



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

PHONE (406) 892-4391
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**CITY COUNCIL REGULAR MEETING
AGENDA
MONDAY, JUNE 16, 2025
COUNCIL CHAMBERS CITY HALL**

FINANCE COMMITTEE – 6:30 P.M

(Barnhart, Shepard, King)

REGULAR MEETING – 7:00 P.M.

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

CONSENT AGENDA:

- [1.](#) Approval of Claims - June 16, 2025 - \$209,532.69
- [2.](#) Finance - Void Outstanding Checks - Effective 06/30/2025
- [3.](#) SLIPA Grant - Fire Hydrant Replacement Change Order #1
- [4.](#) Approval of Payroll Claims - June 6, 2025 - \$120,680.50
- [5.](#) Approval of Regular Council Meeting Minutes - June 2, 2025
- [6.](#) Records Destruction Document

VISITORS/PUBLIC COMMENT (Items not on agenda)

APPOINTMENT:

- [7.](#) Volunteer Firefighter
Recommendation for Sydney Mainolfi to be appointed as a probationary volunteer firefighter.

NOTICE OF PUBLIC HEARINGS/PUBLIC HEARINGS:

8. Public Hearing - 2025-2026 Fiscal Year Preliminary Budget Hearings:
The City will begin the 2025-26 Fiscal Year Preliminary Budget Hearings with a presentation by City Manager Hanks. The Preliminary Budget hearing will include on-going capital projects and

projected revenues and expenditure activity with significant budgetary impact for the 2025-26 Fiscal Year.

The Budget Hearings will remain open until the final budget adoption in September 2025.

ORDINANCES / RESOLUTIONS:

- [9.](#) Resolution #1944 - Establishing Fees for the use of The City Pool
- [10.](#) Resolution #1945 - Preliminary Plat Approval T & C Business Park
- [11.](#) Resolution #1946 - Heritage Days 2025
- [12.](#) Resolution #1947 - Authorizing an Eagle Scout to Construct a Children's Memorial Garden at Wildcat Park
- [13.](#) Final Reading of Ordinance #833 - Amending the Columbia Falls Zoning Map from CB-2 Commercial to CR-5 Two-Family Residential at 394 Railroad Street

REPORTS / BUSINESS FROM MAYOR & COUNCIL

CITY MANAGER REPORT

- [14.](#) City Manager Updates

CITY ATTORNEY REPORT

MISCELLANEOUS

- [15.](#) Police Department May Activity Report
- [16.](#) Correspondence

ADJOURN

Next Scheduled Meetings:

City Council Regular Meeting, **July 7, 2025** – 7:00 PM

Planning Board – TBD

Study Commission Meeting, **June 18, 2025** - 5:00 PM

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CITY OF COLUMBIA FALLS
Claim Approval List
For the Accounting Period: 6/25

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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
47515		3092 ADVANCED PUMP & EQUIPMENT, INC	1,216.94						
	16438	06/09/25 SWR-3" FLAP VALVE ASSEMBLY	453.18*			5310 430600	240		101000
	16450	06/10/25 SWR-SUCTION FLANGE	763.76*			5310 430600	240		101000
		Total for Vendor:	1,216.94						
47480		877 APPLIED INDUSTRIAL TECHNOLOGIES	714.00						
	7032216859	05/23/25 SWR-UV WIPERS	714.00			5310 430600	220		101000
		Total for Vendor:	714.00						
47521		3318 BLUE FORCE GEAR, INC	2,152.21						
		ROUND UP FOR SAFETY							
	101043	06/10/25 PD-TRAUMA KITS (13)	2,152.21*			1000 420100	220		101000
		Total for Vendor:	2,152.21						
47525		1700 BRECK LAW OFFICE, PC	1,147.50						
	952	06/09/25 LS-DENHAM WAGE CLAIM	90.00			1000 411100	351		101000
	953	06/09/25 LS-DENHAM HRB CLAIM	1,057.50			1000 411100	351		101000
		Total for Vendor:	1,147.50						
47476		2943 CORE & MAIN LP	1,367.34						
	27459	05/22/25 SWR-BASIN AIR VALVE	1,367.34*			5310 430600	240		101000
		Total for Vendor:	1,367.34						
47481		3026 DAILY INTER LAKE	131.89						
		NO.31262 PLANNING COMMISSION- ZONE CHANGE. CI-1 TO CB-2 THE 2155 CF UC							
	36704	05/25/25 PLAN COMMISSION-ZONE CHANGE	131.89			1000 411000	331		101000
		Total for Vendor:	131.89						
47482		2501 ENCOMPASS SUPPLY	185.47						
	107946	05/29/25 SWR-NITRILE GLOVES	185.47			5310 430600	220		101000
		Total for Vendor:	185.47						
47474	E	1879 EVERGREEN WASTE CONNECTIONS	547.00						
	4966878	06/01/25 FAC-05/01/25-05/31/25	99.23			1000 411200	340		101000
	4966880	06/01/25 STRS-05/01/25-05/31/25	199.80			2500 430200	340		101000
	4966795	06/01/25 WTR-05/01/25-05/31/25	99.23			5210 430500	340		101000

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	4966763	06/01/25 SWR-05/01/25-05/31/25	82.60			5310 430600	340		101000
	4966764	06/01/25 PRKS-05/01/25-05/31/25	66.14			1000 460400	340		101000
		Total for Vendor:	547.00						
47530		2589 FASTSIGNS WHITEFISH	233.11						
	489-30957	05/23/25 FENHOLT SKATE PARK SIGN	233.11			4010 460400	930		101000
		Total for Vendor:	233.11						
47484		438 FERGUSON WATERWORKS	454.93						
	0923467-1	05/30/25 STR-PIPE WRCH	258.64			2500 430200	220		101000
	0925515	06/04/25 POOL-PVC PARTS/CLAMP	196.29			1000 460445	240		101000
		Total for Vendor:	454.93						
47477		3104 FIRST CALL COMPUTER SOLUTIONS,	1,899.70						
	105252	06/01/25 IT AGREEMENT JUNE	1,800.00			1000 410580	355		101000
	105595	05/31/25 MONTHLY BILLING FOR MAY	99.70			1000 410580	355		101000
		Total for Vendor:	1,899.70						
47509		1892 FLATHEAD COUNTY	75.00						
	6535	06/04/25 OWNERSHIP LIST-L.TAYLOR	75.00			1000 411000	390		101000
		Total for Vendor:	75.00						
47473		663 FLATHEAD COUNTY SOLID WASTE	2,743.96						
	FEB BILLING	05/01/25-05/29/25							
	17666	05/31/25 SWR-SLUDGE WASTE 5/1-5/29/25	2,743.96			5310 430600	395		101000
		Total for Vendor:	2,743.96						
47469		24 FLATHEAD COUNTY TREASURER	1,050.00						
	060225	06/02/25 CRT-TECH SUR 05/25	500.00			1000 212201			101000
	060225	06/02/25 CRT-LEA/CRIM CONV SURCHARGE	550.00			1000 212201			101000
		Total for Vendor:	1,050.00						
47511		21 FLATHEAD ELECTRIC COOP INC	14,571.83						
	053125	05/31/25 FAC-04/25/25-05/24/25	369.69			1000 411200	341		101000
	053125	05/31/25 PD-04/25/25-05/24/25	39.58			1000 420100	341		101000
	053125	05/31/25 FD-04/25/25-05/24/25	409.22*			1000 420400	341		101000
	053125	05/31/25 PRKS-04/25/25-05/24/25	650.06			1000 460400	341		101000

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	053125	05/31/25 POOL-04/25/25-05/24/25	186.78			1000 460445	341		101000
	053125	05/31/25 LIGHTING-04/25/25-05/24/25	2,505.32			2400 430200	341		101000
	053125	05/31/25 STRS-04/25/25-05/24/25	135.36			2500 430200	341		101000
	053125	05/31/25 WTR-04/25/25-05/24/25	4,226.66			5210 430500	341		101000
	053125	05/31/25 SWR-04/25/25-05/24/25	6,049.16			5310 430600	341		101000
		Total for Vendor:	14,571.83						
47483		2814 FLATHEAD PEST SOLUTIONS	98.00						
		SERVICE FOR JUNE							
	19316	06/02/25 FD-CITY MONTHLY EXT BARRIER	98.00*			1000 420400	399		101000
		Total for Vendor:	98.00						
47523		3019 FLATHEAD PUBLISHING GROUP	590.00						
		Total bill was \$1254; March Ad \$664 and April Ad \$590							
	33927	05/31/25 FIN-POOL MANAGER AD	590.00			1000 410500	331		101000
		Total for Vendor:	590.00						
47471		1378 GLACIER CLEAN CAR WASH	400.00						
	180-2025	05/07/25 PD-FLEET WASH CARD-33073	150.00*			1000 420100	361		101000
	183-2025	06/11/25 PD-FLEET WASH CARD-33073	250.00*			1000 420100	361		101000
		Total for Vendor:	400.00						
47514		3317 GLASSTEK	385.00						
	9750	06/05/25 PD-CAR #25 WINDSHEILD REPLACED	385.00*			1000 420100	361		101000
		Total for Vendor:	385.00						
47485		3270 GRANITE TECHNOLOGY SOLUTIONS	150.00						
		BUILDING CAMERA SYSTEM TROUBLE SHOOTING. CAMERA'S ARE CUTTING OUT. SERVER IS GOING BAD.							
	39204	05/30/25 FAC-SURVEILLANCE CAMERA MAINT	150.00			1000 411200	399		101000
		Total for Vendor:	150.00						
47500		2806 HANSON'S HARDWARE	524.85						
	615766	06/03/25 POOL-FAN/GLOVES	61.98			1000 460445	220		101000
	615674	05/28/25 SWR-2" PIPE CAST	19.99*			5310 430600	240		101000
	615726	05/31/25 SWR-PLUG/COUPLER/HOSE	26.47*			5310 430600	240		101000
	615662	05/28/25 PRK-FUEL	22.99			1000 460400	231		101000

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	615662	05/28/25 PRK-TRIMMER LINE	35.98			1000 460400	220		101000
	615683	05/29/25 POOL-PAINT BAG/POLY TUBE	46.22			1000 460445	240		101000
	615760	06/03/25 POOL-BATTERY/VALVE/SEAL/TAPE	44.46			1000 460445	220		101000
	615761	06/03/25 POOL-CUTTER/FACE SHIELD/GLOVES	75.96			1000 460445	220		101000
	615508	05/19/25 STR-SLIP CAP	2.99			2500 430200	220		101000
	615544	05/21/25 SWR-SWITCH	6.49*			5310 430600	240		101000
	615567	05/22/25 WTR-BATTERY	10.99			5210 430500	220		101000
	615639	05/27/25 SWR-SCREWS/BROOM	13.54			5310 430600	220		101000
	615641	05/27/25 SWR-SCREWS	1.10*			5310 430600	240		101000
	615661	05/28/25 POOL-ELBOW (3)	20.97			1000 460445	240		101000
	615676	05/28/25 FAC-SPRAY WAND/HOSE	31.98			1000 411200	212		101000
	615700	05/29/25 PRK-BATTERY (3)	40.77			1000 460400	220		101000
	615410	05/13/25 STR-DEET/HOT SHOT FOG/LOPPER	61.97			2500 430200	220		101000
		Total for Vendor:	524.85						
47529		3062 HIGHGRADE CONSTRUCTION	6,030.00						
		Asphalt pavement at 3 hydrant sites							
	1148	04/30/25 WTR-HB355 PAVE 3 HYDRANTS	6,030.00*			5210 430500	934		101000
		Total for Vendor:	6,030.00						
47522		3292 JACOBS ENGINEERING	131,187.78						
		COLUMBIA FALLS GATEWAY TO GLACIER SAFETY AND MOBILITY RAISE GRANT #7							
	W3Y27200-7	06/06/25 STR-RAISE GRANT INV #7 65%	85,272.06			2995 430230	930		101000
	W3Y27200-7	06/06/25 WTR-RAISE GRANT INV #7 35%	45,915.72			2995 430550	930		101000
		Total for Vendor:	131,187.78						
47488		1504 KALISPELL COPY CENTER	638.72						
	269017	05/14/25 STRS-EARPLUGS/GLASSES/ WIPES	56.42			2500 430200	220		101000
	269333	05/22/25 STRS-SIGN STAND/BRACE	582.30			2500 430200	242		101000
		Total for Vendor:	638.72						
47486		3140 KUBWATER RESOURCES, INC	6,626.77						
	13115	05/27/25 SWR-DEWATERING POLY	6,626.77			5310 430600	221		101000
		Total for Vendor:	6,626.77						

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47510		2590 L.N. CURTIS & SONS	1,051.62						
	954989	06/03/25 FD-5 XL GLOVES/5 SMALL GLOVES	1,051.62			1000 420400	226		101000
		Total for Vendor:	1,051.62						
47506		1690 LASALLE SAND & GRAVEL CORP	271.01						
	200192	05/02/25 ARBOR DAY-TOPSOIL-1700	107.95			1000 410132	390		101000
	200200	05/02/25 WTR-3/4 MINUS CRUSH	83.79*			5210 430500	240		101000
	200204	05/02/25 STR-3/4 MINUS CRUSH	79.27			2500 430200	452		101000
		Total for Vendor:	271.01						
47487		1080 LES SCHWAB TIRE CENTER	1,247.84						
	9050062602	05/29/25 PD-NEW TIRES ON WHEELS #22	1,247.84*			1000 420100	361		101000
		Total for Vendor:	1,247.84						
47528		162 LOGAN HEALTH - WHITEFISH	21.00						
	63201443	05/22/25 PD-EVIDENCE	21.00*			1000 420100	390		101000
		Total for Vendor:	21.00						
47527		3213 MONTANA FENCE	604.00						
	55822	06/10/25 PKS-PICKLEBALL COURT GATE	604.00			4010 460400	930		101000
		Total for Vendor:	604.00						
47517		3133 MONTANA MUNICIPAL INTERLOCAL	960.00						
	1005743	05/31/25 LIAB CLAIM# EV2024012409	960.00*			1000 510330	519		101000
		Total for Vendor:	960.00						
47489		3119 MONTANA TRUCK WORKS, LLC	6,064.32						
	713	05/03/25 FD-COMP FITTING/ HOSE UNIT 433	3,748.90			1000 420400	361		101000
	703	06/10/25 FD-POWER STEERING UNIT #431	2,315.42			1000 420400	361		101000
		Total for Vendor:	6,064.32						
47479		52 NAPA AUTO PARTS	146.56						
	115383	05/19/25 POOL-O-RINGS	1.68			1000 460445	220		101000
	115537	05/20/25 SWR-ANTI SEIZE	16.98*			5310 430600	240		101000
	115841	05/23/25 SWR-V-BELT (2)	46.50*			5310 430600	240		101000

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	115842	05/23/25 SWR-V-BELT (2)	46.50*			5310 430600	240		101000
	116189	05/28/25 SWR-NON-DETER 30 QUART	34.90*			5310 430600	231		101000
		Total for Vendor:	146.56						
47490		3047 NASH ELECTRIC	2,253.79						
	111683	06/02/25 SWR-EATON DG1 DEWATERING	2,253.79*			5310 430600	240		101000
		Total for Vendor:	2,253.79						
47491		2002 NORTHWEST PARTS & EQUIPMENT &	33.78						
	351146	05/31/25 STR-PAINT SPRAYER HOSE	33.78			2500 430200	220		101000
		Total for Vendor:	33.78						
47475		1437 NORTHWESTERN ENERGY	1,620.16						
		NATURAL GAS SERVICE							
	052825	05/28/25 FAC-05/06/25-05/23/25	162.34			1000 411200	344		101000
	052825	05/28/25 PD-05/06/25-05/23/25	23.92			1000 420100	344		101000
	052825	05/28/25 FD-05/06/25-05/23/25	432.67			1000 420400	344		101000
	052825	05/28/25 STRS-05/06/25-05/23/25	58.55			2500 430200	344		101000
	052825	05/28/25 WTR-05/06/25-05/23/25	27.05			5210 430500	344		101000
	052825	05/28/25 SWR-05/06/25-05/23/25	201.99			5310 430600	344		101000
	052325	05/30/25 POOL-05/16/25-05/23/25	713.64			1000 460445	344		101000
		Total for Vendor:	1,620.16						
47493		2483 OFFICE OF PUBLIC INSTRUCTION	1,185.00						
	2025138	05/29/25 FD-DRIVE WORKSHOP (3)	1,185.00			1000 420400	380		101000
		Total for Vendor:	1,185.00						
47494		3168 PAXX0 (USA) INC	513.04						
	151	05/28/25 SWR-LONGPAC CASSETTE MAXI	513.04			5310 430600	220		101000
		Total for Vendor:	513.04						
47492		2932 PIONEER CHEMICAL SUPPLY LLC	27.80						
	14627	05/30/25 POOL-TUBING FITTING	27.80			1000 460445	240		101000

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47508		2932 PIONEER CHEMICAL SUPPLY LLC	52.90							
	14648	06/04/25 PRK-MISC POOL PARTS	52.90			1000 460445	240		101000	
		Total for Vendor:	80.70							
47478		1823 POLLARD WATER	145.89							
	0288371	05/22/25 POOL-CHEMICAL TUBE PARTS	36.36*			5210 430500	240		101000	
	0288370	05/21/25 POOL-CHEMICAL TUBE PARTS	26.00*			5210 430500	240		101000	
	0288367	05/22/25 POOL-CHEMICAL TUBE PARTS	74.21*			5210 430500	240		101000	
	0288367-1	05/29/25 POOL-CHEMICAL TUBE PARTS	9.32*			5210 430500	240		101000	
		Total for Vendor:	145.89							
47507		2755 SHERWIN-WILLIAMS CO	476.99							
	9188-7	05/29/25 STRS-PAINT/ACETONE/HOSE	476.99			2500 430200	220		101000	
		Total for Vendor:	476.99							
47503	E	2852 SPECTRUM ENTERPRISE - CHARTER -	654.99							
	AUTO PAY									
	050625	05/06/25 SWR-INTERNET 05/06/25-06/05/25	165.00			5310 430600	345		101000	
	171600	04/06/25 SWR-INTERNET 04/06/25-05/05/25	165.00			5310 430600	345		101000	
	030625	03/06/25 PD-INTERNET 03/06/25-04/05/25	159.99			1000 420100	345		101000	
	030625	03/06/25 SWR-INTERNET 03/06/25-04/05/25	5.01			5310 430600	345		101000	
	060125	06/01/25 PD-INTERNET 06/01/25-06/30/25	159.99			1000 420100	345		101000	
		Total for Vendor:	654.99							
47496		3297 Staples, Inc	920.26							
	6032371620	05/20/25 FIN-COPY PAPER	15.10*			1000 410500	210		101000	
	6032371620	05/20/25 WTR-COPY PAPER	15.11*			5210 430500	210		101000	
	6032371620	05/20/25 SWR-COPY PAPER	15.11*			5310 430600	210		101000	
	6032371621	05/20/25 FIN-PENCIL LEAD REFIL	4.01*			1000 410500	210		101000	
	6032371621	05/20/25 WTR-PENCIL LEAD REFIL	4.01*			5210 430500	210		101000	
	6032371621	05/20/25 SWR-PENCIL LEAD REFIL	4.02*			5310 430600	210		101000	
	6032371622	05/20/25 FIN-PENCIL ERASER REFIL	1.46*			1000 410500	210		101000	
	6032371622	05/20/25 WTR-PENCIL ERASER REFIL	1.47*			5210 430500	210		101000	
	6032371622	05/20/25 SWR-PENCIL ERASER REFIL	1.47*			5310 430600	210		101000	
	6033185222	05/30/25 FIN-BLUE PENS	4.77*			1000 410500	210		101000	
	6033185222	05/30/25 WTR-BLUE PENS	4.77*			5210 430500	210		101000	

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	6033185222	05/30/25 SWR-BLUE PENS	4.76*			5310 430600	210			101000
	6033185222	05/30/25 FAC-TISSUE/LINERS	209.92			1000 411200	224			101000
	6033185220	05/30/25 PD-COPY PAPER	45.32			1000 420100	210			101000
	6033851239	06/03/25 COMP SYS-MONITOR MOUNT	92.06			1000 410580	212			101000
	6033185221	05/30/25 FAC-TP/TOWELS/TOILET CLEAN	152.61			1000 411200	224			101000
	6033915457	06/04/25 FIN-PAPER PUNCH	23.93*			1000 410500	210			101000
	6033915456	06/04/25 PRK-TRSH LINERS	93.08			1000 460400	224			101000
	6033185224	05/30/25 PD-TONER	309.01			1000 420100	210			101000
	6033851240	06/03/25 PD-ENVELOPES	11.69			1000 420100	210			101000
	6033915455	06/04/25 FAC-RETURNED SOAP	-93.42			1000 411200	224			101000
		Total for Vendor:	920.26							
47501		1653 SUPER 1 FOODS	23.53							
	268375	05/29/25 POOL-FUNNELS	5.39			1000 460445	220			101000
	3057282	06/03/25 SWR-LAB WATER	18.14			5310 430600	222			101000
		Total for Vendor:	23.53							
47518		2699 THE MAIL ROOM, INC	281.22							
	INVOICE # D124955	5/27/25-6/6/25								
	D124735	06/09/25 PD-MAIL SRVS 5/27/25-6/6/25	11.37*			1000 420100	310			101000
	D124735	06/09/25 FIN-MAIL SRVS 5/27/25-6/6/25	16.56			1000 410500	310			101000
	D124735	06/09/25 WTR-MAIL SRVS 5/27/25-6/6/25	67.24*			5210 430500	310			101000
	D124735	06/09/25 SWR-MAIL SRVS 5/27/25-6/6/25	67.24*			5310 430600	310			101000
	D124735	06/09/25 CRT-MAIL SRVS 5/27/25-6/6/25	109.51			1000 410360	310			101000
	D124735	06/09/25 PNZ-MAIL SRVS 5/27/25-6/6/25	5.59			1000 411000	310			101000
	D124735	06/09/25 FD-MAIL SRVS 5/27/25-6/6/25	3.71			1000 420400	310			101000
		Total for Vendor:	281.22							
47498		3177 THE WAVE	1,450.00							
	Inv # 1732	was not paid last year.								
	1765	05/14/25 POOL-LIFEGUARD COURSE (5)	1,250.00			1000 460445	380			101000
	1732	06/12/24 POOL-LIFEGUARD COURSE (1)	200.00			1000 460445	380			101000
		Total for Vendor:	1,450.00							

06/13/25
09:25:59

CITY OF COLUMBIA FALLS
Claim Approval List
For the Accounting Period: 6/25

Page: 9 of 12
Report ID: AP100V

* ... Over spent expenditure

Claim/	Check	Vendor #/Name/	Document \$/	Disc \$						Cash
		Invoice #/Inv Date/Description	Line \$		PO #	Fund Org Acct	Object	Proj	Account	
47497		3016 TRANSUNION RISK AND ALTERNATIVE	160.00							
	202505-1	06/01/25 PD-CONTRACT 5/1/25-5/31/25	160.00			1000 420100	399		101000	
		Total for Vendor:	160.00							
47495		2927 ULINE	245.01							
	193287807	05/23/25 PD-SLOT BLACK MAIL SORTER	245.01			1000 420100	210		101000	
		Total for Vendor:	245.01							
47513		3200 USABBLUEBOOK	352.07							
	724459	05/29/25 SWR-50 HACH TEST(2)/BEAKER(6)	323.51			5310 430600	222		101000	
	656248	06/03/25 SWR-'23 CREDIT & FREIGHT 03/25	28.56			5310 430600	222		101000	
		Total for Vendor:	352.07							
47499		3063 UTILITIES UNDERGROUND LOCATION	113.75							
	5055075	05/31/25 WTR-MAY 2025 UDIGS	37.91			5210 430500	318		101000	
	5055075	05/31/25 SWR-MAY 2025 UDIGS	37.92			5310 430600	318		101000	
	5055075	05/31/25 STR-MAY 2025 UDIGS	37.92			2500 430200	318		101000	
		Total for Vendor:	113.75							
47470		1134 VICTIM-WITNESS ADVOCATE PROGRAM	451.00							
	MAY 25	06/02/25 CRT-MAY 2025	451.00			2917 410360	356		101000	
		Total for Vendor:	451.00							
47519		84 WESTERN BUILDING CENTER	343.72							
	1346524	04/30/25 STR-MISC STREET SUPPLIES	108.61			2500 430200	220		101000	
	1378850	05/19/25 STR-RED HOT BLUE GLUE	6.49			2500 430200	220		101000	
	1380615	05/20/25 POOL-BRASS COUPLING	5.99			1000 460445	240		101000	
	1380571	05/20/25 POOL-ELBOW / CLAMPS	8.76			1000 460445	240		101000	
	1393394	05/28/25 FD-LIQ NAILS / SCREWS / WOOD	46.47*			1000 420400	240		101000	
	1403991	06/03/25 FD-LIQ NAILS / SHORT SHIELD	12.69			1000 420400	220		101000	
	1406635	06/04/25 POOL-RED HOT BLUE GLUE	11.99			1000 460445	240		101000	
	1403102	06/03/25 SWR-9 IN TORCH 3 PK	39.99*			5310 430600	240		101000	
	1399735	05/31/25 SWR-HEX COUPLING	4.77*			5310 430600	240		101000	
	1392975	05/28/25 POOL-PVC COUPLING	16.99			1000 460445	220		101000	
	1411343	06/06/25 FD-SWITCH	49.99*			1000 411200	240		101000	
	1404424	06/03/25 POOL-HOLE SAW / SMALL ARBOR	30.98			1000 460445	220		101000	
		Total for Vendor:	343.72							

06/13/25
09:25:59

CITY OF COLUMBIA FALLS
Claim Approval List
For the Accounting Period: 6/25

Page: 10 of 12
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
47531	E	2733 WEX Fleet Universal - Electronic	6,251.80						
		BILL CLOSING DATE 05/31/25							
		105138590 05/31/25 PD-MAY FUEL	2,714.31			1000 420100	231		101000
		105138590 05/31/25 FD-MAY FUEL	1,026.84			1000 420400	231		101000
		105138590 05/31/25 PRK-MAY FUEL	635.37			1000 460400	231		101000
		105138590 05/31/25 WTR-MAY FUEL	303.29			5210 430500	231		101000
		105138590 05/31/25 SWR-MAY FUEL	652.54*			5310 430600	231		101000
		105138590 05/31/25 STR-MAY FUEL	893.87			2500 430200	231		101000
		105138590 05/31/25 FAC-MAY FUEL	25.58			1000 411200	231		101000
		Total for Vendor:	6,251.80						
47516		3201 WILD HEART PSYCHOLOGY	1,600.00						
		060825 06/08/25 PD-EVALUATION A.DOYLE	800.00*			1000 420100	390		101000
		061025 06/10/25 PD-EVALUATION J.FIELDS	800.00*			1000 420100	390		101000
		Total for Vendor:	1,600.00						
47512		3235 Z&M ENTERPRISE, LLC	4,887.64						
		1523 06/10/25 SWR-UV BULBS & QUART SLEEVE	4,887.64			5310 430600	220		101000
		Total for Vendor:	4,887.64						
		# of Claims 56	Total: 209,532.69			# of Vendors 52			
		Total Electronic Claims	7,453.79						
		Total Non-Electronic Claims	202078.90						

06/13/25
09:25:59

CITY OF COLUMBIA FALLS
Fund Summary for Claims
For the Accounting Period: 6/25

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Fund/Account	Amount
1000 GENERAL FUND	
101000 CASH/CASH EQUIVALENTS	31,912.90
2400 SPECIAL LIGHTING DISTRICT FUND	
101000 CASH/CASH EQUIVALENTS	2,505.32
2500 SPECIAL STREET MAINTENANCE DISTRICT FUND	
101000 CASH/CASH EQUIVALENTS	2,992.96
2917 CRIME VICTIMS ASSISTANCE FUND	
101000 CASH/CASH EQUIVALENTS	451.00
2995 RAISE Grant	
101000 CASH/CASH EQUIVALENTS	131,187.78
4010 CAPITAL PROJECTS FUND - Parks	
101000 CASH/CASH EQUIVALENTS	837.11
5210 WATER ENTERPRISE FUND	
101000 CASH/CASH EQUIVALENTS	11,057.41
5310 SEWER ENTERPRISE FUND	
101000 CASH/CASH EQUIVALENTS	28,588.21
Total:	209,532.69

06/13/25
09:25:59

CITY OF COLUMBIA FALLS
Claim Approval Signature Page
For the Accounting Period: 6 / 25

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Report ID: AP100A

Council Meeting Date: June 16, 2025

Claims Submitted to Council: \$ \$209,532.69

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

Prepared By: Jessica Rice, Finance Director

Jessica Rice

Approved by Eric Hanks, City Manager

Eric Hanks

City Council to Approve by motion on consent agenda

The following Claims are non-routine and/or significant in nature:

1. Highgrade Construction: \$6,030.00 - HB355 SLIPA grant to replace 6 fire hydrants. (Fund 5210)
2. Jacobs Engineering: \$131,187.78 - RAISE grant project engineering. (Fund 2995)

The remaining Claims are routine in nature. If you have any questions, please reach out.

NOTE: As in years past, the Breck Law Office June invoice (dated 06/04/25 - \$8,626.24) is not included in the last June Claims run, as this invoice is for July services. Claims are paid in the Fiscal Year (FY) services are rendered and this Claim is for the next FY. The Finance Department will do a "special Claims run" on July 1st to pay this Claim.

Thank you,
Jessica Rice



COLUMBIA FALLS MONTANA

City Council Agenda Item Summary

Title: Void Outstanding Checks: Effective June 30, 2025

Date: June 12, 2025

Staff Contact: Jessica Rice

AGENDA ITEM SUMMARY:

Void checks outstanding for longer than one year; effective June 30, 2025.

BACKGROUND:

Pursuant to state statute, the City may cancel checks (warrants) outstanding for longer than one year.

7-6-4303. Cancellation of municipal warrants and checks. (1) The city or town council may cancel municipal warrants and checks that have remained outstanding and unpaid for a period of 1 year or longer.

(2) The city or town clerk shall:

- (a) enter on the record of warrants or checks, opposite the entry of each instrument, the date when it was canceled;
- (b) make a list of the canceled instruments, specifying the number, date, and amount and the person to whom it was payable; and
- (c) enter the list in the minutes of the city or town council proceedings.

ANALYSIS:

The following checks have been outstanding for more than one year:

Check #	Payee	Amount
50824	Estate of Stephen	\$185.52
50921	Dunnagan, Norma Jr	\$19.35
51365	Tyler, Jennifer	\$193.12
52117	Horath, Braden	\$113.75
52221	Hakonsson, Jaron	\$12.62
52619	Coulter, Luke	\$228.80
52782	Gunther, Linkoln	\$25.00
52907	Superior Land & Lawn Care	\$375.00
53024	Dugan, Joshua	\$226.34
53586	Robison, Alicia	\$27.37

STAFF RECOMMENDATION:

Void checks outstanding for longer than one year.

SUGGESTED MOTION:

Motion to approval voiding checks outstanding for longer than one year.

ATTACHMENTS:

None.



COLUMBIA FALLS MONTANA

Item No.3.

City Council Agenda Item Summary

Title: HB 355: MT-SLIPA-25-140 Fire Hydrant Replacement Change Order #1

Date: June 12, 2025

Staff Contact: Jessica Rice

AGENDA ITEM SUMMARY:

Change Order #1 for HB 355: MT-SLIPA-25-140 Fire Hydrant Replacement project.

BACKGROUND:

HB 355: MT-SLIPA-25-140 Grant Update:

The purpose of this grant is to fund the replacement of six (6) fire hydrants. Change Order #1 has been issued by Highgrade Construction to account for an increase in asphalt costs. The original contract included a bulk asphalt price of \$2,250; however, the actual invoice reflects a per-yard usage cost totaling \$6,030. Additionally, during the project, one (1) fire hydrant required a riser to complete the installation, resulting in an extra expense of \$3,050.

