



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

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

**CITY COUNCIL REGULAR MEETING
AGENDA
MONDAY, NOVEMBER 02, 2020
COUNCIL CHAMBERS CITY HALL**

FINANCE COMMITTEE – 6:30 P.M

(Barnhart, Piper, Robinson)

NOTE: Regular Council Meeting will be held in the Council Chambers as well as by virtual meeting to provide for social distancing and public health and safety. Contact City Clerk Barb Staalnd to register for ZOOM meeting access information. Email: staalandb@cityofcolumbiafalls.com

REGULAR MEETING – 7:00 P.M.

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

CONSENT AGENDA:

1. Approval of Claims - November 2, 2020 - \$135,390.50
2. Approval of Special Claims Run - Oct 20, 2020 - \$6,096.17
3. Approval of Payroll Claims - \$845.41 - Clothing Allowance
4. Approval of Payroll Claims - October 30, 2020 - \$121,715.99
5. Approval of October 19, 2020 Regular Council Meeting Minutes
6. Ordinance 802 - Legal Description Revision
7. Approval of Change Order #1 - LHC, Inc. Well No. 3 Project and authorize City Manager to sign
8. Approval of Memorandum of Understanding, AFG Grant, and authorize City Manager to sign.

VISITORS/PUBLIC COMMENT (Items not on agenda)

APPOINTMENTS:

9. Approval of Appointment - Three year term Board of Adjustment - Mark L. Johnson

NOTICE OF PUBLIC HEARINGS/PUBLIC HEARINGS:

10. Public Hearing:

The Columbia Falls City-County Planning Board held a public hearing for the following item at their regular meeting on Tuesday, October 13, 2020 at 6:30 p.m. at the Council Chambers of City Hall, 130 6th Street West, Columbia Falls, Montana. The **Columbia Falls City Council** will hold a subsequent hearing on **November 2, 2020** starting at 7:00 p.m. in the same location. Both hearings will be conducted in accordance with the most current recommended and/or required public health and safety protocols in place at the time of the hearing. The City website, cityofcolumbiafalls.org, will contain updated information if there is any change to the planned hearings

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

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

A. Adopt Staff Report CPUD-20-04 as Findings of Fact.

B. Approve PUD with Conditions (See Ordinances)

11. Notice of Public Hearings - November 10, 2020 Planning Board/December 7, 2020 City Council

The Columbia Falls City-County Planning Board will hold a public hearing for the following item at their regular meeting on Tuesday, November 10th, 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 December 7, 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 Conditional Use Permit in the Columbia Falls Zoning Jurisdiction:

Applicant, Judy Morse is requesting a Conditional Use Permit to operate a drive-thru coffee and micro bakery stand at 2100 9th Street West (The front northwest corner of the Super 1 parking lots). The property is zoned CB-2 Commercial however all drive-thru's require a conditional use permit in this zone. The coffee/bakery will have circulation through the existing Super 1 parking lot and highway approaches. The property is described as Lot 3 of the O'Neil Subdivision Section 18, Township 30 North, Range 20 West, P.M.M., Flathead County.

12. Notice of Public Hearing - December 7, 2020 - 20-21 FY Tax Increment and TEDD Budget Hearing:

NOTICE IS HEREBY GIVEN, that the City Council of the City of Columbia Falls, Montana, will hold a public hearing on December 7, 2020 at 7:00 p.m. in the Columbia Falls City Hall, 130-6th Street West, Columbia Falls, Montana, to adopt an amended 2021 FY budget for the Tax Increment District Fund and Targeted Economic District Fund.

The City received the estimated tax funding for the Tax Increment District Fund at the end of October, 2020. Based on the estimated real estate tax funding of \$441,054, the City Council will amend the appropriations for the 2021 FY. The funds will be spent as provided for in the Tax Increment District Statement of Need and priorities established through the public hearing process.

The City received the estimated tax funding for the Targeted Economic District Fund at the end of October, 2020. Based on the estimated real estate tax funding of \$1,375, the City Council will consider appropriating the available funds for the 2021 FY based on the Statement of Need and priorities established through the public hearing process.

Taxpayers are encouraged to attend the hearing and give written or oral comments on the budget-related item. Written comments may be mailed to the City Clerk, 130 6th Street West, Room A, Columbia Falls, Montana, 59912. Questions regarding the proposed items can be made by contacting City Manager Susan Nicosia at 892-4391.

UNFINISHED BUSINESS:

- 13.** Long Range Planning - Extension of Services Plan Continued

ORDINANCES / RESOLUTIONS:

- 14.** Resolution # 1835 - A Resolution of the City Council of the City of Columbia Falls, Montana, Amending Fund 5210 Water Fund Budget Line-item Appropriations for the Fiscal Year Ending June 30, 2021
- 15.** First Reading - Ordinance # 805 - An Ordinance of the City Council of the City of Columbia Falls, Montana, Amending the Columbia Falls Zoning Map to Allow the Development of a Planned Unit Development Overlay for the Property Located at 812 4th Avenue West, Further Described as Assessor's Tract 8AA (Parcel B of COS 12484), SW1/4, Section 8, Township 30 North, Range 20 West, P.M.M., Flathead County

REPORTS / BUSINESS FROM MAYOR & COUNCIL

CITY MANAGER REPORT

CITY ATTORNEY REPORT

MISCELLANEOUS

16. Correspondence

ADJOURN

Next Scheduled Meetings:

City Council – Regular Meeting, November 16, 2020 – 7:00 PM

Planning Board – November 10, 2020 - 6:30 PM

Board of Adjustment - November 17, 2020 - 6:00 PM

10/29/20
16:00:18

CITY OF COLUMBIA FALLS
Claim Approval List
For the Accounting Period: 10/20

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* ... Over spent expenditure

Claim/	Check	Vendor #/Name/	Document \$/	Disc \$					Cash
		Invoice #/Inv Date/Description	Line \$		PO #	Fund	Org	Acct	Object Proj Account
41138		3 AMERICAN WATER WORKS ASSOCIATION	328.00						
	7001850319	09/28/20 WTR-MEMBSHP RENEW 1/1-12/3	164.00			5210		430500	335 101000
	7001850319	09/28/20 SWR-MEMBSHP RENEW 1/1-12/3	164.00			5310		430600	335 101000
		Total for Vendor:	328.00						
41135		877 APPLIED INDUSTRIAL TECHNOLOGIES	123.86						
	7020012520	10/16/20 STRS-LOCTITE, 160Z AARSLKN	123.86			2500		430200	240 101000
		Total for Vendor:	123.86						
41112		2953 AXON ENTERPRISE, INC.	859.70						
	SI-1688683	10/06/20 PD-CAMERA ASSEMBLY, CABLE,	859.70			1000		420100	212 101000
		Total for Vendor:	859.70						
41127		2825 BATTERIES PLUS BULBS #647	58.00						
	P32436327	10/20/20 SWR-48 AAA AND 48 AA BATTER	58.00			5310		430600	240 101000
		Total for Vendor:	58.00						
41114		1260 CARQUEST AUTO PARTS	21.10						
	CUST #773465								
	1678-34614	09/16/20 STRS-OIL ABSORBER	21.10			2500		430200	220 101000
		Total for Vendor:	21.10						
41150		2095 CENTRAL SERVICES DIVISION	4,674.65						
	Central Services Division	07/01/20-06/30/2021							
	2021-05-01	07/01/20 PD-Central Srvs annual bil	4,674.65			1000		420100	363 101000
		Total for Vendor:	4,674.65						
41130		3028 CENTURYLINK - BUSINESS SERVICES	1,144.17						
	161306435	10/20/20 ADMIN-09/20 TO 10/19/20 VOI	39.78			1000		410400	345 101000
	161306435	10/20/20 FIN-09/20 TO 10/19/20 VOIP	125.99			1000		410500	345 101000
	161306435	10/20/20 COMP-PORT 09/20 TO 10/19/20	400.00			1000		410580	345 101000
	161306435	10/20/20 PD-09/20 TO 10/19/20 VOIP	198.90			1000		420100	345 101000
	161306435	10/20/20 FD-09/20 TO 10/19/20 VOIP	64.56			1000		420400	345 101000
	161306435	10/20/20 BLDG-09/20 TO 10/19/20 VOIP	19.89			2394		420500	345 101000
	161306435	10/20/20 WTR-09/20 TO 10/19/20 VOIP	43.10			5210		430500	345 101000
	161306435	10/20/20 SWR-09/20 TO 10/19/20 VOIP	43.10			5310		430600	345 101000

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		161306435 10/20/20 STRS-09/20 TO 10/19/20 VOIP	9.95			2500 430200	345	101000		
		161306435 10/20/20 CRTS-09/20 TO 10/19/20 VOIP	198.90			1000 410360	345	101000		
		Total for Vendor:	1,144.17							
41131	E	997 CENTURYLINK - ELECTRONIC PAY	790.12							
		ACCT#300073711								
		ACCT#30072968								
		ACCT#30073691								
		101820 10/18/20 CRTS-OCT 18-NOV 17 PHONES	31.74			1000 410360	345	101000		
		101820 10/18/20 PD-OCT 18-NOV 17 PHONES	130.06			1000 420100	345	101000		
		101820 10/18/20 FD-OCT 18-NOV17 PHONES	63.62			1000 420400	345	101000		
		101820 10/18/20 POOL-OCT 18-NOV 17 PHONES	23.92			1000 460445	345	101000		
		101820 10/18/20 STRS-OCT18-NOV17 PHONES	136.61			2500 430200	345	101000		
		101820 10/18/20 WTR-OCT18-NOV17 PHONES	201.04			5210 430500	345	101000		
		101820 10/18/20 SWR-OCT18-NOV17 PHONES	257.14			5310 430600	345	101000		
		101820 10/18/20 FIN-OCT 18-NOV17 PHONES	-54.01			1000 410500	345	101000		
		Total for Vendor:	790.12							
41129		14 CITY OF COLUMBIA FALLS	2,036.48							
		102320 10/23/20 FAC-09/17 TO 10/16 WTR USAGE	102.19			1000 411200	342	101000		
		102320 10/23/20 FD-09/17 TO 10/16 WTR USAGE	31.23			1000 420400	342	101000		
		102320 10/23/20 PRKS-09/17 TO 10/16 WTR USAGE	1,658.06			1000 460400	342	101000		
		102320 10/23/20 POOL-09/17 TO 10/16 WTR USAGE	26.59			1000 460445	342	101000		
		102320 10/23/20 STRS-09/17 TO 10/16 WTR USAGE	95.49			2500 430200	342	101000		
		102320 10/23/20 WTR-09/17 TO 10/16 WTR USAGE	32.59			5210 430500	342	101000		
		102320 10/23/20 SWR-09/17 TO 10/16 WTR USAGE	90.33			5310 430600	342	101000		
		Total for Vendor:	2,036.48							
41123		776 COL.FALLS VOLUNTEER FIRE	124.81							
		102120 10/21/20 FD-SEPT TAX RECIEPTS	116.37			7120 212520		101000		
		102120 10/21/20 FD-SEPT TAX RECEIPTS PP	1.30			7120 212520		101000		
		102120 10/21/20 FD-SEPT TAX PENALTIES&INT	7.14			7120 212520		101000		
		Total for Vendor:	124.81							

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41111		2713 COMPLETE RESTORATION LLC	3,325.25						
	20201015.1	10/15/20 FAC-JANITORIAL 09/01-09/30	2,994.16			1000 411200	399	101000	
	20201015.1	10/15/20 FAC-COVID CLEANING 08/13	158.35			1000 411200	399	101000	
	20201015.1	10/15/20 FAC-COVID CLEANING 09/25	172.74			1000 411200	399	101000	
		Total for Vendor:	3,325.25						
41136		1646 CONSOLIDATED ELECTRICAL	27.66						
	3510-72737	10/21/20 SWR-56 W UNV BALLASTS	27.66			5310 430600	240	101000	
		Total for Vendor:	27.66						
41122		2943 CORE & MAIN LP	1,350.71						
	N157045	10/14/20 WTR-4 EA 1 ADPT MIPXIPS INSTA	142.84			5210 430500	230	101000	
	N157045	10/14/20 WTR-2 EA 1 BALL CURB FIPXFIP	189.42			5210 430500	230	101000	
	N157045	10/14/20 WTR-2 EA 6-1/2" CURB BOX L/R0	101.02			5210 430500	230	101000	
	N157045	10/14/20 WTR-2 EA 60 STATIONARY ROD	28.80			5210 430500	230	101000	
	N157045	10/14/20 WTR-1" METER PIT ASSY	888.63			5210 430500	230	101000	
		Total for Vendor:	1,350.71						
41142		927 CURRIER'S CERTIFIED WELDING,	9,422.00						
	03593	10/22/20 STRS-BOSS SNOWPLOW INSTALL	8,847.00			2500 430200	940	101000	
	03593	10/22/20 STRS-EXTA CUTTING EDGE	575.00			2500 430200	240	101000	
		Total for Vendor:	9,422.00						
41121		227 DORSEY & WHITNEY LLP	10,000.00						
	\$675,000 Water System revenue Bond, Series 2020								
	3615562	10/19/20 WTR-LEGAL SRVS TO OCT 14, 202	10,000.00*			5210 430500	939	101000	
		Total for Vendor:	10,000.00						
41140		1383 FASTENAL COMPANY	205.80						
	MTKAL22714	10/16/20 SWR-100 EA 1/4' S/S CABLE	205.80			5310 430600	240	101000	
		Total for Vendor:	205.80						
41133		438 FERGUSON WATERWORKS	1,888.90						
	0762246	10/21/20 WTR-10 EA M510M F1 TCXMI 1P N	1,750.70			5210 430500	230	101000	
	0762246	10/21/20 WTR-5 EA TERM SCRW TOP F/IPER	111.50			5210 430500	230	101000	
	0762246	10/21/20 WTR-6 EA U BRKT F/COMP LID	26.70			5210 430500	230	101000	
		Total for Vendor:	1,888.90						

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41152		3104 FIRST CALL COMPUTER SOLUTIONS,	5,774.88					
	1002628	10/28/20 COMP-3 LAPTOPS, INSURANCE,MS	4,929.87*			1000 410580	212	101000
	1002628	10/28/20 COMP-3 INSTALLS ONE TIME SERV	845.01			1000 410580	355	101000
		Total for Vendor:	5,774.88					
41110		1892 FLATHEAD COUNTY	225.00					
	5197	10/08/20 CERT LIST MCINTIRE&YOUNG	75.00			1000 411000	390	101000
	5207	10/21/20 CERT LIST STOLFZFUS, N. /HOLME	75.00			1000 411000	390	101000
	5205	10/20/20 CERT LIST DECARLO, J.	75.00			1000 411000	390	101000
		Total for Vendor:	225.00					
41134		24 FLATHEAD COUNTY TREASURER	8,545.72					
	102620	10/26/20 SPECIAL TAX ASSESSMENT	8,545.72			1000 510100	540	101000
		Total for Vendor:	8,545.72					
41147		21 FLATHEAD ELECTRIC COOP INC	23,513.00					
		Well Project fees for Construction						
	W020200603	10/27/20 WTR-Well #3 Electrical	23,513.00			5210 430500	930	101000
41149		21 FLATHEAD ELECTRIC COOP INC	13,227.00					
		Rivers Edge Bathroom Elec.						
	W0202005	10/27/20 PRKS-Rivers Edge Elec.	13,227.00			4010 460400	930	101000
		Total for Vendor:	36,740.00					
41115		228 FLATHEAD VALLEY UTILITY	200.00					
		YEAR 2020/2021 MEMBER DUES						
	101520	10/15/20 WTR-20/21 MEMBER DUES	200.00			5210 430500	318	101000
		Total for Vendor:	200.00					
41145		999999 GARNER, KEITH	179.83					
		13 DIANE RD UNIT 1						
	08174.01-0	10/26/20 WTR-DEPOSIT REFUND	179.83			5210 214010		101000
		Total for Vendor:	179.83					

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41105		3010 GOLD COMMUNICATION SERVICES,	4,686.93					
	CAR 21							
		1292 10/20/20 PD-REMOTE MOBILE RADIO AND ACC	4,686.93			1000 420100	212	101000
		Total for Vendor:	4,686.93					
41118		2806 HANSON'S HARDWARE	6.07					
		596260 10/14/20 SWR-2" STEEL STRAP,1X6' FOAM P	6.07			5310 430600	220	101000
		Total for Vendor:	6.07					
41108		2791 IDEXX DISTRIBUTION, INC.	167.90					
		3072516696 10/06/20 SWR-1 EA 20 PK COLI/ECOLI	167.90			5310 430600	220	101000
		Total for Vendor:	167.90					
41120		2849 J2 BUSINESS PRODUCTS	1,960.60					
	ACCT#29947							
		845028-0 09/29/20 WTR-LSR CARTRIDGE BLK	31.13			5210 430500	210	101000
		845028-0 09/29/20 SWR-LSR CARTRIDGE BLK	31.13			5310 430600	210	101000
		845028-0 09/29/20 FIN-LSR CARTRIDGE BLK	31.14			1000 410500	210	101000
		845229-0 09/30/20 PD-CLASP ENVELOPES	9.99			1000 420100	210	101000
		133883 10/02/20 WTR-CYAN TONER MACHINE 4398	31.82			5210 430500	210	101000
		133883 10/02/20 SWR-CYAN TONER MACHINE 4398	31.82			5310 430600	210	101000
		133883 10/02/20 FIN-CYAN TONER MACHINE 4398	31.82			1000 410500	210	101000
		133883 10/02/20 BLDG-CYAN TONER MACHINE 4398	15.91			2394 420500	210	101000
		133883 10/02/20 PLNG-CYANTONER MACHINE 4398	15.90			1000 411000	210	101000
		846029-0 10/07/20 FIN-COPY PAPER	25.47			1000 410500	210	101000
		846029-0 10/07/20 WTR-COPY PAPER	25.46			5210 430500	210	101000
		846029-0 10/07/20 SWR-COPY PAPER	25.46			5310 430600	210	101000
		846029-0 10/07/20 BLDG-COPY PAPER	12.73			2394 420500	210	101000
		846029-0 10/07/20 PLNG-COPY PAPER	12.73			1000 411000	210	101000
		845591-0 10/05/20 FIN-ASSORTD COLOR PAPER	27.31			1000 410500	210	101000
		845591-0 10/05/20 WTR-ASSORTD COLOR PAPER	27.31			5210 430500	210	101000
		845591-0 10/05/20 SWR-ASSORTD COLOR PAPER	27.30			5310 430600	210	101000
		845591-0 10/05/20 BLDG-ASSORTED COLOR PAPER	13.65			2394 420500	210	101000
		845591-0 10/05/20 PLNG-ASSORTD COLOR PAPER	13.65			1000 411000	210	101000
		846312-0 10/09/20 FIN-POST IT TABS, CORRECTION	13.88			1000 410500	210	101000
		846312-0 10/09/20 WTR-POST IT TABS, CORRECTION	13.88			5210 430500	210	101000

