



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

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

**CITY COUNCIL REGULAR MEETING- MOVED DUE TO HOLIDAY
AGENDA
TUESDAY, JANUARY 21, 2025
COUNCIL CHAMBERS CITY HALL**

FINANCE COMMITTEE – 6:30 P.M

(Barnhart, King and Lovering)

Contact City Clerk Barb Staalnd for virtual meeting registration information no later than 6:00 p.m. the day of the meeting by calling (406) 892-4388 or email: staalandb@cityofcolumbiafalls.com for the Regular City Council Meeting - 7:00 p.m.

REGULAR MEETING – 7:00 P.M.

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

CONSENT AGENDA:

1. Approval of the January 06, 2025 Council Meeting Minutes
2. Approval of the Jan. 21, 2025 Claims - \$108,574.98
3. Approval of Payroll Claims - January 17, 2025 - \$127,146.65
4. Change Order #1 - WWTP Grit Classifier
5. Plant Investment Fee Agreement - Bob and Gina Turner

VISITORS/PUBLIC COMMENT (Items not on agenda)

NOTICE OF PUBLIC HEARINGS/PUBLIC HEARINGS:

6. Meadow Lake Blvd Combined Staff Report and Application
7. Correspondence after the Planning Commission Meeting
8. December 12, 2024 Draft City Planning Commission Minutes

NEW BUSINESS:

9. Request to hire a 4th FTE hourly Firefighter in FY 25/26

NFPA 1710 and 1720 define response and staffing standards for all fire departments. One of the requirements in this code is having an engine staffed with a minimum of 4 firefighters. Adding a 4th career firefighter will address this issue and will also help to cover vacation and sick days for staff. NFPA 1710 and 1720 is one of the main factors that is considered when ISO reviews are conducted so adding this firefighter will help us to maintain or improve our ISO rating, which is currently a 5.

10. Approval of Probationary Volunteer Firefighter - Craig Weber

11. DEQ Compliance Inspection Report

12. 24/25 Budget Amendments

The City is proposing amending the following funds budgeted revenue and/or expenditures: Fund 2100 Resort Tax, Fund 2310 Tax Increment District, Fund 2311 TEDD Industrial Park, Fund 2312 TEDD – Columbia Rising Industrial Park, Fund 2392 Building Code Enforcement Fund and Fund 2991 ARPA of 2021. These amendments are proposed to account for revenues not known when the original budget was adopted in September 2024 and for additional unanticipated activity that has occurred during the first half of the year.

ORDINANCES / RESOLUTIONS:

13. Ordinance # 831 - Approving the Petition for Annexation

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COLUMBIA FALLS, MONTANA, APPROVING THE PETITION OF TOBY AND MINDY GILCHRIST FOR ANNEXATION AND INITIAL ZONING OF 274 MEADOWLAKE BLVD, DESCRIBED AS PARCEL B OF COS NO. 225 IN THE NE1/4 SW1/4 IN SECTION 7, TOWNSHIP 30 NORTH, RANGE 20 WEST, P.M.M., FLATHEAD COUNTY, MONTANA.

14. Ordinance # 832 PUD at 274 Meadowlake Blvd.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COLUMBIA FALLS, MONTANA, AMENDING THE COLUMBIA FALLS ZONING MAP TO ALLOW THE DEVELOPMENT OF A PLANNED UNIT DEVELOPMENT (PUD) OVERLAY AT 274 MEADOWLAKE BLVD DESCRIBED AS PARCEL B OF COS NO. 22075 IN THE NE1/4 SW1/4 IN SECTION 7, TOWNSHIP 30 NORTH, RANGE 20 WEST, P.M.M., FLATHEAD COUNTY, MONTANA.

15. Resolution # 1935 – Approving the Preliminary Plat of 274 Meadowlake Blvd. Subdivision

A RESOLUTION OF THE CITY COUNCIL OF COLUMBIA FALLS, MONTANA CONDITIONALLY APPROVING THE PRELIMINARY PLAT OF 274 MEADOWLAKE BLVD SUBDIVISION A TEN PARENT LOT AND 20 SUBLOT RESIDENTIAL SUBDIVISION LOCATED AT 274 MEADOWLAKE BLVD, FURTHER DESCRIBED AS PARCEL B, COS 22075 IN THE NE1/4 SW1/4 IN SECTION 7, TOWNSHIP 30 NORTH, RANGE 20 WEST, P.M.M., FLATHEAD COUNTY, MONTANA.

REPORTS / BUSINESS FROM MAYOR & COUNCIL

CITY MANAGER REPORT

- [16.](#) City Manager Search - Tentative Schedule
- [17.](#) Legislative Update
- [18.](#) FY 24-Pro Housing Overview

CITY ATTORNEY REPORT

MISCELLANEOUS

- [19.](#) Fire Department Reports
- [20.](#) Police Department Reports

ADJOURN

Next Scheduled Meetings:

City Council – Regular Meeting, **02/03/25**– 7:00 PM

Planning Board – TBD

CITY OF COLUMBIA FALLS

CITY COUNCIL REGULAR MEETING MINUTES

HELD JANUARY 06, 2025

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

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

Also present: Interim City Manager Shrives, City Clerk Staaland, City Attorney Breck (via zoom) and Police Chief Stephens.

PLEDGE OF ALLEGIANCE

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

CONSENT AGENDA: Councilor King motioned to approve the consent agenda, noting all claims appeared to be in order, seconded by Councilor Piper and the motion carried.

Approval of Claims - January 6, 2025 - \$472,710.91

Approval of Payroll Claims - Dec. 16, 2024 - \$185,641.66

Approval of Payroll Claims - Dec. 31, 2024, 4th Quarter Reports- \$24,232.36

Approval of Payroll Claims - Jan. 03, 2025 - \$122,044.07

Approval of Regular Council Meeting Minutes - Dec. 16, 2024

Tree Board Appointments - Paula Robinson and Eric Lovering

3 year term - expiring 12/31/2027

REPORTS / BUSINESS FROM MAYOR & COUNCIL

Councilor King inquired about the city snow plowing schedule. City Manager Shrives replied there is a schedule based on the amount of snow. There is a snow plow call out list that is used when the street department is off duty.

Councilor King said she noticed a MDOT grant was available and asked if the city has applied for it. Police Chief Stephens said he just received his ID and grant application number and intends to apply for the MDOT grant for high visibility control.

Councilor Price inquired about the city street crew and how many were on shift for snow plowing.

The city has 5 employees that plow city streets; each employee has a certain section of town they are responsible for, when they complete their route they help each other out in other areas of town said Shrives. Mayor Barnhart said they work on priority routes first which includes the school routes and emergency services. They are doing good work but he would like to see more gravel on the side streets. Mayor Barnhart said he has noticed an improvement on residents clearing the sidewalks.

Matt Hutcheson said after shoveling his driveway the city plow trucks come by and put snow back in his driveway. He said the streets are getting plowed and some residents get snow pushed out of their driveway while others do not.

CITY MANAGER REPORT

City Manager Shrives said there are 6 applications that have been submitted for the City Manager position, while there have been approximately 25 others that have shown interest. The full recruitment started this week and will continue for three weeks. Shrives said he has been tracking reviews on the podcast that was released last month by the recruiting firm and there are great reviews.

The City has received a quote of \$5417.00 for council chamber microphones and speakers. This upgrade should resolve the hearing issue during the city meetings.

Today is day one of the legislative session said Shrives. They are tracking over 900 bills that have been proposed. Mr. Shrives said he will update council during the legislative process.

There is a need to do a budget amendment at the January 21, 2025 council meeting. The city will include the notice for Public Hearing to be held on February 3, 2025 for the purpose of amending the FY budgets, fund 2100 resort tax fund. Additionally we will also be looking at Tax Increment Fund, Industrial Fund and Columbia Rising Fund, and the Building Code Fund said Shrives.

The Parks Committee is scheduled to meet on January 14, 2025 at 5:00 p.m. The Tree Board will meet on January 14, 2025 at 5:30 p.m.

The City and Rural Fire Board meeting is January 13, 2025 at 6:00 p.m. at the Fire Hall.

CITY ATTORNEY REPORT

There are some businesses that are in arrears with paying the City Resort Tax; staff has been looking to getting a process in place for collection. City Attorney Breck said the city is allowed to file civil suit and collect civil penalties if they prevail in a civil suit for collection of Resort Taxes, not to exceed fifty percent of Resort Taxes found due plus costs such as attorney and audit fees that may be incurred. Delinquent payers have received letters from the City with back and forth communication, yet there has been no remittance of the Resort Tax due. MCA 17-41-03 refers to the collection of claims; the Department of Revenue may assist in the collection of a delinquent account owing to a city or state and may separately charge the agency for the cost of the assistance. The City will need to send a notice to the delinquent payer giving them a 30 day notice that the City fully intends to turn the collection over to the Department of Revenue Collection Services Bureau. It will be one last attempt for them to pay before the Department of Revenue gets involved. City Attorney Breck believes the City will get more response from the delinquent businesses when the Department of Revenue gets involved.

Mayor Barnhart said if businesses continue to be in arrears how does the City keep them current without getting the Department of Revenue involved. City Attorney Breck replied he left a message with the Bureau to see what records and process they would require on a reoccurring basis if the city has to continually remind businesses of delinquent accounts. This could be on an annual or quarterly basis whichever is needed.

Councilor Price said with the Department of Revenue, if a person owes over \$2,500 they will charge penalties and interest, does the city have something in our code that states if they go over a certain amount without paying, the city can collect penalties and interest from them. City Attorney Breck replied yes it does plus attorney fees. Councilor King asked how we keep businesses from being delinquent on a quarterly basis. City Manager Shrives said the businesses are already collecting the tax, but they are not remitting the collected tax

to the city. City Attorney Breck added the Department of Revenue has the ability to impose a lien against their property for past due taxes. Councilor Price asked if the names of delinquent businesses were available. City Attorney Breck said he would rather not say during a public meeting but the council does have a right to know.

Mayor Barnhart said he will not be able to attend the City Rural Fire Department meeting and does support the 4th FTE Firefighter.

MISCELLANEOUS

Correspondence

ADJOURN

Councilor Piper made motion to adjourn, seconded by Councilor King and the meeting adjourned at 7:33 p.m.

Mayor

City Clerk

01/17/25
12:48:45

CITY OF COLUMBIA FALLS
Claim Approval List
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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
46919		3298 ALPINE PACIFIC UTILITIS	650.00						
		SUPERVISION OF FLOWMETER INSTALLATION FOR THE CITY OF COLUMBIA FALLS AT MEADOW LAKE							
	5098	01/07/25 SWR-SUPERVISION OF FLO MTR	650.00			5310 430600	934		101000
		Total for Vendor:	650.00						
46899		3 AMERICAN WATER WORKS ASSOCIATION	375.00						
	S0190627	10/25/24 WTR-MEMB RENEW1/1-12/31/25	187.50			5210 430500	335		101000
	S0190627	10/25/24 SWR-MEMB RENEW1/1-12/31/25	187.50			5310 430600	335		101000
		Total for Vendor:	375.00						
46918		1606 ANYTIME LOCK & SAFE	595.00						
	SY9647	01/15/25 FAC-ANNUAL REN KEYLESS	595.00			1000 411200	366		101000
		Total for Vendor:	595.00						
46911		2115 ARMY NAVY KALISPELL	40.50						
	54766	01/06/25 FAC-AMERICAN FLAG	40.50			1000 411200	220		101000
		Total for Vendor:	40.50						
46884		1260 CARQUEST AUTO PARTS	58.66						
	15651-6134	01/08/25 SWR-HYDRAULIC FLUID	58.66			5310 430600	240		101000
		Total for Vendor:	58.66						
		*** Claim from another period (10/24) ****							
46907	E	997 CENTURYLINK - ELECTRONIC PAY	781.78						
	101824	10/18/24 CRTS-10/18-11/17/24	34.41			1000 410360	345		101000
	101824	10/18/24 PD-10/18-11/17/24	132.38			1000 420100	345		101000
	101824	10/18/24 FD-10/18-11/17/24	72.31			1000 420400	345		101000
	101824	10/18/24 POOL-10/18-11/17/24	39.82			1000 460445	345		101000
	101824	10/18/24 STRTS-10/18-11/17/24	77.37			2500 430200	345		101000
	101824	10/18/24 WTR-10/18-11/17/24	193.78			5210 430500	345		101000
	101824	10/18/24 SWR-10/18-11/17/24	137.77			5310 430600	345		101000
	101824	10/18/24 COMP-10/18-11/17/24	93.94			1000 410580	345		101000

01/17/25
12:48:45

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* ... Over spent expenditure

Claim/	Check	Vendor #/Name/	Document \$/	Disc \$						Cash
		Invoice #/Inv Date/Description	Line \$		PO #	Fund Org Acct	Object	Proj	Account	
*** Claim from another period (11/24) ****										
46908	E	997 CENTURYLINK - ELECTRONIC PAY	782.21							
	111824	11/18/24 CRTS-11/18-12/17/24	33.47			1000 410360	345		101000	
	111824	11/18/24 PD-11/18-12/17/24	132.30			1000 420100	345		101000	
	111824	11/18/24 FD11/18-12/17/24	72.14			1000 420400	345		101000	
	111824	11/18/24 POOL-11/18-12/17/24	39.73			1000 460445	345		101000	
	111824	11/18/24 STRTS-11/18-12/17/24	77.38			2500 430200	345		101000	
	111824	11/18/24 WTR11/18-12/17/24	198.56			5210 430500	345		101000	
	111824	11/18/24 SWR-11/18-12/17/24	134.69			5310 430600	345		101000	
	111824	11/18/24 COMP-11/18-12/17/24	93.94			1000 410580	345		101000	
*** Claim from another period (12/24) ****										
46910	E	997 CENTURYLINK - ELECTRONIC PAY	542.85							
	121824	12/18/24 CRTS-12/18-1/17-25	32.74			1000 410360	345		101000	
	121824	12/18/24 PD-12/18-1/17-25	133.68			1000 420100	345		101000	
	121824	12/18/24 FD-12/18-1/17-25	73.88			1000 420400	345		101000	
	121824	12/18/24 POOL-12/18-1/17-25	40.69			1000 460445	345		101000	
	121824	12/18/24 STRTS-12/18-1/17-25	79.05			2500 430200	345		101000	
	121824	12/18/24 WTR-12/18-1/17-25	31.97			5210 430500	345		101000	
	121824	12/18/24 SWR-12/18-1/17-25	101.35			5310 430600	345		101000	
	121824	12/18/24 COMP-12/18-1/17-25	93.94			1000 410580	345		101000	
	121824	12/18/24 WTR-12/18-1/17-25	-44.45			5210 430500	345		101000	
Total for Vendor:			2,106.84							
46849	E	2852 CHARTER COMMUNICATIONS	314.95							
AUTO PAY										
	120124	12/01/24 PD-INTERNET 12/01-12/31/24	159.98			1000 420100	345		101000	
	120624	12/01/24 SWR-INTERNET 12/01-12/31/24	154.97			5310 430600	345		101000	
Total for Vendor:			314.95							
46925		1145 CITY OF WHITEFISH BUILDING	3,428.75							
Permits issued for December 2024										
	123124	12/31/24 BUILDING PERMITS 12/24	2,100.80			2394 420500	398		101000	
	123124	12/31/24 ELECTRICAL PERMITS 12/24	286.00			2394 420500	398		101000	
	123124	12/31/24 MECHANICAL PERMITS 12/24	664.95			2394 420500	398		101000	
	123124	12/31/24 PLUMBING PERMITS 12/24	377.00			2394 420500	398		101000	
Total for Vendor:			3,428.75							

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Claim/	Check	Vendor #/Name/ Invoice #/Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund Org Acct	Object	Proj	Cash Account
46913		3173 CIVICPLUS, LLC	3,748.50						
	3/1/25-2/28/26								
		327517 03/01/25 MUNICODE-RENEWAL 25/26	3,748.50			1000 410580	355		101000
		Total for Vendor:	3,748.50						
46923		776 COL.FALLS VOLUNTEER FIRE	25,444.84						
		TRANSFER OF TAXES COLLECTED-INTEREST-STATE							
		011525 01/15/25 TRANSFER OF TAXES/INC JUNE	20,623.79			7120 212520			101000
		011525 01/15/25 TRANSFER OF STATE ENTITLEMENT	4,609.50			7120 212520			101000
		011525 01/15/25 INTEREST-MAY& JUNE	211.55			7120 212520			101000
		Total for Vendor:	25,444.84						
46909		3120 COLUMBIA FALLS PETERBILT	140.00						
		24451CF 01/14/25 SWR-VAC TRK FUEL STRNR	140.00			5310 430600	232		101000
		Total for Vendor:	140.00						
46893		1711 COMFORT SYSTEMS USA	793.07						
		Repair for a mini split.							
		92019785 12/31/24 SWR-RPR MINI SLIT	793.07			5310 430600	366		101000
		Total for Vendor:	793.07						
46922		1797 DEPARTMENT OF ADMINISTRATION	38.40						
		521873 12/01/24 PD-ITSD/EMAIL 12/1-12/31/24	38.40			1000 420100	355		101000
		Total for Vendor:	38.40						
46921		3288 DREW SCHLUP	15.49						
		Paid for white dump out of his own pocket. Reimburesement brought in by his Supervisor, Grady Jenkins.							
		0028318 01/14/24 SWR-#16 WHITE DUMP D.SCHLUP	15.49			5310 430600	232		101000
		Total for Vendor:	15.49						
		*** Claim from another period (12/24) ****							
46848	E	1879 EVERGREEN WASTE CONNECTIONS	505.25						
		4812583v41 12/01/24 FAC-11/1-11/30/24	91.65			1000 411200	340		101000
		4812583v41 12/01/24 STRS-11/1-11/30/24	184.55			2500 430200	340		101000
		4812583v41 12/01/24 WTR-11/1-11/30/24	91.65			5210 430500	340		101000
		4812583v41 12/01/24 SWR-11/1-11/30/24	76.30			5310 430600	340		101000

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12:48:45

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Claim/	Check	Vendor #/Name/	Document \$/	Disc \$						Cash
		Invoice #/Inv Date/Description	Line \$		PO #	Fund Org Acct	Object	Proj	Account	
	4812583v41	12/01/24 PRKS-11/1-11/30/24	61.10			1000 460400	340		101000	
		Total for Vendor:	505.25							
46885		438 FERGUSON WATERWORKS	2,214.87							
	0910237	12/05/24 WTR-(10) MXU RADIOS/PARTS	2,214.87		5210	430500	230		101000	
		Total for Vendor:	2,214.87							
		*** Claim from another period (12/24) ****								
46820	E	2961 FIRST BANKCARD-ELECTRONIC PYMT	4,678.48							
For invoice #0325842, 2751450 and 7524254 these were split between 5 dept as they were planning and zoning expenses. Total was \$325.57. 1000-41100,										
2394-420500 and 2500-43020 was \$65.11. 5210-430500 and 5310-430600 was \$65.12.										
	83916	09/11/24 FD-HOTEL J.THOMAS 10/31-11/3/2	399.60			1000 420730	380		101000	
	101888876	10/31/24 FD-ONLINE CLASS MANAGEMENT	39.00			1000 420400	380		101000	
	5556211	10/31/24 CT-COPY PAPER	311.16			1000 410360	210		101000	
	6031436	10/31/24 CT-RUBBER BNDS/TAPE/DRY ERASE	53.83			1000 410360	210		101000	
	00100913	11/12/04 SWR-HEADWORKS EX FAN	337.70		5310	430600	240		101000	
	46984	11/05/24 SWR-FLUORESCENTS	737.70		5310	430600	220		101000	
	0325842	11/07/24 PZ- PLOTTER PAPER	65.11		1000	411000	210		101000	
	9625850	11/06/24 PD-OFFICE SUPPLIES	38.60		1000	420100	210		101000	
	19060587	11/02/24 PW-WEB SERVICES	143.00		1000	410580	355		101000	
	30277	11/12/24 SWR-SENSOR CONT CABINET	424.39		5310	430600	240		101000	
	2751450	10/24/24 BLD-PZ SPLIT PAPER/INK	65.11		2394	420500	210		101000	
	7524254	10/24/24 STRS-PZ SPLIT PAPER/INK	65.11		2500	430200	210		101000	
	5193857	11/13/24 CT-PRINTER INK	236.58		1000	410360	212		101000	
	1939443	11/13/24 SWR- FLASH LIGHT/ SPOTLIGHT	232.55		5310	430600	220		101000	
	9123466	11/14/24 PD-VOICE REC/ 5PK CAGES/BAGS	121.03		1000	420100	220		101000	
	3974616	11/13/24 CT-INK CARTRIGE	125.89		1000	410360	210		101000	
	8922623	11/14/24 PD- LRG CORK BOARD ALT	77.58		1000	420100	210		101000	
	11182024	11/18/24 FD-EMT EDUCATION	300.00		1000	420730	380		101000	
	9520259	11/19/24 PD-OFFICE SUPPLIES	249.75		1000	420100	210		101000	
	5832111624	11/11/24 WTR-SKY CONNECT	81.95		5210	430500	345		101000	
	995504	11/07/24 PD-INSTANT ID CARD SERVICE	59.53		1000	420100	220		101000	
	33782	11/14/24 PD-FORENSICS	291.07		1000	420100	220		101000	
	568700	10/24/24 PD-WINDSHIELD REPAIR 25 DURANG	92.00		1000	420100	232		101000	
	2751450	10/24/24 WTR-PZ SPLIT PAPER/INK	65.12		5210	430500	210		101000	
	7524254	10/24/24 SWR-PZ SPLIT PAPER/INK	65.12		5310	430600	210		101000	
		Total for Vendor:	4,678.48							

01/17/25
12:48:45

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Claim/	Check	Vendor #/Name/ Invoice #/Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund Org Acct	Object	Proj	Cash Account
46914		22 FLATHEAD COUNTY CLERK & RECORDER	40.00						
	PIF- 300	1ST STREET W							
	1096088	12/24/24 PLZ-ORD #830	16.00			1000 411000	390		101000
	1095469	12/12/24 WTR-PIF AGREEMENT	12.00			5210 430500	390		101000
	1095469	12/12/24 SWR-PIF AGREEMENT	12.00*			5310 430600	390		101000
		Total for Vendor:	40.00						
46874		2569 FLATHEAD COUNTY OES - FECC	829.64						
	202507	01/06/25 PD- NETMOTION 6 FY25	711.12			1000 420100	355		101000
	202510	01/06/25 FD- NETMOTION 1 FY25	118.52			1000 420400	355		101000
		Total for Vendor:	829.64						
46873		663 FLATHEAD COUNTY SOLID WASTE	3,482.08						
	DECEMBER BILLING	12/1/24-12/31/24							
	16283	12/31/24 SWR-SLUDGE WASTE 12/1-12/31	3,482.08			5310 430600	395		101000
		Total for Vendor:	3,482.08						
46880		24 FLATHEAD COUNTY TREASURER	987.24						
	DEC 24	01/06/25 CRT-TECH SUR 12/24	469.12			1000 212201			101000
	DEC 24	01/06/25 CRT-LEA/CRIM CONV SURCHG 12/24	518.12			1000 212201			101000
		Total for Vendor:	987.24						
46886		21 FLATHEAD ELECTRIC COOP INC	15,247.72						
	DEC 2024								
	123124	12/31/24 FAC-11/25/24-12/25/24	431.96			1000 411200	341		101000
	123124	12/31/24 PD-11/25/24-12/25/24	45.68			1000 420100	341		101000
	123124	12/31/24 FD-11/25/24-12/25/24	437.23			1000 420400	341		101000
	123124	12/31/24 PRKS-11/25/24-12/25/24	380.67			1000 460400	341		101000
	123124	12/31/24 POOL-11/25/24-12/25/24	62.25			1000 460445	341		101000
	123124	12/31/24 LIGHTING-11/25/24-12/25/24	2,601.19			2400 430200	341		101000
	123124	12/31/24 STRS-11/25/24-12/25/24	106.90			2500 430200	341		101000
	123124	12/31/24 WTR-11/25/24-12/25/24	4,151.46			5210 430500	341		101000
	123124	12/31/24 SWR-11/25/24-12/25/24	7,030.38			5310 430600	341		101000
		Total for Vendor:	15,247.72						

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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
46890		3075 FLATHEAD OIL	832.90						
	25-9596	01/06/25 SWR-COMPRESSOR OIL	119.95			5310 430600	231		101000
	25-9633	01/13/25 SWR-HEAVY VEHICLE OIL	712.95			5310 430600	231		101000
		Total for Vendor:	832.90						
46883		2806 HANSON'S HARDWARE	32.97						
	613787	01/07/25 STRS-BRUSH/BROOM	18.98			5210 430500	220		101000
	613790	01/07/25 STRS-UTILITY HOSE	13.99			5210 430500	220		101000
		Total for Vendor:	32.97						
46928		3299 HOME PRO LLC	2,783.65						
	2025	01/16/25 LS-COUNCIL CHAMBERS SND SYS	2,783.65			1000 410100	212		101000
		Total for Vendor:	2,783.65						
46867		3232 HTURBO INC.	534.40						
	0106A	01/06/25 SWR-AIR FILTER	534.40			5310 430600	240		101000
		Total for Vendor:	534.40						
46889		3140 KUBWATER RESOURCES, INC	6,626.77						
	12683	09/10/24 SWR-DEWATERING POLY	6,626.77			5310 430600	221		101000
		Total for Vendor:	6,626.77						
46870		162 LOGAN HEALTH - WHITEFISH	42.00						
	36288361	11/10/24 PD-EVIDENCE	21.00*			1000 420100	390		101000
	41862921	12/24/24 PD- EVIDENCE	21.00*			1000 420100	390		101000
		Total for Vendor:	42.00						
46881		735 MASTER TECH REPAIR	9.00						
	0500-28	01/07/25 FD-OIL/ 431 CHAINSAW	9.00			1000 420400	220		101000
		Total for Vendor:	9.00						
46865		3283 MICHAEL RIGHETTI	1,752.45						
	DEC24UTL	01/11/25 Utilitie/Shrives NOV/DEC	252.45			1000 410400	390		101000
	JAN 2025	01/05/25 JAN HOUSING	1,500.00			1000 410400	390		101000
		Total for Vendor:	1,752.45						

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Claim/	Check	Vendor #/Name/ Invoice #/Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund Org Acct	Object	Proj	Cash Account
46894		2537 MICROCOMM	400.00						
	19713	01/07/25 SWR-FLOW METER MAINT	400.00			5310 430600	355		101000
		Total for Vendor:	400.00						
46924		2951 MONTANA DEPT. OF ADMINISTRATION	2,500.00						
		FISCAL YEAR ENDING 6/30/24							
	011625	01/16/25 AFR FILING FEE 6/24 FY	2,500.00			1000 410500	353		101000
		Total for Vendor:	2,500.00						
46897		1860 MONTANA DEPT. OF LABOR &	36.00						
		Project location 5859 US HWY 2 W							
	000349	12/26/24 CFRFD-BOILER CERTIFICATE FEE	36.00*			1000 420400	399		101000
		Total for Vendor:	36.00						
46876		43 MONTANA ENVIRONMENTAL LABORATORY	525.00						
	2412528	12/09/24 SWR-NITRATE/TKN	67.00			5310 430600	394		101000
	2412737	12/10/24 SWR-AMNIA/NITRATE/TKN	92.00			5310 430600	394		101000
	2412738	12/09/24 SWR-ALUMINUM DISSOLVED	15.00			5310 430600	394		101000
	2413103	12/18/24 SWR-NITRATE/ TKN	67.00			5310 430600	394		101000
	2413400	12/26/24 SWR-NITRATE/ TKN	67.00			5310 430600	394		101000
	2413586	12/30/24 SWR-NITRATE/ TKN	67.00			5310 430600	394		101000
	2412864	12/06/24 WTR-COLIFORM	150.00			5210 430500	394		101000
		Total for Vendor:	525.00						
46896		2707 MOUNTAIN ALARM	594.12						
		ALARM MONITORING 12/1/24-12/31/24							
	5646491	01/01/25 FAC-CITY HALL MONITOR JAN25	62.52			1000 411200	366		101000
	5754663	12/23/24 FAC-FD SYSTEM CHECK 12/23/24	205.00			1000 411200	366		101000
	5363778	12/18/24 FAC-FD PHONE LINE REPAIR 12/1	257.50			1000 411200	366		101000
	5645559	01/01/25 FAC-FD MONITOR JAN25	69.10			1000 411200	366		101000
		Total for Vendor:	594.12						
46906		52 NAPA AUTO PARTS	317.63						
	104436	01/08/25 SWR-OIL FILTER/PUMP VAC TRK	47.83			5310 430600	232		101000
	104596	01/09/25 SWR-IGN COIL 06 CHVY COL	221.32			5310 430600	232		101000
	104725	01/10/25 PD-ADHV/TAPE	48.48			1000 420100	220		101000
		Total for Vendor:	317.63						

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CITY OF COLUMBIA FALLS
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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
46912		132 NORMONT EQUIPMENT COMPANY	3,717.85						
	4357	12/31/24 SWR-CAM MOD REPLACE/LABOR	3,717.85			5310 430600	360		101000
		Total for Vendor:	3,717.85						
46917		3231 NORTHERN ROCKIES FIRE	80.00						
	790	01/14/25 FD-PRESSURE HYDRO TEST	80.00			1000 420400	394		101000
		Total for Vendor:	80.00						
46875		2002 NORTHWEST PARTS & EQUIPMENT &	78.84						
	C345000	11/26/24 STR-Plow Parts	78.84			2500 430200	240		101000
		Total for Vendor:	78.84						
46895		56 NORTHWEST PIPE FITTINGS INC	35.61						
	4232519	11/07/24 WTR-VAC BREAKER	35.61			5210 430500	240		101000
		Total for Vendor:	35.61						
46868		1437 NORTHWESTERN ENERGY	3,558.12						
		NATURAL GAS SERVICE							
	122724	12/27/24 FAC-11/20-12/19	765.68			1000 411200	344		101000
	122724	12/27/24 PD-11/20-12/19	174.35			1000 420100	344		101000
	122724	12/27/24 FD-11/20-12/19	618.90			1000 420400	344		101000
	122724	12/27/24 STRS-11/20-12/19	431.42			2500 430200	344		101000
	122724	12/27/24 WTR-11/20-12/19	127.61			5210 430500	344		101000
	122724	12/27/24 SWR-11/20-12/19	1,440.16			5310 430600	344		101000
		Total for Vendor:	3,558.12						
46878		3193 POMP'S TIRE SERVICE INC	2,627.91						
	2090011172	01/08/25 STR-2015 FRD F250 TIRES	928.44*			2500 430200	361		101000
	2090011836	01/14/25 STR-2017 FRD F250 TIRES/AL	1,699.47*			2500 430200	361		101000
		Total for Vendor:	2,627.91						
46877		243 SAFEGUARD Q B S	255.61						
		Reimburse by fire relief-1099 copy C/2-B-A \$ 53.07							
		W2's envelopes & forms							
	9006616435	12/21/24 FIN-1099 R's	53.07*			1000 410500	220		101000
	9006616435	12/21/24 FIN-ENV and W2 forms	67.52*			1000 410500	220		101000

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Claim/	Check	Vendor #/Name/	Document \$/	Disc \$							Cash
		Invoice #/Inv Date/Description	Line \$		PO #	Fund	Org	Acct	Object	Proj	Account
	9006616435	12/21/24 WTR-ENV and W2 forms	67.51			5210		430500	220		101000
	9006616435	12/21/24 SWR-ENV and W2 forms	67.51			5310		430600	220		101000
		Total for Vendor:	255.61								
46872		3294 SMITH, KELLY	35.00								
		TRAINING REIMBURSEMENT									
	1564102	01/08/25 FD-EMT TRAIN SMITH.K	35.00			1000		420730	335		101000
		Total for Vendor:	35.00								
46916		1644 THE CHEMNET CONSORTIUM	175.00								
	125692	01/14/25 STR-RANDOM/INC. KING	87.50			2500		430200	399		101000
	125692	01/14/25 SWR-RANDOM D/A SANDSON	87.50			5310		430600	399		101000
		Total for Vendor:	175.00								
46905		1623 THE UPS STORE #4515	119.79								
	027654	01/14/25 PD-EVIDENCE SHIPPING	13.39			1000		420100	310		101000
	027644	01/14/25 PD-EVIDENCE SHIPPING	13.39			1000		420100	310		101000
	013674	01/06/25 PD-EVIDENCE SHIPPING	13.39			1000		420100	310		101000
	027516	01/09/25 PD-EVIDENCE SHIPPING	13.39			1000		420100	310		101000
	027546	01/10/25 PD-EVIDENCE SHIPPING	13.39			1000		420100	310		101000
	027577	01/11/25 PD-EVIDENCE SHIPPING	13.39			1000		420100	310		101000
	027587	01/13/25 PD-EVIDENCE SHIPPING	13.39			1000		420100	310		101000
	027639	01/14/25 PD-EVIDENCE SHIPPING	13.39			1000		420100	310		101000
	013520	12/17/24 PD-EVIDENCE SHIPPING	12.67			1000		420100	310		101000
		Total for Vendor:	119.79								
46904		3016 TRANSUNION RISK AND ALTERNATIVE	100.00								
	202412-1	01/01/25 PD-CONTRACT 12/1-12/31	100.00			1000		420100	335		101000
		Total for Vendor:	100.00								
46898		3063 UTILITIES UNDERGROUND LOCATION	46.44								
		MONTH OF SERVICE DEC 27TOTAL									
	4125075	12/31/24 WTR-DEC 2024 UDIGS	15.48			5210		430500	318		101000
	4125075	12/31/24 SWR-DEC 2024 UDIGS	15.48			5310		430600	318		101000
	4125075	12/31/24 STRS-DEC 2024 UDIGS	15.48			2500		430200	318		101000
		Total for Vendor:	46.44								

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Claim/	Check	Vendor #/Name/	Document \$/	Disc \$						Cash
		Invoice #/Inv Date/Description	Line \$		PO #	Fund Org Acct	Object	Proj	Account	
46900	E	1218 VERIZON WIRELESS	1,528.22							
		6101044913 12/12/24 ADMIN-11/13/24-12/12/24	34.90			1000 410400	345		101000	
		6101044913 12/12/24 FIN-11/13/24-12/12/24	34.90			1000 410500	345		101000	
		6101044913 12/12/24 FD-11/13/24-12/12/24	140.47			1000 420400	345		101000	
		6101044913 12/12/24 FAC-11/13/24-12/12/24	12.45			1000 411200	345		101000	
		6101044913 12/12/24 STRS-11/13/24-12/12/24	112.03			2500 430200	345		101000	
		6101044913 12/12/24 PD-11/13/24-12/12/24	800.03			1000 420100	345		101000	
		6101044913 12/12/24 PRKS-11/13/24-12/12/24	49.79			1000 460400	345		101000	
		6101044913 12/12/24 WTR-11/13/24-12/12/24	196.72			5210 430500	345		101000	
		6101044913 12/12/24 SWR-11/13/24-12/12/24	97.14			5310 430600	345		101000	
		6101044913 12/12/24 CRT11/13/24-12/12/24	49.79			1000 410360	345		101000	
		Total for Vendor:	1,528.22							
46879		1134 VICTIM-WITNESS ADVOCATE PROGRAM	515.18							
		DEC 24 12/31/24 CRTS- DEC-2024	515.18			2917 410360	356		101000	
		Total for Vendor:	515.18							
46882		84 WESTERN BUILDING CENTER	21.48							
		4I1206161 01/10/25 FD-OIL/ICEMELT	21.48			1000 420400	220		101000	
		Total for Vendor:	21.48							
46927	E	2733 WEX Fleet Universal	4,308.26							
		STATEMENT ENDING 12/30/24								
		101904316 12/31/24 PD-DEC FUEL	2,390.91			1000 420100	231		101000	
		101904316 12/31/24 FD-DEC FUEL	449.86			1000 420400	231		101000	
		101904316 12/31/24 PRKS-DEC FUEL	25.65			1000 460400	231		101000	
		101904316 12/31/24 WTR-DEC FUEL	227.64			5210 430500	231		101000	
		101904316 12/31/24 SWR-DEC FUEL	355.64			5310 430600	231		101000	
		101904316 12/31/24 STRS-DEC FUEL	826.44			2500 430200	231		101000	
		101904316 12/31/24 PD-TRAINING FUEL	32.12			1000 420100	380		101000	
		Total for Vendor:	4,308.26							
46920		3021 WGM GROUP	649.50							
		LWCF Project								
		74329 01/14/25 PRKS DEC SP INSP LWCF	649.50			4010 460400	931		101000	
		Total for Vendor:	649.50							

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Claim/	Check	Vendor #/Name/ Invoice #/Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund Org Acct	Object	Proj	Cash Account
46891		3201 WILD HEART PSYCHOLOGY	1,000.00						
	011325	01/13/25 PD-EVALUATION G.DENHAM	1,000.00*			1000 420100	390		101000
		Total for Vendor:	1,000.00						
46869		3296 WSW CONSULTING	7,000.00						
		CITY OF COLUMBIA FALLS HOUSING NEEDS ASSESMENT							
	2024-1	12/17/24 PZ-HOUSING RESEARCH	7,000.00			1000 411000	399		101000
		Total for Vendor:	7,000.00						
		# of Claims 57	Total: 108,574.98		# of Vendors	49			
		Total Electronic Claims	13,442.00						
		Total Non-Electronic Claims	95132.98						

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CITY OF COLUMBIA FALLS
Fund Summary for Claims
For the Accounting Period: 1/25

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Fund/Account	Amount
1000 GENERAL FUND	
101000 CASH/CASH EQUIVALENTS	33,471.26
2394 BUILDING CODE ENFORCEMENT FUND	
101000 CASH/CASH EQUIVALENTS	3,493.86
2400 SPECIAL LIGHTING DISTRICT FUND	
101000 CASH/CASH EQUIVALENTS	2,601.19
2500 SPECIAL STREET MAINTENANCE DISTRICT FUND	
101000 CASH/CASH EQUIVALENTS	4,769.98
2917 CRIME VICTIMS ASSISTANCE FUND	
101000 CASH/CASH EQUIVALENTS	515.18
4010 CAPITAL PROJECTS FUND - Parks	
101000 CASH/CASH EQUIVALENTS	649.50
5210 WATER ENTERPRISE FUND	
101000 CASH/CASH EQUIVALENTS	8,037.95
5310 SEWER ENTERPRISE FUND	
101000 CASH/CASH EQUIVALENTS	29,591.22
7120 FIRE RELIEF DISABILITY/PENSION FUND	
101000 CASH/CASH EQUIVALENTS	25,444.84
Total:	108,574.98

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CITY OF COLUMBIA FALLS
Claim Approval Signature Page
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Council Meeting Date: 01/21/25

Claims Submitted to Council:\$ \$108,574.98

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

Prepared By: Jessica Rice, Finance Director

Jessica Rice

Approved by Mark Shrives, Interim City Manager

Mark Shrives

City Council to Approve by motion on consent agenda

The following claims are significant:

1. CenturyLink - 3 months of claims have been entered. Invoices are paid automatically online; however, no claim was entered due to staff turnover. (Funds 1000, 2500, 5210, 5310)
2. Flathead Electric - \$15,247.72. This bill increased more than \$1,000 from prior month due to a water line break at Columbia Rising. Will review next month to ensure this goes back down. (Funds 1000, 2400, 2500, 5210, 5310)
3. HomePro, LLC - \$2783.65. Council Chamber sound system. (Fund 100)

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

Jessica Rice
(406) 892-4327

01/16/25
16:15:52

CITY OF COLUMBIA FALLS
Payroll Summary For Payrolls from 01/17/25 to 01/17/25

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Total for Payroll Checks

	Employee	Employer	Amount
ADDL HOURS (Additional)	0.00		1.50
COMA HOURS (Comp Time Accumulated)	18.00		
COMP HOURS (Comp Time Used)	1.00		27.55
HOL HOURS (Holiday Pay)	319.50		10,454.80
J003 HOURS (PD HOL WK)	60.00		2,958.30
OVER HOURS (Overtime)	59.50		2,712.05
OVTD HOURS (STEP overtime)	8.00		334.32
REG HOURS (Regular Time)	2,600.25		85,115.59
REG1 HOURS (Additional to regular)	2.00		221.18
SFTO HOURS (Shift Sup/FTO - \$1.5/hour)	144.00		216.00
SHFN HOURS (Shift B)	420.00		840.00
SHFQ HOURS (OVT B)	12.00		36.00
SHFU HOURS (Hol wk B)	36.00		180.00
SICK HOURS (Sick Time)	21.00		701.48
VACA HOURS (Vacation Time Used)	213.00		8,063.87
VOLN HOURS (Not in use)	24.00		1,200.00
GROSS PAY	111,862.64	0.00	
NET PAY	80,013.13	0.00	
NET PAY (CHECKS)	337.80		
NET PAY (DIRECT DEPOSIT)	79,675.33		
AFLAC-POSTTAX	86.97	0.00	
AFLAC-PRETAX	150.29	0.00	
CITY OF COLUMBI	20.00	0.00	
FIT	9,300.01	0.00	
FLEX ALLEGIANCE	712.50	22.50	
FOP	495.00	0.00	
HEALTHINS/PRE	3,071.00	27,285.90	
MEDICARE	1,583.62	1,583.62	
MT ST FIRE ASSO	105.54	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.	3,999.52	4,591.83	
PERS RETIREE	0.00	86.17	
PERS/FURS	1,129.35	1,515.64	
PERS/POLICE	3,322.53	5,319.75	
SIT	3,389.00	0.00	
SOCIAL SECURITY	3,647.78	3,647.78	
TEAMSTERS DUES	349.50	0.00	
UNEMPL. INSUR.	0.00	496.19	
WORKERS' COMP	0.00	3,704.36	
BECU	1,756.77	0.00	
CHARLES SCHWAB	1,851.95	0.00	
FIRST INTERSTAT	1,184.36	0.00	
FREEDOM BANK	3,760.14	0.00	
GLACIER BANK KA	6,469.72	0.00	
GLACIER BANK MS	3,152.22	0.00	
GLACIER BANK/CF	21,505.16	0.00	

Payroll
Jan. 17, 2025
\$127,146.65
Bauw Staaland

01/16/25
16:15:52

CITY OF COLUMBIA FALLS
Payroll Summary For Payrolls from 01/17/25 to 01/17/25

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GLACIER BANK/WF	2,094.17	0.00
NAVY FEDERAL CR	2,354.37	0.00
PARKSIDE CR U	11,219.27	0.00
REGIONS BANK	2,838.94	0.00
STOCKMAN BANK	1,256.07	0.00
USAA FEDERAL	5,017.77	0.00
USBANK.	2,433.08	0.00
WELLS FARGO	2,975.03	0.00
WELLS FARGO, TX	1,966.30	0.00
WFISH CR UNION	7,840.01	0.00
FIT/SIT BASE	99,277.45	0.00
MEDICARE BASE	109,216.71	0.00
PERS BASE	99,048.37	0.00
SOC SEC BASE	58,835.59	0.00
UN BASE	110,262.64	0.00
WC BASE	111,061.07	0.00

Total 49,541.60
Total Payroll Expense (Gross Pay + Employer Contributions): 161,404.24
*** PAYROLL REGISTER + VOLUNTEER PAYROLL REGISTER = PAYROLL SUMMARY ***

Check Summary

Payroll Checks Prev. Out.	\$24,013.40
Payroll Checks Issued	\$3,124.72
Payroll Checks Redeemed	\$23,475.17
Payroll Checks Outstanding	\$3,662.95
Electronic Checks	\$124,021.93

Deductions Accrued	Carried Forward From Previous Month	Deduction Checks Issued	Difference	Liab Account
Social Security	7,295.56	7,295.56		212260
Medicare	3,167.24	3,167.24		212260
P.E.R.S.	8,591.35	8,591.35		212270
Unempl. Insur.	496.19	983.69	1,479.88	212210
Workers' Comp	3,704.36	7,269.67	10,974.03	212220
FIT	9,300.01	9,300.01		212260
SIT	3,389.00	3,389.00		212260
AFLAC-PRETAX	150.29	300.58		212230
NATIONWIDE/EMP	200.00	200.00		212280
Teamsters dues	349.50	699.00		212310
PERS/Police	8,642.28	8,642.28		212240
NATIONWIDE/CITY	1,287.86	1,287.86		212280
AFLAC-POSTTAX	86.97	173.94		212230
PERS/FURS	2,644.99	2,644.99		212275
MT ST FIRE ASSO	105.54	105.54		212315
HEALTHINS/PRE	30,356.90	60,713.80	91,070.70	212400
CITY OF COLUMBI	20.00	20.00		212450
FLEX ALLEGIANCE	735.00	735.00		212285
FOP	495.00	495.00		212335
PERS RETIREE	86.17	86.17		212270
MUTUAL OF OMAHA	286.90	573.80	860.70	212400

01/16/25
16:15:52

CITY OF COLUMBIA FALLS
Payroll Summary For Payrolls from 01/17/25 to 01/17/25

Page: 3 of 3
Report ID: P130

Total Ded.	81,391.11	70,127.72	47,133.52	104,385.31
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**** Carried Forward column only correct if report run for current period.

CHANGE ORDER #Change Order No: 1 Date of Issuance: 01/15/2025 Effective Date: 01/15/2025

Project: WWTP Grit Classifier w/Cyclone	Owner: City of Columbia Falls	Owner's Contract No.:
Contract: Columbia Falls WWTP Grit Classifier Procurement	Date of Contract: 11/07/24	
Contractor: WTP Equipment Corp.	Engineer's Project No.:N/A	

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

Description: Scada/Electrical Panel

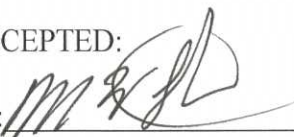
Attachments: (List documents supporting change):

CHANGE IN CONTRACT PRICE:Original Contract Price: **\$81,950.00**[Increase] [Decrease] from previously
approved Change Orders No. N/A to N/A

Contract Price prior to this Change Order:

Increase/Decrease of this Change Order:

Contract Price incorporating this
Change Order: **\$84,875.00****CHANGE IN CONTRACT TIMES:**Original Contract Times: N/A Calendar daysSubstantial completion (days or date): N/AReady for final payment (date): N/A[Increase] [Decrease] from previously
approved Change Orders No. to No.: N/ASubstantial completion (days): N/AReady for final payment (days): N/AContract Times prior to this Change Order: N/ASubstantial completion (days): N/AReady for final payment (date): **[Increase]** [Decrease] of this Change Order: **\$2,925.00**Substantial completion (days): Ready for final payment (date): Contract Times with all approved Change Orders: N/ASubstantial completion (days): N/AReady for final payment (date): N/A

RECOMMENDED:	ACCEPTED:	ACCEPTED:
By: N/A _____ Engineer	By:  _____ Owner (Authorized Signature)	By: _____ Contractor (Authorized Signature)
Date: _____	Date: <u>1/16/25</u> _____	Date: _____

Approved by Funding Agency (if applicable): _____ Date: _____

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

AGREEMENT

THIS AGREEMENT, made and entered into this day of **January 9, 2025**, by and between **Bob and Gina Turner**, of **601 Eckelberry Columbia Falls, MT 59912**, hereinafter OWNER and CITY OF COLUMBIA FALLS, a municipal corporation of 130 Sixth Street West, Columbia Falls, Montana 59912, hereinafter "City",

WHEREAS, by Municipal Code Sec. 13.10 Plant Investment Fees, the City has adopted Plant Investment Fees;

WHEREAS, the City and OWNER have entered into an agreement whereby OWNER is required to pay said Plant Investment Fee; and

WHEREAS, the parties desire a written agreement setting forth the payment plan of said Plant Investment Fee by OWNER to the City.

NOW, THEREFORE, in consideration of the foregoing and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. OWNER shall pay to City its Plant Investment Fee according to the terms and conditions set forth on Exhibit "A" attached hereto and incorporated herein.
2. The first payment by OWNER has been with OWNER's Connection Application, which includes an administrative fee.
3. Interest shall be paid by OWNER pursuant to the formula set forth on Exhibit "A".
4. If OWNER fails to make payment, the service to the property shall be terminated ten (10) days after written notice, and the full amount of the outstanding principal and interest shall be paid in full prior to reestablishment of the service.
5. The parties agree that should any action be commenced to enforce, modify, or interpret any provision contained herein, the Court as a cost of suit shall award reasonable attorney's fees to the successful party.
6. The rights and responsibilities described in this instrument shall run with the land and shall be binding and inure to the benefit of the parties to this agreement, their respective heirs, successors, or assigns.

7. This agreement constitutes the entire agreement between the parties and any prior understanding or representation of any kind preceding the date of this agreement shall not be binding on either party except to the extent incorporated in this agreement.

8. Any modifications of this agreement or additional obligation assumed by either party in connection with Plant Investment Fees shall be binding only if evidenced in writing signed by each party or an authorized representative of each party.

9. The failure of either party to this agreement to insist on the performance of any of the terms and conditions of this agreement, or the waiver of any breach of any of the terms and conditions of this agreement, shall not be construed as thereafter waiving any such terms and conditions, but the same shall continue and remain in full force and effect as if no such forbearance or waiver had occurred.

IN WITNESS WHEREOF, said parties have here unto set their hands and seal the day and year here in above written.

Legal description of property: Assessor # 0263870, 1400 13th Street West, Columbia Falls, MT, further described as TRACT 10E IN SE1/4 of NE1/4 SECTION 18, TOWNSHIP 30 N, RANGE 20 W, Flathead County, MT

CITY OF COLUMBIA FALLS

By: _____

Mark Shrives

Its: Interim City Manager

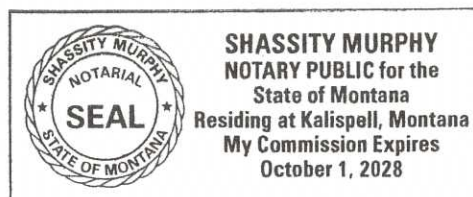
OWNER/Title

By: Robert Turner Gina Turner
Bob and Gina Turner

Its: Owner

Shassity Murphy
Notary Public's Signature

Printed Name Shassity Murphy
Notary Public for the State of MT
County: Flathead
Residing in: Columbia Falls Kalispell, mt
My Commission Expires: 10/1/2028



CITY OF COLUMBIA FALLS, MONTANA
WATER /SEWER HOOKUP FEES

Property Address:

1400 13th Street West

Owner:

Robert (Bob) & Gina Turner

406-270-2351 & 406-270-6130

601 Eckelberry, Columbia Falls, MT 59912

Date:

Contractor:

Columbia Property Services

WATER PIF 5-YR PAYMENT

Full Plant Investment	\$	21,797.91	
Payment 1 Now Due:	\$	4,359.58	
Admin Fee \$250 (1/2)	\$	125.00	
Plant Investment Fee Due Now	\$	4,484.58	
Payment 2, per annum	\$	4,359.58	plus interest*
Payment 3, per annum	\$	4,359.58	plus interest*
Payment 4, per annum	\$	4,359.58	plus interest*
Payment 5, per annum	\$	4,359.58	plus interest*

SEWER PIF 5-YEAR PAYMENT

Full Plant Investment Fee	\$	-	
Payment 1 Now Due:	\$	-	
Admin Fee \$250 (1			
Plant Investment Fee Due Now	\$	-	
Payment 2, per annum	\$	-	plus interest*
Payment 3, per annum	\$	-	plus interest*
Payment 4, per annum	\$	-	plus interest*
Payment 5, per annum	\$	-	plus interest*

*1% in addition to prior December 31 CPI

TOTAL FEES PAYABLE FROM PAGE	\$	25,578.41
Less Full Water PIF	\$	(21,797.91)
Less Full Sewer PIF	\$	-
1/5 Water PIF Due Now	\$	4,359.58
Water Admin Fee	\$	125.00
1/5 Sewer PIF Due Now	\$	-
Sewer Admin Fee	\$	-
Total Due for First Payment Due Nov	\$	8,265.08

EXHIBIT A

CITY OF COLUMBIA FALLS

JAN 09 2025

PAID

**ANNEXATION AND INTIAL ZONING OF CR-5 - STAFF REPORT CA-24-01
PLANNED UNIT DEVELOPMENT - STAFF REPORT CPUD-24-01
MAJOR SUBDIVISION STAFF - REPORT CPP-24-01
December 4, 2024**

A report to the Columbia Falls Planning Commission and the Columbia Falls City Council for a request by Toby and Mindy Gilchrist for annexation, initial zoning to CR-5 (Two-Family Residential), Planned Unit Development (PUD), and Preliminary Plat Approval. A public hearing is scheduled before the Planning Commission for December 12th 2024 at 6:00 pm in the Columbia Falls Council Chambers. The Planning Commission will forward a recommendation to the Columbia Falls City Council with hearings scheduled for January 21, 2025.

BACKGROUND INFORMATION

A. OWNER/APPLICANT

Toby and Mindy Gilchrist
225 E Bowman Drive
Kalispell, MT 59901

B. PETITIONER'S TECHNICAL ASSISTANCE

TD&H Engineering
Attn: Andrew Ferris, E.I.
450 Corporate Dr, Suite 101
Kalispell MT 59901

C. LOCATION/DESCRIPTION

The property is located at 274 Meadow Lake Boulevard in Columbia Falls and is currently a vacant wooded parcel. The property is described as Parcel B of COS 22075, NE1/4SW 1/4, Section 7, Township 30 North, Range 20 West, P.M.M., Flathead County.

D. REQUEST

The applicant has petitioned for annexation and with annexation comes the initial zoning which in this case would change the existing County R-5 (Two Family) zoning to a City CR-5 (Two-family) zoning. The applicants also request a PUD overlay that utilizes the density provisions of the PUD along with the requested deviations to the setbacks and road standards. Lastly the applicants request a subdivision that creates the 10 parent lots and 20 sublots on the subject property.

E. EXISTING LAND USE

The property is mostly vacant forest lands of 2.27 acres. The property to the north has two sheds and a fence that encroach on the subject property as shown on the existing conditions map. These encroachments will be removed prior to development.

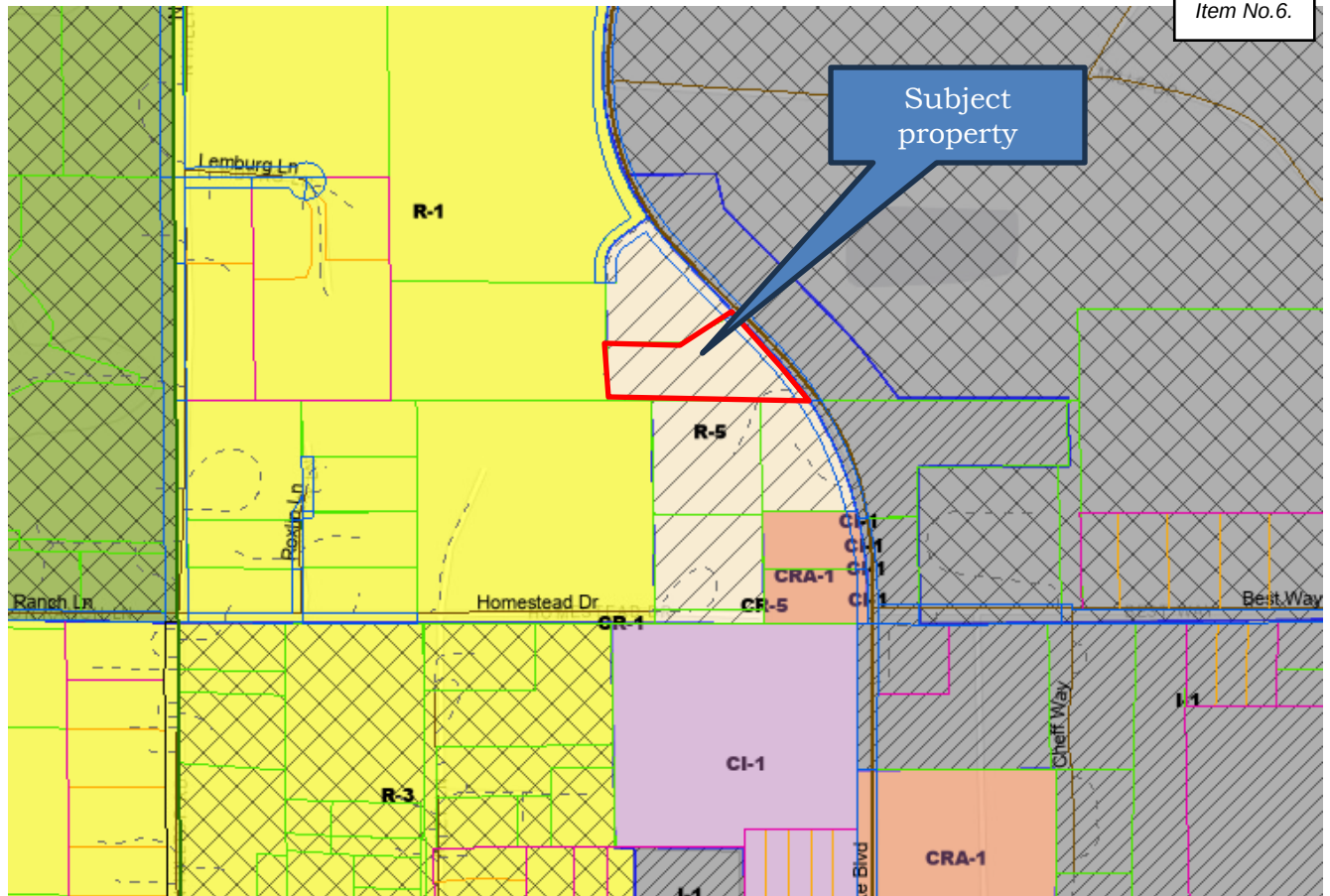


F. ADJACENT ZONING:

North	R-5 and R-1	Two-Family and Single-Family Residential
South	R-5, R-1, & CRA-1	Two-Family, Single-Family & Multi-Family Residential
East	I-1	Light Industrial
West	R-1	Single-Family Residential

G. ADJACENT LAND USE:

North	Single-Family Residential
South	Single-Family & a CUP for Multi-Family Residential
East	Warehouser MDF Mill and Mini Storage
West	Single-Family Residential



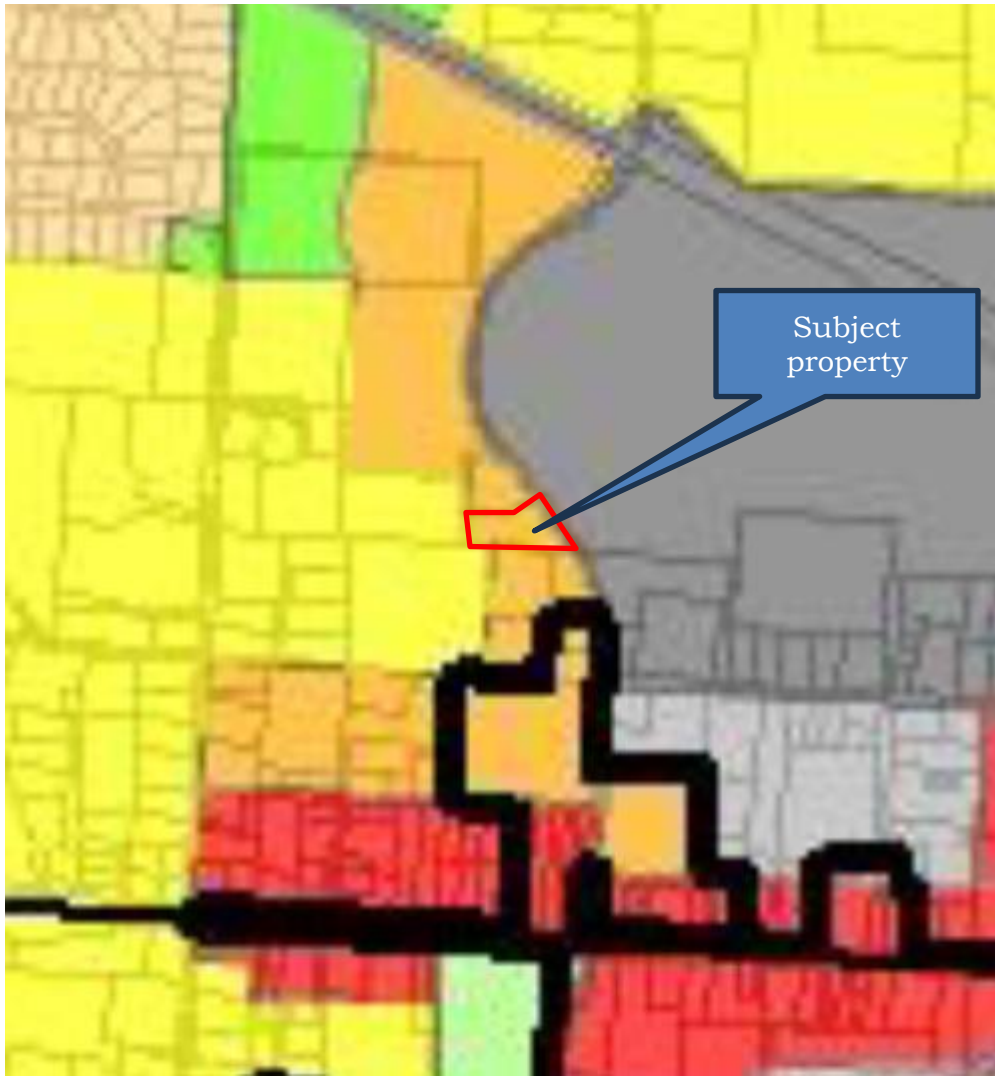
Zoning Map – Flathead County GIS.

H. GENERAL LANDUSE CHARACTER

The area around the subject property is a transitional area with Light Industrial on the east side of Meadow Lake Boulevard and residential on the west side of the road. The Columbia Falls Planning Commission and City Council changed the land use designation in the 2019 Growth Policy Update from an Urban Residential to a Multi-Family Residential designation. As a result of the change, a multi-family project was approved with a CUP just south of the subject property and interest is emerging for higher densities in this area.

I. GROWTH POLICY DESIGNATION

The Growth Policy map shows the property is within the Multi-Family designation which supports eight or more units per acre. This designation was selected in the last Growth Policy Update because the property is along a collector road with City utilities in portions of the right-of-way. The multi-family designation acts as a transition zone between the industrial uses to the east and the lower density single family uses to the west.



Portion of the Columbia Falls Growth Policy Map

Land Use Map Legend	
	Commercial <i>General, highway and neighborhood retail sales, services or mixed office use.</i>
	Resort/Recreational <i>Within the confines of an overall development plan, provides recreation opportunities (principally to residents and guests), commercial uses (associated directly with recreation), and a mixture of housing types and densities.</i>
	Heavy Industrial <i>Manufacturing, processing, storage and assembly of goods, where noise, odor, dust and associated impacts extend beyond the confines of a building or screened area.</i>
	Light Industrial <i>Wholesale and industrial uses where noise, odor, dust and associated impacts are confined to a building or screened area.</i>
	Multifamily <i>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.</i>
	Urban Residential <i>Between 2 and 8 units/acre. Primarily single family residential with limited quantities of multifamily units. Fully served by urban services.</i>
	Suburban Residential <i>2 units/acre or less. Primarily single family residential in a quasi-rural setting. Some urban services available.</i>
	Rural/Preserve <i>A rural area, predominately used for corporate and public lands, estate housing, and protective buffer for industry. Outside the immediate needs of urban development and having limited urban services. Residential use closely associated with highly developed access and low fire hazards.</i>
	Public/Semipublic <i>Schools, government offices or facilities, and cemeteries.</i>
	Park/Open Space <i>City and County parks, homeowner parks and green space areas, recreation access points.</i>

J. UTILITIES/SERVICES

The property will be located inside the City limits of Columbia Falls upon annexation.

<u>Water</u>	Columbia Falls Municipal Water upon annexation
<u>Sewer</u>	Columbia Falls Municipal Sewer upon annexation
<u>Refuse</u>	Contract Hauler
<u>Fire Protection</u>	Columbia Falls City Fire Department upon annexation
<u>Police Protection/</u>	Columbia Falls City Police upon annexation
<u>Electricity</u>	Flathead Electric
<u>Schools</u>	School District #6

I. ANNEXATION EVALUATION

The proposed annexation is by Petition Part 46; Title 7-2-4601(3)(a)(ii) and 7-2-4601(3)(b) M.C.A.; which when the petition for annexation is signed by 50% or more of the owners of the area petitioned to be annexed; "The governing body may approve or disapprove a petition under the provisions of Subsection (3)(a) on its merits. When the governing body approves the petition, it shall pass a resolution providing for the annexation."

This is the first annexation of land since the City of Columbia Falls relinquished its extra-territorial zoning and subdivision jurisdiction to the County. The County has since placed interim zoning on the previous “doughnut” area around the City. The County zoned the property R-5 (two-family residential) which is nearly identical to the Columbia Falls CR-5 zoning designations which is also a two-family zoning district. The applicants are requesting the initial zoning of CR-5 with the annexation.

The subject property is within the Growth Policy Boundary of the Columbia Falls Growth Policy. The City has approved the preliminary plat and PUD for the 102-unit Garnier Heights Development approximately ¼ mile north of the subject property and Conditioned the approval on annexation to the City of Columbia Falls. The City also annexed the Gilchrist property and approved a 36-unit Conditional Use Permit (CUP), 370 feet south of the subject property along Meadow Lake Boulevard.

The subject property has access to Meadow Lake Boulevard, which is a designated collector road currently maintained by Flathead County. With the annexation, the section of Meadow Lake Boulevard adjacent to the annexed property will become a City Road. There is a waste water force main in Meadow Lake Boulevard that carries waste water from the Meadow Lake Resort to the City’s Wastewater treatment facility. The applicants propose connection to the force main with this project. Prior to sewer connection, the applicants will need to verify with the Columbia Falls Public Works Department that there is adequate capacity in the force main. If there is not capacity, the applicant will need to extend the gravity main from the south up to the property. Projects such as Garnier Heights and the Gilchrist CUP would extend new water from the south along Meadow Lake Boulevard to the projects. The proposed 274 Meadow Lake Blvd PUD/Subdivision will also be conditioned to extend water service to the project if one of the other projects does not do so first.

The subject property falls within the study area of the Columbia Falls Water and Sewer Preliminary Engineering Reports adopted in 2018. The City of Columbia Falls has the capacity to serve the proposed 20-unit development.

The Growth Policy Designates the property Multi-Family Residential with densities of 8 or more units per acre. The Columbia Falls Growth Policy provides the following:

Chapter 2 – Growth Management

- Policy 6 Encourage infill development where full public services are available.
- Policy 4 New development should pay its fair share of providing on-site and off-site capital facilities, giving consideration to the adequacy of provisions and tangible benefit to the new development.
- Policy 9 Design and locate development to protect public health and safety; insure adequate provision of service; fit the character of its surroundings; and encourage the most appropriate use of the land. Community character shall represent the following values identified by the community in the public input process: scenic, small-town ambience, outdoor lifestyle, western town, historic/cultural assets, national park gateway, wildlife, walkable community, winter sports.

Chapter 3 Land Use – Residential

- Goal 1 An adequate supply and mix of housing options (in terms of cost, location, type and design) to meet the needs of present and future residents.

- Goal 2 Residential development that does not excessively burden the government and is adequately served by public facilities and services.
- Policy 4.b Small high density residential districts are encouraged to be dispersed throughout the urban area. These districts should be located predominately near schools, buffering retail and business areas and adjacent to major streets.
- Policy 4c Multi-family housing developments should be designed to fit compatibility within larger single family neighborhoods.
- Policy 4d Townhouses are encouraged to be primary housing type in these areas. Additional common housing types include low-rise apartments, duplexes, manufactured home parks, and upper floors of mixed-use buildings.
- Policy 4.g High density areas should be fully served by urban infrastructure and service. This includes paved streets, curbs, sidewalks abutting residential lots, boulevards, and public sewer and water.
- Policy 10 All residential areas should be served by sidewalks or bike paths. Where new projects abut collector or arterial roads, bike and pedestrian paths and trails should be incorporated in place of standard sidewalks

II. INITIAL ZONING EVALUATION BASED ON THE STATUTORY CRITERIA

The statutory basis for reviewing a change in zoning is set forth by 76-2-303, M.C.A. Findings of Fact for the zone change request are discussed relative to the itemized criteria described by 76-2-304, M.C.A. and section 18.212.030 of the Columbia Falls Zoning Ordinance. The site is currently zoned county R-5 (Two-Family Residential). The application is requesting City CR-5 (Two-Family Residential) as the underlying zoning.

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

The Growth Policy Designates the property Multi-Family Residential with densities of 8 or more units per acre. The zoning ordinance contemplates CR-5 as an appropriate zone within the designated land use category. The proposed zone change complies with the Growth Policy.

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

The access to the property is from Meadow Lake Boulevard currently a County Maintained Collector Road. With the annexation, the section of Meadow Lake Boulevard adjacent to the annexed property will become a City road. The annexation and initial zoning would not directly change the impact on transportation systems, with the impact a function of the property development. With this annexation and initial zoning, the applicant is proposing a PUD and Subdivision, reviewed later in this report. As the project is for 20 units, it does not trigger a Traffic Impact Study (TIS) to evaluate capacity and level of service. A TIS typically comes with 30 or more units. As part of any developments access to a City or County street, the applicants will be conditioned with any approval, to comply with City regulations for approach permits. Part of that evaluation will be clear vision at the new intersection to determine safe access to the future residents as well as the existing users of Meadow Lake Boulevard.

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

Adequate access is provided to the property. The project was reviewed by the Columbia Falls Fire Chief at site review. Chief Weeks reviewed the project for circulation, access, and hydrant locations. The Chief was satisfied with the basic site plan but will review the final engineering plans for hydrant location. Chief Weeks approved the hammer head

design for the turn-around and the 24-foot street width. All municipal services, including police and fire protection will be available upon annexation.

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

The site is located well outside of any floodplains or other hazards. With annexation all construction will be subject to building code review and compliance. The requested CR-5 and PUD will limit the land use to the requested two unit townhomes which are compatible with the zoning regulations.

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

All bulk and dimensional standards are regulated by the Columbia Falls Zoning Ordinance and the deviations provided in the PUD. These regulations will insure adequate light and air.

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

The proposed CR-5 (Two-Family Residential) zoning is nearly identical to the existing County R-5. The CR-5 zoning allows two units on 5,400 square foot lots which is equal to approximately twelve units per acre if access is considered in the density calculation. The proposed development is looking at 8.8 units per acre gross. The density is aligned with the zoning and growth policy and therefore preventing the overcrowding of the land.

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

As stated previously the existing zoning anticipates the proposed concentrations of people. The infrastructure with annexation is available to address the residential use.

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

The property is located along Meadow Lake Boulevard which is a collector road. The applicants are proposing internal sidewalks along with recreational amenities. As with review previous submittals, pedestrian facilities along Meadow Lake Boulevard are nonexistent and should be addressed. In these previous applications, the Planning Board and City Council added a condition of approval that read as follows: "The applicants shall work with Public Works on the water main extension so that it may be finish graded to allow for a primitive path to be completed in the future." A second condition was added; "At the City's discretion, cash-in-lieu of installing sidewalk may be considered along the Meadow Lake Boulevard frontage." The intent was that perhaps the City could use the cash-in-lieu to develop the primitive path. The development of the property will require the extension of sewer and water facilities, the development of on-site stormwater detention, and development of the recreational amenities.

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

The proposed zoning is nearly identical to the current zoning, both being two-family residential. The proposed zoning does give consideration to the use.

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

The character of the neighborhood is a mix of industrial and residential. In the Meadow Lake Boulevard corridor south of the viaduct there is single family residential, Warehouse Facilities, mini-storage, an AT&T utility building, a 102 unit subdivision with townhouse product, a previous approval for a 36 unit apartment project, a large senior assisted living facility, a manufactured home park and an auto parts store. The requested zoning is a near match of the existing zoning and the proposed use seems to fit the mix of land use in the district.

11. Will the new zoning affect property values?

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

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

The property is currently zoned R-5 (Two Family Residential) and is consistent with the Columbia Falls Growth Policy designation of Multi-Family Residential. The proposed zoning of CR-5 (Two-Family Residential) is nearly identical to the County zone. As the Growth Policy contemplates this density/land use, it is presumed that the requested zone is the appropriate use within the municipality.

III. EVALUATION OF THE PLANNED UNIT DEVELOPMENT PROPOSAL

The intent of the PUD District is to serve as an overlay zoning district. The PUD overlay is intended to be a flexible tool that can be applied to an existing zone in order to encourage a more efficient use of land and public services by allowing, under certain circumstances, a more flexible means of land development than is otherwise generally allowed by the underlying zone and subdivision rules. The PUD is reviewed for conformance with Section 18.348 of the Columbia Falls Zoning Ordinance.

1. Compliance of the PUD with the City Growth Policy and in particular, density and use policies of the plan.

Growth Policy Map – Multi-Family

“Eight or more units per 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.”

Chapter 2 – Growth Management

- Policy 6 Encourage infill development where full public services are available.
- Policy 4 New development should pay its fair share of providing on-site and off-site capital facilities, giving consideration to the adequacy of provisions and tangible benefit to the new development.
- Policy 9 Design and locate development to protect public health and safety; insure adequate provision of service; fit the character of its surroundings; and encourage the most appropriate use of the land. Community character shall represent the following values identified by the community in the public input process: scenic, small town ambience, outdoor lifestyle, western town,

Chapter 3 Land Use – Residential

- Goal 1 An adequate supply and mix of housing options (in terms of cost, location, type and design) to meet the needs of present and future residents.
- Goal 2 Residential development that does not excessively burden the local government and is adequately served by public facilities and services.
- Policy 4.b Small high density residential districts are encouraged to be dispersed throughout the urban area. These districts should be located predominately near schools, buffering retail and business areas and adjacent to major streets.
- Policy 4c Multi-family housing developments should be designed to fit compatibility within larger single family neighborhoods.
- Policy 4d Townhouses are encouraged to be primary housing type in these areas. Additional common housing types include low-rise apartments, duplexes, manufactured home parks, and upper floors of mixed-use buildings.
- Policy 4.g High density areas should be fully served by urban infrastructure and service. This includes paved streets, curbs, sidewalks abutting residential lots, boulevards, and public sewer and water.
- Policy 10 All residential areas should be served by sidewalks or bike paths. Where new projects abut collector or arterial roads, bike and pedestrian paths and trails should be incorporated in place of standard sidewalks

Section 18.348.040(8) of the PUD standards sets the Maximum Density of a CR-5 PUD at 12 units per acre gross. The proposed PUD is 8.8 units per acre gross. The proposed PUD is in compliance with the Growth Policy and the PUD density.

2. The extent to which the PUD departs from the underlying zoning and subdivision regulations.

Zoning/Subdivision Deviations requested with the PUD:

Setbacks – The proposed PUD requests a deviation to the rear yard setback reducing the setback from 20-feet to 10 feet (Section 18.330.040(3)). Although not a deviation there will be a zero side yard setback between the sublots for the townhome design. However, the parent lots will maintain the required five-foot side yard setback. Lastly, the front yard setback is 20 feet and the applicant is showing 15-feet between the building envelope and the sidewalk. However, the garage will be recessed five feet so that there is 20-feet between the garage and sidewalk.

If this project was viewed as an apartment or condominium development instead of a townhome development the north and south property lines would be viewed as side yard and the east and west property line would be front and rear. The 10-foot rear yard setback provides some buffer to the neighboring properties while allowing the development to function with the internal drive. In particular, Lots 8 – 10 have a large open space behind to provide additional buffer.

The front yard setback deviation will allow the house to be 15-feet from the edge of the road easement, back of sidewalk, except for the garage which will be recessed to maintain 20-feet between the garage door and the back of sidewalk. The proposed design will allow vehicles to park in front of the garage without

blocking the sidewalk. The setback deviations appear to meet health and safety elements.

Private Road Cross Section – Typical road cross sections require a 60-foot right-of way with a minimum 24-foot paved road surface, boulevard and five foot sidewalk. The applicants propose 34-foot easement with a 24 foot paved road and a five foot concrete sidewalk immediately adjacent to the street.

The subject property is 2.27 acres in size but only 165 feet wide at the west half of the property. The narrow width creates a challenge to development of the property using conventional subdivision design. The PUD provides flexibility in the standards to address the design challenges. In this case, the road standards propose a driving surface of 24 feet and adjacent five foot sidewalk on each side of the street. All utilities and services would be located within the 34-foot-wide road and utility easement. The easement may be widened to accommodate dry utilities such as power and fiber. It appears that the requested deviation meets health and safety concerns for police and fire while providing suitable access to the lots.

3. Bulk and Dimensional Requirements

- a. The PUD District exceeds two acres meeting the minimum district size.
- b. Not more than seventy percent of the PUD shall be devoted to parking, streets and building. Based on the Preliminary Plat Map, there is 13,830 square feet in road and parking and there is 24,000 square feet of building envelope. The total is 37,830 square feet or 0.86 acres which is 38% of the 2.27 acre property.
- c. Off-street parking is required at two spaces per living unit. Each unit is proposing a two-car garage with a minimum twenty-foot-long driveway in front of the garage for a total of four spaces per unit. In addition, the applicants are showing three guest parking spots near the front of the development.
- d. Landscaping may be required by Planning Commission or City Council to provide a buffer between proposed uses. The City could require that trees within the rear yard setbacks be retained except where grading for stormwater is necessary to prevent flow on neighboring property. In the locations that grading is necessary for stormwater drainage, the applicant will plant a vegetative screen consisting of evergreen trees six feet tall every twenty feet on center.
- e. Utilities shall be installed in a manner to meet specification. The PUD/Subdivision is conditioned to meeting the City Public Works Standards with approval by Public Works and the MDEQ for sewer, water, stormwater and roads. Access will require approval by the Columbia Falls Public Works Department. Dry utilities such as electric and fiber will be subject to approvals by the associated utility providers.
- f. The applicants are providing four off street parking spaces per unit plus three guest parking spaces.
- g. Architecture shall be typical of a two-unit residential townhome. The City of Columbia Falls does not have specific architectural regulations for one and two unit residential structures.
- h. The proposed PUD is providing a density of 8.8 units per acre which meets the 12 unit per gross acre maximum.

