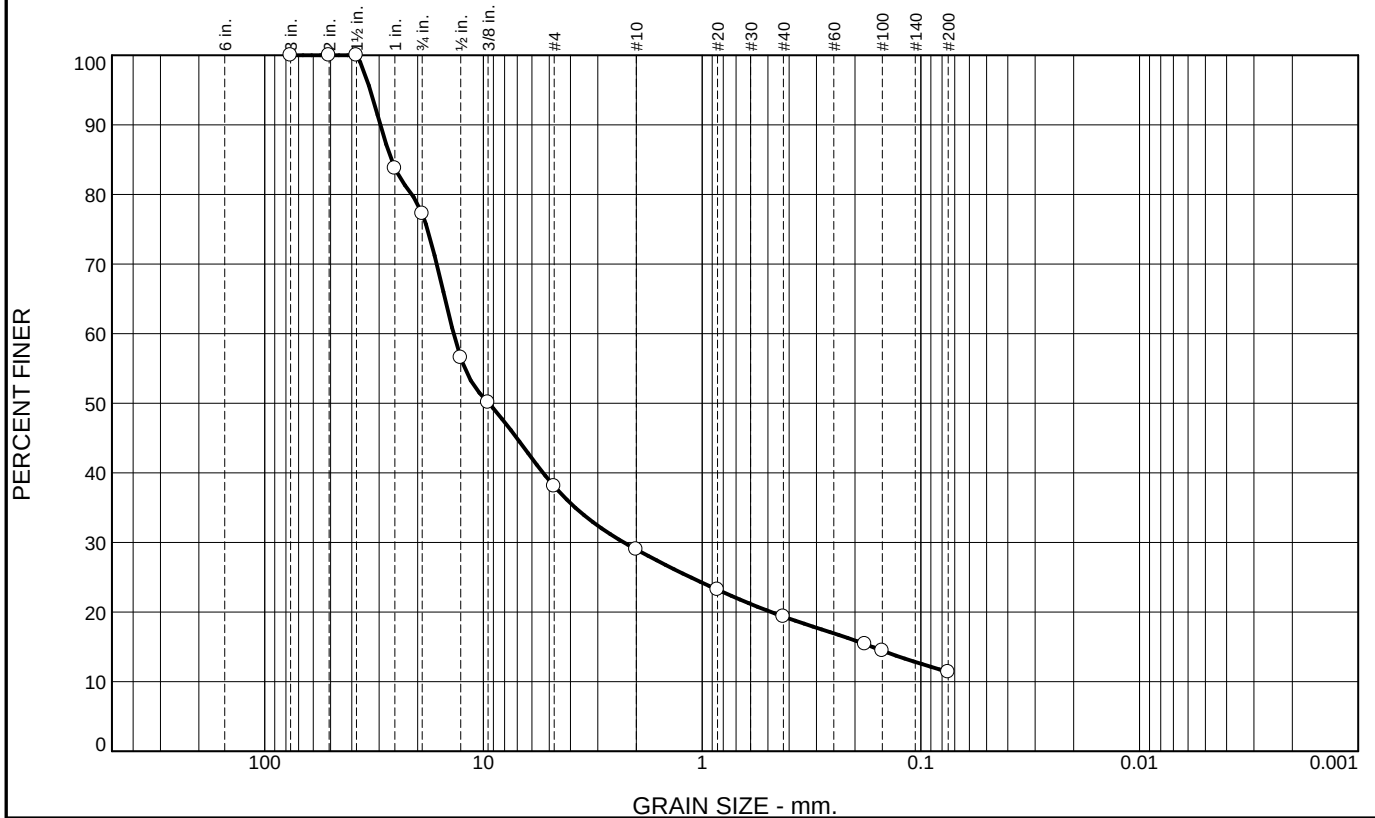
Elevation: Existing

Logged By: Teal Gayner

At Completion ∇ : N/A: Percolation Test to 4.0'

ELEVATION/ DEPTH	SOIL SYMBOLS, SAMPLERS AND TEST DATA	USCS	Description	NM	DD	STANDARD PENETRATION TEST		
						DEPTH	N	CURVE
0		FILL	Fill, asphalt pavement, 3" thick					10 30 50
			Fill, poorly graded gravel with silt and sand, brown, moist, loose	8		2'6"-4'6"	28	
5		GP-GM	Poorly graded GRAVEL with silt and sand, brown/red/grey, moist, medium dense, subrounded with possible cobbles and boulders	11		5'-7'	26	
			Very moist from 5.0'-5.5'					
			End of Boring DH-4 at 7.0'					
10								
15								
20								
25								
30								
35								

Particle Size Analysis



% +3"	% Gravel		% Sand			% Fines	
	Coarse	Fine	Coarse	Medium	Fine	Silt	Clay
0.0	22.8	39.1	9.1	9.6	8.0	11.4	

SIEVE SIZE	PERCENT FINER	SPEC.* PERCENT	PASS? (X=NO)
3	100.0		
2	100.0		
1.5	100.0		
1	83.7		
.75	77.2		
0.5	56.5		
0.375	50.1		
#4	38.1		
#10	29.0		
#20	23.2		
#40	19.4		
#80	15.4		
#100	14.5		
#200	11.4		

* (no specification provided)

Material Description
Poorly graded GRAVEL with silt and sand

Atterberg Limits
PL= NP LL= NV PI= NP

Coefficients
D₉₀= 29.5921 D₈₅= 26.3587 D₆₀= 13.6889
D₅₀= 9.4478 D₃₀= 2.2765 D₁₅= 0.1666
D₁₀= C_u= C_c=

Classification
USCS= GP-GM AASHTO= A-1-a

Remarks

Source of Sample: DH-3
Sample Number: 4611

Depth: 5.0

Date: 10-29-20



Client: Jackola
Project: Columbia Falls Mixed Use

Project No: 20-942

Figure B-1

Percolation Test Data and Analysis

Client: Jackola
Project: Columbia Falls Mixed Use
Project Number: 20-942
Test Date: 10/28/2020



120 Round Stone Drive
Kalispell, MT 59901 / Ph: 406.257.6479

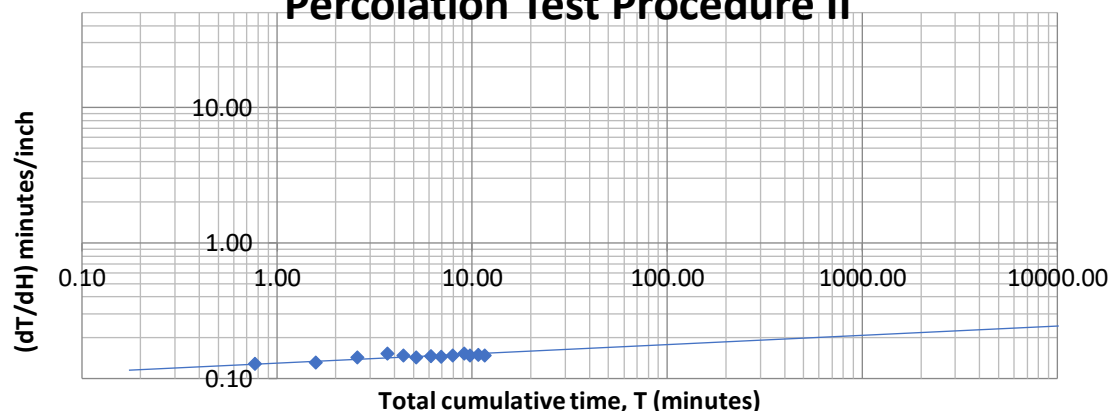
Technician: Teal Gayner
Test Number: 1
Test Depth: 4.0'
Hole Diameter: 6"

Distance of the reference point above bottom of hole: 4.5'

Percolation Test Type II Results

Begin Time	End Time	Fill Time	Time for Specific Drop (min)	Total Time Since Start of Test (min)		Total Drop Since Start Of Test (in)	dT/dH in (min/inch)
0:00:00	0:00:46	0:00:14	0:00:46	0:00:46	0.77	6	0.13
0:01:00	0:01:35	0:00:17	0:00:49	0:01:35	1.58	12	0.13
0:01:52	0:02:35	0:00:14	0:01:00	0:02:35	2.58	18	0.14
0:02:49	0:03:41	0:00:15	0:01:06	0:03:41	3.68	24	0.15
0:03:56	0:04:26	0:00:11	0:00:45	0:04:26	4.43	30	0.15
0:04:37	0:05:10	0:00:13	0:00:44	0:05:10	5.17	36	0.14
0:05:23	0:06:10	0:00:10	0:01:00	0:06:10	6.17	42	0.15
0:06:20	0:06:57	0:00:10	0:00:47	0:06:57	6.95	48	0.14
0:07:07	0:07:57	0:00:11	0:01:00	0:07:57	7.95	54	0.15
0:08:08	0:09:07	0:00:12	0:01:10	0:09:07	9.12	60	0.15
0:09:19	0:09:45	0:00:28	0:00:38	0:09:45	9.75	66	0.15
0:10:13	0:10:46	0:00:16	0:01:01	0:10:46	10.77	72	0.15
0:11:02	0:11:34	-	0:00:48	0:11:34	11.57	78	0.15
Extrapolated Percolation Rate at 24 Hrs (min/in):				0.21			
Percolation Rate at Final Drop (min/in):				0.15			

Percolation Test Procedure II



GENERAL NOTES

DRILLING & SAMPLING SYMBOLS:

SS:	Split Spoon - 1- ³ / ₈ " I.D., 2" O.D., unless otherwise noted	HS:	Hollow Stem Auger
ST:	Thin-Walled Tube – 2" O.D., 3" O.D., unless otherwise noted	PA:	Power Auger (Solid Stem)
RS:	Ring Sampler - 2.42" I.D., 3" O.D., unless otherwise noted	HA:	Hand Auger
DB:	Diamond Bit Coring - 4", N, B	RB:	Rock Bit
BS:	Bulk Sample or Auger Sample	WB:	Wash Boring or Mud Rotary

The number of blows required to advance a standard 2-inch O.D. split-spoon sampler (SS) the last 12 inches of the total 18-inch penetration with a 140-pound hammer falling 30 inches is considered the "Standard Penetration" or "N-value".

WATER LEVEL MEASUREMENT SYMBOLS:

WL:	Water Level	WS:	While Sampling	BCR:	Before Casing Removal
WCI:	Wet Cave in	WD:	While Drilling	ACR:	After Casing Removal
DCI:	Dry Cave in	AB:	After Boring	N/E:	Not Encountered

Water levels indicated on the boring logs are the levels measured in the borings at the times indicated. Groundwater levels at other times and other locations across the site could vary. In pervious soils, the indicated levels may reflect the location of groundwater. In low permeability soils, the accurate determination of groundwater levels may not be possible with only short-term observations.

DESCRIPTIVE SOIL CLASSIFICATION: Soil classification is based on the Unified Soil Classification System. Coarse Grained Soils have more than 50% of their dry weight retained on a #200 sieve; their principal descriptors are: boulders, cobbles, gravel or sand. Fine Grained Soils have less than 50% of their dry weight retained on a #200 sieve; they are principally described as clays if they are plastic, and silts if they are slightly plastic or non-plastic. Major constituents may be added as modifiers and minor constituents may be added according to the relative proportions based on grain size. In addition to gradation, coarse-grained soils are defined on the basis of their in-place relative density and fine-grained soils on the basis of their consistency.

CONSISTENCY OF FINE-GRAINED SOILS

<u>Unconfined Compressive Strength, Qu, psf</u>	<u>Standard Penetration or N-value (SS) Blows/Ft.</u>	<u>Consistency</u>
< 500	0 - 1	Very Soft
500 – 1,000	2 - 4	Soft
1,000 – 2,000	4 - 8	Medium Stiff
2,000 – 4,000	8 - 15	Stiff
4,000 – 8,000	15 - 30	Very Stiff
8,000+	> 30	Hard

RELATIVE DENSITY OF COARSE-GRAINED SOILS

<u>Standard Penetration or N-value (SS) Blows/Ft.</u>	<u>Relative Density</u>
0 – 3	Very Loose
4 – 9	Loose
10 – 29	Medium Dense
30 – 50	Dense
> 50	Very Dense

RELATIVE PROPORTIONS OF SAND AND GRAVEL

<u>Descriptive Term(s) of other constituents</u>	<u>Percent of Dry Weight</u>
Trace	< 15
With	15 – 29
Modifier	≥ 30

GRAIN SIZE TERMINOLOGY

<u>Major Component of Sample</u>	<u>Particle Size</u>
Boulders	Over 12 in. (300mm)
Cobbles	12 in. to 3 in. (300mm to 75mm)
Gravel	3 in. to #4 sieve (75mm to 4.75mm)
Sand	#4 to #200 sieve (4.75 to 0.075mm)
Silt or Clay	Passing #200 Sieve (0.075mm)

RELATIVE PROPORTIONS OF FINES

<u>Descriptive Term(s) of other constituents</u>	<u>Percent of Dry Weight</u>
Trace	< 5
With	5 – 12
Modifier	> 12

PLASTICITY DESCRIPTION

<u>Term</u>	<u>Plasticity Index</u>
Non-plastic	0
Low	1-10
Medium	11-30
High	> 30

UNIFIED SOIL CLASSIFICATION SYSTEM

Item No.2.