ANALYSIS:

Increase/Decrease of this Change Order:

Asphalt - Change in Quantity:	\$2,250 to \$6,030 = \$3,780
Asphalt Removal & Disposal:	(\$1,000)
Riser at Ruder Court Hydrant:	\$3,050
Original Contract Price Increase:	\$5,830

FINANCIAL CONSIDERATIONS:

Original Contract Price:	\$78,436.44
Additional Costs Incurred:	\$5,830.00
Revised Contract Price:	\$84,266.44

STAFF RECOMMENDATION:

Approve additional costs incurred for HB 355: MT-SLIPA-25-140 Fire Hydrant Replacement project.

SUGGESTED MOTION:

Motion to approve Highgrade Construction Change Order #1.

ATTACHMENTS:

Change Order #1 – Mac & Sons LLC/DBA Highgrade Construction

CHANGE ORDER #1

Change Order No: 1 Date of Issuance: 04/30/25Effective Date: 06/10/25

Project: 11B355 Hydrant Replacement	Owner: City of Columbia Falls	Owner's Contract No.: MT-SLIPA-25-140
Contract: SLIPA Hydrant Replacement		Date of Contract: 08/01/24
Contractor: Mac & Sons LLC/ DBA Highgrade Construction		Engineer's Project No.: N/A

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

Description:

Replacement of (6) fire hydrants at specific locations within the City of Columbia Falls.

Attachments: (List documents supporting change):

None.

CHANGE IN CONTRACT PRICE:
(COMPLETE APPLICABLE AREAS)CHANGE IN CONTRACT TIMES:
(COMPLETE APPLICABLE AREAS)

Original Contract Price: \$78,436.44

Original Contract Times: _____ Calendar days

Substantial completion
(days or date): _____Ready for final payment
(date): _____[Increase] [Decrease] from previously
approved Change Order No. ____ to ____[Increase] [Decrease] from previously approved
Change Order No. ____ to ____Substantial Completion
(days): _____Ready for final payment
(date): _____Contract Price prior to
this Change Order: \$78,436.44Contract Times prior to this
Change Order: _____Substantial Completion
Days: _____Ready for Final Payment
(date): _____CHANGE IN CONTRACT PRICE:
(COMPLETE APPLICABLE AREAS)CHANGE IN CONTRACT TIMES:
(COMPLETE APPLICABLE AREAS)

Increase/Decrease of this Change Order:

[Increase] [Decrease] of this Change Order:

Asphalt - Change in Quantity:

\$2,250 to \$6,030 = \$3,780

Asphalt Removal & Disposal:

(\$1,000)

Riser at Ruder Court Hydrant:

\$3,050

Increase of \$5,830

Substantial Completion
Days: _____

Ready for Final Payment

(date): _____

Item No.3.

Contract Price
Incorporating this
Change Order:

\$84,266.44

Contract Times with all
Approved Change Orders:

Substantial Completion _
Days: _____

Ready for Final Payment _
(date): _____

RECOMMENDED:

ACCEPTED:

ACCEPTED:

By: N/A

By:

By:

Engineer (Authorized Signature)
McLaughlin

Owner (Eric Hanks, City Mgr.)

Contractor (Brandon

Date:

Date:

Date:

6-11-2025

6-11-25

Approved by Funding Agency (if applicable): N/A

Date: _____

INVOICE

MAC & SONS LLC dba High Grade
Construction
PO Box 1524
Whitefish, MT 59937

highgrade406@gmail.com
+2603284

**Bill to**

Jessica Rice
Jessica Rice

Ship to

Jessica Rice
Jessica Rice

Invoice details

Invoice no.: 1148
Terms: Due on receipt
Invoice date: 04/30/2025
Due date: 04/30/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Change Order	Asphalt paving	268	\$22.50	\$6,030.00

Total **\$6,030.00**

Note to customer

Jessica, Here is the change order requested for the extra paving on the Fire Hydrant replacement project.
Thank you

Overdue 04/30/2025

06/05/25
08:17:02

CITY OF COLUMBIA FALLS
Payroll Summary For Payrolls from 06/06/25 to 06/06/25

Page: 1 of 2
Report ID: P130

Total for Payroll Checks

	Employee	Employer	Amount
ADDL HOURS (Additional)	0.00		21.60
COMA HOURS (Comp Time Accumulated)	67.50		
HOL HOURS (Holiday Pay)	309.70		10,077.40
HOLW HOURS (Holiday Worked @ 2.5x)	8.00		337.28
J003 HOURS (PD HOL WK)	56.00		2,580.48
OVER HOURS (Overtime)	79.00		3,435.33
REG HOURS (Regular Time)	2,560.25		83,045.31
SFTO HOURS (Shift Sup/FTO - \$1.5/hour)	2.00		57.96
SHFN HOURS (Shift B)	272.50		545.00
SHFQ HOURS (OVT B)	44.50		133.50
SHFU HOURS (Hol wk B)	24.00		120.00
SICK HOURS (Sick Time)	72.00		2,714.10
VACA HOURS (Vacation Time Used)	135.50		4,155.03
GROSS PAY	107,222.99	0.00	
NET PAY	76,880.59	0.00	
AFLAC-POSTTAX	86.97	0.00	
AFLAC-PRETAX	150.29	0.00	
CITY OF COLUMBI	20.00	0.00	
FIT	8,711.14	0.00	
FLEX ALLEGIANCE	712.50	22.50	
FOP	450.00	0.00	
HEALTHINS/PRE	2,833.90	26,480.40	
MEDICARE	1,519.81	1,519.81	
MT ST FIRE ASSO	117.58	0.00	
MUTUAL OF OMAHA	286.90	0.00	
NATIONWIDE/CITY	0.00	1,287.86	
NATIONWIDE/EMP	200.00	0.00	
P.E.R.S.	4,153.52	4,768.65	
PERS/FURS	1,258.12	1,688.47	
PERS/POLICE	2,674.37	4,281.98	
SIT	3,222.00	0.00	
SOCIAL SECURITY	3,595.80	3,595.80	
TEAMSTERS DUES	349.50	0.00	
UNEMPL. INSUR.	0.00	482.52	
WORKERS' COMP	0.00	3,524.25	
CHARLES SCHWAB	1,851.95	0.00	
FIRST INTERSTAT	1,182.57	0.00	
FREEDOM BANK	3,985.33	0.00	
GLACIER BANK KA	6,521.76	0.00	
GLACIER BANK MS	3,136.00	0.00	
GLACIER BANK/CF	20,380.53	0.00	
GLACIER BANK/WF	2,142.84	0.00	
MORGAN STANLEY	4,467.50	0.00	
NAVY FEDERAL CR	2,488.51	0.00	
PARKSIDE CR U	11,626.74	0.00	
REGIONS BANK	2,912.47	0.00	
STOCKMAN BANK	1,301.72	0.00	
USAA FEDERAL	1,558.96	0.00	

June 6, 2025
Payroll
\$120,480.50
Brew Staaland

06/05/25
08:17:02

CITY OF COLUMBIA FALLS
Payroll Summary For Payrolls from 06/06/25 to 06/06/25

Page: 2 of 2
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WELLS FARGO	3,138.80	0.00
WELLS FARGO, TX	1,775.18	0.00
WFISH CR UNION	8,409.73	0.00
FIT/SIT BASE	95,240.29	0.00
MEDICARE BASE	104,814.16	0.00
PERS BASE	94,754.62	0.00
SOC SEC BASE	57,996.71	0.00
UN BASE	107,222.99	0.00
WC BASE	105,217.71	0.00

Total	47,652.24
Total Payroll Expense (Gross Pay + Employer Contributions):	154,875.23

Check Summary

Payroll Checks Prev. Out.	\$697.05
Payroll Checks Issued	\$1,625.44
Payroll Checks Redeemed	\$0.00
Payroll Checks Outstanding	\$2,322.49
Electronic Checks	\$119,055.06

Deductions Accrued	Carried Forward From Previous Month	Deduction Checks Issued	Difference	Liab Account
Social Security	7,191.60	7,191.60		212260
Medicare	3,039.62	3,039.62		212260
P.E.R.S.	8,922.17	8,922.17		212270
Unempl. Insur.	482.52	2,402.18	2,884.70	212210
Workers' Comp	3,524.25	17,649.95	21,174.20	212220
FIT	8,711.14	8,711.14		212260
SIT	3,222.00	3,222.00		212260
AFLAC-PRETAX	150.29	150.29	300.58	212230
NATIONWIDE/EMP	200.00	200.00		212280
Teamsters dues	349.50	349.50	699.00	212310
PERS/Police	6,956.35	6,956.35		212240
NATIONWIDE/CITY	1,287.86	1,287.86		212280
AFLAC-POSTTAX	86.97	86.97	173.94	212230
PERS/FURS	2,946.59	2,946.59		212275
MT ST FIRE ASSO	117.58	117.58		212315
HEALTHINS/PRE	29,314.30	29,314.30	58,628.60	212400
CITY OF COLUMBI	20.00	20.00		212450
FLEX ALLEGIANCE	735.00	735.00		212285
FOP	450.00	450.00		212335
PERS RETIREE	0.00			212270
MUTUAL OF OMAHA	286.90	286.90	573.80	212400
Total Ded.	77,994.64	50,240.09	43,799.91	84,434.82

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

CITY OF COLUMBIA FALLS
CITY COUNCIL REGULAR MEETING MINUTES
HELD JUNE 02, 2025

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

ROLL CALL: Councilor King, Councilor Lovering, Councilor Piper, Councilor Price, Councilor Robinson, Councilor Shepard and Mayor Barnhart.

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA: Councilor Piper approved the agenda noting the date change for the Study Commission meeting on June 18, 2025, seconded by Councilor Lovering and the motion carried.

CONSENT AGENDA: Councilor Robinson motioned to approve the consent agenda noting all claims appeared to be in order, seconded by Councilor Shepard with voting as follows. Ayes: Piper, Robinson, Shepard, King, Lovering and Barnhart.

Approval of Claims - June 2, 2025 - \$163,098.14

Approval of Payroll Claims - May 21, 2025 - \$3,812.94

Approval of Payroll Claims - May 23, 2025 - \$188,801.68

Approval of Regular Council Minutes - May 19, 2025

Approval of the 2025 Swim Team MOU

VISITORS/PUBLIC COMMENT (Items not on agenda) Steve Osborne, 134 1st Ave. E. addressed the Council, reflecting that nearly a year had passed since he initially raised concerns regarding sidewalk issues in his neighborhood. He expressed dissatisfaction with the lack of follow-up communication from the City. He noted that a recent discussion provided some hope that the upcoming Phase Two improvements would resolve the water flow problems affecting his property. Mr. Osborne emphasized that flooding had damaged his retaining wall, creating a safety hazard for his grandchildren. He also voiced concerns about the City's inadequate communication regarding previous infrastructure projects and urged the Council to enhance public outreach efforts for the forthcoming phase.

NOTICE OF PUBLIC HEARINGS/PUBLIC HEARINGS:

Mayor Barnhart read the Notice of Public Hearing - A Zone Change Request from the Existing CI-1 (Light Industrial) to CB-2 (General Commercial)

NEW BUSINESS:

Flathead County Election Administrator-Upcoming Municipal Election

City Manager Hanks said we currently have one candidate that has filed, and the deadline is Wednesday, June 11, 2025.

City Manager Hanks provided an update on the municipal election process, indicating that only one candidate had filed thus far, with a filing deadline of June 11, 2025. Mayor Barnhart expressed disappointment at the limited number of candidates, especially considering recent levels of public engagement in Council chambers. He underscored the importance of civic involvement and encouraged citizens to consider serving the

community by running for office. Councilor Piper voiced his appreciation for the current Council members and urged prospective candidates to approach service with a spirit of collaboration.

Mayor Barnhart highlighted that two Council members, Councilor Lovering and Councilor Shepard, would not be returning after many years of dedicated service, 12 and 29 years, respectively. He described this as a significant loss of institutional knowledge and encouraged new candidates to come forward with a commitment to collective governance rather than personal agendas.

ORDINANCES / RESOLUTIONS:

Resolution #1941 - Amending the Growth Policy Map at 394 Railroad Street

City Manager Hanks said this resolution is coming forward from the May 27th council meeting, amending the Growth Policy Map at 394 Railroad Street.

Councilor Lovering made motion to adopt Resolution #1941 Amending the Growth Policy Map at 394 Railroad Street, seconded by Councilor Shepard with council voting as follows. Ayes: Price, Robinson, Shepard, King, Lovering, Piper and Barnhart.

Resolution #1942 - Preliminary Plat of Railroad Park Homes

City Manager Hanks reminded the Council that the zoning for this subdivision would be CR-5, consistent with the Growth Policy.

Councilor Piper made motion to adopt Resolution #1942 Preliminary Plat of Railroad Park Homes, seconded by Councilor Lovering with council voting as follows. Ayes: Robinson, Shepard, King, Lovering, Piper, Price and Barnhart.

Ordinance #833 - First Reading - Amending the Columbia Falls Zoning Map from CB-2 to CR-5

City Manager said the following ordinance was presented at the May 27th regular council meeting for initial approval changing the zoning map from CB2 commercial to CR5 two-family residential, at 394 Railroad Street in Columbia Falls.

Councilor Lovering motioned to adopt the first reading of Ordinance #833 amending the Columbia Falls Zoning Map from CB-2 to CR-5, seconded by Councilor Robinson and the motion carried unanimously.

Resolution #1943 - Budget Amendment for the Fiscal Year 24-25 Budget for adjustments to the Resort Tax Fund and Capital Projects Fund

City Manager Hanks said the amendment addressed adjustments to the Resort Tax Fund and Capital Projects Fund. The Resort Tax amendment accounted for tax receipts collected from December 2022 to May 2024 and included a previously approved adjustment of \$87,940 in February. Additional late collections and business-type reclassifications were now being incorporated. The Capital Projects Fund adjustment reflected the unbudgeted sale of a fire truck, generating \$67,500 in revenue. Expenditures included \$17,671 for outfitting a new patrol vehicle and \$6,559 for radio replacements.

Councilor King motioned to adopt Resolution #1943 Budget Amendment for the Fiscal Year 24-25 Budget for adjustments to the Resort Tax Fund and Capital Projects Fund, seconded by Councilor Shepard with council voting as follows. Ayes: Shepard, King, Lovering, Piper, Price, Robinson and Barnhart.

REPORTS / BUSINESS FROM MAYOR & COUNCIL

Councilor Piper noted difficulty hearing audio from a video posted on the city website and thanked staff for

ongoing work to improve it. He also expressed appreciation for maintenance at the senior center and for the removal of port-a-potties. Piper echoed Mr. Osborne's concerns regarding sidewalk improvement project communications and advocated for the use of rock rather than grass between the sidewalk and road.

Councilor Price inquired about delinquent resort tax payments. Finance Director Rice acknowledged that while progress had been made, some delinquencies remained. Price concurred with the need for improved communications surrounding the sidewalk improvements and emphasized the importance of engaging with residents. She also inquired about the walking path on Talbot Road, to which City Manager Hanks confirmed forward progress. Regarding the new farmers market on Nucleus Avenue, Hanks noted it did not meet city standards and that staff would work with organizers to bring the market into compliance.

Councilor Shepard raised safety concerns regarding individuals standing near traffic with signs by the Community Market and Nucleus Ave., citing a recent near-miss.

Councilor Lovering concurs with Piper to improve highway turn lanes on Hwy 2. Her concern is safety at Hwy 2 and Nucleus Ave. as well as congestion. She is also concerned with the sidewalk project communication, and raised the issue of tree removals, which can cause emotional responses from residents. Lovering also requested a review of visibility of yellow street paint, especially where cars are parking too close to intersections and creating safety hazards, particularly on 1st Avenue East near the Skatepark. Mayor Barnhart agreed that "No Parking" signage should be considered.

Mayor Barnhart also emphasized the importance of proactive communication, particularly as phase two of the sidewalk project proceeds. He called on staff to address overgrown grass throughout the city right of ways and to ensure that the city itself is in compliance before citing residents. He observed that cars are parking in restricted areas during the Community Market event and acknowledged police presence in the area.

CITY MANAGER REPORT

City Manager Hanks provided a comprehensive report, starting with an overview of recent interactions with the Community Market. A recent event coincided with an event at the Catholic Church, exacerbating parking issues. The following week showed improvements, though illegal parking persisted. He noted the Police Chief and Public Works Director are working for sustainable parking solutions at the Community Market.

A coordinated communication plan is in progress for two major infrastructure projects, including the Gateway to Glacier Safety and Mobility Project. The City is working with Jacobs Engineering and Big Sky Public Relations to facilitate homeowner communications and upcoming requests for temporary construction easement agreements. Mr Hanks noted tree and landscape disruptions are anticipated and extensive outreach, including open houses and direct mailings will continue to ensure awareness and transparency.

Mr. Hanks noted that the Council Policy and Procedures were removed from the agenda pending final review by the City Attorney. He also previewed an upcoming Planning Commission public hearing on June 12, 2025, concerning a zone change at 2155 West (Lazy Day Trailer Park), where zoning inconsistencies on the parcel are being addressed. This item is scheduled for Council review on July 7, 2025. Hanks also referenced a nearby minor subdivision application that will bypass the Planning Commission and go directly to Council for approval.

The City Manager acknowledged difficulties with getting the municipal pool operational but remained optimistic about meeting the June 14th opening date. He also mentioned meetings with Fish and Wildlife

regarding trash security and bear-related safety, citing recent bear sightings near Crescent Drive and River's Edge Park.

Addressing concerns over weeds in public rights-of-way, Hanks reported that a maintenance schedule is being developed in collaboration with the Parks Department. The city is currently working with a limited staff, but the goal is to establish clear standards. He explained the city's weed abatement policy, noting that grass exceeding eight inches in height constitutes a violation. Property owners are given 10–14 days to rectify issues after notification, after which the city may take corrective action and bill the owner.

OTHER REPORTS:

Police Chief Stephens reported adjustments to signage around the Community Market to improve safety and accommodate increased parking demand. Temporary signage and speed limits will be implemented during market events to reduce pedestrian risks. He described a mitigation strategy involving temporary 15-mph zones at key intersections.

Councilor Price inquired about the availability of parking at the junior high school for market attendees. City Manager Hanks confirmed that the Community Market had a shuttle service from the Jr. High in place for a recent Community Market event that coincided with a Catholic Church event which limited the available parking for the market.

MISCELLANEOUS

Correspondence

ADJOURN: Councilor Lovering motioned to adjourn at 7:50 p.m., seconded by Councilor Shepard.

Mayor

City Clerk

RECORDS DESTRUCTION DOCUMENT (RM88)

NO. 2025-06-13

PAGE 1 OF 1 PAGES

1. AGENCY NAME AND DIVISION/PROGRAM:

1CITY OF COLUMBIA FALLS

2. AGENCY CONTACT:

NAME: Shassity Murphy

PHONE #: 406-892-4392 EMAIL:ubclerk@cityofcolumbiafalls.com

3. NOTICE OF INTENTION: The schedule records listed in Item 5 are to be disposed of in the manner checked below (specify only one).

☐ Delete☐ Incinerate☒ Shred as Classified☐ Toss without Restriction☐ Other: Explain

4. **SUBMITTED BY:** I hereby certify that the records to be disposed of are correctly represented below, that any audit requirements or **Offer to the State Historical Society Archives** has been fully justified, and that further retention is not required for any litigation pending or imminent. Documentation attached from Historical Society.

SIGNATURE:

NAME AND TITLE: Shassity Murphy, Utility Billing Clerk/Deputy City Clerk

DATE: 06/13/2025

5. LIST OF RECORD SERIES

NOTE: Attach any inventories or Excel spreadsheets to this form to help validate records destroyed.

a. Retention Schedule Number	b. Item number listed on Retention Schedule	c. Record Series Title	d. Retention in months/years	e. Inclusive Dates	f. Volume in Cubic Feet	g. Disposition Action and Date completed after Authorization
schedule 8	1080, 1	contract standards and templates	discard when obsolete	2002- 2008	2.25	
schedule 8	1090, 6	revenue and general obligation bond certificates	2 years	2003- 2005	1.125	
schedule 8	1250, 1a	general billing records	3 years	2021- 2022	11.25	
schedule 8	1130, 10,2	employment applicant information records	3 years	2018- 2020	1.125	
schedule 8	1110, 8a	council packets	25 years	1995- 1999	9	
schedule 8	1180, 1a and 5	pool sales and park permits	5 years	2007- 2016	3.375	
schedule 8	1090, 1	account reconciliation	5 years	2020	1.125	

6. **DISPOSAL AUTHORIZATION:** Disposal for the above listed records is authorized. Any deletions or modifications are indicated.

Custodian/Records Manager

Name: Barb Staaland /City Clerk

Date: 6/13/25

Signature:

7. **DISPOSAL CERTIFICATE:** The above listed records have been disposed of in the manner and on the date shown in column g.

Name and Title: Shassity Murphy/UB Clerk

Signature:



COLUMBIA FALLS MONTANA

City Council Agenda Item Summary

Title: Volunteer firefighter Mainolfi

Date: 6-9-2025

Staff Contact: Karl Weeks

AGENDA ITEM SUMMARY: Recommendation for Sydney Mainolfi to be appointed as a probationary volunteer firefighter.

BACKGROUND: N/A

ANALYSIS: The membership of the Columbia Falls Fire Department has voted to approve Sydney Mainolfi as a probationary member. Sydney has attended several trainings and events since submitting her application and has shown great interest. She went through the West Valley Fire Departments cadet program and is a current EMT-B. Sydney has shown great interest and I believe she will be a great addition to the department.

FINANCIAL CONSIDERATIONS: N/A

STAFF RECOMMENDATION: I recommend accepting Sydney Mainolfi as a probationary volunteer firefighter for the Columbia Falls Fire Department.

SUGGESTED MOTION: Motion made to accept Sydney Mainolfi as a probationary volunteer firefighter.

ATTACHMENTS: N/A

RESOLUTION NO. 1944

A RESOLUTION OF THE CITY COUNCIL OF COLUMBIA FALLS, MONTANA
ESTABLISHING FEES FOR THE USE OF THE CITY’S POOL

WHEREAS, the City of Columbia Falls owns and operates a municipal pool known as the Pinewood Aquatic Center; and

WHEREAS, the City of Columbia Falls is authorized by state law to charge fees for the provision of services in connection with maintaining and operation the City pool; and

WHEREAS, the City of Columbia Falls routinely reviews the fees and the cost of providing the service and has recommended that the fees be updated to reflect current costs of maintenance and operation; and

WHEREAS, the City of Columbia Falls deems it to be in the best interest of the City and residents to publish a consolidated fee schedule.

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

Section One. The City Council hereby adopts the recommended park use and pool rates as listed on Exhibit A.

Section Two. This Resolution shall become effective immediately upon its final passage and adoption by the City Council.

PASSED AND APPROVED BY THE CITY COUNCIL OF COLUMBIA FALLS, MONTANA THIS 16th DAY OF JUNE, 2025, THE COUNCIL VOTING AS FOLLOWS:

AYES:

NOES:

ABSENT:

City Clerk

APPROVED BY THE MAYOR OF COLUMBIA FALLS, MONTANA THIS 16th DAY OF JUNE 2024.

Mayor

ATTEST:

City Clerk

EXHIBIT "A"

Daily Swim: \$2.00 per person, open swim and lap swim

Punch Cards: \$20 or \$40 (non-refundable)

Season Pass Rates: (non-refundable)

	In City*	Out
Family**	\$60.00	\$75.00
Individual	\$32.00	\$40.00
Lap Swim	\$32.00	\$40.00

Swim Lessons: ***

	In City*	Out of City
First time	\$40.00	\$50.00
Repeat	\$30.00	\$38.00 (Same summer, same level)

Pool Party - 2 hours:

\$250 for groups requiring 4 employees (lifeguards, deck monitor, and cashier)
\$75 for each additional required employee

**In City – City resident verified by Water/Sewer Bill, Driver License, or other appropriate means by the City Staff*

***Family Pass - Up to 4 in the immediate household, \$5 per additional family member*

****In City residents will have a priority schedule to sign up for swim lessons*



COLUMBIA FALLS MONTANA

City Council Agenda Item Summary

Title: Resolution 1945 – Preliminary Plat Approval T&C Business Park

Date: June 16, 2025

Staff Contact: City Manager Hanks

AGENDA ITEM SUMMARY: Request for preliminary plat approval of T & C Business Park, a 5-lot light industrial subdivision, located at 330 Meadow Lake Boulevard.

BACKGROUND:

- The request for plat approval did not go through the Planning Commission as it is a minor subdivision.
- Full details provided in the Preliminary Plat Report

STAFF RECOMMENDATION: Approve the plat.

SUGGESTED MOTION: I move that the City Council approve the preliminary plat of the T&C Business Park at 330 Meadow Lake Boulevard.

**SUBDIVISION REPORT #CPP-25-02
T & C BUSINESS PARK SUBDIVISION
COLUMBIA FALLS PLANNING OFFICE
May 21, 2025**

A report to the Columbia Falls City Council regarding a request for preliminary plat approval of T & C Business Park, a 5-lot light industrial subdivision.

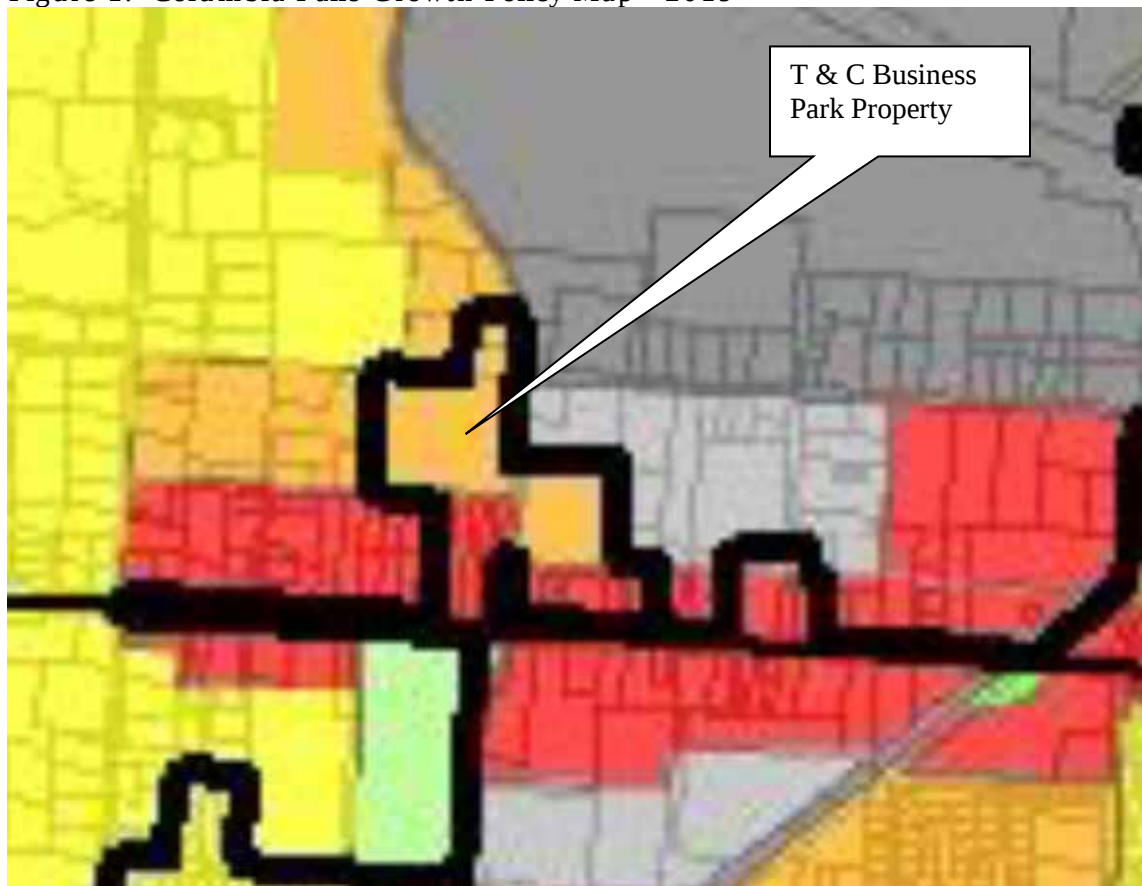
I. BACKGROUND INFORMATION

Owner/Applicant: Herbert Enterprises, LLC
P.O. Box 357
Columbia Falls, MT 59937

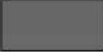
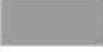
Technical Assistance: Robert Peccia & associates
102 Cooperative Way, Suite 300
Kalispell, MT 59901

- a. Location: The property is located at 330 Meadow Lake Boulevard in the City of Columbia Falls. The property is described as Assessor's Tract 5D, SE1/4SW1/4 in Section 7; T30N; R20W.
- b. Size: The proposed subdivision contains 10.47 acres, with 9.68 acres in lots and 0.79 acres in private road easement.
- c. Existing Land Use: This 10.47-acre site was formerly used for heavy equipment storage and is currently in the process of clean up. In addition, the property had received a substantial amount of fill in the past much of which will need to be removed and replaced with structural fill according to the geotechnical report provided with the application.
- d. Adjacent Land Uses/zoning:
North: Residential with a previous approval for multi-family. Zoning is CRA-1
South: A manufactured home park that is in the process of changing. Zoning is CB-2/CI-1.
East: Assisted living facility and a utility facility. Zoning is CI-1 and CRA-1
West: Single Family residential. Zoning is R-3 County.
- e. Relation to Growth Policy: The Columbia Falls Growth Policy designates this area as Multi-Family Residential and this designation goes back at least to the 2005 Growth Policy. Although the multi-family designation does not match the proposed use, the property has been zoned for many years as Light Industrial and this is the zoning that owners sought when they purchased the land. It is important to note that Growth Policies are not regulatory documents and the City cannot force the property owners to change their zoning.

Figure 1. Columbia Falls Growth Policy Map - 2019



Land Use Map Legend

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

- f. Zoning: The subject property is CI-1 Light Industrial.
- g. Utilities & Services: The property is within City limits, and is within the current municipal water and sewer service areas. Following is a list of services that are available for this site:

Sewer: City of Columbia Falls
 Water: City of Columbia Falls
 Refuse: Private Hauler - Evergreen Disposal
 Police: Columbia Falls Policy Department
 Fire: Columbia Falls Fire Department
 Street Maintenance: Privately maintained for internal street
 Electric: Flathead Electric



Source: GIS Interactive Map

II. REVIEW AND FINDINGS OF FACT

This subdivision is considered to be a minor subdivision, and does not go before the Planning Commission, nor does the City Council hold a public hearing. The subdivision is reviewed under Chapter 17.16, Design Standards for Areas Annexed to the City.

A. Effects on Public Health and Safety:

The subdivision is located on Meadow Lake Boulevard between Highway 2 and Best Way. The Columbia Falls Fire Department is located 1.4 miles east of the subdivision. Access for fire is good. The property is not located within any floodplain.

The Applicant's provided a Geotechnical Report prepared by Alpine Geotechnical for the site in anticipation of the subdivision and buildings. The Geotechnical investigation found areas of deep fill consisting of uncontrolled fill materials that contain significant organic matter. The report for roads and building, particularly on Lots 1 and 4, that the owners conduct mass excavation to remove the fill materials and replace with structural fill. Lots 2 and 3 will also require some excavation and replacement with structural fill. Lastly the report recommends that Alpine Geotechnical staff be retained for evaluating the existing subgrade for the roads and be retained to review final design plans and specification.

B. Effects on Wildlife and Wildlife Habitat:

The T & C Business Park is located in the City limits of Columbia Falls with a densely developed manufactured home park to the south and a large assisted living facility to the east. The site in question has been filled and disturbed by heavy equipment for years. The depression shown on lot 5 is identified as a potential wetland on the USGS Wetland Mapper site. The applicant is not showing any disturbance or alteration of the wetland area and has made lot 5 4.5 acres to provide areas away from the wetland. However, should any disturbance occur to the wetland with the development of this subdivision and the subsequent building, the applicant will be required to contact the US Army Corps of Engineers to determine if a permit is required. Otherwise, the subdivision does not appear to disturb or impact wildlife/wildlife habitat.