The proposed development complies with the bulk and dimensional requirements for the Columbia Falls PUD Standards.

IV. REVIEW OF FINDINGS OF FACT FOR THE MAJOR PRELIMINARY PLAT

Item No.6.

This portion of the application is reviewed as a major subdivision in accordance with statutory public interest criteria and the Columbia Falls Subdivision Regulations. Chapter 17.12.090 Impact Criteria

A. Impacts to Agriculture and Agriculture Water User Facilities

The subject property has never been used for agricultural purposes and does not have agricultural water user facilities on or in close proximity. Although there was some timber production in the distant past, it has been many decades since this land was managed for timber harvest. The Columbia Falls Subdivision Regulations state that subdivisions in the City-County Planning Jurisdiction (now known as the Columbia Falls Growth Policy Boundary) are considered to have minimal effect on agriculture.

B. Impacts on Public Health:

Public health and safety are 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.

1. The 274 Meadow Lake Boulevard Subdivision will annex into the City of Columbia Falls and connect to Municipal water and wastewater infrastructure. The proposed subdivision has access to Meadow Lake Boulevard currently a county-maintained collector road. In communication with Dave Prunty, Flathead County Road Superintendent, once the City annexes the property, the road adjacent to the annexed property becomes the City's Road and is subject to the City's Standards. This does not mean that the County will stop plowing or maintaining the section or road particularly with County owned road being north and south of the property.

The development will be served by Columbia Falls Fire and Police Departments upon annexation. The internal subdivision streets will be constructed to City standards for pavement and drive lane width and privately maintained. The streets have an alternative cross section as outlined in the PUD. Instead of a 60-foot right-of-way the applicants propose a 34-foot-wide easement which contains the 24-foot paved driving surface and five-foot concrete sidewalks on each side of the road. Sewer, water and stormwater will follow in this easement but dry utilities such as power and fiber will be located in other easements. The road cross section and the hammerhead turnaround were reviewed by the Columbia Falls Fire Chief, Karl Weeks, at the City's site review meeting and he approved the design deviations. The Fire Chief will review fire hydrant location at the time of Public Works Review of the construction drawings.

The subject property is not located in a 100-year floodplain nor is it located along any stream, wetland or other waterway. The property is gently rolling with the maximum grade of 15% near the middle of the property. Although all of Flathead County is located in a Wildland Urban Interface, the property will be served with City water and fire hydrants for suppression. Much of the timber cover will be removed for the road and building pads. The open space in the front of the property and to the rear of the property will be the areas where trees can be preserved.

The subdivision is not likely to have negative impacts on public health and safety.

Emergency Services: The Columbia Falls Fire Department will provide fire service to the subdivision. As the subdivision will have 24-foot paved streets and fire hydrants throughout the subdivision, the Fire Chief voiced no concerns with the project.

The subdivision will be served by the Columbia Falls Police Department. The Police Chief can serve the development and it will not impact their level of service.

Vehicular Traffic Safety Hazard: The subdivision has a single access onto Meadow Lake Boulevard and a hammerhead turnaround for emergency vehicles at the end of the proposed private street. Secondary egress is only required when the road is greater than 600-feet in length and in this case the subdivision road is approximately 445-feet in length. It appears that there is adequate site distance at the proposed intersection with Meadow Lake Boulevard but this will need to be verified with the Columbia Falls Public Works Department through the City's approach permit process.



Meadow Lake
Boulevard
looking north

Meadow Lake
Boulevard
looking south



The internal subdivision road is showing attached five foot concrete sidewalks on each side of the road for pedestrian access. The applicants are providing a ten foot easement on the Meadow Lake Boulevard frontage for sidewalk. Because there is currently only a small segment of sidewalk along Meadow Lake Boulevard that is in front of the Senior Assisted Living facility, the Planning Board and Council have provided a cash-in-lieu of sidewalk option for the apartments approved just south of this project and could be an option here. This condition goes hand in hand with the other condition the City placed on the apartments and Garnier Heights that states the following: "The applicants shall work with Public Works on the water main extension so that it may

be finish graded to allow for a primitive path to be completed in the future.” The intent was that perhaps the City could use the cash-in-lieu to develop the primitive path for a longer distance than a short segment of concrete path.

2. Proposed subdivisions or associated improvements that are proposed on land with high pressure gas lines or high voltage lines are considered to have an impact on public health and safety.

According to the application and a site visit, no such hazards exist on the subject property.

3. Proposed subdivisions or associated improvements that are proposed on land or adjacent to Superfund or hazardous waste sites are considered to have an impact on public health and safety.

There are no Superfund Sites adjacent to the subdivision and no known hazardous waste sites on the subject property.

4. Proposed subdivisions or associated improvements that are proposed on or adjacent to abandoned landfills, mines, wells, waste sites, or sewage treatment plants are considered to have an impact on public health and safety.

The proposed subdivision is not adjacent abandoned landfills, mines, waste sites, or sewage treatment plants. The subdivision is adjacent to the Weyerhaeuser MDF plant however the Mill site is fenced and monitored. The BNSF railroad is also close by but as this railroad corridor traverses the City, it is not considered a hazard and Meadow Lake Boulevard crosses the BNSF lines by a viaduct.

B. Impacts on Wildlife and Wildlife 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.

1. Proposed subdivisions that are contiguous to unincorporated town sites or within the city-county planning jurisdiction are considered to have a minimal impact on wildlife and wildlife habitat.

The proposed subdivision is within the Columbia Falls Growth Policy Boundary which until June of 2024 was the City-County Planning Jurisdiction. The property is currently zoned County R-5 (Two Family Residential) and the Growth Policy designates the property Multi-Family Residential with prescribed densities of eight or more units per acre. The subdivision should have minimal impact on Wildlife

2. Proposed subdivisions or associated improvements that are proposed in locations with riparian areas, wetlands, rivers, streams, lakes, or other natural surface waters are considered to have an impact on wildlife and wildlife habitat.

The proposed PUD/Subdivision does not have any creek, stream, wetland or any surface water body on or adjacent to the site. As such, there is no impact to water resources in the area.

3. Proposed subdivisions or associated improvements that are proposed in an area with rare or endangered species, as identified by state or federal agencies, are considered to have an impact on wildlife.

The property is within the Growth Policy Boundary of a municipality and the Growth Policy is compliant with State Law; the property is proposed to be annexed to the City; and the property is zoned; the subdivision is exempt from the Environmental

Assessment requirements of subdivision review by 76-3-616 MCA. The 2.2-acre parcel is adjacent to City Services, is less than 400 feet from the City limits, and is considered ripe for urban development. There are no known endangered species residing on the property and there is no unique habitat that would attract endangered species. This is not to say that a grizzly bear would not walk through the property however there is no habitat that would draw them to this location and given the proximity to the urban confines of the City this would not be a place we would encourage them to locate.

4. Proposed subdivisions or associated improvements that are proposed on or adjacent to land identified by state or federal agencies as critical habitat are considered to have an impact on wildlife and wildlife habitat.

As stated previously, the property does not have wetlands or other habitats that would be considered critical habitat.

C. Impacts on the Natural Environment:

Air:	Vehicles and home heating will contribute exhaust and particulate matter to the air. Due to structure spacing and unrestricted natural air movement the impact is considered minor.
Groundwater:	The subdivision will utilize Municipal waste water services which will help protect groundwater resources in the area. The stormwater facilities will be reviewed by the City of Columbia Falls Public Works Department and the Montana Department of Environmental Quality.
Natural Vegetation:	The area currently has an abundance of vegetative cover; mostly coniferous forests. Development will likely disturb much of this cover with the exception of open space area A. Invasion of noxious weeds on open ground will have an impact. Ground cover should be required to be re-established within a year after disturbance and weed control instituted. A Weed Management Plan for Flathead County Weed Department will be a condition of Preliminary Plat
Surface Water:	There are no surface waters on or adjacent to the property
Topographical Features:	The property is fairly level with a 15% gradient at the midpoint of the property.

D. Impacts on Local Services:

Protective Services:	With annexation the Columbia Falls Police Department will take over duties within the subdivision. The Police Chief comments that they can serve the subdivision without impact to their level of service. Columbia falls Fire District serves this area.
----------------------	---

Waste Water:	The subdivision will connect to and extend mains the subdivision for Waste Water collection. Waste water is transported along the mains in Meadow Lake Boulevard to the City Waste Water Treatment Facility on the Flathead River near the Veterans Home. The City Public Works Department indicated that the system has capacity to serve the subdivision. However, the capacity of the force main in Meadow Lake Boulevard will need to be verified. If there is not capacity in the force main, a gravity main would need to be extended from the south near the assisted living facility north to the property.
Solid Waste:	Flathead County Solid Waste allows residents to deposit household waste at the landfill or green box sites. Comments from the agency recommend requiring new subdivisions to use a contract refuse hauler.
Potable Water:	The subdivision will connect to and extend City mains into the subdivision for domestic water. The Columbia Falls Public Works Department indicated that they have capacity to serve the subdivision.
Fire Suppression:	With the City water mains extended into the subdivision, the developer will also install fire hydrants. The initial review of the project indicated that there is sufficient flow and pressure for the fire hydrants. Sewer and water facilities are subject to detailed plan review following preliminary plat approval and prior to construction. Details for the development of infrastructure are subject to the City Public Works Standards and will be reviewed for compliance
Public Schools:	School District 6 operates K-12 th grade within the City of Columbia Falls about a mile south east of the proposed subdivision. The school district has seen approximately 4% growth over the past ten years or 0.4% per year. Using County wide average of 0.34 school aged children per residence, (There were 17,446 students recorded with the Flathead County Superintendent of Schools Office including public, private and home-schooled children at the beginning of the 2022 school year. The US Census Bureau 2021 counted 50,808 housing units in Flathead County – 17,446 students / 50,808 housing units = 0.343 students per unit), the 20 units would generate approximately 7 students to the K – 12 school system.
Recreation/Parkland:	There are no City public recreation or parkland sites in the immediate vicinity. There is a County Park in the North Hilltop Subdivision. The development is setting aside land in Open Space and they are proposing a basketball court and pickle ball court in the emergency hammerhead turnaround area.
Public Transportation	No public transportation is immediately available. Eagle Transit does make regular stops in Columbia Falls.
Roads:	The proposed subdivision has a single point of ingress and egress onto Meadow Lake Boulevard. Secondary egress is not required when the access road is less than 600 feet in length. The proposed subdivision road is approximately 445- feet in length.

The streets within the subdivision will be constructed to alternative standard outlined in the PUD deviation and reviewed previously in this report. Upon completion of construction and certification by a licensed engineer the streets will remain privately owned and maintained by the Homeowners Association

G. Compliance with Subdivision and Design Standards:

With the exception of the street deviation for right-of-way width and boulevard outlined in the PUD, the proposed subdivision complies with the Columbia Falls Subdivision Regulation and Design Standards.

H. Compliance with the Montana Subdivision and Platting Act:

The proposed subdivision appears to comply with the Montana Subdivision and Platting Act.

The applicant is submitting this development as a PUD which is a zoning overlay. In the case of PUD's, they require 30% of the land area be free of road and roof. The applicant is proposing approximately 62% of the site free of road and roof which greatly exceeds the maximum 11% parkland requirement of the subdivision regulations. The applicant is proposing a basketball court and pickleball court in the turnaround area of the common space.

RECOMMENDATION

- (1) Staff and Planning Commission recommend the Columbia Falls City Council adopt Staff Report #CA-24-01 as findings of fact and recommends to the Columbia Falls City Council that the property be annexed and the zoning for the property be city CR-5 as the underlying zoning.
- (2) Staff and Planning Commission recommend the Columbia Falls City Council adopt staff report #CPUD-24-01 as findings of fact and recommends to the Columbia Falls City Council that the 274 Meadow Lake Boulevard PUD overlay be approved subject to the conditions below:
- (3) Staff and Planning Commission recommend the Columbia Falls City Council adopt staff report #CPP-24-01 as findings of fact and recommends to the Columbia Falls City Council that the preliminary plat for 274 Meadow Lake Boulevard be approved subject to the conditions listed below:

**CONDITIONS OF APPROVAL AS RECOMMENDED BY
THE COLUMBIA FALLS PLANNING COMMISSION
Conditions added by the Commission are underlined**

1. The 274 Meadow Lake Boulevard PUD will allow the following deviations:
 - a. Setback deviation of a ten (10) foot rear yard setback. A fifteen (15) foot front yard setback except that the garage shall be twenty (20) feet from the back of sidewalk.
 - b. Road deviation of a 34-foot easement with a 24-foot paved road and a five-foot concrete sidewalk immediately adjacent to the street

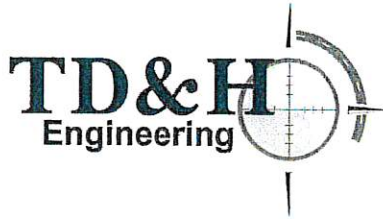
2. The project shall be built in substantial compliance with the Preliminary Plat and Maps 1 -5 and dated November 2024 and prepared by TD&H Engineering, Inc.
3. Each residential unit shall provide two garage parking spaces and two driveway spaces as proposed in the application.
4. The trees within the rear yard setbacks be retained except where grading for stormwater flow is necessary to prevent flow on neighboring property. In the locations that grading is necessary for stormwater drainage, the applicant will plant a vegetative screen consisting of evergreen trees, six feet in height and every twenty feet on center.
5. The Columbia Falls Fire Chief shall approve the fire hydrant location.
6. Prior to sewer connection, the applicants will need to verify with the Columbia Falls Public Works Department that there is adequate capacity in the force main. If there is not capacity, the applicant will need to extend the gravity main from the south up to the property.
7. The applicant shall provide a 10-foot pedestrian easement along the Meadow Lake Boulevard frontage.
8. At the City's discretion, cash-in-lieu of installing sidewalk may be considered along the Meadow Lake Boulevard frontage.
9. The applicants shall work with Public Works on the water main extension so that it may be finish graded to allow for a primitive path to be completed in the future
10. The road construction shall meet the requirements of Chapter 17.16 of the City of Columbia Falls Subdivision Regulations and the Columbia Falls Public Works Standards except as modified by these conditions. The construction plan shall be reviewed and approved by the City prior to construction. The road construction shall be certified by a registered engineer that they meet such standards following construction and the roadways and prior to Final Plat approval.
11. The applicants shall secure a new "Approach Permits" from the Columbia Falls Public Works Department for the access onto Meadow Lake Boulevard. Sight distance will be verified through this process.
12. The road easement within the subdivision shall be dedicated a private street with maintenance provided by the Homeowners Association.
13. The developer shall create a Homeowners association that will be responsible for maintenance and long-term replacement of the common area, internal roads and sidewalks, and stormwater facilities.
14. The Columbia Falls postmaster shall approve a common mailbox facility at an approved location. The facility shall meet the requirements of 17.18.250. The facility shall be installed prior to final plat or included in an SIA.
15. Developer shall provide a student loading/unloading facility at an approved location as directed by School District 6 or provide a letter from the School District stating that the bus stop is not required.
16. The sewer, water, and stormwater facilities shall be reviewed and approved by the Columbia Falls Public Works Director and Montana Department of Environmental Quality. The water, sewer, and stormwater shall be constructed in accordance with

the approved plan and the construction shall be certified by a registered engineer ensure that they meet the approved specifications. The sewer and water mains shall be accepted by the City of Columbia Falls prior to the final plat.

17. A note shall be placed on the face of the Final Plat stating: "All dwellings shall have house numbers visible from the internal subdivision road."
18. The applicants shall provide copies of the final plat drawing and as-built construction drawings for all public infrastructure and utilities existing or constructed in the right-of-way or easements. Copies of drawings shall be in both paper and digital. Digital copies shall be in a format prescribed by the City.
19. All utilities shall be installed underground and stubbed to each lot prior to the paving of the roads.
20. The Flathead County Weed Department shall approve a Weed Management Plan for the Development prior to Final Plat. A note shall be placed on the face of the final plat stating: "Lot owners are subject to the Weed Management Plan approved by the Flathead County Weed Department."
21. That the parkland requirement shall be met by the open space shown on the PUD Map and as prescribed in the PUD regulations. The applicants shall install the basketball hoop and pickle ball court as shown on the Preliminary Plat/PUD Maps
22. Assessment for taxation and special assessments for lands within the common areas shall be proportionally shared among all lots in the subdivision. The proportion may be equal or based upon the area of the lot in proportion to the total area of all lots. Such assessment shall be reported to Flathead County, billed and collected with other tax and assessment due each lot.
23. Plat notes shall be added to the face of the plat delineating that the parks and common area are dedicated in perpetuity and that said space(s) will be owned and maintained by the Homeowners Association. Changes to the use and/or management of the common space or parks shall be approved by the Homeowners Association and the City.
24. The following notes indicating the PUD deviations shall be placed on the face of the final plat:
 - a. Setback deviation of a ten (10) foot rear yard setback. A fifteen (15) foot front yard setback except that the garage shall be twenty (20) feet from the back of sidewalk.
 - b. Road deviation of a 34-foot easement with a 24-foot paved road and a five-foot concrete sidewalk immediately adjacent to the street
25. All improvements to the public right-of-way shall be complete or guaranteed through a Subdivision Improvement Agreement (SIA) prior to final plat approval. The Developer shall warranty all infrastructure improvements for a minimum of one (1) year after approval of the final plat.
26. The applicant shall provide a letter from the applicable Solid Waste Contractor stating that Solid Waste Service is available to the Subdivision. The CC&R's will encourage the use of a Solid Waste contractor for residences in the subdivision.
27. The preliminary plat shall expire three (3) years after the approved effective date stipulated by the City Council. Extensions may be granted by the City Council if the applicant requests an extension 30-days prior to the expiration of the plat or any remaining phase.
28. The applicant shall include statement in the CC&R's and on the face of the plat that, "short term rentals, less than a 30-day duration, is prohibited in this subdivision."

29. The sidewalks along each side of the road shall be elevated 6 inches to create a physical separation between the driving lanes and the sidewalk.
30. A six-foot solid privacy fence shall be installed on the back of each lot along the north and south property boundaries.

450 Corporate Drive
Suite 101
Kalispell, MT 59901



406.751.5246
tdhengineering.com

November 01, 2024

City of Columbia Falls – Planning Department
ATTN: Eric Mulcahy, AICP
130 6th Street West
Kalispell, MT 59901

274 MEADOW LAKE BOULEVARD TOWNHOMES

TD&H ENGINEERING JOB NO. K24-034

Dear Eric,

The proposed development at 274 Meadow Lake Boulevard proposes to annex into the City of Columbia Falls and subdivide the land for residential development. The project currently resides within an unincorporated area of Flathead County, approximately 400 feet away from the Columbia Falls City Limits along Meadow Lake Boulevard. The 2.27-acre lot was created in 1996 from a Family Land Transfer detailed in Certificate of Survey 13011. In 2021, Certificate of Survey 22075 was filed for the purpose of retracement of the existing parcel.

The project proposes to annex into the City of Columbia Falls at the City's equivalent zoning tier. The current zoning of the property is Flathead County's R-5, and the project seeks to annex into the City of Columbia Falls with the City's comparable zoning level of CR-5. Specific details regarding the annexation of the project are included in the enclosed Annexation application.

The project also requires the approval of a Planned Unit Development (PUD) for the development. Specific details regarding the need and justification for a Planned Unit Development are included in the enclosed application.

The project proposes to subdivide the current parcel through the major subdivision process into 10 single-family lots, with 2 sub-lots on each lot planned for 20 total townhome style homes on the site. The subdivision will be designed in accordance with local and state guidelines and submitted for approval to all required review entities.

This submission package includes the following applications:

- Petition to Annex
- Planned Unit Development Application
- Preliminary Plat Application

Please feel free to reach out to me directly if any questions arise during the review of this project.

Sincerely,

Andrew Ferris EI
Project Engineer
TD&H ENGINEERING

CITY OF COLUMBIA FALLS, MONTANA PETITION TO ANNEX

As the owner of the property(ies) listed below, being a portion of the property to be annexed, herein described, I hereby petition the City Council of the City of Columbia Falls to annex the property to the City of Columbia Falls.

Property owned by the Petitioner:

Assessor Number: 0978165

Legal Description:

Parcel B of COS 22075 located within the southwest 1/4, of Section 7, Township 30 North, Range 20 West, Flathead County, Montana, more described as:

Tract Parcel B Lot _____ Block _____ Subdivision _____

Section-Township-Range Sec 7, T 30 N, R 20 W

Proposed land use: Townhomes

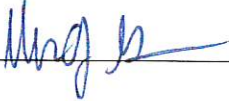
Current zoning: R-5

Owner's Legal Name as recorded on deed: Toby & Mindy Gilchrist

Mailing Address: 225 E Bowman Drive, Kalispell, MT 59901

Phone Number: 406-471-4978

Owner's signature:  Date 11-4-24

Owner's signature:  Date 11-4-24

Attach:

- 1.) Deed – **Attachment 1**
- 2.) Map – **Attachment 2**
- 3.) Completed Waiver of Protest to Creation of Special Improvement District – **Attachment 3**

202200001237
 Page: 1 of 2
 Fees: \$16.00
 1/14/2022 11:08 AM
 Debbie Pierson, Flathead County MT by SM

097816.

Approved 01/14/2022 SC

AND WHEN RECORDED MAIL TO:

Toby Gilchrist and Mindy Gilchrist
 225 E. Bowman Dr.
 Kalispell, MT 59901

Filed for Record at Request of:
 Insured Titles

Space Above This Line for Recorder's Use Only

Order No.: 1017105-WHI
 Parcel No.: 0978165

WARRANTY DEED
(Joint Tenancy)

FOR VALUE RECEIVED,

Jack L. Bauer and Diana L. Bauer as joint tenants

hereinafter called Grantor(s), do(es) hereby grant, bargain, sell and convey unto

Toby Gilchrist and Mindy Gilchristwhose address is: **225 E. Bowman Dr., Kalispell, MT 59901**

hereinafter called Grantees, as joint tenants (and not as tenants in common) and to the survivor of said named joint tenants, and to the heirs and assigns of such survivor, the following described premises, in **Flathead County, Montana**, to-wit:

Parcel B of Certificate of Survey No. 13011, in the Southwest Quarter of Section 7, Township 30 North, Range 20 West, P.M.M., Flathead County, Montana.

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

TO HAVE AND TO HOLD, the said premises, with its appurtenances unto the said Grantees, as joint tenants with the right of survivorship (and not as tenants in common) and to the heirs and assigns of the survivor of said named tenants forever. And the said Grantor(s) do(es) hereby covenant to and with Grantees, he/she or they is/are the owner(s) in fee simple of said premises; that they are free from all encumbrances except for taxes and assessments for current and subsequent years and he (she or they) will warrant and defend same from all lawful claims whatsoever.

Dated: January 3, 2022

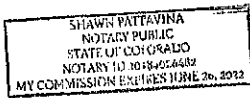


Jack L. Bauer
Jack L. Bauer

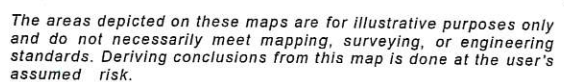
Diana L. Bauer
Diana L. Bauer

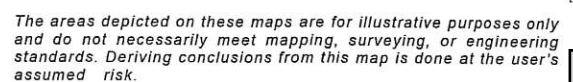
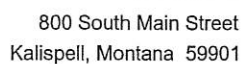
STATE OF Colorado)
COUNTY OF Elbert)
SS.

This Instrument was acknowledged before me on January 3, 2022, by Jack L. Bauer and Diana L. Bauer.



SC
Notary Public for the State
of Colorado
Residing at: _____
My Commission Expires:
6-30-2022



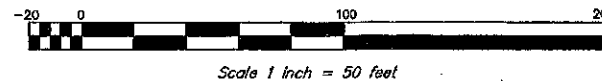




O.C. Ervin Land Surveying, Inc.
Honesty. Integrity. Attention to Detail.
132 North Fork Trail
Columbia Falls, MT 59912
Olaf C. Ervin PLS, CFM

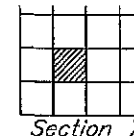
CERTIFICATE OF SURVEY

NE 1/4 SW 1/4, SECTION 7, T. 30 N., R. 20 W.,
PRINCIPAL MERIDIAN, MONTANA, FLATHEAD COUNTY, MONTANA



PURPOSE:

RETRACEMENT OF EXISTING PARCEL



Item No.6.

LEGEND

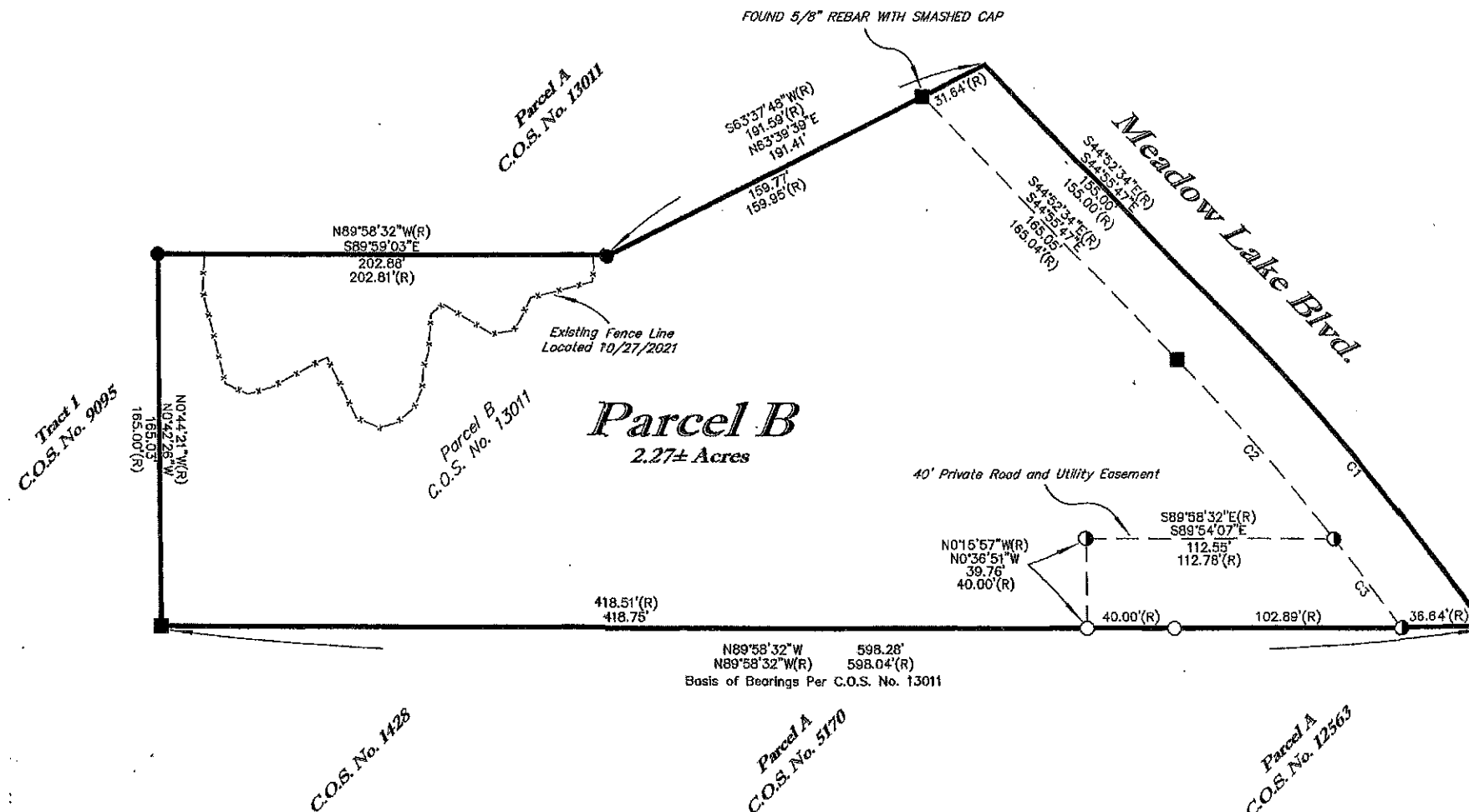
- FOUND 5/8" REBAR WITH CAP MARKED "MARQUARDT 73285"
- FOUND 5/8" REBAR (OR AS NOTED)
- FOUND 5/8" REBAR WITH CAP MARKED "SANDS 7975-S" (OR AS NOTED)
- SET 1/2"x18" REBAR WITH 1" PLASTIC CAP STAMPED O.ERVIN 16194LS (OR AS NOTED)
- (R) RECORD DIMENSION

LEGAL DESCRIPTION

Parcel B

Part of the NORTHEAST one-quarter of the SOUTHWEST one-quarter of Section 7, T. 30 N., R. 20 W., PMM, Flathead County, State of Montana:

Parcel B of Certificate of Survey Number 13011, records of Flathead County, State of Montana, Containing 2.27 acres more-or-less. Together with and subject to all appurtenant servitudes existing, or of record.



CURVE TABLE

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	10°27'54"	182.66'	1000.01'	N39°39'57"W	182.40'
C2	6°16'33"	106.25'	970.00'	N41°26'03"W	106.19'
C3	2°57'49"	50.17'	970.00'	N37°49'53"W	50.17'

RECORD CURVE TABLE

NUM	DELTA	ARC	RADIUS
C1	10°27'46"	182.60'	1000.00'
C2	6°16'24"	106.20'	970.00'
C3	2°57'52"	50.19'	970.00'

CERTIFICATE OF SURVEYOR

REGISTRATION NUMBER 16194LS

APPROVED Jan 3, 2022

EXAMINING LAND SURVEYOR REG. NO. 1473AL5

STATE OF MONTANA

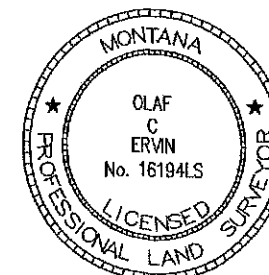
COUNTY OF FLATHEAD

FILED THIS 13th DAY OF Jan. 20 22 A.D.
AT 2:05 O'CLOCK P.M.

Debbie Pierson
CLERK AND RECORDER

By Amanda J. [Signature]

INSTRUMENT RECORD NUMBER 202100001153



Fees: \$25.50

For: Mark Beck
Owner: Jack L. Bauer and Diana L. Bauer

COS# 22075

202200001153 Fees: \$25.50 by: AH
by O C ERVIN LAND SURVEYING
Date 1/13/2022 Time 2:05 PM

CERTIFICATE OF SURVEY NO. 71175

Return to:

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

WAIVER OF PROTEST TO ANNEXATION
WAIVER OF PROTEST TO SPECIAL IMPROVEMENT DISTRICT

WAIVERS OF PROTEST executed this 4th day of November, 2021, by
Toby Gilchrist & MINDY GILCHRIST at 225 E. Bowman Dr., Kalispell, MT 59901.
(NAME) (Address)

For good and valuable consideration, the receipt and sufficiency of which is acknowledged, the undersigned hereby waive any and all right which they may have to protest, disapprove, or object to any annexation proceedings initiated by or on behalf of the CITY OF COLUMBIA FALLS, Flathead County, Montana, to incorporate within its boundaries the following described real property owned by us and situated in Flathead County, Montana, to-wit:

Parcel B of COS 22075, NE 1/4, SW 1/4 of Section 7, Township 30 N, R. 20
W., Principal Meridian, Montana, Flathead County, Montana

(Legal Description)

We further waive any and all rights which we may have to protest, disapprove, or object to any proceedings initiated by or on behalf of the CITY OF COLUMBIA FALLS, Flathead County, Montana, to incorporate the above-described real property within a special improvement district.

We do further agree that these Waivers shall be a covenant to run with, to and be binding upon the title of the real property and shall be binding on ourselves, our assigns or successors in interest, and to any and all subsequent purchasers, holders or owners of the above-described real property or any portion thereof.

IN WITNESS WHEREOF, the foregoing Waivers were executed on the day and year first above written.

By Owner:

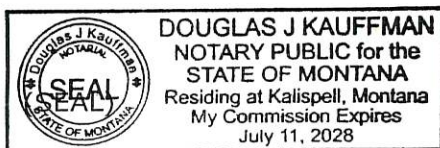
[Signature]
Name/Signature/Title

Owner
Name/Signature/Title

STATE OF MONTANA)
) ss.
County of Flathead)

On this 4th day of NOVEMBER, 2021, before me, the undersigned, a Notary Public for the State of Montana, personally appeared TOBY GILCHRIST & MINDY GILCHRIST known to me to be the OWNERS OF SAID PROPERTY, whose names is/are subscribed to the within instrument, and acknowledged to me that they executed the same on behalf of said company.

IN WITNESS WHEREOF, I have here unto set my hand and affixed my official notary seal the day and year in this certificate first above written.



[Signature]
Notary Public for the State of Montana
Full Printed Name: _____
Residing at: _____
My commission expires: _____
(Place full 4-year digits)



Planning Department

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

PHONE (406) 892-4391

FAX (406) 892-4413

APPLICATION FOR PLANNED UNIT DEVELOPMENT (PUD)

Project Name: 274 Meadow Lake Development
 Name of Applicant: Toby and Mindy Gilchrist
 Mailing Address: 225 E. Bowman Drive
 City/State/Zip: Kalispell, MT 59901 Phone: 406-471-4978
 Name and address of owner if different than applicant:
 Name: _____
 Mail Address: _____
 City/State/Zip: _____ Phone: _____
 Technical Assistance: TD&H Engineering - Kalispell
 Mail Address: 450 Corporate Drive, Suite 101
 City/State/Zip: Kalispell, MT 59901 Phone: 406-751-5246
 If there are others who should be notified during the review process, please list those.

Check One:

- ☒ Initial PUD Proposal
☐ Amendment to an existing PUD

Property Address: 274 Meadow Lake Blvd, Columbia Falls, MT
 Total Area of Property: 2.27 Acres
 Legal description including section, township, range: Parcel B COS 22075, NE 1/4 SW 1/4, Sec 7, T30N R20W
 The present zoning of the above property is: R-5 (Flathead County)

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

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

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

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

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

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



 Applicant Signature

11-4-24

 Date

Application Process

A. Pre-application meeting:

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

B. Complete Application Form

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

PUD Zoning Review:

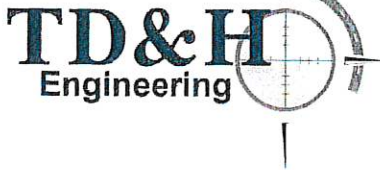
SEE FEE SHEET

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

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

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

450 Corporate Drive
Suite 101
Kalispell, MT 59901



406.751.5246
tdhengineering.com

November 4th, 2024

City of Columbia Falls – Planning Department
130 6th Street West
Columbia Falls, MT 59912
City, State Zip

274 MEADOW LAKE BOULEVARD TOWNHOMES

TD&H ENGINEERING JOB NO. K24-043

The attached narrative summarizes the impacts of the proposed Planned Unit Development in accordance with City of Columbia Falls requirements for Planned Unit Developments. The response to each of the narrative questions can be found below bolded and italicized.

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

The project is located at 274 Meadow Lake Blvd is currently located in the county with a CR5 zoning. The site is approximately 2.26 acres in size and is heavily treed and undeveloped. The site is earmarked for multifamily or higher density per the growth policy. The project is proposed to be annexed into the City of Columbia Falls with CPUD zoning and subdivided into 10 lots plus common space with each lot able to be split into (2) sublots for possible townhouses. The lots are to be developed or sold as single family or two family homes per lot for a possible maximum of 20 townhouse units. Aspects of the CPUD zoning allows 12 dwelling units/acre, we are providing a maximum of 8.8 dwelling units per acre. The CPUD zoning requires 30% open space, we are providing 34%.

The adjacent zoning is County R-5 to the north and south, R-1 to the West and I-2 to the East. The closest City zoning is CRA-1 to the south one lot away.

The proposed new underlying zoning would be CR5 and we will meet all the zoning requirements except the rear setbacks which we are proposing 10 feet vs. 20 feet. The existing lot in the current zoning has 5 foot setbacks where we are now proposing 10' setbacks so the setback on those faces actually increases by 5 feet in this proposal.

The individual lots are to be approximately 70 feet in width by 83' in depth for a lot size of approximately 5,940 sf. This exceeds the CR-5 zoning of a minimum 5,400 sf. These would each be split as sublots for townhouse uses and exceeds the 2,000 sf subplot requirement.

The proposed setbacks would be 20 feet for the front with a minimum 20' from edge of street to face of garage, 5' side setbacks and 10' rear setbacks.

The proposed development proposes a single drive lane from Meadow lake Blvd down through the center of the property with a paved hammerhead at the end of the drive for firetruck access and turning. This hammerhead will be chained off and used as part of the common space with a pickleball court and basketball hoop

located on it. The pickleball net will be easily removable and In reviewing with the Fire department this would be acceptable. The drive lane will be 24' wide with 5' sidewalks on each side of the drive lane. A 10' wide sidewalk easement will be outlined along Meadow Lake Blvd. that will be coordinated with the city for money in lieu or bonded for a future sidewalk when the connecting sidewalk gets developed. We will try and keep as many of the trees located in the common spaces as possible with appropriate thinning and cleaning up of the space.

Proposed parking is the following: Each lot and subplot is sized to allow for a (2) car garage onsite and with the 20' setback from the garage face to face of the road, parking could also occur in front of the garage. (3) common parking spots are also planned off the South side of the drive lane on the East side of the site.

We are proposing a 4' high wood security fence along the north and south sides of the site where the building units/individual lots abut up against the property line. Individual lots would be able to connect to that fence and further fence in their lots as desired per the current zoning requirements at their discretion.

The project is located at the edge of the current boundaries of the City of Columbia Falls. This area has seen several proposed and approved development projects over the last few years. This developer brought through a similar development of (2) apartment buildings just to the south of this development. That project has been sold and has not broken ground at this time. Further planned developments to the north of this site have been planned and approved by the City of Columbia falls but also have not broken ground. This area is scheduled for extension of the sidewalks and utilities in this area as these developments break ground.

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

The proposed subdivision is not planned to be phased at this time, and all improvements for the entire development will be completed or bonded for in accordance with the City of Columbia Falls subdivision regulations prior to the final plat.