Criteria for Assigning Group Symbols and Group Names Using Laboratory Tests ^A					Soil Classification	
					Group Symbol	Group Name ^B
Coarse Grained Soils: More than 50% retained on No. 200 sieve	Gravels: More than 50% of coarse fraction retained on No. 4 sieve	Clean Gravels: Less than 5% fines ^C	Cu ≥ 4 and 1 ≤ Cc ≤ 3 ^E	GW	Well-graded gravel ^F	
			Cu < 4 and/or 1 > Cc > 3 ^E	GP	Poorly graded gravel ^F	
		Gravels with Fines: More than 12% fines ^C	Fines classify as ML or MH	GM	Silty gravel ^{F,G,H}	
			Fines classify as CL or CH	GC	Clayey gravel ^{F,G,H}	
	Sands: 50% or more of coarse fraction passes No. 4 sieve	Clean Sands: Less than 5% fines ^D	Cu ≥ 6 and 1 ≤ Cc ≤ 3 ^E	SW	Well-graded sand ^I	
			Cu < 6 and/or 1 > Cc > 3 ^E	SP	Poorly graded sand ^I	
		Sands with Fines: More than 12% fines ^D	Fines classify as ML or MH	SM	Silty sand ^{G,H,I}	
			Fines Classify as CL or CH	SC	Clayey sand ^{G,H,I}	
Fine-Grained Soils: 50% or more passes the No. 200 sieve	Silts and Clays: Liquid limit less than 50	Inorganic:	PI > 7 and plots on or above “A” line ^J	CL	Lean clay ^{K,L,M}	
			PI < 4 or plots below “A” line ^J	ML	Silt ^{K,L,M}	
		Organic:	Liquid limit - oven dried	< 0.75	OL	Organic clay ^{K,L,M,N}
			Liquid limit - not dried		Organic silt ^{K,L,M,O}	
	Silts and Clays: Liquid limit 50 or more	Inorganic:	PI plots on or above “A” line	CH	Fat clay ^{K,L,M}	
			PI plots below “A” line	MH	Elastic Silt ^{K,L,M}	
		Organic:	Liquid limit - oven dried	< 0.75	OH	Organic clay ^{K,L,M,P}
			Liquid limit - not dried		Organic silt ^{K,L,M,Q}	
Highly organic soils:	Primarily organic matter, dark in color, and organic odor			PT	Peat	

^A Based on the material passing the 3-in. (75-mm) sieve

^B If field sample contained cobbles or boulders, or both, add "with cobbles or boulders, or both" to group name.

^C Gravels with 5 to 12% fines require dual symbols: GW-GM well-graded gravel with silt, GW-GC well-graded gravel with clay, GP-GM poorly graded gravel with silt, GP-GC poorly graded gravel with clay.

^D Sands with 5 to 12% fines require dual symbols: SW-SM well-graded sand with silt, SW-SC well-graded sand with clay, SP-SM poorly graded sand with silt, SP-SC poorly graded sand with clay

$$^E \quad Cu = D_{60}/D_{10} \quad Cc = \frac{(D_{30})^2}{D_{10} \times D_{60}}$$

^F If soil contains $\geq 15\%$ sand, add "with sand" to group name.

^G If fines classify as CL-ML, use dual symbol GC-GM, or SC-SM.

^H If fines are organic, add "with organic fines" to group name.

^I If soil contains $\geq 15\%$ gravel, add "with gravel" to group name.

^J If Atterberg limits plot in shaded area, soil is a CL-ML, silty clay.

^K If soil contains 15 to 29% plus No. 200, add "with sand" or "with gravel," whichever is predominant.

^L If soil contains $\geq 30\%$ plus No. 200 predominantly sand, add "sandy" to group name.

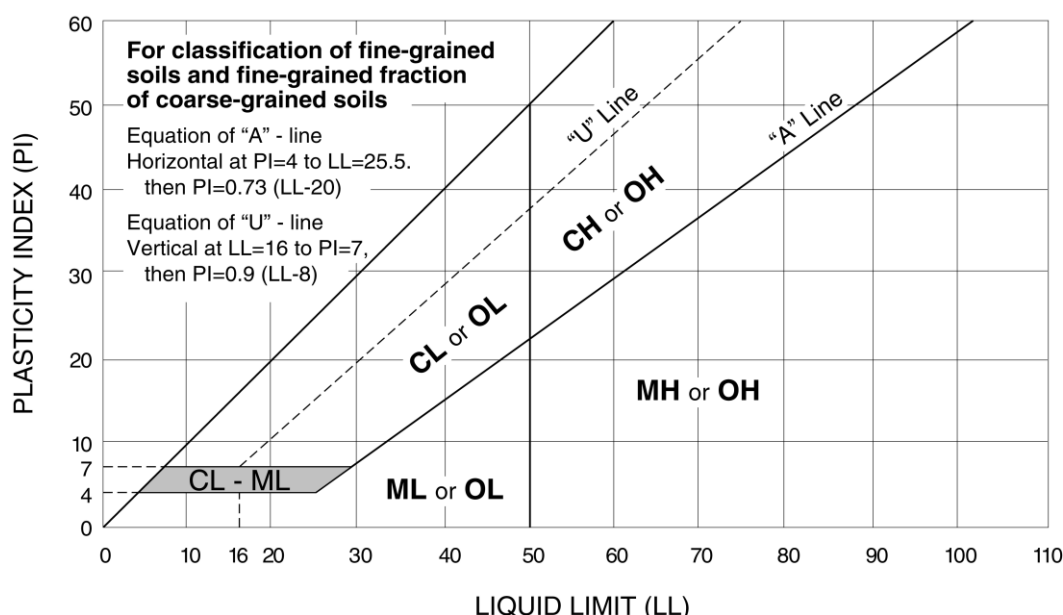
^M If soil contains $\geq 30\%$ plus No. 200, predominantly gravel, add "gravelly" to group name.

^N $PI \geq 4$ and plots on or above "A" line.

^O $PI < 4$ or plots below "A" line.

^P PI plots on or above "A" line.

^Q PI plots below "A" line.



APPENDIX E.2

NOTARIZED LETTER TO ENGINEER

January 8th, 2020

To Whom It May Concern:

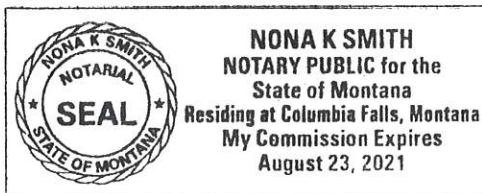
RE: Nucleus Avenue Mixed Use
Columbia Falls, Montana

This notarized letter is notice to whom it may concern that Jackola Engineering and Architecture, PC is the hired and authorized engineer of record on the above referenced project and retained to provide inspections during construction, provide a letter of certification that the systems were constructed in accordance with the approved plans and specifications, and provide certified as-built drawings within 90 days after completion.

Hannah Hill
Owner
[Signature]
Signature

State of Montana
County of Flathead

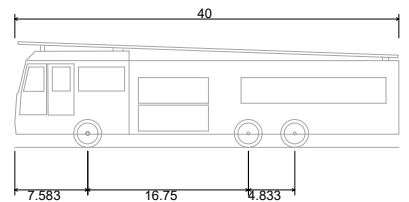
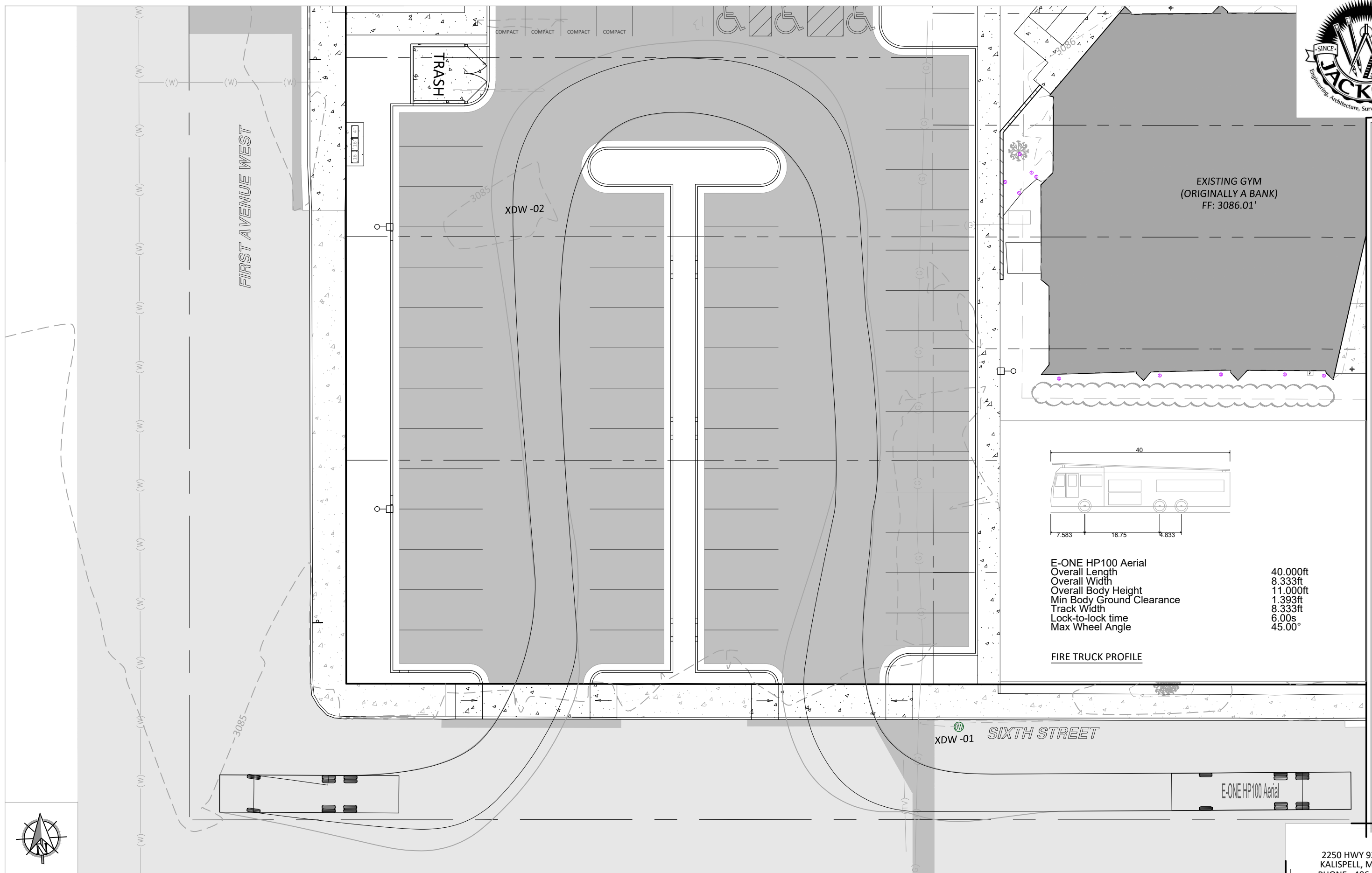
On this 12 day of Jan, 2021, before me Nona K Smith Hannah Hill as
public, personally appeared Hannah Hill, personally known to me to be the
person whose name is subscribed to this instrument, and acknowledged that he executed the same.

S
E
A
L

Nona K Smith
Notary Public
Columbia Falls, MT
City State
My Commission Expires on 8/23/21

APPENDIX E.3

FIRE TRUCK TURN EXHIBIT



E-ONE HP100 Aerial	
Overall Length	40.000ft
Overall Width	8.333ft
Overall Body Height	11.000ft
Min Body Ground Clearance	1.393ft
Track Width	8.333ft
Lock-to-lock time	6.00s
Max Wheel Angle	45.00°

FIRE TRUCK PROFILE

RUIS HOLDINGS
NUCLEUS AVE MIXED USE
COLUMBIA FALLS, MONTANA

APPENDIX C

Amended Plat



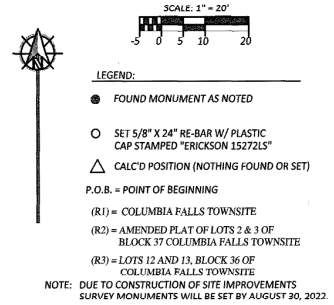


JACKOLA ENGINEERING & ARCHITECTURE, P.C.
2750 93 HWY SOUTH
P.O. BOX 1134
KALISPELL, MT 59903
406-755-3208

PREPARED FOR: RUIS HOLDINGS 540 NUCLEUS AVE, LLC
PROPERTY OWNER(S): RUIS HOLDINGS 540 NUCLEUS AVE, LLC & RYAN D. PURDY
PURPOSE OF SURVEY: LOT AGGREGATION & BOUNDARY LINE ADJUSTMENT
PROJECT NO: 200909
DATE: SEPTEMBER 2021

AMENDED PLAT OF LOTS 1-3 & LOTS 6-10 OF BLOCK 37, COLUMBIA FALLS TOWNSITE

LOCATED IN THE SE 1/4 OF SECTION 8, T 30N, R20W, P.M.,M, CITY OF COLUMBIA FALLS, FLATHEAD COUNTY, MONTANA



NOTE: DUE TO CONSTRUCTION OF SITE IMPROVEMENTS
SURVEY MONUMENTS WILL BE SET BY AUGUST 30, 2022.