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		Invoice #/Inv Date/Description	Line \$		PO #	Fund	Org	Acct	Object	Proj	Account
	846312-0	10/09/20 SWR-POST IT TABS, CORRECTION	13.88			5310		430600	210		101000
	846312-0	10/09/20 BLDG-POST IT TABS, CORRECT T	6.94			2394		420500	210		101000
	846312-0	10/09/20 PLNG-POST IT TABS, CORRECTIO	6.94			1000		411000	210		101000
	846764-0	10/14/20 PD-1/2" LABEL TAPE	9.97			1000		420100	210		101000
	847014-0	10/16/20 FIN-RPT COVER	2.98			1000		410500	210		101000
	847014-0	10/16/20 WTR-RPT COVER	2.98			5210		430500	210		101000
	847014-0	10/16/20 SWR-RPT COVER	2.98			5310		430600	210		101000
	847014-0	10/16/20 BLDG-RPT COVER	1.49			2394		420500	210		101000
	847014-0	10/16/20 PLNG-RPT COVER	1.48			1000		411000	210		101000
	846764-1	10/19/20 PD-100 PK CD CASE HOLDERS	53.79			1000		420100	210		101000
	847203-0	10/20/20 FIN-5 EA. 5 TAB DIVIDER INSE	2.03			1000		410500	210		101000
	847203-0	10/20/20 WTR-5 EA. 5 TAB DIVIDER INSE	2.03			5210		430500	210		101000
	847203-0	10/20/20 SWR-5 EA. 5 TAB DIVIDER INSE	2.02			5310		430600	210		101000
	847203-0	10/20/20 BLDG-5 EA 5 TAB DIVIDER INSE	1.01			2394		420500	210		101000
	847203-0	10/20/20 PLNG-5 EA. 5 TAB DIVIDER INS	1.01			1000		411000	210		101000
	847334-0	10/21/20 FIN-EASEL PAPER	25.56			1000		410500	210		101000
	847334-0	10/21/20 WTR-EASEL PAPER	25.56			5210		430500	210		101000
	847334-0	10/21/20 SWR-EASEL PAPER	25.56			5310		430600	210		101000
	847334-0	10/21/20 PLNG-EASEL PAPER	12.78			1000		411000	210		101000
	847334-0	10/21/20 BLDG-EASEL PAPER	12.77			2394		420500	210		101000
	847296-0	10/21/20 FIN-POST IT NOTES	2.11			1000		410500	210		101000
	847296-0	10/21/20 WTR-POST IT NOTES	2.11			5210		430500	210		101000
	847296-0	10/21/20 SWR-POST IT NOTES	2.11			5310		430600	210		101000
	847296-0	10/21/20 PLNG-POST IT NOTES	1.05			1000		411000	210		101000
	847296-0	10/21/20 BLDG-POST IT NOTES	1.05			2394		420500	210		101000
	134516	10/22/20 FIN-ANNUAL MAINTENANCE COPIER	624.51			1000		410500	363		101000
	134516	10/22/20 WTR-ANNUAL MAINTENANCE COPIER	312.26			5210		430500	363		101000
	134516	10/22/20 SWR-ANNUAL MAINTENANCE COPIER	312.25			5310		430600	363		101000
	847296-1	10/22/20 FIN-COLOR POST IT NOTES	4.98			1000		410500	210		101000
	847296-1	10/22/20 WTR-COLOR POST IT NOTES	4.98			5210		430500	210		101000
	847296-1	10/22/20 SWR-COLOR POST IT NOTES	4.97			5310		430600	210		101000
	847296-1	10/22/20 PLNG-COLOR POST IT NOTES	4.97			1000		411000	210		101000
		Total for Vendor:	1,960.60								

10/29/20
16:00:18

CITY OF COLUMBIA FALLS
Claim Approval List
For the Accounting Period: 10/20

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Report ID: AP100V

* ... Over spent expenditure

Claim/	Check	Vendor #/Name/ Invoice #/Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund Org Acct	Object Proj	Cash Account
41106		2580 JD THINNING INC	19,151.15					
	7830 REV 10/21/20	WTR-CAP MAIN INFRNT OF NITEO	19,344.60			5210 430500	230	101000
	7830 REV 10/21/20	1% State Withholding	-193.45			5210 430500	230	101000
		Total for Vendor:	19,151.15					
41139		2707 KENCO SECURITY AND TECHNOLOGY	44.00					
	2231395 11/01/20	FAC-FIRE HALL 11/1 TO 11/30/2	44.00			1000 411200	366	101000
		Total for Vendor:	44.00					
41124		3078 KLJ ENGINEERING LLC	12,997.00					
	CF URBAN AREA TRANSPORTATION PLAN							
	10144268 10/21/20	PRO SRVS PERIOD END 10/17/20	12,997.00			1000 410100	399	101000
		Total for Vendor:	12,997.00					
41107		1080 LES SCHWAB TIRE CENTER	965.54					
	9050039047 10/17/20	PD-20 DODGE STUD TIRES,BAL	805.62			1000 420100	361	101000
	9050038973 10/13/20	PD-16 FD EXPL TIRE CHANGED	79.96			1000 420100	361	101000
	9050038981 10/14/20	PD-17 FD EXPL TIRE CHANGED	79.96			1000 420100	361	101000
		Total for Vendor:	965.54					
41151		707 MONTANA DEPT. OF REVENUE	193.45					
	102920 10/29/20	WTR-1% WITHHOLDING JD THINNING	193.45			5210 430500	230	101000
		Total for Vendor:	193.45					
41119		52 NAPA AUTO PARTS	50.11					
	9418143 10/05/20	SWR-OIL FILTR,MOTOR OIL	42.82			5310 430600	231	101000
	9421264 10/07/20	SWR-PIN CLIP	7.29			5310 430600	220	101000
		Total for Vendor:	50.11					
41146		999999 NATELSON, DEBORAH	223.86					
	13 DIANE RD UNIT 5							
	08174.05-0 10/26/20	WTR-DEPOSIT REFUND	223.86			5210 214010		101000
		Total for Vendor:	223.86					

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16:00:18

CITY OF COLUMBIA FALLS
Claim Approval List
For the Accounting Period: 10/20

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* ... Over spent expenditure

Claim/	Check	Vendor #/Name/ Invoice #/Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund Org Acct	Object Proj	Cash Account
41125		90 NATIONAL FIRE PROTECTION	175.00					
	ID#2911504							
		7825917X 10/02/20 FD-MEMBERSHIP RENEWAL TO 12/	175.00			1000 420400	335	101000
		Total for Vendor:	175.00					
41128		3085 ORTHOPEDIC REHAB INC	200.00					
	32956 1016 10/16/20	WTR-PRE-EMPLOYMENT SCREEN	200.00			5210 430500	399	101000
		Total for Vendor:	200.00					
41126		1888 PLETCH ELECTRIC INC	338.62					
	5148 10/18/20	PRKS-WATER FALLS	338.62			1000 460400	366	101000
		Total for Vendor:	338.62					
41141		1828 RBM LUMBER, INC.	44.40					
	87984 10/20/20	PRKS-24 EA 6X6 RED BRDG BARACA	44.40			1000 460400	240	101000
		Total for Vendor:	44.40					
41148	E	3008 REPUBLIC SERVICES	90.00					
		Claim#40891-Fenholt Park for 07/01-07/31 not entered but auto online banking payment made on 08/21/20.						
		0872-00019 07/31/20 PRKS-JUL 01-31,20 BILLING	90.00			1000 460400	399	101000
		Total for Vendor:	90.00					
41116		2769 RESPONSE EQUIPMENT SPECIALISTS,	227.64					
	2556 10/13/20	PD-12 V PWR INVERTER CAR 17	227.64			1000 420100	361	101000
		Total for Vendor:	227.64					
41132		1042 SANDS SURVEYING, INC.	4,049.50					
	33503 10/20/20 09/22	T010/19 ROUTINE PLNG&ZON	2,966.50			1000 411000	399	101000
	33504 10/20/20	T.WHITAKER PROP PLAN&ZONING FE	1,083.00			1000 410500	399	101000
		Total for Vendor:	4,049.50					
41137		2755 SHERWIN-WILLIAMS CO	50.29					
	0012-2 10/15/20	PRKS-1 GAL STAIN FOR PK PAVILL	50.29			1000 460400	240	101000
		Total for Vendor:	50.29					

10/29/20
16:00:18

CITY OF COLUMBIA FALLS
Claim Approval List
For the Accounting Period: 10/20

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Report ID: AP100V

* ... Over spent expenditure

Claim/	Check	Vendor #/Name/ Invoice #/Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund Org Acct	Object Proj	Cash Account
41144		999999 SMITH, KYLE & TURNER, CELINA	204.50					
18	DIANE RD APT A							
		08167.01-0 10/26/20 WTR-DEPOSIT REFUND	204.50			5210 214010		101000
		Total for Vendor:	204.50					
41104		1644 THE CHEMNET CONSORTIUM	90.00					
	105866 10/20/20 WTR-RANDOM SLECTION COLL, LAB		90.00			5210 430500	399	101000
		Total for Vendor:	90.00					
41109		2699 THE MAIL ROOM, INC	104.15					
	D102639 10/12/20 FIN-BAR CODED MAIL		14.41			1000 410500	310	101000
	D102639 10/12/20 WTR-BAR CODED MAIL		14.25			5210 430500	310	101000
	D102639 10/12/20 SWR-BAR CODED MAIL		14.25			5310 430600	310	101000
	D102638 10/12/20 CRTS-BAR CODED MAIL		61.24			1000 410360	310	101000
		Total for Vendor:	104.15					
41113	E	1218 VERIZON WIRELESS	1,166.01					
	9864856056 10/12/20 ADMIN-CELL PHNES10/13-11/1		22.46			1000 410400	345	101000
	9864856056 10/12/20 FIN-CELL PHNES 10/13-11/12		22.46			1000 410500	345	101000
	9864856056 10/12/20 FD-CELL PHNES 10/13-11/12/		60.47			1000 420400	345	101000
	9864856056 10/12/20 FAC-CELL PHNES 10/13-11/12		12.45			1000 411200	345	101000
	9864856056 10/12/20 STRS-CELL PHNES 10/13-11/1		62.26			2500 430200	345	101000
	9864856056 10/12/20 PD-CELL PHNES 10/13-11/12/		748.19			1000 420100	345	101000
	9864856056 10/12/20 PRKS-CELL PHNES 10/13-11/1		18.47			1000 460400	345	101000
	9864856056 10/12/20 WTR-CELL PHNES 10/13-11/12		134.53			5210 430500	345	101000
	9864856056 10/12/20 SWR-CELL PHNES 10/13-11/12		84.72			5310 430600	345	101000
		Total for Vendor:	1,166.01					
41117		84 WESTERN BUILDING CENTER	104.31					
	4629386 10/14/20 FD-KEY SAFE,PADLOCK		60.98			1000 420400	366	101000
	4628484 10/07/20 SWR-FOGGER, INDOOR, BLK POLY		43.33			5310 430600	220	101000
		Total for Vendor:	104.31					

10/29/20
16:00:18

CITY OF COLUMBIA FALLS
Claim Approval List
For the Accounting Period: 10/20

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Report ID: AP100V

* ... Over spent expenditure

Claim/	Check	Vendor #/Name/ Invoice #/Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund Org Acct	Object Proj	Cash Account
41143		999999 WOLFE, EDWARD		52.83				
78	CEDAR POINTE LOOP							
	04125-02	10/26/20 WTR-DEPOSIT REFUND	52.83			5210 214010		101000
		Total for Vendor:	52.83					
		# of Claims	49	Total:	135,390.50			
		Total Electronic Claims			2,046.13			
		Total Non-Electronic Claims			133344.37			

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16:00:19

CITY OF COLUMBIA FALLS
Fund Summary for Claims
For the Accounting Period: 10/20

Page: 11 of 12
Report ID: AP110

Fund/Account	Amount
1000 GENERAL FUND	
101000 CASH/CASH EQUIVALENTS	\$52,072.83
2394 BUILDING CODE ENFORCEMENT FUND	
101000 CASH/CASH EQUIVALENTS	\$85.44
2500 SPECIAL STREET MAINTENANCE DISTRICT FUND	
101000 CASH/CASH EQUIVALENTS	\$9,871.27
4010 CAPITAL PROJECTS FUND - Parks	
101000 CASH/CASH EQUIVALENTS	\$13,227.00
5210 WATER ENTERPRISE FUND	
101000 CASH/CASH EQUIVALENTS	\$58,317.26
5310 SEWER ENTERPRISE FUND	
101000 CASH/CASH EQUIVALENTS	\$1,691.89
7120 FIRE RELIEF DISABILITY/PENSION FUND	
101000 CASH/CASH EQUIVALENTS	\$124.81
Total:	\$135,390.50

10/29/20
16:00:19

CITY OF COLUMBIA FALLS
Claim Approval Signature Page
For the Accounting Period: 10 / 20

Page: 12 of 12
Report ID: AP100A

Council Meeting Date: 11/02/20

Claims Submitted to Council: \$ 135390.50

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

Prepared By: Sandy Carlson, Finance Director

Shawn Bates

Approved by Susan M. Nicosia, City Manager

Susan Nicosia

City Council to Approve by motion on consent agenda

The following claims are significant:

JD Thinning INC.-\$19,151.15 Water leak repair at 420 9th St W (Fund 5210)

KLJ Engineering-\$12,997.00 Urban Area Transportation Plan (Fund 1000)

Currier's Certified Welding INC-\$9422.00 New Boss snowplow (Fund 2500)

Flathead Electric Coop-\$23,513.00 Well #3 Electrical (Fund 5210)

Flathead Electric Coop-\$13,227.00 Rivers Edge Electrical (Fund 4010)

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

Shawn

10/20/20
14:45:10

CITY OF COLUMBIA FALLS
Claim Approval Signature Page
For the Accounting Period: 10 / 20

Page: 3 of 3
Report ID: AP100A

Council Meeting Date: 11/02/20 Special Ck run on 10/20/20

Claims Submitted to Council: \$ 6,096.17

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

Prepared By: Sandy Carlson, Finance Director

Sandy Carlson

Approved by Susan M. Nicosia, City Manager

Susan Nicosia

City Council to Approve by motion on consent agenda

10/20/20
14:45:09

CITY OF COLUMBIA FALLS
Claim Approval List
For the Accounting Period: 10/20

Page: 1 of 3
Report ID: AP100

For Doc # = 41103
* ... Over spent expenditure

Claim	Check	Invoice #/Inv Date/Description	Vendor #/Name/	Document \$/ Line \$	Disc \$	PO #	Fund Org Acct	Object Proj	Cash Account
41103			3104 FIRST CALL COMPUTER SOLUTIONS,	6,096.17					
REPLACE EXISTING PC WITH UP TO 3 LOB APPLICATIONS- QTY 4									
	69623-DR	10/16/20	LAPTOP REPLACEMENT	1,309.97			1000 410580	212	101000
	69623-DR	10/16/20	DESKTOP PC REPLACEMENTS	2,802.42			1000 410580	212	101000
	69623-DR	10/16/20	MONITOR	163.78			1000 420400	212	101000
	69623-DR	10/16/20	ONE TIME SERVICES	1,820.00			1000 410580	355	101000
# of Claims				1	Total:	6,096.17			

10/20/20
14:45:10

CITY OF COLUMBIA FALLS
Fund Summary for Claims
For the Accounting Period: 10/20

Page: 2 of 3
Report ID: AP110

Fund/Account	Amount
1000 GENERAL FUND	
101000 CASH/CASH EQUIVALENTS	\$6,096.17
Total:	\$6,096.17

10/20/20
09:20:43

CITY OF COLUMBIA FALLS
Payroll Summary For Payrolls from 10/21/20 to 10/21/20

Page: 1 of 1
Report ID: P130

Total for Payroll Checks

	Employee	Employer	Amount
J001 HOURS (CLOTH ALLOW)	0.00		833.33
GROSS PAY	833.33	0.00	
NET PAY	755.69	0.00	
FIT	32.56	0.00	
MEDICARE	12.08	12.08	
SIT	33.00	0.00	
GLACIER BANK KA	755.69	0.00	
FIT/SIT BASE	833.33	0.00	
MEDICARE BASE	833.33	0.00	
Total		12.08	
Total Payroll Expense (Gross Pay + Employer Contributions):		845.41	

Payroll 10-21-2020
Clothing allowance
\$ 845.41
Barb Staaland

Check Summary

Payroll Checks Prev. Out.	\$49,778.50
Payroll Checks Issued	\$0.00
Payroll Checks Redeemed	\$45,609.21
Payroll Checks Outstanding	\$4,169.29
Electronic Checks	\$845.41

Deductions Accrued	Carried Forward From Previous Month	Deduction Checks Issued	Difference	Liab Account
Medicare	24.16	24.16		212260
Unempl. Insur.	0.00	655.57	655.57	212210
Workers' Comp	0.00	6046.02	6046.02	212220
FIT	32.56	32.56		212260
SIT	33.00	33.00		212260
Total Ded.	89.72	6701.59	89.72	6701.59