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

The proposed development departs from the City of Columbia Falls Zoning and Subdivision regulations by the following design items:

- *Utilizing a 10-foot rear yard setback for the proposed lots in lieu of a 20-foot setback set forth by CR-5 zoning*

The proposed development will have a 10-foot rear yard setback instead of the 20-foot setback that is required by zoning. The reduced setback is due to the existing geometry of lot. If a 20-foot setback was utilized, the minimum lot sizes could not be met with a 20-foot access road. A fence will be provided along these property lines to reduce visual impact to the site, any the project will attempt to preserve any vegetation along these property lines to aid in the buffer.

- **Utilizing a 24-foot private road easement in lieu of a 60-foot public road R/W.**

The proposed development will utilize a 24-foot private road easement to be owned and maintained by the HOA of the development. Due to the existing and proposed lot sizes, a 60-foot public road and R/W was not deemed to be viable as the proposed lots would not have been able to reasonably meet the City of Columbia Zoning Standards size requirements. In addition, the road is designed to meet fire egress requirements, and the hammerhead style turnaround is modeled to ensure sufficient area for a fire truck to turn around and depart the development.

- **Proposed minimum centerline radius of 22-feet in lieu of 120-feet set forth by the City of Columbia Falls Subdivision Standards**

The proposed development seeks to reduce the minimum centerline radius of the private road within the development to 22-feet in lieu of 120-feet set for by the City of Columbia Falls Subdivision Standards. The proposed private road is designed to facilitate fire truck access and egress. In addition, the road within the development will be privately owned and operated by the HOA and the speed limit will be set to ensure that passenger and emergency traffic can pass safely through the development.

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

The allocated 34% common space is located outside the individual lots, sidewalks and drive lanes and roads. This space is located primarily on the East and West ends of the site. This area would be open with as many existing trees that we can retain. The area will be cleaned up and thinned while maintain a natural experience. On the west side of the site where the paved fire lane hammerhead is located, since the area will not be often used by the fire department, our plan is to use that space for recreation with a basketball hoop on one end and a pickleball court on the other with removable nets. This area will have a chain across so that access for parking vehicles will be restricted. We feel that this common space will help provide a buffer on the East and West side of the sites and also places for people to walk and use for recreation outside of their individual lots.

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

The following list details how public services will be provided to the proposed development.

Water

The proposed development will be serviced by the City of Columbia Falls public water supply system. The water main will be extended from its current terminus on Meadow Lake Boulevard, northwards on Meadow Lake Boulevard to the property frontage where the water main will then extend into the development

dead ending at a fire hydrant near the eastern property line of the development. The engineered design for the proposed water main extension will be reviewed and approved by the City of Columbia Falls public works department, Montana Department of Environmental Quality, and any other required entities prior to construction.

Sanitary Sewer

The proposed development will be serviced by the City of Columbia Falls public sewerage system. There is an existing sanitary sewer main which runs along the property frontage along Meadow Lake Boulevard. The proposed development will connect to the existing sewer main with a new public sewer main extension. The proposed development will be serviced by a low pressure sanitary sewer service, but the precise design will be finalized during the final design portion of the project. The engineered design for the proposed water main extension will be reviewed and approved by the City of Columbia Falls public works department, Montana Department of Environmental Quality, and any other required entities prior to construction.

Stormwater Management

The proposed development will utilize site grading to direct stormwater to an underground storage and infiltration facility. The stormwater will be treated and the proposed infiltration facility will be designed and sized to meet City of Columbia Falls Engineering Standards, as well as meet the minimum applicable requirements set forth by the Montana Department of Environmental Quality. On-site soils were found to be a medium sand, and favorable for on-site infiltration. At this time, no water is planned to be flow-controlled and discharged from the site, but in the event that water is discharged from the site, it will be done at rates less than pre-development in accordance with City and State requirements. The engineered design for the proposed stormwater improvements will be reviewed and approved by the City of Columbia Falls public works department, Montana Department of Environmental Quality, and any other required entities prior to construction.

Schools

The current concept for a school bus stop to service the development would be along Meadow Lake Boulevard. The proposed development would provide consistent sidewalk access to and from Meadow Lake Boulevard. The proposed development would increase the City of Columbia Falls school population by approximately 30 students, utilizing 1.5 students / residence as general practice.

Roads

The proposed road within the development would be a privately owned and maintained road which would provide adequate access and egress to all passenger vehicles as well as fire and emergency vehicles. Snow plowing would be provided by a contract plowing company. The proposed hammerhead will utilize a break-a-way style chain across the entrance to ensure that the hammerhead remains clear of any unauthorized vehicles, as well as providing a

safe space for the proposed amenities in the area.

Traffic Management

The proposed development will generate approximately 200 trips / day at full build out utilizing the standard of 10 trips / day per single family residence, multiplied by 20 residences. The threshold for the requirement of a traffic impact study is 300 trips per day, set forth by Flathead County and City of Columbia Falls Standards, thus a formal traffic impact study is not required for this project.

The proposed development will utilize Meadow Lake Boulevard for access and egress. Meadow Lake Boulevard is sized for the additional traffic, and no street improvements to Meadow Lake Boulevard are anticipated at this time. The proposed development is not deemed to pose a significant impact to any of the existing traffic infrastructure within the City of Columbia Falls.

Pedestrian Access

The proposed development will provide sidewalks from the site to Meadow Lake Boulevard. In addition, a 10-foot path easement will be included across the property frontage for the future extension of the master planned multi-use path down Meadow Lake Lane.

Recreation Facilities

The proposed development will include approximately 34% open space as required by the PUD conditions (30% minimum). In addition, amenities provided to the development will include a pickleball court, as well as a basketball court located within the hammerhead area of the development. In addition, additional facilities such as an on-site path and gazebo may be provided by the owner and HOA in the future. The development will include sidewalk access to the facilities from the homesites. The development will provide or bond for 11% of the appraised value in parkland or amenities as required by the City of Columbia Falls Planning and Zoning regulations at the time of final plat.

Other applicable utilities and services

The proposed development will be serviced by the following dry utility providers:

Electricity – Flathead Electric Co-Op

Natural Gas* – Northwestern Energy

Internet & Telephone – MTNMax, CenturyTel, Spectrum

The proposed development proposes for individual trash pick up and mail drop off. Trash pick up will be performed by the City of Columbia Falls or a contract hauler, and the mail drop off will be provided by the US Postal Service, and other carriers (FedEx, Prime, UPS). Trash collection will be verified by the City of Columbia Falls public works department and the mailbox locations and box types verified by the US Postal Service prior to final plat of the project.

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

The adjacent lots are currently being used as single family residences with possible home business including VRBO's. This area is an area of expansion of Columbia Falls per the growth policy and the already approved projects along this corridor to the north and south. The proposed development provides for single family and two family residences that meets the Cities CPUD allowed density and exceeds the required lot sizes. We feel that this project fits well with the already approved projects as a transitional residential project between multifamily housing and the single family residences.

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

While the existing neighborhood is currently single family residences, it is in an area of transition based on the approved projects. We are proposing a project that meets the density requirements per zoning while still keeping it single and two family residences and more than what is required open/common space per the CPUD guidelines. While no traffic study is required for this size of development we have reviewed the project with the traffic engineer who has completed similar studies in this area for other projects and based on those findings, Meadow lake Blvd is able to support the additional traffic of this development, please see the enclosed letter. We feel that this project will provide reasonable homes that are in need in the City of Columbia Falls.

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

Due to the nature of the lot size and the desire to have garages for each of the units, the north and south sides of the individual lots are a bit tight to allow for garages and first floor living in a 2 family usage. As such we are proposing a 10' vs. 20' setback for the rear yards to the north and south. To help mitigate that we are proposing a 4' tall wood privacy fence along those faces. The current county zoning setback is 5' so this will increase the setback on the sides by 5'. The project consists of a subdivision and the lots may developed individually as such the project may vary between (1) single family home for a total of 10 homes or

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

The City of Columbia Falls growth policy has the vision statement "A community maintaining quality embracing change". The proposed development achieves this by providing a high quality development, with provides high density housing at economical prices. The proposed development is targeted towards first time home-buyers with more approachable and affordable prices. The proposed development is a change, as the existing lot is a forested lot in a relatively low-density surrounding area. The proposed development is important to the City of Columbia Falls as it

continues to expand the public infrastructure and population of the City in an economic and efficient manner.

The proposed development is included in the current Columbia Falls Growth Policy and is shown as "MultiFamily" on the site map included in Appendix B to the plan. This growth policy designation seeks to include "High Density residential including townhouses and apartment units". The proposed development is meeting the goals of the growth policy by providing high density townhomes on this lot and within this area along Meadow Lake Boulevard. In addition, the proposed development will also serve as transitional development from the higher density apartments south of the proposed development to the less dense single family residential areas north of the development.

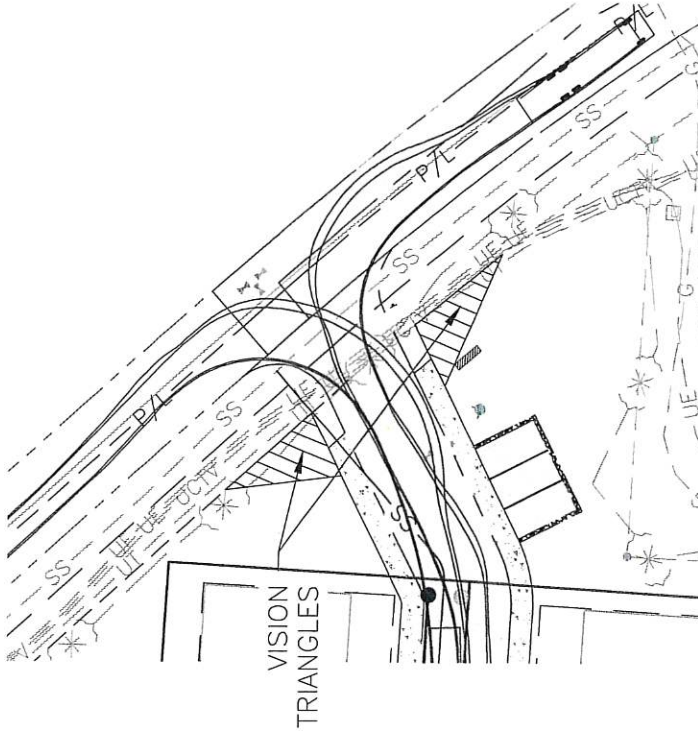
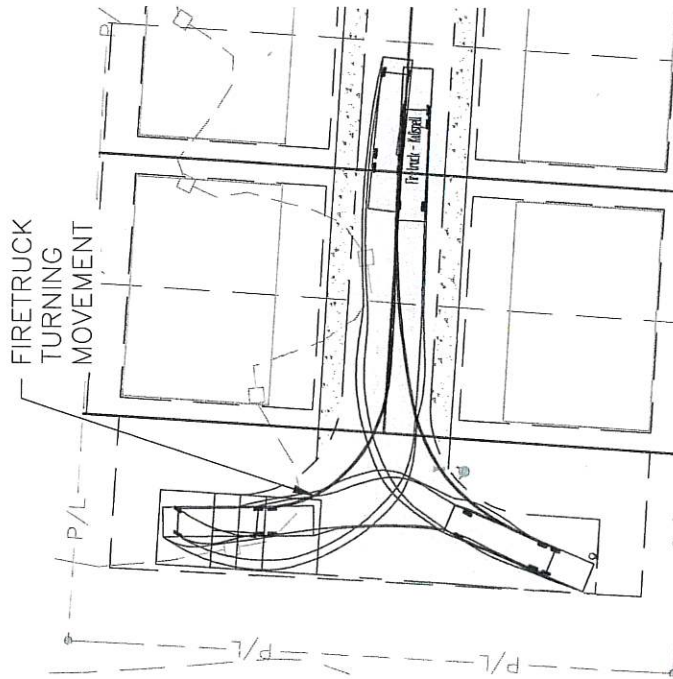
- 10) Include site plans, drawings and schematics with supporting narratives where needed that include the following information:
- a. Total acreage and present zoning classifications;
 - b. Zoning classification of all adjoining properties;
 - c. Density in dwelling units per gross acre;
 - d. Location, size height and number of stories for buildings and uses proposed for buildings;
 - e. Layout and dimensions of streets, parking areas, pedestrian walkways and surfacing;
 - f. Vehicle, emergency and pedestrian access, traffic circulation and control;
 - g. Location, size, height, color and materials of signs;
 - h. Location and height of fencing and/or screening
 - i. Location and type of landscaping
 - j. Location and type of open space and common areas;
 - k. Proposed maintenance of common areas and open space;
 - l. Property boundary locations and setback lines;
 - m. Special design standards, materials and/or colors;
 - n. Proposed schedule of completions and phasing of the development, if applicable;
 - o. Covenants, conditions and restrictions;
 - p. Any other information that may be deemed relevant and appropriate to allow for adequate review.

Please see the attached PUD site plans and associated attachments.

Sincerely,

Andy Ferris EI
Project Manager
TD&H ENGINEERING

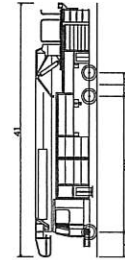
Aaron Wallace AIA
Principal, Partner
MONTANA CREATIVE
ARCHITECTURE AND DESIGN



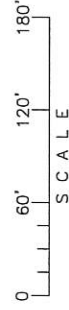
TURNAROUND

ENTRANCE

VEHICLE DIMENSIONS



Firetruck - Kallispell
Overall Length 41,000ft
Overall Width 8,000ft
Overall Height 10,292ft
Wheelbase 10,722ft
Track Width 7,600ft
Track Spacing 5500
Max Steering Angle (Virtual)



NOT FOR CONSTRUCTION

MEADOW LAKE BOULEVARD SUBDIVISION
COLUMBIA FALLS, MT

TURNING MOVEMENT

DRAWN BY:	MES
DESIGNED BY:	AJF
QUALITY CHECK:	JRB
DATE:	11.01.2024
JOB NO.	K24-043
CAD NO.	K24-043 TURNING



FIGURE
1/1

Item No.6.

274 Meadow Lake Boulevard
Legal Description

A parcel of land located in the Northeast 1/4 of the Southwest 1/4, of Section 7, Township 30 North, Range 20 West, P.M.,M., Flathead Coiuntty, Montana, being more particularly described as follows:

Beginning at the Southwest Corner of Parcel B of Certificate of Survey No. 22075, records of Flathead County; Thence $N0^{\circ}42'26''W$ along the West boundary of said parcel, 165.03 feet to the Northwest corner of said parcel; thence $S89^{\circ}59'03''E$ along the northerly boundary of said parcel, 202.88 feet; thence $N63^{\circ}39'39''E$ along said boundary, 191.41 feet to the northernmost corner of said parcel; thence $S44^{\circ}55'47''E$ along the easterly boundary of said parcel, 155.00 feet; thence along said boundary on a curve to the right having a radius of 1000.01 feet, a central angle of $10^{\circ}27'54''$, a chord bearing of $S39^{\circ}39'57''E$ and a chord distance of 182.40 feet, an arc length of 182.65 feet to the southeast corner of said parcel; Thence $N89^{\circ}58'32''W$ along the South boundary of said parcel, 598.28 feet to the Point of Beginning, containing 2.27 acres.

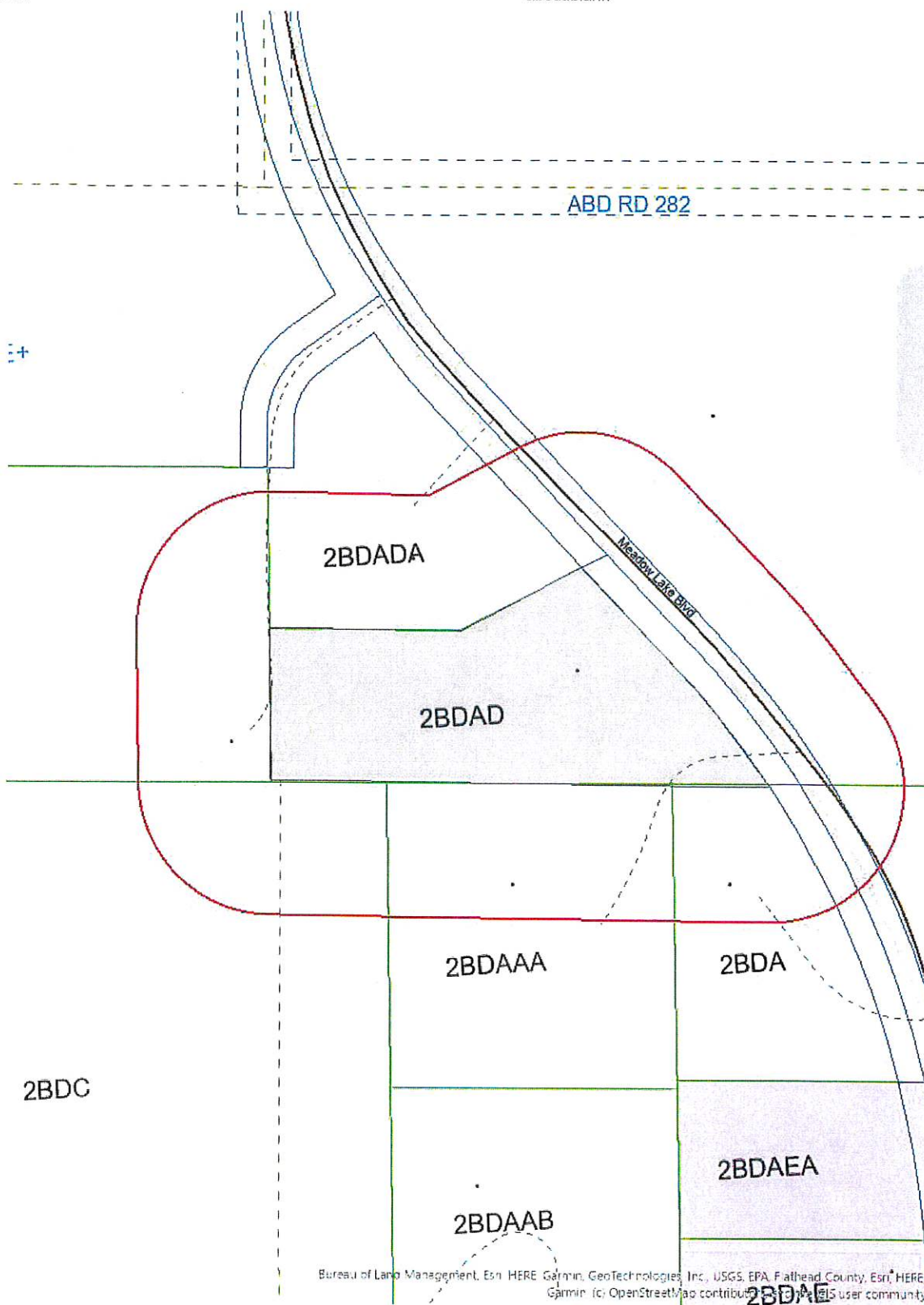


Parcel Information Report

Area of Interest (AOI) Information

Area : 375,955.3 ft²

Oct 28 2024 17:15:56 Mountain Daylight Time



Summary

Name	Count	Area(ft ²)	Length(ft)
Ownership	11	519,544.06	N/A
Property Identifiers	11	519,544.06	N/A
Incorporated City Limit	0	0	N/A
School District	1	375,955.30	N/A
Kalispell Elementary School District	0	0	N/A
Legislative Districts	1	375,955.30	N/A
Commissioner District	1	375,955.30	N/A
Kalispell Ward	0	0	N/A
100 Year Flood Plain	0	0	N/A
500 Year Flood Plain	0	0	N/A
County Zoning	3	375,971.91	N/A
Neighborhood Plan	0	0	N/A

Ownership

#	Owner Type	Property Owner	Area(ft ²)
1	Owner	TT LAND LLC	7,747.03
2	Owner	STEARNS-LAWSON, BROOKE	27,103.15
3	Owner	ZEILER, PHILLIP R & KARI D	36,559.45
4	Additional Owner	WASHBURN, DONEL W	43,417.28
5	Owner	WHITE, KIMBERLY A	43,417.28
6	Additional Owner	GOODMAN, MICHELLE L	48,367.08
7	Owner	GOODMAN JR, ROBERT E	48,367.08
8	Additional Owner	WIEGLEND, MICHELLE	51,804.72
9	Owner	SMITH, KRIS	51,804.72
10	Owner	WEYERHAEUSER NR COMPANY	59,594.18
11	Owner	GILCHRIST, TOBY & MINDY	101,362.06

Property Identifiers

#	Assessor Number	Geocode	Tract ID	Area(ft ²)
1	0509350	07418607307250000	3020X07-XXX-2B	7,747.03
2	0509790	07418607307150000	3020X07-XXX-2BDA	27,103.15
3	0509760	07418607306300000	3020X07-XXX-2BDC	36,559.45
4	0698950	07418607203150000	3020X07-XXX-3Q	59,594.18
5	0976389	07418607203700000	3020X07-XXX-2EA	86,834.57
6	0509746	07418607307010000	3020X07-XXX-2BDAAA	96,734.17
7	0978165	07418607203750000	3020X07-XXX-2BDAD	101,362.06
8	0001056	07418607203800000	3020X07-XXX-2BDADA	103,609.45

School District

#	School District	School District Number	High School	Area(ft ²)
1	COLUMBIA FALLS	6	COLUMBIA FALLS	375,955.30

Legislative Districts

#	House District	Senate District	Area(ft ²)
1	4	2	375,955.30

Commissioner District

#	Commissioner District	Area(ft ²)
1	1	375,955.30

County Zoning

#	Zoning District	Zoning Designation	Designated Land Use (Growth Policy Map)	Resolution Number	Resolution Date	Area(ft ²)
1	COLUMBIA FALLS INTERIM	I-1	Light Industrial Land Use	2331A	06/27/2024	67,479.33
2	COLUMBIA FALLS INTERIM	R-1	Suburban Residential Land Use	2331A	06/27/2024	79,976.74
3	COLUMBIA FALLS INTERIM	R-5	Two-Family Residential Land Use	2331A	06/27/2024	228,515.84



Planning Department

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

PHONE (406) 892-4391

FAX (406) 892-4413

MAJOR SUBDIVISION PRELIMINARY PLAT APPLICATION

FEE ATTACHED _____

FEES: SEE FEE SHEET

SUBDIVISION NAME: 274 Meadow Lake Development

OWNER(S) OF RECORD:

Name Toby & Mindy Gilchrist Phone 406-471-4978

Mailing Address 225 E Bowman Drive

City Kalispell State MT Zip 59901

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

Name & Address TD&H Engineering – Andrew Ferris, E.I.

Name & Address _____

Name & Address _____

LEGAL DESCRIPTION OF PROPERTY:

Property Address 274 Meadow Lake Blvd, Columbia Falls, MT

Assessor's Tract No(s) 0978165 Lot No(s) Parcel B

1/4 Sec NE ¼ SW Section 7 Township 30 N Range 20 W

GENERAL DESCRIPTION OF SUBDIVISION:

Number of Lots or Rental Spaces 10 Total Acreage in Subdivision 2.27

Total Acreage in Lots 1.33 Minimum Size of Lots or Spaces 0.133

Total Acreage in Streets or Roads _____ Maximum Size of Lots or Spaces 0.133

Total Acreage in Parks, Open Spaces and/or Common Areas 0.94

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

Single Family _____ Townhouse 20 Mobile Home Park _____

Duplex _____ Apartment _____ Recreational Vehicle Park _____

Commercial _____ Industrial _____ Planned Unit Development _____

Condominium _____ Multi-Family _____ Other _____

APPLICABLE ZONING DESIGNATION & DISTRICT R-5 annexed to CR-5

ESTIMATE OF MARKET VALUE BEFORE IMPROVEMENTS \$266,108

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 Fire Dep
Drainage System: Inlets / Underground Infiltration System

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

ESTIMATE OF IMPACTS:

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

A. Impacts on agriculture

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

The proposed development will have minimal impact on agriculture. The lot lies within a heavy wooded area with no agricultural areas within the immediate vicinity of the project.

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 minor impact on agricultural water facilities as the development will not produce contaminants that could contribute to groundwater pollution. All stormwater design will be reviewed and approved by the City of Columbia Falls and any other applicable agencies.

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 minimal impact on local services. The proposed development will service approximately 20 homes. Capacity and conveyance will be reviewed and addressed during the formal review of the project.

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.

Impact on the natural environment will occur as a result of this project. The proposed development will remove an existing wooded area to replace with developed area. The proposed development will maximize open space (currently proposed at 34%) and provide on-site landscaping to provide a natural environment.

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.

Minimal impact on wildlife and habitat are anticipated as a result of this project. The proposed development is currently surrounded by residential properties which inhibit substantial wildlife access and travel.

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.

Minimal impact to public health and safety. All utilities will be reviewed and approved by the appropriate entities. The proposed development does not have any substantial geologic abnormalities, or any areas of concern. The proposed development does not host any existing utilities which pose a threat to public health and safety.

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

SECTION OF REGULATIONS CREATING HARDSHIP: N/A

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

N/A

PROPOSED ALTERNATIVE(S) TO STRICT COMPLIANCES WITH SUBDIVISION REGULATIONS:

N/A

**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?

N/A

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

N/A

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

N/A

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

N/A

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

N/A

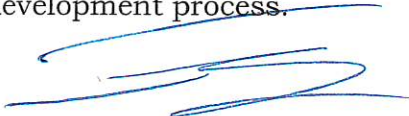
APPLICATION CONTENTS:

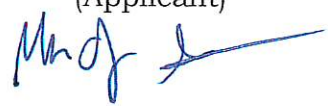
The subdivider shall submit a complete application addressing items below to the Columbia Falls Planning Department at least thirty five (35) days **prior** to the date of the Planning Board meeting at which it will be heard.

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

<u>Assessor#</u>	<u>Sec-Twn-Rng</u>	<u>Lot/Tract No</u>	<u>Property Owner & Mailing Address</u>
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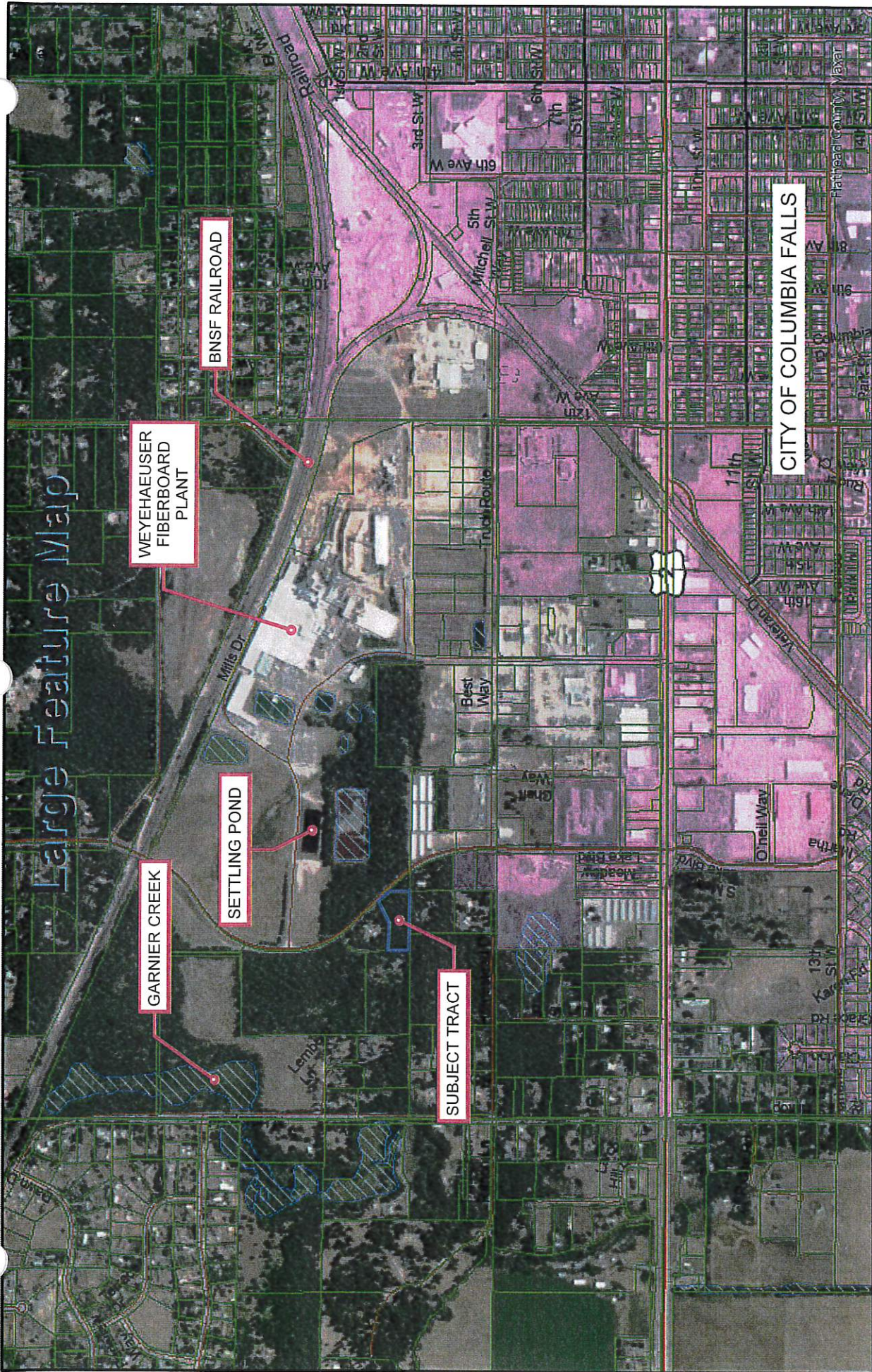
I hereby certify under penalty of perjury and the laws of the State of Montana that the information submitted herein, on all other submitted forms, documents, plans or any other information submitted as a part of this application, to be true, complete, and accurate to the best of my knowledge. Should 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)


11-4-24

 (Date)



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.

Flathead County
GIS Department



800 South Main Street
Kalispell, Montana 59901

Survey Record Map

30 RD 282

BK 80
PG 384

3Q+

COS 13897

COS 13011

COS 9059

SUBJECT
TRACT

COS 9058

COS 12183

COS 1428

COS 5170

COS 12563

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2BDAE

2BDAC

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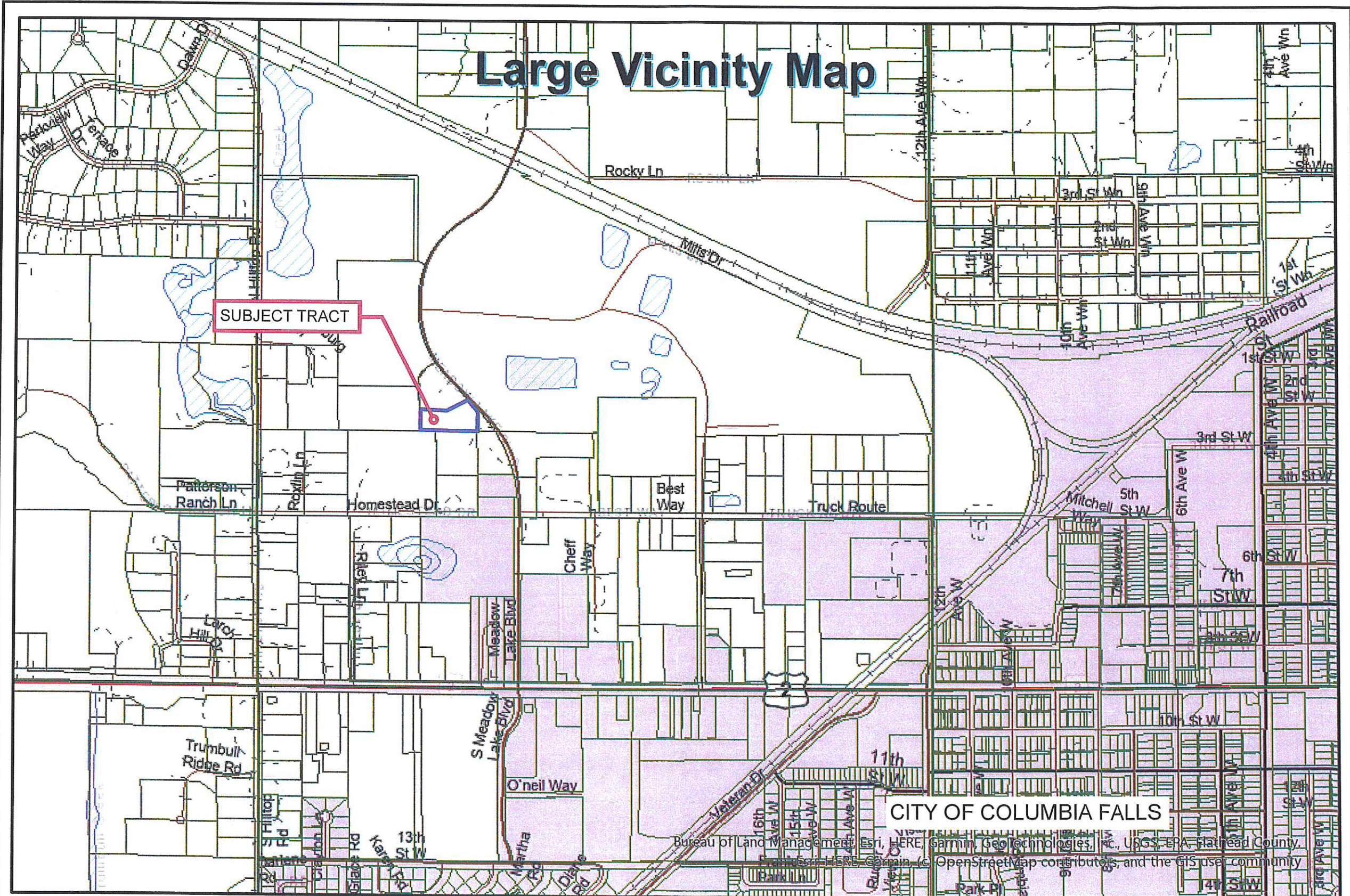
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Flathead County GIS Department



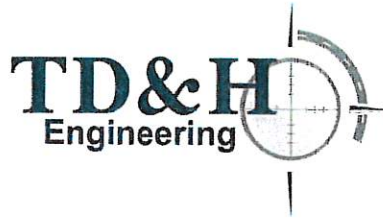
800 South Main Street
Kalispell, Montana 59901

0 0.05 0.1 0.2 0.3 0.4 mi



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450 Corporate Drive
Suite 101
Kalispell, MT 59901



406.751.5246
tdhengineering.com

MEMORANDUM

Date:	November 1, 2024	TDH Job No.:	K24-043
To:	City of Columbia Falls, Planning Department		
From:	Andrew Ferris, E.I.		
Subject:	274 Meadow Lake Boulevard Townhomes – Environmental Assessment Statement		

The proposed development at 274 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 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 resides entirely within the Columbia Falls Growth Policy adopted in 2109 as shown in the figure below:

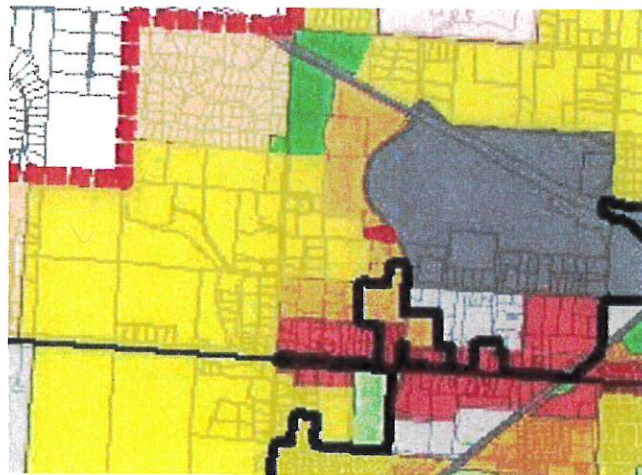
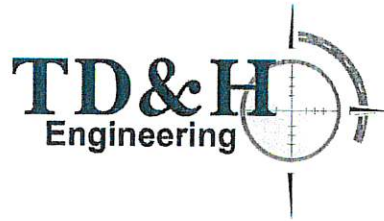


Figure 1 : Excerpt from the Columbia Falls Growth Policy with the Subject Property Shaded Red

450 Corporate Drive
Suite 101
Kalispell, MT 59901



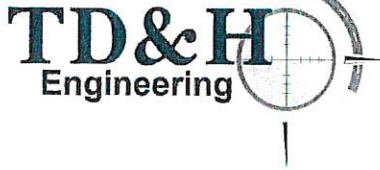
406.751.5246
tdhengineering.com

MEMORANDUM

Date:	November 1, 2024	TDH Job No.:	K24-043
To:	City of Columbia Falls, Planning Department		
From:	Andrew Ferris, E.I.		
Subject:	274 Meadow Lake Boulevard Townhomes – Project Phasing Statement		

The proposed development at 274 Meadow Lake Boulevard detailed by this preliminary plat package and consisting of, but not limited to, 10 lots, roadway, potable water, sanitary sewer, stormwater and dry utility improvements is not planned to be phased at this moment.

450 Corporate Drive
Suite 101
Kalispell, MT 59901



406.751.5246
tdhengineering.com

MEMORANDUM

Date:	November 1, 2024	TDH Job No.:	K24-043
To:	City of Columbia Falls, Planning Department		
From:	Andrew Ferris, E.I.		
Subject:	274 Meadow Lake Boulevard Townhomes – Water System Statement		

City of Columbia Falls, Title 17, Subdivision Regulations, Appendix A, Section II. 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 section Appendix A, Section III, Part B(d) of the City of Columbia Falls, Title 17, Subdivision Regulations the following applicable exception is listed.

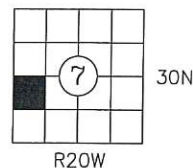
Divisions located within jurisdictional areas that have adopted growth policies pursuant to chapter 1 or within first-class or second-class municipalities for which the governing body certifies, pursuant to 76-4-127, that adequate storm water drainage and adequate municipal facilities will be provided;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

The proposed development at 274 Meadow Lake Boulevard Townhomes proposes to connect to the City of Columbia Falls public water and sewer 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 will be provided (MCA 76-4-135, 76-4-127) through their retained professionally licensed engineers,

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

OWNER: TOBY & MINDY GILCHRIST
225 E BOWMAN DRIVE
KALISPELL, MT 59901
BY: TD&H ENGINEERING, INC.
450 CORPORATE DRIVE SUITE 101
KALISPELL, MT. 59901
PHONE: (406) 751-5246
DATE: NOVEMBER, 2024



PRELIMINARY PLAT OF 274 MEADOW LAKE DEVELOPMENT

LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER
OF SECTION 7, TOWNSHIP 30 NORTH, RANGE 20 WEST, P.M.M., FLATHEAD
COUNTY, MONTANA.