DESCRIPTION:

TRACTS OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 30 NORTH, RANGE 20 WEST, P.M., M., CITY OF COLUMBIA FALLS, FLATHEAD COUNTY, MONTANA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 2 AND 3 OF THE AMENDED PLAT OF LOTS 2 AND 3 OF BLOCK 37, COLUMBIA FALLS TOWNSITE, RECORDS OF FLATHEAD COUNTY, MONTANA;

AND

LOT 1 AND LOTS 6-10, BLOCK 37, COLUMBIA FALLS TOWNSITE, RECORDS OF FLATHEAD COUNTY, MONTANA;

AND

THE NORTHERLY PORTION OF ALLEY LYING WITHIN THE AFOREMENTIONED DESCRIBED LOTS AND VACATED PER BOOK 628, PAGE 122, BEING PLATS, MAPS, OR DEEDS ON FILE WITH THE FLATHEAD COUNTY CLERK AND RECORDER.

CONTAINING 0.827 ACRES OF LAND, SUBJECT TO AND TOGETHER WITH A 20 FEET WIDE SEWER EASEMENT AS SHOWN HEREON AND SUBJECT TO AND TOGETHER WITH ALL APPURTENANT EASEMENTS OF RECORD.

TO BE KNOWN AS THE AMENDED PLAT OF LOTS 1-3 & LOTS 6-10, BLOCK 37, COLUMBIA FALLS TOWNSITE.

CERTIFICATE OF DEDICATION:

WE, RUIS HOLDINGS 540 NUCLEUS, LLC, & RYAN D. PURDY, THE UNDERSIGNED PROPERTY OWNERS DO HEREBY CERTIFY THAT THE PURPOSE OF THIS SURVEY IS THE AGGREGATION OF PARCELS OR LOTS WHEN A CERTIFICATE OF SURVEY OR SUBDIVISION PLAT SHOWS THAT THE BOUNDARIES OF THE ORIGINAL PARCELS HAVE BEEN ELIMINATED AND THE BOUNDARIES OF A LARGER AGGREGATE PARCEL ARE ESTABLISHED. A RESTRICTION OR REQUIREMENT ON THE ORIGINAL PLATTED LOT OR ORIGINAL UNPLATTED PARCEL CONTINUES TO APPLY TO THOSE AREAS, THEREFORE THIS DIVISION IS EXEMPT FROM REVIEW AS A SUBDIVISION PURSUANT TO 76-3-207(1)(f), MCA.

ALSO, WE CERTIFY THAT THE PURPOSE OF THIS SURVEY IS TO RELOCATE COMMON BOUNDARIES BETWEEN FIVE OR FEWER LOTS WITHIN A PLATTED SUBDIVISION, THEREFORE THE DIVISION IS EXEMPT FROM REVIEW AS A SUBDIVISION PURSUANT TO 76-3-207(1)(g), MCA.

WE FURTHER CERTIFY THAT THESE LOTS ARE EXCLUDED FROM SANITATION REVIEW BY THE DEPARTMENT OF ENVIRONMENTAL QUALITY PURSUANT TO MCA 76-4-123 (1)(a) AS CERTIFIED PURSUANT TO 76-4-127, THE CERTIFICATION THAT ADEQUATE STORM WATER DRAINAGE AND ADEQUATE MUNICIPAL FACILITIES WILL BE PROVIDED FOR THE SUBDIVISION MUST BE SENT BY THE CERTIFYING AUTHORITY TO THE REVIEWING AUTHORITY PRIOR TO FINAL PLAT APPROVAL.

UTILITY EASEMENT CERTIFICATE

THE UNDERSIGNED HEREBY GRANTS UNTO EACH AND EVERY PERSON, FIRM OR CORPORATION, WHETHER PUBLIC OR PRIVATE, PROVIDING OR OFFERING TO PROVIDE TELEPHONE, TELEGRAPH, ELECTRIC POWER, GAS, CABLE TELEVISION, WATER OR SEWER SERVICE TO THE PUBLIC, THE RIGHT TO THE JOINT USE OF AN EASEMENT FOR THE CONSTRUCTION, MAINTENANCE, REPAIR, AND REMOVAL OF THEIR LINES AND OTHER FACILITIES, IN, OVER, UNDER, AND ACROSS EACH AREA DESIGNATED ON THIS PLAT AS UTILITY EASEMENT TO HAVE AND TO HOLD FOREVER.

RUIS HOLDINGS 540 NUCLEUS AVE, LLC

BY: *Ryan D. Purdy*
Ryan D. Purdy as Authorized Agent

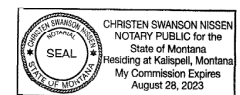
BY: *Ryan D. Purdy*
RYAN D. PURDY, personally

COUNTY OF FLATHEAD) SS

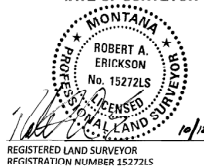
STATE OF MONTANA)

ON THIS 19th DAY OF October, 2021, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE OF MONTANA, PERSONALLY APPEARED *Ryan D. Purdy*, AND KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.



CERTIFICATE OF SURVEYOR



Plat # 20210093 Abstract# N/A

202100037669 Fees: \$30.50 by: MLN

by PLAT ROOM

Date 10/26/2021 Time 11:44 AM

Debbie Pierson, Flathead County Montana

APPROVED: 9-30-2021

EXAMINING LAND SURVEYOR

REGISTRATION NUMBER 7228LS

STATE OF MONTANA)

COUNTY OF FLATHEAD)

FILED ON THE 26 DAY OF Oct 2021

AT 11:44 O'CLOCK A.M.

Debbie Pierson

COUNTY CLERK AND RECORDER

BY: *M. Nieuwma*

DEPUTY

PLAT# 20210093

202100037669

\$30.50

- 207 -

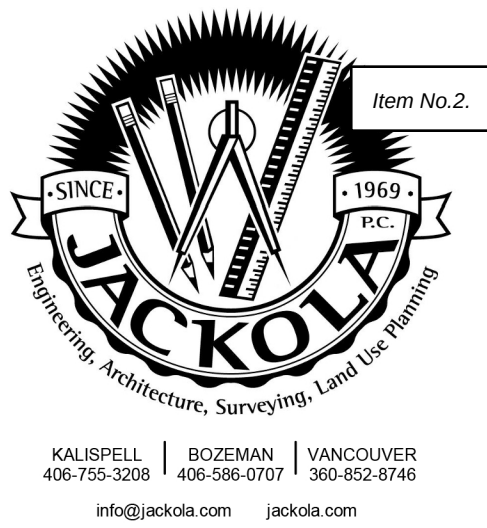
NOTE: THE AREA THAT IS BEING REMOVED FROM ONE TRACT OF RECORD AND JOINED WITH ANOTHER TRACT OF RECORD IS NOT ITSELF A TRACT OF RECORD. SAID AREA SHALL NOT BE AVAILABLE AS A REFERENCE LEGAL DESCRIPTION IN ANY SUBSEQUENT REAL PROPERTY TRANSFER AFTER THE INITIAL TRANSFER ASSOCIATE WITH THE [CERTIFICATE OF SURVEY OR AMENDED PLAT] ON WHICH SAID AREA IS DESCRIBED, UNLESS SAID AREA IS INCLUDED WITH OR EXCLUDED FROM ADJOINING TRACTS OF RECORD.

APPENDIX D

Architectural Landscape Plan



PLANTING SCHEDULE						
Type	Count	SYM	TYPE	HT	SPD	SIZE
DWARF FOUNTAIN GRASS	5					
Heavy Metal Switch Grass	10					
DWARF ALBERTA SPRUCE 'CONICA'	5					
3d conifer SIMPLU	2					
3d tree	1					
WINTERGREEN LITTLELEAF BOXWOOD	5					
SPRING SNOW CRABAPPLE 'SPRING SNOW'	2					



Item No.2.

KAUSPELL | BOZEMAN | VANCOUVER
406-755-3208 | 406-586-0707 | 360-852-8746
info@jackola.com | jackola.com

SCHEMATIC

NOT FOR CONSTRUCTION

THE INFORMATION CONTAINED HEREIN
IS PROPRIETARY. THIS DOCUMENT
MAY NOT BE USED OR REPRODUCED
WITHOUT THE WRITTEN CONSENT OF
JACKOLA ENGR. & ARCH., P.C.

RESTAURANT / APARTMENTS

NUCLEUS AVE
COLUMBIA FALLS, MONTANA

1 ARCH LANDSCAPE PLAN
1/8" = 1'-0"

DRAWN: BL	CHECKED: NH
DATE: 02/28/2022	
#	REVISIONS:

ARCHITECTURAL
LANDSCAPE
PLAN

A9.00

APPENDIX E

Perspectives



NORTHEAST PERSPECTIVE



SOUTH CORNER PERSPECTIVE



SOUTHWEST PERSPECTIVE





MAKE IT PERSONAL.

Planning Department

Item No.2.



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

PHONE (406) 892-4391

FAX (406) 892-4413

March 21, 2022

Re: Public hearing notice for a PUD Amendment at 540 Nucleus Avenue.

Dear Adjacent Property Owner:

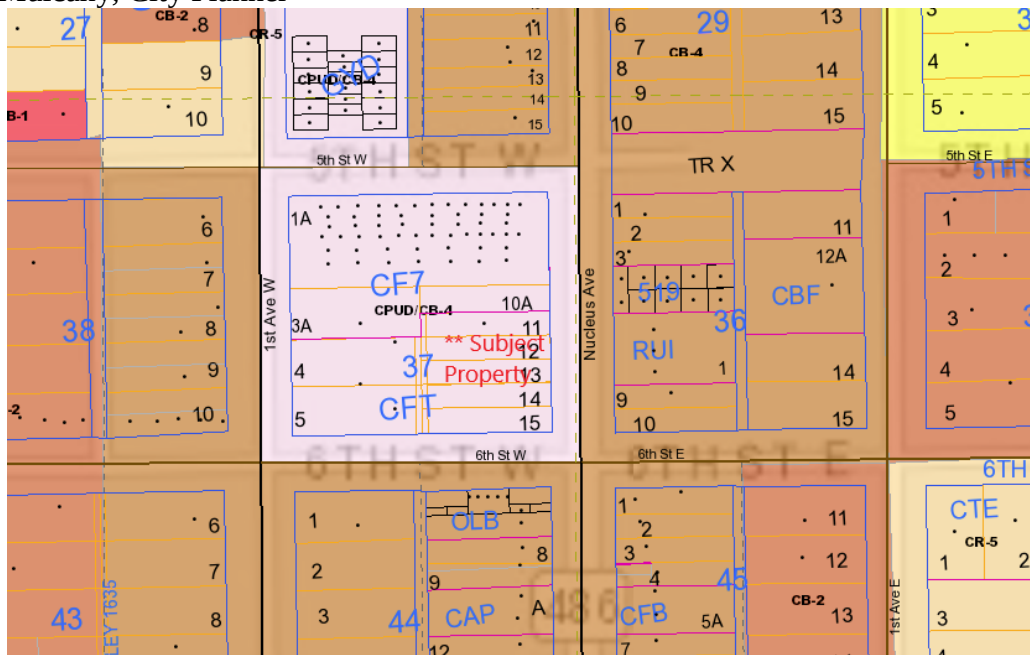
Our records indicate that you are the owner of property within 150-feet of the proposed project.

As the Planning Staff for the Columbia Falls Planning Jurisdiction, I am writing to provide you with notice of public hearings for a Planned Unit Development Amendment. The PUD that was originally approved for the old bank building site is being amended to increase height from 35 to 40 feet and adding a casino in the restaurant on the main floor. Additionally, the square footage of the project is being reduced and the applicant is adding more on-site parking.

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 April 7, 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



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, 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.

Barb Staaland

From: casey masters <casey_masters@yahoo.com>
Sent: Wednesday, March 30, 2022 1:56 PM
To: staalandb@cityofcolumbiainfalls.com
Subject: downtown Ruis project

We received a letter informing us of some of the proposed changes and amendments to the Ruis Construction project.

As a commercial property owner adjacent to this project, We have experienced some notable impacts on the neighborhood and local business accessibility. The greatest of these is the parking problem. Just with workers present we have noticed the precursors of what is to come. There will be a large number of residents living in the condos, (potentially two vehicles per unit), a burgeoning set of commercial suites, (employees as well as consumer traffic), just for the existing building. Even if you turned the remainder of the city block into parking, I believe it will barely suffice. We have all experienced the congestion and challenges of Our neighboring towns trying to deal with the same issues. This also creates a parking scarcity for surrounding businesses who rely on city street parking. What are the solutions for managing flow and local business turnover, as well as those using space as a resident of the condos?

As for the proposal to put in a third casino (Vaqueros and Columbia both have gaming) on the block... What is the image We would All like to see for Our Downtown Center?

We have removed the green park space and cut down All the Beautiful Old Trees that used to shade our sidewalks. What message are We sending to Our Local Youth? Do We need another bar and casino?

I support positive change for Our Amazing community and am grateful for Those that have taken a vested interest in revitalization.

I support diversity within the community and spaces the whole family can enjoy together, along with our growing tourist influx.

My preference would be in keeping lower building profiles that allow Light in and the incredible Mountain views to be shared by All.