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

10/29/20
15:51:41

CITY OF COLUMBIA FALLS
Payroll Summary For Payrolls from 10/30/20 to 10/30/20

Page: 1 of 2
Report ID: P130

Total for Payroll Checks

	Employee	Employer	Amount
COMP HOURS (Comp Time Used)	2.00		42.13
HOL HOURS (Holiday Pay)	266.22		7,044.17
HOLW HOURS (Holiday Worked @ 2.5x)	8.00		361.32
J001 HOURS (CLOTH ALLOW)	0.00		708.33
J003 HOURS (PD HOL WK)	65.00		2,632.23
OVER HOURS (Overtime)	25.25		996.44
OVRTA HOURS (Stone Garden)	8.00		517.79
PERS HOURS (Personal Time Used)	6.00		123.60
REG HOURS (Regular Time)	2,208.50		58,248.22
SFTO HOURS (Shift Sup/FTO - \$1.5/hour)	160.00		240.00
SHFN HOURS (Shift B)	381.75		381.75
SHFU HOURS (Hol wk B)	35.00		87.50
SHTO HOURS (Training Officer)	1.00		1.50
SICK HOURS (Sick Time)	38.00		1,005.72
VACA HOURS (Vacation Time Used)	102.75		2,791.37
GROSS PAY	75,182.07	0.00	
NET PAY	54,619.06	0.00	
CHILD SUPPORT	88.61	0.00	
CHILD SUPPORT P	413.07	0.00	
CITY OF COLUMBI	25.00	0.00	
FIT	6,626.11	0.00	
MEDICARE	1,090.13	1,090.13	
MT ST FIRE ASSO	27.73	0.00	
P.E.R.S.	3,444.35	3,823.68	
PERS/FURS	296.72	398.21	
PERS/POLICE	2,139.73	3,425.97	
SIT	3,526.00	0.00	
SOCIAL SECURITY	2,747.10	2,747.10	
UNEMPL. INSUR.	0.00	335.12	
WA CHILD SUPPOR	138.46	0.00	
WORKERS' COMP	0.00	2,981.22	
WELLS FARGO	988.67	0.00	
CHARLES SCHWAB	1,612.56	0.00	
FIRST INTERSTAT	4,684.79	0.00	
FREEDOM BANK	1,303.50	0.00	
GLACIER BANK KA	6,771.15	0.00	
GLACIER BANK/CF	15,900.03	0.00	
GLACIER BANK/WF	1,826.07	0.00	
PARKSIDE CR U	8,437.93	0.00	
THREE RIVERS	1,132.20	0.00	
USAA FEDERAL	1,253.52	0.00	
USBANK.	2,014.68	0.00	
VALLEY BANK KAL	400.00	0.00	
VERIDIAN CREDIT	325.00	0.00	
WELLS FARGO	3,015.52	0.00	
WELLS FARGO GA	1,267.41	0.00	
WFISH CR UNION	3,686.03	0.00	
FIT/SIT BASE	69,301.27	0.00	

Payroll 10/30/2020
\$121,715.99
Baud Staaland

10/29/20
15:51:41

CITY OF COLUMBIA FALLS
Payroll Summary For Payrolls from 10/30/20 to 10/30/20

Page: 2 of 2
Report ID: P130

MEDICARE BASE	75,182.07	0.00
PERS BASE	70,147.49	0.00
SOC SEC BASE	44,307.86	0.00
UN BASE	74,473.74	0.00
WC BASE	73,091.47	0.00

Total	14,801.43
Total Payroll Expense (Gross Pay + Employer Contributions):	89,983.50

Check Summary

Payroll Checks Prev. Out.	\$49,778.50
Payroll Checks Issued	\$41,235.90
Payroll Checks Redeemed	\$48,701.04
Payroll Checks Outstanding	\$42,313.36
Electronic Checks	\$80,480.09

Deductions Accrued		Carried Forward From Previous Month	Deduction Checks Issued	Difference	Liab Account
Social Security	5494.20	5494.20		10988.40	212260
Medicare	2180.26		2180.26		212260
P.E.R.S.	7268.03		7268.03		212270
Unempl. Insur.	335.12	990.69		1325.81	212210
Workers' Comp	2981.22	9027.24		12008.46	212220
FIT	6626.11		6626.11		212260
SIT	3526.00		3526.00		212260
AFLAC-PRETAX	0.00				212230
NATIONWIDE/EMP	0.00				212280
Teamsters dues	0.00				212310
PERS/Police	5565.70		5565.70		212240
NATIONWIDE/CITY	0.00				212280
AFLAC-POSTTAX	0.00				212230
PERS/FURS	694.93		694.93		212275
MT ST FIRE ASSO	27.73		27.73		212315
HEALTHINS/PRE	0.00	20216.20	40139.35	-19923.15	212400
CITY OF COLUMBI	25.00		25.00		212450
UNUM LIFE INS.	0.00	201.85	403.68	-201.83	212400
FLEX ALLEGIANCE	0.00				212285
CHILD SUPPORT	88.61		88.61		212330
CHILD SUPPORT P	413.07		413.07		212330
WA CHILD SUPPOR	138.46		138.46		212330
FOP	0.00				212335
Total Ded.	35364.44	35930.18	67096.93	4197.69	

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

**CITY OF COLUMBIA FALLS
CITY COUNCIL REGULAR MEETING MINUTES
HELD OCTOBER 19, 2020**

FINANCE COMMITTEE – 6:30 P.M

(Barnhart, Karper, Lovering)

REGULAR MEETING – 7:00 P.M.

CALL TO ORDER

ROLL CALL

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

Also Present: City Manager Nicosia, City Clerk Staaland, City Attorney Breck and Police Chief Peters.

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

Motion made by Councilor Robinson to approve the agenda, Seconded by Councilor Piper.

Ayes: Mayor Barnhart, Councilor Fisher, Councilor Karper, Councilor Robinson, Councilor Lovering, Councilor Piper and Councilor Shepard.

CONSENT AGENDA:

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

Approval of Claims - October 19, 2020 - \$226,910.07

Approval of Claims - October 5, 2020 - \$84,989.80

Approval of Payroll Claims - \$82,706.32 - October 16, 2020

Approval of Payroll Claims - \$5,614.97 - Special Run

Approval of Payroll Claims - \$120,313.59 - October 2, 2020

Approval of Payroll Claims - \$21,113.42 - Quarterlies

Approval of September 21, 2020 Regular Council Meeting Minutes

Approval of MT DOT STEP Agreement - Oct 1, 2020 - Sept 30, 2021

Ordinance 804 - Legal Description Revision

Approval of Agreement between Fraternal Order of Eagles Aerie No. 4081 and City for Sewer Plant Investment Fees - 1640 9th Street West

APPOINTMENTS:

Approve Appointments of Probationary Patrolman Vincent Smith and Wayne Stufflebeem

Police Chief Peters said he is happy to have Probationary Patrolman Vincent Smith and Wayne Stufflebeem joining the Police Department. Chief said both Patrolmen rose to the top of the applicant pool. Nicosia concurred and noted that they applicants went through extensive physical, written and firearms testing, along with psychological evaluations. Piper moved to approve the appointment of the probationary officers, Shepard second the motion; motion carried with all voting in favor.

City Clerk Staaland administered the oath of office to the officers. Mayor Barnhart and Council welcomed Patrolman Smith and Patrolman Stufflebeem to the City of Columbia Falls Police Department.

NOTICE OF PUBLIC HEARINGS/PUBLIC HEARINGS:

Mayor Barnhart read the public hearing notices:

Notice of Public Hearing - November 2, 2020

The Columbia Falls City-County Planning Board will hold a public hearing for the following item at their regular meeting on Tuesday, October 13, 2020 at 6:30 p.m. at the Council Chambers of City Hall, 130 6th Street West, Columbia Falls, Montana. The Columbia Falls City Council will hold a subsequent hearing on November 2, 2020 starting at 7:00 p.m. in the same location. Both hearings will be conducted in accordance with the most current recommended and/or required public health and safety protocols in place at the time of the hearing. The City website, <https://cityofcolumbiafalls.org>, will contain updated information if there is any change to the planned hearings

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

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

Notice of Public Hearings - November 10, 2020 Planning Board/December 7, 2020 City Council

The Columbia Falls City-County Planning Board will hold a public hearing for the following item at their regular meeting on Tuesday, November 10th, 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 December 7, 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 Conditional Use Permit in the Columbia Falls Zoning Jurisdiction:

Applicant, Judy Morse is requesting a Conditional Use Permit to operate a drive-thru coffee and micro bakery stand at 2100 9th Street West (The front northwest corner of the Super 1 parking lots). The property is zoned CB-2 Commercial however all drive-thru's require a conditional use permit in this zone. The coffee/bakery will have circulation through the existing Super 1 parking lot and highway approaches. The property is described as Lot 3 of the O'Neil Subdivision Section 18, Township 30 North, Range 20 West, P.M.M., Flathead County.

NEW BUSINESS:

Long Range Planning - Extension of Services Plan

City Manager Nicosia said the City Council's 20-21 FY goals include addressing extension of services/annexation and affordable housing. As the City has begun the process of completing a comprehensive Transportation Plan and will bring forward the City's Capital Plan in December/January, it is now time to update the Extension of Services Plan. This Plan is intended to be used as a guide for extending City services to those areas of the city not served and for properties to be annexed into the City. Nicosia noted that the

underlying data will be updated in accordance with our most recent Growth Policy and the 2018 Water and Sewer PERs, noting that the 2001 Extension of Services Plan data is outdated but the objectives are the same: meet statutory requirements for annexation, provide logical framework in connection with existing policy documents such as the Growth Policy, Zoning and Subdivision Regulations and PER's, and to establish an urban growth boundary and policies that clearly define the terms of the extension of municipal services into new service areas and identify methods of financing. Council discussed areas of possible development with the extension of water/sewer services and annexation. Areas of discussion included the river corridor, Aluminum City, extending sewer to the north side of the Railroad tracking including the Industrial Park. Council also discussed the future Place of Use designation for the Water Rights with the completion of the 3rd well project this winter. Council will continue reviewing the Extension of Services Plan data and objectives and reviewing City regulations to ensure that the City is encouraging good development in the City. The Council will continue the review at the next Council meeting on November 2nd.

ORDINANCES / RESOLUTIONS:

Resolution # 1834 - A Resolution of the City Council of the City of Columbia Falls, Montana Formally Designating Right of Way as Kreck Riverside Park

City Manager Nicosia reported that this Resolution formally designates the improved park land and parking area known as Kreck Riverside Park as park land; officially the last formal step in creating Kreck Riverside Park.

Councilor Fisher made motion to approve Resolution # 1834, seconded by Councilor Shepard with Council voting as follows. Ayes: Councilor Robinson, Councilor Shepard, Councilor Fisher, Councilor Karper, Councilor Lovering, Councilor Piper and Mayor Barnhart.

REPORTS / BUSINESS FROM MAYOR & COUNCIL

Councilor Lovering inquired on when the bear proof garbage cans at River's Edge Park will be installed. Nicosia noted that they are being installed with the current project.

Mayor Barnhart reported that he had inquired about the noise from the Weyerhaeuser chipper as he heard it while working in the Cedar Pointe Subdivision. Mayor Barnhart described it as a nuisance. Nicosia said that particular area is zoned heavy industrial and the noise can leave their property boundary but noted that the noise is much louder since some of the buildings were torn down. Mayor Barnhart asked if the City is moving along on the railroad crossing closing. Nicosia replied yes we are moving forward with the Transportation Plan process.

Councilor Karper said he has heard from residents about the music every night of the week coming from the Gunsight Saloon. Karper said it wouldn't be bad if it was a couple nights a week but during the summer months the bands are outside and play every night. Nicosia said we have dealt with that from other businesses and we were able to work something out for the business and the neighbors.

CITY MANAGER REPORT

City Manager Nicosia said the County has mailed the 2020 real estate property tax bills. Nicosia presented the Top 10 Taxpayers for the City. Additionally, Nicosia reported that the Urban Renewal District is expected to receive approximately \$441,054 for the year. Nicosia will post a hearing date for Council to review and discuss priority projects within the URD and adopt the budget.

Nicosia requested that the Legislative committee meet soon to review the MLCT Legislative resolutions for the upcoming session. The committee decided on October 26th at 6:00 p.m.

Nicosia reported that the Columbia Falls Urban Area Transportation Plan is moving along with the public comment portion. The webpage is getting a lot of feedback although the listening sessions held on the 15th were not heavily attended. Nicosia reviewed the comment page with Council and encouraged everyone to review the data and add their comments. Nicosia noted that DOT has a goal of getting traffic through town and our goal is to provide public safety even if that means slowing the traffic down. The City's mission statement was last updated in 1996; Nicosia requested the council to review it to see if we want to keep it as is or revise it.

OTHER REPORTS

Police Chief Peters noted that he is currently on patrol until the new officers are on the road as the department is down two officers due to injury and resignation. Peters also noted that the new patrol vehicle is being put to good use. As budgeted, the City has ordered this year's vehicle replacement that is supposed to roll out around December. Peters also noted that the Police Associations' Shop with A Cop program will have a different look this year; the association will shop for the kids from their list, then they will pick up their gifts at the Police Dept. Peters also noted that Super One is working with the Association on providing holiday dinners.

MISCELLANEOUS

Police Activity Report for the Month of September 2020
Correspondence

ADJOURN

Councilor Lovering motioned to adjourn, seconded by Councilor Shepard and the meeting adjourned at 8:42 p.m.

Mayor

City Clerk

Return To:
City of Columbia Falls
130 6th St. W.
Columbia Falls, MT 59912

ORDINANCE NO.802

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COLUMBIA FALLS, MONTANA, AMENDING THE COLUMBIA FALLS ZONING MAP TO ALLOW THE DEVELOPMENT OF A PLANNED UNIT DEVELOPMENT (PUD) OVERLAY ON PROPERTY DESCRIBED AS LOTS 8, 9 AND 10 OF BLOCK 46 OF COLUMBIA FALLS TOWNSITE, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE CLERK AND RECORDER OF FLATHEAD COUNTY, MONTANA, AND THAT PORTION OF THE ABANDONED ALLEY AS DESCRIBED IN RESOLUTION NO. 1415, RECORDED OCTOBER 26, 2005 AS DOC. NO. 2005-299-15250. AS SHOWN ON THE CERTIFICATE OF SURVEY NO. 18057.

WHEREAS, Erik Eckert, owner of the real property, has requested an amendment to the Columbia Falls zoning map to allow the development of a Planned Unit Development (PUD) overlay on property zoned CR-5 Two-Family Residential located on 7th Street East between 1st and 2nd Avenues East, described as Lots 8, 9 and 10 of Block 46 of Columbia Falls Townsite, according to the map or plat thereof on file and of record in the office of the Clerk and Recorder of Flathead County, Montana and that portion of the abandoned alley as described in Resolution No. 1415, recorded October 26, 2005 as Doc. No. 2005-299-15250. As shown on the Certificate of Survey No. 18057; and

WHEREAS, the Columbia Falls Planning Department, on May 28, 2020, in Staff Report CPUD-20-02, recommended approval of the requested Planned Unit Development (PUD) subject to certain conditions; and

WHEREAS, said request was considered by the Columbia Falls City-County Planning Board in a public hearing at its regularly scheduled meeting on June 9, 2020, at which the Board adopted Staff Report CPUD-20-02 with revisions and recommended approval of the requested Planned Unit Development (PUD) subject to certain conditions as shown in Exhibit A; and

WHEREAS, a hearing on the Planned Unit Development (PUD) was held by the City Council of the City of Columbia Falls, Montana, at its regular meeting on Monday, July 6, 2020, after said hearing was advertised according to law; and at said hearing on said date, the City Council considered the recommendation of the Planning Board, the report of the Columbia Falls Planning Office, together with any and all comments filed or voiced with respect to said change; and

WHEREAS, the City Council has determined that the PUD request, subject to certain conditions, is in the best interest of the City and that the unique character of the property justified approval of a PUD of less than two acres.

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

Section One. Findings of Fact: That the Columbia Falls Planning Office Report #CPUD-20-02, dated May 28, 2020, as amended by the Columbia Falls City-County Planning Board on June 9, 2020, is hereby adopted by the Council as findings of fact with respect to said PUD request.

Section Two. Change in Zoning Classification: That the requested Planning Unit Development (PUD) overlay on property presently zoned CR-5 Two-Family Residential will the owner to cluster the development into the more accessible and buildable southeast corner of the property described as Lots 8, 9 and 10 of Block 46 of Columbia Falls Townsite, according to the map or plat thereof on file and of record in the office of the Clerk and Recorder of Flathead County, Montana and that portion of the abandoned alley as described in Resolution No. 1415, recorded October 26, 2005 as Doc. No. 2005-299-15250. As shown on the Retracement Certificate of Survey No. 18057.

Section Three. All documents included in the site plan and the recommendation of the Columbia Falls Planning Office is hereby incorporated by reference and the Conditions are shown in Exhibit A.

Section Four. The Council finds that the proposal complies with Chapter 18.348 of the Columbia Falls Area Zoning Regulations, and that the cluster development provides development on the less sensitive area of the site and it preserves approximately 76% of the site in green space.

Section Five. Inconsistent Provisions: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section Six. Severability: The provisions of this Ordinance are severable. If any provision of this Ordinance is held invalid, such invalidity shall not affect other provisions or applications of this Ordinance which can be given effect without the invalid provision.

Section Seven. Effective Date: This Ordinance shall become effective thirty (30) days after its final passage and approval by the City Council of the City of Columbia Falls, Montana.

PASSED AND APPROVED BY THE CITY COUNCIL OF COLUMBIA FALLS, MONTANA THIS 20th DAY OF JULY, 2020, THE COUNCIL VOTING AS FOLLOWS:

AYES: Karper, Lovering, Robinson, Shepard, Fisher, and Barnhart

NOES: None

ABSENT: Piper

City Clerk

APPROVED BY THE MAYOR OF COLUMBIA FALLS, MONTANA THIS 20th DAY OF JULY, 2020.