C. Effects on the Natural Environment:

1. Groundwater: Groundwater was encountered in three test borings during the geotechnical investigation. The groundwater was encountered at 17 to 27 feet below existing grade. The proposed subdivision will connect to City sewer and water utilities which protects groundwater impacts from on-site sewer systems. Stormwater drainage and treatment will be reviewed by the City of Columbia Falls and the MDEQ. This review is intended to also protect groundwater resources.

2. Natural Vegetation: With the exception of the wetland/basin on Lot 5, the entire property has been disturbed and all native vegetation has been removed. The subdivision should have no impact in the vegetation remaining.

3. Surface Water: The only surface water located on the site is the wetland/basin identified on Lot 5 of the preliminary plat. According to the applicants engineer, this is a closed basin with sheet flow to the pond. There is no outflow. The applicants propose to direct stormwater to the pond areas as it has done historically. The stormwater plan provided in the report shows that there is no disturbance of the wetlands, however an outfall is required in the final design, the applicant will be required to contact the US Army Corps of Engineers to determine if a permit is needed or not. There are no other surface waters on the site.

4. Topographical Features: The site slopes from Meadow Lake boulevard down to the wetland at the west end of the property. There is about 30 feet of relief on the site currently but according to the road profile provided in the application packet, the new subdivision road is a gentle 2 to 4%. There does not appear to be and hazardous topographic feature.

5. Soils Types: The geotechnical report provided in the application indicates that there is substantial uncontrolled fill with significant organic matter (woody debris and sawdust). The Geotechnical report prepared by Alpine Geotechnical has a number of recommendations to address the soil challenges and Condition 4 of this report requires conformance with the recommendations.

D. Effects on Local Services:

1. Police: The Columbia Falls Police Department is responsible for patrolling and responding to this area and the proposed subdivision.

2. Fire: The proposed subdivision is located within the Columbia Falls Fire Departments jurisdiction and the fire hall is approximately 1.4 miles east of the subdivision. The subdivision is extending City water into the development and with that the developer will install fire hydrants. As the property is in the City Limits, the light industrial/commercial buildings will be required to comply with the International Building Code.

3. Water and Sewer: As stated previously, municipal sewer and water facilities will be extended into the subdivision. The mains will be extended along Meadow Lake Boulevard into the new subdivision road.

4. Schools: As this is a commercial subdivision there will be no direct impacts on schools as no families reside in a commercial development. Commercial/Industrial buildings do pay taxes and at significantly higher rate than a residence so the commercial use should have a positive financial impact on the school district.

5. Recreation/Parkland: The Montana Statutes and the City subdivision standards exempt both commercial/industrial subdivisions and minor subdivisions from parkland dedication.

6. Transportation and Circulation: Access to the subdivision is from Meadow Lake Boulevard. A new subdivision road will be constructed into the development to access the five lots. No direct Lot access is proposed on to Meadow Lake Blvd.

The consulting engineers, Robert Peccia and Associates (RPA) provided some projected traffic numbers in the subdivision application. Making some assumptions on use and size of buildings, RPA shows that there could be approximately 153 average daily trips. Because of the modest volume of traffic, a TIS was not required with the application. Columbia Falls does not have a threshold for a TIS but it is generally 200 to 400 ADT.

Currently there is a sidewalk and asphalt path on the east side of Meadow Lake Blvd from the Highway 2 intersection through the assisted living facility. The Columbia Falls Subdivision regulations require a pedestrian path along the Meadow Lake frontage of the subdivision. Due to the proximity to Highway 2, staff is recommending a condition that an asphalt or concrete path be constructed along the frontage rather than cash-in-lieu

E. Effects on Agriculture:

As stated previously in this report, the subject subdivision property was used for fill and heavy equipment storage. There is no agricultural presence on or adjacent to the subdivision.

F. Compliance with Subdivision Design Standards and Regulations:

The proposed subdivision complies with the City design standards with the exception of the requested variance to internal sidewalks and curb and gutter.

Variance criteria:

What hardship would be created with strict compliance of subdivision regulations?

The applicant states in their application that the light industrial zoning and potential uses do not generate pedestrian traffic. The light industrial uses do not generate a lot of traffic so the few pedestrians that might venture into the subdivision will be able to walk along the new subdivision road. The applicant will be installing a sidewalk or path along the Meadow Lake Frontage to facilitate pedestrian movement along the City Street.

As the applicants are proposing a privately owned and maintained road system, the applicant is requesting this variance. The subdivision will convey stormwater with roadside ditches. Currently there are no curb and gutter along Meadow Lake Boulevard and requiring a section of curb and gutter along this stretch could pose a challenge as they applicant would have to guess at the future improvements to the south of the subject subdivision.

Are there alternative(s) to strict compliances with subdivision regulations?

The only alternative to the internal sidewalk is some sort a path system. However, since this is a minor subdivision with industrial zoning, there would not be much pedestrian traffic generated. The alternative to curb and gutter is the roadside drainage swale proposed by the applicant.

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

Granting the variance will not be detrimental to public health as the subdivision generates a low volume of traffic which should allow a pedestrian to walk along the subdivision road safely. The applicant is installing the pedestrian path along its frontage as Meadow Lake Boulevard is a busy road and needs pedestrian facilities.

The road side swale proposed in the subdivision instead of the curb and gutter will still move stormwater to the detention facilities designed in the subdivision and should not pose a risk to the public.

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

As the internal subdivision road is a private street, there are no public costs for maintaining the roadway or repairing it in the future.

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

The property is zoned light industrial and does not have a requirement for pedestrian access along subdivision roads or a standard for curb and gutter. The Columbia Falls Growth Policy encourages pedestrian paths and access but the Growth Policy is not a regulatory document.

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

There are no unusual physical characteristics that would prevent a pedestrian path from being constructed along the internal subdivision roadway other than this is a light industrial subdivision that does not generate much pedestrian traffic. There are also not physical elements that would prevent the installation of curb and gutter other than the public will not be maintaining this private roadway.

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

An internal sidewalk inside a small light industrial subdivision would see very little use as there is not much traffic generated in these types of subdivisions. Although the applicants are building their sidewalk along the Meadow Lake Boulevard frontage, it does not at present connect to the sidewalk on Highway 2. Therefore, there is not much demand for the internal pedestrian circulation and the little use there will be can easily walk along the edge of the new roadway.

The rural road standard with roadside swales should work appropriately for the light industrial subdivision.

Based on the variance criteria, staff is recommending that the City Council grant the variance to the sidewalks, curb, and gutter along the internal subdivision road.

III. SUMMARY COMMENTS

The application for preliminary plat approval is in conformance with the Growth Policy, subdivision review criteria, and the Columbia Falls Subdivision Standards.

VI. RECOMMENDATION

After reviewing the findings of fact, staff recommends that the Columbia Falls City Council adopt Staff Report #CPP-25-02 as finding-of-fact, grant the variance to sidewalks, curb, and gutter (Condition #15), and grant conditional approval for the preliminary plat of T & C Business Park Subdivision. Recommended conditions of approval are as follows:

- 1 The applicant shall receive physical addresses in accordance with City Standards. All road names shall appear on the final plat. Street addressing shall be approved by the Columbia Falls City Clerk:
- 2 The applicant shall comply with all reasonable fire suppression and access requirements of the Columbia Falls Rural Fire District. A letter from the fire chief stating the plat meets the applicable requirements of the District shall be submitted with the application for final plat.
- 3 All area disturbed during development of the subdivision shall be re-vegetated in accordance with an approved Weed Control Plan and a letter from the County Weed Supervisor stating that the Weed Control Plan has been approved and implemented shall be submitted with the final plat.
4. The applicant shall follow the recommendation of the Geotechnical Report in the construction of the subdivision. The applicant shall provide evidence from the Geotechnical Engineer that the developer has followed the recommendation.
5. No disturbance of wetland area identified by the USGS National Wetland Inventory and on Lot 5 of the preliminary plat as a closed basin shall occur. If the applicant needs to encroach into the wetland with stormwater facilities, they shall secure a permit from the US Army Corps of Engineers or provide the City documentation from the Corps that the project does not require permitting. This condition shall be placed on the face of the final plat
- 6 With the application for final plat, the developer shall provide a compliant Road Users' Agreement or a Covenants, Conditions, and Restrictions document which requires each property owner to bear his or her pro-rata share for maintenance of the roads within the subdivision and for any integral access roads lying outside the subdivision.
- 7 The proposed water, wastewater treatment, and stormwater drainage systems for the subdivision shall be reviewed, as applicable, by the City of Columbia Falls Public Works Department and approved by the Montana Department of Environmental Quality.
- 8 The mail delivery site(s) shall be provided with the design and location approved by the local Postmaster of the US Postal Service. A letter from the Postmaster stating that the applicant has met their requirements shall be included with the application for final plat.

- 9 All roads within the subdivision shall be paved and constructed to Columbia Falls Road Standards.
- 10 The following statements shall be placed on the face of the final plat applicable to all lots:
 - a. All road names shall be assigned by the Columbia Falls City Clerk and clearly identified and addresses will be clearly visible from the road, either at the driveway entrance or on the business. Address numbers shall be at least four inches in height per number.
 - b. All utilities shall be placed underground.
- 11 All required improvements shall be completed in place or a Subdivision Improvement Agreement shall be provided by the subdivider prior to final approval by the City Council.
12. The final plat shall be in substantial compliance with the plat and plans submitted for review, except as modified by these conditions.
13. Preliminary plat approval is valid for three (3) years. The final plat shall be filed prior to the expiration of the three years. Extension requests to the preliminary plat approval shall be made in accordance with the applicable regulations and the following associated timeline(s).
14. The applicants shall provide Columbia Falls Public Works Department an AutoCAD file of the subdivision at final plat and any improvements constructed with this project, including as-built construction drawings for all public infrastructure improvements constructed in street rights of way or easements within the plat. Drawings shall be paper and digital. Digital copies shall be in a format prescribed by the City.
15. The applicant is not subject to a parkland dedication fee in accordance with 17.18.220.B.1.a which exempts minor subdivisions.
16. The requested variance to the Columbia Falls Subdivision Regulations for the construction of sidewalks, curb and gutter along the internal subdivision road is granted.

**CIVIL ENGINEERING / PLANNING / SURVEYING**

April 11, 2025

City of Columbia Falls – Planning Department
ATTN: Eric Mulcahy, AICP
130 6th Street West, Room A
Columbia Falls, MT 59912

SUBJECT: T&C Business Park Subdivision

Dear Eric,

The existing property located at 330 Meadow Lake Blvd is a single 10.74-acre lot. The property is located within the Columbia Falls City Limits and is zoned as CI-1 light industrial.

It is proposed to subdivide the property as a minor subdivision with five (5) lots and keep the CI-1 light industrial zoning. The subdivision will be designed in accordance with local and state guidelines and submitted for approval to all required review entities.

The project includes construction of a 24-foot-wide local road off Meadow Lake Blvd approximately 300-feet south of Best Way. Water and wastewater systems will be connected to the public supply and collection systems and be located within a 60-foot right-of-way centered in the new road. The new roadway is approximately 525 feet long with a turnaround adequately sized to accommodate emergency vehicles.

The project is exempt from environmental assessment, public hearing and park dedication per the City of Columbia Falls subdivision regulations. Requested variances for the subdivision include:

- 1) no sidewalk along the new local road.
- 2) no curb and gutter along the new local road.

This submittal package includes the Preliminary Plat Application with supplemental information as required and outlined in Appendix A of the Subdivision Regulations.

Sincerely,

ROBERT PECCIA & ASSOCIATES

Ryan Mitchell, PE, PLS

Vice President/Senior Project Manager



(406) 752-5025



102 Cooperative Way, Suite 300
Kalispell, MT 59901



www.rpa-eng.com



CIVIL ENGINEERING / PLANNING / SURVEYING

TO: City of Columbia Falls, Planning Department

FROM: Ryan E. Mitchell, PE, PLS
Civil Engineer & Land Surveyor

DATE: April 11, 2025

SUBJECT: **T&C Business Park**

The proposed subdivision at 330 Meadow Lake Boulevard, which is shown by this preliminary plat application and consists of, but not limited to, 5 lots, is zoned **CI-1 Light Industrial** and it is proposed that buildings and uses will meet the applicable zoning code.

This technical memorandum will discuss the proposed design and other supplemental information to the preliminary plat application. The following is a list of items included in this technical memorandum:

- **Project Phasing Statement**
- **Wastewater Flows**
- **Water Demands**
- **Stormwater Flows and Volume**
- **Exemption from Environmental Assessment**
- **Traffic Generation and Impacts**

Project Phasing Statement

The proposed subdivision at 330 Meadow Lake Boulevard, which is shown by this preliminary plat application and consists of, but not limited to, 5 lots, a roadway, water supply, sanitary sewer collection, stormwater collection and dry utility improvements are not planned to be phased at the time of this application.

Wastewater Flows

We will use the following table for Wastewater Flow Planning Values:



(406) 752-5025



102 Cooperative Way, Suite 300
Kalispell, MT 59901



www.rpa-eng.com

Table 3. Wastewater Flow Planning Values for Sizing Infrastructure¹

Wastewater Flow Planning Values	
Average Daily Flow (ADF)	
Land Use Type	Planning Value
Single Dwelling Residential = 1 ERU	200 gpd = 1ERU
Multiple Dwelling Residential = 0.8 ERU/DU	160 gpd/DU = 0.8 ERU
General Commercial	540 gpd/acre
Neighborhood Office	200 gpd/acre
Industrial	260 gpd/acre
Light Industrial	90 gpd/acre
Public Institutional	60 gpd/acre
Peaking Factors to Calculate Peak Hourly Flow (PHF)	
Description	Peaking Factor
PHF Peaking Factor (From Montana DEQ Design Standards) ²	$PHF \text{ Peaking Factor} = \frac{18 + \sqrt{P}}{4 + \sqrt{P}}$ (P = population in thousands)

1 Abbreviations: gpd = gallons per day | DU = dwelling unit

2 Fair, G.M. and Geyer, J.C. "Water Supply and Waste-water Disposal" 1st Ed. John Wiley & Sons, Inc. New York, (1954), P. 13

3 If I/I is anticipated, a planning value of 250 gpd per ERU shall be used

Thus, for planning purposes this development would have the following sewer flows:

Lot #	Lot Size (acre)	Light Industrial Flow (gpd/acre)	Peak Hour Flow Peaking Factor	Peak Hour Flow (Over 8 Hours)
		90 (gpd)	4.5 (gpd)	(gpm)
1	1.26	113	510	1.06
2	0.60	54	243	0.51
3	0.60	54	243	0.51
4	3.00	270	1,215	2.53
5	4.55	410	1,843	3.84
	Total =	901	4,054	8.45

Wastewater Collection & Treatment

Wastewater collection and treatment for the proposed subdivision will be provided by the City of Columbia Falls Public Wastewater Collection and Treatment System. A small diameter forcemain, with individual sewer grinder pumps (E-One Pumps) will convey flow from new buildings to the City's gravity collection sewer manhole at the intersection of Meadow Lake Boulevard and US Highway 2. From this location, wastewater will flow through the City's collection system to the Wastewater Treatment Plant for treatment.

Municipal Facilities Exemption

City of Columbia Falls Title 17, Subdivision Regulations, Appendix A, Section III, states that:

"Montana Code Annotated (MCA) 76-3-622 requires the subdivider to provide specific information if the subdivision application proposes a new water supply or wastewater facility unless the subdivision meets the exception listed in Part III-B below."

Reviewing the exceptions listed in Part III-B, as described above, the following applicable exception is listed in Section III.B.(d):

“Divisions located within jurisdictional areas that have adopted growth policies pursuant to Chapter 1 or within first-class or second-class municipalities for which the governing body certifies, pursuant to 76-4-127, that adequate storm water drainage and adequate municipal facilities will be provided; and”

The proposed development at 330 Meadow Lake Boulevard proposes to connect to the City of Columbia Falls Public Water and Wastewater systems. The City of Columbia Falls has adopted a growth policy in accordance with Chapter 1 of the Title 76 Land Resource and Use section of the Montana Code Annotated.

The City of Columbia Falls can review and certify adequate stormwater drainage and adequate municipal facilities (water and wastewater) will be provided (MCA 76-4-135, 76-4-127) through professional engineers retained by the City.

The proposed development meets the requirements of a **Municipal Facilities Exclusion** and will be submitted to the Montana Department of Environmental Quality and the City of Columbia Falls, and their representatives, during the final design stage of the project.

Water Demands

We will use the following table for Water Demand Planning Values:

Table 1. Water Demand Planning Values for Sizing Infrastructure¹

Water Demand Planning Values	
Average Daily Demand (ADD)	
Land Use Type	Recommended Planning Value
Single Dwelling Residential	350 gpd
Multiple Dwelling Residential	240 gpd/DU
General Commercial	870 gpd/acre
Neighborhood Office	330 gpd/acre
Industrial	470 gpd/acre
Light Industrial	160 gpd/acre
Public Institutional	150 gpd/acre
Peaking Factors to Calculate Maximum Daily Demand (MDD) and Peak Hourly Demand (PHD)	
Description	Peaking Factor
MDD Peaking Factor ²	3.00
PHD Peaking Factor ³	1.85

- 1 Abbreviations: gpd = gallons per day | DU = dwelling unit
- 2 Use to convert ADD to MDD. Multiply this peaking factor by the ADD to calculate MDD.
- 3 Use to convert MDD to PHD. Multiply this peaking factor by the MDD to calculate PHD.

Thus, for planning purposes this development would have the following water demands:

Lot #	Lot Size (acre)	Light Industrial Demand (gpd/acre)		MDD Peaking Factor	PHD Peaking Factor	PHD (Over 8 Hours)
		160		3	1.85	
		(gpd)		(gpd)	(gpd)	(gpm)
1	1.26	202		605	1,119	2.33
2	0.6	96		288	533	1.11
3	0.6	96		288	533	1.11
4	3.00	480		1,440	2,664	5.55
5	4.55	728		2,184	4,040	8.42
			Total =	4,805	8,889	19

Water Supply

Water supply for the proposed subdivision will be provided by the City of Columbia Falls Public Water Supply System. A new water main, with fire hydrants and water services will be extended into the subdivision to provide both domestic water and fire water demand.

Municipal Facilities Exemption

City of Columbia Falls Title 17, Subdivision Regulations, Appendix A, Section III, states that:

“Montana Code Annotated (MCA) 76-3-622 requires the subdivider to provide specific information if the subdivision application proposes a new water supply or wastewater facility unless the subdivision meets the exception listed in Part III-B below.”

Reviewing the exceptions listed in Part III-B, as described above, the following applicable exception is listed in Section III.B.(d):

“Divisions located within jurisdictional areas that have adopted growth policies pursuant to Chapter 1 or within first-class or second-class municipalities for which the governing body certifies, pursuant to 76-4-12 7, that adequate storm water drainage and adequate municipal facilities will be provided; and”

The proposed development at 330 Meadow Lake Boulevard proposes to connect to the City of Columbia Falls Public Water and Wastewater systems. The City of Columbia Falls has adopted a growth policy in accordance with Chapter 1 of the Title 76 Land Resource and Use section of the Montana Code Annotated.

The City of Columbia Falls can review and certify adequate stormwater drainage and adequate municipal facilities (water and wastewater) will be provided (MCA 76-4-135, 76-4-127) through professional engineers retained by the City.

The proposed development meets the requirements of a **Municipal Facilities Exclusion** and will be submitted to the Montana Department of Environmental Quality and the City of Columbia Falls, and their representatives, during the final design stage of the project.

Stormwater Flows & Volume

Stormwater for this subdivision is unique, in the fact that all stormwater drains to a “Closed Basin”, which is located along the western boundary of the 10.74-acre tract. This “Closed Basin” collects

This aerial map shows a land area with several parcels. A central parcel is outlined in blue. The parcels are labeled as follows:

- Homestead Dr (top left)
- 2BDAAB (top center)
- 2BDAE (top right)
- 2BDAA (center top)
- 2BAL (center left)
- 2BAK (center left)
- 2BAE (center left)
- 2BAG (center left)
- 5D (center right)
- 1A (bottom right)
- 3A (bottom right)
- 5A (bottom right)
- B (bottom center)
- Meadow/Lake Blvd (vertical label on the right)

- All impervious areas will be routed to the existing “Closed Basin”.
- Initial Stormwater Facility volume accounts for the first 0.5” of rainfall onsite that is to be retained. The capacity of the retention facility may be used to satisfy the minimum volume requirement for the Initial Storm Water Facility.
- New local roadway accounted for in this preliminary analysis. Individual lots shall be responsible for onsite storm water detention and treatment prior to being developed since building sizes and impervious areas are not known at this time.
- Pre-Development and Post-Development basin are considered to be equivalent, as site grading will not significantly alter existing drainage patterns.

Rational Method Co-Efficients (C)	
0.9	Paved/hard surfaces
0.8	Gravel surfaces
0.1	Lawn/landscaping
0.2	Unimproved areas

Post-Development Basin will add ~15,495 of “Paved Areas” for the roadway with a Runoff Coefficient of 0.90.

The Basin Area is the existing lot size, or 10.74 acres.

Due to the short flow paths, we will estimate that the Time of Concentration is 5 minutes for both Pre and Post – Development.

4. Time of Concentration and Rainfall Intensity (24-hour storm event):

Pre-development Path

Total Time of Concentration (min)	5.00
Rainfall Intensity (in/hr), 2 Year	2.20
Rainfall Intensity (in/hr), 10 Year	3.90
Rainfall Intensity (in/hr), 100 Year	6.35

Post-development Path

Total Time of Concentration (min)	5.00
Rainfall Intensity (in/hr), 2 Year	2.20
Rainfall Intensity (in/hr), 10 Year	3.90
Rainfall Intensity (in/hr), 100 Year	6.35

Using the Rational Method, we have preliminarily calculated that the Stormwater Runoff Flow/Volume Change will be:

Total Area/Lot Size 10.74 acres = 467834.4 ft²

Initial Stormwater Facility Volume (0.5" x Impervious Area) 645.6 ft³

Pre-Development Characteristics			2-year, T _c (flow rate)	2-year, 24-hour (volume)	10-year, T _c (flow rate)	100-year, T _c (flow rate)	100-year, 24-hour (volume)
Paved/House Area	0 acres	ft ²	Q= 0.000 ft ³ /sec	V= 0.000 ft ³	Q= 0.000 ft ³ /sec	Q= 0.000 ft ³ /sec	V= 0.000 ft ³
Gravel Area	0 acres	ft ²	Q= 0.000 ft ³ /sec	V= 0.000 ft ³	Q= 0.000 ft ³ /sec	Q= 0.000 ft ³ /sec	V= 0.000 ft ³
Lawn/Landscaping	0 acres	ft ²	Q= 0.000 ft ³ /sec	V= 0.000 ft ³	Q= 0.000 ft ³ /sec	Q= 0.000 ft ³ /sec	V= 0.000 ft ³
Unimproved Area	10.74 acres	467834.4 ft ²	Q= 4.765 ft ³ /sec	V= 10136.412 ft ³	Q= 8.447 ft ³ /sec	Q= 13.753 ft ³ /sec	V= 20896.603 ft ³
Total	10.74 acres	467834.4 ft²	Q_{Total}= 4.765 ft³/sec	V_{Total}= 10136.412 ft³	Q_{Total}= 8.447 ft³/sec	Q_{Total}= 13.753 ft³/sec	V_{Total}= 20896.603 ft³
Post-Development Characteristics			2-year, T _c (flow rate)	2-year, 24-hour (volume)	10-year, T _c (flow rate)	100-year, T _c (flow rate)	100-year, 24-hour (volume)
Paved/House Area	0.35571625 acres	15495 ft ²	Q= 0.710 ft ³ /sec	V= 1510.763 ft ³	Q= 1.259 ft ³ /sec	Q= 2.050 ft ³ /sec	V= 3114.495 ft ³
Gravel Area	0 acres	ft ²	Q= 0.000 ft ³ /sec	V= 0.000 ft ³	Q= 0.000 ft ³ /sec	Q= 0.000 ft ³ /sec	V= 0.000 ft ³
Lawn/Landscaping	0 acres	ft ²	Q= 0.000 ft ³ /sec	V= 0.000 ft ³	Q= 0.000 ft ³ /sec	Q= 0.000 ft ³ /sec	V= 0.000 ft ³
Unimproved Area	10.3842837 acres	452339.4 ft ²	Q= 4.607 ft ³ /sec	V= 9800.687 ft ³	Q= 8.167 ft ³ /sec	Q= 13.298 ft ³ /sec	V= 20204.493 ft ³
Total	10.74 acres	467834.4 ft²	Q_{Total}= 5.317 ft³/sec	V_{Total}= 11311.450 ft³	Q_{Total}= 9.426 ft³/sec	Q_{Total}= 15.348 ft³/sec	V_{Total}= 23318.988 ft³
Runoff Flow/Volume Change			ΔQ= 0.552 ft³/sec	ΔV= 1175.038 ft³	ΔQ= 0.979 ft³/sec	ΔQ= 1.594 ft³/sec	ΔV= 2422.385 ft³

Required Minimum Facility Volume: 1175 ft³

Thus, the existing "Closed Basin" water level will raise by 1/4 inch to accommodate **1,175 ft³ or 44 cy** of additional stormwater runoff flow/volume.

Stormwater Drainage

Stormwater drainage will be conveyed throughout the subdivision utilizing sheet flow across parking areas, shallow concentrated flow and channel flow within roadside ditches and through culverts at roadway approaches. The ditches and culverts will be sized to accommodate the 10-year flow rate of 1 ft³/sec.

With this flow rate, a typical culvert on a 0.7% slope will need to be 18-inches in diameter.

With this flow rate, the typical roadside ditches of 3:1 side slopes on a 0.5% minimum slope will need to be as shown below:

Triangular

City of Columbia Falls Title 17, Subdivision Regulations, Appendix A, Section III, states that:

Reviewing the exceptions listed in Part III-B, as described above, the following applicable exception is listed in Section III.B.(d):

The proposed development at 330 Meadow Lake Boulevard proposes to connect to the City of Columbia Falls Public Water and Wastewater systems. The City of Columbia Falls has adopted a growth policy in accordance with Chapter 1 of the Title 76 Land Resource and Use section of the Montana Code Annotated.

The City of Columbia Falls can review and certify adequate stormwater drainage and adequate municipal facilities (water and wastewater) will be provided (MCA 76-4-135, 76-4-127) through professional engineers retained by the City.

The proposed development meets the requirements of a **Municipal Facilities Exclusion** and will be submitted to the Montana Department of Environmental Quality and the City of Columbia Falls, and their representatives, during the final design stage of the project.

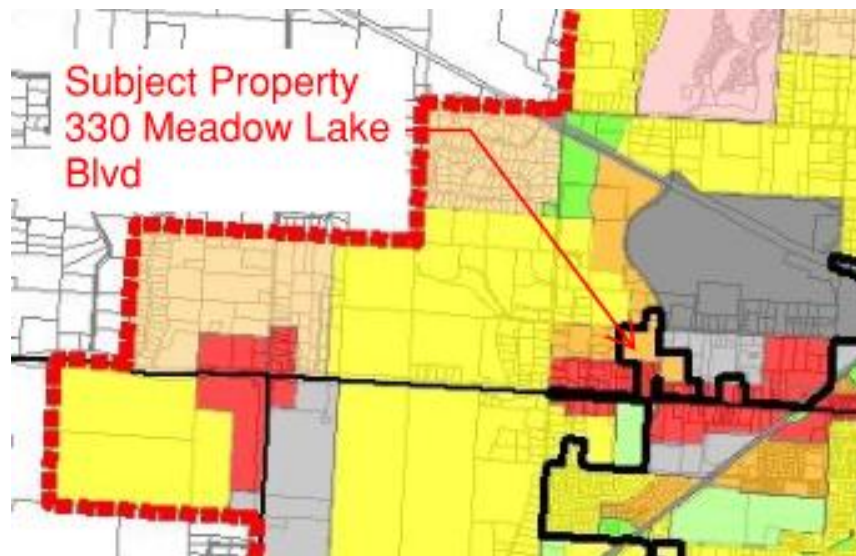
Exemption from Environmental Assessment

The proposed subdivision at 330 Meadow Lake Boulevard is exempt from the Environmental Assessment requirement per section 17.04.075 of Title 17 Columbia Falls Subdivision Regulations.

Section 17.04.075.A.1 exempts the subdivision from the preparation of an environmental assessment if certain criteria is met. Section 17.04.075.B.1 states that:

“The proposed subdivision is entirely within an area inside or adjacent to the city and the city has adopted a growth policy that includes the provisions of MCA 76-1-601(4)(c); an allowable exemption criterion for the environmental assessment includes if the proposed development is included within an adopted growth policy.”

The proposed development is entirely located within the Columbia Falls Growth Policy adopted in 2019 as shown in the figure below:



Traffic Generation and Impacts

According to MDT's annual traffic data, Meadow Lake Boulevard had an average annual daily traffic (AADT) volume of 3,796 vehicles per day in 2024. US Hwy 2 had an AADT volume of about 21,963 vehicles per day in 2024.

The intersection of Meadow Lake Boulevard and US Hwy 2 is a signalized intersection. The north side of the intersection has a single lane allowing for all movements from Meadow Lake Boulevard. The south side of the intersection has a shared through/left lane and a dedicated right-turn lane. Both directions on US Hwy 2 consist of a shared through/right lane, a dedicated through lane, and a dedicated left-turn lane. The signal phasing allows for permitted left turns on all legs. No protected left turns are given. A large increase in traffic on Meadow Lake Boulevard could lead to capacity issues at the signalized intersection.

According to FHWA – *Signalized Intersections Informational Guide* (2nd Edition), enough lanes should be provided to prevent a lane from exceeding 450 vehicles per hour. Additionally, exclusive left-turn lanes should generally be investigated if the left-turn volume exceeds 100 vehicles per hour. From

MDT's traffic data, the design hour volume of Meadow Lake Boulevard was 382 vehicles per hour in 2021 (the most recent data for this metric). At this volume, it would take an increase of about 68 vehicles per hour to reach the 450 vehicles per hour threshold that could necessitate additional lanes. With no information on the turning movement volumes at the intersection, no statements can be made about left-turn volumes.

Based on the *ITE Trip Generation Manual* (11th edition, ITE Land Use Code 110 – General Light Industrial), this type of development is expected to generate 0.91 and 0.80 trips per 1,000 square feet of gross floor area during the AM and PM peak hours of the development, respectively. The trip generation rate for a typical weekday (all daily traffic) is 4.87 vehicles per weekday.

General Light Industrial (110)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 37
Avg. 1000 Sq. Ft. GFA: 45
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
4.87	0.34 - 43.86	4.08

General Light Industrial (110)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
AM Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 40
Avg. 1000 Sq. Ft. GFA: 56
Directional Distribution: 87% entering, 13% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.91	0.09 - 11.40	0.78

General Light Industrial (110)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

PM Peak Hour of Generator

Setting/Location: General Urban/Suburban

Number of Studies: 41

Avg. 1000 Sq. Ft. GFA: 62

Directional Distribution: 18% entering, 82% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.80	0.09 - 8.77	0.61

Because these are all based on Gross Floor Area (GFA), we had to make some assumptions about the building sizes that could be constructed upon the lots, before we could calculate the trips generated. Below is a table that shows this information:

Lot #	Lot Size (acre)	Est. Building Size (sf)	Weekday AADT 4.87 (Trips per 1,000 SF GFA)	AM Peak Hour 0.91 (Trips per 1,000 SF GFA)	PM Peak Hour 0.8 (Trips per 1,000 SF GFA)
1	1.26	8,500	41	8	7
2	0.6	3,000	15	3	2
3	0.6	3,000	15	3	2
4	3.00	6,000	29	5	5
5	4.55	11,000	54	10	9
Total =			153	29	25

Thus, the weekday AADT is estimated to be 153 trips per day. Most municipalities have a threshold for requiring Traffic Impact Studies (TIS), for example, Kalispell requires a TIS if estimated traffic is going to exceed 300 or more vehicle trips per day (AADT). Additionally, Whitefish requires a TIS if estimated traffic is going to exceed 200 or more new vehicle trips per day (AADT). Flathead County requires a TIS if estimated traffic is going to exceed 400 or more vehicle trips per day (AADT).