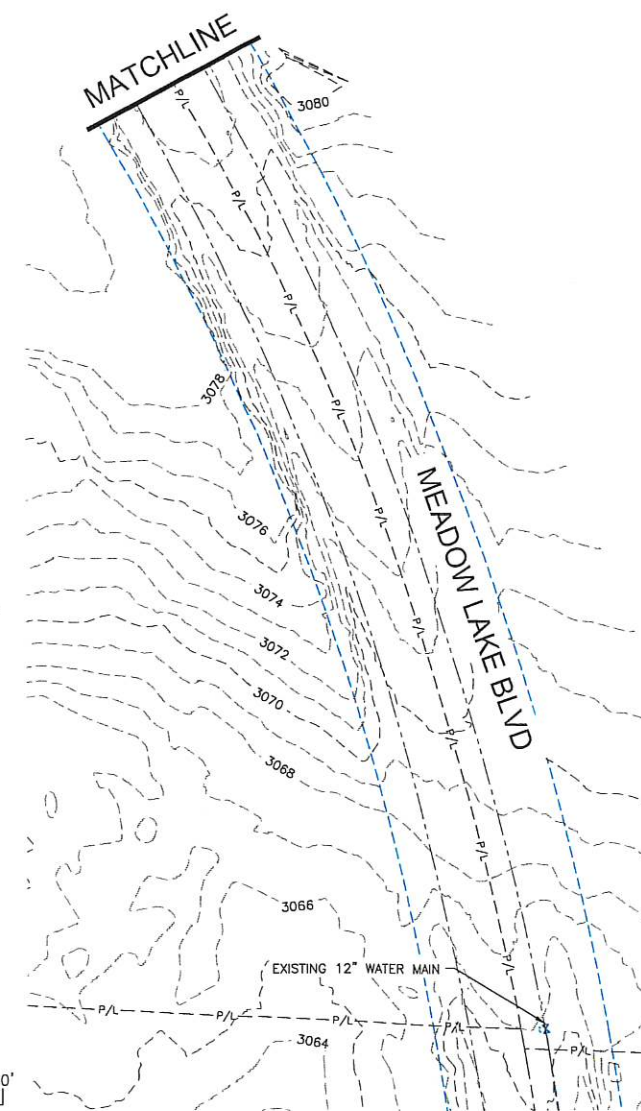
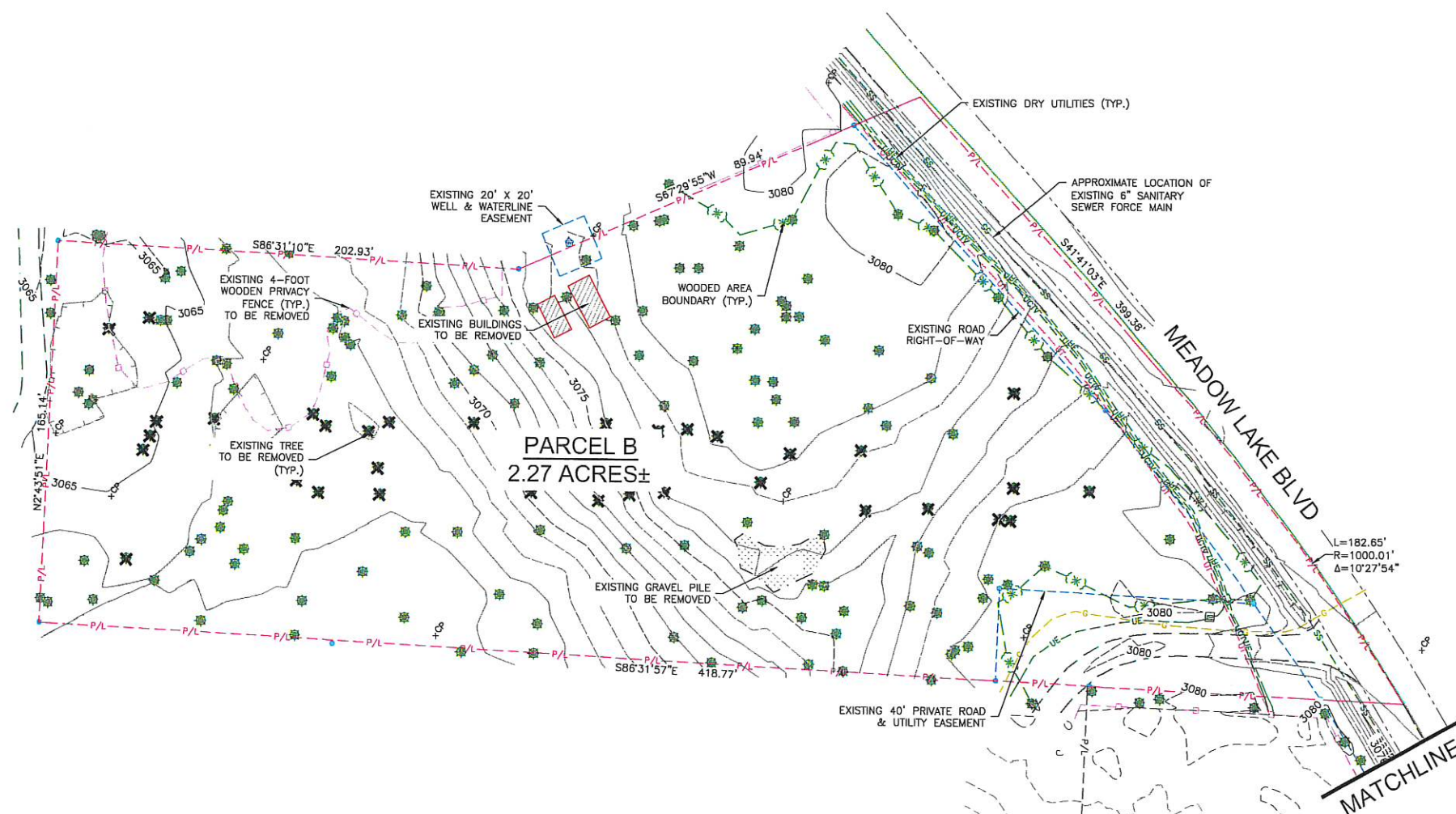
EXISTING CONDITIONS



GENERAL MAP
NOT TO SCALE

LEGEND

- PERIMETER BOUNDARY
- CONTOUR LINE (2' INTERVAL)
- CONTOUR LINE (10' INTERVAL)
- CONTROL POINT
- EXISTING CURB & GUTTER
- EDGE OF ASPHALT
- GAS DELINEATOR POST
- UTILITY POLE
- TELEPHONE RISER
- SIGN
- TRAFFIC FLOW
- CULVERT
- EXISTING ELECTRIC
- EXISTING GAS
- EXISTING TELEPHONE
- WATER LINE
- EXISTING WATER LINE
- SANITARY SEWER LINE
- EXISTING SEWER LINE
- STORM DRAIN
- EXISTING STORM DRAIN
- FIRE HYDRANT
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- MANHOLE
- EXISTING MANHOLE
- EXISTING LOT LINE
- EXISTING INLET
- NEW LOT LINE
- EXISTING RIGHT-OF-WAY
- RIGHT-OF-WAY
- CHAIN LINK FENCE
- STREET LIGHT
- PROPERTY PIN
- TEST PIT LOCATION
- CONIFEROUS TREE
- DECIDUOUS TREE
- EXISTING CONCRETE
- RETAINING WALL
- INFILTRATION DITCH

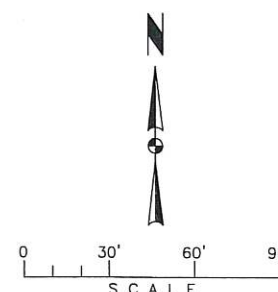


GENERAL NOTES

- PROJECT IS LOCATED IN SECTION 7, T30N, R20W, P.M.M., FLATHEAD COUNTY, MONTANA. SUBJECT PROJECT AREA CONTAINS 2.27 ACRES±.
- NATURAL FEATURES INCLUDE MODERATELY SLOPED TIMBERED RAW LAND FORESTED WITH NATIVE CONIFEROUS AND DECIDUOUS SPECIES.
- NO MUNICIPAL UTILITIES EXIST ON OR NEAR THE SITE WITH THE EXCEPTION TO SANITARY SEWER. SOME DRY UTILITIES EXIST IN THE ADJACENT RIGHT-OF-WAY TO THE EAST.
- DRAINAGE PATTERNS FOLLOW THE EXISTING TOPOGRAPHY. THERE ARE NO SWALES ON THE SUBJECT TRACTS.
- A 30-FOOT RIGHT-OF-WAY EXISTS ON THE EASTERN PROPERTY BOUNDARY (MEADOW LAKE BLVD).
- SUBJECT PROPERTY CONTAINS NO SURFACE WATER RESOURCES.
- SUBJECT PROPERTY DOES CONTAIN SLOPES OF 15% OR GREATER. REFER TO SLOPE STUDY ANALYSIS ON SHEET 2 FOR ADDITIONAL INFORMATION.
- SUBJECT PROPERTY CONTAINS NO BEDROCK OR ROCK OUTCROPPINGS.
- SUBJECT PROPERTY CONTAINS NO KNOWN ARCHEOLOGICAL OR CULTURAL SITES.
- SUBJECT PROPERTY CONTAINS NO WETLANDS OR DESIGNATED 100-YEAR FLOODPLAIN.
- THIS TOPOGRAPHIC BASE MAP WAS GENERATED FROM A COMBINATION OF GROUND & AERIAL MAPPING.

FLOOD PLAIN

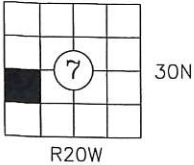
NO PART OF THE PROPOSED DEVELOPMENT FALLS WITHIN A DESIGNATED FLOOD PLAIN AS SHOWN ON "FEMA FLOOD INSURANCE RATE MAP, FLATHEAD COUNTY, MONTANA, COMMUNITY-PANEL NUMBER 1405 OF 3475, MAP NUMBER 30029C1405J" EFFECTIVE DATE NOVEMBER 4, 2015.



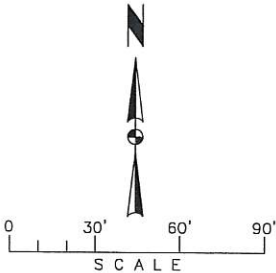
OWNER: TOBY & MINDY GILCHRIST
225 E BOWMAN DRIVE
KALISPELL, MT 59901
BY: TD&H ENGINEERING, INC.
450 CORPORATE DRIVE SUITE 101
KALISPELL, MT. 59901
PHONE: (406) 751-5246
DATE: NOVEMBER, 2024

PRELIMINARY PLAT OF
274 MEADOW LAKE DEVELOPMENT

LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER
OF SECTION 7, TOWNSHIP 30 NORTH, RANGE 20 WEST, P.M.M., FLATHEAD
COUNTY, MONTANA.



SLOPE STUDY



SLOPES TABLE			
NUMBER	MINIMUM SLOPE	MAXIMUM SLOPE	COLOR
1	0.00%	15.00%	Green
2	15.00%	25.00%	Yellow
3	25.00%	>25.00%	Red

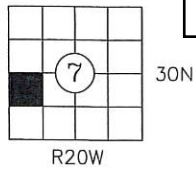
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BY: TD&H ENGINEERING, INC.
450 CORPORATE DRIVE SUITE 101
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PHONE: (406) 751-5246

DATE: NOVEMBER, 2024

Item No.6.

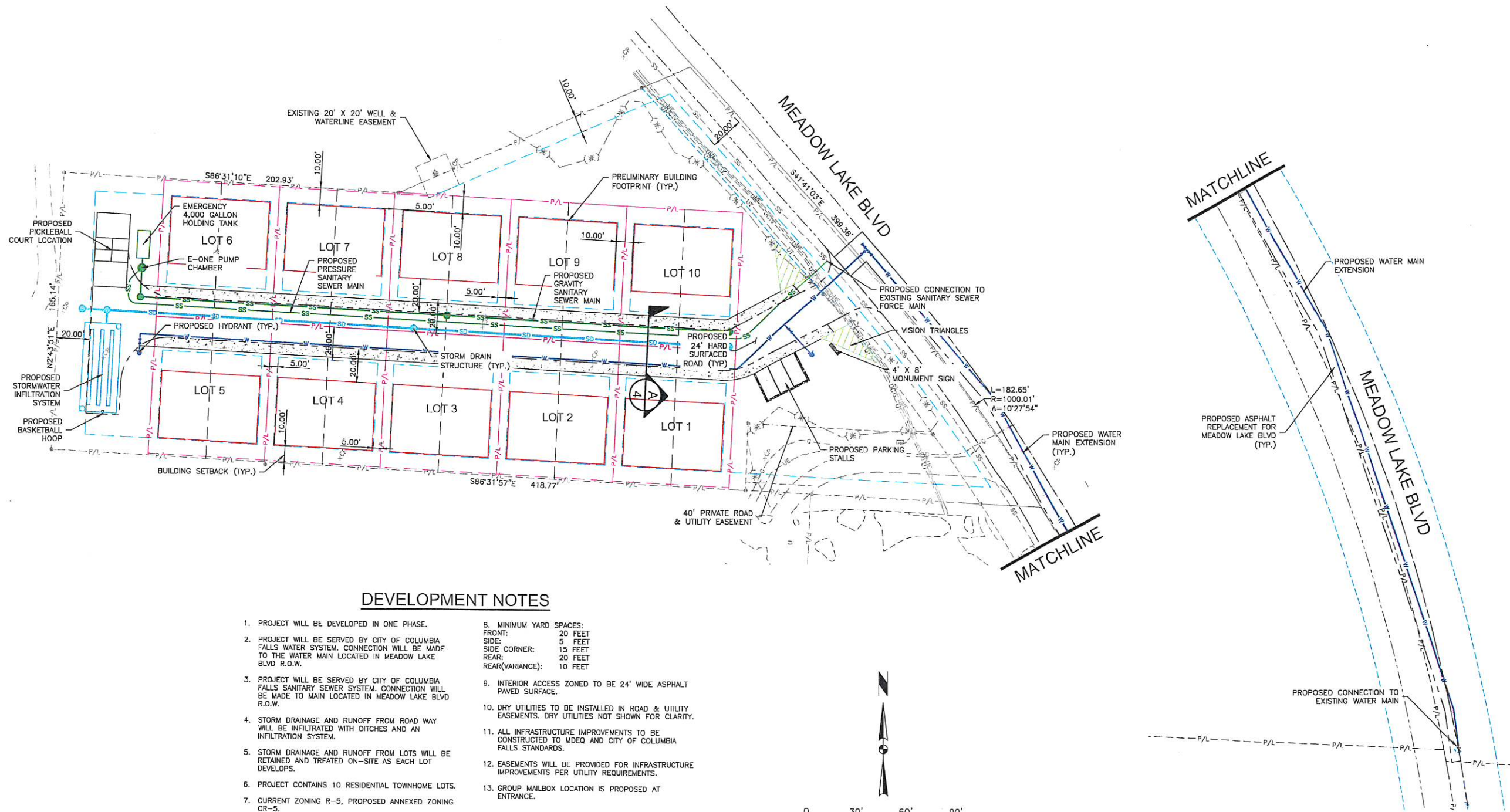


PRELIMINARY PLAT OF 274 MEADOW LAKE DEVELOPMENT

LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER
OF SECTION 7, TOWNSHIP 30 NORTH, RANGE 20 WEST, P.M.M., FLATHEAD
COUNTY, MONTANA.

LOT LAYOUT DETAIL, UTILITIES

UTILITY PROVIDERS
ELECTRICITY - FLATHEAD ELECTRIC CO-OP
TELEPHONE - CENTURYTEL (LAND LINE)
CABLE TV - SPECTRUM
WATER - CITY OF COLUMBIA FALLS
SANITARY SEWER - CITY OF COLUMBIA FALLS
SOLID WASTE - CONTRACT/REPUBLIC DISPOSAL

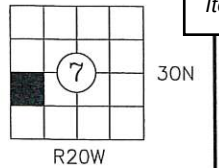


DEVELOPMENT NOTES

1. PROJECT WILL BE DEVELOPED IN ONE PHASE.
2. PROJECT WILL BE SERVED BY 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 CITY OF COLUMBIA FALLS SANITARY SEWER SYSTEM. CONNECTION WILL BE MADE TO MAIN LOCATED IN MEADOW LAKE BLVD R.O.W.
4. STORM DRAINAGE AND RUNOFF FROM ROAD WAY WILL BE INFILTRATED WITH DITCHES AND AN INFILTRATION SYSTEM.
5. STORM DRAINAGE AND RUNOFF FROM LOTS WILL BE RETAINED AND TREATED ON-SITE AS EACH LOT DEVELOPS.
6. PROJECT CONTAINS 10 RESIDENTIAL TOWNHOME LOTS.
7. CURRENT ZONING R-5, PROPOSED ANNEXED ZONING CR-5.
8. MINIMUM YARD SPACES:
FRONT: 20 FEET
SIDE: 5 FEET
SIDE CORNER: 15 FEET
REAR: 20 FEET
REAR(VARIANCE): 10 FEET
9. INTERIOR ACCESS ZONED TO BE 24' WIDE ASPHALT PAVED SURFACE.
10. DRY UTILITIES TO BE INSTALLED IN ROAD & UTILITY 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 REQUIREMENTS.
13. GROUP MAILBOX LOCATION IS PROPOSED AT ENTRANCE.

OWNER: TOBY & MINDY GILCHRIST
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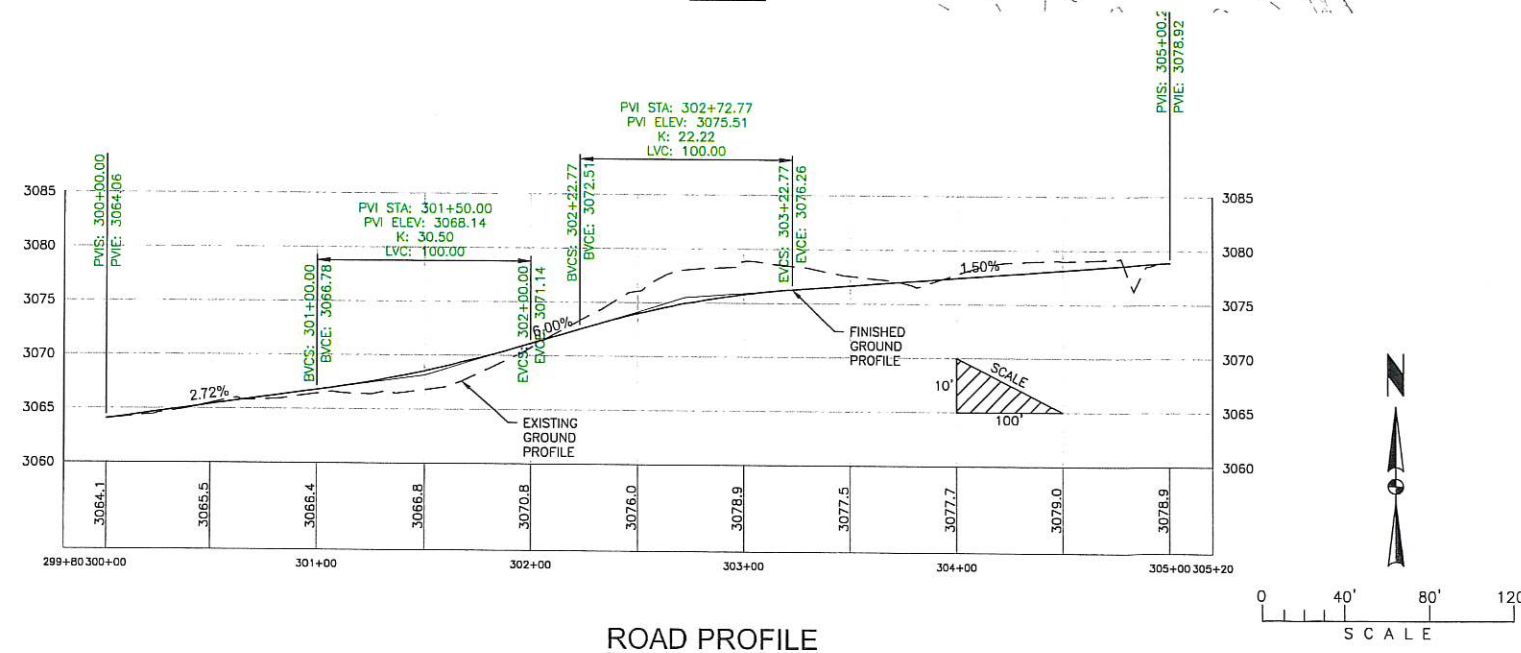
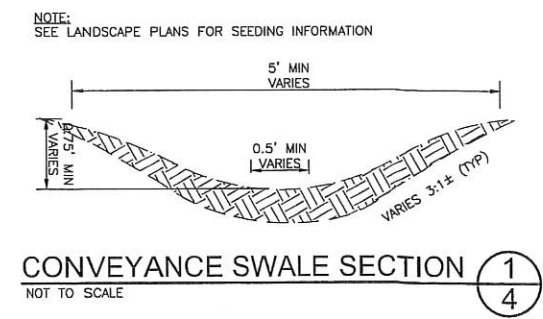
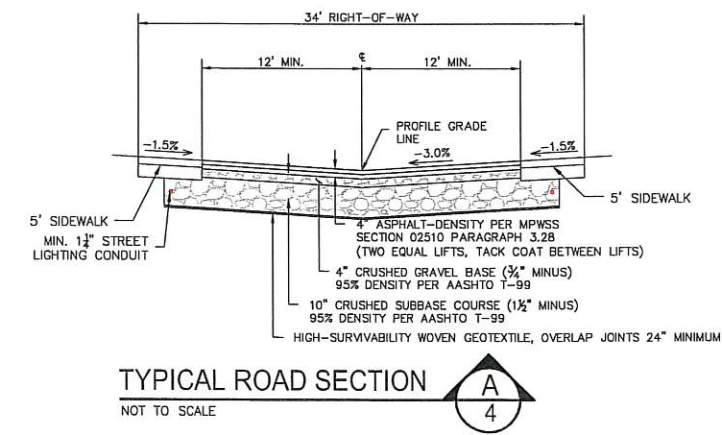
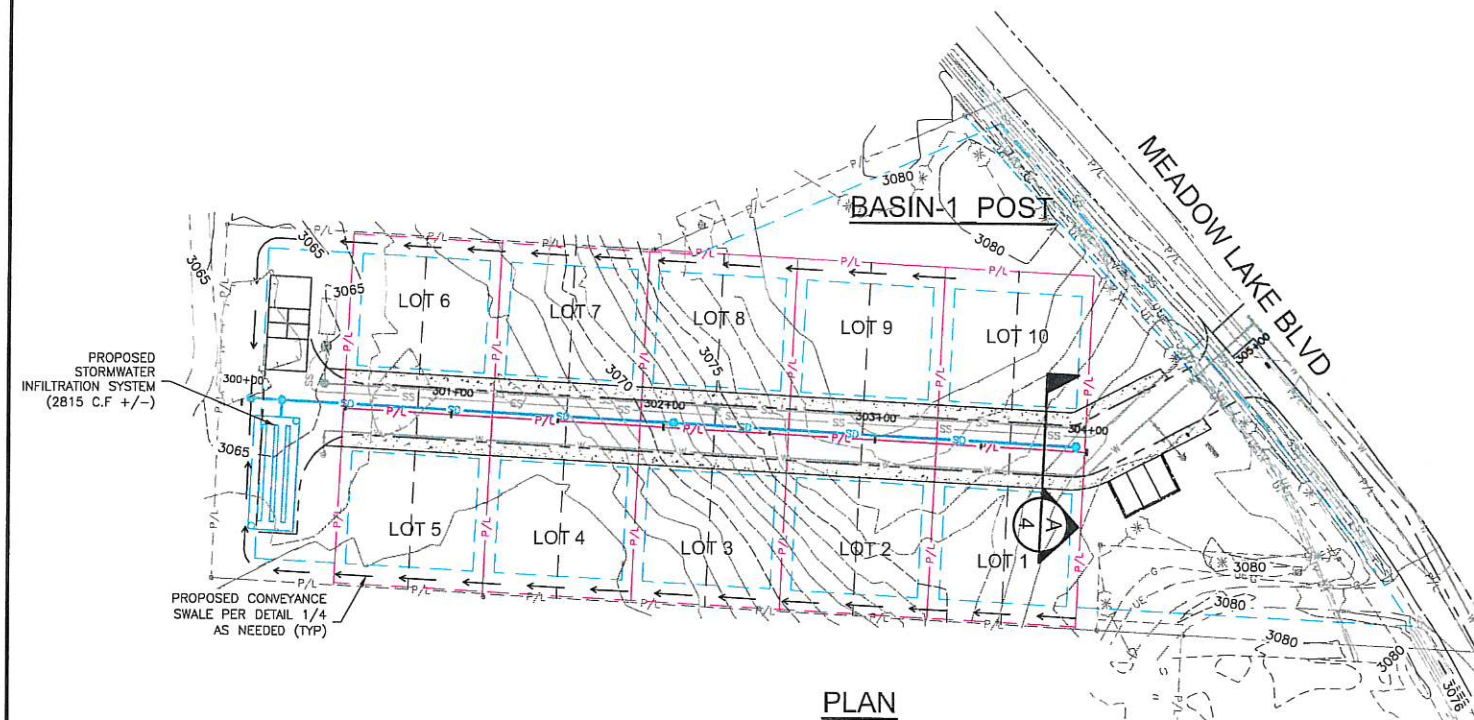
PRELIMINARY PLAT OF 274 MEADOW LAKE DEVELOPMENT

LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER
OF SECTION 7, TOWNSHIP 30 NORTH, RANGE 20 WEST, P.M.M., FLATHEAD
COUNTY, MONTANA.

CONCEPTUAL GRADING & STORM DRAINAGE

GENERAL NOTES

1. STORM DRAINAGE AND RUNOFF WILL BE RETAINED, TREATED, AND INFILTRATED ON-SITE.
2. PROPOSED PRIVATE ACCESS WILL HAVE A 3% GRADE SLOPED DOWN TO CENTER LINE TO PROMOTE RUNOFF COLLECTION INTO AREA INLETS AND CONVEYANCE INTO UNDERGROUND INFILTRATION SYSTEM.
3. ALL LOTS WILL BE REQUIRED TO PRODUCE SITE STORM DRAINAGE PLAN AT TIME OF DEVELOPMENT.
4. CONVEYANCE SWALES WILL BE LOCATED ALONG BACKSIDE OF LOTS TO COLLECT AND CONVEY RUNOFF INTO UNDERGROUND INFILTRATION SYSTEM.



PRELIMINARY STORMWATER CALCULATIONS

GENERAL DESIGN NOTES:

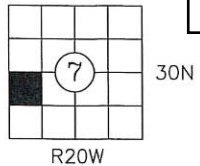
- ALL IMPERVIOUS AREA TO BE ROUTED TO THE PROPOSED INFILTRATION SYSTEM
- INITIAL STORMWATER FACILITY VOLUME ACCOUNTS FOR THE FIRST 0.5" OF RAINFALL ON-SITE THAT IS TO BE RETAINED
- ROOF RUNOFF AND DRIVEWAYS FOR EACH LOT HAVE BEEN ACCOUNTED FOR IN PRELIMINARY ANALYSIS
- PRE-DEVELOPMENT AND POST DEVELOPMENT BASIN IS CONSIDERED TO BE EQUIVALENT, AS SITE GRADING WILL NOT SIGNIFICANTLY ALTER EXISTING DRAINAGE PATTERNS

SB-1 PRE/POST

TOTAL BASIN AREA:
PREDEVELOPMENT BASIN AREAS (S.F.)
UNIMPROVED: 98,881
POST-DEVELOPMENT BASIN AREAS (S.F.)
IMPERVIOUS (ROAD, ROOF, ETC): 47,168
LAWN: 27,986
UNIMPROVED: 22,334
INITIAL STORMWATER FACILITY VOLUME REQUIRED (C.F.): 2,023
ADDITIONAL RUN-OFF FROM DEVELOPMENT ACTIVITIES (C.F.): 2,800
REQUIRED ON-SITE STORAGE (C.F.): 2,800
PROPOSED ON-SITE STORAGE (C.F.): 2,815

OWNER: TOBY & MINDY GILCHRIST
225 E BOWMAN DRIVE
KALISPELL, MT 59901
BY: TD&H ENGINEERING, INC.
450 CORPORATE DRIVE SUITE 101
KALISPELL, MT. 59901
PHONE: (406) 751-5246
DATE: NOVEMBER, 2024

Item No.6.



PRELIMINARY PLAT OF 274 MEADOW LAKE DEVELOPMENT

LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER
OF SECTION 7, TOWNSHIP 30 NORTH, RANGE 20 WEST, P.M.M., FLATHEAD
COUNTY, MONTANA.

AREAS & DIMENSIONS

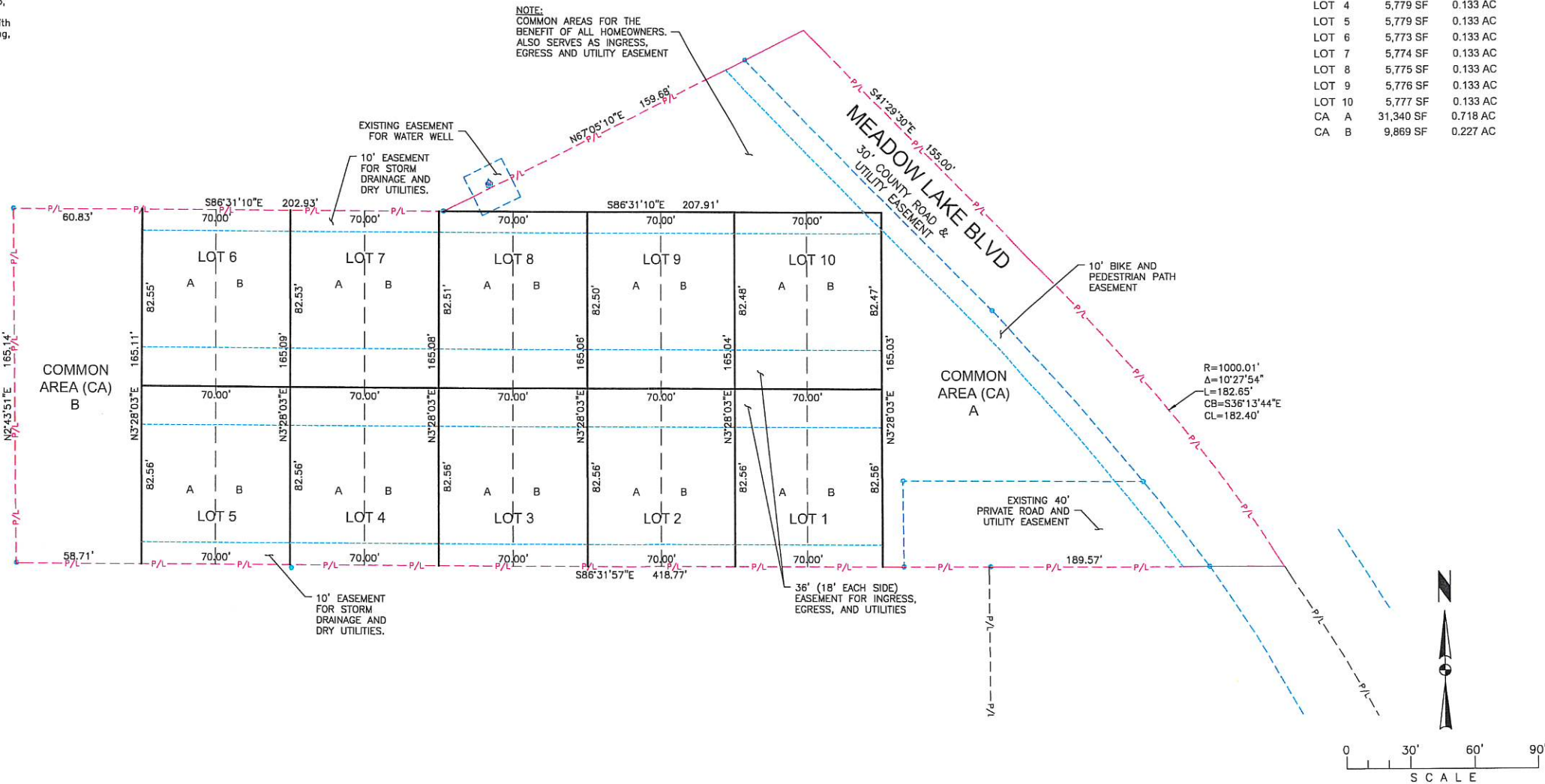
LEGAL DESCRIPTION

A tract of land located in the Northeast Quarter of the Southwest Quarter of Section 7, Township 30 North, Range 20 West, P.M.M., Flathead County, State of Montana more particularly described as:

Parcel B of Certificate of Survey Number 22075, Records of Flathead County, State of Montana, containing 2.27 acres more or less, together with and subject to all appurtenant servitudes existing or of record.

AREA TABLE

LOT 1	5,779 SF	0.133 AC
LOT 2	5,779 SF	0.133 AC
LOT 3	5,779 SF	0.133 AC
LOT 4	5,779 SF	0.133 AC
LOT 5	5,779 SF	0.133 AC
LOT 6	5,773 SF	0.133 AC
LOT 7	5,774 SF	0.133 AC
LOT 8	5,775 SF	0.133 AC
LOT 9	5,776 SF	0.133 AC
LOT 10	5,777 SF	0.133 AC
CA A	31,340 SF	0.718 AC
CA B	9,869 SF	0.227 AC



CITY OF COLUMBIA FALLS
NOTICE OF MEETINGS
Item No.6.

The Columbia Falls Planning Commission will hold a public hearing for the following item at their regular meeting on Thursday, December 12, 2024 at 6:00 p.m. at the Council Chambers of City Hall, 130 6th Street West, Columbia Falls, Montana. The Columbia Falls City Council will hold a subsequent hearing on Tuesday, January 21, 2025 starting at 7:00 p.m. in the same location.

Annexation and initial zoning from County R-5 (Two-Family Residential) to City CR-5 (Two Family Residential) in the Columbia Falls Zoning District: Toby and Mindy Gilcrest are requesting an annexation and initial zoning from the current County zoning of R-5 (Two-Family Residential) to City CR-5 (Two-Family Residential). The Columbia Falls Growth Policy designates the property as multi-family allowing eight or more units per acre. The property is currently vacant and located at 274 Meadow Lake Boulevard in Columbia Falls. The property is described as Parcel B of COS 22075 (Accessors Tracts 2BDAD); Section 7, Township 30 North, Range 20 West, P.M.M., Flathead County.

A Planned Unit Development for a 10 lot/20-unit development in Columbia Falls Zoning District: Toby and Mindy Gilcrest are requesting a Planned Unit Development (zoning overlay) to allow the development of ten residential lots with each lot having a two-unit townhome for a total of twenty units on 2.27 acres. The PUD will provide deviations to the private street cross section along with setback deviations. The property is currently vacant and located at 274 Meadow Lake Boulevard in Columbia Falls. The property is described as Parcel B of COS 22075 (Accessors Tracts 2BDAD); Section 7, Township 30 North, Range 20 West, P.M.M., Flathead County.

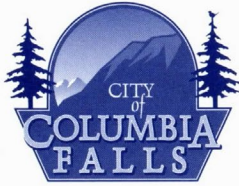
A subdivision creating 10 parent lots and 20 sublots in the Columbia Falls Planning Jurisdiction: Toby and Mindy Gilcrest are requesting a subdivision that will create ten parent lots with each lot having a two-unit townhome for a total of 20 units on 2.27 acres. The subdivision will access Meadow Lake Boulevard with a private street and each lot will front on the new street. The property is currently vacant and located at 274 Meadow Lake Boulevard in Columbia Falls. The property is described as Parcel B of COS 22075 (Accessors Tracts 2BDAD); Section 7, Township 30 North, Range 20 West, P.M.M., Flathead County.

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

DATED this 18th day of November, 2024

Mark Shrives
Mark Shrives, Interim City
Manager/Planning & Zoning
Administrator
COLUMBIA FALLS CITY PLANNING COMMISSION

November 24, 2024
MNAXLP



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

Planning Department

PHONE (406) 892-4391

FAX (406) 892-4413

Item No.6.

November 20, 2024

Re: Public hearing notice for an initial zoning, Planned Unit Development, and subdivision at 274 Meadow Lake Boulevard, Columbia Falls.

Dear Adjacent Property Owner:

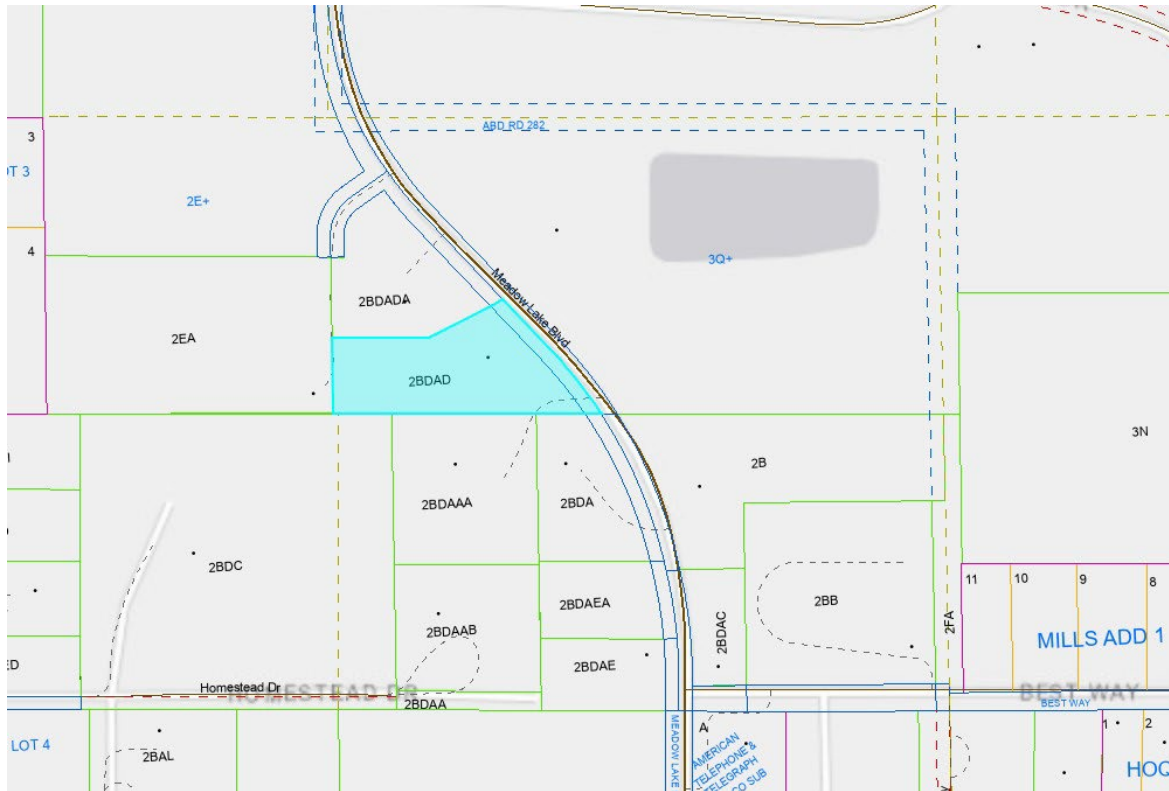
Our records indicate that you are the owner of property within 150-feet of the proposed project.