Mayor

ATTEST:

City Clerk

EXHIBIT A

1. The City Council approves a PUD for a project area less than two acres.
2. The Greenhaven Townhomes PUD will allow the following deviation:
 - Clustering the four units to the southeast corner of the properties.
3. The applicant's surveyor shall produce an amended plat using the townhouse exemption for review by the City Staff and said Amended Plat shall be filed with the Flathead County Clerk and Recorder prior to issuance of Certificates of Occupancy for any of the units.
4. The applicants shall provide an engineered stamped drainage plan to the Columbia Falls Public Works Department for review and approval prior to any dirt work and issuance of a building permit. The drainage plan shall address all site improvements and site work during construction and post construction.
5. The applicant shall provide a stamped set of the full geotechnical exploration and analysis to the City Public Works Department and Building Department prior to any dirt work and issuance of a building permit. The geotechnical analysis shall address all site development and construction including site grading, retaining walls, and the building.
6. The development of the site shall conform to the plans and footprints submitted in the PUD Application dated April 20, 2020.
7. The applicant shall pay a cash-in-lieu of sidewalk payment to the City of Columbia Falls. The payment will be in-lieu of a five foot wide sidewalk the length of the applicant's 7th Street East frontage at the time of Building Permit. Columbia Falls Public Works will verify the lineal foot cost.
8. 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.
9. In the event springs are encountered during the geotechnical analysis or during construction, the applicant and his engineer shall provide a plan on how they will address foundation dewatering without impacting any neighboring properties downslope.

Change Order

Item No. 7.

No. 1

Date of Issuance: <u>10/27/2020</u>		Effective Date: <u>10/27/2020</u>
Project: Water Supply Well No. 3	Owner: City of Columbia Falls	Owner's Contract No.: NA
Contract: Water Supply Well No. 3 Project		Date of Contract: 7/23/2020
Contractor: LHC, Inc.		Engineer's Project No.: 0541.029

The Contract Documents are modified as follows upon execution of this Change Order:

Description: This change order includes the well pump resizing price adjustment under Bid Item 120, removal of Bid Item 151 - Railroad Flagging, the addition of a new chainlink swing gate in Horine Park per Work Change Directive 1, and additional water main fittings.

See attached "Change Order 1 Breakdown" for details.

Attachments: (List documents supporting change): 1)Change Order 1 Breakdown; 2)LHC letter dated September 22, 2020; 3)Bid Proposal for Columbia Falls Well #3 Pump Change Order; 4)Work Change Directive 1; 5)Added gate email quote dated September 9, 2020; 6)Additional Water Main Fittings Email Dated October 22, 2020; 7)Invoices #M964148, #M868703, and #M837537

CHANGE IN CONTRACT PRICE:	CHANGE IN CONTRACT TIMES:
Original Contract Price:	Original Contract Times: ☐ Working days ☒ Calendar days
<u>\$1,917,713.15</u>	Substantial completion (days or date): <u>140</u>
	Ready for final payment (days or date): <u>21</u>
☐ [Increase] ☐ [Decrease] from previously approved Change Orders No. ____ to No. ____:	☐ [Increase] ☐ [Decrease] from previously approved Change Orders No. ____ to No. ____:
<u>\$NA</u>	Substantial completion (days): <u>NA</u>
	Ready for final payment (days): <u>NA</u>
Contract Price prior to this Change Order:	Contract Times prior to this Change Order:
<u>\$1,917,713.15</u>	Substantial completion (days or date): <u>140</u>
	Ready for final payment (days or date): <u>21</u>
☐ [Increase] ☒ [Decrease] of this Change Order:	☐ [Increase] ☐ [Decrease] of this Change Order:
<u>\$8,247.83</u>	Substantial completion (days or date): <u>0</u>
	Ready for final payment (days or date): <u>0</u>
Contract Price incorporating this Change Order:	Contract Times with all approved Change Orders:
<u>\$1,909,465.32</u>	Substantial completion (days or date): <u>140</u>
	Ready for final payment (days or date): <u>21</u>

RECOMMENDED:	ACCEPTED:	ACCEPTED:
By: <u>Charles R. Leisinger</u>	By: _____	By: <u>Michael E. [Signature]</u>
Engineer (Authorized Signature)	Owner (Authorized Signature)	Contractor (Authorized Signature)
Date: <u>10/22/2020</u>	Date: _____	Date: <u>10-29-2020</u>
Approved by Funding Agency (if applicable): _____		Date: _____

Water Supply Well No. 3 Project
Change Order 1 Breakdown



Change Order Items

Item	Description	Contract Document Modification	Quantity	Units	Unit Price	Price	Documentation
1.1	Well Pump Resizing	The permanent well pump for Bid Item 120 shall be selected based on a required 1800 gpm at 425 feet of head. This change is required due to updated information acquired from aquifer testing, see Part 1.06.D.2 in Section 01040.	1	LS	\$3,839.85	\$3,839.85	See attached letter dated September 22, 2020, "RE: Vertical Turbine Pump w/250 HP Motor Price Change", "Bid Proposal for Columbia Falls Well #3 Pump Change Order", and cost breakout below
1.2	Railroad Flagging	Remove Bid Item 151 - Railroad Flagging	1	LS	-\$15,110.00	-\$15,110.00	Railroad flagging payment to BNSF covered directly by Owner, if any
1.3	Added Gate	Add new chainlink swing gate in Horine Park per Work Change Directive 1 - Added Gate	1	LS	\$1,311.00	\$1,311.00	See Work Change Directive 1 and attached quote email dated September 9, 2020
1.4	Added Fittings	Install two-45 degree 8" vertical bends and BlueBoard insulation for the Beth Road water main tie in. Install a new 2" curb stop on the relocated drinking fountain in Horine Park.	1	LS	\$1,711.32	\$1,711.32	See attached email dated October 22, 2020 and corresponding invoices
Total						-\$8,247.83	

Item 1.1 Cost Breakout

Original Pump Quote= \$69,661.00
Revised Pump Quote= \$73,000.00
Difference= \$3,339.00
15% Contractor's Fee= \$500.85
Net change= \$3,839.85



L.H.C. Incorporated – CONSTRUCTION OFFICE

P.O. Box 7338 Kalispell, Montana 59904-0338

406-758-6420 FAX: 406-758-6430

Item No.7.

September 22, 2020

Morrison Maierle, Inc.
Attn: CR

RE: Columbia Falls Water Supply Well #3
Vertical Turbine Pump w/250 HP Motor Price Change

The changes to the well pump have resulted in a price increase of: 1@\$3,839.85. The changes did not affect the price of the VFD.

Mandie Friar



Bid Proposal for Columbia Falls Well #3 Pump Change Order

CUSTOMER	LHC INC 1179 STILLWATER ROAD KALISPELL, MT 59904	Job Columbia Falls Well #3 Pump Change Order Bid Date: 10/14/2020 01:00 a.m. Bid #: 1530036
	Sales Representative Matt Carlstrom (M) 406-210-9977 (T) 406-755-9242 Matt.Carlstrom@coreandmain.com	Core & Main 1093 Rose Crossing Dr Kalispell, MT 59901 (T) 406-755-9242
CONTACT		
NOTES		



LHC INC

Core & Main 1530036

Core & Main

Kalispell, MT 59901

Phone: 406-755-9242

Fax: 406-755-9247

Branch Terms:

UNLESS OTHERWISE SPECIFIED HEREIN, PRICES QUOTED ARE VALID IF ACCEPTED BY CUSTOMER AND PRODUCTS ARE RELEASED BY CUSTOMER FOR MANUFACTURE WITHIN THIRTY (30) CALENDAR DAYS FROM THE DATE OF THIS QUOTATION. CORE & MAIN LP RESERVES THE RIGHT TO INCREASE PRICES UPON THIRTY (30) CALENDAR DAYS' NOTICE TO ADDRESS FACTORS, INCLUDING BUT NOT LIMITED TO, GOVERNMENT REGULATIONS, TARIFFS, TRANSPORTATION, FUEL AND RAW MATERIAL COSTS. DELIVERY WILL COMMENCE BASED UPON MANUFACTURER LEAD TIMES. ANY MATERIAL DELIVERIES DELAYED BEYOND MANUFACTURER LEAD TIMES MAY BE SUBJECT TO PRICE INCREASES AND/OR APPLICABLE STORAGE FEES. THIS BID PROPOSAL IS CONTINGENT UPON BUYER'S ACCEPTANCE OF SELLER'S TERMS AND CONDITIONS OF SALE, AS MODIFIED FROM TIME TO TIME, WHICH CAN BE FOUND AT: <https://coreandmain.com/TandC/>

Work Change Directive

No. 1

Date of Issuance: 9/10/2020Effective Date: 9/10/2020

Project: Water Supply Well No. 3 Project	Owner: City of Columbia Falls	Owner's Contract No.: NA
Contract: Water Supply Well No. 3 Project		Date of Contract: 6/23/2020
Contractor: LHC, Inc.		Engineer's Project No.: 0541.029

You are directed to proceed promptly with the following change(s):

Item No.	Description
1	Install the new 4' tall chain link gate northeast of the water shop building as shown on Sheet C-1 and Detail 1 on Sheet C-11 and per Section 02935 - Fencing and Gate.

Attachments (list documents supporting change): Per Section 01150 - Measurement and Payment, the installation of the new 4' tall gate was originally intended to be part of Additive Alternate B which was not awarded. The Owner would like to add the new gate installation back into the Project.

Purpose for Work Change Directive:

- ☒ Authorization for Work described herein to proceed on the basis of Cost of the Work due to:
- ☐ Non-agreement on pricing of proposed change.
- ☒ Necessity to expedite Work described herein prior to agreeing to changes on Contract Price and Contract Time.

Estimated change in Contract Price and Contract Times:

Contract Price \$ 1,311.00 ☒ increase ☐ decrease Contract Time 0 days ☐ increase ☐ decrease

If the change involves an increase, the estimated amounts are not to be exceeded without further authorization.

Recommended for Approval by Engineer: <i>Charles R. Leung</i>	Date <u>9/10/2020</u>
Authorized for Owner by: <i>John Brinkman</i>	Date <u>9/30/2020</u>
Accepted for Contractor by: <i>Michael [Signature]</i>	Date <u>10-6-2020</u>
Approved by Funding Agency (if applicable):	Date:

CR Leisinger

From: Mandie Friar <mandie@lhcmnt.com>
Sent: Thursday, September 10, 2020 1:19 PM
To: CR Leisinger
Cc: Paul Kirby; Tyler Bradshaw
Subject: CF Water Supply Well #3-Added Gate

This message originated from an **External Source.** Please use proper judgment and caution when opening attachments, clicking links, or responding to this email.

CR,

The cost to add that gate that we discussed in our meeting this morning would be \$1,311.00. This gate was already reviewed and approved so I would just need to let Mild Fence know that we need it.

Let me know what you guys decide to do.

Thank you,

Mandie Friar | Engineering Assistant
LHC, Inc. | 1179 Stillwater Rd. | PO Box 7338 Kalispell, MT 59901
Office 406.758.6420 | Direct 406.758.6422 | Fax 406.758.6430
mandie@lhcmnt.com | www.lhcmnt.com

CR Leisinger

From: Mandie Friar <mandie@lhcmmt.com>
Sent: Thursday, October 22, 2020 1:42 PM
To: CR Leisinger
Cc: Paul Kirby; Don Brummel
Subject: RE: CFalls Well No. 3 - Change Order 1 Draft
Attachments: 20201022_141915.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

This message originated from an **External Source.** Please use proper judgment and caution when opening attachments, clicking links, or responding to this email.

CR,

Please see the attached invoices for added materials for the tie-in at Beth and Talbot as well as the changes made when we installed the drinking fountain. Below are the costs for the added materials.

Invoice #M964148	\$ 560.04
Invoice #M868703	\$ 151.36
Invoice #M837537	<u>\$ 776.70</u>
Total	\$1,488.10
Added 15%	<u>\$ 223.22</u>
Final Total	\$1,711.32

Let me know if you have any questions or concerns.

Mandie Friar | Engineering Assistant
 LHC, Inc. | 1179 Stillwater Rd. | PO Box 7338 Kalispell, MT 59904
 Office 406.758.6420 | Direct 406.758.6422 | Fax 406.758.6430
mandie@lhcmmt.com | www.lhcmmt.com

From: CR Leisinger [mailto:cleisinger@m-m.net]
Sent: Monday, October 12, 2020 11:40 AM
To: Mandie Friar <mandie@lhcmmt.com>
Cc: Paul Kirby <pkirby@lhcmmt.com>
Subject: CFalls Well No. 3 - Change Order 1 Draft

Mandie,

Please see attached Change Order 1 Draft for your review. This change order covers several of the changes we have discussed so far. It does not cover any of the asphalt changes since these changes are not finalized and will need to be picked up on another change order.

Also, were there some water main fittings that we need to add? If so, let's cover them in this change order so please provide a price, description, and documentation of the change.

For the pump resizing, we still need the supplier invoice documentation for the increase in pump cost per Part 1.06.D.2 in Section 01040.

Let me know if you have any other changes or comments. Once I have your comments and additional documentation, I will update the change order, sign it, and return to you for signature.

Thanks,

 **CR Leisinger, PE**
Civil Engineer, Morrison-Maierle
406.751.5864 direct | 406.270.4192 mobile
125 Schoolhouse Loop, Kalispell, MT 59901



INVOICE

1830 Craig Park Court
St. Louis, MO 63146

Vertical adjustment addition for
connection of Beth & Talbot

Invoice #
Invoice Date
Account #
Sales Rep
Phone #
Branch # 592
Total Amount Due

Item No. 7.
8/20/20
171637
MATT CARLSTROM
406-755-9242
KalisPELL, MT
\$560.04

Remit To:
CORE & MAIN LP
PO BOX 28330
ST. LOUIS, MO 63146

58 1 MB 0.439 E0042X I0063 D6514226739 S2 P7623939 0001:0004



LHC INC
ACCOUNTS PAYABLE
PO BOX 7338
KALISPELL MT 59904-0338

Shipped to:
2301 TALBOT ROAD
COLUMBIA FALLS, MT

CUSTOMER JOB- CFWELL C.FALLS WELL

Thank you for the opportunity to serve you! We appreciate your prompt payment.

Date Ordered	Date Shipped	Customer PO #	Job Name	Job #	Bill of Lading	Shipped Via	Invoice #
8/18/20	8/19/20	SEE BELOW	C.FALLS WELL	CFWELL		CORE & MAIN LP	M864148

Product Code	Description	Quantity		B/O	Price	UM	Extended Price
		Ordered	Shipped				
CUSTOMER PO#- 8 MJ 22? BENDS							
21T082M	8 MJ 22-1/2 C153 USA	2	2		157.50000	EA	315.00
21AMF7082008PEC	8 EBAA MEGALUG W/ACC 2008PEC EBAA SEAL GSKT & 6 BOLTS/NUTS (3/4") INCLUDED , F/C900	4	4		61.26000	EA	245.04

7760
Extra
20-12

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Online
ADVANTAGE

- Pay Online
- Paperless Billing
- Invoice Reprints
- Signed Delivery Receipts

Remit payment to the address shown on this invoice or access your account in Online Advantage to pay online.

Freight Delivery Handling Restock Misc.

Subtotal: 560.04
Other: 0.00
Tax: 0.00
Invoice Total: \$560.04

Terms: NET 30

Ordered By: TAYLOR

This transaction is governed by and subject to CORE & MAIN's standard terms and conditions, which are incorporated by reference and accepted.
To review these terms and conditions, please visit: <http://tandc.coreandmain.com/>.



INVOICE

1830 Craig Park Court
St. Louis, MO 63146

*Vertical adjustment addition
for connection at Beth &
Talbot.*

Invoice #
Invoice Date
Account #
Sales Rep
Phone #
Branch # 592
Total Amount Due

Item No. 7.
8/19/20
171637
MATT CARLSTROM
406-755-9242
Kalispell, MT
\$151.36

Remit To:
CORE & MAIN LP
PO BOX 28330
ST. LOUIS, MO 63146

2 3 SP 1.400 E0002 I0028 D6509876959 S2 P7621691 0006:0013



LHC INC
ACCOUNTS PAYABLE
PO BOX 7338
KALISPELL MT 59904-0338

Shipped to:
2301 TALBOT ROAD
COLUMBIA FALLS, MT

*20-17.760
Extras per
Taylor*

CUSTOMER JOB- CFWELL C.FALLS WELL

Thank you for the opportunity to serve you! We appreciate your prompt payment.

Date Ordered	Date Shipped	Customer PO #	Job Name	Job #	Bill of Lading	Shipped Via	Invoice #
8/18/20	8/18/20	BLUE BOARD	C.FALLS WELL	CFWELL		CORE & MAIN LP	M868703

Product Code	Description	Quantity		B/O	Price	UM	Extended Price
		Ordered	Shipped				
96BB157825	DOW 1578-25 2X48X96 BLUE INSULATION BOARD	4	4		37.84000	EA	151.36

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for a current W-9 form



Online
ADVANTAGE

- Pay Online
- Paperless Billing
- Invoice Reprints
- Signed Delivery Receipts

Remit payment to the address shown on this invoice or access your account in Online Advantage to pay online.

Freight	Delivery	Handling	Restock	Misc.	Subtotal:	151.36
					Other:	0.00
					Tax:	0.00
					Invoice Total:	\$151.36

Terms: NET 30

Ordered By: TAYLOR

This transaction is governed by and subject to CORE & MAIN's standard terms and conditions, which are incorporated by reference and accepted.
To review these terms and conditions, please visit: <http://tandc.coreandmain.com/>.