Based on the calculations above and on typical thresholds for when a TIS is required, we propose that no TIS be completed for this development.

But, we would recommend that as commercial/industrial buildings are submitted for Site Review the City re-evaluate this information to determine if the usage and size of buildings are the same as estimated.

Of note, the PM Peak Hour is likely the biggest concern. During the PM peak, the majority of traffic from the development is expected to be exiting the development, or about 82% of traffic according to the *ITE Trip Generation Manual*. To generate about 68 vehicles exiting the development, it would take about 85,000 square feet of gross floor space, or more than double what is proposed. If 85,000 square feet of gross floor space was proposed within the subdivision, this would equate to about 414 weekday trips in total.

Based on these findings, if the development is expected to generate 350 weekday trips, it is recommended that a formal traffic impact study is performed to ensure that the intersection of Meadow Lake Boulevard and US 2 does not excessively degrade with the construction of this development.



Planning Department

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

PHONE (406) 892-4391

FAX (406) 892-4413

Item No.10.

MINOR SUBDIVISION PRELIMINARY PLAT APPLICATION

FEE ATTACHED: _____ **Fee: SEE FEE SHEET**

SUBDIVISION NAME: T&C Business Park

OWNER (S) OF RECORD:

Name Herbert Enterprises, LLC Phone (406)-261-0874
Mailing Address PO Box 357
City Columbia Falls State MT Zip 59912

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

Name & Address Robert Peccia & Associates
Name & Address _____
Name & Address _____

LEGAL DESCRIPTION OF PROPERTY:

City/County Columbia Falls/ Flathead
Street Address 330 Meadow Lake Blvd.
Assessor's Tract No.(s) 0519500 Lot No(s) _____
1/4 Sec SE 1/4 SW Section 7 Township 30 N Range 20 W

GENERAL DESCRIPTION OF SUBDIVISION:

Number of Lots or Rental Spaces 5 Total Acreage in Subdivision 10.47
Total Acreage in Lots 9.68 Minimum Size of Lots or Spaces 0.60
Total Acreage in Streets or Roads 0.79 Maximum Size of Lots or Spaces 4.20
Total Acreage in Parks, Open Spaces and/or Common Areas 0

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

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

APPLICABLE ZONING DESIGNATION & DISTRICT CI-1

ESTIMATE OF MARKET VALUE BEFORE IMPROVEMENTS \$443,622

IMPROVEMENTS TO BE PROVIDED:

Roads: Gravel ☐ Paved ☒ Curb ☐ Gutter ☐ Sidewalks ☐ Alleys ☐ Other ☐
Water System: Individual ☐ Multiple User ☐ Neighborhood ☐ Public ☒ Other ☐
Sewer System: Individual ☐ Multiple User ☐ Neighborhood ☐ Public ☒ Other ☐
Other Utilities: Cable TV ☐ Telephone ☒ Electric ☒ Gas ☒ Other ☐
Solid Waste: Home Pick Up ☐ Central Storage ☒ Contract Hauler ☐ Owner Haul ☐
Mail Delivery: Central ☐ Individual ☒ School District: **#6**
Fire Protection: Hydrants ☒ Tanker Recharge ☐ Fire District: **Columbia Falls**
Drainage System: Roadside ditches, detention pond. Individual lots to have detention ponds as part of lot development.

PROPOSED EROSION/SEDIMENTATION CONTROL: The proposed development will utilize silt fence, straw wattles and tracking pads.

ESTIMATE OF IMPACTS:

NOTE: Exemption from consideration of Critical Impacts: If the proposed subdivision is a first minor and the subdivision is proposed in a jurisdictional area that has adopted zoning regulations that address those impacts.

If not exempt, provide an estimate of the type and amount of impact the subdivision will have on the following categories of the natural and operating environment:

A. Impacts on agriculture.

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

The proposed development will have minimal impacts to agriculture. The existing lot contains open and unvegitated ground cover with no agricultural areas in the immediate vicinity of the project. The proposed development is within city limits.

B. Impact on agricultural water user facilities.

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

The proposed development will have minimal impacts to agricultural water use. The development will not produce any contaminants that could contribute the groundwater pollution. Storm water will be treated and conveyed to the existing closed basin located on the west side of the property.

C. Impact on local services

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

The proposed development will have 5 commercial / light industrial lots and are all located within city limits. The existing water main on the east side of Meadow Lake Blvd will be extended across the street and through the development with fire hydrants and water services. The main will be extended north and south to the edge of the original property on the west side of Meadow Lake Blvd.

D. Impact on natural environment.

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

The existing lot is open and unvegitated with minimal slopes. The development of the lot will include a roadway and commercial / light industrial buildings with parking areas. The buildings within the development will not produce objectionable by-products. Utilizing municipal waste water will help protect groundwater resources in the area.

E. Impacts on wildlife and habitat.

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

The proposed development will have minimal impacts on wildlife and habitat. The existing property is void of any trees or vegetation and is located wholly within the city limits. The property is not adjacent to any land considered as critical habitat.

F. Impacts on public health and safety.

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

The proposed development will have minimal impacts on public health and safety. Fire hydrants will be spaced throughout the development and reviewed by the fire marshal. The local roadway will be approximately 525 feet long with a turn around sized for emergency vehicles, i.e. firetrucks.

VARIANCES: ARE ANY VARIANCES REQUESTED? Yes _____ (yes/no) If yes, please complete the information below: 17.16.110

SECTION/REGULATION OF REGULATIONS CREATING HARDSHIP: 17.16.140

EXPLAIN THE HARDSHIP THAT WOULD BE CREATED WITH STRICT COMPLIANCE OF SUBDIVISION REGULATIONS: Light industrial zoning in this area would discourage any pedestrian traffic with no need for sidewalks along the new roadway, a path is proposed along Meadow Lake Blvd to accommodate passing pedestrians. Installation of curb & gutter & additional storm water utilities is unnecessary.

PROPOSED ALTERNATIVE(S) TO STRICT COMPLIANCES WITH SUBDIVISION REGULATIONS: A new 5-foot wide path with a 5-foot boulevard along Meadow Lake Blvd is proposed. Roadside ditches will collect and convey storm water to the existing pond location with no need for curb & gutter. The existing Meadow Lake Boulevard does not have curb and gutter.

PLEASE ANSWER THE FOLLOWING QUESTIONS IN THE SPACES PROVIDED BELOW:

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

No, the proposed variance will not affect adjoining properties. In fact, by not having pedestrian facilities (sidewalks) may improve safety within a commercial / light industrial area.

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

No, owner shall cover the costs of construction.

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

No, the proposed subdivision is located entirely within the Columbia Falls Growth Policy (2019).

No anticipated change from the current CI-1 light industrial zoning.

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

No

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

No residential lots within the proposed development. All light industrial lots such as detail shops, and building contractor offices will not see much, if any, pedestrian travel within the subdivision.

Not having pedestrian sidewalks may improve safety within a commercial / light industrial area.

APPLICATION CONTENTS:

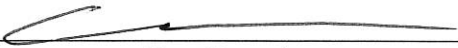
10/2020

The subdivider shall submit a complete application addressing items below to the Columbia Falls Planning Department at least 45 days **prior** to the date of the Planning Board meeting at which it will be heard (35 days if a first minor).

Submittals shall include:

1. Preliminary plat application.
2. 2 copies of the preliminary plat.
3. One reproducible set of supplemental information. (See Appendix A of Subdivision Regulations.)
4. One reduced copy of the preliminary plat not to exceed 11" x 17" in size.
5. Application fee

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



(Applicant)

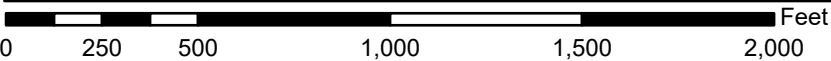
4-11-25

(Date)

National Flood Hazard Layer FIRMette



114°13'1"W 48°22'36"N



1:6,000

114°12'24"W 48°22'12"N

Basemap Imagery Source: USGS National Map 2023

Legend

Item No.10.

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

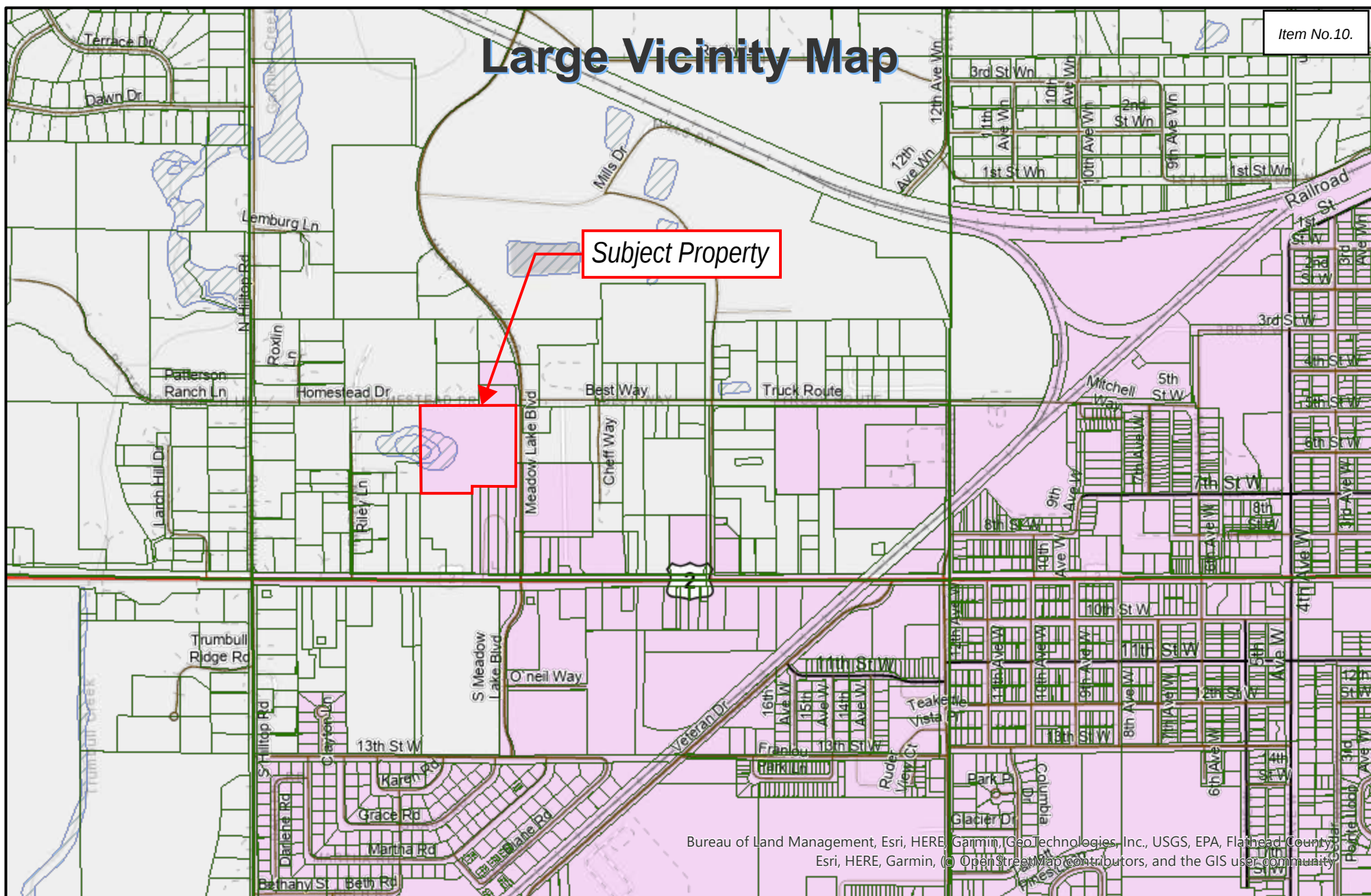
This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **3/17/2025 at 10:07 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community FIRM panel number, and FIRM effective date. Map unmapped and unmodernized areas cannot be used for regulatory purposes.

Large Vicinity Map

Item No.10.



Bureau of Land Management, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA, Flathead County, Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community

Flathead County GIS Department



800 South Main Street
Kalispell, Montana 59901

0 0.05 0.1 0.2 0.3 0.4 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.

Item No.10.



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.

Item No.10.



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.



WHEN RECORDED RETURN TO:
Herbert Enterprises, LLC
PO Box 357
Columbia Falls MT 59912
6280FPT

WARRANTY DEED

FOR VALUE RECEIVED, **Jeremy Lewis Redd**, GRANTOR(S), do hereby grant, bargain, sell and convey unto:

Herbert Enterprises, LLC

GRANTEE(S), its heirs and assigns, the following described premises:

FOR LEGAL DESCRIPTION SEE EXHIBIT A

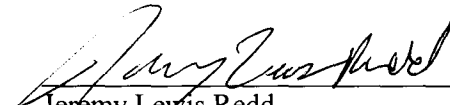
TO HAVE AND TO HOLD the said premises, with its appurtenances and easements apparent or of record, unto the said GRANTEE(S), its heirs and assigns forever.

SUBJECT TO Covenants, Conditions, Restrictions, Provisions, Easements and encumbrances apparent or of record.

GRANTOR(S) covenants with GRANTEE(S) that GRANTOR(S) is now seized in fee simple absolute of said premises; that GRANTOR(S) has full power to convey same; that the same is free from all encumbrances excepting those set forth above; that GRANTEE(S) shall enjoy the same without any lawful disturbance; that GRANTOR(S) will, on demand, execute and deliver to GRANTEE(S), at the expense of GRANTOR(S), any further assurance of the same that may be reasonably required; and, with the exceptions set forth above, that GRANTOR(S) warrants to GRANTEE(S) and will defend for their all the said premises against every person lawfully claiming all or any interest in same.

11/3/23 MW 0519500





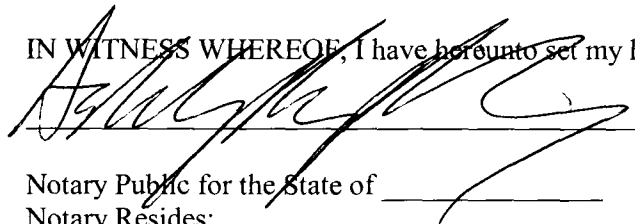
Jeremy Lewis Redd

STATE OF: **Montana**

COUNTY OF: **Flathead**

This instrument was acknowledged before me on this 2 day of November ~~Oct~~, 2023, by
Jeremy Lewis Redd.

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



Notary Public for the State of _____
Notary Resides: _____
My commission expires: _____

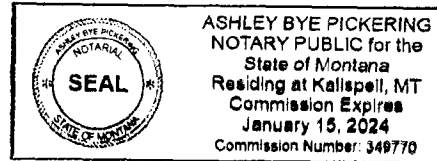




EXHIBIT A - LEGAL DESCRIPTION

A tract of land located in the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) of Section 7, Township 30 North, Range 20 West, Flathead County, Montana, described as follows:

Commencing at the Southeast Corner of Lot 5 of Sunshine, according to the official map or plat thereof on file and of record in the office of the Clerk and Recorder of Flathead County, Montana; thence

North, along the East boundary of said Lot 5 and continuing North to the North boundary line of the Southeast Quarter of the Southwest Quarter of Section 7, Township 30 North, Range 20 West, P.M.M.; thence

West, along the North boundary of said Southeast Quarter of the Southwest Quarter of Section 7, to the Northwest Corner of said Southeast Quarter of the Southwest Quarter of Section 7; thence South, along the West boundary of said Southeast Quarter of the Southwest Quarter of Section 7, a distance of 40 rods; thence East, a distance of 21 1/4 rods; thence

South, to the northern boundary line of Montana Highway No. 40 to the Point of Beginning;

EXCEPTING THEREFROM: Lots 1, 2, 3, 4 and 5 of Sunshine, now known as Lots 1A, 2A, 3A, 4A and 5A of the Amended Plat of Lots 1, 2, 3, 4 and 5 of Sunshine, according to the official map or plat thereof on file and of record in the office of the County Clerk and Recorder of Flathead County, Montana.

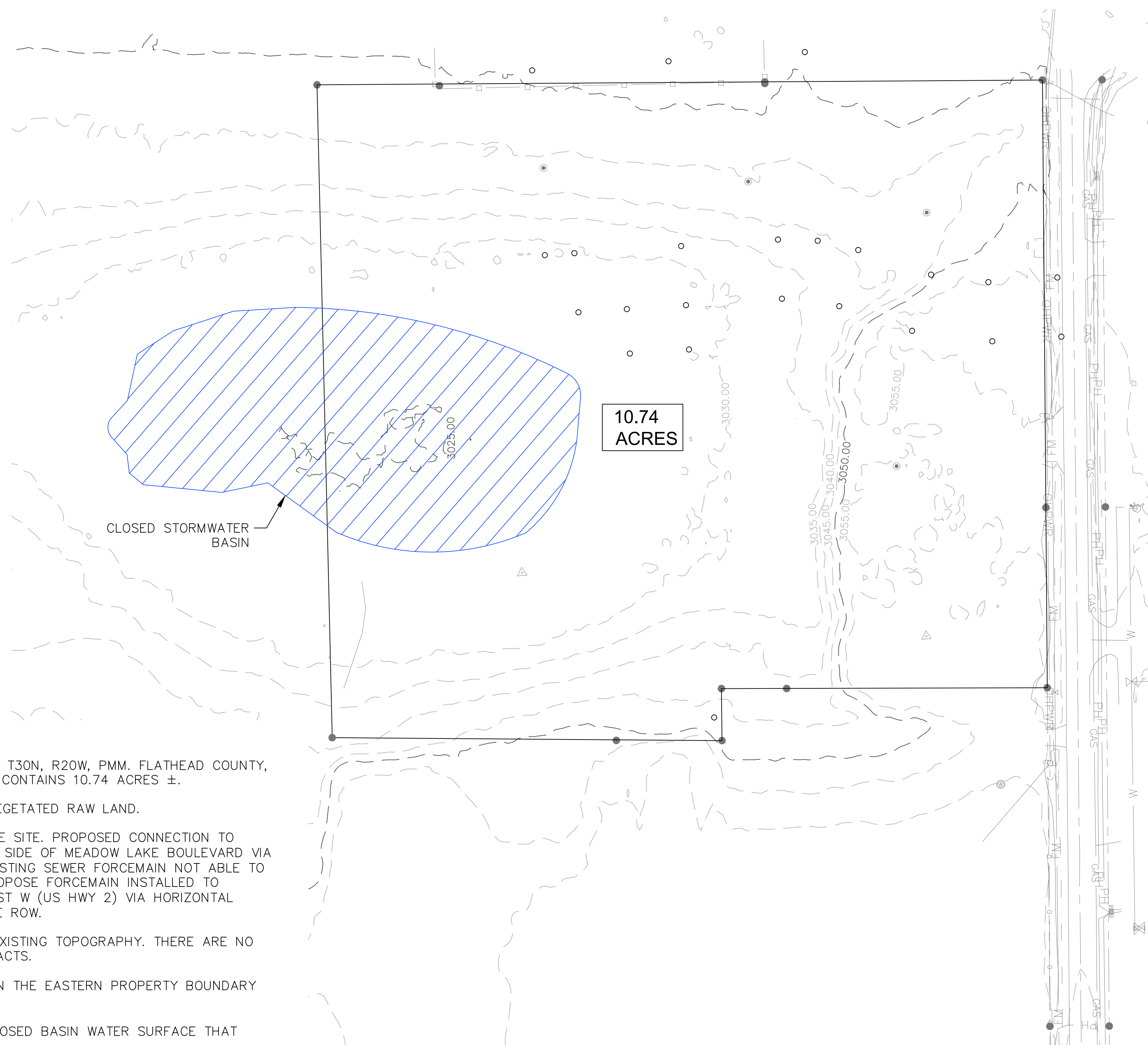
PRELIMINARY PLAT OF
T&C BUSINESS PARK
LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7,
TOWNSHIP 30 NORTH, RANGE 20 WEST, P.M., M. FLATHEAD COUNTY, MONTANA

OWNER: HERBERT ENTERPRISES
PO BOX 357
COLUMBIA FALLS, MT 59912-0357

BY: ROBERT PECCIA & ASSOCIATES
102 COOPERATIVE WAY SUITE 300
KALISPELL, MT 59901

PHONE: 406-752-5025

DATE: APRIL, 2025

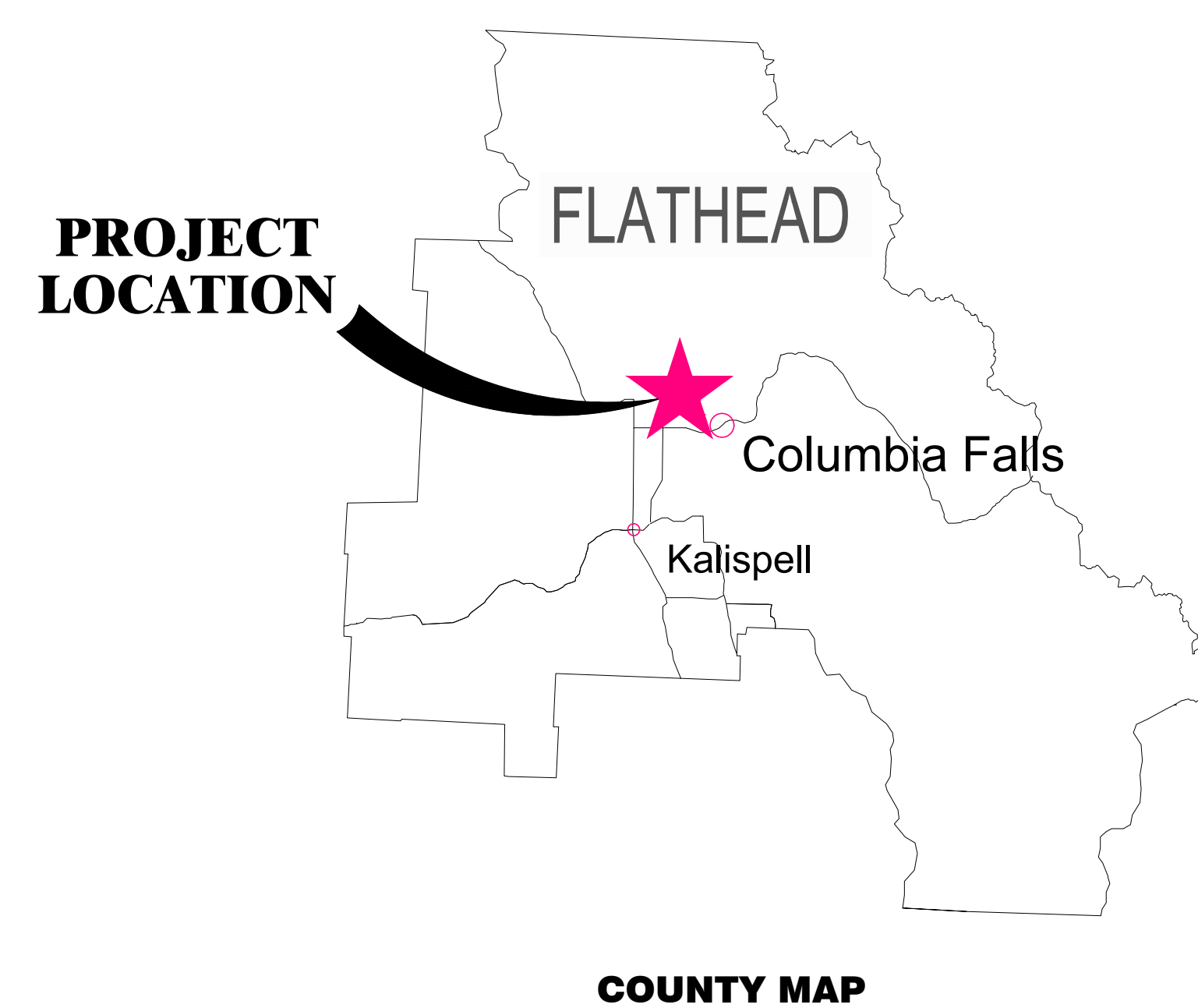
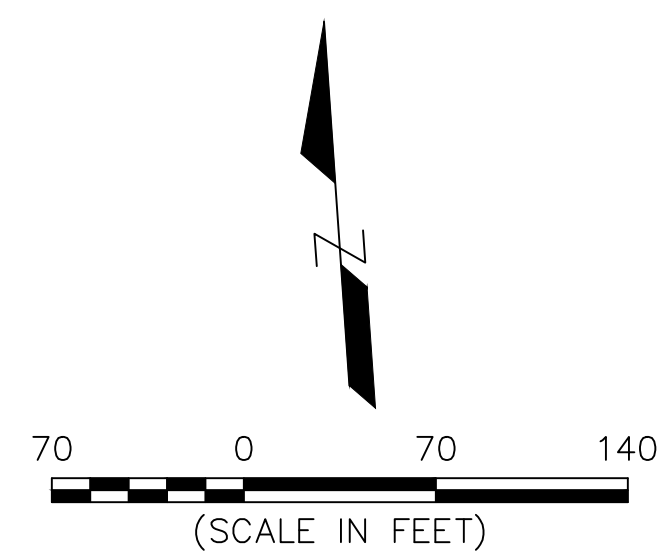


GENERAL NOTES:

1. PROJECT IS LOCATED IN SECTION 7, T30N, R20W, PMM. FLATHEAD COUNTY, MONTANA. SUBJECT PROJECT AREA CONTAINS 10.74 ACRES ±.
2. NATURAL FEATURES INCLUDE UN-VEGETATED RAW LAND.
3. MUNICIPAL UTILITIES EXIST NEAR THE SITE. PROPOSED CONNECTION TO EXISTING 10" WATER MAIN ON EAST SIDE OF MEADOW LAKE BOULEVARD VIA HORIZONTAL DIRECTIONAL DRILL. EXISTING SEWER FORCEMAIN NOT ABLE TO ACCOMMODATE ADDITIONAL FLOW. PROPOSE FORCEMAIN INSTALLED TO EXISTING MANHOLE NORTH OF 9TH ST W (US HWY 2) VIA HORIZONTAL DIRECTIONAL DRILL IN MEADOW LAKE ROW.
4. DRAINAGE PATTERNS FOLLOW THE EXISTING TOPOGRAPHY. THERE ARE NO EXIST SWALES ON THE SUBJECT TRACTS.
5. A 30'-0" RIGHT-OF-WAY EXISTS ON THE EASTERN PROPERTY BOUNDARY (MEADOW LAKE BOULEVARD).
6. SUBJECT PROPERTY CONTAINS A CLOSED BASIN WATER SURFACE THAT STORES STORMWATER.
7. SUBJECT PROPERTY CONTAINS NO BEDROCK OR ROCK OUTCROPPINGS.
8. SUBJECT PROPERTY CONTAINS NO KNOWN ARCHEOLOGICAL OR CULTURAL SITES.
9. SUBJECT PROPERTY NOT LOCATED IN THE 100-YEAR FLOODPLAIN. A NATURAL "CLOSED BASIN" THAT COLLECTS STORMWATER FOR THIS PROPERTY AND SURROUNDING PROPERTIES IS LOCATED ON THE WEST SIDE OF THE PROPERTY.
10. THIS TOPOGRAPHIC BASE MAP WAS GENERATED FROM AN ONSITE SURVEY AND EXISTING PHOTO GRAMMETRY.

FLOOD PLAIN:

NO PART OF THE PROPOSED DEVELOPMENT FALLS WITHIN A DESIGNATED FLOOD PLAIN AS SHOWN ON "FEMA FLOOD INSURANCE RATE MAP, FLATHEAD COUNTY, MONTANA, COMMUNITY PANEL NUMBER 1405 OF 3475, MAP NUMBER 30029C1405J" EFFECTIVE DATE NOVEMBER 4, 2015.