Being raised as a youth in quiet Mountain towns, I have experienced first hand the detriments of unbridled development and the impacts on local communities as they inherently change.

I Truly Love Our community and All who continue to put Energy, Care and resources into Its Charm, sustainability and enduring Legacy as a Gateway to the Wild Landscape that We All Enjoy so much. Lets Keep it Simple.

Thank you for All Your collective efforts.

Casey =

To: Columbia Falls City Council April 4 2022

I ask the council to not approve the requested height increase or casino at Ruis project at 540 Nucleus Avenue. There is already a severe lack of parking. The structure also blocks the view of the best part of town and casinos erode community by feeding addiction.

We also still have no affordable housing for local workers in Columbia Falls as promised by Ruis Holdings. He has plenty of projects going through out the valley. He would not be building any of these projects if he was not already assured of a substantial financial return. Do not further compromise our community's ability to provide work and housing for our long time locals.

Slow down the growth. We need smart growth. With the monthly loss of millions of gallons of water in city lines shouldn't that be a priority over more building developments? I assure you the residents paying those high water fees feel the pain of paying for water they don't even use.

Carmen Wyman, Columbia Falls

Corwyn Wyman, Columbia Falls

RECEIVED
APR 04 2022
CITY OF COLUMBIA FALLS

Barb Staaland

From: Mike Huffman <huffmanm5377@msn.com>
Sent: Wednesday, April 6, 2022 11:31 AM
To: staalandb@cityofcolumbiafalls.com
Subject: Re: 4/12 Public Hearing on 540 Nucleus & 302 Meadow Lake

Hello Barbara,

The following are my comments for the Planning Board's hearing on 4/12.

Regarding 540 Nucleus:

I'm opposed to allowing the requested 40' height exception on the South lot.

The physical presence of the project looming over Nucleus Ave leaves me with the feeling that it was a mistake to approve it in the first place. It should have only been approved with more aggressive height restrictions.

What portion of the project will be long term vs. short term rentals? In either case, if only tourists & investors can afford them, it further displaces our working & middle class and exacerbates a growing housing/affordability crisis.

Has the Ruis project team presented a detailed parking plan that shows how this added volume will be accommodated without spilling over to the surrounding area? What about the additional pedestrian traffic? It seems likely this is going to result in more accidents as traffic on Nucleus increases.

Regarding the proposed 302 Meadow Lake project:

I'm opposed to half of this project being turned into short term rentals.

Again, this drives up prices and in turn removes affordable housing options for those who live and work here.

Does the applicant plan to own & manage this complex, or is he simply going to sell individual units to the highest bidder?

General comments:

Our town, and the Valley, has an availability/affordability problem that is being directly impacted by short term rentals.

In addition to licensed STRs, there are literally hundreds of others operating all over the County, unlicensed and unregulated.

Property rights are important, but when the quest for profit has a negative impact on a local community, something needs to be done.

Local healthcare workers, teachers, 1st responders, and service workers have to live in trailers or with family/friends because there's nothing affordable to rent or buy.

Renters are being displaced because landlords decided to sell for a huge profit or convert to short term.

A major employer can't hire workers on \$60-150K salaries because there's no affordable homesk

When an area goes from being somewhat affordable to absolutely ridiculous inside of 2yrs, it's a big problemk

With most builders booking into 2024 now, we're not building our way out of this6 A lot can happen between now and then with the markets and economy6

For better or worse, the Valley is an amenities economy and has become a destination - please don't forget about the working & middle class who are the ones behind the scenes making it all possible.

I strongly suggest a moratorium on short term rentals, to be reviewed annually until balance is restored. Stricter licensing & regulation needs to happen. A determination can then be made as to how many STRs can be added in any subsequent year, with preference given to local applicants.

For all of these reasons, I encourage the Board to say NO to both proposals.

Respectfully submitted,

Mike Huffman
519 Nucleus Ave

**CONDITIONAL USE PERMIT REQUEST
COLUMBIA FALLS AREA ZONING JURISDICTION**

Item No.3.

COLUMBIA FALLS PLANNING OFFICE STAFF REPORT #CCU-22-01

Toby Gilchrist

March 30, 2022

A report to the Columbia Falls City-County Planning Board and Zoning Commission and the Columbia Falls City Council regarding a request to permit a conditional use located at 302 Meadow Lake Boulevard. The Conditional Use request is scheduled for a public hearing before the Planning Board on Tuesday, April 12, 2022 at 6:30 PM and Columbia Falls City Council on Monday, May 2, 2022 at 7:00 p.m.

BACKGROUND INFORMATION

A. PETITIONERS

Owner/applicant: Toby Gilchrist
P.O. Box 1059
Whitefish, Mt 59937

B. PETITIONER'S TECHNICAL ASSISTANCE

Same as owner

C. LOCATION/DESCRIPTION

The property is located at 302 Meadow Lake Boulevard in Columbia Falls. The property is described as Assessor's Tract 2BDAE and 2BDAEA (Tracts 1 & 2 of COS 16142) in Section 7, T30N, R20W, P.M.M., Flathead County, MT.

D. REQUEST

On August 2, 2021, the Columbia Falls City Council approved a Conditional Use Permit for 36 apartment units in two buildings for the subject property. During the hearing process, the question was asked if the apartments units would be for short term rental or long term rental. The applicant answered that the units would be for long term rental. The comment by the applicant becomes part of the application. A change in duration of stay is considered a significant change by staff and as a result required the proposal to go back to the Planning Board and City Council for hearing and consideration.

As stated in the application for the conditional use permit amendment: "In an effort to mitigate the dramatic increase in cost, owner is proposing allowing nightly/weekly rentals of the units with the goal of capturing the additional value associated with such allowance. Owner intends to sell on the open market a minimum of 9 – 18 units in the North building as condominiums and maintaining the remaining 18 units as long term rental housing."

In Summary, the proposed conditional use permit would only change the term of rental for the units within the north building. The proposed CUP does not change anything else about the project such as parking, access, unit count, etc. The Planning Board and City Council are only reviewing, and approving or denying

the request for short term rentals. This application does not change any of the conditions approved in CCU-21-02.

E. NATURE OF THE REQUEST

The land owner states in the application that the primary reason for the request is to adjust for the substantial increase in construction costs. Converting half the units to condominiums and allowing the option of short term rental will accelerate the return on investment. The condominium sales will help maintain the 18 units of long-term rental product. The applicant points out that the short term rental policy is an option and that some owners may not want to place their unit in short term rental but instead use the unit as a permanent residence or a part-time residence.

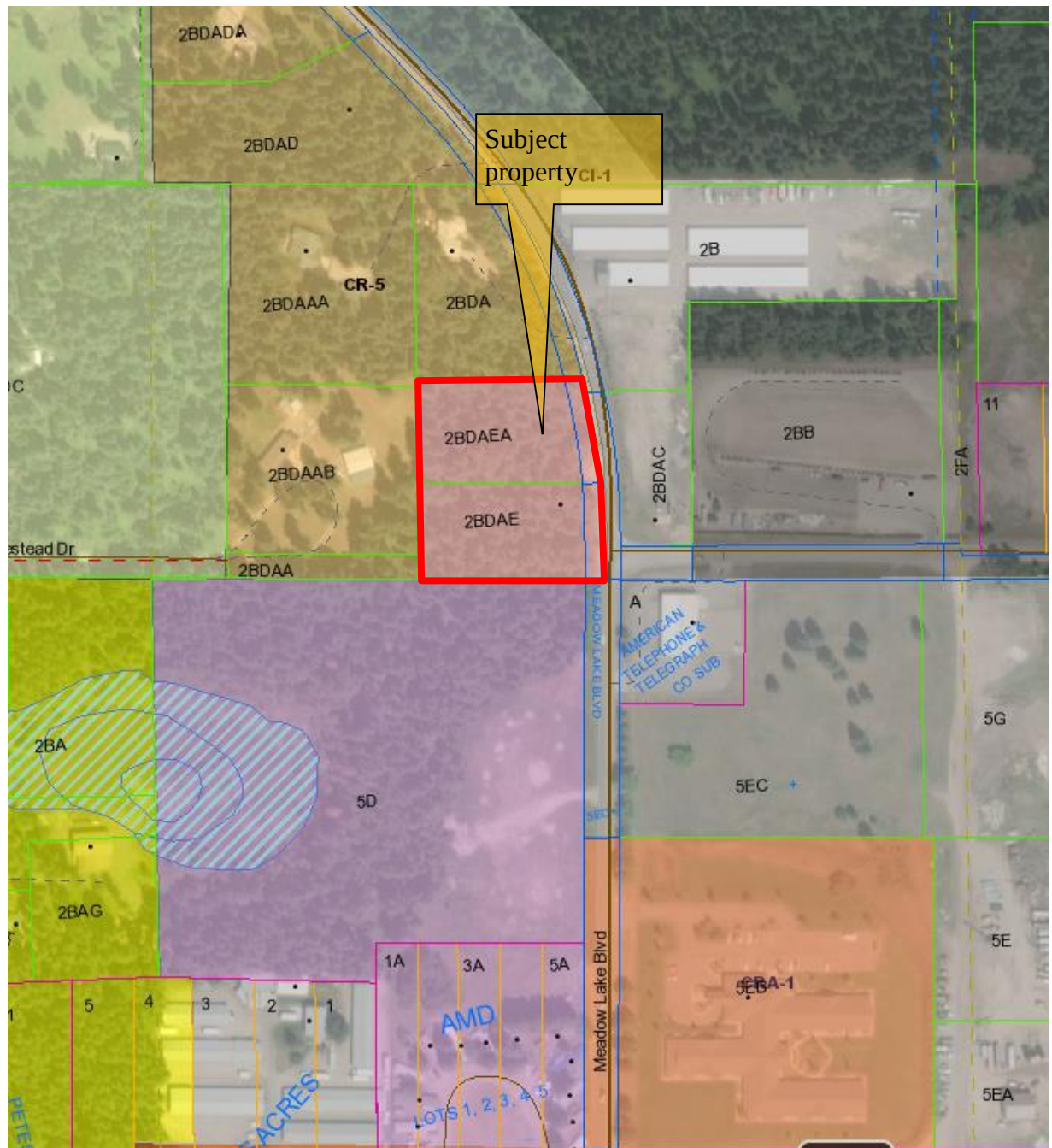
F. EXISTING LAND USE

The subject property is currently vacant. The project is located along Meadow Lake Boulevard which is a collector road and transitional area between industrial uses on the east and suburban densities to the west. The property is heavily forested.



G. ADJACENT ZONING AND LAND USE:

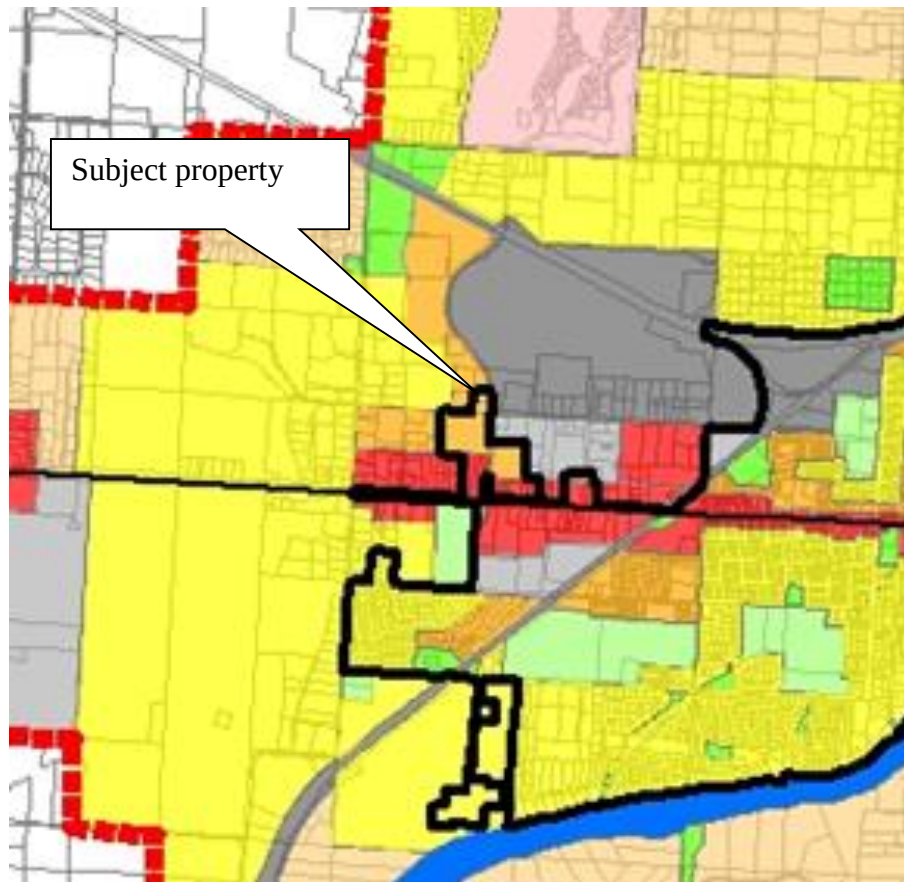
North	CR-5	Single Family Residential uses
South	CI-1	Vacant land and a manufactured home park
East	CB-2	Storage warehouses, industrial uses, and Weyerhaeuser lands
West	CR-5 and CR-1	Single Family Residential Uses



Source Flathead County GIS Subject Parcels are outlined in red

H. GROWTH POLICY DESIGNATION:

The 2019 Columbia Falls Growth Policy Map shows the subject property as well as neighboring properties to the north and south as Multi-Family Residential. Multi-Family Residential is defined in the Growth Policy as “8 or more units per acre. High density residential includes townhouses and apartment units. Served by urban services and may be a buffer or transitional area between low density residential and non-residential.”