46005.01

237201



INVOICE

1830 Craig Park Court
St. Louis, MO 63146

*Changes for drinking fountain &
Irrigation services*

Invoice #
Invoice Date 8/14/20
Account # 171637
Sales Rep MATT CARLSTROM
Phone # 406-755-9242
Branch # 592 Kalispell, MT
Total Amount Due \$776.70

Item No. 7.

Remit To:
CORE & MAIN LP
PO BOX 28330
ST. LOUIS, MO 63146

1 2 SP 0.650 ** E0001 I004 D6495367059 S2 P7610917 0004:0007

Shipped to:

CUSTOMER PICK-UP -

CUSTOMER JOB- CFWELL C.FALLS WELL

Thank you for the opportunity to serve you! We appreciate your prompt payment.

Date Ordered	Date Shipped	Customer PO #	Job Name	Job #	Bill of Lading	Shipped Via	Invoice #
8/12/20	8/13/20	SEE BELOW	C.FALLS WELL	CFWELL		WILL CALL	M837537

Product Code	Description	Quantity		B/O	Price	UM	Extended Price
		Ordered	Shipped				
CUSTOMER PO#- STOP AND DRAINS							
30I20T20NL	2 BRASS TEE NO LEAD (I)	2	2		26.52000	EA	53.04
30I20B10NL	2X1 BRASS BUSHING NO LEAD (I)	2	2		12.08000	EA	24.16
3010N120I	1X12 BRASS NIPPLE NO LEAD (I)	1	1		15.92000	EA	15.92
3010N020I	1X2 BRASS NIPPLE NO LEAD (I)	2	2		3.14000	EA	6.28
3920E15429N	E15429N 2 IPS PE PKJT X MIP (NO LEAD)	1	1		133.35000	EA	133.35
3020N030I	2X3 BRASS NIPPLE NO LEAD (I)	1	1		9.47000	EA	9.47
3020N060I	2X6 BRASS NIPPLE NO LEAD (I)	1	1		18.29000	EA	18.29
3910H15426N	H15426N 1 ADPT MIPXITIPS MIPXIPS INSTA-TITE NO LEAD	2	2		39.59000	EA	79.18
3720B20283N	B20283N 2 BALL CURB FIPXFIP W/PLN HEAD 1/4 TURN CHECK NO LEAD	1	1		312.85000	EA	312.85
59H1033666	H10336 6'6 AP CURB BOX 2 UPPER	1	1		88.13000	EA	88.13
59CAY569250LK	AYM 5692 60IN STATIONARY ROD - LARGE KEY	1	1		36.03000	EA	36.03

Freight Delivery Handling Restock Misc.

Subtotal: 776.70
Other: 0.00
Tax: 0.00
Invoice Total: \$776.70

Terms: NET 30

Ordered By: TAYLOR

This transaction is governed by and subject to CORE & MAIN's standard terms and conditions, which are incorporated by reference and accepted. To review these terms and conditions, please visit: <http://tandc.coreandmain.com/>.

0004:0007

Page 1

- 41 -

MEMORANDUM OF UNDERSTANDING AFG GRANT

This Memorandum of Understanding (MOU) is entered into effective on the 2nd day of November, 2020, by and among Flathead County and the participating Municipal Fire Departments, Rural Fire Districts, Fire Service Areas, Glacier International Airport and participating EMS Agencies, hereafter referred to as “Agency.”

1. Purpose.

The purpose of this MOU is to document the approval and participation of each agency in a regional FEMA – Assistance to Firefighters (AFG) Grant to purchase mobile radios, handheld portable radios, mobile repeater radios and associated supplies as detailed in the grant application.

2. Grant Administration.

The City of Columbia Falls and the Columbia Falls Fire Department have agreed to serve as the “Host Agency,” as was done with the 2009 Regional Grant. As such, the City of Columbia Falls is responsible for grant management, administration and reporting.

3. Award Match.

Each agency agrees to pay the non-federal matching share (10%) as required by the grant agreement for the agency’s specific equipment. The award match will be paid to the City of Columbia Falls by journal voucher through the Flathead County Finance System upon receipt of the equipment by Flathead County for all agencies whose funds are held by the County Treasurer. All other agencies, such as municipalities and airport, will make payment to the City by check upon receipt of the equipment by Flathead County.

4. Radio Equipment Maintenance Responsibility.

Initial and Continuing Software Maintenance

The radio equipment will be set up, catalogued and distributed by the Flathead County Office of Emergency Service (OES) in coordination with the City of Columbia Falls and the Flathead 911 Emergency Communications Center (911). Each radio is required to be programmed for frequencies, configuration and identity to work within the Flathead and Montana State Radio System. In order to ensure that each radio will work properly within the system, a vendor will be selected through the Request for Proposals process that will be exclusively responsible for initial setup, programming and installation, as required. The Flathead 911 Emergency Communications Center will provide subsequent software updates and reprogramming as needed.

Regular Hardware Maintenance, Accessories and Availability

Except for initial programming and set up, once delivered and accepted by the agency, that agency will be responsible for the cost of installation, operating, hardware repair or accessories. The agency agrees to utilize only accessories and batteries specified for use with the radio equipment.

5. Equipment Selection.

The participating agencies and Flathead County OES and 911 will select a committee to prepare the equipment specifications. The City of Columbia Falls will call for bids based on the committee's specifications. Upon receipt of the bids, the committee will prepare a bid award recommendation that will be presented to the City of Columbia Falls. The City of Columbia Falls will formally approve the bid award based on the committee's recommendation.

6. Changes to MOU.

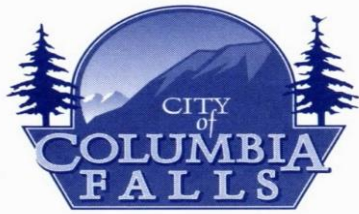
Any modification of this MOU or additional obligation assumed by any party hereto in connection with this MOU shall be binding only if evidenced in writing signed by an authorized representative of each party.

7. Savings/Severability.

Should any provision of this MOU or application thereof to any circumstances be held to be invalid, the remainder of the terms and provisions hereto and their application to the other circumstances shall in no way be affected or impaired by any such invalidation. The remainder of this MOU shall continue in full force and effect in the same manner as though any such invalid provision had been omitted or deleted therefrom.

City of Columbia Falls
Name of Participating Agency

By_____
Susan M. Nicosia, City Manager



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

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

October 30, 2020

To: Mayor and Council

From: City Manager Nicosia

RE: Board of Adjustment Appointment – Mark L. Johnson

Mark L. Johnson has applied for the Board of Adjustment vacancy created by Jon Ludviksen's resignation. Jon's original term ends December 31, 2020. Therefore, I am requesting Council appointment for a three year term ending December 31, 2023.

Mr. Johnson's letter of interest is attached.

Council Action Requested: Please approve the appointment of Mark L. Johnson to the Board of Adjustment through December 31, 2023.

From: Mark Johnson <MLJohnson@glacierbank.com>
Sent: Tuesday, October 27, 2020 10:56 AM
To: 'staalandb@cityofcolumbiafalls.com'
Cc: Nicosia, Susan
Subject: Board of Adjustment

Ms. Staalnd,

This letter is to express my interest in joining the City of Columbia Falls Board of Adjustment.

I am currently the branch manager of Glacier Bank in Columbia Falls and have worked in the Financial Industry for the past 26 years. I have raised two boys in the school district and have served on numerous civic organizations most recently as the Chamber of Commerce President.

I would be honored to use my experience in finance and my long time involvement in our community as an asset to the Board and to the city.

I can be reached at work (406) 751-4756, cell (406) 897-3039 or by mail at 1902 Riverwood Lane, Columbia Falls, MT 59912

Thank you for time and considerations.



Mark L. Johnson

Vice President | Branch Manager | NMLS 299738

Office: 406.751.4756 | Cell: 406.897.3039 | Fax: 406.892.6830

822 Nucleus Ave | PO Box 190 | Columbia Falls, MT 59912

mljohnson@glacierbank.com | www.glacierbank.com



This email message is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply email and delete the original message.

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, October 13, 2020 at 6:30 p.m. at the Council Chambers of City Hall, 130 6th Street West, Columbia Falls, Montana. The Columbia Falls City Council will hold a subsequent hearing on November 2, 2020 starting at 7:00 p.m. in the same location. Both hearings will be conducted in accordance with the most current recommended and/or required public health and safety protocols in place at the time of the hearing. The City website, <https://cityofcolumbiafalls.org>, will contain updated information if there is any change to the planned hearings

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

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

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 Planned Unit Development, please call Eric Mulcahy, Columbia Falls City Planner at 755-6481.

DATED this 14th day of September, 2020

Susan Nicosia

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

Publish: Daily Interlake Sunday September 27th, 2020

ZONE CHANGE REQUEST
COLUMBIA FALLS AREA ZONING JURISDICTION
812 4TH AVE WEST PUD - PLANNED UNIT DEVELOPMENT
CITY OF COLUMBIA FALLS STAFF REPORT # CPUD-20-04
September 30, 2020
AS AMENDED BY THE PLANNING BOARD OCT 13, 2020

A report to the Columbia Falls City Council regarding a request for a Mixed Use Planned Unit Development overlay (PUD) on property zoned CB-2.

BACKGROUND INFORMATION

A. PETITIONERS

Nitopi Family Trust, Thomas and Terrie Nitopi
 1195 Whitefish Hills Drive
 Whitefish, MT 59937

B. PETITIONER'S TECHNICAL ASSISTANCE

Bruce Lutz, ASLA
 WGM Group
 431 1st Ave West
 Kalispell MT 59901
 (406) 250-1410
 blutz@wgmggroup.com

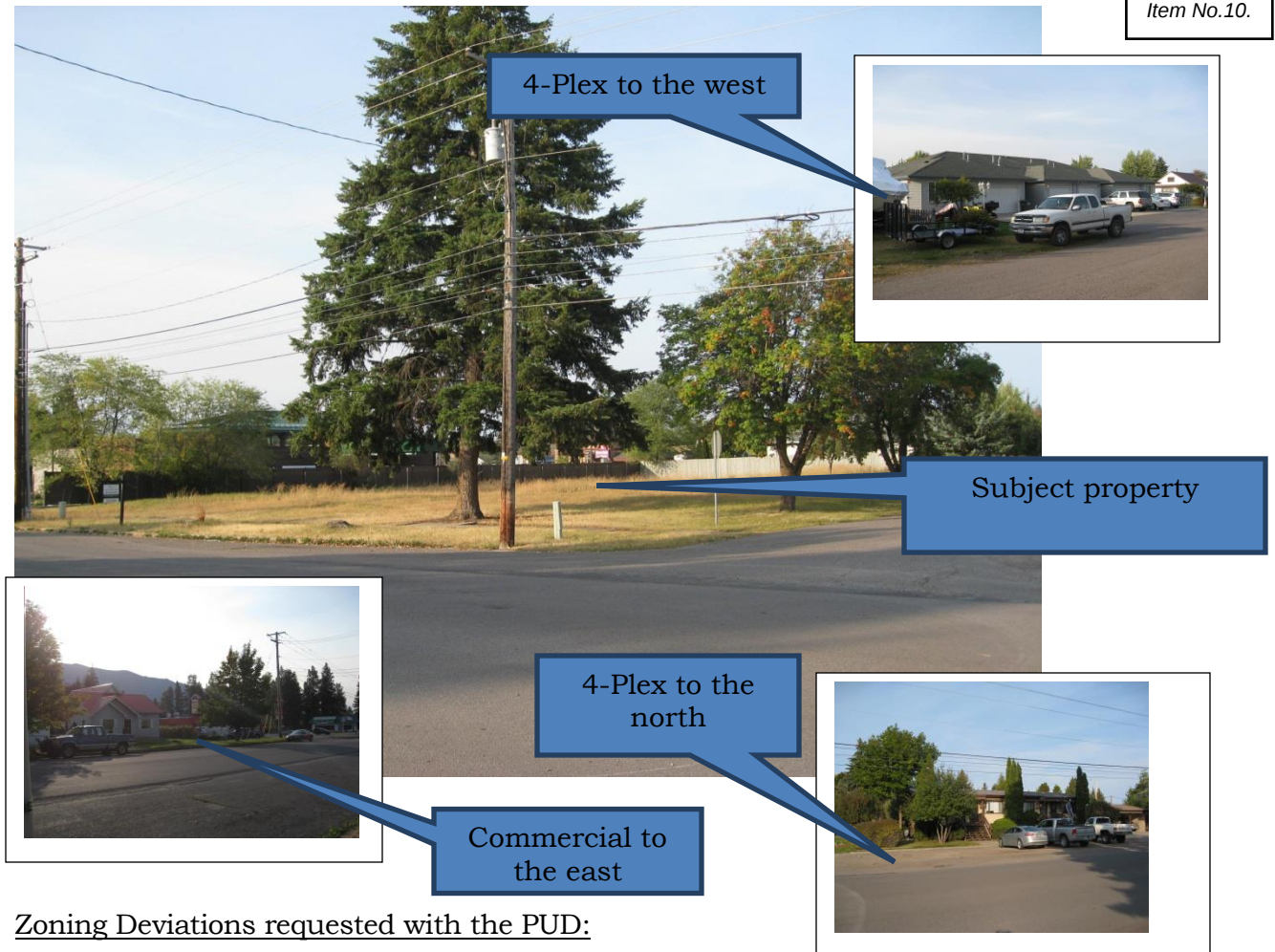
C. LOCATION/DESCRIPTION

The property is located at 812 4th Avenue West in Columbia Falls and is currently a vacant lot just north of the new Whitefish Credit Union. The site was previously used as an upholstery shop. The property is described as Assessor's Tract 8AA (Parcel B of COS 12484), SW 1/4, Section 8, Township 30 North, Range 20 West, P.M.M., Flathead County.

D. REQUEST

The applicant is requesting a mixed use PUD overlay to develop nine residential units and three commercial units. The development will consist of two three story buildings. The eastern building which fronts 4th Ave West will have three commercial/office units on the main floor and three two-story residential units on the second and third floor levels. The western building will have three single-level residential units on the main floor and three two-story residential units on the second and third floor levels. The development will provide 22 off-street parking spaces and there are approximately nine on-street spaces although the on-street parking does not typically count towards meeting the parking standards.

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



Zoning Deviations requested with the PUD:

Parking – The proposed PUD would require 25 off-street parking spaces to comply with the Columbia Falls Zoning Ordinance. The applicant is proposing 22 off-street spaces and the zoning regulations require 25 parking spaces.

Mixed Use – The underlying CB-2 zoning district is primarily reserved commercial uses of all types and very limited residential use. With the proposed PUD, there will be commercial use along 4th Avenue West but the remainder of the project will be devoted to residential condominiums.

These deviations will be discussed further in this report.

The PUD overlay¹ is intended to be 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. This particular site lends itself to the mixed use designation because the uses to the west, north, and northwest are residential while the uses to the south and southeast are commercial uses. The mixed use recognizes the transitions between land uses in the area.

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

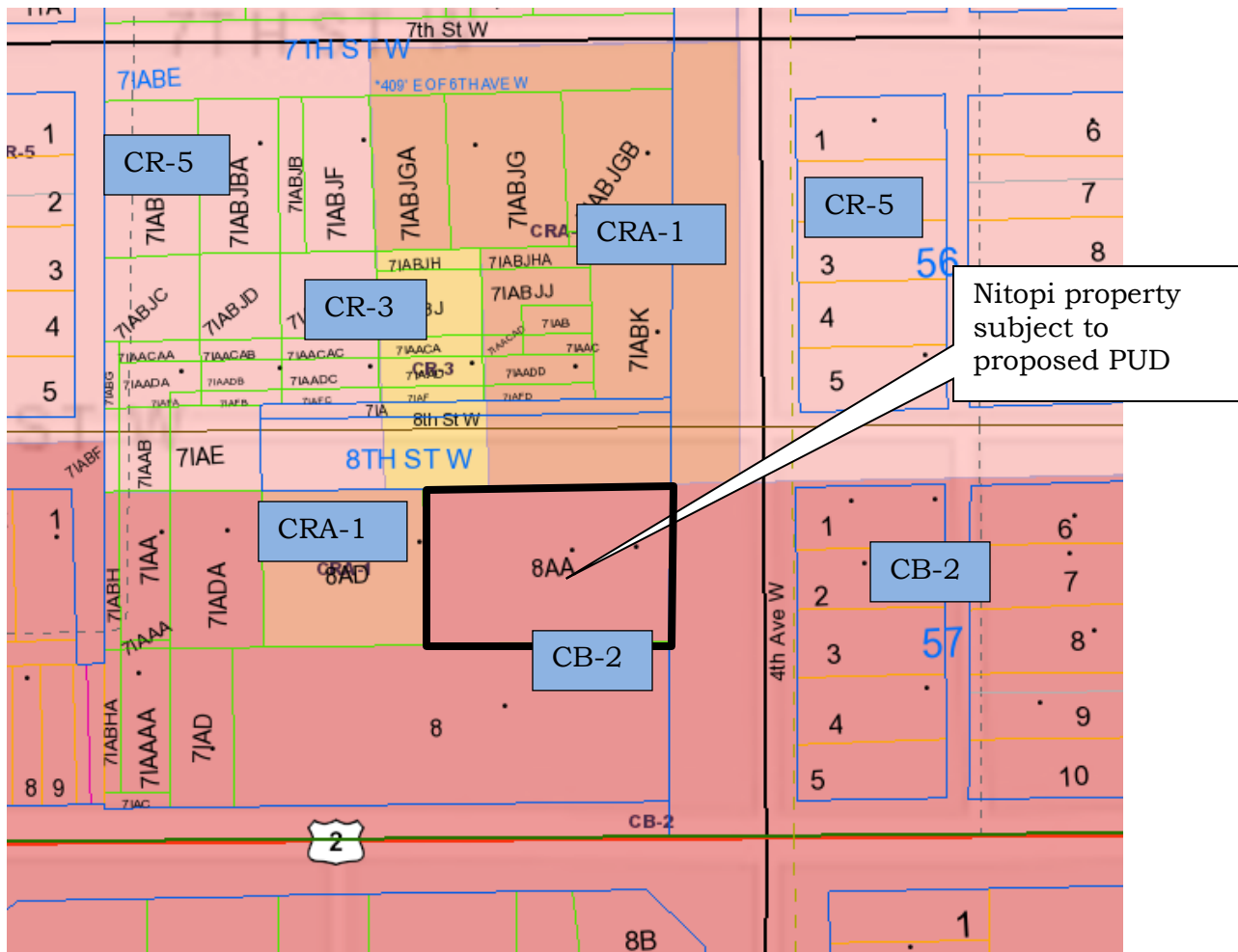
The proposed PUD complies with the basic land use category of the underlying zoning classification (CB-2) which has no minimum lot area, no minimum lot width, no maximum lot coverage, setbacks of 15-foot front, 5-foot side and 15-foot rear when abutting residential districts, and a maximum height limit of 35-feet. To get the mixed use aspect and transition the commercial and residential land uses, the PUD was the best tool available.