LEGEND

DESCRIPTION	EXISTING	PROPOSED
NEW LOT LINE		
RIGHT-OF-WAY / PROPERTY LINE		
EASEMENTS		
LOT NUMBER AND AREA		1 1.00 acres
BUILDING		
ROAD SLOPE		00.0% 
WELL		
CMP CULVERT		
DRAINAGE PATH		

SHEET INDEX	
SHEET	SHEET TITLE
1	EXISTING CONDITIONS
2	EXISTING NEARMAP IMAGE
3	EXISTING SLOPE SHADING
4	PRELIMINARY GRADING & STORM DRAINAGE
5	PRELIMINARY UTILITIES
6	PRELIMINARY TYPICAL SECTIONS & TYPICAL DETAILS
7	PRELIMINARY ROADWAY & PATH PLAN & ROADWAY PROFILE
8	PRELIMINARY LOT AREA & DIMENSIONS
9	TURNING MOVEMENTS

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	NOT FOR CONSTRUCTION			

T. WOODS	April 2025
DESIGNED BY	DATE
J. BROWN	24209.000
DRAWN BY	PROJECT NO.
R. MITCHELL	PRELIMINARY PLAT
CHECKED BY	FILE

PROJECT TITLE

T&C BUSINESS PARK
Columbia Falls, Montana

SHEET TITLE

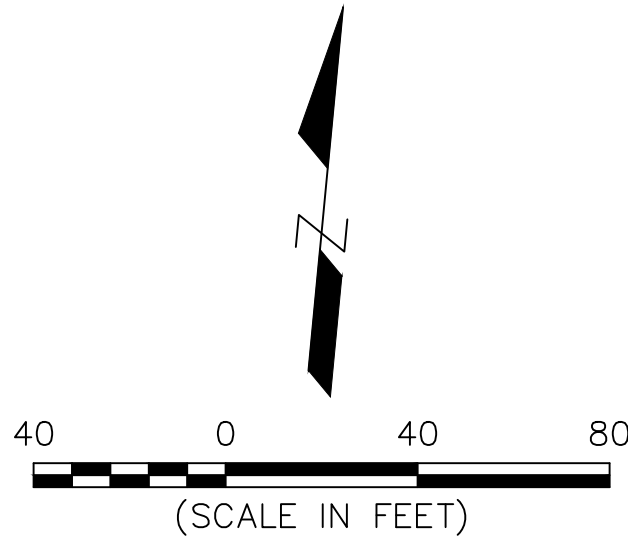
EXISTING CONDIIONS

SHEET

1

- OF -

F:\sitesdev\24209.000 - 330 Meadow Lk Blvd - CFalls\F - C30\CADD\Sheets\PRELIM PLAT\PRELIMINARY PLAT.dwg Apr 07, 2025



OWNER: HERBERT ENTERPRISES
PO BOX 357
COLUMBIA FALLS, MT 59912-0357

BY: ROBERT PECCIA & ASSOCIATES
102 COOPERATIVE WAY SUITE 300
KALISPELL, MT 59901

PHONE: 406-752-5025

DATE: APRIL, 2025

PRELIMINARY PLAT OF
T&C BUSINESS PARK
LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7,
TOWNSHIP 30 NORTH, RANGE 20 WEST, P.M.,M. FLATHEAD COUNTY, MONTANA



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	CONSTRUCTION			

T. WOODS DESIGNED BY	April 2025 DATE
J. BROWN DRAWN BY	24209.000 PROJECT NO.
R. MITCHELL CHECKED BY	PRELIMINARY PLAT FILE

SHEET TITLE

EXISTING NEARMAP
IMAGE

PROJECT TITLE

T&C BUSINESS PARK
Columbia Falls, Montana

SHEET

2

- OF -

PRELIMINARY PLAT OF
T&C BUSINESS PARK
LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7,
TOWNSHIP 30 NORTH, RANGE 20 WEST, P.M.,M. FLATHEAD COUNTY, MONTANA

OWNER: HERBERT ENTERPRISES
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COLUMBIA FALLS, MT 59912-0357

BY: ROBERT PECCIA & ASSOCIATES
102 COOPERATIVE WAY SUITE 300
KALISPELL, MT 59901

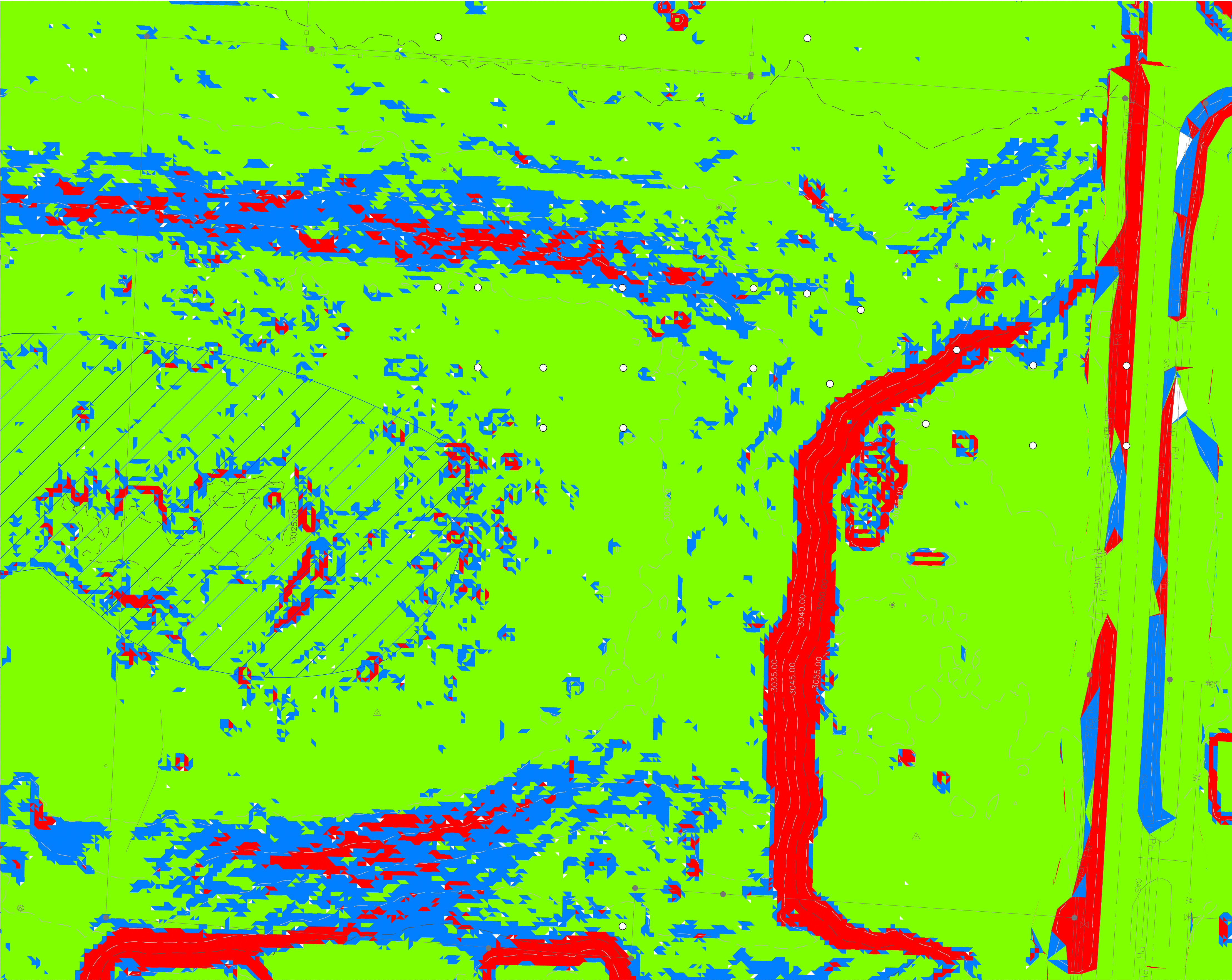
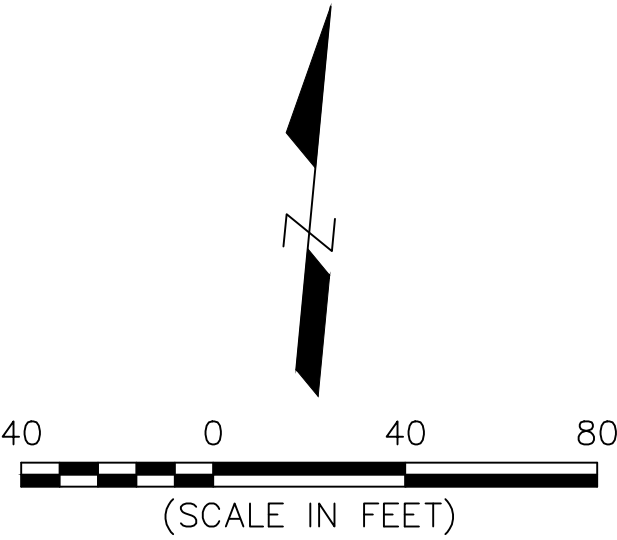
PHONE: 406-752-5025

DATE: APRIL, 2025

GENERAL NOTES:

- EXISTING CONTOURS FROM 2024 PHOTO GRAMMETRY.
- PROPERTY OWNER IS ACTIVELY IMPORTING FILL MATERIAL AND RESHAPING PROPERTY.

SLOPES TABLE		
NUMBER	MINIMUM SLOPE	COLOR
1	0.00%	
2	15.00%	
3	25.00%	



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	CONSTRUCTION			

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DESIGNED BY

J. BROWN
DRAWN BY

R. MITCHELL
CHECKED BY

April 2025
DATE

24209.000
PROJECT NO.

SLOPE ANALYSIS
FILE

PROJECT TITLE

T&C BUSINESS PARK
Columbia Falls, Montana

SHEET TITLE

**EXISTING SLOPE
SHADING**

SHEET

3

- OF -

F:\shades\24209.000 - 330 Meadow Lk Blvd - CFalls\F - CFalls\F - CADD\Sheets\PRELIM PLAT\SLOPE ANALYSIS.dwg Apr 07, 2025

PRELIMINARY PLAT OF
T&C BUSINESS PARK

OWNER: HERBERT ENTERPRISES
PO BOX 357
COLUMBIA FALLS, MT 59912-0357

BY: ROBERT PECCIA & ASSOCIATES
102 COOPERATIVE WAY SUITE 300
KALISPELL, MT 59901

PHONE: 406-752-5025

DATE: APRIL, 2025

PRELIMINARY STORMWATER CALCULATIONS:

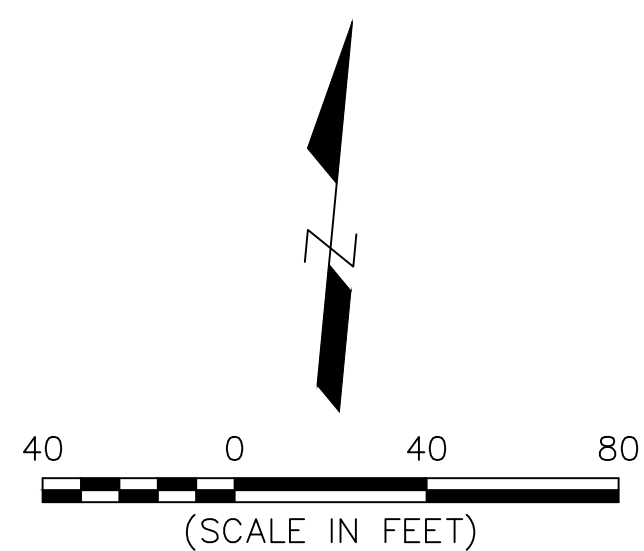
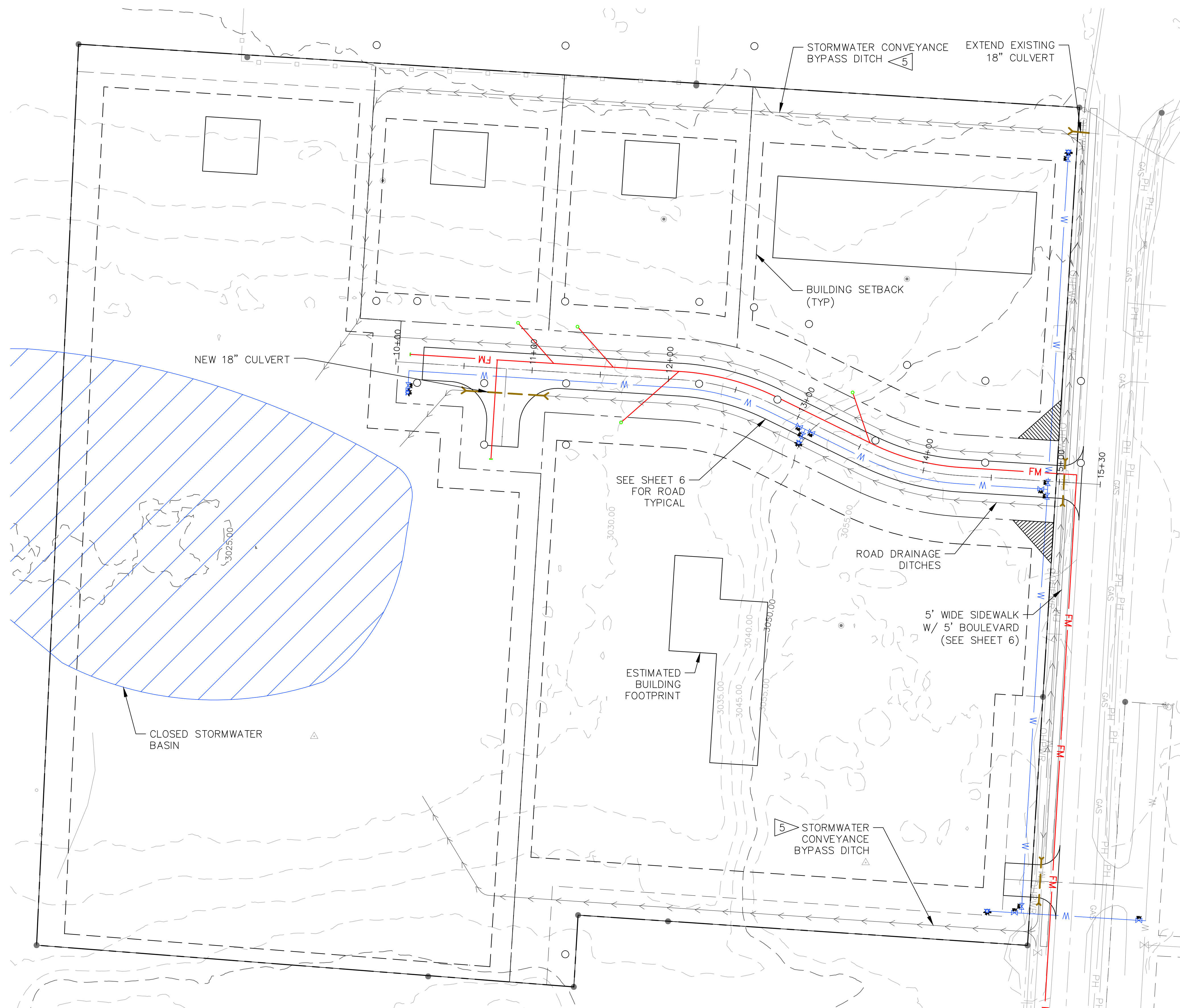
GENERAL DESIGN NOTES:

1. ALL IMPERVIOUS AREA STORMWATER TO BE ROUTED TO THE EXISTING CLOSED BASIN STORMWATER POND.
2. INITIAL STORMWATER FACILITY VOLUME ACCOUNTS FOR THE FIRST 0.5" OF RAINFALL ON-SITE THAT IS TO BE RETAINED.
3. NEW ROADWAY USED FOR PRELIMINARY STORMWATER ANALYSIS. EACH LOT WILL NEED ONSITE STORMWATER STORAGE AS THEY ARE DEVELOPED.
4. PRE-DEVELOPMENT AND POST-DEVELOPMENT BASIN IS CONSIDERED TO BE EQUIVALENT, SITE GRADING WILL NOT SIGNIFICANTLY ALTER EXISTING DRAINAGE PATTERNS.

5 STORMWATER CONVEYANCE BYPASS DITCH SHOWN WILL BE CONSTRUCTED TO CONVEY EXISTING OFFSITE FLOW TO THE EXISTING CLOSED STORMWATER BASIN.

PRE/POST

TOTAL BASIN AREA:
PRE-DEVELOPMENT BASIN AREAS (SF)
UNIMPROVED: 467,835
POST-DEVELOPMENT BASIN AREAS (SF)
ASPHALT: 15,495 (SF)
UNIMPROVED: 452,340 (SF)
INITIAL STORMWATER FACILITY VOLUME REQUIRED (CF): 646
ADDITIONAL RUN-OFF FROM DEVELOPMENT ACTIVITIES (CF): 1,175
REQUIRED ON-SITE STORAGE (CF) 1,175
PROPOSED ON-SITE STORAGE (CF) WILL RAISE EXISTING STORMWATER
POND BY 1/4 INCH.



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& Associates



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T. WOODS DESIGNED BY	April 2025 DATE					
J. BROWN DRAWN BY	24209.000 PROJECT NO.					
R. MITCHELL CHECKED BY	PRELIMINARY PLAT FILE					

ECT TITLE

T&C BUSINESS PARK
Columbia Falls, Montana

PRELIMINARY
GRADING &
STORM DRAINAGE

SHEET

4

- OF -

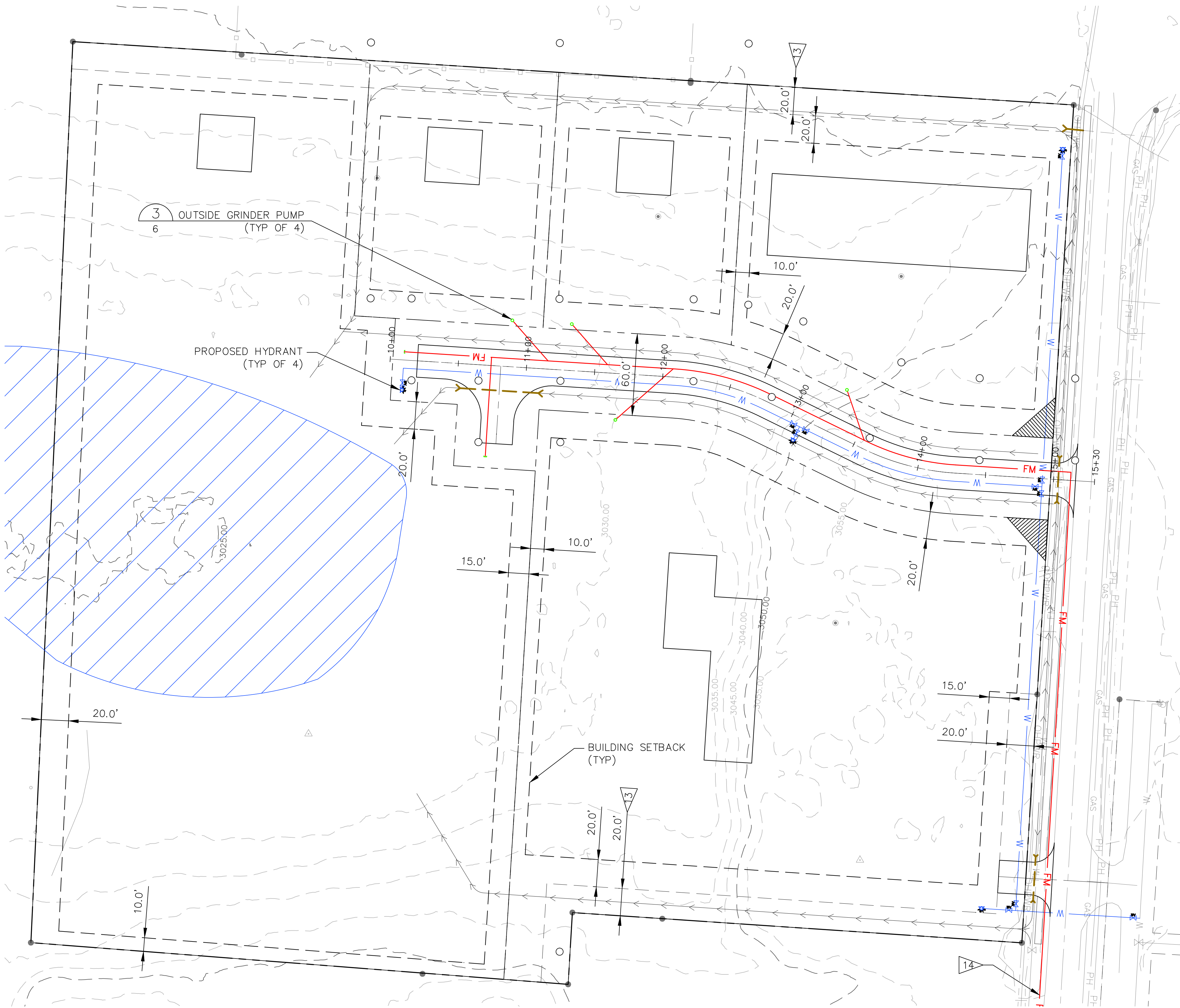
PRELIMINARY PLAT OF T&C BUSINESS PARK

BY: ROBERT PECCIA & ASSOCIATES
102 COOPERATIVE WAY SUITE 300
KALISPELL, MT 59901

DATE: APRIL, 2025

1. PROJECT WILL BE DEVELOPED IN ONE PHASE.
2. PROJECT WILL BE SERVED BY THE CITY OF COLUMBIA FALLS WATER SYSTEM. CONNECTION WILL BE MADE TO THE WATER MAIN LOCATED IN MEADOW LAKE BLVD R.O.W.
3. PROJECT WILL BE SERVED BY THE CITY OF COLUMBIA FALLS SANITARY SEWER SYSTEM. CONNECTION WILL BE MADE TO EXISTING MANHOLE NEAR INTERSECTION OF MEADOW LAKE BLVD. AND 9TH ST. WEST (US HWY 2).
4. STORM DRAINAGE AND RUNOFF FROM ROAD WAY WILL BE CONVEYED TO EXISTING CLOSED BASIN STORM WATER POND.
5. STORM DRAINAGE AND RUNOFF FROM LOTS WILL BE RETAINED AND TREATED ON-SITE AS EACH LOT DEVELOPS.
6. PROJECT CONTAINS 5 LIGHT INDUSTRIAL COMMERCIAL LOTS.
7. CURRENT ZONING CI-1, NO PROPOSED ZONING CHANGES.
8. MINIMUM YARD SPACES:

FRONT: 20 FEET
SIDE: 10 FEET
SIDE CORNER: 15 FEET
REAR: 20 FEET
9. INTERIOR ACCESS ROAD TO BE 24' WIDE ASPHALT PAVED SURFACE WITHOUT CURB & GUTTER AND SIDEWALKS, A 60' CITY ROW WILL BE DEDICATED.
10. DRY UTILITIES TO BE INSTALLED IN ROAD ROW UTILITY OR EASEMENTS. DRY UTILITIES NOT SHOWN FOR CLARITY.
11. ALL INFRASTRUCTURE IMPROVEMENTS TO BE CONSTRUCTED TO MDEQ AND CITY OF COLUMBIA FALLS STANDARDS.
12. EASEMENTS WILL BE PROVIDED FOR INFRASTRUCTURE IMPROVEMENTS PER UTILITY COMPANY REQUIREMENTS.
13. 20' BUFFER REQUIRED PER SECTION 18.427 OF CITY OF COLUMBIA FALLS ZONING REGULATIONS.
14. FORCEMAIN TO CONNECT TO EXISTING MANHOLE LOCATED NORTH OF 9TH ST W (US HWY 2).



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J. BROWN	24209.000
DRAWN BY	PROJECT NO.
R. MITCHELL	PRELIMINARY PLAT
CHECKED BY	FILE

T&C BUSINESS PARK
Columbia Falls, Montana

PRELIMINARY UTILITIES

5

- OF -

PRELIMINARY PLAT OF
T&C BUSINESS PARK
LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7,
TOWNSHIP 30 NORTH, RANGE 20 WEST, P.M., M. FLATHEAD COUNTY, MONTANA

OWNER: HERBERT ENTERPRISES
PO BOX 357
COLUMBIA FALLS, MT 59912-0357

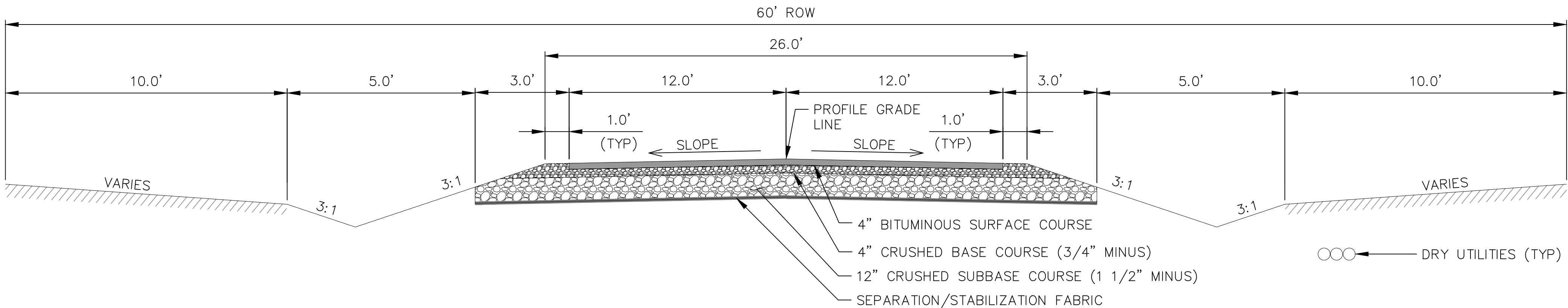
BY: ROBERT PECCIA & ASSOCIATES
102 COOPERATIVE WAY SUITE 300
KALISPELL, MT 59901

PHONE: 406-752-5025

DATE: APRIL, 2025

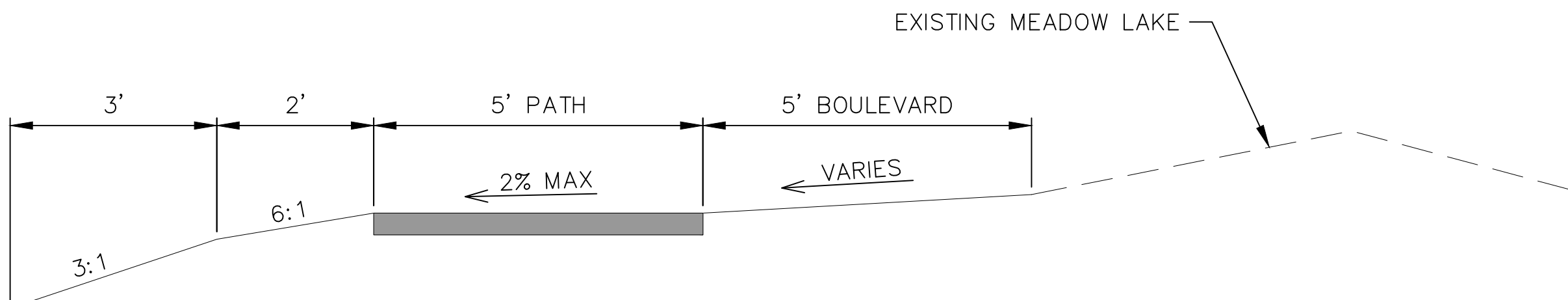
GENERAL NOTES:

1. STORM DRAINAGE AND RUNOFF WILL BE CONVEYED TO EXISTING CLOSED BASIN STORMWATER POND.
2. PROPOSED ROADWAY WILL HAVE 2% CROWNED ROADWAY INTO CONVEYANCE DITCH.
3. ALL LOTS WILL BE REQUIRED TO PRODUCE SITE STORM DRAINAGE PLAN AT TIME OF DEVELOPMENT.
4. CONVEYANCE SWALES WILL BE LOCATED AS SHOWN TO COLLECT AND CONVEY RUNOFF INTO EXISTING CLOSED BASIN STORM POND.



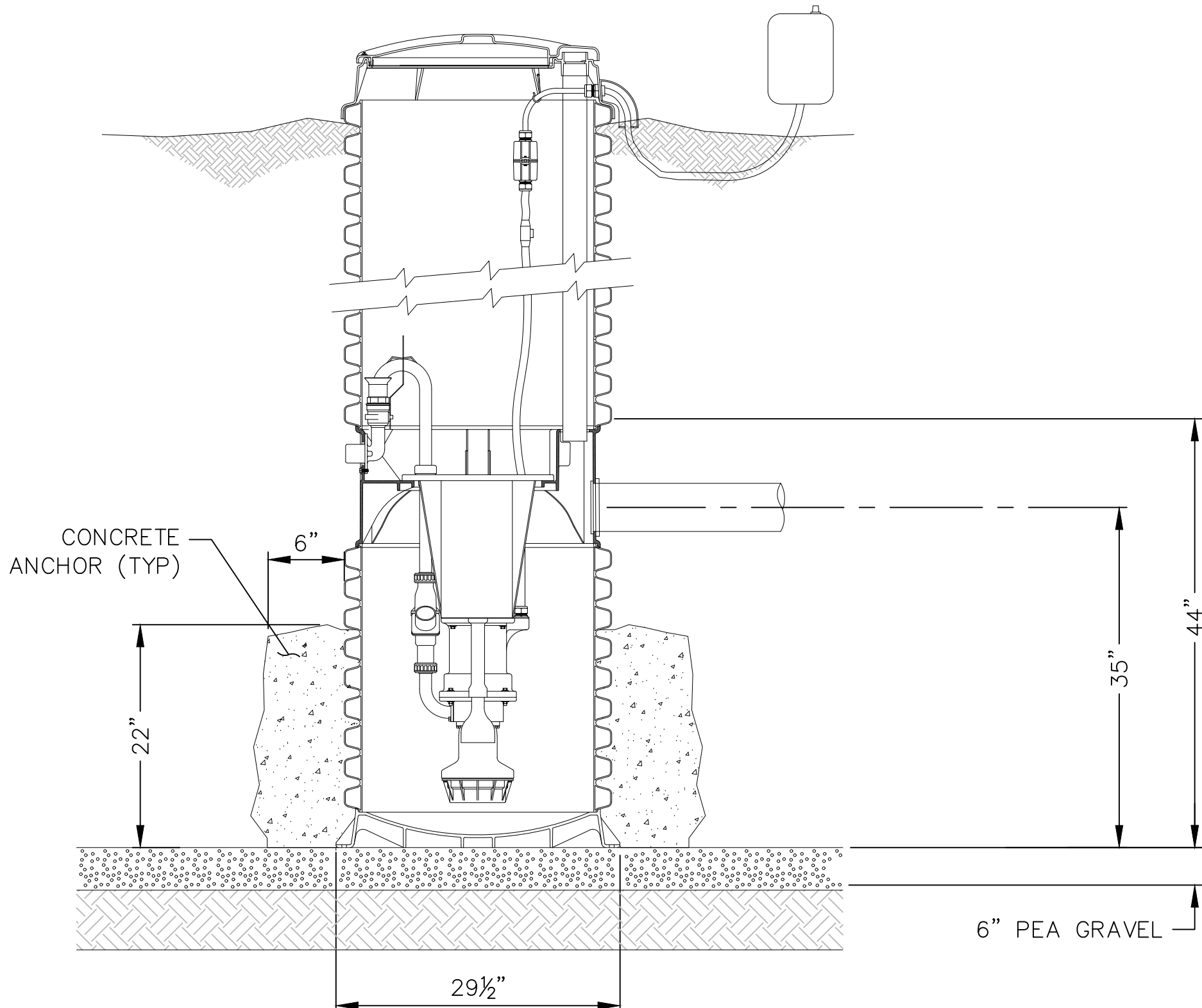
ROADWAY TYPICAL SECTION 1

SCALE: NONE



PATH TYPICAL SECTION 2

SCALE: NONE



OUTSIDE GRINDER PUMP 3

SCALE: NONE

SHEET TITLE

**PRELIMINARY
TYPICAL SECTIONS &
TYPICAL DETAILS**

PROJECT TITLE

**T&C BUSINESS PARK
Columbia Falls, Montana**

T. WOODS
DESIGNED BY

J. BROWN
DRAWN BY

R. MITCHELL
CHECKED BY

April 2025
DATE

24209.000
PROJECT NO.

PRELIMINARY PLAT
FILE

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	NOT FOR			
	CONSTRUCTION			

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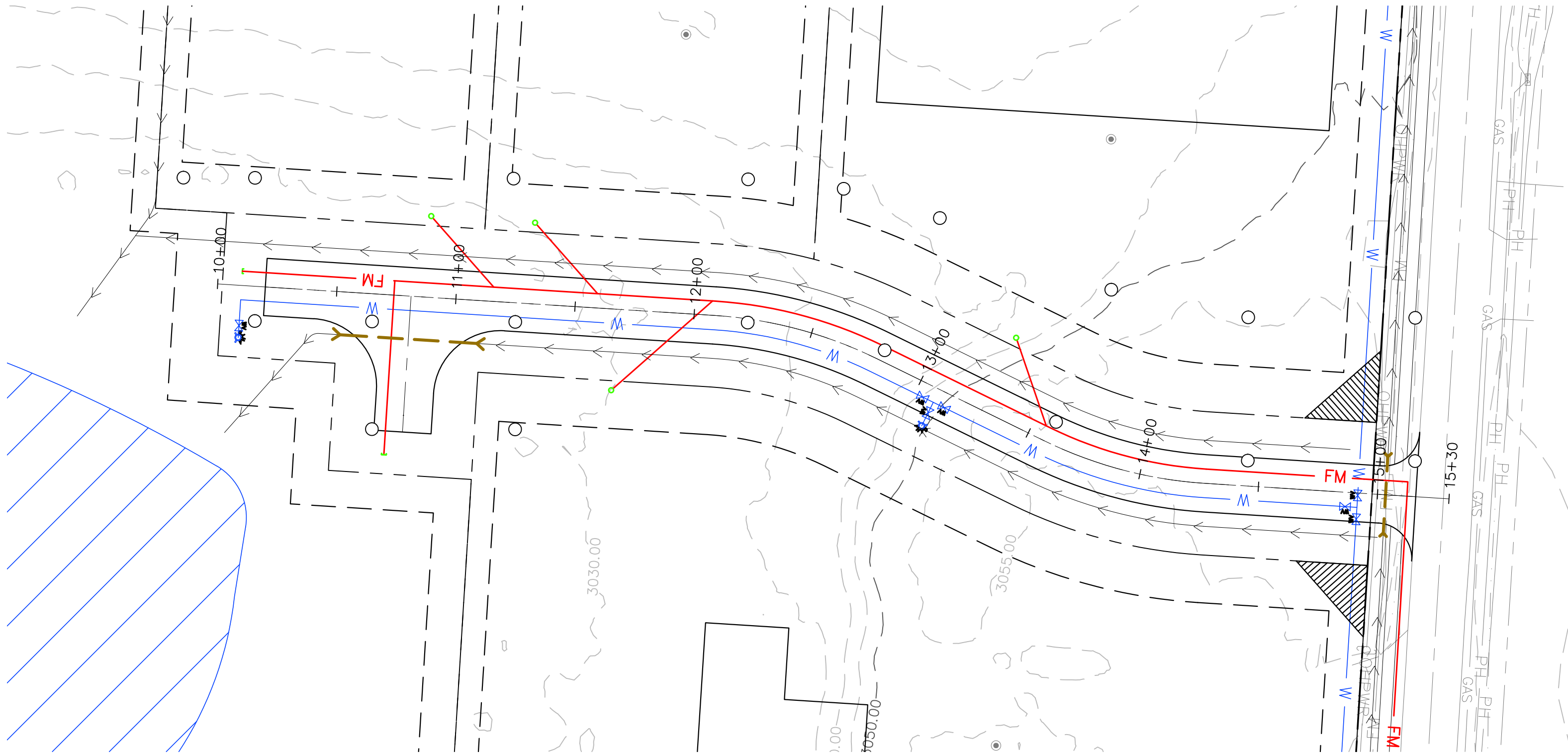
PRELIMINARY PLAT OF
T&C BUSINESS PARK
LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7,
TOWNSHIP 30 NORTH, RANGE 20 WEST, P.M.,M. FLATHEAD COUNTY, MONTANA