As the Planning Staff for the Columbia Falls Planning Jurisdiction, I am writing to provide you with a notice of a public hearing that involves a request by Toby and Mindy Gilcrest for a 20-unit development. The applications includes annexation and initial zoning, a Planned Unit Development, and a Subdivision.

If you have questions or comments concerning this matter, please call, visit or write me at City Hall. For written comment to be included in the Planning Commission packet, it needs to be submitted to the City Clerk, 130 6th Street West, Columbia Falls, MT 59912 no later than Thursday December 5th or by email: staalandb@cityofcolumbiafalls.com. Written or emailed comment may be provided up to 5:00 pm on the day of the hearing, it will just be passed out at the hearing. You are also invited to present verbal or written testimony during the public hearing on December 12, 2024.

Sincerely,

Eric H. Mulcahy, City Planner



CITY OF COLUMBIA FALLS

NOTICE OF PUBLIC HEARINGS

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Caleb Sobczak

From: B Staaland
Sent: Tuesday, December 10, 2024 6:52 AM
To: Caleb Sobczak
Subject: FW: Housing Proposal on North Meadow Lake Boulevard
Attachments: Daily I read stories about the lack of affordable housing or NIMBY challenges to new housing projects or service workers forced to commute hours to find housing or young families forced to live in shelters or severe and un.docx; thumbnail_IMG_2608.jpg

Follow Up Flag: Follow up
Flag Status: Flagged

For the Planning Commissio.

From: Pat Malone [mailto:pcmwccc@hotmail.com]
Sent: Monday, December 9, 2024 8:09 AM
To: B Staaland
Cc: wendy@wswconsult.com; sarah@westernspaces.com; andrew@urbanruralcontinuum.com; Pete Glee; Pat Malone; Chris Peterson
Subject: Housing Proposal on North Meadow Lake Boulevard

December 9, 2024

Columbia Falls Planning Commission
 Columbia Falls City Hall

Friends.

It has recently been brought to my attention that at your Thursday, December 12th Commission meeting you'll be considering the possible approval of a housing development along Meadow Lake Boulevard just south and west of the viaduct (near Rocky Lane and Garnier Creek - and east of the North Hilltop neighborhood). I also understand that perhaps this applicant and proposal has previously come before you and been denied. Our family are owners in Meadow Lake Resort and Golf Course and drive and bike this area routinely.

As of this morning, unfortunately, the City's website does not contain a meeting agenda or packet for citizen review. So my comments at this time will lack specifics of the development in question.

However, I would like to comment, in general, on several issues that must be considered.

First, and maybe most importantly, the State of Montana and the City of Columbia Falls are currently investing hundreds of thousands of dollars and thousands of hours of staff and volunteer time attempting to find solutions to our current affordable and workforce housing crisis. Last year the Legislative passed four significant bills to help facilitate local action on this crisis. Senate Bills 245, 323 and 382 all direct the City of Columbia Falls to carefully study, review and revise its current growth management, community and neighborhood plans and development regulations to expedite more affordable and workforce housing - not housing in general, but specifically housing that meets local, community needs for our critical workforce.

The City has reconstituted its Planning Commission, adopted a new citizen participation plan and is currently undertaking a long overdue housing study in order to address these legislative mandates. So...it is critical now that the Commission and City does not take actions that would in any way undermine the goals as set forth by Governor Gianforte or the Legislature. From my planning background, it is very common practice to place a 6 to 12-month moratorium on all development proposals while critical municipal codes are being updated to preserve their integrity and protect the public interest. (Personally, I would strongly recommend this but understand the City may choose not to).

Second, this project is located in an area that is poorly served by basic residential amenities and with poor circulation and sightlines. New residential development should not be single-family homes but denser, multi-family construction and ideally located closer to the urban core - through infill - with an appropriate array of residential amenities (shopping, recreation, parks, community services, transit, etc.). If planned/zoned for residential usage this area should be very low density, like 1 unit per 10 acres as it sits adjacent to very busy railroad tracks and across from heavy industrial property. Mills and Homestead drives are not public through streets, so ingress/egress and public safety access is limited and poor. The curvature of Meadow Lake Boulevard and sightlines across the viaduct makes public access dangerous for high ADT usage (if access is in proximity to the existing metal entry fence).

Third, it has been reported that this applicant/developer has entertained (and may be proposing) a combination of permanent and vacation rental properties. Vacation or short-term rentals (STR) generate a lot more traffic than traditional owner-occupied housing. This would compound the transportation problem and would further increase the local workforce housing crisis. STR's are problematic on many levels and in some locations should be restricted outright by requiring deed restrictions in adopted, certified and recorded CCRs as a condition of subdivision approval.

Anyway, please allow the local planning process to proceed and delay any land development decision that will ultimately work against the best interests of the larger community and health and safety of all Columbia Falls residents and taxpayers.

Sincerely,

Patrick Malone, 1373 Wildcat Drive, Columbia Falls

From: Pat Malone <pcmwccc@hotmail.com>

Sent: Thursday, November 23, 2023 12:53 PM

To: Susan Nicosia <nicosias@cityofcolumbiafalls.com>

Cc: editor@hungryhorsenews.com <editor@hungryhorsenews.com>; Connie Malone <cjmalone5@gmail.com>; Patrick Copeland Malone <pcmwccc@hotmail.com>; Erica McKee <ehoward395@gmail.com>; Veronika Barnes <barnes.veronika@gmail.com>; Shellirae07@gmail.com <Shellirae07@gmail.com>; Venom6995@yahoo.com <Venom6995@yahoo.com>; Robin8ak@yahoo.com <Robin8ak@yahoo.com>; chris stadler <chrisstadler@hotmail.com>; April Diehl <diehl.april@gmail.com>; Jrmeans32@yahoo.com <Jrmeans32@yahoo.com>; Jordan Smith <jordanglacierguides@gmail.com>; Jessi.davidson@hey.com <Jessi.davidson@hey.com>; Cecelia Notess <cecelia@notess.com>; Hallie Brown <hallie.brown@gmail.com>; Trevor Hildebrand <hildetf@gmail.com>; Citizens For A Better Flathead <citizens@flatheadcitizens.org>; Flathead Families for Responsible Growth <ffrgmt@gmail.com>; Barb Riley <cyariley@gmail.com>

Subject: Malone and Wildcat Estate Neighbors Request Mayor/Council Perform Housing Study

Dear Columbia Falls Mayor and City Councilmembers.

18 months ago, our family requested you direct City staff to launch an investigation into the desirability of further permitting "Short-Term Rentals." We never received a response - which unfortunately was not surprising (for us or our many neighbors who strongly supported the request). The need remains even more true today!!

Since that time, an explosion of activity has occurred nationwide around the negative (both short and long-term) impacts from the continued expansion of short-term rentals: since they drive up housing prices, force local workers to relocate, change the character of once stable neighborhoods, and as of late allow for increased crime, drugs, prostitution and human trafficking (to name a few negatives).

As homeowners of both permanent and vacation properties across 3 states and a dozen cities, we have (unfortunately) witnessed a dramatic increase in the criminal activity associated with SRTs (some resulting in the largest drug and prostitution busts in years). Occupants of SRTs have the advantage of 'flying under the radar' of hotel clerks and other informed, watching eyes. Much of the illegal activity happens off-site and/or late at night and so homeowner neighbors can often miss the obvious with an expected high turnover of occupants.

To help inform you of these developments we have prepared and attached 2 documents: the first provides a series of weblinks to articles on the prevalence of drugs, sex and human trafficking in SRTs; the second provides a series of weblinks to local governments who are actively attempting to promote long-term, affordable, workforce housing over short-term, vacation, party homes. Lastly, we are also attaching an excellent info piece from Montgomery County (MD), which could serve as a model for us locally.

Attached you will also find various letters from Wildcat Estates neighbors objecting to City approval of STRs along our block (currently at 1210, 1220, 1331 and 1407 Wildcat Drive). Our renewed "Call for Action" comes from yet another SRT application for the property at 1332 Wildcat. We sincerely request that you place a moratorium on any further SRT permitting until such time as you can conduct a meaningful housing study.

Respectfully,

Connie Copeland and Patrick Malone (owners of 1373 Wildcat Drive)

From: Pat Malone <pcmwccc@hotmail.com>

Sent: Monday, May 16, 2022 9:39 AM

To: Susan Nicosia <nicosias@cityofcolumbiafalls.com>

Cc: cjmalone5@gmail.com <cjmalone5@gmail.com>; Pat Malone <pcmwccc@hotmail.com>;

editor@hungryhorsenews.com <editor@hungryhorsenews.com>; Erica Howard <ehoward395@gmail.com>; Veronika

Barnes <barnes.veronika@gmail.com>; Venom6995@yahoo.com <Venom6995@yahoo.com>;

Robin8ak@yahoo.com <Robin8ak@yahoo.com>; Touseyg@gmail.com <Touseyg@gmail.com>; Denis Twohig

<dtwohig210@gmail.com>; jrmeans32@yahoo.com <jrmeans32@yahoo.com>

Subject: Mayor/Council Request for Housing Study

May 16, 2022

Mayor and City Council
City of Columbia Falls

Dear Mayor and Council Members.

RE: Short-Term/Vacation Rentals- Request for Housing Study

Our family owns and lives at 1373 Wildcat Drive in the Wildcat Estate subdivision just west of 12th and north of Talbot. We are adjacent to Ruder Elementary and Logan Health Care and just east of the Middle School.

This is a very small subdivision with a short (essentially) one-way street. It was developed in the mid-2000s by Cahoon Enterprises LLC as a **"high quality private single-family residential environment"** (according to the CCRs). In the definitions on page 3, these CCRs define single-family as "a group of one or more persons related by blood or marriage." These same CCRs restrict all private single-family residences so that "no single structure shall be altered to provide residence for more than one family" (page 5). These Covenants are to run an initial 30 years with 10-year extensions. Clearly Mr. Cahoon envisioned a quiet, residential community – which is why we purchased directly from him.

Since our purchase in January of 2018, we have seen a steady and constant shift between "homeowner" and "renter" occupancy. Recently 3 of our 30 townhouses have either been granted or applied for 'short-term rental' status under the City's conditional use process. These actions have had a negative and ongoing impact on the single-family residential character of our neighborhood and numerous homeowners have written in opposition. Yet, without additional conditions or any public review/hearing before the Board of Adjustment (as required by 18.210.110 (D)) the Zoning Administrator has been granting approval without apparent concern for the quality of our neighborhood or concerns and issues raised by homeowners (e.g., increased traffic, noise, congestion and demand for public services, etc.) and/or the binding provisions of our subdivision CCRs.

We fully recognize the exorbitant economic value of operating short-term rentals (with between 3 and 10 times the financial return of a long-term rental), but these are not elderly, fixed income homeowners like ourselves who need extra cash to pay bills and maintain their property, these are doctors, nurses and well compensated professionals who are only purchasing because they see a market opportunity to make additional monthly income (and often force out long-time rental families who can't financially compete). (Even our long-term rental landlords and property managers have privately stated their opposition to the dramatic rise in short-term rentals). We are not witnessing the building of a vibrant homeowner community but rather a transient, often party environment. The short-term gains of a few should not overshadow the long-term investments and sense of place of the majority.

Today VRBO and AirBNB report upwards of 500 short-term rentals in the greater Columbia Falls area (and that's not counting the likely dozens if not hundreds of others who advertise privately or through a property management company – such as Meadow Lake and like multifamily housing projects). With this pace of rental conversions and only expensive new residential development, where are single people, average couples and young families supposed to find safe, decent and affordable housing? One Councilmember has even had to purchase an adjoining property to address the housing crisis their business is experiencing! Our son who earns \$16.00 per hour (with no benefits) has to often work one full-time and one part-time (nights/weekends) job and lives with 2 other people to afford their \$2,600 per month single-family home just outside city limits. This means that with rent and utilities he's paying nearly 44% of his monthly take-home income toward housing when US HUD recommends only 30% (which leaves nothing for an emergency car

repair or medical bill that could threaten his employment, etc.). With these wages and such a high cost housing he will likely never be able to become a homeowner, gain equity and build wealth like most of us did to gain middle-class status. That's shameful!!

Therefore, we kindly request that the Mayor and/or Council direct city staff **to conduct a comprehensive review and analysis of Columbia Falls rental housing market with findings and policy recommendations** to hopefully adjust and reinstitute greater balance between the short and long-term rental housing markets. Attached are a small sampling of the kinds of concerns being expressed by other Wildcat residents.

Sincerely,

Connie Copeland
Patrick Malone
1373 Wildcat Drive

cc: Ms. Susan Nicosia, City Manager/Zoning Administrator

realtor.com/realestateandhomes-detail/222-Meadow-Lake-Dr_Columbia-Falls_MT_59912_M82826-93747

Meadow Lake Dr

Photos Map Video tour Exterior (9) Kitchen (3) Living room (4) Dining room (1) Bathroom (2) Bedroom (3) Street view



Schools Neighborhoods

Keyboard shortcuts Map Data ©2024 Google Imagery ©2024 Airbus Maxar Technologies

Columbia Falls Plan Commission
City of Columbia Falls MT

RE: GILCREST APPLICATION @ 274 Meadow Lake Boulevard

Dear Planning Commissioners.

My name is Patrick Malone and I reside at 1373 Wildcat Drive in the Wildcat Estates Subdivision.

First, let me say thanks for your service and the critical role you play in guiding the future growth, development, aesthetics, affordability and sustainability of our community.

Now, my comments will be mixed relative to the merits of this application.

1. **Annexation.** I am very supportive of the City annexing this property and incorporating it into our city limits. For us as residents, annexation gives us greater control over development. For the applicant it means access to city services like water and sewer. The City should take every opportunity to annex adjacent land in what used to be our extra-territorial planning area (the doughnut).

However, annexing small parcels of land only at the request of individual applicants leads to a very peculiar city boundary and service area. Staff comments about the "potential" annexation of the Garnier Heights leave uncertainty and one wonders why the Gilcrest's or the City did not require annexation of this property when they got approval for a 36-unit project immediately south?

2. **ReZoning.** The applicant seeks City CR-5 zoning, identified as "two-family" for a total of 20 units on 2.27 acres (or a density of just under 10 units per acre). This is wooded vacant land, essentially between the railroad tracks to the north and Best Way street to the south.

Nearby property is at a much lower density with lots sizes ranging from 77,537 square feet (292 Meadow Lake Blvd) to 98,881 square feet (274 Meadow Lake Blvd) to nearly 109,000 square feet at 175 Homestead Drive. The Gilcrest property is only 98,881 square feet and yet they want to place 20 units on it in contrast to neighbor's single-family homes.

It is hugely disturbing to learn that the City in 2019 redesignated this area to "Multi-Family" residential. This is not the Gilcrest's problem, but it's a huge mistake for the City. Chapter's 2 and 3 of the City's Growth Plan state:
-infill development should be encouraged (not miles away from the core area),
-small high density residential districts should be encouraged near schools and near major streets (this is neither),
-high density development should have curbs, sidewalks and other urban infrastructure (there is not even a shoulder to bike on on Meadow Lake Boulevard, let alone curbs and sidewalks)

Lastly, the use of and granting of a PUD should only occur when the City directly benefits AND when the property configuration requires more flexible development options. Neither appear to be the case here.

So...it's hugely regrettable that this property has been designated with such a high density. And...I love density! With my ownership in Meadow Lake Resort we only average **1.51 units per acre** and with my ownership within Wildcat Drive Estates we're at about **12 units per acre** with 30 attached townhomes (but we're next to Ruder Elementary, soccer fields, open space and the Middle School along bike paths and streets with curbs and sidewalks).

This density spreads housing further away from non-automobile access to basic residential services of recreation, socialization and creates a disincentive for redevelopment of the existing low density city core. It also further incentivizes properties to the south to seek more financially lucrative high density residential development placing a greater burden on transportation along Meadow Lake Boulevard and Best Way, which should then have signalization.

In the long run, the City would be better served by moving most commercial and industrial uses from the south side of Best Way between Meadow Lake Boulevard and 12th Ave West and designating this area for high density multi-family housing (which is closer to a full range of urban amenities and services).

3. **Conditions of Approval.** This proposal along with the two other's that have apparently already been granted City approval and with probably similar conditions. In addition to what Staff has already identified, I would add the following:
 Amended #8. If the City accepts cash-in-lieu of installing sidewalks the City must commence construction within 1 year of development build-out.
 New #27. The applicant guarantee that through deed restricted CCR's that short-term rentals will not be allowed.
4. **City Actions/Approvals.** I am very disturbed to learn of City actions which result in much uncertainty. Such as granting approval for a preliminary plat and PUD for the 102-unit Garnier Heights development conditioned upon annexation "sometime" in the future. Annexation should precede any type of development approval (platting, PUD, CUP, etc.).

On page 6 of the staff report it states that "the applicant needs to verify with the Columbia Falls public works department that there is adequate capacity in the (sewer) force main." The applicant or their engineers should already know such answers. The City should never approve any project without first knowing all the facts (nor should any developer seek approval or financing without all the necessary information. I don't know of a single mortgage loan officer that would lend me money with no details).

On page 13 of the staff report #2 it states that no Traffic Impact Study is required. It appears the same was true for the Gilcrest approved subdivision 370 feet south of this proposal for 36-units as well as the Garnier Heights development with 102 lots. The City must focus on cumulative impacts and if necessary hire consultants to perform these tasks (which should have been done at time of zoning with an appropriate environmental impact statement).

Respectfully,

Patrick Malone

Good evening members of the council,

Thank you for the opportunity to speak. My name is Kris Smith and I reside at 268 Meadow Lake BLVD, directly adjacent to the 2-acre lot under consideration for rezoning. I am here today to express my concerns about the proposed 10-lot, 20-unit townhome subdivision and to urge you to deny the rezoning request.

First, this proposal is incompatible with the established character of our neighborhood. Our area is predominantly single-family homes on larger lots, which provide a sense of open space, privacy, and tranquility. This development, with its dense urban-style townhomes, would drastically alter that character.

The lot in question is heavily wooded, serving as a natural buffer and contributing to the neighborhood's aesthetic appeal. Clear-cutting this land for high-density housing would destroy its beauty and diminish the sense of space that makes this area unique.

Second, safety concerns on Meadow Lake Boulevard cannot be overstated. This road is already treacherous, especially in winter. Every year, I personally witness vehicles sliding into ditches, and speeding remains a persistent problem, with cars regularly exceeding the posted limit by 20 mph.

To address this issue, we had to reach out to our county commissioner to request action on the speeding problem. In response, increased patrols were deployed throughout the summer. The fact that these patrols were in place for an extended period shows that speeding on Meadow Lake Boulevard is a well-documented issue. Enforcement efforts during that time confirmed what residents already knew—this is a road where speeding is rampant and hazardous.

The staff report acknowledges that the subdivision will only have a single point of ingress and egress onto Meadow Lake Boulevard. This design concentrates traffic flow and raises concerns about congestion and safety, especially given the known speeding issues. Additionally, the absence of a secondary egress could complicate emergency response efforts.

Adding traffic from 20 more housing units will exacerbate these dangers. This road lacks sidewalks and traffic-calming measures, putting pedestrians, cyclists, and drivers at even greater risk. Approval of this project without addressing these safety concerns would be a serious oversight.

I understand and acknowledge that there is a genuine need for housing in our town. Families and individuals are seeking homes, and addressing this demand is important for our community's growth and vitality. However, housing must be developed thoughtfully and responsibly.

The staff report references the city's Growth Policy, which emphasizes the need for housing that is "compatible with larger single-family neighborhoods" and "encourages walkable communities." However, this project falls short in integrating these principles. The proposed density, reduced setbacks, and narrow road easements are starkly inconsistent with the spacious, single-family character of the surrounding area.

While townhomes can provide a mix of housing options, the design of this project prioritizes squeezing units into a confined area, rather than fostering a community-oriented neighborhood. Additionally, the lack of connections to existing pedestrian paths or adequate recreational amenities undermines its alignment with the city's stated goals.

I am deeply troubled by how the city has designated my property and the surrounding single-family homes as areas for future developments of 8 units or more. These are established properties where families, like mine, live in single-family homes. The staff report highlights that in 2019, the Columbia Falls Planning Commission and City Council changed the land use designation in this area from Urban Residential to Multi-Family Residential.

The report further states:

"The area around the subject property is a transitional area with Light Industrial on the east side of Meadow Lake Boulevard and residential on the west side of the road. The Columbia Falls Planning Commission and City Council changed the land use designation in the 2019 Growth Policy Update from an Urban Residential to a Multi-Family Residential designation. As a result of the change, a multi-family project was approved with a CUP just south of the subject property and interest is emerging for higher densities in this area."

This change feels like an intentional push to transition our neighborhood into one filled with dense developments like townhomes. It seems that the city is prioritizing squeezing more units into our area at the expense of the families who already live here. I worry this is an effort to push out existing residents, demolish our homes, and replace them with higher-density housing that doesn't reflect our neighborhood's character.

On a personal note, my property has a well that directly borders this lot, and there is a 20-foot easement around the well that legally prohibits construction. We know this because, in 2022, when the neighboring property was purchased, a real estate agent contacted us, claiming the well was shared, and asked us to sign a well agreement. However, when we bought our home, we were assured it was a private well.

To confirm this, we consulted a lawyer who thoroughly reviewed the situation and confirmed that it is not a shared well. This clarification underscores the private nature of our well and resolves any misunderstanding regarding its use or access.

Additionally, I have a certificate of survey from the original owners of the property that clearly shows the 20-foot easement around my well. This was established when Parcel A and Parcel B were split. I will attach this certificate to my speech to demonstrate to the council that construction cannot legally occur within this 20-foot easement. This restriction may present challenges for the proposed townhome development and underscores the need for thoughtful planning.

The staff report notes that much of the timber cover on the property will be removed for road and building pad construction. While the developer proposes open spaces in the front and rear of the property to preserve trees, these measures will only retain a fraction of the current forested environment. This loss of vegetation will increase stormwater runoff and contribute to the loss of wildlife habitat. Although the report claims minimal wildlife impact, it fails to consider that even "transitional" zones like this serve as corridors for species that rely on wooded areas.

The report also raises concerns about the adequacy of the existing wastewater force main on Meadow Lake Boulevard. Developers may need to extend a gravity main from the south, adding another layer of infrastructure complexity. This uncertainty should not be dismissed when evaluating the feasibility of the project.

Furthermore, while the development proposes sidewalks within its private roads, the lack of continuous sidewalks or pedestrian infrastructure along Meadow Lake Boulevard remains a significant safety issue. The report suggests cash-in-lieu contributions for future sidewalk improvements, but this leaves current residents and pedestrians without immediate solutions.

If this property is annexed into the city, it would likely increase the value of my property. While this might sound beneficial, it comes with a significant downside—higher property taxes that I simply cannot afford. I purchased my home with the dream of raising my family here and retiring in this peaceful neighborhood. However, if property taxes rise too much, I may be forced to leave the home and community I love. This unintended consequence must be considered when evaluating the broader impacts of this development.

Finally, approving this rezoning would set a dangerous precedent for future development. The staff report highlights other nearby developments, including a 102-unit project and a previously approved 36-unit apartment complex. While these projects promise to bring necessary housing, they also contribute to cumulative strain on local infrastructure, traffic, and public services. Approving yet another high-density project in close proximity risks overburdening the area and diminishing the quality of life for existing residents.

In closing, I urge the council to deny this rezoning request. This project does not serve the best interests of our community. While housing is needed, it must be done in a way that respects our environment, protects wildlife, ensures safety, and preserves the privacy and character of surrounding neighborhoods. This proposal prioritizes short-term profits over these critical considerations. I ask you to prioritize thoughtful, community-focused development that aligns with our town's values and long-term vision.

Thank you for your time and for considering the voices of your constituents.

THIS MAP IS FURNISHED FOR INFORMATION PURPOSES ONLY TO ASSIST IN PROPERTY LOCATION WITH REFERENCE TO STREETS AND OTHER PARCELS. NO REPRESENTATION IS MADE AS TO ACCURACY, AND FLATHEAD PREMIER TITLE ASSUMES NO LIABILITY FOR ANY LOSS OCCURRING BY REASON OF RELIANCE THEREON.

CERTIFICATE OF SURVEY SW1/4, Sec. 7, T30N R20W Flathead County, Montana

OWNER: JACK L. BAER AND DIANA L. BAER
PURPOSE: PARCEL A: FAMILY TRANSFER
PARCEL B: REMAINDER
DATE: SEPTEMBER 27, 2009

LEGAL DESCRIPTIONS

PARCEL A:

THAT PORTION OF THE SOUTHWEST 1/4, SECTION 7, TOWNSHIP 30 NORTH, RANGE 20 WEST, FLATHEAD COUNTY, MONTANA DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4, GOVERNMENT LOT 3; THENCE ALONG THE EAST LINE OF GOVERNMENT LOT 3 NORTH 00°45'12" WEST 700.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE EAST LINE NORTH 00°45'12" WEST 224.54 FEET TO THE BEGINNING OF A 100.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE CURVE THROUGH A CENTRAL ANGLE OF 100°45'12" TO A POINT; THENCE NORTH 00°45'12" EAST 274.54 FEET TO A POINT; THENCE A 100.00 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY HAVING A RADIAL BEARING OF NORTH 00°45'12" EAST; THENCE SOUTHEASTERLY ALONG THE CURVE THROUGH A CENTRAL ANGLE OF 100°45'12" TO A POINT; THENCE SOUTH 00°45'12" EAST 274.54 FEET TO THE POINT OF BEGINNING, CONTAINING 1.369 ACRES OF LAND ALL AS SHOWN HEREON.

SUBJECT TO AND TOGETHER WITH PRIVATE ROAD AND UTILITY EASEMENTS AS SHOWN.

PARCEL B:

THAT PORTION OF THE SOUTHWEST 1/4, SECTION 7, TOWNSHIP 30 NORTH, RANGE 20 WEST, FLATHEAD COUNTY, MONTANA DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4, GOVERNMENT LOT 3; THENCE ALONG THE EAST LINE OF GOVERNMENT LOT 3 NORTH 00°45'12" WEST 700.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°45'12" EAST 274.54 FEET TO THE BEGINNING OF A 100.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHEASTERLY ALONG THE CURVE THROUGH A CENTRAL ANGLE OF 100°45'12" TO A POINT; THENCE SOUTH 00°45'12" EAST 274.54 FEET TO THE POINT OF BEGINNING, CONTAINING 2.271 ACRES OF LAND ALL AS SHOWN HEREON.

SUBJECT TO AND TOGETHER WITH PRIVATE ROAD AND UTILITY EASEMENTS AS SHOWN.

WE HEREBY CERTIFY THAT THE PURPOSE OF THIS DIVISION OF LAND IS TO TRANSFER PARCEL A AS SHOWN ON THIS CERTIFICATE OF SURVEY TO TOM O'NEIL, OUR FATHER. FURTHERMORE, WE CERTIFY THAT WE ARE ENTITLED TO USE THIS EXEMPTION AND ARE IN COMPLIANCE WITH ALL CONDITIONS IMPOSED BY LAW AND REGULATION ON THE USE OF THIS EXEMPTION. THEREFORE, THIS DIVISION OF LAND IS EXEMPT FROM REGISTRATION AS A SPLIT-ESTATE PURSUANT TO SECTION 7-2-201, MCA, RGA.

Jack L. Baer
JACK L. BAER

Diana L. Baer
DIANA L. BAER

STATE OF MONTANA
COUNTY OF FLATHEAD

ON THIS 27th DAY OF May, 2009, before me, the undersigned, a Notary Public for the State of Montana, personally appeared JACK L. BAER and DIANA L. BAER, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year first above writing.



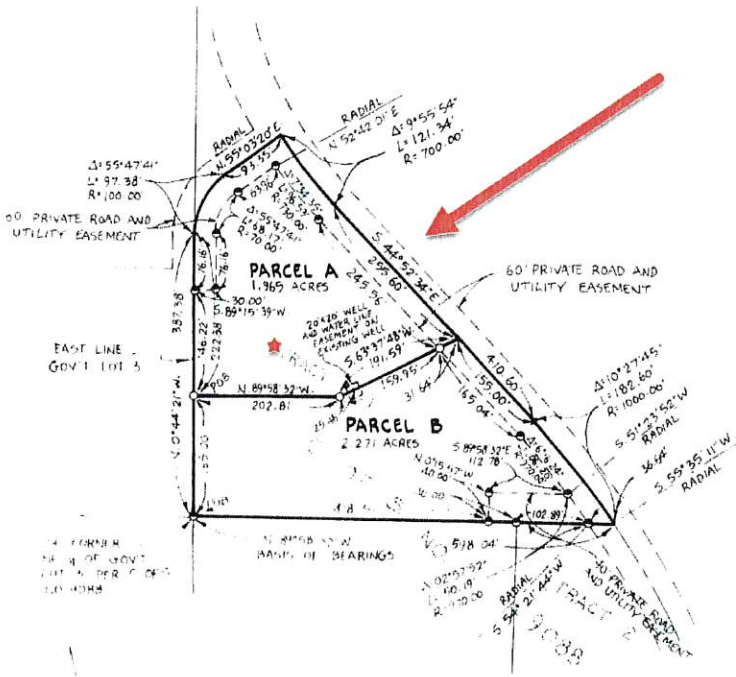
Anthony J. Bolestad
NOTARY PUBLIC FOR THE STATE OF MONTANA
RESIDING AT *Spokane, OR*
MY COMMISSION EXPIRES *2/27/2010*

APPROVED: *April 4*
Jan H. Bole
REGISTRATION NO. *2*

GRANTOR'S SIGNATURE
Jack L. Baer
Diana L. Baer
REGISTRATION NO. *2*

STATE OF MONTANA
COUNTY OF FLATHEAD

FILED ON THE 6th DAY OF June, 2009, AT 2:00 P.M.



December 12, 2024

TO: Columbia Falls Planning Commission
Columbia Falls, MT

RE: Gilcrest Application



UPPER FLATHEAD
NEIGHBORHOOD ASSOCIATION

Shirley Folkwein
Upper Flathead Neighborhood Association
285 Shooting Star Drive
Columbia Falls, MT 59912

Thank you for serving on the Planning Commission – work that is incredibly important for the present and future of our community.

The Upper Flathead Neighborhood Association (UFNA) concurs with the comments that Patrick Malone has submitted to you via mail. I would like to highlight two of the items he listed under #3 Conditions of Approval, and I quote.

- 1) Amend #8 – “If the City accepts cash-in-lieu of installing sidewalks the City must commence construction within 1 year of development build-out.” There are not currently sidewalks and curbs along narrow Meadow Lake Blvd. It is likely new residents would be walking and biking to Super 1 and other stores along Hwy 2 and safety is a huge issue as well as flow of traffic. These should be real sidewalks or blacktop paths, not informal dirt tracks which are, in themselves, dangerous for pedestrians and bicyclists.
- 2) New #27 – “The applicant must guarantee that through deed-restricted CCR’s short-term rentals will not be allowed.” As we’ve heard over and over, Columbia Falls needs long-term housing for workers. Other communities restrict short-term housing to certain areas so why can’t Columbia Falls do that? Short-term housing is encroaching into residential neighborhoods and disrupting our neighborhoods and destroying their sense of community.

As I’ve been known to quote:

“Communities exist for the health and enjoyment of those who live in them, not for the convenience of those who drive through them, fly over them, or exploit their real estate for profit.”

Theodore Roszak, *Where the Wasteland Ends*

Finally, in terms of the impact this development will have on nature, which is one of the issues listed in the findings of fact –nearly 2.27 acres of mature trees will be destroyed as a result of this project. Trees provide habitat for song birds and small mammals. In 2019 the Three Billion Birds study reported in the journal Science found a loss of more than a quarter of our North American birds in the 50 years prior to

"Do unto those downstream as you would have those upstream do unto you." -Wendell Berry, farmer and author

2019. Habitat loss is one of the top three reasons for the large decline in bird numbers – 3 billion fewer birds in that time span. Birds are indicator species, serving as acutely sensitive barometers of environmental health, and their mass declines signal that the earth's biological systems are in trouble. Trees also capture carbon dioxide from the air and, in turn, give off oxygen, making our environment a healthier place to be. I know – the loss of 2.27 acres of trees seems of little consequence. But the matter is cumulative. I encourage the City, residents, and developers to compensate for the loss of trees due to development by engaging in a tree-planting effort to replace the trees we'll lose from this development and others. Our citizens and environment will be healthier, bit by bit.

"Do unto those downstream as you would have those upstream do unto you." -Wendell Berry, farmer and author

Columbia Falls Plan Commission
City of Columbia Falls MT

RE: GILCREST APPLICATION @ 274 Meadow Lake Boulevard

Dear Planning Commissioners.

My name is Patrick Malone and I reside at 1373 Wildcat Drive in the Wildcat Estates Subdivision.

First, let me say thanks for your service and the critical role you play in guiding the future growth, development, aesthetics, affordability and sustainability of our community.

Now, my comments will be mixed relative to the merits of this application.

1. **Annexation.** I am very supportive of the City annexing this property and incorporating it into our city limits. For us as residents, annexation gives us greater control over development. For the applicant it means access to city services like water and sewer. The City should take every opportunity to annex adjacent land in what used to be our extra-territorial planning area (the doughnut).

However, annexing small parcels of land only at the request of individual applicants leads to a very peculiar city boundary and service area. Staff comments about the "potential" annexation of the Garnier Heights leave uncertainty and one wonders why the Gilcrest's or the City did not require annexation of this property when they got approval for a 36-unit project immediately south?

2. **ReZoning.** The applicant seeks City CR-5 zoning, identified as "two-family" for a total of 20 units on 2.27 acres (or a density of just under 10 units per acre). This is wooded vacant land, essentially between the railroad tracks to the north and Best Way street to the south.

Nearby property is at a much lower density with lots sizes ranging from 77,537 square feet (292 Meadow Lake Blvd) to 98,881 square feet (274 Meadow Lake Blvd) to nearly 109,000 square feet at 175 Homestead Drive. The Gilcrest property is only 98,881 square feet and yet they want to place 20 units on it in contrast to neighbor's single-family homes.

It is hugely disturbing to learn that the City in 2019 redesignated this area to "Multi-Family" residential. This is not the Gilcrest's problem, but it's a huge mistake for the City. Chapter's 2 and 3 of the City's Growth Plan state:

-infill development should be encouraged (not miles away from the core area),

-small high density residential districts should be encouraged near schools and near major streets (this is neither),

-high density development should have curbs, sidewalks and other urban infrastructure (there is not even a shoulder to bike on on Meadow Lake Boulevard, let alone curbs and sidewalks)

Lastly, the use of and granting of a PUD should only occur when the City directly benefits AND when the property configuration requires more flexible development options. Neither appear to be the case here.

So...it's hugely regrettable that this property has been designated with such a high density. And...I love density! With my ownership in Meadow Lake Resort we only average **1.51 units per acre** and with my ownership within Wildcat Drive Estates we're at about **12 units per acre** with 30 attached townhomes (but we're next to Ruder Elementary, soccer fields, open space and the Middle School along bike paths and streets with curbs and sidewalks).

This density spreads housing further away from non-automobile access to basic residential services of recreation, socialization and creates a disincentive for redevelopment of the existing low density city core. It also further incentivizes properties to the south to seek more financially lucrative high density residential development placing a greater burden on transportation along Meadow Lake Boulevard and Best Way, which should then have signalization.

In the long run, the City would be better served by moving most commercial and industrial uses from the south side of Best Way between Meadow Lake Boulevard and 12th Ave West and designating this area for high density multi-family housing (which is closer to a full range of urban amenities and services).

3. **Conditions of Approval.** This proposal along with the two other's that have apparently already been granted City approval and with probably similar conditions. In addition to what Staff has already identified, I would add the following:
 Amended #8. If the City accepts cash-in-lieu of installing sidewalks the City must commence construction within 1 year of development build-out.
 New #27. The applicant guarantee that through deed restricted CCR's that short-term rentals will not be allowed.
4. **City Actions/Approvals.** I am very disturbed to learn of City actions which result in much uncertainty. Such as granting approval for a preliminary plat and PUD for the 102-unit Garnier Heights development conditioned upon annexation "sometime" in the future. Annexation should precede any type of development approval (platting, PUD, CUP, etc.).

On page 6 of the staff report it states that "the applicant needs to verify with the Columbia Falls public works department that there is adequate capacity in the (sewer) force main." The applicant or their engineers should already know such answers. The City should never approve any project without first knowing all the facts (nor should any developer seek approval or financing without all the necessary information. I don't know of a single mortgage loan officer that would lend me money with no details).

On page 13 of the staff report #2 it states that no Traffic Impact Study is required. It appears the same was true for the Gilcrest approved subdivision 370 feet south of this proposal for 36-units as well as the Garnier Heights development with 102 lots. The City must focus on cumulative impacts and if necessary hire consultants to perform these tasks (which should have been done at time of zoning with an appropriate environmental impact statement).

Respectfully,

Patrick Malone

B Staaland

From: Pat Malone <pcmwccc@hotmail.com>
Sent: Saturday, December 14, 2024 5:41 PM
To: Pete; Pete Glee
Cc: Pat Malone; Barb Riley
Subject: Traffic Concerns Around Meadow Lake Resort

RECEIVED

DEC 16 2024

CITY OF COLUMBIA FALLS

MLR Board Members.

Last Thursday Connie and I attended a Columbia Falls Planning Commission meeting to learn more about yet another proposed subdivision along Meadow Lake Boulevard (MLB). This one would be 20 units basically just north from Best Way on the west side. At buildout this project could generate upwards of 400 average daily transportation trips (ADT-assuming young families as owners) on a road with no shoulders, no sidewalks, no bike lanes and with cars typically traveling well in excess of posted speeds.

During the hearing we learned of a prior subdivision approval in close proximity by Columbia Falls developer Mick Ruis. This project includes 120 units with possible joint access from MLB and North Hilltop. It was approved, without annexation, in 2021. This project could generate an additional 2,400 ADT. Read more here: <https://dailyinterlake.com/news/2021/jul/16/c-falls-council-oks-big-subdivision/>. And of course, there's Tamarack Heights with another 103 lots and 2,060 ADT.

There was also talk about yet another development along MLB and of course ongoing rumors about the mobile home park at the corner of Hwy 2 being converted into more traditional housing and who knows about the "construction parking lot" immediately across from Timber Creek nursing home. Combined these projects could add 5,000 average daily trips along MLB or force more traffic east on Best Way or north to Tamarack and then west. Either way Meadow Lake Resort owners and guests will be hugely impacted. (The intersection of MLB and Hwy 2 is already the busiest in Columbia Falls and has the second highest accident rate in the City (at least between 2014 and 2018) with no planned improvements.