F. EXISTING LAND USE

Many years ago the property had an upholstery shop that was located in an old house. The shop was removed about 12 or 14 years ago and the property has been vacant ever since.

G. ADJACENT ZONING AND LAND USE:

North	CRA-1 and CR-3	Multi-family residential
South	CB-2	Commercial – Whitefish Credit Union
East	CB-2	Residential, Office, & Restaurant
West	CRA-1	Multi-Family Residential



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 subject property is a parcel of Tract land created by COS 12484. The property measures approximately 125' by 192' = 24,000 square feet or 0.55 acres. The CB-2 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.

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. The following findings are made:

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

The Multi-family residential use and PUD comply with the Columbia Falls Growth Policy.

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 *(This is not in the traditional downtown but it is very close):*
- 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 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 provides a conceptual architectural package. If the PUD is approved, the applicant will engage an Architect to provide the detailed design and construction package. This architectural design package will be reviewed for compliance with the “Small Building” design standards found in Chapter 18.441 of the Columbia Falls Zoning Ordinance.

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

The parcel is located in the downtown business district near Highway 2, an arterial, and 4th Avenue West, a collector street, providing access to the Columbia Falls Glacier Gateway Elementary School. There are high concentrations of people and traffic and the transportation system is designed to handle the traffic.

Having a residential building within walking distance of grocery, restaurants, office, and service businesses will reduce automobile congestion while potentially increasing the use to downtown and Highway 2 businesses.

As stated above, one of the deviations requested by the applicant is for parking. The applicant is providing 22 off-street parking spaces and the Columbia Falls Zoning Regulations require 25 parking spaces (2 spaces per residential unit and one space per 400 feet of commercial. There are 2,772 square feet of commercial space). The project is three spaces short of complying with the regulations and the applicant shows that there would be 9 on-street parking spaces available adjacent to the property. The applicant states that when most of the residential homeowners leave for work, it frees up spaces for the 9-5 commercial units and most customers of the commercial use would use the on-street parking. It would appear with the ample on-street parking and the potential to share parking, the three space deviation should not be a significant hardship.

Intensive use is anticipated with the CB-2 zoning and the proposed mixed use project should not have a negative impact on neighboring streets.

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

The project was reviewed by the Columbia Falls Fire Chief at site review. Chief Weeks reviewed the project for circulation, access, and hydrants locations. The Chief was satisfied with the basic site plan but will review the final engineering plans for hydrant location. Items such as the required sprinkling and hose connections will be reviewed at the time of building plan review. The property has good access to the City streets. The buildings will meet the City’s maximum height standards.

4. 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-2 which anticipates dense development and the project will connect to municipal sewer and water services.

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

The site is zoned CB-2 which is the “General Business District”. This zone has no maximum lot coverage requirements and only requires a setback when abutting a residential zone, meaning the north and west property boundaries in this instance. However as this is a PUD it requires open space and in this transitional area between commercial and residential the applicant is showing 31.7 percent of the lot in landscaped area. The openness of the site plan helps this mixed use PUD blend with the neighborhood. Given that the proposed PUD sits on the same block as the Whitefish Credit Union, a Town Pump, and a Multi Family 4-plex and some single family residences, the proposed use will provide adequate light and air.

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

The property is zoned CB-2 (General Business) and this zoning designation anticipates intensive commercial uses including: service stations, auto sales, offices, grocery stores, bars and restaurants to name a few. The proposed mixed use PUD will not overcrowd the land.

7. 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 commercial and residential use.

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

The property is located along two city streets with a significant commercial and multi-family presence. The property is a block away from the Glacier Gateway Elementary School and 4th Ave West is considered a collector street within the City. 4th Avenue West is on the Urban Transportation priority list for a major street rebuild in the City. The reconstruction of the street will include sidewalks from Highway 2 (9th Street) north to Railroad Street. Currently there are no sidewalks on 8th Street West adjacent to the proposed project and the existing sidewalk on 4th Ave. is in poor condition and must be replaced. Staff is recommending a condition to require six foot sidewalks along both street frontages.

9. 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-2 zoning as well as the CRA-1 (Residential apartment) zoning that is located just north and west of the subject property. The mixed use PUD will blend the commercial uses with the multifamily residential and provide landscaped yard space that is not required for most commercial uses.

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

The character of the neighborhood is a mix of commercial uses on the south half of the block and east of 4th Avenue West and multi-family residential located north of 8th Street West and west of the subject property. The proposed mixed use PUD is a good solution to the transition between commercial and residential. The proposed PUD does give consideration to the neighborhood.

11. Will the new zoning affect property values?

The property is currently a vacant lot. The new construction will have a positive impact on property values in the neighborhood.

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

The property is zoned CB-2 (General Business). Mixed use is encouraged in the downtown area and although this is not in the historic downtown it is within easy walking distance of Nucleus Avenue. The mixed use facilitates walkable communities by providing opportunity for people to walk or bike to work. This specific property is located on a lot that transitions from commercial to high density residential. The proposed development easily blends with the neighboring commercial and residential uses.

SUMMARY

The PUD request conforms to the Columbia Falls City Growth Policy and the findings as discussed above. The project will be fully served by Municipal services, City streets, and a soon to be constructed sidewalk network. The requested mixed-use PUD is consistent with the neighboring uses that are both commercial and multi-family residential.

RECOMMENDATION

Staff recommends Columbia Falls City-County Planning Board and Zoning Commission adopt Staff Report #CPUD-20-04 as findings of fact and recommends approval of the PUD to the Columbia Falls City Council subject to the following conditions:

1. The City Council approves a PUD in an area less than two acres.
2. The Nitopi PUD will allow the following deviations:
 - a. Parking - 22 parking spaces.
 - b. Mixed use with residential and commercial use.
3. The project shall be built in substantial compliance with the PUD Site Plan dated September 1, 2020 and prepared by WMW Group.
4. The Columbia Falls Fire Chief shall approve the fire hydrant location.
5. 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.

6. The applicant shall construct a six foot wide detached sidewalk along the 4th Avenue West and 8th Street West frontages along with curb and gutter.
7. The applicant shall submit an engineered and stamped drainage plan to the Columbia Falls Public Works Director for review and approval prior to issuance of a building permit. Said plan shall also include snow storage.
8. The developer will produce a sign plan for the three commercial uses that is compliant with the zoning regulations. Future sign permits will be reviewed subject to the master sign plan.
9. The architectural designs submitted with the application were only to provide context and scale of the proposed project and as such were not reviewed for compliance with the "Small Building" requirements of the Columbia Falls Zoning Ordinance. The applicant shall submit the detailed architectural building plans to the Planning Office for review and approval prior to obtaining a Building Permit.
10. The applicant will construct a site obscuring fence with gates around the dumpster site. The refuse screening shall be included with the building permit plans.
11. The lighting 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.
12. 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.
13. Safety fencing will be installed during construction.

Thursday, September 3, 2020

Susan Nicosia, City Manager and Planning Director
City of Columbia Falls.
130 6th Street West
Columbia Falls, MT 59912

Attn: Susan and Eric Mulcahy

Re: PUD overlay application, 812 Fourth Avenue West, Columbia Falls

Dear Susan:

On behalf of Tom and Terry Nitopi please find attached a check for \$1,275.00 and an application package for a CB-2 PUD overlay for their property at 812 Fourth Avenue West. The application includes the following:

- 1) Application form with signatures,
- 2) PUD Summary,
- 3) PUD Plan (WGM Sheet 1 of 3)
- 4) PUD Buildings (WGM Sheet 2 of 3),
- 5) PUD Schematic Landscape Plan (WGM Sheet 3 of 3),
- 6) COS Exhibit, and
- 7) Surrounding Zoning Exhibit.

Thank you for your attention. Please call if you have any questions.

Sincerely,
WGM Group, Inc.



Bruce Lutz A.S.L.A
Senior Planner and Landscape Architect



Planning Department

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

PHONE (406) 892-4391

FAX (406) 892-4413

Item No.10.

APPLICATION FOR PLANNED UNIT DEVELOPMENT (PUD)

Project Name: 812 4th Avenue West PUD
Name of Applicant: Nitopi Family Trust, Thomas and Terrie Nitopi
Mailing Address: 1195 Whitefish Hills Drive
City/State/Zip: Whitefish, MT 59937 Phone: 775-636-2461
Name and address of owner if different than applicant:
Name: _____
Mail Address: _____
City/State/Zip: _____ Phone: _____
Technical Assistance: Bruce Lutz A.S.L.A. , WGM Group
Mail Address: 431 1st Avenue West
City/State/Zip: Kalispell, MT 59901 Phone: 406-250-1410
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: 812 4th Avenue West, Columbia Falls, MT 59912
Total Area of Property: .554 Acres
Legal description including section, township, range: _____
S08, T30N, R20W, 12484-B, Parcel N/A, TR8AA In SE4SE4SW4
The present zoning of the above property is: _____
CB-2, General Business

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

See Summary and Drawing Exhibits Attached

- 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

September 2, 2020
Date

Thomas Nitopi

Owner Signature

September 2, 2020

Date

PUD Summary:

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

The objective of this mixed-use project is to provide an opportunity for both residential and limited commercial/office space on a relatively compact .55 acre site within close proximity to both existing multi-unit residential properties and the Columbia Falls CBD and commercial uses to the south and east. The proposed easternmost building will accommodate three commercial/office spaces on the ground level and three two-story residential units on the upper two levels and fronts 4th Avenue West. The westernmost building will accommodate three single-level residential units on the ground level and three two-story residential units on the upper two levels and is adjacent to an existing two-unit residential building to the west. Most of the parking for both buildings is sited internally and includes 22 spaces with one handicap accessible space. The street perimeter of the site will allow for 9 additional spaces adjacent to the proposed buildings. Building heights will comply with the underlying CB-2 zoning district. The submitted elevations and floor plans are placeholders for the proposed project. Detailed architectural plans will be submitted at a future date but well within the proposed PUD lifespan. Condominium ownership of the building units is proposed with common space the responsibility of the owner association.

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

At this time, the owner plans to build the westernmost building first and then follow with the building that will orient to 4th Avenue West. The parking lot will be built out during the initial construction phase.

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 application for a PUD overlay seeks a mixed-use designation that would allow for residential units in combination with the proposed and permitted commercial/office spaces. Due to the fact that adjacent uses include residential and commercial/office, the proposed PUD overlay supports a blend of uses that make good land use sense for this site. CB-2 setbacks are proposed with the notion that the internal and external parking will support both residential and commercial/office spaces with some sharing of residential spaces to commercial/office use during working hours. The total spaces available including on-site and off-site total 31 parking spaces.

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.

The extent of open space landscaping and parking are illustrated on the attached site and schematic landscape plans. A portion of the open space will be dedicated to landscaped on-site storm drainage retention. Common spaces will be maintained and owned by the Owners Association. Please refer to the attached site and landscape schematic plan that further defines the plans for site landscape, parking and drainage. The proposed residential density for this mixed-use proposal amounts to 9 residential units and 3 commercial/office spaces on ½ acre.

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;

The proposed development will be served with existing and adjacent infrastructure provided by the City of Columbia Falls including water and sanitary sewer. Existing utilities include a 6" water main and 8" sanitary sewer in 8th Street West and a 16" water main in 4th Avenue West. The City is currently seeking a grant to rebuild 4th Avenue West including utilities and new curb and gutter, grass boulevard and 6' sidewalk. Glacier Gateway School to the north will be totally rebuilt in the coming year. Both the high school and middle school are within walking and bicycling proximity to the site. Pedestrian access is available via perimeter sidewalks. The development of the site will include extension of city sidewalks to the west boundary of the property. The site is one property away (Whitefish Credit Union) from being directly across the street from Pinewood Park and the City aquatic facility as well as one block away from Glacier Gateway track and community facilities to the north.

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

The proposed mixed uses for the property are very similar to the uses on all four perimeters of the site including commercial to the south, residential and commercial to the east and residential to the north and west. The blended uses proposed for the site draw a parallel to the surrounding existing uses and densities and create a kind of bridge between existing land uses.

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

It is of note that surrounding residential units include multi-family attached units to the west and north of the site. The structure adjacent to the west property boundary is a four-plex residential building with a 6 foot-high fence along the east boundary while the structure to the north across 8th Street West includes two four-plexes. Whitefish Credit Union's new facility is located to the south separated from the subject site by a 6 foot-high fence. The properties to the east include Tien's Restaurant to the southeast, Breck Office Building and a single-family residence across 4th Avenue West and a residence on the corner of 4th Avenue West and 8th Street West. The neighborhood is already mixed-use by nature.

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;

As stated, the subject property creates a land-use bridge between existing multi-family attached housing and existing commercial uses in the surrounding neighborhood. The proposed PUD overlay proposes both elements of land-use existing adjacent to the property.

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

The proposed PUD overlay is consistent and compatible with the goals, policies and objectives of the 2019 Columbia Falls Growth Policy including but not limited to the following:

Goal “3. Orderly growth and efficient use of space consistent with fiscal soundness, environmental conservation, and community vitality”.(P. 21)

Goal “7. Encourage a healthy supply of new housing stock to serve Columbia Falls’ growing population and continue to provide housing affordable to the average working family.”(P.21)

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.” (P.25)

Goal “2. Residential development that does not excessively burden the local government and is adequately served by public facilities and services.” (P.25)

Policies:

“3. Urban Residential:

a. Urban residential areas should be encouraged to be developed where adequate services and facilities are available, or extensions can be provided.

b. Typical densities are two to eight dwellings per gross acre.

c. Single-family houses are the primary housing type. Duplexes, guest houses, accessory apartments, and small dispersed areas of multifamily housing are also anticipated.

d. Urban density residential areas should be fully served by urban infrastructure and municipal services, including paved streets, curbs, sidewalks abutting all residential lots, boulevards and public sewer and water.

e. These areas should have convenient pedestrian and vehicle access to neighborhood business districts, parks, and elementary schools.” (P26)

“4. Multi-family Residential:

a. Multifamily residential areas, as shown on the growth policy map, have typical densities of eight to twenty dwellings per gross acre, as may be appropriate to the site.

b. Small high-density residential districts are encouraged to be dispersed throughout the urban area. These districts should be located predominantly near schools, buffering retail and business areas and adjacent to major streets.

c. Multi-family housing developments should be designed to fit compatibly within larger single-family neighborhoods.

*d. Townhouses are encouraged to be a primary housing type in these areas. Additional common housing types include low-rise apartments, duplexes, manufactured home parks, **and upper floors of mixed-use buildings.***

e. In transitional areas zoned for multi-family residential use but developed primarily as single-family houses, conversion of existing houses to offices is encouraged, in order to maintain investment in the existing building stock and ease the land-use transition.

f. Multi-family residential areas should be within close proximity to small parks or common open spaces. When parks are not immediately available or are under sized, projects should contribute to the development of neighborhood parks and open space.

g. High density areas should be fully served by urban infrastructure and services. This includes paved streets, curbs, sidewalks abutting all residential lots, boulevards and public sewer and water. h. As density increases to 4-plex or larger buildings, increased design standards should be required.”

“9. All new residential developments should provide adequate off-street parking.”

“10. All residential areas should be served by sidewalks or bike paths. Where new projects abut collector or arterial roads, bike and pedestrian paths and trails should be incorporated in place of standard sidewalks.”

14. Residential lighting that is properly shielded and directed to avoid the spread of fugitive light is encouraged both on residential streets and for multi-family and non-residential uses in residential neighborhoods.

15. Designate new areas for urban scale residential expansion adjacent to the city limits that can be served by municipal services to accommodate anticipated future residential growth.

“16. Planned Unit Development in:

- a. Utilize in areas where both residential and commercial uses are planned so that the uses are designed in a compatible and harmonious manner.*
- b. Utilize for residential and development areas where a variety of lot sizes might result in more innovative design and environmental protection.” (P.26-29)*

Commercial Development

Issues:

“2. Downtown Columbia Falls (Nucleus Avenue) continues to evolve with new development of mix use buildings and interest in rehabilitation of old structures.

“7. The Columbia Falls downtown neighborhood has a perceived parking problem.” (P.29)

Goals:

1. Balanced commercial development providing convenient access to a broad selection of goods and services.

2. Columbia Falls is a gateway community to Glacier National Park and the surrounding recreational assets which provides the traveler and residents with a broad array of retail businesses, services and 30 accommodations. Columbia Falls should continue to support business and services catering to the visitor as well as the local resident. (P.30)

Policies:

“a. Design and locate development to protect public health and safety, ensure adequate provision of services; fit the character of its surroundings, and encourage the most appropriate use of land.

b. 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, the Flathead River and public access to the River.

c. Utilize the Planned Unit Development process to ensure that commercial areas provide appropriate buffers to adjacent residential areas, and that all planned uses are compatible.” (P.30)

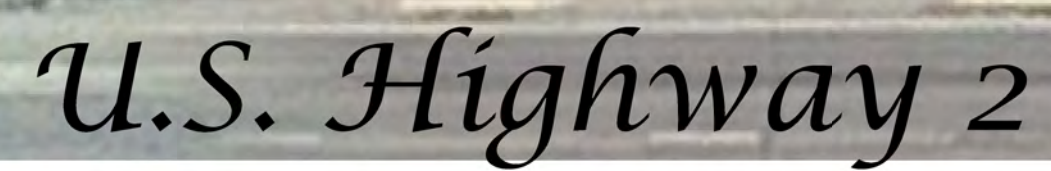
Recommendations:

“7. Support zoning Nucleus and a Historic District to promote mix use, multifamily, and commercial uses in same structure.”