**I. UTILITIES/SERVICES:**

Sewer: City Sewer is available
Water: City Water is available with extension of main
Solid Waste: Private Contract Hauler
Police: Columbia Falls Police
Fire: Columbia Falls Fire Department

EVALUATION BASED ON REQUIRED CRITERIA

18.332.030 Criteria Required for Consideration of a Conditional Use Permit:

A Conditional Use Permit may be granted only if the proposal, as submitted, conforms to all of the following general Conditional Use Permit criteria, as well as to all other applicable criteria that may be requested.

- a. Site Suitability. (That the site is suitable for the use) This includes:
 - i) Adequate Usable Space: The site proposed for development is 2.251 (2.029 net) acres in size or 88,383 square feet net and the CRA-1 zoning district has a minimum lot size of 7,500 square feet. The Columbia Falls Zoning Ordinance allows maximum lot coverage of 45%. Each of the proposed buildings are 8,957 square feet or 17,914 square feet of lot coverage for both; giving a lot coverage of 20% for the site. The parking requirement for 36 units regardless of bedrooms is two spaces per unit. The applicants are proposing 72 spaces to meet the parking standards of the zoning ordinance. The applicant is able to provide parking spaces, comply with setbacks, and provide required landscape buffers. The conversion of the north building to a short-term rental product does not change the site suitability findings.
 - ii) Adequate Access: The property fronts on Meadow Lake Boulevard which is a County maintained collector road. The access to the proposed multi-family project aligns with Best Way on the east side of Meadow Lake Boulevard.

With the CUP application submitted last summer, the applicants provided a Traffic Impact Study (TIS) for the project which shows a trip generation of 239 vehicle trips per day and a traffic load increase of 5 to 10% to neighboring roads. The TIS indicates no drop in Level of Service grade at any of the intersection and less than a one second delay per vehicle at said intersections. The TIS has a recommendation for sight distance clearing to the north to meet standards. Alternative to the full sight distance clearance is a reduction in speed to Meadow Lake Boulevard south of the viaduct or intersection traffic control at Meadow Lake Blvd and Best Way.

The ITE Trip Generation Manual, 9th addition gives a trip generation of 2.4 vehicle trips per dwelling for Recreation Homes (260) as opposed to the trip count of 6.65 for multi-family apartments. The result is that there may be a small decrease in trips if the short term rental option was granted.

Parking Lots: The applicant proposed parking for the development on-site. The parking lot as proposed will have two-way access with a single approach onto Meadow Lake Boulevard at the intersection with Best Way. As with the original approval the applicants will need to work with the Public Works Director and the Fire Chief on the turning radius or provide other mitigations to satisfy the Fire Chief. Parking is unchanged with the proposed amendment.

Pedestrian Access: The Concept Site Plan dated 6/1/2021 of the application package shows internal pedestrian walkways around the perimeter of the project as well as from parking lots to buildings as well as a sidewalk along the Meadow Lake Boulevard frontage. The internal access looks good and provides access to the buildings from the parking areas as well as a pedestrian connection from the building to the sidewalk. The Site Plan notes indicate that all of the sidewalks are concrete and are all five feet wide or wider. These elements are unchanged with the proposed amendment.

- iii) **Absence of Environmental Constraints:** As the development will be served by public sewer and water, there does not appear to be any significant environmental constraints. As the lot is mostly flat with the exception of the southeast corner. There does not appear to be any danger of flooding or slumping. The applicant is required to maintain all drainage on-site as part of the public works and building permit approval process. The drainage requirement protects adjoining neighbors from this project's roof and parking lot run-off. This criterion is unchanged by the proposed amendment.
- b. **Appropriateness of Design.** The site plan for the proposed use will provide the most convenient and functional use of the lot. Consideration of design should include:
 - i) **Parking Scheme:** There is no on-street parking available so the zoning regulations require off-street parking at a ratio of two spaces per unit. The applicant is showing 72 parking spaces which meet the requirements of the zoning code. All parking lots and driveways will be paved with a minimum 5 foot landscape buffer along the western property line and 15 feet along Meadow Lake Boulevard. The site plans are meeting the setbacks with room to spare. The parking is internal of the development providing convenient movement from the spaces to the units. This is unchanged by the proposed amendment.
 - ii) **Required parking for Residential Apartment (18.518)** is a minimum of two spaces per residential unit. The application indicates the correct number of parking stalls for the building types. The parking standards do not differentiate between short-term and long-term residential use.
 - iii) **Traffic Circulation:** Access to the lot is via Meadow Lake Boulevard which is a collector street in Columbia Falls. The TIS supplied with the application set shows 239 average daily trips at full occupancy. The TIS indicated there are no letter grade reductions in the level of service (LOS) with the buildout of the project. The TIS is recommending roadside vegetation removal for 560-feet north of the new approach to increase site distance for the project. The is unchanged by the proposed amendment.
 - iv) **Open Space:** The applicant's proposal meets all front, side and rear yard setbacks as required by zoning. This is unchanged by the proposed amendment.
 - v) **Fencing/Screening:** The applicant proposes to leave native vegetation in the setback areas as buffers along with a six-foot wood fence on the north and

western property lines. These facts are unchanged with the proposed amendment

- vi) Landscaping: The applicant is providing an eight to ten-foot wide landscape buffer on the north and south property lines. On the west boundary they are proposing approximately 15 feet of landscape buffer. It appears that the front and back setbacks greatly exceed the minimum setbacks. Most of the site will be disturbed by the construction of this project and most of the trees will be removed. The applicant provides a conceptual landscaping plan showing that all disturbed areas not covered with building or asphalt will be relandscaped. A detailed landscape plan compliant with the small building standards ((18.441.070) will be provided to the City for review and approval prior to the issuance of a building permit. This element is unchanged with the proposed amendment.
 - vii) Signage: Signage will conform to existing Columbia Falls sign regulations for the CRA-1 zone. The applicants propose building mounted signage but no details as yet. The Sign Ordinance will limit the sign to 16 square feet per face maximum if an identification sign is requested.
- c. Availability of Public Services and Facilities. The following services and facilities are to be available and adequate to serve the needs of the use as designed and proposed:
- i. Schools: There were 14,753 students recorded with the Flathead County Superintendent of Schools Office including public, private and home schooled children at the beginning of the 2011 school year. The US Census Bureau 2020 counted 46,963 housing units in Flathead County – 14,753 students / 46,963 housing units = 0.31 students per unit), the 36 new units would generate eleven students to the school system. The additional students should not negatively impact the School District. School children will attend Ruder Elementary, Columbia Falls Middle School and Columbia Falls High School. School District #6 provides school bus pick up and drop off and will work with the applicants on a school bus stop. As the proposed amendment only makes it optional for short term rentals, this amendment might have limited change to this criterion, however if all eighteen units opt for the short term rental there would be five to six fewer children going to the local school district.
 - ii. Parks and Recreation: The project is not close to any public parks with the closest being $\frac{3}{4}$ mile to the south at John Horine Park. During the public hearing for the zone change on this project in February 2021, the planning board discussed the lack of on-site amenities. To address the discussion, the applicants are proposed an on-site fenced playground amenity near the west side of the project and no show a walking trail around the development. This amenity is unchanged by the proposed amendment.
 - iii. Police: The Columbia Falls Police Department is responsible for the proposed development. The development may have a slight increase in

potential impact as it brings 36 more residential units to the City and these families will be living in close proximity to each other. The proposed amendment will not change the above statement.

iv. Fire Protection: The Columbia Falls Fire Department provides fire protection to this neighborhood. The Columbia Falls Building Inspector will review the development for all building and fire code requirements. Hydrants will be installed with the project and the number and locations will be reviewed and approved by the Columbia Falls Public Works Director and Fire Chief. Specifically, the Fire Chief would like to see the fire hydrant show near the middle of the project along Meadow Lake Blvd moved south to the driveway approach into the project. The proposed amendment will not change the above statement.

v. Water: City water service is available approximately 300 to the south along Meadow Lake Boulevard. The proposed amendment will not change the above statement.

vi. Sewer: All lots will be serviced by City Sewer. Sewer main is located in Meadow Lake Boulevard. The proposed amendment will not change the above statement.

vii. Solid Waste: The applicants show a refuse receptacle on the northeast corner of the parking lot. Impact to the Flathead County landfill should be minimal. The owner shall make arrangements with a private hauler to collect and remove solid waste from the site. The proposed amendment will not change the above statement.

- d. Immediate Neighborhood Impact. The proposal is similar in size and nature to the existing development such as the assisted living facility and the manufactured home park located to the south. The proposed apartments also buffer the industrial uses on the east side of Meadow Lake Boulevard from the single family uses located to the north and west of the property. The applicants are proposing to provide larger than required setbacks and native vegetative buffers on three sides of the project.

The proposed amendment does change the duration of tenants in that the original CUP contemplated long term renters while the proposed amendment is geared to short term renters or at least the option to offer short term rentals on 18 of the 36 units. There is some concern in the public that short term renters are disruptive to neighborhoods however this has not proven to be the case with most of the short term rentals that have been approved in the City. That stated, it is somewhat of a concern that one half of the development may be operated like a hotel and the other half with long term renters and how these two sides of the same coin would be managed. This area of Columbia Falls is not really tourist oriented and does

- not provide easy pedestrian movement to services or tourist related attractions unlike the Meadow Lake Resort to the north which caters to tourists.
- e. Typical negative impacts which extend beyond the proposed site include, but are not limited to:
- i) Excessive Traffic Generation: The applicants provided a Traffic Impact Study (TIS) for the project which shows a trip generation of 239 vehicle trips per day and a traffic load increase of 5 to 10%. The TIS indicates no drop in Level of Service grade at any of the intersection and less than a one second delay per vehicle at said intersections. The TIS has a recommendation for sight distance clearing to the north to meet standards. As with the Garnier Heights Subdivision TIS, the Meadow Lake Apartments TIS identified some turning movement issues with the intersection of Highway 2 and Meadow Lake Blvd. The Board has requested that the City make these concerns known to the MDOT as they work through the City's new Comprehensive Transportation Plan.
 - ii) Noise or Vibration: There will be noise and activity associated with the normal construction process. Once completed, further activity will be residential in use with all traffic, garbage, light and noise consistent with that use.
 - iii) Dust, Glare, Or Heat: No change to existing conditions is anticipated.
 - iv) Smoke, Fumes, Gas, and Or Odors: No change to existing conditions is anticipated.
 - v) Inappropriate Hours of Operation: None proposed.
 - vi) Signage: 18.438.010 Permitted Signs in Zoning Districts allows the applicant to have signs that comply and do not to exceed the standards of section 18.438.080(3).

These impacts are unchanged by the proposed amendment for short term rental other than there may be slightly less traffic with the short term rental option.

APPLICABLE REGULATIONS

The following sections of the Columbia Falls Zoning Regulations are applicable to this proposal:

Chapter 18.210 Conditional Use Permits

Chapter 18.332 CRA-1 Residential Apartment

Chapter 18.504.030 Parking facilities

Chapter 18.438 Signs

Chapter 18.441 Small Buildings (less than 10,000 square feet)

SUMMARY

If approved, the requested CUP will allow short term rental options for the 18 units of the north building. Other than a slight decrease in traffic, the impacts of the project are unchanged with the development. The only negative impact may be with “neighborhood impact” and the fact that much of the neighborhood is used for long term occupancy and not really tourist oriented.

RECOMMENDATIONS

In accordance with 18.210.100 the Columbia Falls Planning Board and City Council must make a finding of fact for the items enumerated in the “evaluation based on criteria.”

The impacts of the request are neutral and the only real impacts are considered in the neighborhood character. As a result, staff does not have a recommendation for or against the proposed application. However, should you recommend approval of the Amendment to allow the north building to have short term rentals, the following conditions should be required for each unit that opts to offer short term rental:

1. Only the 18 units in the north building are eligible for short term rental. The owner of each individual unit must submit an application for an Administrative Conditional Use Permit.
2. The property owner shall provide the name of a local contact person that shall be responsible for handling any problems that arise with the property.
3. Each unit for rent shall provide a minimum of two off-street parking spaces.
4. Each unit will provide a sign-off of the Fire Marshall from the Columbia Falls Fire District that indicates the dwelling has smoke detectors and egress windows for each bedroom.
5. Each unit shall provide a State of Montana Public Accommodation License for a Tourist Home. This License is administered by the Flathead City-County Health Department and is subject to annual inspections.
6. There will be no signage advertising the nightly rental of properties within the Suburban Agricultural or Residential zoning districts.
7. Provide proof of a Columbia Falls City Business License. (Note: All Vacation Rental units are subject to and the owners responsible for collecting the State’s Bed Tax and the City Resort Tax).
8. An inspection of the unit by the Zoning Administrator or his/her designee shall ensure that the dwelling in question conforms to the land use provisions of the Columbia Falls Zoning Ordinance.
9. The property owner shall understand that a violation of any of these conditions as well as repeated complaints of disturbing the peace related to the property shall result in suspension and possible revocation of the Conditional Use Permit for that unit.
10. These terms shall be written into the Declaration of Unit of Ownership for the North Building. A copy of which shall be provided to the City Manager prior to issuance of an occupancy permit.