I'm sure most of us remember the tragic accident that killed Mike Hanson's youngest daughter in 2021 along Tamarack just east of St. Andrews Drive. Mike and his family have been long-time MLR owners and very active community members. What a huge loss. More personally, for nearly a year our youngest son biked Tamarack from the North Fork to Whitefish and was run off three times, once resulting in hospitalization (finally choosing Hwy 2 over Tamarack - not desirable). Connie and I will no longer bike it as its entirely too dangerous.

I would advocate for our Board to engage the City of Columbia Falls, Flathead County and the Montana Department of Transportation on all development matters that impact our owner/guest safety and security along these transportation corridors and promote responsible improvements. There is no channelization or effective signalization at either MLB or Hilltop and Hwy 2. Improvements must be made.

Sincerely,
Patrick Malone

B Staaland

From: Pat Malone <pcmwccc@hotmail.com>
Sent: Saturday, December 28, 2024 10:16 AM
To: Caleb Sobczak; B Staaland
Cc: eric@sandssurveying.com
Subject: Development Along Meadow Lake Boulevard

December 2024

Dear Columbia Falls Plan Commission and Council Members.

At your recent December 12th meeting our family was surprised to learn of several factors that got referenced during the Toby and Mindy Gilchrest subdivision application discussion.

First, that the Ruis subdivision named Garnier Heights was approved without requiring annexation. I don't know if this was a Council or Commission decision, but it was not the right one. Annexation should proceed any subdivision approval and should always be conditioned upon extending city services. Also, in my 45 year community-economic development career, we would never attempt to accept a single parcel for annexation but push/force larger tracts to make meaningful municipal boundaries and efficient service delivery patterns. Now that the "doughnut" is gone, the City should push/force as much annexation as possible, especially all land serviced by any city utility or service.

Also, we note that this project was approved back in June or July of 2021. While it is common to grant a developer 1 to 2 years to file final plats, start infrastructure and begin to pull necessary permits, it is unheard of in my world to go now nearly 4 years without turning any ground, making no improvements – pure land speculation. And certainly with no market reasons for any delays. It is time to reverse this approval!

Second, that the Gilcrest interior road would be private. While I support the basic concept of allowing for non-through street private roads and have lived in such subdivisions (like Meadow Lake Resort) I'm also very much aware of the huge cost burden they place on homeowners. While initial reduced design standards save money in the short-term, in the long-term a few homeowners have to carry a large cost burden to maintain and eventually replace these roads. It seems financially impossible that a maximum of 20 homeowners could possibly accomplish this task.

For nearly 20 years I've served on and off various Meadow Lake Estates homeowner associations where we have the responsibility to maintain roads. We spend hundreds of thousands of dollars doing that annually and we're a large complex with a strong board and a large budget. According to the Community Associations Institute, our national industry group, around 45% of HOAs nationwide face serious problems and many are failing – and their not all small or undercapitalized. The National Association of Realtors reports that 57% of homeowners who live within an HOA say they don't like it. NAR states that 10% of homeowners are interesting in selling simply to get away from HOAs. Management stretches friendships and can pit neighbor against neighbor. Delinquency and default are very costly legal issues. So scale is an important criterion.

By simply requiring an HOA is no protection or guarantee that any City standard or condition will be met.

Third, while some studies and data varies, the vast majority of homeowners do NOT use their garage to park cars. Garages are storage units (upwards of 70% of homeowners report). So it's easy to assume, especially in

our area with lots of play equipment, that onsite/off street parking must be accomplished in the drive way setbacks and drive way lengths are critical. A two car garage with adequate setback might mean that 3 family cars can be parked off street. In a three-bedroom home with adults there can easily be 4 to 5 cars. We see it all the time along Wildcat Drive.

When applicants seek PUD status to modify design standards I'd be cautious about setback reductions that might push too many cars into the street. And then there's always guests and occasional gatherings with the need for more parking. Since transit will never come in our lifetime, the SOV will remain our development challenge.

Finally, SB 382, the so called new Montana Land Use Planning Act. While it is a terrible piece of legislation and policy for dozens of reasons – it is now law.

How it relates to the Gilchrest subdivision, or any other, is that a much higher standard for community planning is imposed upon the City. There was a discussion about at what point do you require a traffic analysis. Well, theoretically, under SB 382 the City is mandated to conduct and incorporate that level of analysis (for all environmental components) at the community planning and zoning stage.

When, as a matter of growth planning, you designate land at say multi-family residential and then zone it at say 8 units per acre you must perform basically best case and worst case project impact scenarios through a comprehensive environmental impact statement. Typically on a neighborhood or subarea planning basis. This is very time consuming and costly.

In 1979 when our staff was charged with developing a countywide growth management plan for Thurston County WA we had 3.0 fte's working on the plan and its various implementation components (development standards, subdivision regs, zoning), alongside some outside consultants and college interns, for four years. A huge and very costly undertaking. But when we shortly thereafter were hit with the Hawks Prairie and Meridian (combined 1,870 acres), Edgewater and Meadows (2,256 acres) subdivisions we had most of the data and analysis we needed to make informed decisions.

Happy holidays and best of luck with your work,

Patrick and Connie Malone, 1373 Wildcat Drive

CITY OF COLUMBIA FALLS

PLANNING COMMISSION REGULAR MEETING MINUTES

HELD DECEMBER 12, 2024

REGULAR MEETING – 6:00 PM.

President Fisher called Meeting to order at 6:02 PM

PRESENT: President Fisher, Vice President Ping, Commissioner Johnson, Commissioner Kavanagh

ABSENT: Commissioner Berube

Also present: City Manager Mark Shrives, Contract Planner Eric Mulcahy, City Attorney Justin Breck, Public Works Clerk Caleb Sobczak

APPROVAL OF MINUTES:

Approval of November 14, 2024 Regular Meeting Minutes

Motion made by Vice President Ping to approve the November 14, 2024 minutes as presented, Seconded by Commissioner Johnson. Motion carried with all present voting AYE.

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

Mike Burr, 560 talbot Rd, Columbia Falls. Commented on the minutes for the last few Planning Commission meetings are absent from the City website. He has been unable to locate the questionnaire for the employer survey that is part of the housing study on the City website. City Manager Shrives said that the survey can be accessed via a banner on the top of the City website homepage. Burr wondered if the Cities affected by this new planning law are trying to propose legislation to smooth the rough edges. City Manager Shrives said that the League of Cities and Towns are not proposing anything yet, they are saying they want to see where this goes first. Burr wondered how the public will know that a project is happening in their area with the new laws not requiring any notification if a developer follows all the regulations.

PUBLIC HEARINGS AND ACTION:

Toby and Mindy Gilchrist are requesting an annexation and initial zoning from the current County zoning of R-5 (Two-Family Residential) to City CR-5 (Two-Family Residential). The Columbia Falls Growth Policy designates the property as multi-family allowing eight or more units per acre. The applicants are also requesting a Planned Unit Development (zoning overlay) to allow the development of ten residential lots with each lot having a two-unit townhome for a total of twenty units on 2.27 acres. The PUD will provide deviations to the private street cross section along with setback deviations. The applicants are also requesting a subdivision that will create ten parent lots with each lot having a two-unit townhome for a total of 20 units on 2.27 acres. The subdivision will access Meadow Lake Boulevard with a private street and each lot will front on the new street. The property is currently vacant and located at 274 Meadow Lake Boulevard in Columbia Falls. The property is described as Parcel B of COS 22075 (Accessors Tracts 2BDAD); Section 7, Township 30 North, Range 20 West, P.M.M., Flathead County.

Planner Mulcahy stated that there will a single presentation and public hearing for all three of the requests from the applicants with three separate motions for approval with votes by the Planning Commission.

Planner Mulcahy presented the combined Staff Report CA-24-01, CPUD-24-01 & CPP-24-01 on the 274 Meadowlake Boulevard Townhomes. With the new jurisdictional changes and the loss of the zoning donut the first step is now the

December 12, 2024

annexation and initial zoning. The applicants request for annexation and CR-5 zoning complies with the 2019 Growth Policy. City services are available in the area. With annexation the adjacent road is also annexed into the City. This development did not trigger the need for a Traffic Impact Study, typically it is required for 30 or more units. Other recent traffic impact studies have been performed on Meadowlake Boulevard for different developments, stating the need for removal of vegetation for clear vision and review of the intersection of Meadowlake Blvd and Highway 2 (9th Street West). This project meets all the review criteria for initial zoning. Regarding the Planned Unit Development, the Growth Policy supports the use and the density of this proposal. Applicants are asking for a deviation to the rear yard setback. Zoning would require a 20-foot setback and the applicants are requesting that be reduced to 10 feet. For the front yard, the drawing shows a 15-foot setback but in clarification the garage will be recessed to 20 feet of separation from the sidewalk. The last deviation is a request for a 24-foot paved road surface with 5-foot sidewalks on either side creating a 34-foot cross-section where typically a road cross-section is 60 feet, 30-foot paved road with 10-foot boulevards and 5-foot sidewalks. This is a private road and meets the components of access for the PUD requirements. All other review criteria for the Planned Unit Development zoning overlay are met. Applicants are not requesting any deviations to the Preliminary Plat requirements and all review criteria are met. There has been concern on pedestrian access on Meadowlake Boulevard. Conditions have been added to previous developments for backfilling the water main extension to a grade where a multi-use path can be installed and this condition has been added to this development as well. The requirement for a sidewalk to be constructed on the frontage of this property has the option for the City to take the cash-in-lieu and put it towards the construction of the multi-use path. Staff is recommending approval for annexation and initial zoning, the planned unit development zoning overlay and preliminary plat requests. Contract Planner Mulcahy read the 27 conditions of approval.

The applicant Toby Gilchrist, 225 East Bowman Dr, Kalispell, stepped to the podium to present and answer any questions from the Commission. He stated that Contract Planner Mulcahy covered everything. The townhome design was intended for a buyer to have the option of purchasing a single unit which there are more entry level housing loan options for. Mr. Gilchrist is joined by Doug Peppmeier from TDH Engineering and Aaron Wallace with Montana Creative.

The public comment period was opened at 6:47 PM.

Phillip Zeiler 165 Homestead Drive, Columbia Falls. Meadowlake Boulevard is very busy and this along with the other developments will increase the traffic greatly and the speed and stoplight installation needs to be considered. A private drive will limit access for the properties to the west.

Kris Smith 268 Meadowlake Boulevard, Columbia Falls. Expressed concerns with this development being incompatible with the neighborhood, increasing traffic and decreasing safety on Meadowlake Boulevard. This project falls short in integrating Growth Policy principles. This project is in a confined area that does not foster a neighborhood and does not have access to pedestrian or recreational amenities. The City is prioritizing more multi-family at the expense of people who already live in the area. Only a fraction of the vegetation and trees will remain. Lack of pedestrian infrastructure on Meadowlake Blvd is a concern. The increase in value of his property will lead to higher taxes. More development will lead to more strain on City infrastructure. This project does not serve the community and should be denied.

Shirly Folkwein, 285 Shooting Star Drive, Columbia Falls. Upper Flathead Neighborhood Association concurs with the comments Patrich Malone submitted to the Commission. The City must commence construction of the gravel multi-use path within one-year of build out if cash-in-lieu is accepted. It would be worth the financial commitment for the City and County to widen the road and add sidewalks or blacktop instead of a gravel path. Applicant must agree that short-term rentals should not be allowed. Short-term rentals are destroying neighborhoods and communities. This development will impact the wildlife with trees being destroyed that provide habitat and she encourages the City, residents and developers to compensate the loss of trees.

Pam Northrope 175 Homestead Drive, Columbia Falls. Agrees with her neighbors in opposition to this development.

Doug Peppmeier, TDH Engineering, 450 Corporate Dr, Kalispell. Was not provided with the public comments and would have addressed those prior. Not asking for a change in zoning just switching from County to City. Cash-in-lieu is at Cities discretion. Regarding safety of the road, a traffic impact study was not requested by the City or the County but one can be done.

Public comment was closed at 7:07 PM.

Planner Mulcahy addressed the Columbia Falls regulations on short-term rentals saying they are allowed in all residential zones with an administrative conditional use permit. The prohibition of short-term rentals can be conditioned for this development and placed on the plat. President Fisher added that the development to the south was approved but when it returned requesting half of the units become vacation rentals that was denied, not the entire development, shows there is precedent for prohibiting short-term rentals.

The Planning Commission discussed the requested variances to the setbacks. Concern was expressed for the setback variance allowing for more density than would be normally allowed. Safeguards for adjacent property owners could be removed as well as more trees and vegetation than is necessary.

Commissioner Kavanagh sought an update on the other developments status. Planner Mulcahy said that both the development to the south and the subdivision to the north are in standby as of now. In the north there has been an extension granted for that subdivision. In the south the conditional use permit granted is close to expiring so more than likely it will need to come back.

There was discussion by the Planning Commission in regards to the lack of a traffic impact study not being required or performed for this development. The applicant stated that there was a recent traffic impact study done by the subdivision to the north and the development to the south but they are willing to do another TIS. The Commission did not deem it necessary for the applicant to do another TIS.

The prohibition of short-term rentals for this project was discussed and the applicant stated that there was no intention of doing short-term rentals in this project. Vice President Ping noted that with the conclusion of the ongoing housing study more information will be known about the impact short term rentals has on Columbia Falls.

Aaron Wallace with Montana Creative stepped up to the podium to address the Planning Commission's questions on the setback variance. Had to work with a narrow lot with houses on either side of the road to make the numbers work. A two-car garage and the ability to park between the garage door and the sidewalk is the desire. With a 20-foot setback it made the dwellings too inefficient and they would have to go to three stories. Efficiency and an entry level housing type was the goal of the project. The road is a private thoroughfare, and the smaller cross-section is more efficient.

Discussion among the Planning Commission shifted to the proposed road cross-section variance. There is a lack of delineation shown on the plans between the sidewalk and road surface. The applicant stated that the sidewalk is typically raised 6 inches above the road surface. A condition of approval can be added to specify the need for sidewalk and road surface delineation. Parking requirements for this development was discussed. Every unit is required to have two parking spaces so an interior garage aspect would be necessary. The City requested that there be a 20 foot space from the front of the garage to the sidewalk for exterior parking without sidewalk blockage. Possibly the Home Owner's Association CC&Rs for this development would regulate the parking if the reduced setback variance is denied.

The applicants clarified that they are just proposing a lot at this point. Anyone building on this lot would need to go through zoning and building approval with the City before they could construct a dwelling. A single-family home could be built with the purchase of two lots but it would not be allowed to be built on a single lot that has been designated as a townhome lot. But the applicants stated that the intention would be to build the homes themselves and sell after build-out.

A motion was made to approve annexation and initial zoning, CA-24-01, by Commissioner Kavanagh, seconded by Commissioner Johnson. A voice vote was performed with all present voting AYE.

A motion was made to approve CPUD-24-01 by Commissioner Johnson, seconded by Commissioner Kavanagh. Discussion amongst the Planning Commission continued.

A motion that Condition 28 be added prohibiting short-term rentals at this development and this condition will be added to the face of the plat was made by Commissioner Kavanagh and seconded by Commissioner Johnson. A voice vote was performed with all present voting AYE.

A motion that Condition 29 be added stating that the sidewalks along each side of the road shall be elevated 6 inches to create delineation between the pedestrian and driving surfaces by Commissioner Kavanagh and seconded by Vice President Ping. Condition 29 was discussed because of the possibility that it would eliminate on-street parking, but it was concluded that because of the road size and a 24-foot fire access requirement on-street parking would already not be allowed. A voice vote was performed with all present voting AYE.

The setback and road cross-section variances were discussed by the Commission. The applicant Toby Gilchrist commented on the setbacks wondering if the neighbors be more interested with a 20-foot setback or a 10 foot setback with a higher fence, does not want to sacrifice safety for 20 homeowners. Alternatives are to go higher and do three story buildings.

Kris Smith, 268 Meadowlake Blvd, Columbia Falls commented that as a neighbor to this development he would like a 6-foot privacy fence installed on the property boundaries and this would alleviate his privacy concerns, he would not like to see the dwellings be built to three stories.

President Fisher commented that it was his understanding that the Commission is asking questions of the applicants and neighbors to help inform their decision. He stated that this is not the public hearing this is the Commission gathering information.

Discussion amongst the Commission about the adding of a condition to install a 6-foot privacy fence. It was concluded that the privacy fence will be conditioned to be built along the back of each lot that lies on the north and south property lines.

A motion was made by Commissioner Johnson to add Condition 30 stating that a six-foot solid privacy fence shall be installed on the back of each lot along the north and south property boundaries. The motion was seconded by Commissioner Kavanagh. A voice vote was performed with all members present voting AYE.

A motion was made to approve the amended CPUD-24-01 with 30 conditions by Commissioner Johnson, seconded by Vice President Ping. A voice vote was performed with all members present voting AYE.

A motion was made to approve CPP-24-01 was made by Vice President Ping and seconded by Commissioner Johnson. A voice vote was performed with all members present voting AYE.

The Planning Commission is recommending approval for CA-24-01, CPUD-24-01 and CPP-24-01 to the City Council which will hear this request at the regular meeting on January 21st, 2025 at 7:00 PM.

A motion to adjourn was made by President Fisher and seconded by Commissioner Johnson with all members present voting AYE.

ADJOURNMENT – Meeting duly adjourned at 8:22 PM

President

Attest:

Public Works Clerk



COLUMBIA FALLS MONTANA

City Council Agenda Item Summary

Title: 4th FTE firefighter position

Date: 1/14/2025

Staff Contact: Karl Weeks

AGENDA ITEM SUMMARY: Requesting approval to hire a 4th FTE hourly firefighter in fiscal year 2025-2026.

BACKGROUND: On December 27th, 2022 the first career firefighters for Columbia Falls came on shift. Having fulltime paid staff has been a game changer for the community and has made measurable differences in daytime response and has directly contributed to several saves on both structure fires and motor vehicle accidents.

ANALYSIS: NFPA 1710 and 1720 define response and staffing standards for all fire departments. One of the requirements in this code is having an engine staffed with a minimum of 4 firefighters. Right now, I can sometimes fill that roll but then we don't have someone that is dedicated command which greatly compromises firefighter safety. Adding a 4th career firefighter will address this issue and will also help to cover vacation and sick days for staff. NFPA 1710 and 1720 is one of the main factors that is considered when ISO reviews are conducted so adding this firefighter will help us to maintain or improve our ISO rating, which is currently a 5. Our career staff is currently supported with 24 volunteer firefighters, we are actively recruiting on social media and other resources to try to add to our volunteer staff.

FINANCIAL CONSIDERATIONS: Susan calculated the cost of a new FTE at approximately \$110,000 with wages and benefits. The Columbia Falls Rural Fire District held a board meeting (joint with the public safety committee) on Monday January 13, 2025 and agreed to cover ½ of this new position. That leaves the City's commitment to approximately \$55,000.

We will be applying for a SAFER grant through FEMA that would help pay for this position. Based on grant requirements we qualify for high priority ranking but, keep in mind, these grants are very competitive and hard to obtain. The details of the grant amounts and length will be

released with the NOFO, probably sometime in February. Last year the grant paid 75% of wages and benefits for the first 2 years and 35% for the 3rd year. The fire department is requesting approval of this position no matter the outcome of the grant.

STAFF RECOMMENDATION: I recommend that the staff approves adding 1 FTE position to the fire department staff.

SUGGESTED MOTION: Motion made to add 1 FTE position within the fire department for the 2025-26 fiscal year.

ATTACHMENTS: N/A



COLUMBIA FALLS MONTANA

City Council Agenda Item Summary

Title: Volunteer firefighter Weber

Date: 1-14-2025

Staff Contact: Karl Weeks

AGENDA ITEM SUMMARY: Recommendation for Craig Weber to be appointed as a probationary volunteer firefighter.

BACKGROUND: N/A

ANALYSIS: The membership of the Columbia Falls Fire Department has voted to approve Craig Weber as a probationary member. Craig has attended several trainings and events since submitting his application and has shown great interest. He is self-employed with a flexible schedule and will make a great addition to the department.

FINANCIAL CONSIDERATIONS: N/A

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

SUGGESTED MOTION: Motion made to accept Craig Weber as a probationary volunteer firefighter.

ATTACHMENTS: N/A



COLUMBIA FALLS MONTANA

City Council Agenda Item Summary

Title: DEQ Compliance Inspection Report

Date: January 21, 2025

Staff Contact: Shawn Bates/ Grady Jenkins/Mark Shrives

AGENDA ITEM SUMMARY: This agenda item includes results of an annual DEQ Inspection which was conducted on December 10, 2024, and resulted in a violation letter and the City's response to the violation letter. Dated January 10, 2025

BACKGROUND: DEQ conducts an annual inspection of the wastewater plant to ensure we are properly reporting our test results and to ensure we stay in compliance with our DEQ permit.

ANALYSIS: The violation letter provides a synopsis of the findings of the DEQ inspector. The City has addressed all areas of concern in the attached response letter.

FINANCIAL CONSIDERATIONS: None

STAFF RECOMMENDATION: None provided

SUGGESTED MOTION: No action required by City Council – Information Only

ATTACHMENTS: DEQ violation letter with attachments
City response letter with attachments



Department of Public Works

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

PHONE (406) 892-4391

FAX (406) 892-4413

January 10, 2025

To: John O'Bannon Montana DEQ Compliance Inspector

From: Grady W. Jenkins, Columbia Falls WWTP Manager
Permit No: MT0020036

RE: Response to Compliance Evaluation Inspection 12-10-2024

John O'Bannon,

Here are my responses to the findings identified from the CEI 12/10/2024 at the Columbia Falls WWTP.

Response to - A. I. a. & b. Effluent Flow Missing Data

The Daily Flows Sheet is generated by our Supervisory Control And Data Acquisition software that is provided programmed and controlled by Microcomm a City purchased SCADA program provider. The flow numbers from the City owned Plant PLC are linked to Microcomm's server and our daily spreadsheet that flow numbers are auto filled daily. After talking with Microcomm, their server was down at the time the server gets a starting number for the 24 hour flow period for June 11th, therefore their program could not calculate flows, and did not generate flows for June 11th. The Plant PLC did send flow numbers to our daily spreadsheet. We use the INF/ EFF flow numbers on our daily spread sheet to calculate our weekly loading values because they are a direct match to Microcomm's numbers. That is how we have a flow value (.415 mgd) for calculations that day. (See associated documents enclosed.)

Unknown reason why Microcomm's server was down at start time of data acquisition.

Response to A. I. c. Maximum PH

The City Reported a Max PH of 7.65 it is actually 7.63. The 3 was misread as a 5 operator error.

Solution: write more legibly.

Response to: A. II. a. Maximum and Average Temperature

Maximum Temperature reported by the City of 27.1° C was incorrect. The temperature value on the 1st of August of 21.7° C was transposed to 27.1° C when added to the daily spreadsheet. Using the 21.7° C in place of the 27.1° C changes the Maximum temperature to 22.8° C and the average temperature to 21.7° C. Operator error.

Solution: Double check spreadsheet against daily log sheet for all reported parameters.

Response to: A. II. b. TSS Influent Monthly Average

Monthly average Influent TSS reported by the City of 389 mg/l was incorrect due to not averaging dupe sample on 8/6/2024 273mg/l and corrected result of 420 mg/l on 8/16/2024 on daily spreadsheet operator error. These changes give an average result of 382 mg/l for the month.

Solution make: sure calculated dupes and corrections are transferred to daily spreadsheet double check.

Response to: A. II. C. Ammonia Monthly Average

The City reported a value of .1 mg/l for the August Ammonia result this is the result on the ME Lab report. If this is not correct I need to know what improper rounding occurred. (See associated documents enclosed.)

Response to: B. Failure to report monitoring result June 2022 for Nitrogen Ammonia

The City informed Don Danesi of missed NH₃-N sample for the month of June with letter and a NCR July 13, 2022 uploaded to DEQ FACTS. Don Danesi responded to the City with a letter July 15, 2022 stating that he was not requesting any additional information at this time. (See associated documents enclosed)

Let me know if you need any additional information.

Sincerely,



Grady W. Jenkins / WWTP Manager
City of Columbia Falls
130 6th Street West
Columbia Falls, MT 59912

jenkinsg@cityofcolumbiafalls.com

cc: City Manager: Mark Shrives
Public Works Director Shawn Bates

1/3/2025

Columbia Falls WWTP Control Worksheet

1

		3-Jan 14:04:15		Plant INF Flow is now: 0.395 274.3			
		PLANT LOADING DATA		Plant EFF Flow is now: 0.442 307.0			
		INF **	INF	INF **	EFF	MINIMUM	MAX
Month	DATE	?	TSS #/d	BOD5 #/d	FLOW mgd	FLOW mgd	FLOW mgd
Jun-24	6/30/2024		0.484	0	0	0.630	0.121 1.022
Jun-24	6/29/2024		0.482	0	0	0.510	0.159 0.861
Jun-24	6/28/2024		0.472	1520	2075	0.477	0.120 0.866
Jun-24	6/27/2024		0.465	0	0	0.458	0.110 0.939
Jun-24	6/26/2024		0.464	0	0	0.420	0.145 0.886
Jun-24	6/25/2024		0.478	2756	1686	0.462	0.148 0.980
Jun-24	6/24/2024		0.481	0	0	0.467	0.133 0.903
Jun-24	6/23/2024		0.460	0	0	0.461	0.103 0.861
Jun-24	6/22/2024		0.468	0	0	0.464	0.122 0.890
Jun-24	6/21/2024		0.463	1801	2085	0.456	0.150 0.881
Jun-24	6/20/2024		0.487	0	0	0.459	0.131 0.861
Jun-24	6/19/2024		0.520	0	0	0.464	0.141 0.937
Jun-24	6/18/2024		0.478	1181	1831	0.466	0.145 0.997
Jun-24	6/17/2024		0.472	0	0	0.468	0.141 0.857
Jun-24	6/16/2024		0.458	0	0	0.462	0.106 0.872
Jun-24	6/15/2024		0.465	0	0	0.458	0.188 0.863
Jun-24	6/14/2024		0.465	2530	1722	0.443	0.138 0.970
Jun-24	6/13/2024		0.450	0	0	0.446	0.118 0.858
Jun-24	6/12/2024		0.450	0	0	0.401	0.104 0.842
Jun-24	6/11/2024		0.437	2362	1914	0.415	0.137 0.856
Jun-24	6/10/2024		0.448	0	0	0.422	0.100 0.942
Jun-24	6/9/2024		0.424	0	0	0.436	0.130 0.808
Jun-24	6/8/2024		0.427	0	0	0.449	0.146 0.809
Jun-24	6/7/2024		0.446	863	1600	0.446	0.154 0.891
Jun-24	6/6/2024		0.458	0	0	0.454	0.127 0.975
Jun-24	6/5/2024		0.393	0	0	0.414	0.007 0.868
Jun-24	6/4/2024		0.443	1363	1751	0.417	0.007 0.919
Jun-24	6/3/2024		0.455	0	0	0.417	0.133 0.950
Jun-24	6/2/2024		0.427	0	0	0.429	0.122 0.833
Jun-24	6/1/2024		0.439	0	0	0.445	0.140 0.867

1/1/10 6:17 AM

Min	0.393	761	1388	0.401	0.007	0.808
Max	0.520	2999	2338	0.630	0.188	1.022
Average	0.459	1789	1827	0.454	0.124	0.895
Total	13.758	14376	14664	13.620	3.728	26.862

Daily Flows

Daily Flows for June 1, 2024 to June 30, 2024 (cursion log time = 06:00 hrs)

	Influent Flow		Influent Flow		Influent Flow		Effluent Flow		Effluent Flow		Effluent Flow		Air Total		Air Total		RAS Flow		RAS Flow		WAS Flow		WAS Flow		WAS Flow		Sludge Flow		SLS 11	
	Present	Previous	Total	MIN	MAX	Present	Previous	Total	MIN	MAX	Present	Previous	Total	FTx10	FTx10	FTx10	Present	Previous	Total	Present	Previous	Present	Previous	Total	Present	Previous	Total	Flow	Flow	Flow
Date	Value	Value	Value	Value	Value	Value	Value	Value	Value	Value	Value	Value	Value	Value	Value	Value	Value	Value	Value	Value	Value	Value	Value	Value	Value	Value	Value	Value	Value	GPM
06-01-2024	0.043	0.439	4,403.254	0.145	0.641	0.08	0.445	2,637.233	0.395	0.444	628.727	0.0	225,180,256.0	0.054	0.281	2,168.243	2,994.493	15,626.117	148,722.672.0	0.0	37,000									
06-02-2024	0.042	0.427	4,403.681	0.133	0.618	0.076	0.429	2,637.663	0.375	0.43	628.727	0.0	225,180,256.0	0.054	0.281	2,168.524	2,995.691	15,618.14	148,738.288.0	0.0	38,000									
06-03-2024	0.041	0.455	4,404.135	0.15	0.603	0.074	0.417	2,638.08	0.37	0.42	628.727	0.0	225,180,256.0	0.054	0.281	2,168.805	2,999.838	15,615.816	148,753.904.0	0.0	37,000									
06-04-2024	0.046	0.443	4,404.578	0.155	0.723	0.075	0.417	2,638.487	0.37	0.425	628.727	0.0	225,180,256.0	0.053	0.281	2,168.096	2,998.845	15,608.524	148,769.520.0	0.0	41,000									
06-05-2024	0.046	0.468	4,405.429	0.154	0.633	0.081	0.454	2,639.365	0.4	0.444	628.727	0.0	225,180,256.0	0.054	0.272	2,169.365	2,970.447	15,587.93	148,785.104.0	21,577.846	36,000									
06-07-2024	0.044	0.446	4,405.875	0.146	0.633	0.081	0.446	2,639.811	0.365	0.445	628.727	0.0	225,180,256.0	0.054	0.281	2,169.916	2,997.393	15,593.146	148,816.256.0	10,885.615	36,000									
06-08-2024	0.049	0.427	4,406.302	0.133	0.666	0.082	0.449	2,640.26	0.405	0.454	628.727	0.0	225,180,256.0	0.054	0.281	2,170.198	3,002.584	15,631.517	148,831.888.0	0.0	35,000									
06-09-2024	0.043	0.424	4,406.726	0.107	0.628	0.077	0.436	2,640.696	0.374	0.424	628.727	0.0	225,180,256.0	0.054	0.281	2,170.479	2,879.057	15,364.214	148,847.248.0	0.0	36,000									
06-10-2024	0.041	0.448	4,407.173	0.137	0.599	0.075	0.432	2,641.118	0.37	0.42	628.727	0.0	225,180,256.0	0.054	0.281	2,170.76	2,836.114	14,949.143	148,862.192.0	0.0	35,000									
06-12-2024	0.048	0.45	4,408.061	0.148	0.694	0.076	0.407	2,641.934	0.374	0.419	628.727	0.0	225,180,256.0	0.054	0.282	2,171.323	2,867.84	14,896.629	148,887.376.0	26,560.602	40,000									
06-13-2024	0.044	0.45	4,408.511	0.138	0.667	0.083	0.443	2,642.38	0.408	0.462	628.727	0.0	225,180,256.0	0.054	0.282	2,171.605	2,874.004	14,946.253	148,902.320.0	0.0	39,000									
06-14-2024	0.05	0.465	4,408.976	0.186	0.662	0.084	0.446	2,642.823	0.414	0.469	628.727	0.0	225,180,256.0	0.054	0.282	2,172.168	2,876.605	14,987.151	148,932.256.0	16,710.693	39,000									
06-15-2024	0.045	0.465	4,409.441	0.126	0.648	0.083	0.468	2,643.281	0.219	0.462	628.727	0.0	225,180,256.0	0.054	0.281	2,172.168	2,876.605	14,987.151	148,932.256.0	0.0	37,000									
06-16-2024	0.047	0.453	4,409.9	0.147	0.653	0.083	0.462	2,643.744	0.229	0.477	628.727	0.0	225,180,256.0	0.054	0.281	2,172.449	2,867.209	14,944.298	148,947.200.0	0.0	40,000									
06-17-2024	0.043	0.472	4,410.372	0.148	0.628	0.081	0.458	2,644.212	0.221	0.454	628.727	0.0	225,180,256.0	0.054	0.281	2,172.73	2,842.137	14,867.37	148,962.064.0	0.0	38,000									
06-18-2024	0.046	0.478	4,410.952	0.141	0.63	0.083	0.466	2,644.678	0.231	0.463	628.727	0.0	225,180,256.0	0.054	0.282	2,173.011	2,830.579	14,832.752	148,976.896.0	12,911.924	50,000									
06-19-2024	0.05	0.52	4,411.369	0.158	0.667	0.084	0.464	2,645.141	0.418	0.463	628.727	0.0	225,180,256.0	0.054	0.28	2,173.011	2,830.579	14,832.752	148,976.896.0	0.0	38,000									
06-20-2024	0.047	0.487	4,411.856	0.15	0.708	0.083	0.459	2,645.601	0.409	0.464	628.727	0.0	225,180,256.0	0.054	0.269	2,173.561	2,832.929	14,787.896	148,991.696.0	12,928.221	41,000									
06-21-2024	0.045	0.463	4,412.32	0.122	0.634	0.084	0.456	2,646.057	0.409	0.464	628.727	0.0	225,180,256.0	0.054	0.282	2,173.842	2,848.54	14,821.781	148,021.286.0	13,405.201	44,000									
06-22-2024	0.048	0.468	4,412.788	0.103	0.632	0.084	0.464	2,646.521	0.409	0.459	628.727	0.0	225,180,256.0	0.054	0.281	2,174.124	2,857.191	14,856.522	148,036.160.0	0.0	40,000									
06-23-2024	0.045	0.46	4,413.248	0.133	0.667	0.083	0.461	2,646.983	0.412	0.467	628.727	0.0	225,180,256.0	0.054	0.281	2,174.405	2,857.288	14,880.52	148,051.040.0	0.0	41,000									
06-24-2024	0.045	0.481	4,413.728	0.148	0.647	0.083	0.467	2,647.45	0.404	0.463	628.727	0.0	225,180,256.0	0.054	0.281	2,174.686	2,861.094	14,888.102	148,065.936.0	0.0	43,000									
06-25-2024	0.044	0.478	4,414.206	0.148	0.634	0.08	0.462	2,647.912	0.386	0.444	628.727	0.0	225,180,256.0	0.054	0.282	2,174.968	2,866.824	10,873.751	148,076.816.0	0.0	40,000									
06-26-2024	0.043	0.454	4,414.689	0.11	0.663	0.077	0.42	2,648.332	0.383	0.427	628.727	0.0	225,180,256.0	0.054	0.282	2,175.25	2,869.475	10,524.278	148,087.344.0	25,545.732	39,000									
06-27-2024	0.042	0.465	4,415.134	0.13	0.628	0.087	0.458	2,648.79	0.429	0.474	628.727	0.0	225,180,256.0	0.054	0.279	2,175.528	2,862.679	14,909.762	148,102.256.0	0.0	45,000									
06-28-2024	0.045	0.472	4,415.606	0.165	0.62	0.088	0.47	2,649.267	0.434	0.484	628.727	0.0	225,180,256.0	0.054	0.281	2,175.81	2,849.254	14,904.259	148,117.168.0	11,527.608	47,000									
06-29-2024	0.051	0.482	4,416.088	0.153	0.677	0.092	0.51	2,649.777	0.443	0.528	628.727	0.0	225,180,256.0	0.054	0.282	2,176.092	2,845.211	14,887.463	148,132.048.0	0.0	64,000									
06-30-2024	0.046	0.484	4,416.572	0.133	0.654	0.05	0.63	2,650.407	0.443	0.849	628.727	0.0	225,180,256.0	0.054	0.281	2,176.373	2,831.092	14,834.949	148,146.880.0	0.0	61,000									
High	0.051	0.52	4,416.572	0.188	0.723	0.092	0.63	2,650.407	0.443	0.849	628.727	0.0	225,180,256.0	0.054	0.282	2,176.373	2,831.092	15,631.517	149,146.980.0	26,560.602	64,000									
Low	0.041	0.393	4,403.254	0.103	0.599	0.05	0.401	2,637.233	0.319	0.419	628.727	0.0	225,180,256.0	0.052	0.289	2,168.243	2,928.134	10,524.278	148,722.672.0	0.0	35,000									
Average	0.045	0.459	4,409.856	0.141	0.646	0.08	0.455	2,643.887	0.366	0.468	628.727	0.0	225,180,256.0	0.054	0.28	2,172.349	2,892.13	14,811.547	148,940.973.241	5,312.119	41,345									
MaxAvg	0.045	0.459	4,409.856	0.141	0.646	0.08	0.455	2,643.887	0.366	0.468	628.727	0.0	225,180,256.0	0.054	0.28	2,172.349	2,892.13	14,811.547	148,940.973.241	17,116.827	41,345									
Difference	0.01	0.126	13.318	0.084	0.124	0.042	0.229	13.174	0.324	0.43	0.0	0.0	0.0	0.002	0.013	8.129	174.451	5,107.238	424.208.0	26,560.602	29,000									
Total	1.31	13.321	127,886.817	4.102	18.725	2.329	13.205	76,666.926	10.612	13.569	18,233.092	0.0	6,530,227.424.0	1.561	8.129	62,998.114	83,871.772	429,534.862	4,319,288,224.0	154,051.442	1,199,000									