The above excerpts from the growth policy support the subject PUD Overlay with a punctuation of the above “recommendation”.

See Attached Exhibits for items listed below:

- 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.*



PUD Site Plan



812 4th Avenue West - CB-2 PUD Site Plan

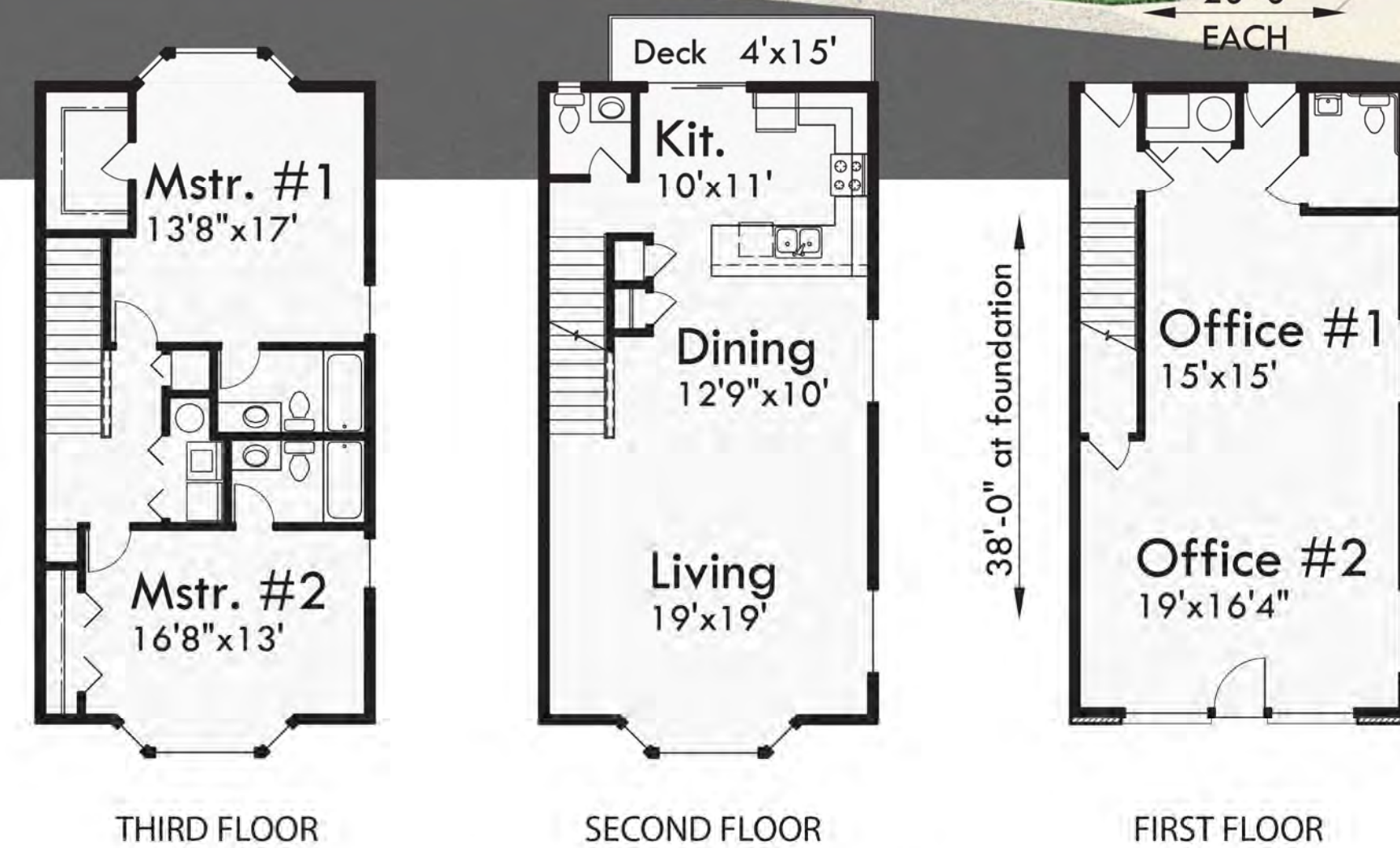
Owner: Nipotopi Family Trust

Columbia Falls, Montana

REVISIONS:		
NO.	DESCRIPTION	DATE

PROJECT: XX-XX-XX
LAYOUT: Layout Name
SURVEYED: Initials
DESIGN: BFL
DRAFT: BFL
APPROVE: Initials
DATE:

Sept. 1, 2020



www.houseplans.pro
Bruinier & associates, inc. building designers ©
1304 SW Bertha Blvd. Portland, Oregon 97219 (503-246-3022)



Schematic Building Plans

Note:
The above plans, elevations and perspectives are for preliminary purposes only. The final plans will be generated by an architect and submitted for final review to the City of Columbia Falls. The building footprint will remain the same as shown on the drawings.

REVISIONS:		
NO.	DESCRIPTION	DATE

PROJECT:	XX-XX-XX
LAYOUT:	Layout Name
SURVEYED:	Initials
DESIGN:	BFL
DRAFT:	BFL
APPROVE:	Initials
DATE:	

Sept. 1, 2020



Schematic Landscape Plan



Deciduous Tree



Evergreen Tree



Deciduous Hedge



Low Evergreen Shrub



Deciduous Flowering Shrub



Evergreen Shrub



Perennial Flower or Ornamental Grass



Lawn Area



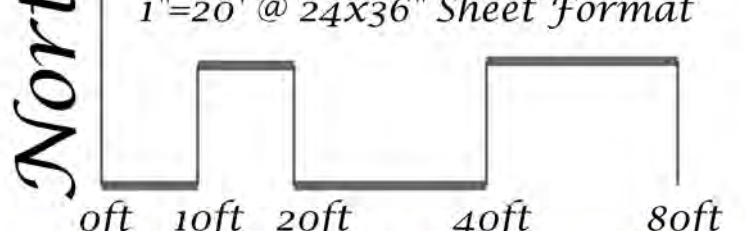
Ornamental Organic Mulch underlain w/ weed barrier

North



Scale

1"=20' @ 24x36" Sheet Format



Date: September 1, 2020

CERTIFICATE OF SURVEY SW 1/4, Sec. 8, T30N R20W Flathead County, Montana

OWNERS: WILLIAM J. DAVISON, ROBERT CHARLES WALTMIRE AND FRANK L. SLEIGHT

PURPOSE: PARCEL A AND B: BOUNDARY LINE ADJUSTMENT

DATE: NOVEMBER 28, 1995

LEGAL DESCRIPTION

PARCEL A:

THAT PORTION OF THE SOUTHWEST 1/4, SECTION 8, TOWNSHIP 30 NORTH, RANGE 20 WEST, FLATHEAD COUNTY, MONTANA DESCRIBED AS FOLLOWS:
COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF EIGHTH STREET WITH THE WEST LINE OF FOURTH AVENUE WEST; THENCE ALONG THE SOUTH LINE OF EIGHTH STREET NORTH 89°41'41" WEST 192.91 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE SOUTH LINE NORTH 89°41'41" WEST 117.59 FEET; THENCE SOUTH 125.00 FEET; THENCE SOUTH 89°41'41" EAST 118.02 FEET; THENCE NORTH 0°12'03" WEST 125.00 FEET TO THE POINT OF BEGINNING CONTAINING 0.338 ACRE OF LAND ALL AS SHOWN HEREON.

PARCEL B:

THAT PORTION OF THE SOUTHWEST 1/4, SECTION 8, TOWNSHIP 30 NORTH, RANGE 20 WEST, FLATHEAD COUNTY, MONTANA DESCRIBED AS FOLLOWS:
BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF EIGHTH STREET WITH THE WEST LINE OF FOURTH AVENUE WEST; THENCE ALONG THE SOUTH LINE OF EIGHTH STREET NORTH 89°41'41" WEST 192.91 FEET; THENCE SOUTH 0°12'03" EAST 125.00 FEET; THENCE SOUTH 89°41'41" EAST 192.28 FEET TO THE WEST LINE OF FOURTH AVENUE WEST; THENCE ALONG THE WEST LINE NORTH 0°05'19" EAST 125.00 FEET TO THE POINT OF BEGINNING CONTAINING 0.553 ACRE OF LAND ALL AS SHOWN HEREON.

OWNER CERTIFICATION

WE HEREBY CERTIFY THAT THE PURPOSE OF THIS DIVISION OF LAND IS TO RELOCATE A COMMON BOUNDARY LINE BETWEEN ADJOINING PROPERTIES OUTSIDE A PLATTED SUBDIVISION AND THAT NO ADDITIONAL PARCELS ARE HEREBY CREATED. THEREFORE, THIS DIVISION OF LAND IS EXEMPT FROM REVIEW AS A SUBDIVISION PURSUANT TO SECTION 76-3-207(1)(A), MCA.

William J. Davison
WILLIAM J. DAVISON

Robert Charles Waltmire
ROBERT CHARLES WALTMIRE

Frank L. Sleight
FRANK L. SLEIGHT

STATE OF MONTANA }
COUNTY OF FLATHEAD } SS.

ON THIS 4th DAY OF December, 1995, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE AFORESAID, PERSONALLY APPEARED WILLIAM J. DAVISON, ROBERT CHARLES WALTMIRE, AND ~~FRANK L. SLEIGHT~~, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

David C. Holmes
NOTARY PUBLIC FOR THE STATE OF MONTANA
RESIDING AT KALISPELL, MT.
MY COMMISSION EXPIRES 8/23/99

APPROVED: Dec. 6, 1995

CERTIFICATE OF SURVEYOR

Jan H. Butler
EXAMINING LAND SURVEYOR
REGISTRATION NO. 5428 S

Dawn Marquardt
DAWN MARQUARDT
REGISTRATION NO. 12484

STATE OF MONTANA
COUNTY OF FLATHEAD

FILED ON THE 15 DAY OF Dec, 1995, A.D., AT 10:40 O'CLOCK A. M.

Sharon D. Habel
COUNTY CLERK AND RECORDER

BY Gaulw Robm
DEPUTY

96-04

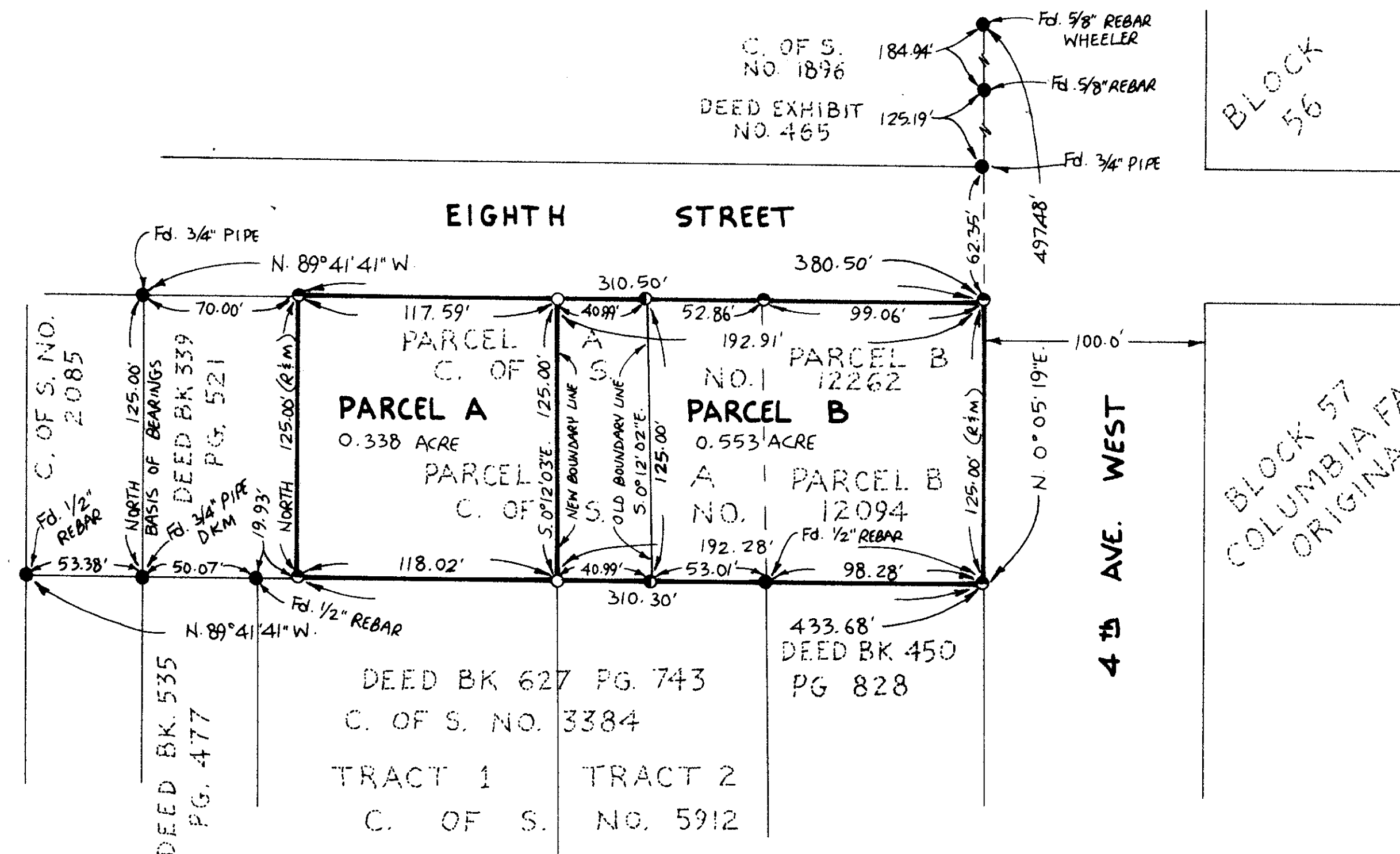
95349 10400

CERTIFICATE OF SURVEY No.

12484

12484

DAVISON



STATE OF Montana }
COUNTY OF FLATHEAD } SS.

ON THIS 6th DAY OF December, 1995, BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC FOR THE STATE AFORESAID, PERSONALLY APPEARED FRANK L. SLEIGHT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

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MY COMMISSION EXPIRES 8/23/99



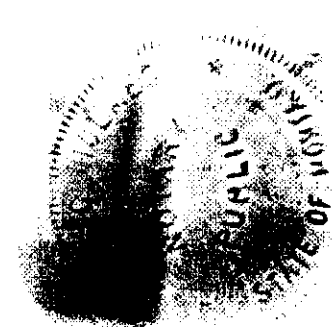
LEGEND

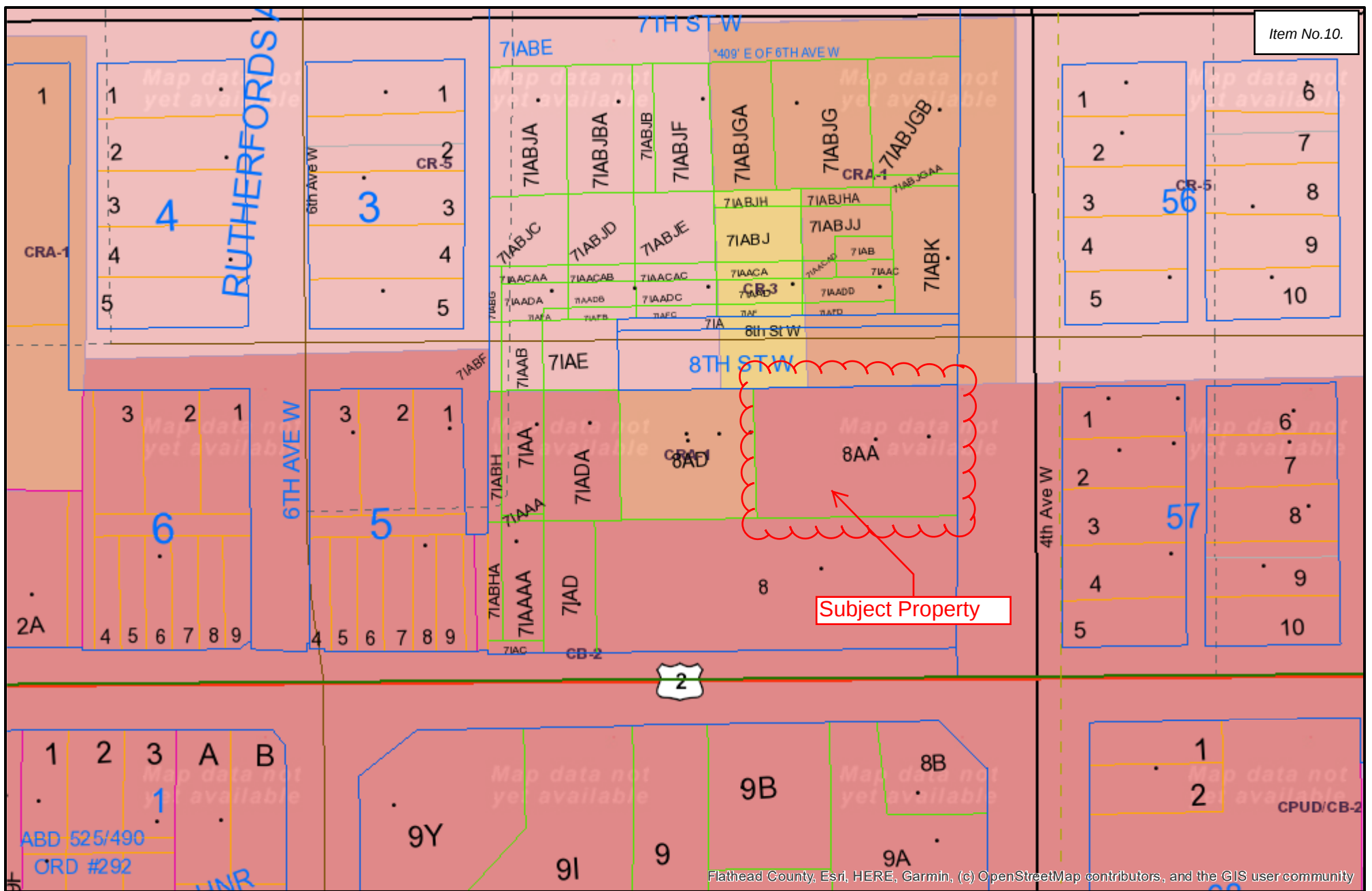
- SET 5/8" x 24" REBAR WITH PLASTIC CAP STAMPED '73285'
- FOUND 5/8" REBAR '73285' PER C. OF S. NO. 12094
- FOUND 5/8" REBAR '73285' PER C. OF S. NO. 12262
- FOUND POINT AS NOTED

SCALE ~ 1" = 50'
0 25' 50' 100'

Marquardt Surveying, Inc.