Planning Department

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

PHONE (406) 892-4391

FAX (406) 892-4413

Item No.3.

APPLICATION FOR CONDITIONAL USE PERMIT

FILING FEE ATTACHED \$ 1650

PROPOSED USE (as approved 8/2021): The project consists of (2) new Multifamily buildings with (2) studio, (2) 1 bedroom, (8) 2 bedroom and (6) three bedroom residential units per building available for rent at market rates. The buildings will be (2) stories each with (3) separate entrances divided between the units. The buildings will be broken up in varied massing, materials and roof forms. The units will each have an exterior patio or deck space and at least (1) ADA unit per building. Each unit will have (2) associated parking spaces. The site is apx. 2.25 acres and slopes from North to South and is heavily wooded. We will be providing new access directly across from Best Way and enter the site from the SE corner to a looped parking lot between the buildings which will run East/West to work best with grade. The buildings will be set back off the edges of the site to provide as much of a landscape buffer as possible between the adjacent lots. Much of the interior of the site will be graded and leveled as required. Garbage and utilities will be provided onsite. Sewer and Water will be extended up Meadow Lake Blvd to the site.

ADDITION TO PROPOSED USE: Request zone change to allow for nightly/weekly rentals of the units. Given current market conditions and cost to build unfortunately it is not financially feasible to build at current cost levels and maintain both 18 Unit buildings as long-term rentals with affordable market rents. In an effort to mitigate the dramatic increase in cost, Owner is proposing allowing nightly/weekly rentals of the units with the goal of capturing the additional value associated with such zoning. Owner intends to sell on the open market a minimum of 9-18 units in the North building as Condo's and maintain the additional 18 unit building as a long-term multi-family apartment building. The benefits of this change to allowing nightly/weekly zoning include:

- Project can move forward
- Home Ownership Opportunity
- Ability to house more tourists which support our local businesses and employment base. Goal is for 18 of the units to be individually deeded condo's and foresee both primary and second home ownership. Second Homeowners often mitigate the cost of 2nd

home homeownership by offsetting the costs with renting their unit as a vacation rental when they are not occupying.

- Decrease in overall vehicle traffic due to some of the units being vacation rentals.
- By utilizing sales proceeds from the sale of nightly/weekly zoned units in North building towards the cost of the South Building, owner will have the ability to hold a minimum of 18 units as long-term rentals thus contributing to local rental demand.

(Describe in detail, indicate if continued to attached pages)

OWNER(S) OF RECORD:

Name: Toby Gilchrist glaciergegatewayproperties@gmail.com

Mailing Address: PO Box 1059

City/State/Zip: Whitefish, MT 59937

Phone: 406-471-4978

PERSON(S) AUTHORIZED TO REPRESENT THE OWNER(S) AND TO WHOM ALL CORRESPONDENCE IS TO BE SENT:

NAME OF APPLICANT: Toby Gilchrist

MAIL ADDRESS: PO Box 1059

CITY/STATE/ZIP: Whitefish, MT 59937

PHONE: 406-471-4978

INTEREST IN PROPERTY: Developer

LEGAL DESCRIPTION OF PROPERTY (Refer to Property Records):

Address of the property: 302 Meadow Lake Blvd,

Columbia Falls, MT 59912

Legal Description: (Subdivision Name, Lot & Block and/or Tract Number

(Section, Township, Range) GREENBRIAR, S12, T28 N, R22 W,

Lot 21,

S07, T30 N, R20 W, 16142-1, PARCEL N/A, TR 2BDAAE IN NE4SW4

18.210.090 Burden of proof.

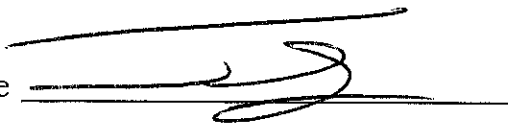
The burden of proof for satisfying the aforementioned criteria shall rest with the applicant and not the planning board. The granting of a conditional use permit rests in the discretion of the city council as to whether or not the proposal conforms to the criteria and requirements set forth in Chapter 18.210.080

The Applicant is responsible for providing sufficiently complete information (see 18.210.090). Attached is the *Required Criteria for Conditional Use Application* the Planning Board and Council must use to create a "Finding of Fact" in making a decision. Please review the Criteria carefully before providing the following information and documents.

1. Zoning District and Zoning Classification in which use is proposed:
Existing: CR5, Proposed with associated Zone Change: CRA-1
2. Attach a plan of the affected lot which identifies the following items:
 - a. Surrounding land uses.
 - b. Dimensions and shape of lot.
 - c. Topographic features of lot.
 - d. Size(s) and location(s) of existing buildings.
 - e. Size(s) and location(s) of proposed buildings.
 - f. Existing use(s) of structures and open areas.
 - g. Proposed use(s) of structures and open areas.
 - h. Existing & proposed landscaping and fences.
3. On a separate sheet of paper, discuss the following topics relative to the proposed use:
 - a. Traffic flow and control.
 - b. Access to and circulation within the property.
 - c. Off-street parking and loading.
 - d. Refuse and service areas.
 - e. Utilities.
 - f. Screening and buffering.
 - g. Signs, yards and other open spaces.
 - h. Height, bulk and location of structures.
 - i. Location of proposed open space uses.
 - j. Hours and manner of operation.
 - k. Noise, light, dust, odors, fumes and vibration.
 - l. If the application is for a home occupation conditional use permit provide the following information:
 1. Number of employees that will work on the premises.
 2. Number of employees that are not family members residing at the premises.
 3. Estimated number and frequency of clients/patrons that will visit the on-site business.
 4. How much area will be used for the business. Compared to the area used for residential purposes.
4. Attach supplemental information for proposed uses that have additional requirements.

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 incorrect or 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 planning staff to be present on the property for routine monitoring and inspection during the approval and development process.

Applicant Signature



Date

2/28/22

Item No.3.

Required Criteria for Conditional Use Application

18.210.080 Criteria required for consideration of a conditional use permit.

A conditional use permit may be granted only if the proposal, as submitted, conforms to all of the following general conditional use permit criteria, as well as to all other applicable criteria that may be requested.

- A. Site Suitability. That the site is suitable for the use. This includes:
 - 1. Adequate usable space,
 - 2. Adequate access, and
 - 3. Absence of environmental constraints.
- B. Appropriateness of Design. The site plan for the proposed use will provide the most convenient and functional use of the lot. Consideration of design should include:
 - 1. Parking scheme,
 - 2. Traffic circulation,
 - 3. Open space,
 - 4. Fencing/screening,
 - 5. Landscaping, and
 - 6. Signage.
- C. Availability of Public Services and Facilities. The following services and facilities are to be available and adequate to serve the needs of the use as designed and proposed:
 - 1. Sewer,
 - 2. Water,
 - 3. Storm water drainage,
 - 4. Fire protection,
 - 5. Police protection, and
 - 6. Streets.
- D. Use will not be detrimental to abutting properties in particular and the neighborhood in general. Typical negative impacts which extend beyond the proposed site include, but are not limited to:
 - 1. Excessive traffic generation,
 - 2. Noise or vibration,
 - 3. Dust, glare, or heat,
 - 4. Smoke, fumes, gas, or odors, and
 - 5. Inappropriate hours of operation
 - 6. Economic impacts if the building is a large building with a minimum floor area of 60,000 square feet.

On a separate sheet of paper, discuss the following topics relative to the proposed use:

Traffic flow and control, Access to the circulation within the property, Off-street parking and loading

Traffic Flow and Control:

Traffic is accessed off of Meadow Lake Blvd which is a secondary artery connector to Hwy 2, which is about 1,500 feet away from the site. Traffic volume generated by the development will be minimized due to the nature of the small-scale multi-family development. A Traffic Impact Study (TIS) was performed as a part of this project and the report of that study is included within this application. The overall analysis outlines that Meadow Lake Blvd can handle the proposed development with a few recommendations related to this project and further assessment of the intersection of Hwy 2 that the City could review per their choosing. The development is anticipated to generate 239 daily vehicle trips per day. The site will have a single approach with a stop sign to control traffic from the site before entering onto Meadow Lake Boulevard. The approach will be positioned directly across from Best Way to maintain adequate geometry at this intersection and will follow recommendations within the TIS for sight distance and traffic control to accommodate vehicle movements to and from the project.

Pedestrian traffic will be limited to pathways on the frontage and interior of the site. The project is not located adjacent to any pathways that can be immediately connected. It is understood that the City is currently underway with planning efforts for pedestrian pathways in various locations throughout the City. Pedestrian paths along Meadow Lake Blvd are believed to be included within the future pedestrian travel plan. Pedestrian traffic to and from the development is not anticipated or encouraged until City pedestrian paths are able to be extended to the property. At that time, we would participate with the City to connect our site to the pedestrian way as needed including possible crosswalks if needed. To help with the limited pedestrian access to the site we have added some internal pedestrian paths and playground areas if people don't want to use their vehicle to leave the site.

We have also reviewed the project with the school system and the elementary students would be attending Ruder Elementary School which is at a distance that we would not anticipate many kids walking to school. The school district outlined that a school bus drop off and pickup would be available for all students of the district at the site if requested.

Access to and circulation within the property:

Vehicular access to the project will be provided by a new single approach on the west side of Meadow Lake Blvd. Recommendations from the TIS include clearing vegetation north of the approach to achieve a 560-foot intersection sight distance. Some of this site line clearing sits on the adjoining property and if this sight distance cannot be achieved, alternate traffic control options would be explored with the City and County including a 4-way stop, additional speed posting devices or a speed limit reduction. We would assist with these efforts with the City and County to help develop a safe vehicular experience. The recommendations of the TIS will be followed in the design of the approach to ensure to facilitate 2-way traffic in and out of the site.

Internally, the parking lot contains a looped driving lane to provide two-way traffic and adequate access to parking stalls. Internal driving lanes will be 24 feet in width and the looped configuration will aid in circulation within the site to reduce vehicle maneuvering.

A concrete sidewalk will be extended along the frontage of the property to allow for future connection by adjacent properties. To help offset limited pedestrian access from the site, we have included a walking path around the perimeter of the site that also connects to the planned sidewalks for the residents.

Off-street parking and loading:

Parking will be provided for residents and visitors in front of all units with a total of 72 parking spaces. Of these 72 spaces, 3 handicap accessible spaces will also be provided to meet ADA requirements. This meets the City requirements and is in excess of new parking unit standards often seen in other municipalities.

Refuse and service areas.

The project is within the service area of Evergreen Disposal for refuse collection. The development is anticipated to be served by two front-loading garbage bins which will be located on a concrete pad with a fenced enclosure near the northeast corner of the site.

Utilities

A 10" water main is located along the east side of Meadow Lake Blvd approximately 300 feet south of the site and will be extended to the north edge of the site as part of this project. This extension will include adequate fire hydrant spacing and will be coordinated with the Public Works Department to address any specific requirements for construction and sizing of the main. Connections to this water main will consist of individual domestic and fire services for each building.

Sewer service will be provided via an existing 6" pvc pressurized sewer main within Meadow Lake Blvd. Therefore, no extension of sewer mains should be required. Each building will be served by pressurized sewer services that will connect to the existing main.

Stormwater will be addressed for volume and flow control as well as water quality treatment. Stormwater facilities within the development are anticipated to include catch basins and associated piping to collect and convey flows to a central stormwater management facility to provide storage and treatment of runoff. Controlled flows will be discharged from the site into an existing drainage ditch adjacent to Meadow Lake Boulevard, in the same manner that flows have historically discharged from the undeveloped property.

Screening and buffering.

The buildings and parking will be located towards the center of the site and the site is heavily wooded. This will allow for the setbacks with the existing trees to be used as a buffer. The buildings are also set back by about 10' to 15' from the setbacks, this area will be cleared during construction for access to the buildings but will also be landscaped to provide a buffer between the surrounding properties and the buildings. A new 6' high wood fence is being proposed on the North and West sides of the site per the request of the neighbors to help provide additional buffers and screening. The parking is also located as much as possible between the buildings and to the East to help screen vehicles from the neighbors.

Signs, yards and other open spaces

There will not be any signs other than building mounted signs with the buildings name and numbers. This will adhere to all sign regulations. Grassed yard areas will be located around the buildings and between the buildings and the parking areas. This will be used as common yard areas and as a buffer between the parking and the buildings. A tot lot (fenced play area for younger children with modern playground equipment) will be located on the site for residents. Each unit either has a private deck or patio area that extends into the yard area. The yard areas will transition to the natural landscape in the setbacks where the natural vegetation can be saved. A perimeter walking path that connects to the development's sidewalks providing an internal walking element will be developed as part of this project. The buildings are orientated so they and the parking can best work with the grade of the site but much of the center of the site will be cleared and graded to allow for the everything to work.

Height, bulk and location of structures.