OWNER: HERBERT ENTERPRISES
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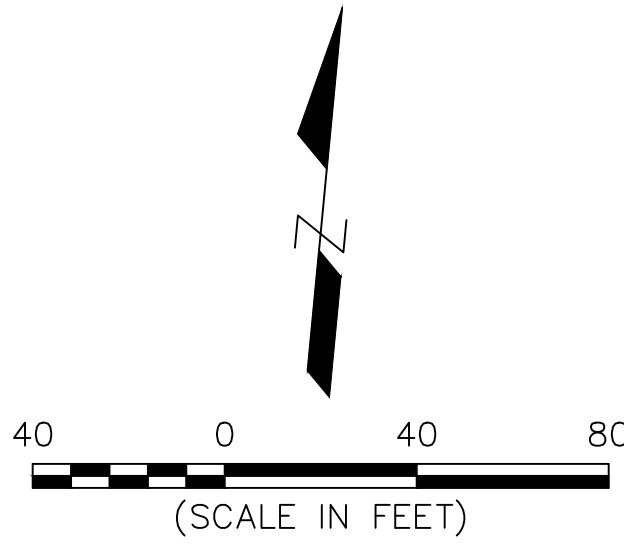
PHONE: 406-752-5025

DATE: APRIL, 2025



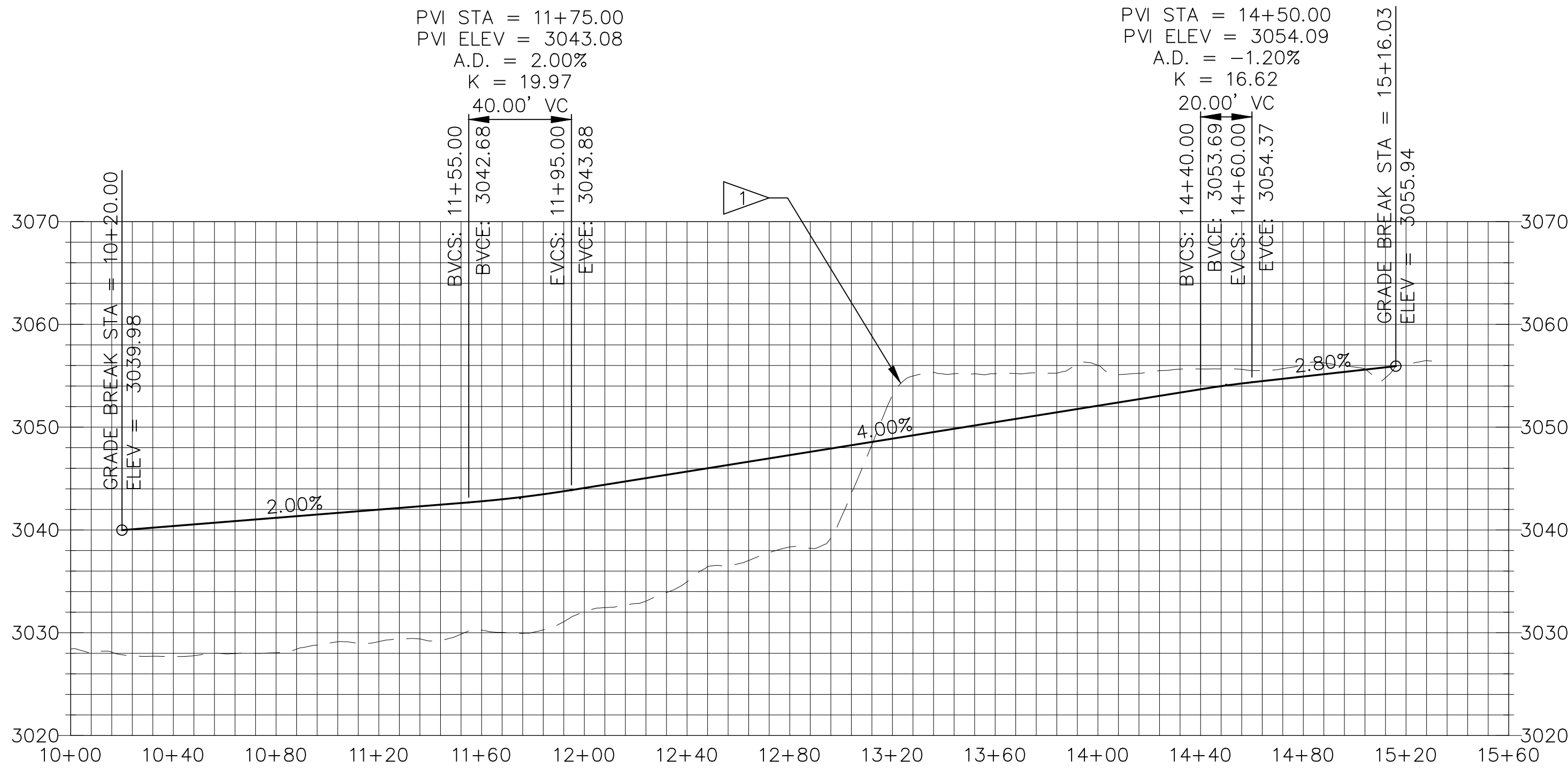
GENERAL NOTES:

EXISTING GROUND IS FROM NEARMAP PHOTO GRAMMETRY. LOT HAS BEEN FILLED AND SMOOTHED WITH THE EXCEPTION OF THE EXISTING CLOSED STORMWATER BASIN.



PLAN AND PROFILE

1
6



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		CONSTRUCTION	
T. WOODS DESIGNED BY	April 2025 DATE	J. BROWN DRAWN BY	24209.000 PROJECT NO.
R. MITCHELL CHECKED BY			PRELIMINARY PLAT FILE
PROJECT TITLE			
T&C BUSINESS PARK Columbia Falls, Montana			
SHEET TITLE			
PRELIMINARY ROADWAY & PATH PLAN & ROADWAY PROFILE			
SHEET			
7			
- OF -			

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	NOT FOR CONSTRUCTION			

T. WOODS DESIGNED BY	April 2025 DATE
J. BROWN DRAWN BY	24209.000 PROJECT NO.
R. MITCHELL CHECKED BY	PRELIMINARY PLAT FILE

PROJECT TITLE	T&C BUSINESS PARK Columbia Falls, Montana
---------------	--

SHEET TITLE	PRELIMINARY LOT AREAS & DIMENSIONS
-------------	--

SHEET	8
	- OF -

PRELIMINARY PLAT OF
T&C BUSINESS PARK
LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7,
TOWNSHIP 30 NORTH, RANGE 20 WEST, P.M.,M. FLATHEAD COUNTY, MONTANA

OWNER: HERBERT ENTERPRISES
PO BOX 357
COLUMBIA FALLS, MT 59912-0357

BY: ROBERT PECCIA & ASSOCIATES
102 COOPERATIVE WAY SUITE 300
KALISPELL, MT 59901

PHONE: 406-752-5025

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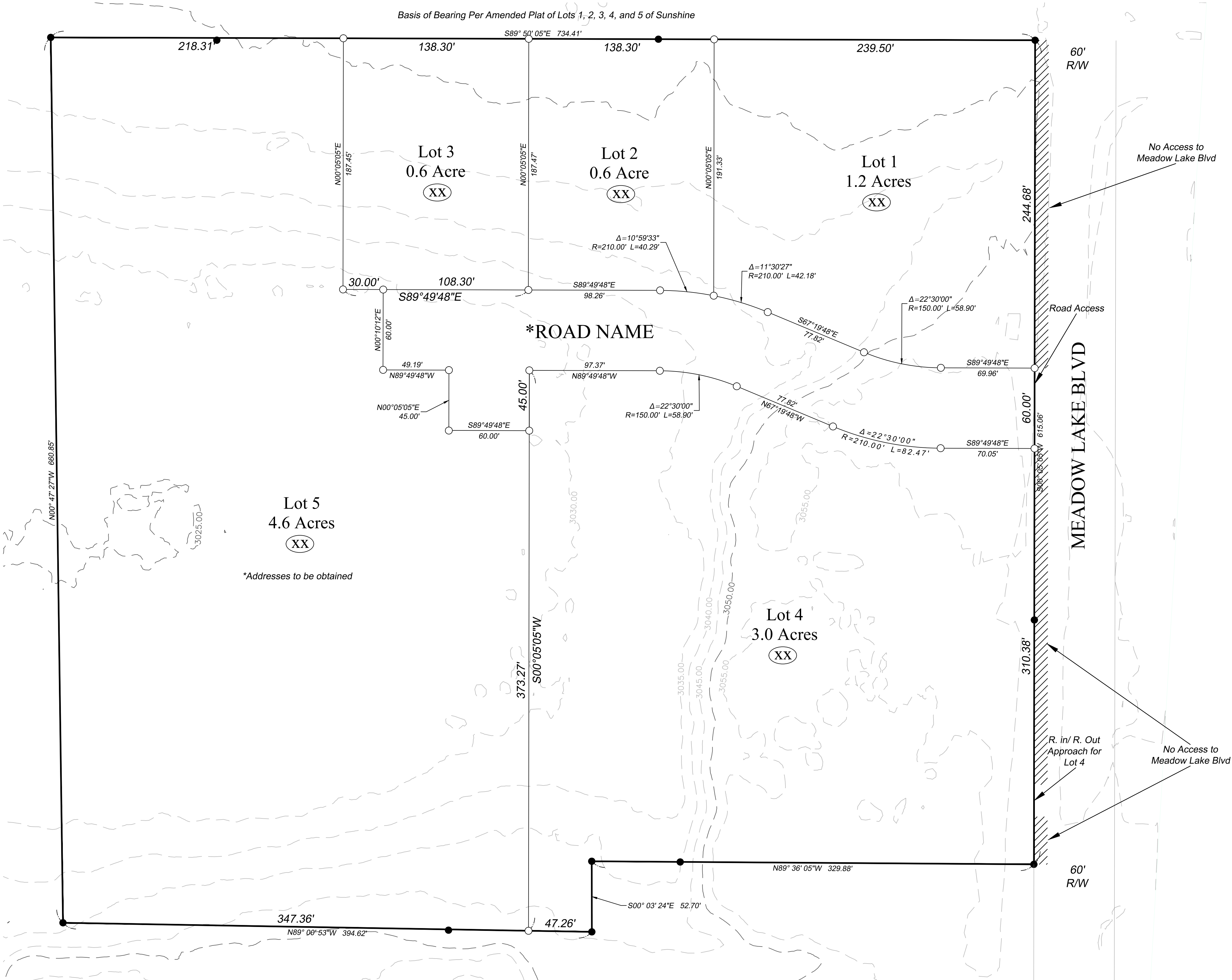
AREA TABLE:

LOT 1	54,559 SF	1.25 AC
LOT 2	25,979 SF	0.60 AC
LOT 3	25,926 SF	0.60 AC
LOT 4	130,479 SF	3.00 AC
LOT 5	198,367 SF	4.55 AC

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 7, TOWNSHIP 30 NORTH, RANGE 20 WEST, FLATHEAD COUNTY, MONTANA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 5 OF SUNSHINE, ACCORDING TO THE OFFICIAL MAP OR PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE CLERK AND RECORDER OF FLATHEAD COUNTY, MONTANA; THENCE NORTH, ALONG THE EAST BOUNDARY OF SAID LOT 5 AND CONTINUING NORTH TO THE NORTH BOUNDARY LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 30 NORTH, RANGE 20 WEST, P.M.M.; THENCE WEST, ALONG THE NORTH BOUNDARY OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, TO THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7; THENCE SOUTH, ALONG THE WEST BOUNDARY OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, A DISTANCE OF 40 RODS; THENCE EAST, A DISTANCE OF 21 1/4 RODS; THENCE SOUTH, TO THE NORTHERN BOUNDARY LINE OF MONTANA HIGHWAY NO. 40 TO THE POINT OF BEGINNING; EXCEPTING THEREFROM: LOTS 1,2,3,4 AND 5 OF SUNSHINE, NOW KNOWN AS LOTS 1A,2A,3A,4A AND 5A OF THE AMENDED PLAT OF LOTS 1,2,3,4 AND 5 OF SUNSHINE, ACCORDING TO THE OFFICIAL MAP OR PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF FLATHEAD COUNTY, MONTANA.



F:\studies\24209.000 - 330 Meadow Lk Blvd - CFalls\T. Woods\PRELIM PLAT\PRELIMINARY PLAT.dwg Apr 07, 2025

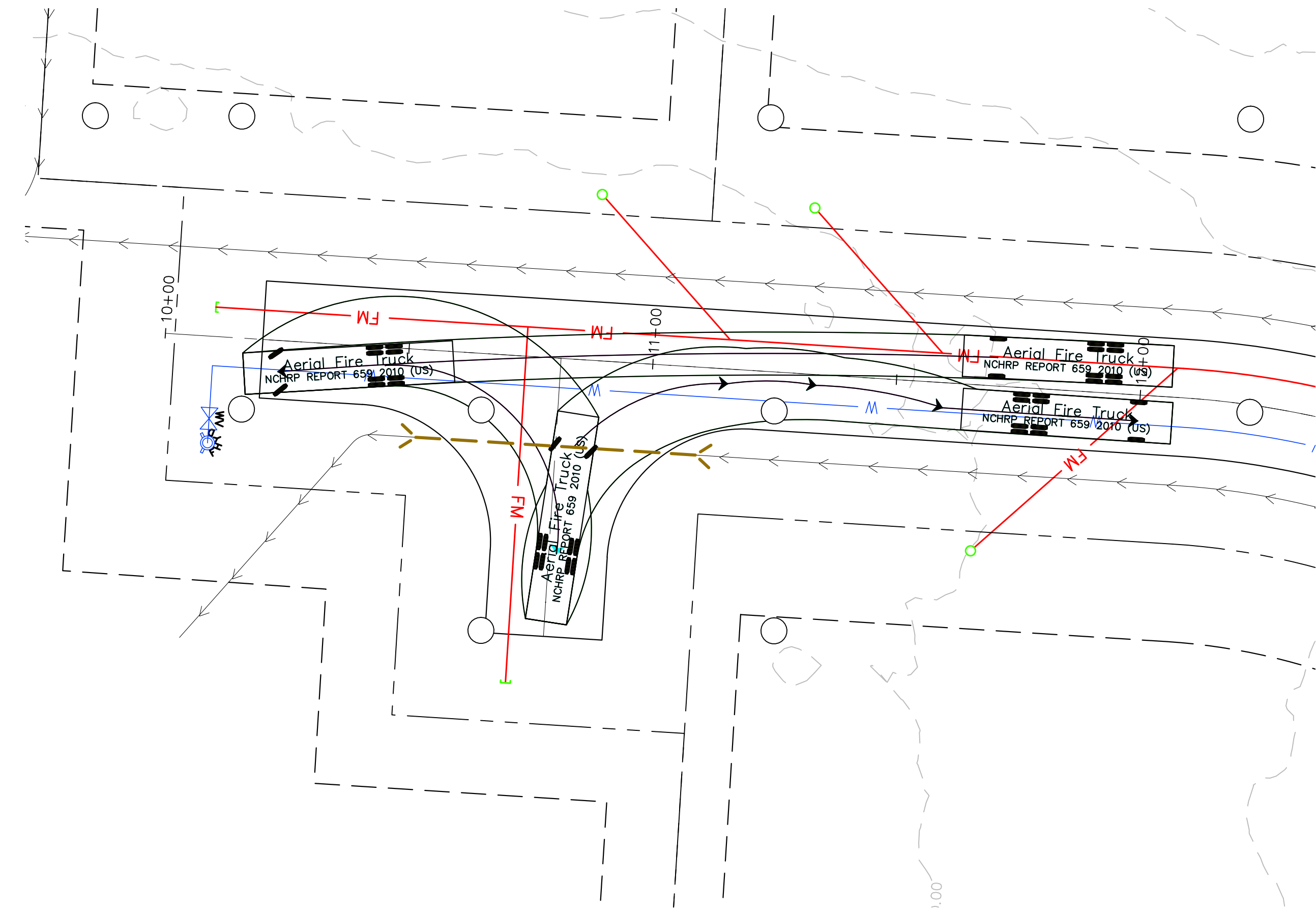
PRELIMINARY PLAT OF
T&C BUSINESS PARK
LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7,
TOWNSHIP 30 NORTH, RANGE 20 WEST, P.M.,M. FLATHEAD COUNTY, MONTANA

OWNER: HERBERT ENTERPRISES
PO BOX 357
COLUMBIA FALLS, MT 59912-0357

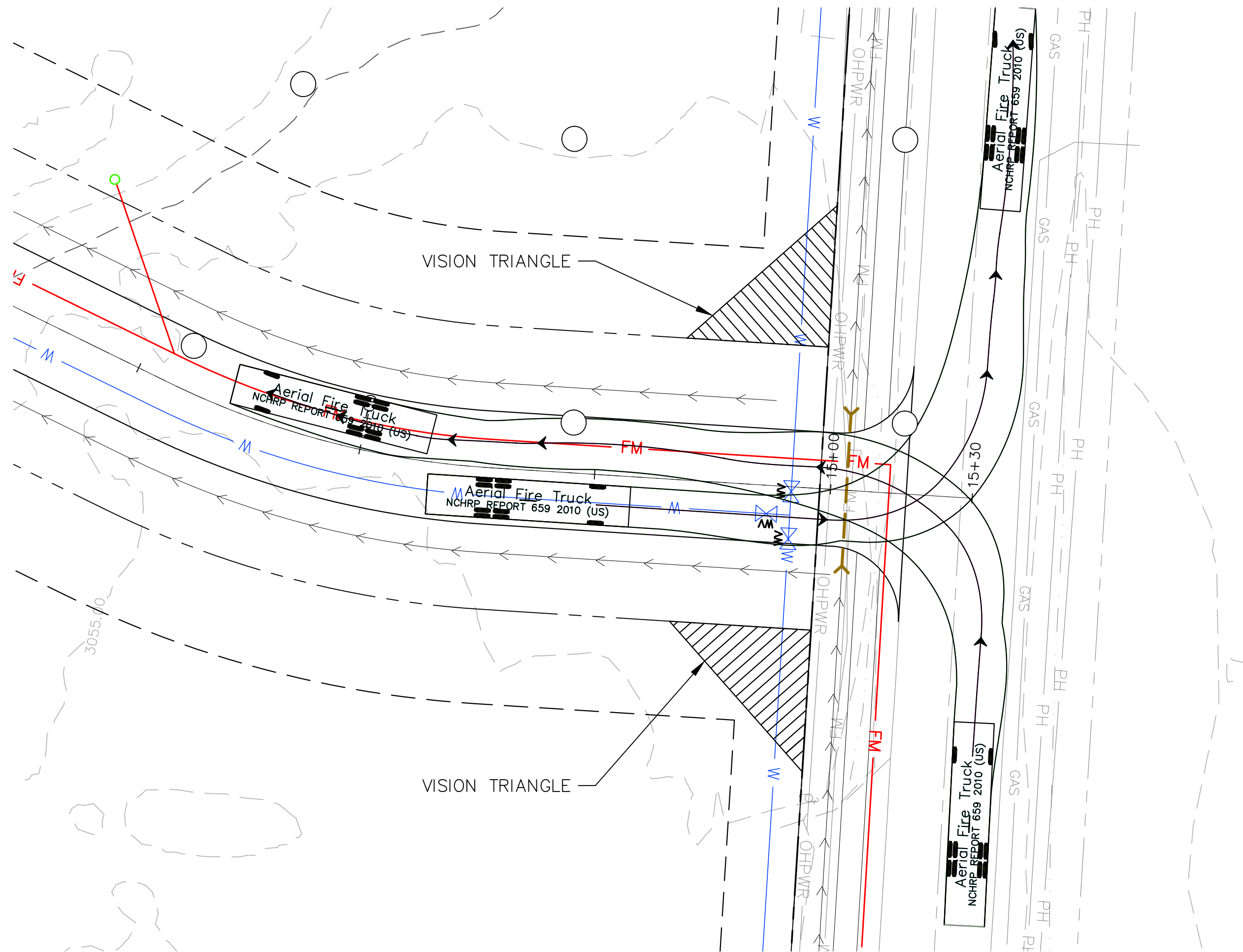
BY: ROBERT PECCIA & ASSOCIATES
102 COOPERATIVE WAY SUITE 300
KALISPELL, MT 59901

PHONE: 406-752-5025

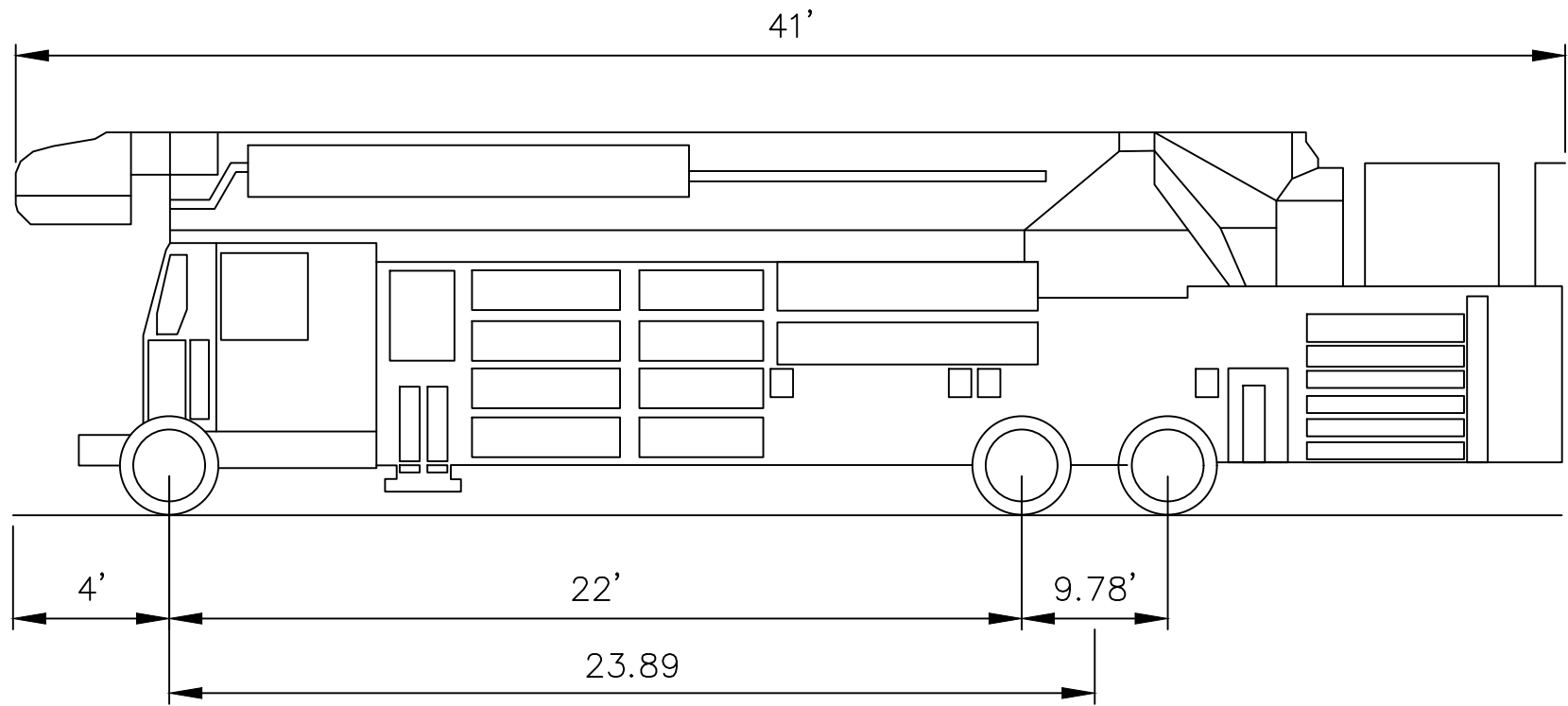
DATE: APRIL, 2025



TURNAROUND



ENTRANCE

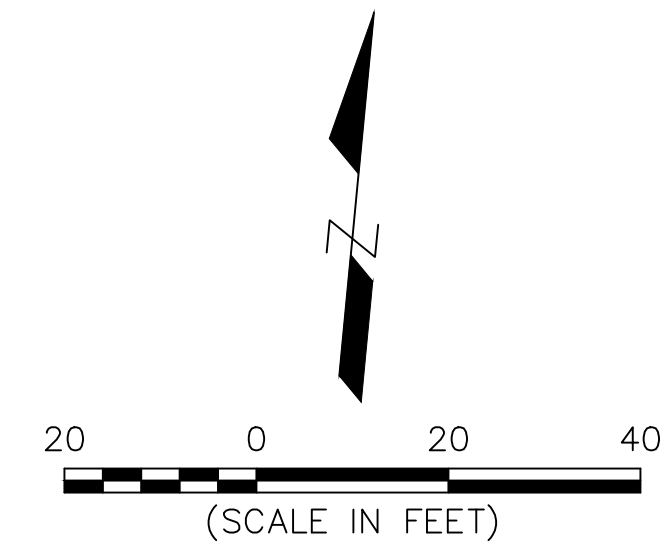
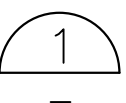


VEHICLE DIMENSIONS

FIRETRUCK - KALISPELL

OVERALL LENGTH: 41.000 FT
OVERALL WIDTH: 8.000 FT
OVERALL BODY HEIGHT: 10.292 FT
MIN BODY GROUND CLEARANCE 0.722 FT
TRACK WIDTH: 7.200 FT
LOCK-TO-LOCK TIME: 6.00s
MAX STEERING ANGLE (VIRTUAL) 35.00*

TURNING MOVEMENTS



Copyright 2025© Robert Peccia & Associates			
SYM	REVISION	BY	DATE
		PRELIMINARY	
		NOT FOR	
		CONSTRUCTION	
T. WOODS DESIGNED BY	April 2025 DATE	J. BROWN DRAWN BY	24209.000 PROJECT NO.
R. MITCHELL CHECKED BY			PRELIMINARY PLAT FILE
PROJECT TITLE		T&C BUSINESS PARK Columbia Falls, Montana	
SHEET TITLE		TURNING MOVEMENTS	
SHEET		9	
		- OF -	

GEOTECHNICAL INVESTIGATION REPORT (PRELIMINARY)

**330 Meadow Lake Boulevard
Columbia Falls, Montana**

**Alpine Geotechnical Project No. 25-816
May 9, 2025**



Prepared for:

Robert Peccia & Associates

Prepared by:



**120 Round Stone Drive, Suite 101
Kalispell, Montana 59901
406.257.6479**



May 9, 2025

Attn: Ryan Mitchell, PE
rmitchell@rpa-eng.com

Re: Report of Subdivision/Preliminary Geotechnical Investigation
330 Meadow Lake Boulevard Subdivision
Columbia Falls, Montana

Dear Ryan Mitchell:

Alpine Geotechnical, LLC (Alpine) has completed the geotechnical investigation for the planned commercial subdivision to be located on a 10-acre parcel of undeveloped land located west of Meadow Lake Boulevard and north of US Highway 2 in Columbia Falls, Montana. We were asked to provide geotechnical information and recommendations needed to assist with the design, development, and construction of the subdivision phase of this project and preliminary information for future building foundations. Therefore, general site grading, underground utilities, and roadways are the focus of this report. The results of our field investigation, observations, exploration location plan, and boring logs are included in this report. Our services were provided in accordance with our proposal dated March 6, 2025 and subsequent authorization to proceed.

We appreciate the opportunity to be of service to you during the design phase of your project, and look forward to assisting you during the construction phase. If you have any questions concerning this report, or if we may be of further service to you, please contact us.

Sincerely,
ALPINE GEOTECHNICAL, LLC

A handwritten signature in black ink, appearing to read "Kagan Rutz", with a stylized flourish at the end.

Kagan Rutz, P.E.
Principal/Senior Engineer



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 Exploration Location Plan

 Boring Logs

APPENDIX B

 Laboratory Test Results

 General Notes

 Unified Soil Classification System

SUMMARY OF KEY GEOTECHNICAL CONSIDERATIONS

Based on the information obtained from our subsurface, the site can be properly developed for the proposed project with implementation of the recommendations contained in this report. The following is a summary of Alpine's key geotechnical considerations and recommendations for development.

- Subsurface conditions across the front (east) side of the site include significant thickness of organic, woody debris laden fill materials (Lots 1 & 4) atop native loose sand or lean clay. The back (west) side has less fill, up to 3.5 feet thick atop native loose sand. The boring logs in **Appendix A** should be reviewed for comprehensive subsurface descriptions.
- Groundwater was encountered at the time of the field investigation at depths ranging from 17 to 27 feet below existing surface elevation.
- Because of the depth and low quality of the uncontrolled fill materials, we recommend complete removal and replacement with Structural Fill. Complete recommendations regarding embankment fill and subgrade preparation are included in the **Site Preparation** and **Earthwork** sections of this report.
- Due to the low quality subgrade at this site, we have included two pavement section options for roadways and parking areas. Option 1 (preferred) is 4 inches of asphalt pavement, 4 inches of crushed base course, and 6 inches of subgrade stabilization course placed directly atop the native subgrade. Option 2 is 4 inches of asphalt pavement, 4 inches of crushed base course, and 8 inches of subbase course atop geotextile fabric over properly prepared native subgrade. Complete recommendations are included in the **Pavements** section of this report.
- Close monitoring of the construction operations discussed herein will be essential in achieving the design foundation support for both building and pavement improvements. It is therefore critical that Alpine Geotechnical be retained to provide observation/testing during the earthwork portion of the project to help ensure satisfactory performance.

This summary should be used in conjunction with the entire report for design purposes. It should be recognized that details were not included or fully developed in this section, and the report must be read in its entirety for a comprehensive understanding of the items contained herein. The section titled **CLOSURE/LIMITATIONS** should be read for an understanding of the report limitations.

PRELIMINARY GEOTECHNICAL INVESTIGATION REPORT

330 Meadow Lake Boulevard
Columbia Falls, Montana

Alpine Geotechnical Project No. 25-816
May 9, 2025

INTRODUCTION/PROJECT INFORMATION

Alpine Geotechnical has completed a preliminary subsurface investigation for the planned 5-lot subdivision in Columbia Falls, Montana. The property at 330 Meadow Lake Boulevard is approximately 10 acres and will be subdivided into a total of 5 lots, ranging in size from 0.6 to 4.2 acres. Lots 1-4 will be developed, and are closer to Meadow Lake Boulevard. Lot 5 further west and in a low elevation area will not be developed. The site has previously had significant regrading and fill placement across the property. A new paved roadway of about 1,600 lineal feet will be installed, along with underground utilities.

Alpine has provided limited investigation of subsurface conditions for the planned development, through one boring on each of Lots 1-4. The purpose of this report is to describe the subsurface conditions encountered in the borings, present the test data, and provide geotechnical recommendations based upon our analysis for subdivision infrastructure design and construction, mass grading, underground utilities, and pavements.

EXPLORATION PROCEDURES

Field Exploration

Subsurface exploration took place April 14, 2025, and included four (4) borings drilled across the site taken to depths ranging from 21.5 to 32.0 feet below existing grade. An exploration location plan and individual boring logs are included in **Appendix A**.

The borings were advanced using a truck-mounted, rotary drill rig (Diedrich D-50) using continuous flight hollow-stem augers owned and operated by Alpine Geotechnical. Representative samples were obtained by split-barrel sampling methods in general accordance with ASTM D1586, where the standard penetration resistance value (SPT-N) is recorded by counting the number of blows required to advance a standard 2-inch outside diameter split-barrel sampler a distance of 12 inches following the initial 6-inch seating penetration. The energy in the SPT test is delivered by a 140-pound hammer with a free fall of 30 inches. The SPT-N value is used to estimate the in-situ relative density of cohesionless soils and consistency of cohesive soils. Collected samples were tagged for identification, sealed to reduce moisture loss, and taken to our laboratory for further examination, testing, and classification. Information provided on the boring logs attached to this report includes soil descriptions, consistency evaluations, boring depths, sampling

intervals, and groundwater conditions. The drill crew backfilled each boring with auger cuttings at the conclusion of each boring.