285 1st AVE. E.
KALISPELL, MONTANA 59901
PHONE (406) 755-6285





Flathead County GIS Department



800 South Main Street
Kalispell, Montana 59901

0 0.01 0.02 0.04 0.06 0.08 mi



The areas depicted on these maps are for illustrative purposes only and do not necessarily meet mapping, surveying, or engineering standards. Deriving conclusions from this map is done at the user's assumed risk.

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, October 13, 2020 at 6:30 p.m. at the Council Chambers of City Hall, 130 6th Street West, Columbia Falls, Montana. The Columbia Falls City Council will hold a subsequent hearing on November 2, 2020 starting at 7:00 p.m. in the same location. Both hearings will be conducted in accordance with the most current recommended and/or required public health and safety protocols in place at the time of the hearing. The City website, <https://cityofcolumbiafalls.org>, will contain updated information if there is any change to the planned hearings.

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

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

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 Planned Unit Development, please call Eric Mulcahy, Columbia Falls City Planner at 755-6481.

DATED this 14th day of September, 2020

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

September 27, 2020
MNAXLP

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. 27278**

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 SEPTEMBER 27, 2020

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.

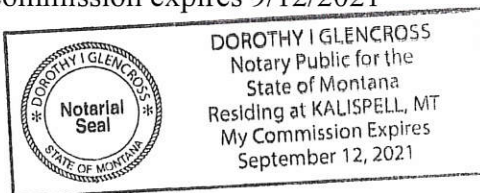
Mary Booth

Subscribed and sworn to
Before me this, September 27, 2020

Dorothy I. Glencross

Dorothy I. Glencross

Notary Public for the State of Montana
Residing in Kalispell
My commission expires 9/12/2021





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

Planning Department

PHONE (406) 892-4391

FAX (406) 892-4413

Item No.10.

September 14, 2020

Re: Public hearing notice for a PUD for Nitopi Family Trust

Dear Adjacent Property Owner:

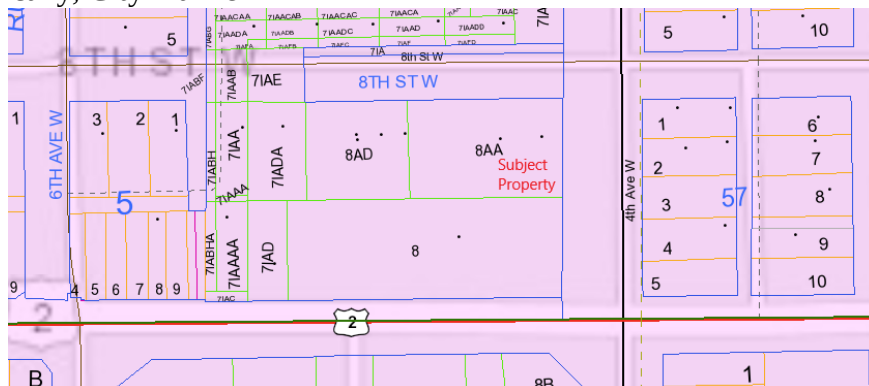
Our records indicate that you are the owner of property within 150-feet of the proposed project.

As the Planning Staff for the Columbia Falls Planning Jurisdiction, I am writing to provide you with a notice of a public hearing for a Planned Unit Development overlay located at 812 4th Ave. West just north of the new Whitefish Credit Union. The PUD will create nine residential units and three commercial spaces in two buildings on the half acre parcel. The three story building will meet the setback and height standards of the CB-2 (General Business) zoning district as well as providing 22 off-street parking spaces. The property is described as Assessors' Tract 8AA (Parcel B of COS 12484) in the SW1/4 of Section 8, Township 30 North, Range 20 West, P.M.M., Flathead County.

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 October 8, 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 emailed and/or passed out at the hearing.

Sincerely,

Eric H. Mulcahy, City Planner



CITY OF COLUMBIA FALLS
NOTICE OF PUBLIC HEARING

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

CALL TO ORDER AND ROLL CALL:

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

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

APPROVAL OF MINUTES:

Approval of August 11, 2020 Regular Meeting Minutes

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

PUBLIC HEARINGS AND ACTION:

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

The Columbia Falls City-County Planning Board will hold a public hearing for the following item at their regular meeting on Tuesday, October 13, 2020 at 6:30 p.m. at the Council Chambers of City Hall, 130 6th Street West, Columbia Falls, Montana. The Columbia Falls City Council will hold a subsequent hearing on November 2, 2020 starting at 7:00 p.m. in the same location. Both hearings will be conducted in accordance with the most current recommended and/or required public health and safety protocols in place at the time of the hearing. The City website, <https://cityofcolumbiafalls.org>, will contain updated information if there is any change to the planned hearings

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

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

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

Shepard asked for the applicant's presentation:

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

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

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

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

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

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

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

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

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

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

Board comments:

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

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

ADJOURNMENT

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

Vice Chairman, Shepard

Alex Vissotzky | Public Works Clerk

DRAFT

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, November 10th, 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 December 7, 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 Conditional Use Permit in the Columbia Falls Zoning Jurisdiction:

Applicant, Judy Morse is requesting a Conditional Use Permit to operate a drive-thru coffee and micro bakery stand at 2100 9th Street West (The front northwest corner of the Super 1 parking lots). The property is zoned CB-2 Commercial however all drive-thru's require a conditional use permit in this zone. The coffee/bakery will have circulation through the existing Super 1 parking lot and highway approaches. The property is described as Lot 3 of the O'Neil Subdivision Section 18, 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 16th day of October, 2020

Susan Nicosia

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

Publish: Daily Interlake Sunday October 25th 2020

CITY OF COLUMBIA FALLS
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN, that the City Council of the City of Columbia Falls, Montana, will hold a public hearing on December 7, 2020 at 7:00 p.m. in the Columbia Falls City Hall, 130-6th Street West, Columbia Falls, Montana, to adopt an amended 2021 FY budget for the Tax Increment District Fund and Targeted Economic District Fund.

The City received the estimated tax funding for the Tax Increment District Fund at the end of October, 2020. Based on the estimated real estate tax funding of \$441,054, the City Council will amend the appropriations for the 2021 FY. The funds will be spent as provided for in the Tax Increment District Statement of Need and priorities established through the public hearing process.

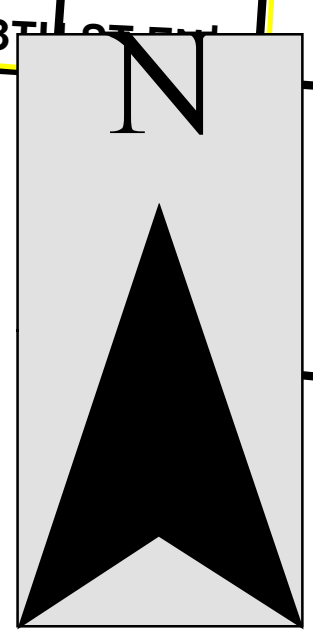
The City received the estimated tax funding for the Targeted Economic District Fund at the end of October, 2020. Based on the estimated real estate tax funding of \$1,375, the City Council will consider appropriating the available funds for the 2021 FY based on the Statement of Need and priorities established through the public hearing process.

Taxpayers are encouraged to attend the hearing and give written or oral comments on the budget-related item. Written comments may be mailed to the City Clerk, 130 6th Street West, Room A, Columbia Falls, Montana, 59912. Questions regarding the proposed items can be made by contacting City Manager Susan Nicosia at 892-4391.

DATED THIS 2ND DAY OF NOVEMBER 2020

s/Barb Staaland, City Clerk

Publish: Sunday, November 22nd and November 29th



TEDD Boundary

Urban Renewal District

Columbia_Falls_City_Limits

Vacant_lot

Water Main Size

0.75

1

1.5

2

3

4

6

8

10

12

14

16

18

SEPTICS & Sewer Status

Available

Not Available

Possible

Sewer Main Size

1.25

3

4

6

8

10

12

16

18

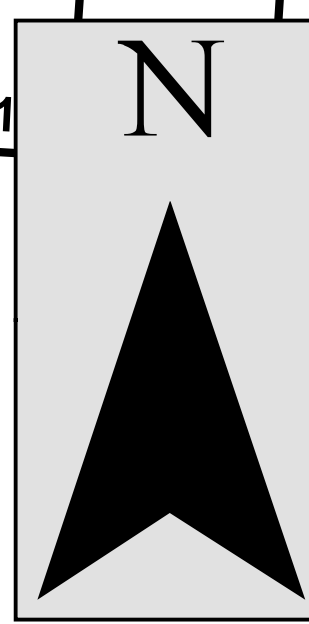
Highway

Roads

Flathead_River

Map is for reference only
NOT TO SCALE
NAD_1983_StatePlane_Montana_FIPS_2500_Feet
Data from City of Columbia Falls and MT State Library
Prepared by City of Columbia Falls GIS

Bike/Pedestrian Travel Within Columbia Falls



- Flathead_River
- Primitive Trail
- Asphalt Path
- Sidewalk
- Repair Sidewalk
- No Sidewalk
- Old Sidewalk
- CF_TEDD_2018
- Urban Renewal District
- Roads
- CF City Limits

Map is for reference only
NOT TO SCALE
NAD_1983_StatePlane_Montana_FIPS_2500_Feet
Data from City of Columbia Falls and MT State Library
Prepared by City of Columbia Falls GIS

RESOLUTION NO. 1835

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COLUMBIA FALLS, MONTANA, AMENDING FUND 5210 WATER FUND BUDGET LINE-ITEM APPROPRIATIONS FOR THE FISCAL YEAR ENDING JUNE 30 2021.

WHEREAS, the City Council adopted the 2020-2021 Fiscal Year Budget on September 21, 2020 with the adoption of Resolution 1833; and

WHEREAS, Resolution 1833 Section 4 permits the City Manager to make appropriate line-item budgetary transfers except for personnel and capital outlay; and

WHEREAS, the City Manager discovered that Fund 5210 Water contracted services and capital outlay items needed to be amended; and

WHEREAS, the proposed Fund 5210 line-item adjustments do not increase the appropriations, the budget line-items may be amended as provided for in 7-6-4012, MCA

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

Section One: Fund 3536 SID Fund of the City of Columbia Falls is hereby amended as follows:

Expenses:	Increase/(Decrease)	Amended Total
5210-430500-350 Legal Services/Contract	\$(100,000)	\$ 6,483
5210-430500-939 Bond Counsel	\$10,000	\$ 10,000
5210-430500-930 New Improvements	\$90,000	\$2,007,713

Section Two: The City Council hereby authorizes the City Finance Director to make the itemized Fund 5210 line-items amendments for the 2020-21 fiscal year.

Section Three: This Resolution shall become effective immediately upon its passage and approval by the City Council.

PASSED AND ADOPTED BY THE CITY COUNCIL OF COLUMBIA FALLS, MONTANA THIS 2nd DAY OF NOVEMBER, 2020, THE COUNCIL VOTING AS FOLLOWS:

AYES:
NOES:
ABSENT:

City Clerk

APPROVED BY THE MAYOR OF COLUMBIA FALLS, MONTANA THIS ____ DAY OF NOVEMBER, 2020.

Mayor

ATTEST:

City Clerk

FIRST READING

ORDINANCE NO.805

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COLUMBIA FALLS, MONTANA, AMENDING THE COLUMBIA FALLS ZONING MAP TO ALLOW THE DEVELOPMENT OF A PLANNED UNIT DEVELOPMENT (PUD) OVERLAY FOR THE PROPERTY LOCATED AT 812 4TH AVENUE WEST, FURTHER DESCRIBED AS ASSESSOR'S TRACT 8AA (PARCEL B OF COS 12484), SW1/4, SECTION 8, TOWNSHIP 30 NORTH, RANGE 20 WEST, P.M.M., FLATHEAD COUNTY

WHEREAS, The Nitopi Family Trust, owner of the real property, has requested an amendment to the Columbia Falls zoning map to allow the development of a Planned Unit Development (PUD) overlay on property zoned CB-2 located at 812 4th Avenue West, further described as Assessor's Tract 8AA, (Parcel B of COS 12484), SW1/4, Section 8, Township 30 North, Range 20 West, P.M.M., Flathead County; and

WHEREAS, the Columbia Falls Planning Department, on October 13, 2020, in Staff Report CPUD-20-04, recommended approval of the requested Planned Unit Development (PUD), subject to certain conditions; and

WHEREAS, said request was considered by the Columbia Falls City-County Planning Board in a public hearing at its regularly scheduled meeting on October 13, 2020, at which the Board adopted Staff Report CPUD-20-04 with revisions and recommended approval of the requested Planned Unit Development (PUD) subject to certain conditions as shown in Exhibit A; and

WHEREAS, a hearing on the Planned Unit Development (PUD) was held by the City Council of the City of Columbia Falls, Montana, at its regular meeting on Monday, November 2, 2020, after said hearing was advertised according to law; and at said hearing on said date, the City Council considered the recommendation of the Planning Board, the report of the Columbia Falls Planning Office, together with any and all comments filed or voiced with respect to said change; and

WHEREAS, the City Council has determined that the PUD request, subject to certain conditions, is in the best interest of the City and that the unique character of the property justified approval of a PUD of less than two acres.

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

Section One. Findings of Fact: That the Columbia Falls Planning Office Report #CPUD-20-04, dated September 30, 2020, as amended by the Columbia Falls City-County Planning Board on October 13, 2020, is hereby adopted by the Council as findings of fact with respect to said PUD request.

Section Two. Change in Zoning Classification: That the requested Planning Unit Development (PUD) overlay on property presently zoned CB-2 General Business will allow the development of nine residential units and three commercial units at 812 4th Avenue

FIRST READING

West, further described as Assessor's Tract 8AA (Parcel B of COS 12484), SW1/4, Section 8, Township 30 North, Range 20 West, P.M.M., Flathead County.

Section Three. All documents included in the site plan and the recommendation of the Columbia Falls Planning Office is hereby incorporated by reference and the Conditions are shown in Exhibit A.

Section Four. The Council finds that the proposal complies with the Columbia Falls City Growth Policy and the requested mixed-use PUD is consistent with the neighboring uses that are both commercial and multi-family residential.

Section Five. Inconsistent Provisions: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section Six. Severability: The provisions of this Ordinance are severable. If any provision of this Ordinance is held invalid, such invalidity shall not affect other provisions or applications of this Ordinance which can be given effect without the invalid provision.

Section Seven. Effective Date: This Ordinance shall become effective thirty (30) days after its final passage and approval by the City Council of the City of Columbia Falls, Montana.

PASSED AND APPROVED BY THE CITY COUNCIL OF COLUMBIA FALLS, MONTANA THIS ____ DAY OF NOVEMBER, 2020, THE COUNCIL VOTING AS FOLLOWS:

AYES:

NOES:

ABSENT:

City Clerk

APPROVED BY THE MAYOR OF COLUMBIA FALLS, MONTANA THIS ____ DAY OF NOVEMBER, 2020.

Mayor

ATTEST:

City Clerk

FIRST READING

EXHIBIT A

1. The City Council approves a PUD in an area less than two acres.
2. The Nitopi PUD will allow the following deviations:
 - a. Parking - 22 parking spaces.
 - b. Mixed use with residential and commercial use.
3. The project shall be built in substantial compliance with the PUD Site Plan dated September 1, 2020 and prepared by WMW Group.
4. The Columbia Falls Fire Chief shall approve the fire hydrant location.
5. 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.
6. The applicant shall construct a six foot wide detached sidewalk along the 4th Avenue West and 8th Street West frontages along with curb and gutter.
7. The applicant shall submit an engineered and stamped drainage plan to the Columbia Falls Public Works Director for review and approval prior to issuance of a building permit. Said plan shall also include snow storage.
8. The developer will produce a sign plan for the three commercial uses that is compliant with the zoning regulations. Future sign permits will be reviewed subject to the master sign plan.
9. The architectural designs submitted with the application were only to provide context and scale of the proposed project and as such were not reviewed for compliance with the "Small Building" requirements of the Columbia Falls Zoning Ordinance. The applicant shall submit the detailed architectural building plans to the Planning Office for review and approval prior to obtaining a Building Permit.
10. The applicant will construct a site obscuring fence with gates around the dumpster site. The refuse screening shall be included with the building permit plans.
11. The lighting 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.
12. 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.
13. Safety fencing will be installed during construction.

**CITY OF COLUMBIA FALLS
CORRESPONDENCE LIST
COUNCIL MEETING
November 2, 2020**

10/25/2020 - Email from Ben Schwartz, concern on COVID-19 being disregarded as a serious threat
10/30/20 – Email from Brittany Coburn, inquiring about a Columbia Falls COVID Task Force