Each building consists of (2) studio units, (2) 1 bedroom units, (8) 2 bedroom units and (6) 3 bedroom units totaling 18 units. The square footage totals 8,589 sf plus decks and patio spaces. The buildings are broken up into several different masses and shapes with changes in rooflines, materials and accent pieces such as decks and patios. The buildings have (3) separate entrances separating the units into various access groups. The buildings are (2) stories in height with a maximum building height of 26'-0".

Location of proposed open space uses.

The buildings have internal views and orientations in all directions and as such located as much to the center of the lot to provide a buffer with the setbacks from the neighboring properties and central parking. The open spaces/yards located in those areas are common spaces to be used for the residents. Each unit has a private patio/deck area that will flow into the common yard spaces that transition into the more natural areas in the setbacks. Since the buildings are orientated in all directions, the exterior spaces other than the decks and patios will feel common in nature. The tot lot will be towards the West side of the site South of the North building in the center of the property. The walking path will wrap around the perimeter of the site within the proposed fence line.

Hours and manner of operation.

These are residential units and will be accessed at all times per typical residential uses. Quiet hours for vacation rental units will be strictly enforced.

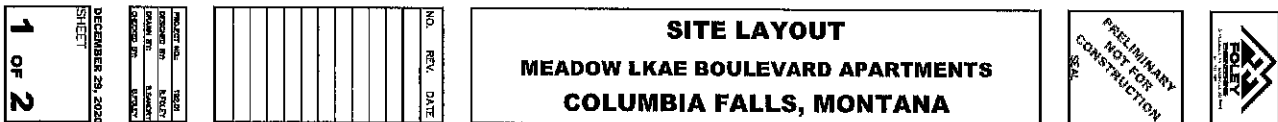
Noise, light, dust, odors, fumes and vibration.

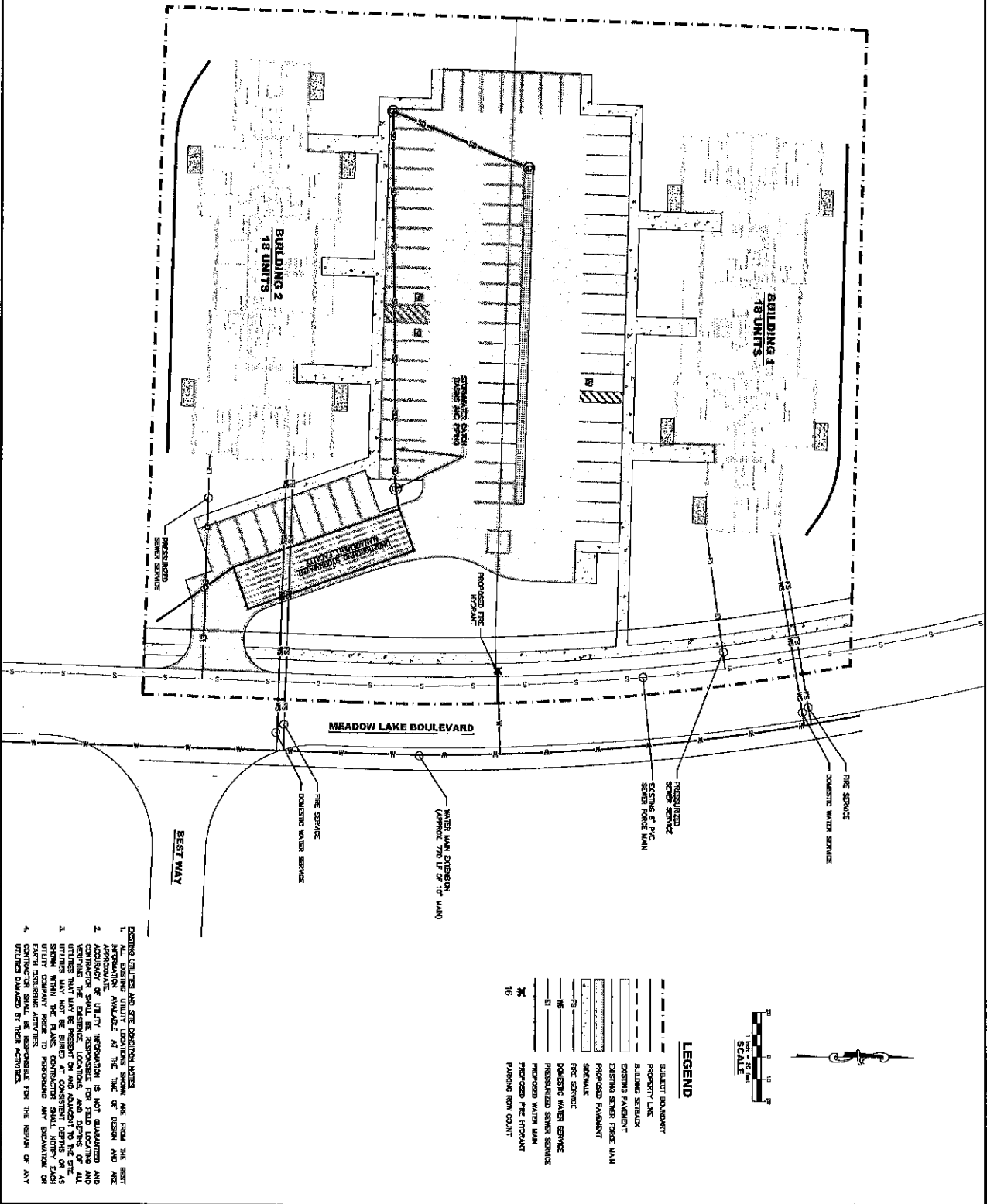
It is anticipated there would be typical residential Noises from the site but there are not anticipated to be any adverse Noise issues.

There will be parking lot Lighting on the site between the buildings and also individual lights off each of the units for the patio spaces as well as lighting into the common entrances off the buildings. All the lighting will be night sky compliant fixtures and meet the Cities lighting standards.

No odors, fumes or vibrations are anticipated on the site other than typical residential uses.

Quiet hours will be strictly enforced and implemented through newly created Association and property managers.





UTILITY LAYOUT
MEADOW LAKE BOULEVARD APARTMENTS
COLUMBIA FALLS, MONTANA

PRELIMINARY
NOT FOR
CONSTRUCTION
SEA

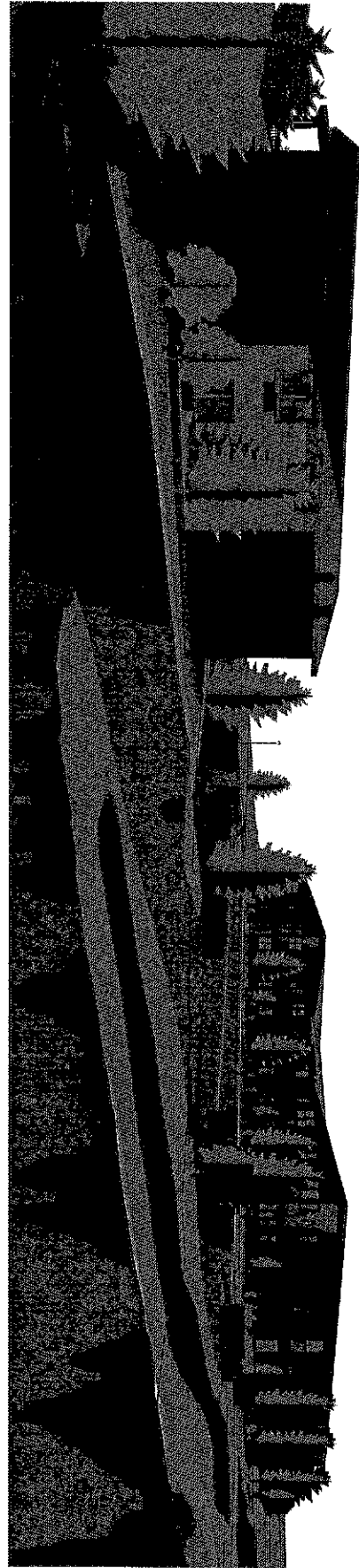


PROJECT NO.	10225
INTERIOR RM.	BATH
DRAWING BY	R. SCHWARTZ
ORDERED BY	B. B. B.

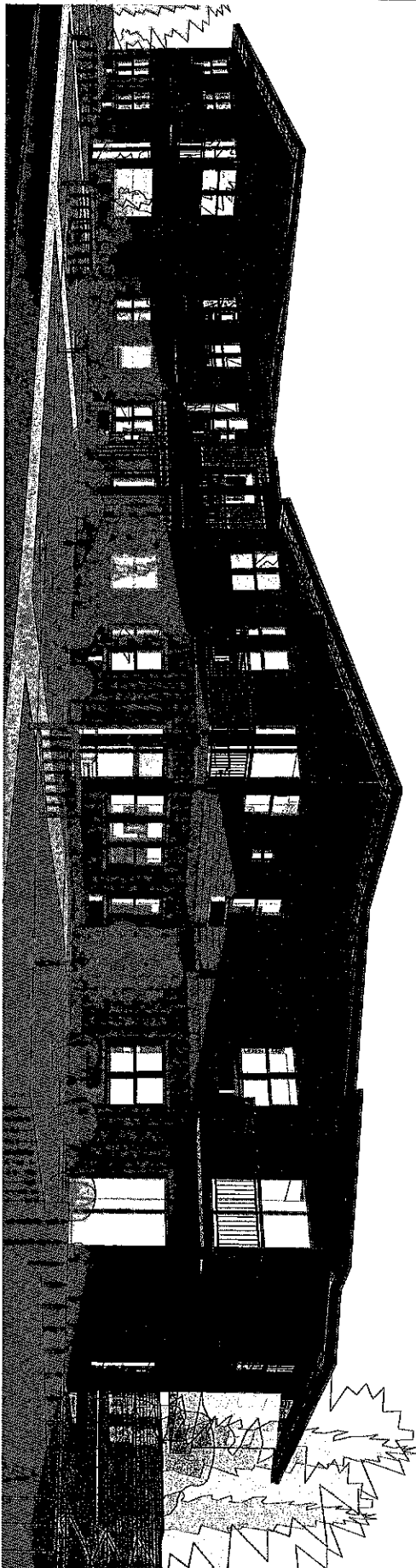
DECEMBER 29, 2022

SHEET

2 OF 2



1 FROM MEADOW LAKE BLVD



2 NORTH BUILDING

PERSPECTIVES

CONCEPT PLANS 1/4/2021

SITE PLANS
MEADOW LAKE BLVD APARTMENTS
MEADOW LAKE BLVD
COLUMBIA FALLS, MT

CUP 6

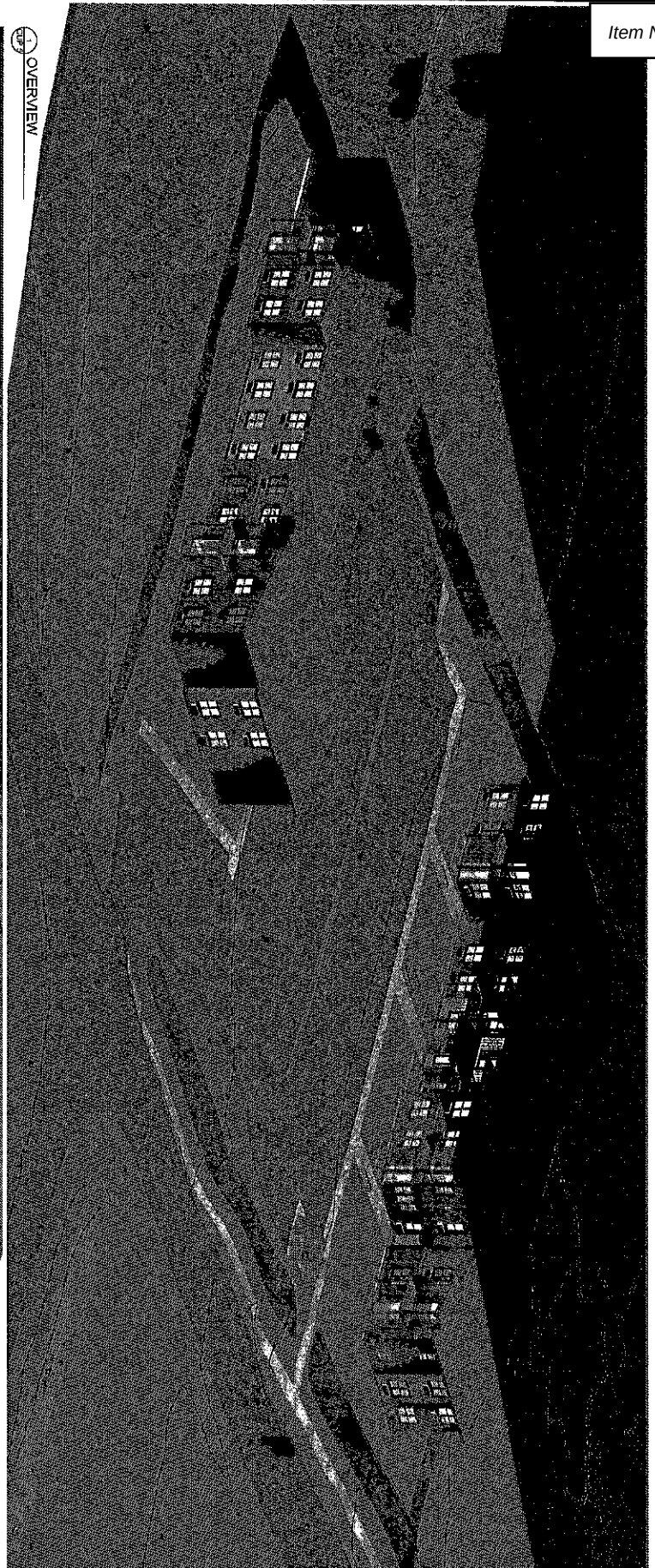


Project Number	20-67
Date	1/4/2021
Drawn By	J. WALLACE
Checked By	AW
Revision	1
DESCRIPTION	DATE
20-67 Reg. No. 9512 Date: 01/04/2021 ASSOCIATES & WALLACE	