A field log of each boring was prepared by our geoscientist. These logs included visual classifications of the subsurface materials encountered during drilling as well as interpretation of the subsurface conditions between samples. Final boring logs included with this report represent field visual classifications, modified as needed based on laboratory tests of the samples. The logs also contain the field SPT results, natural moisture content, groundwater information, and any boring-specific comments. Based on our field classifications and laboratory test results, the estimated group symbol for each stratum is shown on the logs, according to the Unified Soil Classification System (USCS).

SITE CONDITIONS

Based on our observations, the site is generally flat near Meadow Lake Boulevard, and then gradually slopes downward to the west to the back of the lot. The property also slopes downward to the south on the north end. Significant regrading and fill placement has already occurred on this site, which will influence future development. This will be further discussed in the **Earthwork** section of this report.

SUBSURFACE CONDITIONS

Geology

The site is located in Columbia Falls, Montana, which lies in the Rocky Mountain Trench bounded by the Salish Mountains to the west and the Swan Range to the east. These mountain ranges were formed during Tertiary tectonic activity in which Precambrian Belt rocks were faulted and uplifted. Pleistocene mountain and continental glaciation advanced generally southeastward through the trench in the vicinity of Columbia Falls depositing generally competent till soils beneath the base of the ice sheet. As the glaciers retreated, a sequence of weaker lakebed and outwash alluvial soils were deposited over the glacial till as meltwater accumulated in areas where drainage was impeded by morainal features. The site is located on the west side of Columbia Falls, where glacial outwash deposits consisting of silt and sand comprise the majority of the near-surface landform.

Soil Conditions

Based on the results of the borings, general subsurface conditions across the site include variable depths of uncontrolled fill materials atop native silt, silty sand and lean clay. The fill materials range in thickness across the site from approximately 0.5 to 25 feet thick. The uncontrolled fill materials are deeper on the east side of the property in lots 1 and 4, and consist of intermixed woody debris/sawdust with topsoil and silt and gravel. At the locations drilled, the fill depth on lot 1 is about 8.5 feet; the fill depth on lot 4 is about 25 feet. Further west on lots 2 and 3, the fill depth is less, with about 3.5 feet on lot 2 and about 6 inches on lot 3. The underlying native poorly graded sand with silt that is predominant is loose to medium dense, based on Standard

Penetration Test (SPT) N-Values ranging from 6 to 11 blows per foot. Within the sand subgrade, there are zones of silt with trace sand. In lot 4, the native soils below the deep fill are sandy lean clay overlying silty sand. The boring logs in **Appendix A** should be reviewed for comprehensive subsurface descriptions at each investigation location.

Laboratory Testing

Representative portions of each recovered sample obtained during the field investigation were sealed in air tight containers and transported to our laboratory for further visual and laboratory examination. Each sample obtained during the field investigation was tested for natural moisture content and selected samples were also tested for particle size (ASTM C136 & C117) and liquid plastic limit (ASTM D4318) to aid in soil classification. Complete results of the laboratory tests are attached in Appendix B. Based on our field classifications and laboratory test results, the estimated group symbol for each stratum is shown on the logs, according to the Unified Soil Classification System (USCS). A brief description of the USCS is attached to this report in Appendix B, along with General Notes that provide explanation of the USCS.

Particle size testing (ASTM C117 & C136) test results from selected recovered samples are as follows:

Boring	Depth (ft)	Passing No. 4 (%)	Passing No. 200 (%)	Classification
DH-2	15	100	11	Poorly graded SAND with silt (SP-SM)
DH-3	2	100	9	Poorly graded SAND with silt (SP-SM)

Liquid Plastic limit testing reveals lean clay in Boring DH-4 at 30' depth, with liquid limit of 42 percent and plasticity index of 22 percent.

Groundwater Conditions

The borings were observed while drilling and immediately after completion for the presence and level of groundwater. Shallow static groundwater was encountered in three of the borings during the field investigation at depths ranging from about 17 to 27 feet below existing grade. The depth to groundwater correlates with the surface elevation of the borings.

It should be recognized that fluctuations of the groundwater table will occur due to seasonal variations in the amount of rainfall, runoff, and other hydrologic factors not evident at the time the borings were performed. Therefore, groundwater levels during construction or at other times in the future may vary relative to the conditions indicated on the logs. The potential for seasonal groundwater perching should be considered when developing the design and construction plans for the project.

ENGINEERING RECOMMENDATIONS

Geotechnical Considerations

From a geotechnical perspective, the site contains significant challenges for design and construction. The uncontrolled fill materials contain significant organic matter in the form of woody debris, sawdust, and topsoil, and are at large risk of settlement under new roadways and buildings. The fill is expected to be deeper than underground utilities and creates risk of settlement for subdivision roadway and utility infrastructure. The planned roadway location will likely encounter significant fill depth along the eastern part of the alignment near lots 1 and 4, which may become less towards the west based on our drilling data on lots 2 and 3. The deep fill materials are also problematic for commercial buildings on lots 1 and 4. The best option for the roadway and buildings would be to conduct mass excavation to remove the fill materials and replace with Structural Fill. Based on our drilling, the amount of excavation would largely be on lots 1 and 4, but will impact portions of lots 2 and 3. There is not a good option for deep foundation support through piling or other means through the fill because the underlying sand is loose, and there is insufficient subsurface data beyond the depths explored during this preliminary investigation to design deep foundation.

For development of lots 2 and 3, we would recommend all uncontrolled, organic containing fill materials be removed and replaced with Structural Fill. For preliminary purposes, plans for buildings on lots 2 and 3 should include 18 inches of Structural Fill beneath foundations because of the native loose sand at the foundation level.

Site Preparation

To prepare the site for construction, all existing previously placed fill materials should be completely removed under all building and roadway/parking areas. The native subgrade (poorly graded sand with silt once encountered should be water conditioned and thoroughly recompacted to recover excavation disturbance. The excavations consist primarily of native poorly graded sand with silt, and stabilization will be necessary under roadways and building areas. This will require a combination of thorough water conditioning and recompacting, also possible stabilization with 2" crushed coarse aggregate, or combination of geotextile fabric and geogrid.

Earthwork

Excavated materials not suitable for use as backfill should be disposed of off-site. The exposed subgrade should will need to be stabilized to support the loading of construction equipment prior to fill placement. Depending on the season of construction and other factors such as defined haul routes, instability may develop that will require subgrade stabilization. Our engineering staff should be consulted if this situation develops to provide stabilization recommendations, such as subexcavation and replacement, or geotextile/geogrid reinforcement.

Structural Fill for soil replacement and backfill in select areas should be developed from reliable source(s) approved by Alpine Geotechnical and meeting the following gradation and composition requirements:

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

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

The soil's water content at the time of compaction should be in the range specified in the following table. Some moisture conditioning of on-site soils may be required to achieve adequate compaction; wetting or drying may be required depending on the natural soil moisture conditions at the time of construction. All fill materials should be placed and compacted in horizontal lifts. The fill lifts should not exceed 12 inches in loose thickness for heavy compaction equipment, and 6 inches for smaller equipment such as large vibratory plates and jumping jacks used in foundation and utility excavations. Small vibratory plate compactors should be used in landscaped areas only. Typically, sheepsfoot compactors are best suited for fine-grained, cohesive soils and vibratory, smooth-drum compactors are needed for coarse-grained soils.

At a minimum, excavations should be performed in accordance with OSHA 29 CFR, Part 1926, Subpart P, "Excavations" and its appendices, and in accordance with any applicable local, state, and federal safety regulations. The contractor should be aware that slope height, slope inclination, and excavation depth should in no instance exceed those specified by these safety regulations. Flatter slopes than those dictated by these regulations may be required depending upon the soil/groundwater conditions encountered and other external factors. These regulations are strictly enforced and if they are not followed, the owner, contractor, and/or earthwork and utility subcontractor could be liable and subject to substantial penalties. Under no circumstances should the information provided in this report be interpreted to mean that Alpine Geotechnical is responsible for construction site safety or the contractor's activities. Construction site safety is the sole responsibility of the contractor who shall also be solely responsible for the means, methods, and sequencing of the construction operations. Our engineering staff will be available

during construction to provide guidance, if requested in connection with agreed construction phase work by Alpine Geotechnical.

Pavements

It is anticipated that final subgrade elevations within the parking/access roadway areas will be at or slightly below existing grades. Prior to placing any additional fill for pavement section construction, the existing subgrade materials will need to be stabilized to support rubber-tired construction equipment, including dump truck traffic. The requirements of a suitable fill and its placement are discussed in the **Earthwork** section of this report.

Unsuitable material encountered below subgrade and/or subbase course level should be further undercut and replaced with Structural Fill based on observation by our geotechnical engineer. The upper 1 foot of subgrade material below the subexcavation depth should be compacted to at least 95% of the maximum dry density per ASTM D698. Localized instability of the native silt and sand subgrade may develop during construction when subjected to repetitive dump truck and equipment traffic. A geotextile separation fabric (Propex Geotex 200 ST) should be placed atop properly prepared subgrade in these areas. Isolated areas may need geogrid in order to provide adequate stability to compact the subbase course. Additionally, a defined equipment haul route using geotextile, geogrid, and a thickened gravel section should be considered to minimize the potential for widespread subgrade instability to develop. Alternatively, 2" crushed coarse aggregate subgrade stabilization can be used in this area in lieu of geotextile and geogrid followed by a subbase course.

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

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

- Stable subgrade as previously detailed and verified by proof-loading with rubber-tired construction equipment and dump truck traffic.
- Placement of compacted subgrade stabilization course atop native subgrade – Option 1 (or) placement of geotextile fabric atop properly prepared native subgrade – Option 2.
- Any required fill is placed in accordance with the **Earthwork** section of this report.
- Flexible Pavement Design Catalog assuming a maximum of 5 ESAL's per day over the service life and a qualitative subgrade characterization of 'fair'.

- A service life of 20 years.

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

Typical Pavement Section Thickness (Option 1 – Preferred)

Traffic Area	Asphalt Concrete Surface Course	Crushed Base Course	*Subgrade Stabilization Course	Total Thickness
Roadways and Parking	4 inches	4 inches	6 inches	14 inches

**Subgrade Stabilization Course is defined as a 2-inch minus non-frost susceptible (<5% passing No. 200 sieve), well graded crushed coarse aggregate*

Typical Pavement Section Thickness (Option 2)

Traffic Area	Asphalt Concrete Surface Course	Crushed Base Course	*Subbase Course	Total Thickness
Roadways and Parking	4 inches	4 inches	8 inches	16 inches

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

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

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

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

- Site grading at a minimum 2% grade away from the pavements
- The subgrade and the pavement surface have a minimum ¼ inch per foot slope to promote proper surface drainage

- Consider appropriate edge drainage and pavement underdrain systems
- Apply joint sealant and seal cracks regularly

Preventive maintenance should be planned and provided through an on-going pavement management program. Preventive maintenance activities are intended to slow the rate of pavement deterioration, and to preserve the pavement investment. Preventive maintenance consists of both localized maintenance (e.g., crack and joint sealing and patching) and global maintenance (e.g., surface sealing). Preventive maintenance is usually the first priority when implementing a planned pavement maintenance program and provides the highest return on investment for pavements. Prior to implementing any maintenance, additional engineering observation is recommended to determine the type and extent of preventive maintenance.

CLOSURE/LIMITATIONS

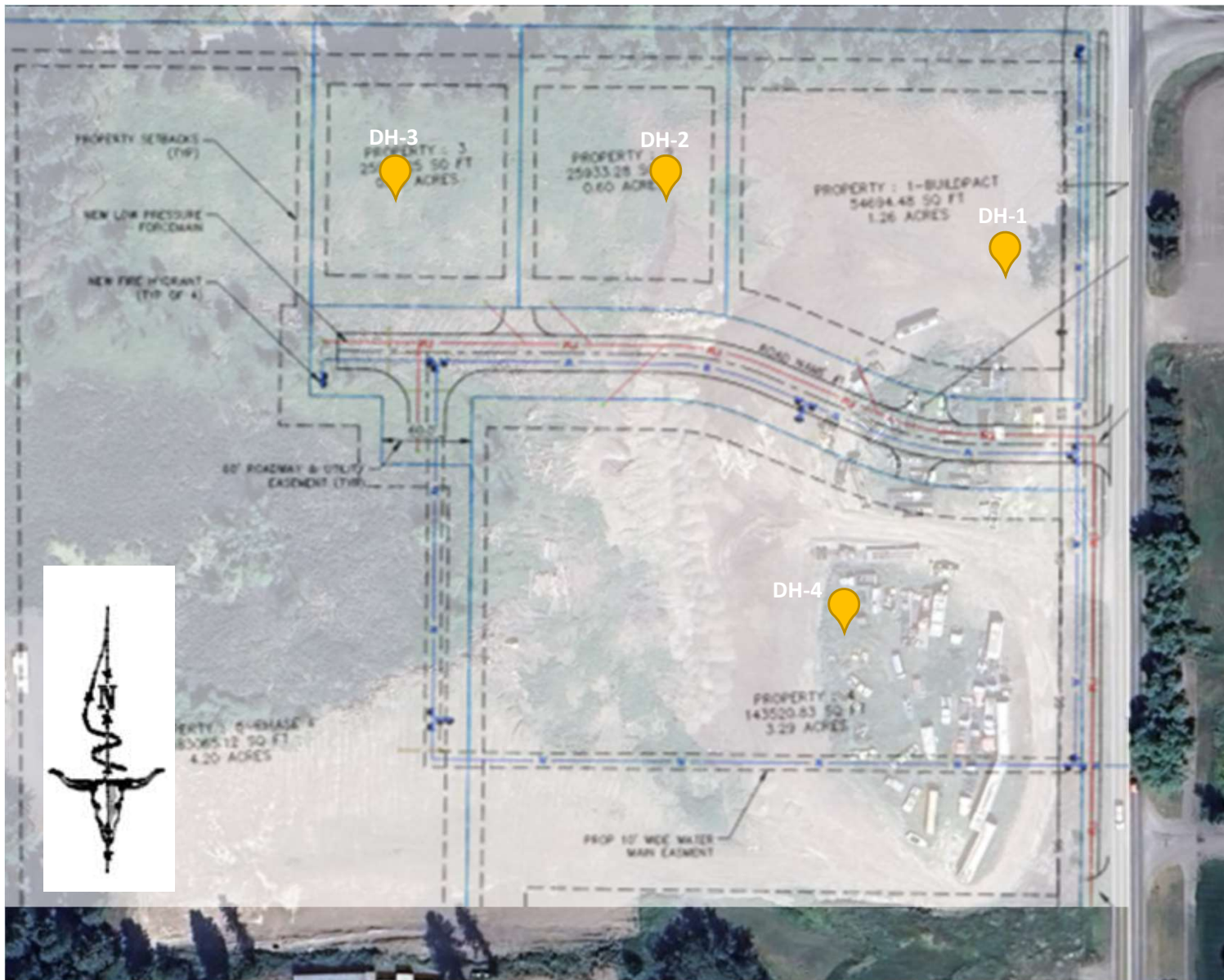
Alpine Geotechnical should be retained to review the final design plans and specifications so comments can be made regarding interpretation and implementation of our geotechnical recommendations in the design and specifications. Alpine Geotechnical also should be retained to provide observation and testing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

The analysis and recommendations presented in this report are based upon the data obtained from the borings performed at the indicated locations and from other information discussed in this report. This report does not reflect variations that may occur between boring locations, across the site, or due to the modifying effects of weather. The nature and extent of such variations may not become evident until construction has commenced. If variations appear, Alpine should be immediately notified so that further evaluation and supplemental recommendations can be provided.

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



APPENDIX A



Project No.	25-816	 120 Round Stone Drive Kalispell, MT 59901 PH. (406) 257-6479	Exploration Location Plan	Exhibit
Scale	NTS		330 Meadow Lake Boulevard	
Date	04-14-25		Columbia Falls, Montana	A-1

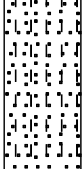
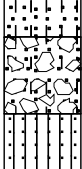
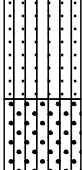
BORING LOG

NO.: DH-1

Item No.10.

Project: 330 Meadow Lake Boulevard
 Client: RPA
 Coordinates: 48.37386, -114.21138
 Driller: Alpine Geotechnical
 Drill Rig: Diedrich D50
 Depth to Water- Initial ∇ : N/E

Project No.: 25-816
 Date: 4-14-25
 Elevation: Existing
 Logged By: Jeremy Primmer
 Drilling Method: Hollow Stem Augers
 After 24 hrs ∇ :

Depth (ft)	Moisture Content (%)	N Value	Standard Penetration Test	USCS	Description
0				FILL	Fill, woody debris/sawdust intermixed with organic silt topsoil and gravel, dark brown, moist, soft to medium stiff
2.5	76	3	2 2 1 2 		
5	120	4	2 2 2 3 2 3 5 5 	SP-SM	Poorly graded SAND with silt, brown, moist, loose to medium dense
7.5	32	8			
10	11	6	3 3 3 4 		
12.5					
15	5	13	6 8 5 5 	ML	Trace gravel at 14.0' to 16.0'
17.5	27				
20	29	8	5 4 4 5 	ML	Sandy SILT, brown, very moist to wet, stiff
22.5					End of Boring DH-1 at 22.0'
25					
27.5					
30					
32.5					

BORING LOG

NO.: DH-2

Item No.10.

Project: 330 Meadow Lake Boulevard
 Client: RPA
 Coordinates: 48.37405, -114.21216
 Driller: Alpine Geotechnical
 Drill Rig: Diedrich D50
 Depth to Water- Initial ∇ : 20.0'

Project No.: 25-816
 Date: 4-14-25
 Elevation: Existing
 Logged By: Jeremy Primmer
 Drilling Method: Hollow Stem Augers
 After 24 hrs ∇ :

Depth (ft)	Moisture Content (%)	N Value	Standard Penetration Test	USCS	Description
0				FILL	Fill, woody debris/sawdust intermixed with organic silt topsoil and gravel, dark brown, moist, soft
2.5	34	3	1 1 2 3 	SP-SM	Poorly graded SAND with silt, brown, moist, very loose to loose
5	11				
5	9	2	2 1 1 2 3 3 3 4 		
7.5	7	6			
10					
10	12	11	4 6 5 5 	CL SP-SM	Lean CLAY, brown, moist, medium stiff, with interbedded silt and trace organics
12.5	26				Poorly graded SAND with silt, brown, very moist to wet, medium dense
12.5	9				
15					
15	6	10	5 5 5 6 		
17.5					
20					
20	29	6	3 3 3 4 		
22.5					End of Boring DH-2 at 22.0'
25					
27.5					
30					
32.5					

BORING LOG

NO.: DH-3

Item No.10.

Project: 330 Meadow Lake Boulevard
 Client: RPA
 Coordinates: 48.37404, -114.21297
 Driller: Alpine Geotechnical
 Drill Rig: Diedrich D50
 Depth to Water- Initial ∇ : 17.2'

Project No.: 25-816
 Date: 4-14-25
 Elevation: Existing
 Logged By: Jeremy Primmer
 Drilling Method: Hollow Stem Augers
 After 24 hrs ∇ :

Depth (ft)	Moisture Content (%)	N Value	Standard Penetration Test	USCS	Description
0				FILL SP-SM	Fill, silt intermixed with organic silt topsoil and gravel, brown, moist, medium stiff
2.5	3	6	4 3 3 3 		Poorly graded SAND with silt, brown, moist, loose
5	6 13	9	4 3 6 6 	ML	Sandy SILT, brown, moist, stiff
7.5	8	10	6 5 5 5 6 	SP-SM	Poorly graded SAND with silt, brown, moist, medium dense to loose
10	5	10	5 5 5 5 		
12.5					
15	22	8	4 4 4 4 		
17.5					Wet at 16.0'
20	28	6	0 3 3 		
22.5					End of Boring DH-3 at 21.5'
25					
27.5					
30					
32.5					

BORING LOG

NO.: DH-4

Item No.10.

Project: 330 Meadow Lake Boulevard
 Client: RPA
 Coordinates: 48.37316, -114.21161
 Driller: Alpine Geotechnical
 Drill Rig: Diedrich D50
 Depth to Water- Initial ∇ : 27.1'

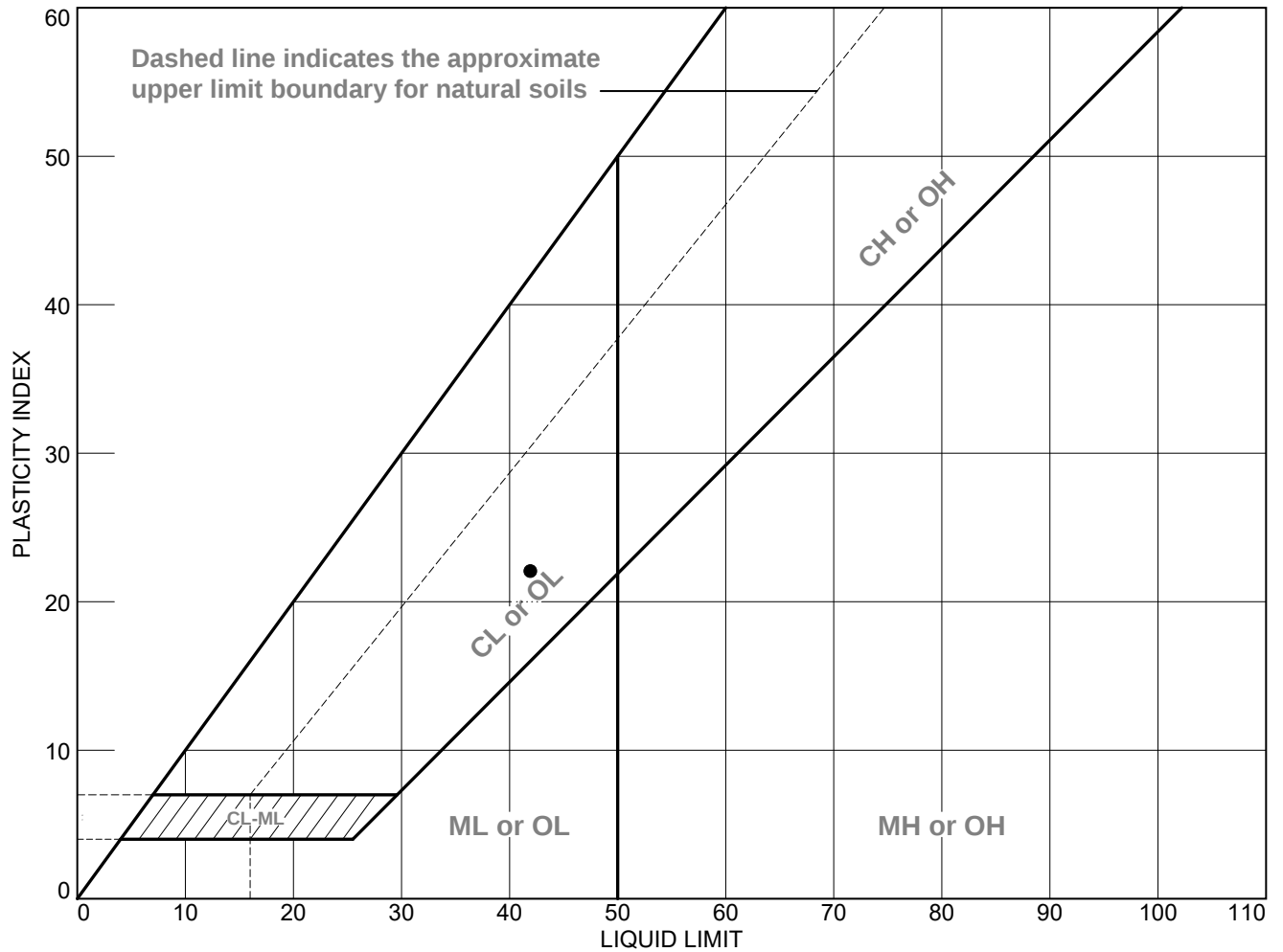
Project No.: 25-816
 Date: 4-14-25
 Elevation: Existing
 Logged By: Jeremy Primmer
 Drilling Method: Hollow Stem Augers
 After 24 hrs ∇ :

Depth (ft)	Moisture Content (%)	N Value	Standard Penetration Test	USCS	Description
0				FILL	Fill, silt intermixed with sand/gravel/organic silt topsoil, brown/red/green, moist, stiff
2.5	14	6	4 3 3 3		
5	28	3	1 1 2 1	FILL	Fill, lean clay intermixed with organic silt topsoil and sawdust, brown/dark brown, moist, soft
7.5	16	10	1 3 4 6 8	FILL	Fill, lean clay intermixed with wood products and charcoal, brown/gray/black, moist, stiff
10	21	9	4 3 6 9		Gravel, cobbles, and boulders from 8.5' to 10.0'
12.5					Very moist at 11.0'
15	139	8	4 3 5 6	FILL	Fill, wood products in various states of decay, very moist, medium stiff, trace gravel
17.5					
20	139	16	7 8 8 50 4"		
22.5					
25	19	4	5 2 2 5	CL	Sandy lean CLAY, brown/gray, very moist, soft, interbedded with zones of silty sand
27.5					
30	20	19	6 9 10 11	CL	Lean CLAY, gray/purple/brown, very moist, very stiff
32.5	27			SM	Silty SAND, gray, wet, medium dense End of Boring DH-4 at 32.0'



APPENDIX B

LIQUID LIMIT, PLASTIC LIMIT, AND PLASTICITY INDEX



SOIL DATA								
SYMBOL	SOURCE	SAMPLE NO.	DEPTH	NATURAL WATER CONTENT (%)	PLASTIC LIMIT (%)	LIQUID LIMIT (%)	PLASTICITY INDEX (%)	USCS
●	DH-4	1779	30.0	20	20	42	22	CL
■	DH-1	1754	16.0	27	NP	NV		ML



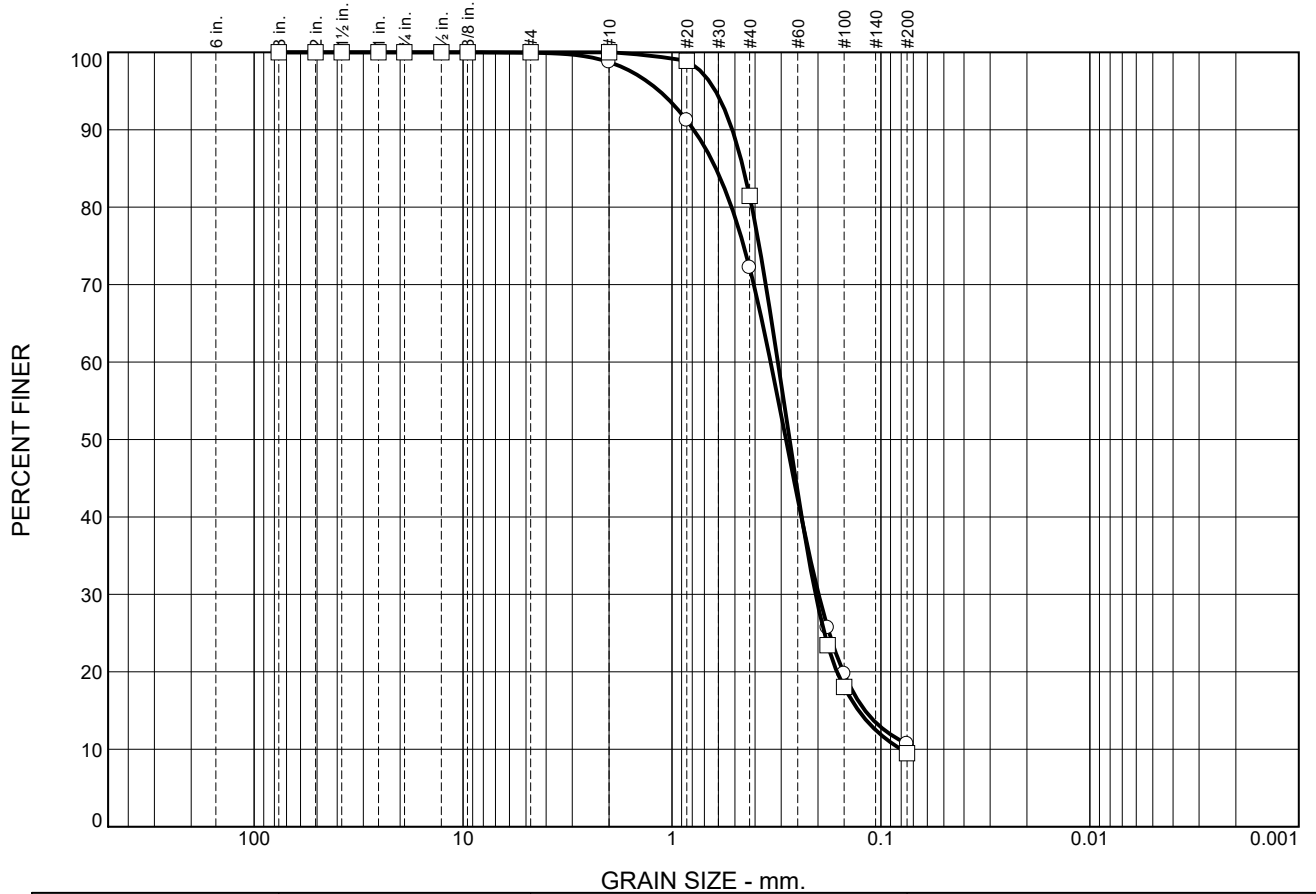
Client: RPA

Project: 330 Meadow Lake Boulevard

Project No.: 25-816

Figure B-1

Particle Size Analysis



	% +3"	% Gravel		% Sand			% Fines	
		Coarse	Fine	Coarse	Medium	Fine	Silt	Clay
○	0	0	0	1	27	61	11	
□	0	0	0	0	19	72	9	

SOIL DATA					
SYMBOL	SOURCE	SAMPLE NO.	DEPTH (ft.)	Material Description	USCS
○	DH-2	1763	15.0	Poorly graded SAND with silt	SP-SM
□	DH-3	1765	2.0	Poorly graded SAND with silt	SP-SM



Client: RPA

Project: 330 Meadow Lake Boulevard

Project No.: 25-816

Figure B-2

UNIFIED SOIL CLASSIFICATION SYSTEM

Item No.10.

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

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

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

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

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

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

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

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

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

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

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

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

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

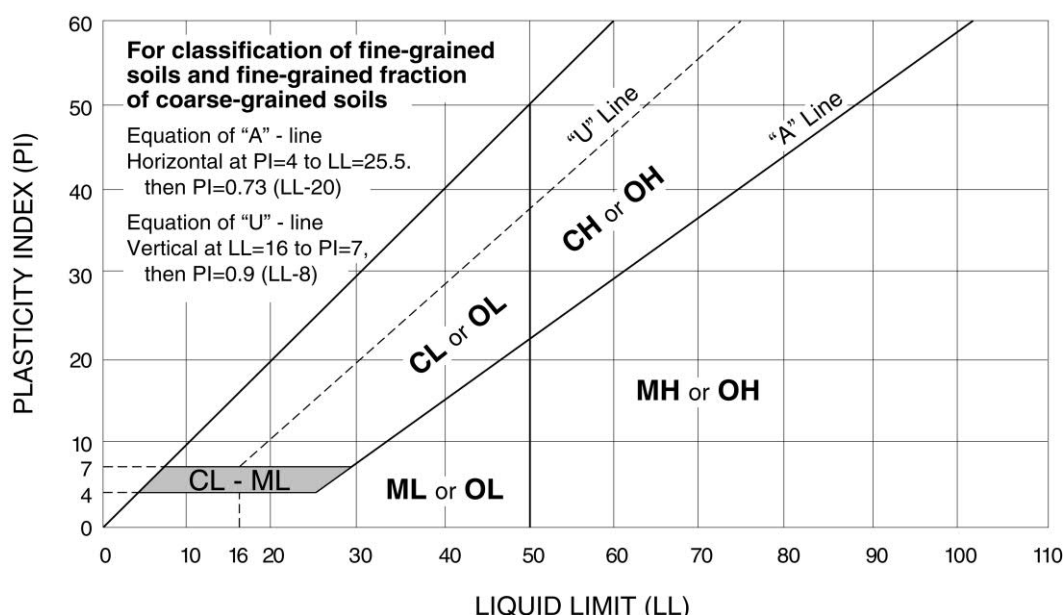
^M If soil contains $\geq 30\%$ plus No. 200, predominantly gravel, add "gravelly" to group name.

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

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

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

^Q PI plots below "A" line.



CONSISTENCY OF FINE-GRAINED SOILS

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

RELATIVE DENSITY OF COARSE-GRAINED SOILS

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

RELATIVE PROPORTIONS OF SAND AND GRAVEL

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

GRAIN SIZE TERMINOLOGY

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

RELATIVE PROPORTIONS OF FINES

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

PLASTICITY DESCRIPTION

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

RESOLUTION NO. 1945

A RESOLUTION OF THE CITY COUNCIL OF COLUMBIA FALLS, MONTANA CONDITIONALLY APPROVING THE PRELIMINARY PLAT OF T&C BUSINESS PARK, A FIVE LOT INDUSTRIAL MINOR SUBDIVISION DESCRIBED AS ASSESSORS TRACT 5D, SE1/4SW1/4 IN SECTION 7, T30N, R20W ACCORDING TO THE MAP OR PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE CLERK AND RECORDER OF FLATHEAD COUNTY, MONTANA.

WHEREAS, Herbert Enterprises LLC, purported owner/applicant of the subject property, have applied for preliminary approval of a five-lot industrial minor subdivision on approximately 10.47 acres of land more particularly described as follows:

ASSESSORS TRACT 5D, SE1/4SW1/4 IN SECTION 7, T30N, R20W ACCORDING TO THE MAP OR PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE CLERK AND RECORDER OF FLATHEAD COUNTY, MONTANA.

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

WHEREAS, the Columbia Falls Planning Department on May 21, 2025 in Subdivision Report #CPP-25-02, recommended approval of said subdivision plat with certain conditions;

WHEREAS, the City Council of the City of Columbia Falls at the regular council meeting on Monday June 16, 2025, at which time the Council determined that the development of the subdivision meets the requirements of Title 76, Chapter 3 of the Montana Code Annotated and should be approved with certain conditions.

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

Section One. Findings of Fact. That Subdivision Report #CPP-25-02 of the Columbia Falls Planning Department dated May 21, 2025, is adopted by the Council as findings of fact with respect to said Subdivision Plat approval and subject to the conditions set forth on Attachment "A".

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

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

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

PASSED AND ADOPTED BY THE CITY COUNCIL OF COLUMBIA FALLS, MONTANA THIS 16th DAY OF JUNE, 2025, THE COUNCIL VOTING AS FOLLOWS:

AYES:

NOES:

ABSENT:

City Clerk

APPROVED BY THE MAYOR OF COLUMBIA FALLS, MONTANA THIS 16th
DAY OF JUNE, 2025.

Mayor

ATTEST:

City Clerk

ATTACHMENT "A"

- 1 The applicant shall receive physical addresses in accordance with City Standards. All road names shall appear on the final plat. Street addressing shall be approved by the Columbia Falls City Clerk:
- 2 The applicant shall comply with all reasonable fire suppression and access requirements of the Columbia Falls Rural Fire District. A letter from the fire chief stating the plat meets the applicable requirements of the District shall be submitted with the application for final plat.
- 3 All area disturbed during development of the subdivision shall be re-vegetated in accordance with an approved Weed Control Plan and a letter from the County Weed Supervisor stating that the Weed Control Plan has been approved and implemented shall be submitted with the final plat.
4. The applicant shall follow the recommendation of the Geotechnical Report in the construction of the subdivision. The applicant shall provide evidence from the Geotechnical Engineer that the developer has followed the recommendation.
5. No disturbance of wetland area identified by the USGS National Wetland Inventory and on Lot 5 of the preliminary plat as a closed basin shall occur. If the applicant needs to encroach into the wetland with stormwater facilities, they shall secure a permit from the US Army Corps of Engineers or provide the City documentation from the Corps that the project does not require permitting. This condition shall be placed on the face of the final plat
- 6 With the application for final plat, the developer shall provide a compliant Road Users' Agreement or a Covenants, Conditions, and Restrictions document which requires each property owner to bear his or her pro-rata share for maintenance of the roads within the subdivision and for any integral access roads lying outside the subdivision.
- 7 The proposed water, wastewater treatment, and stormwater drainage systems for the subdivision shall be reviewed, as applicable, by the City of Columbia Falls Public Works Department and approved by the Montana Department of Environmental Quality.
- 8 The mail delivery site(s) shall be provided with the design and location approved by the local Postmaster of the US Postal Service. A letter from the Postmaster stating that the applicant has met their requirements shall be included with the application for final plat.
- 9 All roads within the subdivision shall be paved and constructed to Columbia Falls Road Standards.
- 10 The following statements shall be placed on the face of the final plat applicable to all lots:
 - a. All road names shall be assigned by the Columbia Falls City Clerk and clearly identified and addresses will be clearly visible from the road, either at the driveway entrance or on the business. Address numbers shall be at least four inches in height per number.
 - b. All utilities shall be placed underground.
- 11 All required improvements shall be completed in place or a Subdivision Improvement Agreement shall be provided by the subdivider prior to final approval by the City Council.

12. The final plat shall be in substantial compliance with the plat and plans submitted for review, except as modified by these conditions.
13. Preliminary plat approval is valid for three (3) years. The final plat shall be filed prior to the expiration of the three years. Extension requests to the preliminary plat approval shall be made in accordance with the applicable regulations and the following associated timeline(s).
14. The applicants shall provide Columbia Falls Public Works Department an AutoCAD file of the subdivision at final plat and any improvements constructed with this project, including as-built construction drawings for all public infrastructure improvements constructed in street rights of way or easements within the plat. Drawings shall be paper and digital. Digital copies shall be in a format prescribed by the City.
15. The applicant is not subject to a parkland dedication fee in accordance with 17.18.220.B.1.a which exempts minor subdivisions.
16. The requested variance to the Columbia Falls Subdivision Regulations for the construction of sidewalks, curb and gutter along the internal subdivision road is granted.

RESOLUTION NO. 1946

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COLUMBIA FALLS, MONTANA, DESIGNATING HERITAGE DAYS 2025 AS AN OFFICIAL COMMUNITY ACTIVITY OF THE CITY OF COLUMBIA FALLS AND DESIGNATING PERSONS RESPONSIBLE FOR PLANNING THE EVENTS OF HERITAGE DAYS 2025.

WHEREAS the Designated Planners of Heritage Days 2025 are desirous of being officially recognized by the City as such and of having Heritage Days 2025 recognized and approved as an official community activity; and

WHEREAS the persons designated hereby as Planners of Heritage Days 2025 began and continued to plan Heritage Day events starting on or about January 2025, and made planning decisions, collected, and expended funds and approved or disapproved of events independent of City involvement; and

WHEREAS it is in the best interests of the City of Columbia Falls that the City designate such individuals and approve said activity.

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

Section One: That the following individuals are designated as Planners of Heritage Days 2025:

Shirley Reynolds	Todd Deruchia
Chandra Reynolds	Vickie Ott
Art Ott	

and that all acts of said persons heretofore performed or to be performed in furtherance of their duties as Planners of Heritage Days 2025 are hereby designated as such, with the exception that the following activities cannot and are not sanctioned or approved by the City air shows, street dances, circuses, rodeos, fireworks, animal racing, carnivals, vehicle racing or burnout exhibitions, rock concerts, boxing or other martial arts, bounce houses or similar inflatable apparatuses, skateboard exhibitions, competitions or racing.

Section Two: That the Planners shall approve only sanctioned and planned events on city-owned or controlled property including S 486/Nucleus Avenue. While the Planners coordinate activities held during the Heritage Days celebration, activities sponsored and planned by other organizations including but not limited to, NV Senior Center, Lion’s Club, CF Community Market, Wildcat Endowment or Rodeo at Blue Moon, are the responsibility of the sponsoring organization and not the Heritage Days Planners.

Section Three: That Heritage Days 2025 and all permitted activities as described above are hereby recognized as an official community activity of the City of Columbia Falls, with the exceptions set forth in Section One of this Resolution.

PASSED AND ADOPTED BY THE CITY COUNCIL OF COLUMBIA FALLS, MONTANA, THIS 16th DAY OF JUNE 2025, THE COUNCIL VOTING AS FOLLOWS:

AYES:
NOES:
ABSENT:

City Clerk

APPROVED BY THE MAYOR OF COLUMBIA FALLS, MONTANA, THIS 16th DAY OF JUNE 2025.

MAYOR

ATTEST:

City Clerk

RESOLUTION NO. 1947

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COLUMBIA FALLS, MONTANA, AUTHORIZING AN EAGLE SCOUT TO CONSTRUCT A CHILDREN'S MEMORIAL GARDEN AT WILDCAT PARK

WHEREAS, the City of Columbia Falls recognizes the importance of community-driven projects that enhance public spaces and foster youth leadership; and

WHEREAS, Merrick Fairchild, a Life Scout with Troop 1941 G, has proposed an Eagle Scout project to design and construct a Children's Memorial Garden at Wildcat Park; and

WHEREAS, the Parks Committee has reviewed and recommended approval of the project's final design and site location;

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

Section One: The City Council hereby authorizes Merrick Fairchild to proceed with the Eagle Scout project to build a Children's Memorial Garden at Wildcat Park.

Section Two: The City Staff is directed to provide design and construction oversight.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA FALLS, MONTANA, THIS 16 DAY OF JUNE, 2025. THE COUNCIL VOTING AS FOLLOWS:

AYES:
NOES:
ABSENT:

City Clerk

APPROVED BY THE MAYOR OF COLUMBIA FALLS, MONTANA, THIS 16th DAY OF JUNE 2025.

MAYOR

ATTEST:

City Clerk

Wildcat Children's Memorial Garden

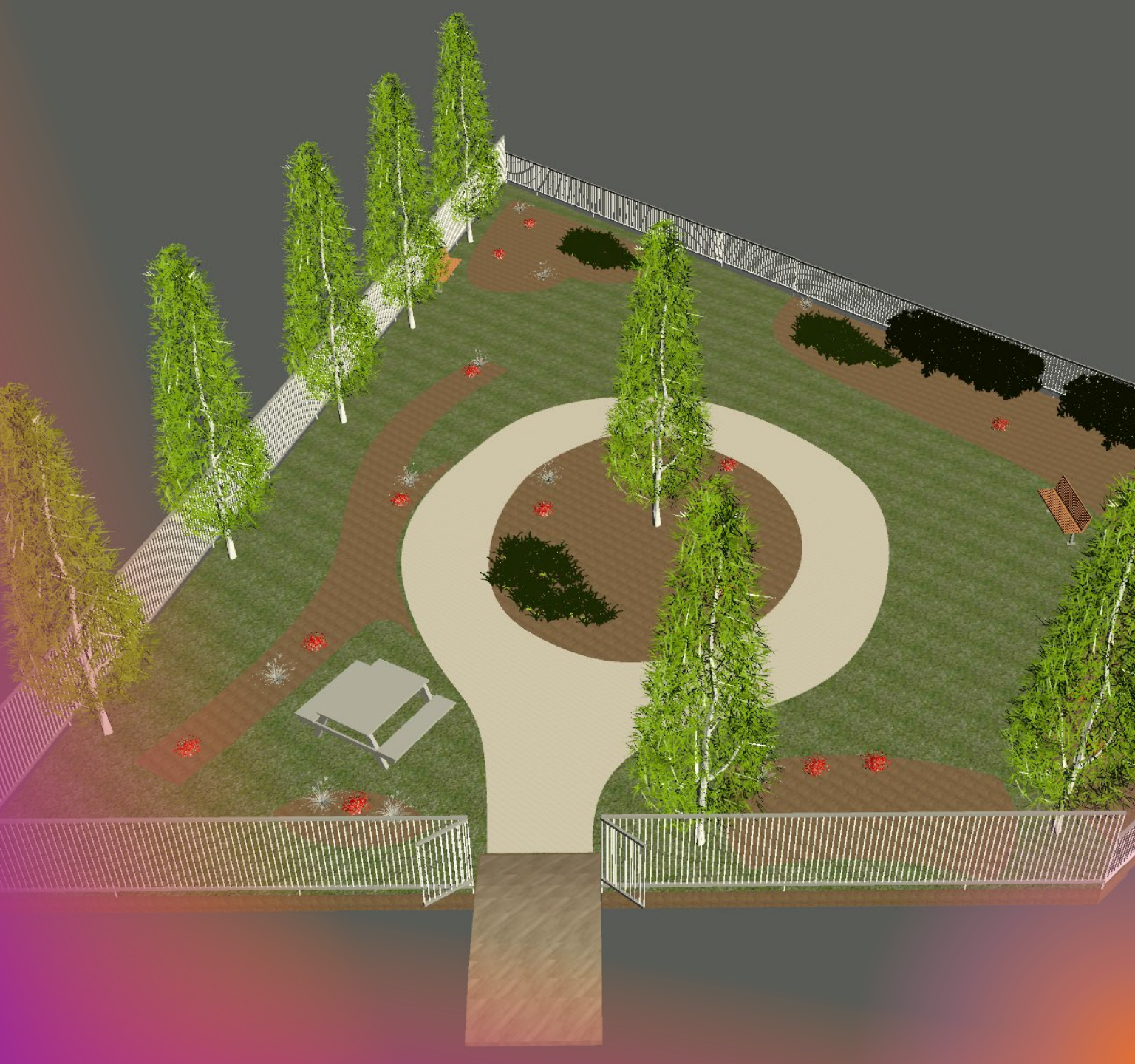
Eagle Project Garden Design Proposal

Merrick Fairchild, Troop 1941G

Proposed Birds-Eye View

- After visiting the location, taking measurements, and accounting for the existing trees, this is the proposed area for the garden.
- The plan is to incorporate the existing trees along the back fence line and in the center of the park as anchors for the different perennial beds.
- I am also proposing to add additional benches and a picnic table to encourage lingering and a nice little sanctuary.





View from Path

- This particular view is the access point from the existing path. This allows for the best incorporation of the park's trees and provides the best use of the path.
- The new path areas will be lowered so the gravel is mower-friendly.



View from Rapids Ave.

- This is view from Rapids Avenue. The plan is to use black or green chain link fencing to blend in better, with a six-inch gap below for the mower deck.
- Shrubs and perennials will be planted along the fence line inside to create the sanctuary feel.

View from Talbot



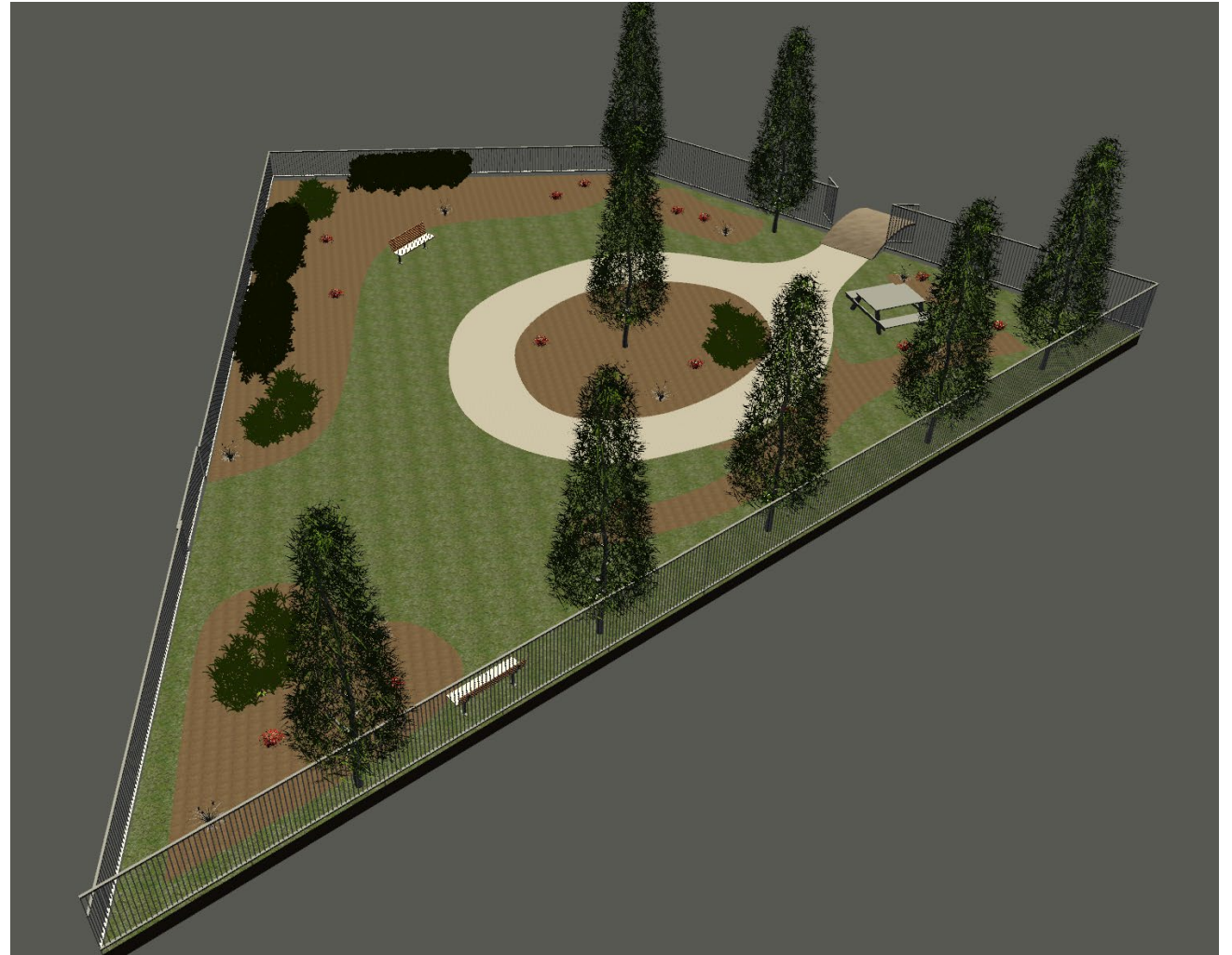
Driving Along Talbot

The fence along Talbot will remain open so law enforcement can visualize the interior of the park as they drive by. When designing the plan, this was an important component given the vandalism issue.



Overview

I plan to add a couple of benches and a picnic table to encourage visitors to linger for awhile.



PLANTINGS

- The plantings I plan to use are specifically chosen for hardiness, little-to-no maintenance, and most-importantly, pollinator-friendly.
- I plan to use mostly perennials, such as echinacea, bee balm, black-eyed susans, asters, columbine, shasta daises, yarrow, and lupine. I will also plant annuals that are very good at re-seeding, such as snapdragons and cosmos.
- Shrubs will also be pollinator-friendly, low maintenance, and hardy. I am focusing on deer-resistant plantings, although there really is no such thing. Spirea, lilac, and butterfly bushes are my primary choices, and the dogwood will be fantastic winter color.

Perennials



Perennials



Perennials



Spring Perennials/Bulbs



Late/All-Summer Blooming Perennials



Shade-Lovers



Pollinator Shrubs



Pollinator Shrubs



Installation Components

- Fencing – black or green chain link
- Pathway – landscape fabric topped with crushed gravel
- Flower beds – landscape fabric topped with topsoil, then mulch
- Watering system – tie-in to the existing watering system (the goal is effectiveness and efficiency)
- Gates – one public access gate that can be locked when needed, and one City access gate on Talbot for the mower
- Furniture – at least two benches and one picnic table set in concrete
- Signage – a matching sign below the existing Wildcat Park sign identifying the Children's Memorial Garden

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

ORDINANCE NO. #833

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COLUMBIA FALLS, MONTANA, AMENDING THE COLUMBIA FALLS ZONING MAP FROM CB-2 COMMERCIAL TO CR-5 TWO-FAMILY RESIDENTIAL AT 394 RAILROAD STREET IN COLUMBIA FALLS FURTHER DESCRIBED AS TRACT 3D OF COS 2090 (ACCESSORS TRACTS 3D); SECTION 8, TOWNSHIP 30 NORTH, RANGE 20 WEST, P.M.M., FLATHEAD COUNTY.

WHEREAS, Habitat for Humanity of Flathead Valley, the applicant, has requested an amendment to the Columbia Falls zoning map to change the zoning from the current CB-2 Commercial to CR-5 Two-Family Residential at 394 Railroad Street in Columbia Falls, further described as Tract 3D of COS 2090 (Accessors Tracts 3D); Section 8, Township 30 North, Range 20 West, P.M.M., Flathead County, Montana.

WHEREAS, the Columbia Falls Planning Department, on April 15, 2025 in Staff Report CZC-25-01, recommended approval of the requested zoning amendment; and

WHEREAS, said request was considered by the Columbia Falls City Planning Commission in a public hearing at its regularly scheduled meeting on May 8, 2025, at which the Commission adopted Staff Report CZC-25-01 as Findings of Fact and recommended approval of the requested zoning map amendment; and

WHEREAS, a hearing on the Zoning Map Amendment was held by the City Council of the City of Columbia Falls, Montana, at a regular meeting on Monday, May 19, 2025, after said hearing was advertised according to law; and at said hearing on said date, the City Council considered the recommendation of the Planning Commission, the report of the Columbia Falls Planning Department, together with any and all comments filed or voiced with respect to said change; and

WHEREAS, the City Council has determined that the zoning map amendment request is in the best interest of the City.

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 Department Report #CZC-25-01, dated April 15, 2025 is hereby adopted by the Council as findings of fact with respect to said zoning map amendment request.

Section Two. Change in Zoning Classification: That the requested zoning map amendment on property presently zoned CB-2 Commercial be changed to CR-5 Two Family Residential at 394 Railroad Street in Columbia Falls, further described as Tract 3D of COS 2090 (Accessors Tracts 3D); Section 8, Township 30 North, Range 20 West, P.M.M., Flathead County, Montana.

Section Three. The Council finds that the proposal complies with the Columbia Falls City Growth Policy.

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

Section Five. 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 Six. 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 2ND DAY OF JUNE, 2025, THE COUNCIL VOTING AS FOLLOWS:

City Clerk

APPROVED BY THE MAYOR OF COLUMBIA FALLS, MONTANA THIS 16th DAY OF JUNE, 2025.

Mayor

ATTEST:

City Clerk



City Manager's Report

City Calendar

5 June: Council Committee Mtg

- *Council Public Works Committee (5 PM)*
- *Council Public Safety Committee (6 PM)*

12 June: Planning Commission

- ***Public Hearing*** - Zone Change 130 6th St

16 June: City Council Regular Mtg

- *Council Parks and Rec Committee (6 PM)*
- *Notification of Public Hearing for Budget*
- *Eagle Project at Wildcat Park*

7 July: City Council Regular Mtg

- ***Public Hearing*** - Zone Change 130 6th St W
- ***Public Hearing*** - Preliminary Budget

21 July: City Council Regular Mtg

- *Council Budget Workshop – Revenue Funds, Council Priorities, Final Thoughts (6 PM)*
- ***Public Hearing*** - Preliminary Budget

4 Aug: City Council Regular Mtg

- *Adoption of Preliminary Budget*



Wastewater Treatment Plant Expansion and Modernization Project

Staff Highlights

City Manager

- FY26 Departmental Budget Development
- Gateway to Glacier Safety & Mobility Project
- Interview with Hungry Horse News – Transportation Safety Plan

Public Works & Planning

- Swimming Pool – Opening Weekend!
- WWTP Expansion and Modernization Project
- Water & Sewer PERs (SB382)
- Sidewalk and Parking Improvements - Phase 2
- Gateway to Glacier Safety & Mobility Project
- Dam Inspection and 5 Year Permit
- Crosswalk and Stop Line Painting
 - MDOT Painting Hwy 2 Striping

Police

- SWAT Operation with Flathead County and Kalispell Police

Fire

- Ongoing annual hydrant flow testing

Human Resources

- Hiring: 2x Police Officers (Employment offered)

Finance & Admin

- FY25 Budget Closeout
- FY26 Budget Prep
- Audit

City Manager Report

Item No.14.

• Council and Community Inquiries

• Parks Equipment:

- Columbus Park Playground Equipment arrived and is scheduled for installation later this summer. The limited Public Works staff's extensive seasonal requirements stress staff availability from May-July. Targeting late July for installation.
- Columbus Park Pickleball 2nd Gate – Installed
- Marantette Park Slide – Ongoing installation

- Streets Department – Scheduled to refresh painted crosswalks and stop lines. MDOT is scheduled to repaint state HWY striping

- Gateway to Glacier Safety & Mobility Project (www.columbiafallsgatewaytoglacier.com)
Increasing public interest concerning impacts to the right of way in vicinity of residences

- **Letters to impacted property owners requesting Temporary Construction Easements in the upcoming weeks**

- Ongoing discussions concerning the next public outreach meeting
- **City staff is available to meet with individual residents**

- Swimming Pool – **Opens June 14 – August 16**; no changes to last year's rates

- Public Swim Fees - \$2.00/person, open swim or lap swim; non-refundable Punch Cards are available: \$20 or \$40 non-refundable

- Season Pass Rates

	In City	Out of City
Family	\$60	\$75
Individual	\$32	\$40
Lap Swim	\$32	\$40

- Swim Lessons

	In City	Out of City
First Time	\$40	\$50
Repeat	\$30	\$38

- *City's Pool Manager will announce the signup day during the week of 16 Jun*
- *City residents will have priority to signup for lessons*

• Budget: FY2025 Execution and FY2026 Development

- FY25 – Ongoing review of FY25 4th Quarter execution and closeout
- FY26 – Preparing Preliminary Budget for Council Presentation
- City Contracts Comprehensive Review simultaneous to Budget Development

• League of Cities and Montana Municipal Interlocal Authority

- MLC, MMIA, MSU Local Governance Center Municipal Summit – June 17 – Libby
- MT League of Cities Annual Conference – Oct 15-17 – Billings

6/13/2025

Visit the City of Columbia Falls Website and Contact Us for Questions

<https://www.cityofcolumbiafalls.org/>
<https://www.cityofcolumbiafalls.org/contact-us>
<https://www.cityofcolumbiafalls.org/meetings>

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COLUMBIA FALLS MONTANA

Item No.14.

Budget Plan of Action & Milestones

Foster a fiscally responsible and forward-thinking community by embracing an incremental budgeting approach that ensures the continuity and enhancement of essential municipal services. The City is committed to strategically investing in capital improvements that strengthen our infrastructure, prioritizing public safety and public health, and maintaining the high level of service our residents expect and deserve.

17 Apr	Department Budget Worksheets
5 May	Council Regular Session – Budget Action Plan
28-15 May	Staff Budget Development
14 May	Staff Insurance Committee
19 May/6PM	Council Budget Workshop (FY25-26 Budget Goals, Priorities)
19 May	Council Regular Session
2 Jun/6PM	Council Personnel Committee
2 Jun	Council Regular Session
5 Jun/5PM	Council Public Works Committee
5 Jun/6PM	Council Public Safety Committee
16 Jun/6PM	Council Parks and Rec Committee
16 Jun	Council Regular Session
16 Jun	Notification of Public Hearing
7 Jul	Council Public Hearing for Preliminary Budget
21 Jul/6PM	Council Workshop (Revenue Funds and Final Budget Thoughts)
21 Jul	Council Public Hearing for Preliminary Budget (Possible Adoption)
4 Aug	Certified Tax Values Received
4 Aug	Council Public Hearing for Budget
18 Aug	Council – Final Budget and Levies (Possible Adoption)
NLT 30 Sep	Budget Submission

May				
M	T	W	T	F
			1	2
5	6	7	8	9
12	13	14	15	16
19	20	21	22	23
26	27	28	29	30
June				
M	T	W	T	F
2	3	4	5	6
9	10	11	12	13
16	17	18	19	20
23	24	25	26	27
30				
July				
M	T	W	T	F
	1	2	3	4
7	8	9	10	11
14	15	16	17	18
21	22	23	24	25
28	29	30	31	
August				
M	T	W	T	F
				1
4	5	6	7	8
11	12	13	14	15
18	19	20	21	22
25	26	27	28	29
September				
M	T	W	T	F
1	2	3	4	5
8	9	10	11	12
15	16	17	18	19
22	23	24	25	26
29	30			

**Columbia Falls Police Department
Monthly Activity Report
May 2025**

Police	May					5 Year Average
	2025	2024	2023	2022	2021	
Arrests (Total)	40	31	23	24	24	28
Adult	39	25	21	22	19	25
Juvenile	1	6	2	2	5	3
Accidents Investigated	19	12	13	12	18	15
Stolen Property (Value)	24642	1655	7770	20687	500	11051
Stolen Property (Recovered)	3500	1493	218	184	0	1079
Criminal Mischief (Incidents)	3	3	2	11	12	6
Damage Amount	8044	0	500	2631	3333	2902
Misdemeanor Citations Issued	140	216	103	117	181	151
Traffic Offenses	105	195	98	106	170	135
Cell Phone Viol.	10	12	8	2	11	9
DUI Offenses	5	5	2	4	9	5
Drug Offenses	1	1	2	3	0	1
Traffic Stops	245	361	211	171	252	248
Court Fines and Forfeitures	22122	18652	12507	12285	15269	16167
Miles Patrolled	7194	8798	-	-	10250	8747
911 Phone Calls	278	267	158	99	178	196
Incident Reports	909	980	1007	756	933	917
Domestic Abuse/Assault/Disorderly	13	21	35	31	36	27
Felony Investigations/Arrests	7	3	9	10	4	7
Business Checks	66	74	93	38	73	69
Welfare Checks	13	8	13	7	9	10
Citizen Assist	62	73	66	76	46	65
Agency Assist	34	31	31	19	35	30

**CITY OF COLUMBIA FALLS
CORRESPONDENCE LIST
COUNCIL MEETING
JUNE 16, 2025**

06/02/2025 Letter from DEQ – Planned Upgrades and Anticipated Treatment Bypass/Notice of Potential Noncompliance for City of Columbia Falls, Montana Pollutant Discharge Elimination System Permit.



RECEIVED

JUN 02 2025

CITY OF COLUMBIA FALLS

May 29, 2025

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

RE: Planned Upgrades and Anticipated Treatment Bypass / Notice of Potential Noncompliance for City of Columbia Falls, Montana Pollutant Discharge Elimination System (MPDES) Permit #MT0020036: Columbia Falls Wastewater Treatment Plant (WWTP)

Dear Erik Hanks:

The Montana Department of Environmental Quality (DEQ) is in receipt of your May 16, 2025, notification of planned upgrades and anticipated bypass of portions of treatment at the City of Columbia Falls WWTP. I have reviewed the notification, and I am not requesting any additional information. Any exceedances reported during the timeframe of the planned upgrades will be addressed through the reporting of monitoring data in NetDMR and the issuance of a separate violation letter. Please be sure to include a note in the Discharge Monitoring Report (DMR) explaining the cause of the exceedance, if necessary.

Montana DEQ would like to thank the City of Columbia Falls for bringing the scheduled activities to our attention. More importantly, Montana DEQ would like to thank the City of Columbia Falls for protecting water quality. If you have any questions, require compliance assistance, or encounter issues during the scheduled upgrades, please contact me at (406) 437-8333.

Please remember all information, including noncompliance reports, can be submitted electronically through your **FACTS** account. If you do not have a **FACTS** account or need assistance with your **FACTS** account, please contact Wendy Simons with the MPDES Data Management Team at (406) 444-0574 wendy.simons@mt.gov.

Sincerely,

John O'Bannon
Compliance Inspector
Compliance, Training, and Technical Assistance
Water Quality Division
Montana Department of Environmental Quality
john.obannon@mt.gov

cc: Rickey Schultz - Rickey.Shultz@hdrinc.com, Zach Maassen - zachary.maassen@hdrinc.com, Chance Maes - chance.maes@hdrinc.com, Grady Jenkins - jenkinsg@cityofcolumbiafalls.com, Erik Hanks - citymanager@cityofcolumbiafalls.com, Shawn Bates - batess@cityofcolumbiafalls.com
FACTS

cc -
City Council