OVERVIEW 2



OVERVIEW



OVERVIEWS

CONCEPT PLANS 1/4/2021

SITE PLANS

MEADOW LAKE BLVD APARTMENTS
MEADOW LAKE BLVD
COLUMBIA FALLS, MT

CUP 5



ARCHITECT

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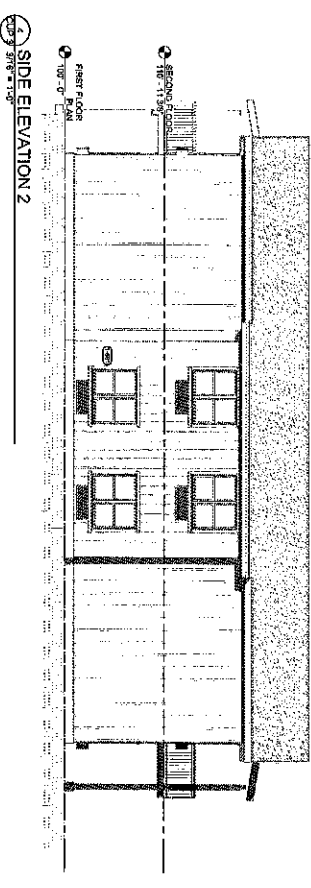
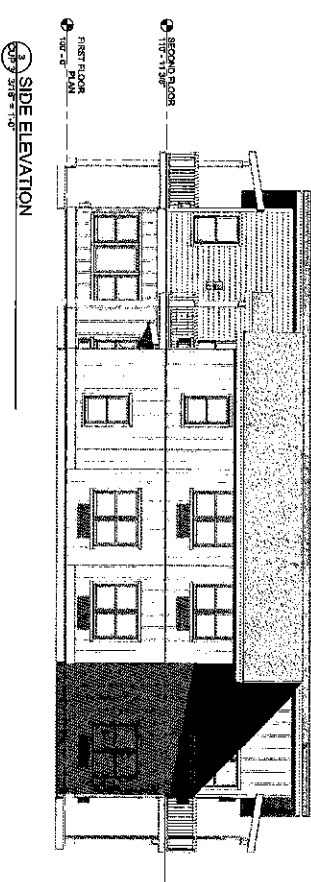
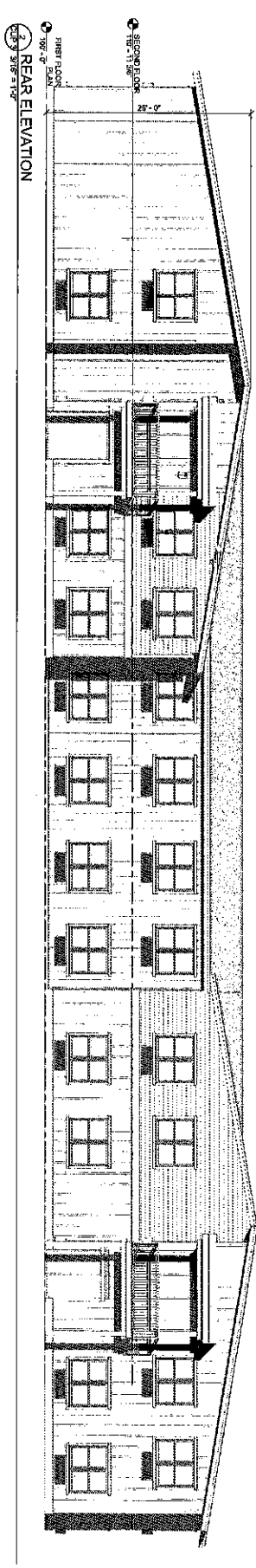
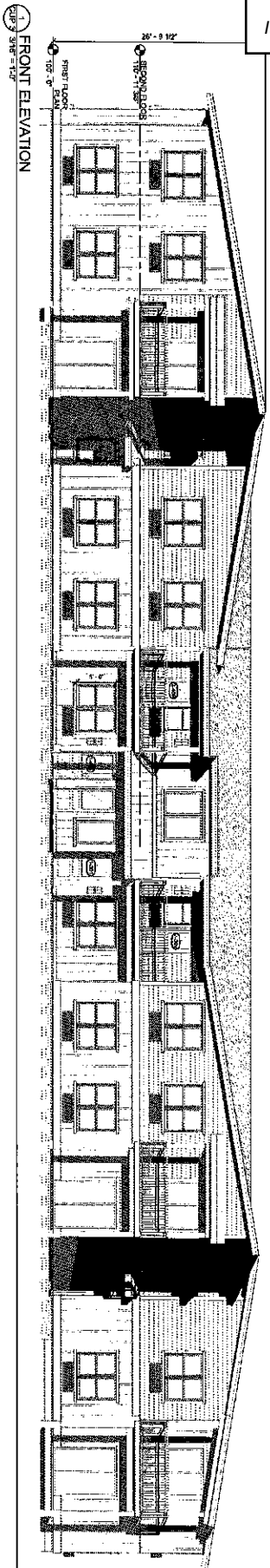
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Map No. 9012 Date: 10/1/2021
APPROVED & VILLAGE

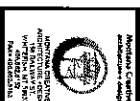


ELEVATIONS

CONCEPT PLANS 1/4/2021

BUILDING 1
MEADOW LAKE BLVD APARTMENTS
MEADOW LAKE BLVD
COLUMBIA FALLS, MT

CUP 3



MEADOW LAKE APARTMENTS
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Planning Department

Item No.3.



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

PHONE (406) 892-4391

FAX (406) 892-4413

March 21, 2022

Re: Public hearing notice for a CUP Amendment for property at 302 Meadow Lake Blvd.

Dear Adjacent Property Owner:

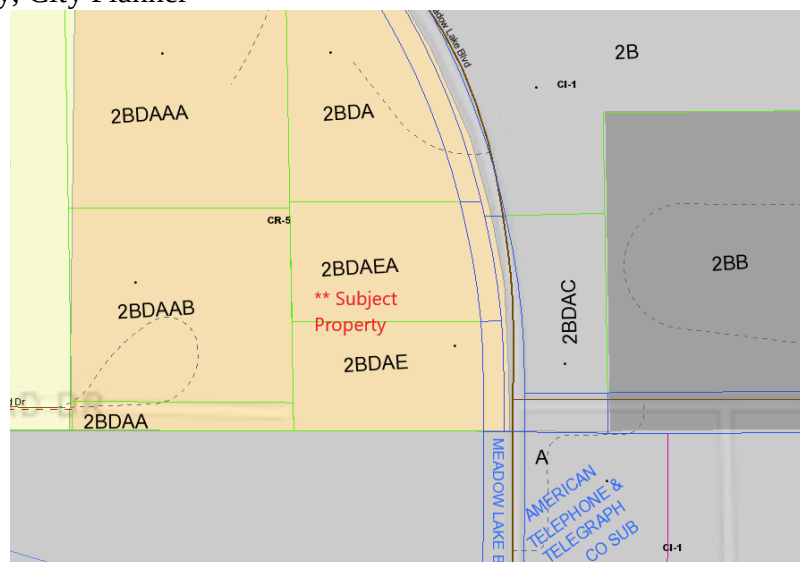
Our records indicate that you are the owner of property within 150-feet of the proposed project.

As the Planning Staff for the Columbia Falls Planning Jurisdiction, I am writing to provide you with notice of public hearings for a Conditional Use Permit (CUP) Amendment. The CUP was approved last summer for 36 apartment units. All units were designated as long-term occupancy (30-days or more). The applicant is requesting to amend the approval to allow the north building with 18-units to be sold as condominium units and could be offered as short-term rentals (Less than 30-day). The amendment would not change anything else in the approval.

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 April 7, 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



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, 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.

Barb Staaland

From: RJTeal <rjteal@aol.com>
Sent: Friday, April 1, 2022 8:19 AM
To: staalandb@cityofcolumbiafalls.com
Subject: Gilchrist Apartments - No Short Term Rentals

I live less than a mile north of the Gilchrist Apartments Project on Meadow Lake Boulevard. I am in favor of the original long term lease plan. However, I am totally opposed to the amendment request to make half the units short term rental.

We need more long term rental property. The many towns in Colorado that have allowed long term rentals become short term rentals are examples of what is happening here. Regular working people are being squeezed out. Columbia Falls should NOT follow of the path of a place like Crested Butte. That type of unwanted change happens over time, project by project, housing unit by housing unit. This project, approved for something we need, now requesting a change we don't want, is a perfect example of how this happens.

Please DO NOT APPROVE this request for short term rentals.

Sincerely,
Roy Teal
227 Gleneagles Trail
Columbia Falls, MT

"Everyone needs to believe in something. I believe I'll go canoeing."
- Henry David Thoreau

Barb Staaland

From: Mike Huffman <huffmanm5377@msn.com>
Sent: Wednesday, April 6, 2022 11:31 AM
To: staalandb@cityofcolumbiafalls.com
Subject: Re: 4/12 Public Hearing on 540 Nucleus & 302 Meadow Lake

Hello Barbara,

The following are my comments for the Planning Board's hearing on 4/12.

Regarding 540 Nucleus:

I'm opposed to allowing the requested 40' height exception on the South lot.

The physical presence of the project looming over Nucleus Ave leaves me with the feeling that it was a mistake to approve it in the first place. It should have only been approved with more aggressive height restrictions.

What portion of the project will be long term vs. short term rentals? In either case, if only tourists & investors can afford them, it further displaces our working & middle class and exacerbates a growing housing/affordability crisis.

Has the Ruis project team presented a detailed parking plan that shows how this added volume will be accommodated without spilling over to the surrounding area? What about the additional pedestrian traffic? It seems likely this is going to result in more accidents as traffic on Nucleus increases.

Regarding the proposed 302 Meadow Lake project:

I'm opposed to half of this project being turned into short term rentals.

Again, this drives up prices and in turn removes affordable housing options for those who live and work here.

Does the applicant plan to own & manage this complex, or is he simply going to sell individual units to the highest bidder?

General comments:

Our town, and the Valley, has an availability/affordability problem that is being directly impacted by short term rentals.

In addition to licensed STRs, there are literally hundreds of others operating all over the County, unlicensed and unregulated.

Property rights are important, but when the quest for profit has a negative impact on a local community, something needs to be done.

Local healthcare workers, teachers, 1st responders, and service workers have to live in trailers or with family/friends because there's nothing affordable to rent or buy.

Renters are being displaced because landlords decided to sell for a huge profit or convert to short term.

A major employer can't hire workers on \$60-150K salaries because there's no affordable homesk

When an area goes from being somewhat affordable to absolutely ridiculous inside of 2yrs, it's a big problemk

With most builders booking into 2024 now, we're not building our way out of this6 A lot can happen between now and then with the markets and economy6

For better or worse, the Valley is an amenities economy and has become a destination - please don't forget about the working & middle class who are the ones behind the scenes making it all possible.

I strongly suggest a moratorium on short term rentals, to be reviewed annually until balance is restored. Stricter licensing & regulation needs to happen. A determination can then be made as to how many STRs can be added in any subsequent year, with preference given to local applicants.

For all of these reasons, I encourage the Board to say NO to both proposals.

Respectfully submitted,

Mike Huffman
519 Nucleus Ave

CITY OF COLUMBIA FALLS
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STATE OF MONTANA

FLATHEAD COUNTY

AFFIDAVIT OF PUBLICATION

MARY BOOTH BEING DULY

SWORN, DEPOSES AND SAYS: THAT SHE IS THE LEGAL CLERK OF THE **DAILY INTER LAKE** A DAILY NEWSPAPER OF GENERAL CIRCULATION, PRINTED AND PUBLISHED IN THE CITY OF KALISPELL, IN THE COUNTY OF FLATHEAD, STATE OF MONTANA, AND THAT NO. 28460

LEGAL ADVERTISEMENT WAS PRINTED AND PUBLISHED IN THE REGULAR AND ENTIRE ISSUE OF SAID PAPER, AND IN EACH AND EVERY COPY THEREOF ON THE DATES OF MARCH 27, 2022

AND THE RATE CHARGED FOR THE ABOVE PRINTING DOES NOT EXCEED THE MINIMUM GOING RATE CHARGED TO ANY OTHER ADVERTISER FOR THE SAME PUBLICATION, SET IN THE SAME SIZE TYPE AND PUBLISHED FOR THE SAME NUMBER OF INSERTIONS.

Mary Boothe

Subscribed and sworn to
Before me this, March 27, 2022

Dorothy I. Glencross
Dorothy I. Glencross

Notary Public for the State of Montana
Residing in Kalispell
My commission expires 9/12/2025