Report Generated: January 3, 2025 2:14:16 PM MST

Report Generated: January 3, 2025 2:14:16 PM MST

1/6/2025

Columbia Falls WWTP Control Worksheet

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Month	DATE	6-Jan 14:04:43		Plant INF Flow is now: 0.437 303.3			
		PLANT LOADING DATA		Plant EFF Flow is now: 0.367 255.0			
		INF **	INF	INF **	EFF	MINIMUM	MAX
		TSS #/d	BOD5 #/d	FLOW mgd	FLOW mgd	FLOW mgd	FLOW mgd
Jul-24	7/31/2024	0.585	0	0	0.504	0.151	1.261
Jul-24	7/30/2024	0.529	1500	2057	0.486	0.143	0.916
Jul-24	7/29/2024	0.528	0	0	0.485	0.161	0.910
Jul-24	7/28/2024	0.515	0	0	0.500	0.136	0.936
Jul-24	7/27/2024	0.505	0	0	0.495	0.118	0.960
Jul-24	7/26/2024	0.504	1791	1488	0.470	0.129	0.944
Jul-24	7/25/2024	0.508	0	0	0.489	0.159	1.007
Jul-24	7/24/2024	0.508	0	0	0.477	0.082	0.995
Jul-24	7/23/2024	0.513	1618	2147	0.475	0.150	0.879
Jul-24	7/22/2024	0.513	0	0	0.490	0.134	0.931
Jul-24	7/21/2024	0.504	0	0	0.520	0.135	0.960
Jul-24	7/20/2024	0.513	0	0	0.510	0.165	0.939
Jul-24	7/19/2024	0.509	1388	2391	0.500	0.147	0.952
Jul-24	7/18/2024	0.505	0	0	0.501	0.089	0.895
Jul-24	7/17/2024	0.524	0	0	0.499	0.089	0.895
Jul-24	7/16/2024	0.532	1380	2384	0.468	0.089	0.895
Jul-24	7/15/2024	0.509	0	0	0.486	0.089	0.895
Jul-24	7/14/2024	0.498	0	0	0.500	0.089	0.895
Jul-24	7/13/2024	0.506	0	0	0.515	0.162	0.924
Jul-24	7/12/2024	0.491	1538	1731	0.505	0.135	0.903
Jul-24	7/11/2024	0.491	0	0	0.497	0.145	0.967
Jul-24	7/10/2024	0.510	0	0	0.477	0.130	0.882
Jul-24	7/9/2024	0.528	2721	2179	0.443	0.139	0.892
Jul-24	7/8/2024	0.517	0	0	0.486	0.131	0.925
Jul-24	7/7/2024	0.501	0	0	0.486	0.128	1.118
Jul-24	7/6/2024	0.490	0	0	0.456	0.157	0.965
Jul-24	7/5/2024	0.473	1311	1837	0.457	0.144	0.899
Jul-24	7/4/2024	0.502	0	0	0.406	0.143	0.907
Jul-24	7/3/2024	0.516	0	0	0.459	0.142	0.975
Jul-24	7/2/2024	0.528	1533	2657	0.515	0.176	1.027
Jul-24	7/1/2024	0.552	0	0	0.588	0.133	1.079
1/1/10 6:17 AM							
Min		0.473	1228	1398	0.406	0.082	0.879
Max		0.585	3013	2940	0.588	0.176	1.261
Average		0.513	1643	2096	0.489	0.133	0.952
Total		15.907	14780	18870	15.145	4.122	29.525

Daily Flows

Daily Flows for July 1, 2024 to July 31, 2024 (custom log time = 06:00 hrs)

07-01-2024	0.054	0.552	4,417.124	0.176	0.67	0.051	0.568	2,650.986	0.186	0.388	628.727	0.0	225,180,256.0	0.053	0.28	2,176.653	2,822.224	14,756.87	149,161,632.0	0.0	75,000
07-02-2024	0.048	0.528	4,417.692	0.142	0.669	0.043	0.515	2,651.531	0.151	0.354	628.727	0.0	225,180,256.0	0.046	0.275	2,176.928	2,838.976	15,241.172	149,176,980.0	0.0	68,000
07-03-2024	0.05	0.516	4,418.167	0.151	0.659	0.046	0.459	2,651.989	0.17	0.364	628.727	0.0	225,180,256.0	0.053	0.259	2,177.186	2,943.82	15,203.385	149,192,080.0	22,451.426	68,000
07-04-2024	0.057	0.502	4,418.67	0.154	0.687	0.052	0.405	2,662.375	0.463	0.48	628.727	0.0	225,180,256.0	0.082	0.28	2,177.466	2,845.038	14,967.453	149,207,040.0	0.0	63,000
07-05-2024	0.05	0.473	4,419.144	0.17	0.699	0.062	0.457	2,662.833	0.408	0.453	628.727	0.0	225,180,256.0	0.054	0.28	2,177.746	2,864.528	14,855.342	149,221,988.0	23,663.635	66,000
07-06-2024	0.053	0.49	4,419.633	0.128	0.714	0.063	0.455	2,663.288	0.354	0.507	628.727	0.0	225,180,256.0	0.054	0.282	2,178.027	2,898.468	14,926.855	149,236,816.0	0.0	70,000
07-07-2024	0.055	0.501	4,420.134	0.139	0.714	0.063	0.455	2,663.774	0.374	0.517	628.727	0.0	225,180,256.0	0.054	0.281	2,178.308	2,856.951	14,934.008	149,251,744.0	0.0	68,000
07-08-2024	0.049	0.517	4,420.631	0.139	0.687	0.063	0.455	2,664.28	0.369	0.533	628.727	0.0	225,180,256.0	0.054	0.281	2,178.589	2,864.153	14,983.362	149,266,704.0	0.0	61,000
07-09-2024	0.054	0.528	4,421.179	0.13	0.674	0.065	0.443	2,664.703	0.344	0.587	628.727	0.0	225,180,256.0	0.054	0.281	2,178.871	3,017.309	15,330.689	149,282,032.0	0.0	62,000
07-10-2024	0.045	0.53	4,422.688	0.155	0.651	0.06	0.407	2,655.318	0.443	0.488	628.727	0.0	225,180,256.0	0.054	0.282	2,179.453	3,006.863	15,302.12	149,312,752.0	0.0	62,000
07-11-2024	0.049	0.491	4,422.18	0.155	0.669	0.065	0.497	2,655.677	0.469	0.532	628.727	0.0	225,180,256.0	0.054	0.282	2,179.453	3,006.863	15,302.12	149,312,752.0	0.0	62,000
07-12-2024	0.051	0.491	4,422.67	0.142	0.679	0.068	0.505	2,656.162	0.467	0.537	628.727	0.0	225,180,256.0	0.054	0.278	2,179.714	2,867.568	15,719.261	149,328,464.0	13,904.832	64,000
07-13-2024	0.054	0.505	4,423.176	0.156	0.699	0.065	0.515	2,656.696	0.457	0.537	628.727	0.0	225,180,256.0	0.054	0.281	2,179.983	2,859.264	15,503.083	149,339,988.0	0.0	65,000
07-14-2024	0.052	0.488	4,423.674	0.153	0.679	0.064	0.405	2,657.197	0.469	0.513	628.727	0.0	225,180,256.0	0.054	0.281	2,180.543	2,850.456	15,002.846	149,354,976.0	0.0	64,000
07-15-2024	0.054	0.509	4,424.183	0.133	0.679	0.068	0.486	2,657.693	0.439	0.513	628.727	0.0	225,180,256.0	0.049	0.27	2,180.543	2,854.271	14,903.165	149,369,872.0	0.0	63,000
07-16-2024	0.054	0.532	4,424.745	0.182	0.657	0.068	0.463	2,658.954	0.433	0.468	628.727	0.0	225,180,256.0	0.05	0.259	2,180.799	2,855.234	14,910.464	149,384,784.0	29,037.49	60,000
07-17-2024	0.052	0.524	4,425.238	0.156	0.691	0.08	0.489	2,659.65	0.437	0.502	628.727	0.0	225,180,256.0	0.05	0.259	2,181.057	2,890.992	15,058.05	149,399,840.0	0.0	59,000
07-18-2024	0.05	0.505	4,425.744	0.147	0.699	0.082	0.505	2,659.161	0.453	0.517	628.727	0.0	225,180,256.0	0.05	0.26	2,181.317	2,861.631	10,975.151	149,410,816.0	15,523.752	63,000
07-19-2024	0.052	0.509	4,426.253	0.168	0.669	0.092	0.5	2,659.65	0.448	0.507	628.727	0.0	225,180,256.0	0.05	0.26	2,181.577	3,001.996	15,350.658	149,426,160.0	0.0	67,000
07-20-2024	0.052	0.513	4,426.769	0.147	0.694	0.083	0.51	2,660.415	0.463	0.517	628.727	0.0	225,180,256.0	0.05	0.26	2,181.837	3,001.659	13,023.422	149,439,164.0	0.0	67,000
07-21-2024	0.054	0.504	4,427.27	0.148	0.691	0.091	0.48	2,661.17	0.462	0.507	628.727	0.0	225,180,256.0	0.05	0.26	2,182.097	2,994.784	11,344.422	149,450,528.0	0.0	65,000
07-22-2024	0.051	0.513	4,427.784	0.165	0.689	0.091	0.48	2,661.645	0.453	0.483	628.727	0.0	225,180,256.0	0.05	0.26	2,182.616	2,997.962	12,338.443	149,466,160.0	0.0	63,000
07-23-2024	0.049	0.513	4,428.297	0.168	0.648	0.09	0.475	2,661.645	0.453	0.483	628.727	0.0	225,180,256.0	0.05	0.26	2,182.616	2,997.962	12,338.443	149,478,496.0	0.0	64,000
07-24-2024	0.05	0.508	4,428.805	0.159	0.649	0.09	0.477	2,662.122	0.443	0.463	628.727	0.0	225,180,256.0	0.05	0.26	2,182.616	3,000.744	12,976.042	149,481,472.0	25,714.326	63,000
07-25-2024	0.048	0.508	4,429.312	0.129	0.674	0.09	0.489	2,662.611	0.442	0.487	628.727	0.0	225,180,256.0	0.05	0.26	2,183.135	3,006.742	15,652.304	149,507,120.0	0.0	63,000
07-26-2024	0.047	0.504	4,429.816	0.118	0.691	0.089	0.47	2,663.081	0.443	0.483	628.727	0.0	225,180,256.0	0.049	0.259	2,183.394	2,999.277	13,839.817	149,520,960.0	22,438.056	62,000
07-27-2024	0.054	0.505	4,430.321	0.136	0.698	0.091	0.485	2,663.576	0.453	0.507	628.727	0.0	225,180,256.0	0.05	0.259	2,183.654	2,995.152	15,640.863	149,536,808.0	0.0	64,000
07-28-2024	0.054	0.515	4,430.836	0.161	0.671	0.091	0.485	2,664.078	0.458	0.498	628.727	0.0	225,180,256.0	0.05	0.26	2,184.173	2,981.887	15,609.616	149,567,940.0	0.0	68,000
07-29-2024	0.048	0.529	4,431.385	0.143	0.671	0.091	0.485	2,664.582	0.458	0.502	628.727	0.0	225,180,256.0	0.05	0.26	2,184.173	2,981.887	15,609.616	149,580,960.0	0.0	66,000
07-30-2024	0.052	0.529	4,431.884	0.151	0.667	0.082	0.485	2,665.048	0.453	0.502	628.727	0.0	225,180,256.0	0.05	0.259	2,184.433	2,984.424	13,126.272	149,596,960.0	0.0	66,000
07-31-2024	0.049	0.586	4,432.478	0.195	0.676	0.092	0.504	2,665.552	0.463	0.506	628.727	0.0	225,180,256.0	0.05	0.259	2,184.692	3,017.309	15,719.261	149,596,960.0	25,118.102	72,000
08-01-2024	0.067	0.585	4,433.07	0.192	0.67	0.086	0.508	2,665.552	0.468	0.517	628.727	0.0	225,180,256.0	0.054	0.262	2,184.692	3,017.309	15,719.261	149,596,960.0	25,118.102	72,000
08-02-2024	0.045	0.473	4,433.124	0.082	0.648	0.043	0.469	2,666.32	0.411	0.489	628.727	0.0	225,180,256.0	0.051	0.258	2,184.736	2,927.487	14,507.824	149,596,960.0	6,664.888	63,194
08-03-2024	0.051	0.513	4,434.736	0.15	0.678	0.086	0.489	2,668.2	0.411	0.489	628.727	0.0	225,180,256.0	0.051	0.258	2,184.736	2,927.487	14,507.824	149,596,960.0	22,371.228	63,194
08-04-2024	0.017	0.114	4,435.354	0.11	0.163	0.083	0.182	4,436.9	0.317	0.283	0.0	0.0	0.006	0.025	3.039	1,195.588	4,744.109	434,323.0	29,037.49	55,000	
08-05-2024	1.587	15.906	137,166.319	4.648	21.004	2.569	15.145	82,404.238	12.735	15.473	15,490.546	0.0	6,990,567,936.0	1.588	8.352	67,802.802	90,752.092	449,738.35	4,630,910.016.0	201,341.521	11,999,000

Report Generated: January 3, 2025 2:18:50 PM MST

1/3/2025

Columbia Falls WWTP Control Worksheet

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Month	DATE	3-Jan 14:23:50		Plant INF Flow is now: 0.389 269.8			
		PLANT LOADING DATA		Plant EFF Flow is now: 0.442 307.0			
		INF **	INF	INF **	EFF	MINIMUM	MAX
		TSS #/d	BOD5 #/d	FLOW mgd	FLOW mgd	FLOW mgd	FLOW mgd
Aug-24	8/31/2024	0.471	0	0	0.483	0.149	1.011
Aug-24	8/30/2024	0.473	1567	1699	0.462	0.149	0.858
Aug-24	8/29/2024	0.488	0	0	0.481	-0.304	0.872
Aug-24	8/28/2024	0.476	0	0	0.469	0.140	0.859
Aug-24	8/27/2024	0.476	1497	1752	0.482	0.136	0.845
Aug-24	8/26/2024	0.495	0	0	0.466	0.143	0.923
Aug-24	8/25/2024	0.466	0	0	0.466	0.107	0.878
Aug-24	8/24/2024	0.483	0	0	0.465	0.141	0.875
Aug-24	8/23/2024	0.475	1417	1739	0.446	0.159	0.860
Aug-24	8/22/2024	0.487	0	0	0.467	0.149	0.962
Aug-24	8/21/2024	0.493	0	0	0.457	0.124	0.927
Aug-24	8/20/2024	0.497	1417	2250	0.474	0.135	0.936
Aug-24	8/19/2024	0.506	0	0	0.457	0.130	0.970
Aug-24	8/18/2024	0.476	0	0	0.458	0.123	0.890
Aug-24	8/17/2024	0.487	0	0	0.475	0.138	0.980
Aug-24	8/16/2024	0.489	1714	1780	0.475	0.145	0.866
Aug-24	8/15/2024	0.513	0	0	0.520	0.136	0.954
Aug-24	8/14/2024	0.503	0	0	0.511	0.161	0.957
Aug-24	8/13/2024	0.527	1451	2093	0.530	0.170	1.089
Aug-24	8/12/2024	0.524	0	0	0.537	0.121	1.016
Aug-24	8/11/2024	0.506	0	0	0.531	0.158	0.950
Aug-24	8/10/2024	0.507	0	0	0.536	0.091	0.958
Aug-24	8/9/2024	0.511	2323	1718	0.524	0.158	1.039
Aug-24	8/8/2024	0.513	0	0	0.512	0.137	0.988
Aug-24	8/7/2024	0.509	0	0	0.490	0.143	0.948
Aug-24	8/6/2024	0.527	1200	1637	0.492	0.153	0.935
Aug-24	8/5/2024	0.546	0	0	0.510	0.153	1.077
Aug-24	8/4/2024	0.509	0	0	0.500	0.019	0.913
Aug-24	8/3/2024	0.521	0	0	0.513	0.133	0.964
Aug-24	8/2/2024	0.524	1748	2006	0.510	0.139	0.960
Aug-24	8/1/2024	0.519	0	0	0.527	0.123	1.084
1/1/10 6:17 AM		Min	0.466	1062	1449	0.446	-0.304 0.845
		Max	0.546	2483	2474	0.537	0.170 1.089
		Average	0.500	1595	1853	0.491	0.121 0.947
		Total	15.498	14334	16673	15.227	3.761 29.342

Daily Flows

Daily Flows for August 1, 2024 to August 31, 2024 (custom log time = 06:00 hrs)

08-01-2024	0.048	0.519	4,432.997	0.159	0.664	0.095	0.527	2,698.079	0.482	0.517	628.727	0.0	225,180,256.0	0.05	0.257	2,164.949	2,982.57	149,608,336.0	0.0	64,000
08-02-2024	0.052	0.524	4,433.527	0.153	0.702	0.095	0.531	2,695.588	0.482	0.522	628.727	0.0	225,180,256.0	0.05	0.256	2,165.208	2,980.717	149,623,962.0	0.0	64,000
08-03-2024	0.052	0.521	4,434.042	0.164	0.694	0.091	0.513	2,697.101	0.457	0.482	628.727	0.0	225,180,256.0	0.047	0.25	2,165.468	419.075	6,242.989	0.0	76,000
08-04-2024	0.05	0.509	4,434.552	0.153	0.689	0.093	0.51	2,695.401	0.457	0.502	628.727	0.0	225,180,256.0	0.05	0.257	2,165.725	2,982.269	149,642,663.0	0.0	68,000
08-05-2024	0.051	0.545	4,435.098	0.153	0.675	0.093	0.51	2,696.112	0.467	0.502	628.727	0.0	225,180,256.0	0.05	0.25	2,165.984	2,972.682	15,608.513	0.0	70,000
08-06-2024	0.048	0.527	4,435.625	0.164	0.671	0.093	0.482	2,698.004	0.477	0.517	628.727	0.0	225,180,256.0	0.05	0.259	2,166.248	2,976.648	13,944.12	0.0	66,000
08-07-2024	0.047	0.509	4,436.134	0.137	0.65	0.1	0.482	2,699.004	0.497	0.552	628.727	0.0	225,180,256.0	0.05	0.25	2,166.503	2,974.244	15,590.391	0.0	66,000
08-08-2024	0.048	0.513	4,436.547	0.159	0.665	0.1	0.512	2,698.806	0.508	0.508	628.727	0.0	225,180,256.0	0.05	0.257	2,166.716	2,966.569	15,593.567	0.0	66,000
08-09-2024	0.047	0.511	4,437.158	0.161	0.678	0.102	0.524	2,670.131	0.511	0.546	628.727	0.0	225,180,256.0	0.05	0.25	2,167.02	2,962.589	13,317.042	0.0	62,000
08-10-2024	0.051	0.507	4,437.585	0.158	0.682	0.102	0.536	2,670.667	0.508	0.546	628.727	0.0	225,180,256.0	0.05	0.25	2,167.28	2,960.724	12,142.822	0.0	62,000
08-11-2024	0.046	0.506	4,438.17	0.121	0.639	0.101	0.531	2,671.198	0.511	0.552	628.727	0.0	225,180,256.0	0.05	0.25	2,167.539	2,958.313	15,514.811	0.0	66,000
08-12-2024	0.054	0.524	4,438.695	0.127	0.67	0.102	0.537	2,673.755	0.502	0.552	628.727	0.0	225,180,256.0	0.05	0.25	2,167.799	2,964.193	10,895.386	0.0	66,000
08-13-2024	0.05	0.527	4,439.222	0.161	0.684	0.102	0.53	2,672.265	0.512	0.552	628.727	0.0	225,180,256.0	0.05	0.25	2,168.059	2,951.346	15,468.183	0.0	64,000
08-14-2024	0.048	0.503	4,439.725	0.136	0.655	0.102	0.534	2,672.378	0.511	0.546	628.727	0.0	225,180,256.0	0.05	0.25	2,168.319	2,954.585	12,650.862	0.0	60,000
08-15-2024	0.046	0.513	4,440.238	0.145	0.661	0.099	0.52	2,673.296	0.491	0.531	628.727	0.0	225,180,256.0	0.05	0.25	2,168.574	2,956.327	12,650.862	0.0	60,000
08-16-2024	0.048	0.489	4,440.721	0.136	0.662	0.092	0.475	2,673.722	0.482	0.482	628.727	0.0	225,180,256.0	0.05	0.25	2,168.828	2,956.031	15,538.409	0.0	59,000
08-17-2024	0.047	0.487	4,441.214	0.123	0.65	0.087	0.475	2,674.247	0.493	0.488	628.727	0.0	225,180,256.0	0.05	0.25	2,169.089	2,953.316	14,730.084	0.0	60,000
08-18-2024	0.047	0.476	4,441.691	0.164	0.66	0.082	0.458	2,674.705	0.497	0.482	628.727	0.0	225,180,256.0	0.05	0.25	2,169.346	2,958.404	14,354.008	0.0	58,000
08-19-2024	0.047	0.505	4,442.195	0.135	0.639	0.082	0.457	2,675.162	0.412	0.447	628.727	0.0	225,180,256.0	0.05	0.25	2,169.609	2,955.403	15,273.177	0.0	58,000
08-20-2024	0.045	0.497	4,442.693	0.133	0.644	0.086	0.474	2,675.636	0.412	0.487	628.727	0.0	225,180,256.0	0.05	0.25	2,169.868	2,953.025	15,557.382	0.0	59,000
08-21-2024	0.046	0.483	4,443.187	0.149	0.65	0.082	0.457	2,676.093	0.412	0.457	628.727	0.0	225,180,256.0	0.05	0.25	2,190.128	2,958.083	15,513.549	0.0	59,000
08-22-2024	0.043	0.487	4,443.674	0.159	0.649	0.082	0.467	2,676.559	0.413	0.452	628.727	0.0	225,180,256.0	0.05	0.25	2,190.387	2,960.205	14,684.658	0.0	59,000
08-23-2024	0.045	0.475	4,444.148	0.141	0.633	0.083	0.446	2,677.005	0.412	0.447	628.727	0.0	225,180,256.0	0.05	0.25	2,190.647	2,953.257	14,611.679	0.0	4,000
08-24-2024	0.045	0.485	4,444.631	0.107	0.739	0.082	0.385	2,677.47	0.442	0.442	628.727	0.0	225,180,256.0	0.05	0.25	2,190.907	2,973.944	14,527.775	0.0	0
08-25-2024	0.044	0.466	4,445.098	0.143	0.681	0.087	0.466	2,677.935	0.437	0.467	628.727	0.0	225,180,256.0	0.05	0.25	2,191.167	2,953.535	14,521.485	0.0	0
08-26-2024	0.045	0.485	4,445.552	0.158	0.657	0.087	0.466	2,678.403	0.487	0.467	628.727	0.0	225,180,256.0	0.05	0.25	2,191.428	2,975.125	14,545.942	0.0	0
08-27-2024	0.046	0.476	4,446.068	0.14	0.707	0.093	0.482	2,678.885	0.467	0.502	628.727	0.0	225,180,256.0	0.05	0.25	2,191.686	2,974.723	14,565.942	0.0	37,000
08-28-2024	0.045	0.476	4,446.544	0.126	0.656	0.092	0.466	2,679.354	0.462	0.467	628.727	0.0	225,180,256.0	0.05	0.25	2,191.945	2,974.723	14,565.942	0.0	37,000
08-29-2024	0.045	0.488	4,447.032	0.149	0.621	0.091	0.481	2,679.835	0.457	0.482	628.727	0.0	225,180,256.0	0.05	0.25	2,192.204	2,975.699	11,312.638	0.0	45,000
08-30-2024	0.047	0.473	4,447.515	0.148	0.643	0.092	0.482	2,680.297	0.462	0.487	628.727	0.0	225,180,256.0	0.05	0.25	2,192.464	2,974.969	14,522.579	0.0	41,000
08-31-2024	0.046	0.471	4,447.976	0.156	0.65	0.092	0.483	2,680.78	0.452	0.502	628.727	0.0	225,180,256.0	0.05	0.257	2,192.721	2,974.841	14,542.686	0.0	42,000
08-01-2024	0.054	0.546	4,448.457	0.127	0.719	0.102	0.483	2,680.78	0.452	0.552	628.727	0.0	225,180,256.0	0.05	0.25	2,192.978	2,974.841	14,542.686	0.0	42,000
08-02-2024	0.04	0.466	4,448.937	0.091	0.621	0.102	0.446	2,680.78	0.407	0.442	628.727	0.0	225,180,256.0	0.046	0.259	2,193.234	2,974.841	14,542.686	0.0	42,000
08-03-2024	0.047	0.5	4,449.418	0.144	0.664	0.092	0.481	2,677.181	0.462	0.501	628.727	0.0	225,180,256.0	0.05	0.25	2,193.491	2,974.841	14,542.686	0.0	42,000
08-04-2024	0.047	0.5	4,449.899	0.144	0.664	0.092	0.481	2,677.181	0.462	0.501	628.727	0.0	225,180,256.0	0.05	0.25	2,193.748	2,974.841	14,542.686	0.0	42,000
08-05-2024	0.047	0.5	4,449.899	0.144	0.664	0.092	0.481	2,677.181	0.462	0.501	628.727	0.0	225,180,256.0	0.05	0.25	2,193.748	2,974.841	14,542.686	0.0	42,000
08-06-2024	0.047	0.5	4,449.899	0.144	0.664	0.092	0.481	2,677.181	0.462	0.501	628.727	0.0	225,180,256.0	0.05	0.25	2,193.748	2,974.841	14,542.686	0.0	42,000
08-07-2024	0.047	0.5	4,449.899	0.144	0.664	0.092	0.481	2,677.181	0.462	0.501	628.727	0.0	225,180,256.0	0.05	0.25	2,193.748	2,974.841	14,542.686	0.0	42,000
08-08-2024	0.047	0.5	4,449.899	0.144	0.664	0.092	0.481	2,677.181	0.462	0.501	628.727	0.0	225,180,256.0	0.05	0.25	2,193.748	2,974.841	14,542.686	0.0	42,000
08-09-2024	0.047	0.5	4,449.899	0.144	0.664	0.092	0.481	2,677.181	0.462	0.501	628.727	0.0	225,180,256.0	0.05	0.25	2,193.748	2,974.841	14,542.686	0.0	42,000
08-10-2024	0.047	0.5	4,449.899	0.144	0.664	0.092	0.481	2,677.181	0.462	0.501	628.727	0.0	225,180,256.0	0.05	0.25	2,193.748	2,974.841	14,542.686	0.0	42,000
08-11-2024	0.047	0.5	4,449.899	0.144	0.664	0.092	0.481	2,677.181	0.462	0.501	628.727	0.0	225,180,256.0	0.05	0.25	2,193.748	2,974.841	14,542.686	0.0	42,000
08-12-2024	0.047	0.5	4,449.899	0.144	0.664	0.092	0.481	2,677.181	0.462	0.501	628.727	0.0	225,180,256.0	0.05	0.25	2,193.748	2,974.841	14,542.686	0.0	42,000
08-13-2024	0.047	0.5	4,449.899	0.144	0.664	0.092	0.481	2,677.181	0.462	0.501	628.727	0.0	225,180,256.0	0.05	0.25	2,193.748	2,974.841	14,542.686	0.0	42,000
08-14-2024	0.047	0.5	4,449.899	0.144	0.664	0.092	0.481	2,677.181	0.462	0.501	628.727	0.0	225,180,256.0	0.05	0.25	2,193.748	2,974.841	14,542.686	0.0	42,000
08-15-2024	0.047	0.5	4,449.899	0.144	0.664	0.092	0.481	2,677.181	0.462	0.501	628.727	0.0	225,180,256.0	0.05	0.25	2,193.748	2,974.841	14,542.686	0.0	42,000
08-16-2024	0.047	0.5	4,449.899	0.144	0.664	0.092	0.481	2,677.181	0.462	0.501	628.727	0.0	225,180,256.0	0.05	0.25	2,193.748	2,974.841	14,542.686	0.0	42,000
08-17-2024	0.047	0.5	4,449.899	0.144	0.664	0.092	0.481	2,677.181	0.462	0.501	628.727	0.0	225,180,256.0	0.05	0.25	2,193.748	2,974.841	14,542.686	0.0	42,000
08-18-2024	0.047	0.5	4,449.899	0.144	0.664	0.092	0.481	2,677.181	0.462	0.501	628.727	0.0	225,180,256.0	0.05	0.25	2,193.748	2,974.841	14,542.686	0.0	42,000
08-19-2024	0.047	0.5	4,449.899	0.144	0.664	0.092	0.481	2,677.181	0.462	0.501	628.727	0.0	225,180,256.0	0.05	0.25	2,193.748	2,974.841	14,542.686	0.0</	



ANALYTICAL REPORT

Montana Environmental Laboratory LLC
1170 N. Meridian Rd., P.O. Box 8900, Kalispell, MT 59904-1900
Phone: 406-755-2131 Fax: 406-257-5359 www.melab.us

RECEIVED
JUN 14 2024
CITY OF COLUMBIA FALLS

Grady Jenkins
City of Columbia Falls Sewer Dept
130 Sixth Street West, Room A
Columbia Falls, MT 59912

PWS ID:
Project: Nutrients

Client Sample ID: Effluent Composite
Matrix: WASTE WATER

Collected: 06/04/2024

Lab ID: 2405464-01
Received: 06/04/2024 15:20

Analyses

	Result	Units	RL	MCL	Method	Prepared	Analyzed	Analyst
Ammonia	0.08	mg/L	0.05		FIAlab 100		06/05/2024 14:37	NB
Nitrate + Nitrite, Total	6.92	mg/L	0.01		E353.2		06/07/2024 13:42	NB
Total Kjeldahl Nitrogen (TKN)	1.76	mg/L	0.20		FIAlab 100		06/10/2024 17:55	NB

TOTAL N = 8.68

DMR Copy of Record

Form Approved OMB No. 2040-0004 expires on 07/31/2026

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This collection of information is approved by OMB under the Paperwork Reduction Act, 44 U.S.C. 3501 et seq. (OMB Control No. 2040-0004). Responses to this collection of information are mandatory in accordance with this permit and EPA NPDES regulations 40 CFR 122.41(i)(4)(v). An agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless it displays a currently valid OMB control number. The public reporting burden for this collection of information is estimated to average 2 hours per outfall. Send comments on the Agency's need for this information, the accuracy of the provided burden estimates and any suggested methods for minimizing respondent burden to the Regulatory Support Division Director, U.S. Environmental Protection Agency (2621T), 1200 Pennsylvania Ave., NW, Washington, D.C. 20460. Include the OMB control number in any correspondence. Do not send the completed form to this address.

Permit #: MT0020036 Major: No		Permittee: CITY OF COLUMBIA FALLS 130 6TH STREET WEST RM A COLUMBIA FALLS, MT 59912		Facility: COLUMBIA FALLS WWTP 600 VETERANS DRIVE COLUMBIA FALLS, MT 59912										
Permitted Feature: 001 External Outfall		Discharge: 001-A WASTEWATER TREATMENT PLANT		Status: NetDMR Validated										
Report Dates & Status: From 06/01/24 to 06/30/24 Monitoring Period: Considerations for Form Completion IF NOT CHLORINATING INDICATE SO.		DNR Due Date: 07/28/24		Telephone: 405-692-4357										
Principal Executive Officer: Grady Jenkins		Title: WWTP Plant Manager												
No Data Indicator (NODI):		Monitoring Location:		Season:										
Form NODI:		Parameter Name:		Frequency of Analysis:										
Code	Parameter Name	Monitoring Location	Season	Sample #	Quantity or Loading	Units	Qualifier	Value 1	Qualifier	Value 2	Qualifier	Value 3	Units	# of Frequency of Analysis
00010	Temperature, water deg. centigrade	1 - Effluent Gross	0	-	Sample Permit Req. Value NODI	18.33	19.9	04-deg	Req Mon MO AVG	19.9	04-deg	Req Mon DAILY MAX	04-deg	0101 - Daily
00056	Flow rate	1 - Effluent Gross	1	-	Sample Permit Req. Value NODI	0.454	0.63	MGD	Req Mon MO AVG	0.63	MGD	Req Mon DAILY MAX	MGD	0101 - Daily
00400	pH	1 - Effluent Gross	0	-	Sample Permit Req. Value NODI	15.21	17.17	26-bid	Req Mon MO AVG	17.17	26-bid	Req Mon DAILY MAX	26-bid	0101 - Daily
00530	Solids, total suspended	1 - Effluent Gross	0	-	Sample Permit Req. Value NODI	15.21	17.17	26-bid	Req Mon MO AVG	17.17	26-bid	Req Mon DAILY MAX	26-bid	0101 - Daily
00530	Solids, total suspended	G - Raw Sewage Influent	0	-	Sample Permit Req. Value NODI	15.21	17.17	26-bid	Req Mon MO AVG	17.17	26-bid	Req Mon DAILY MAX	26-bid	0101 - Daily
00600	Nitrogen, total [as N]	1 - Effluent Gross	0	-	Sample Permit Req. Value NODI	28.81	30.74	26-bid	Req Mon MO AVG	30.74	26-bid	Req Mon DAILY MAX	26-bid	0101 - Daily
00610	Nitrogen, ammonia total [as N]	1 - Effluent Gross	0	-	Sample Permit Req. Value NODI	28.81	30.74	26-bid	Req Mon MO AVG	30.74	26-bid	Req Mon DAILY MAX	26-bid	0101 - Daily



ANALYTICAL REPORT

Montana Environmental Laboratory LLC
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 Phone: 406-755-2131 Fax: 406-257-5359 www.melab.us

Grady Jenkins
 City of Columbia Falls Sewer Dept
 130 Sixth Street West, Room A
 Columbia Falls, MT 59912

PWS ID:
 Project: Nutrients

Client Sample ID: Effluent Composite

Matrix: WASTE WATER

Collected: 07/02/2024

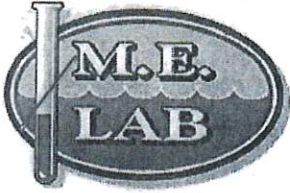
Lab ID: 2406720-01

Received: 07/02/2024 13:30

Analyses

	<u>Result</u>	<u>Units</u>	<u>RL</u>	<u>MCL</u>	<u>Method</u>	<u>Prepared</u>	<u>Analyzed</u>	<u>Analyst</u>
Ammonia	0.09	mg/L	0.05		FIAlab 100		07/10/2024 16:58	NB
Nitrate + Nitrite, Total	8.23	mg/L	0.01		E353.2		07/05/2024 13:54	NB
Total Kjeldahl Nitrogen (TKN)	2.32	mg/L	0.20		FIAlab 100		07/08/2024 15:08	NB

TOTAL N = 10.55 mg/L



ANALYTICAL REPORT

Montana Environmental Laboratory LLC
 1170 N. Meridian Rd., P.O. Box 8900, Kalispell, MT 59904-1900
 Phone: 406-755-2131 Fax: 406-257-5359 www.melab.us

Grady Jenkins
 City of Columbia Falls Sewer Dept
 130 Sixth Street West, Room A
 Columbia Falls, MT 59912

PWS ID:
 Project: Nutrients

RECEIVED
 AUG 15 2024
 CITY OF COLUMBIA FALLS

Client Sample ID: Effluent Composite
 Matrix: WASTE WATER

Collected: 08/06/2024

Lab ID: 2408106-01
 Received: 08/06/2024 15:10

<u>Analyses</u>	<u>Result</u>	<u>Units</u>	<u>RL</u>	<u>MCL</u>	<u>Method</u>	<u>Prepared</u>	<u>Analyzed</u>	<u>Analyst</u>
Ammonia	0.10	mg/L	0.05		FIAlab 100		08/07/2024 12:47	
Nitrate + Nitrite, Total	4.63	mg/L	0.01		E353.2		08/09/2024 13:19	
Total Kjeldahl Nitrogen (TKN)	1.54	mg/L	0.20		FIAlab 100		08/12/2024 15:57	

TOTAL N = 6.17

Form Approved OMB No. 2040-0004 expires on 07/31/2026

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This collection of information is approved by OMB under the Paperwork Reduction Act, 44 U.S.C. 3501 et seq. (OMB Control No. 2040-0004). Responses to this collection of information are mandatory in accordance with this permit and EPA NPDES regulations 40 CFR 122.41(i)(4)(v). An agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless it displays a currently valid OMB control number. The public reporting and recordkeeping burden for this collection of information are estimated to average 2 hours per outfall. Send comments on the Agency's control number in any correspondence. Do not send the completed form to this address.

Permit #: MT0020036 Major: No		Permittee: CITY OF COLUMBIA FALLS 130 6TH STREET WEST RM A COLUMBIA FALLS, MT 59912		Facility: COLUMBIA FALLS WWTP 600 VETERANS DRIVE COLUMBIA FALLS, MT 59912												
Permitted Features: 001 External Outfall		Discharge: 001-A WASTEWATER TREATMENT PLANT		Status: NetDMR Validated												
Report Dates & Status: From 08/01/24 to 08/31/24		DMR Due Date: 09/28/24		Telephone: 405-852-4357												
Monitoring Period: IF NOT CHLORINATING INDICATE SO.		Title: WWTP Plant Manager														
Principal Executive Officer: Grady Jenkins																
No Data Indicator (NOD):																
Form NOD:																
Code	Parameter Name	Monitoring Location	Session #	Param. NOD	Qualifier 1	Value 1	Qualifier 2	Value 2	Units	Qualifier 3	Value 3	Units	# of Ex.	Frequency of Analysis	Sample Type	
00010	Temperature, water deg. centigrade	1 - Effluent Gross	0	-	Sample Permit Req. Value NOD	21.91	Req Mon MO AVG	27.1	04 - deg C	Qualifier 1	Value 1	Qualifier 2	Value 2	Qualifier 3	Value 3	Units
00056	Flow rate	1 - Effluent Gross	1	-	Sample Permit Req. Value NOD	0.491	Req Mon MO AVG	0.537	03 - MGD	Qualifier 1	Value 1	Qualifier 2	Value 2	Qualifier 3	Value 3	Units
00400	pH	1 - Effluent Gross	0	-	Sample Permit Req. Value NOD		Req Mon MO AVG			Qualifier 1	Value 1	Qualifier 2	Value 2	Qualifier 3	Value 3	Units
00530	Solids, total suspended	1 - Effluent Gross	0	-	Sample Permit Req. Value NOD	11.02	Req Mon MO AVG	14.25	26 - bld	Qualifier 1	Value 1	Qualifier 2	Value 2	Qualifier 3	Value 3	Units
00530	Solids, total suspended	G - Raw Sewage Influent	0	-	Sample Permit Req. Value NOD		Req Mon MO AVG			Qualifier 1	Value 1	Qualifier 2	Value 2	Qualifier 3	Value 3	Units
00500	Nitrogen, total [as N]	1 - Effluent Gross	0	-	Sample Permit Req. Value NOD	26.00	Req Mon MO AVG	29.57	26 - bld	Qualifier 1	Value 1	Qualifier 2	Value 2	Qualifier 3	Value 3	Units
00510	Nitrogen, ammonia total [as N]	1 - Effluent Gross	0	-	Sample Permit Req. Value NOD		Req Mon MO AVG			Qualifier 1	Value 1	Qualifier 2	Value 2	Qualifier 3	Value 3	Units
00525	Nitrogen, Kjeldahl, total [as N]	1 - Effluent Gross	0	-	Sample Permit Req. Value NOD		Req Mon MO AVG			Qualifier 1	Value 1	Qualifier 2	Value 2	Qualifier 3	Value 3	Units
00530	Nitrite + Nitrate total [as N]	1 - Effluent Gross	0	-	Sample Permit Req. Value NOD		Req Mon MO AVG			Qualifier 1	Value 1	Qualifier 2	Value 2	Qualifier 3	Value 3	Units
00565	Phosphorus, total [as P]	1 - Effluent Gross	0	-	Sample Permit Req. Value NOD	1.07	Req Mon MO AVG	1.52	26 - bld	Qualifier 1	Value 1	Qualifier 2	Value 2	Qualifier 3	Value 3	Units



Department of Public Works

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

PHONE (406) 892-4391

FAX (406) 892-4413

7/13/2022

To: Don Danesi

From: Grady Jenkins, Columbia Falls WWTP
Permit No: MT0020036

RE: Missed June 2022 Monthly Monitoring Reporting Sample
For Nitrogen Ammonia Total (as N)

Don Danesi,

I am writing to inform you that we missed our monthly $\text{NH}_3\text{-N}$ monitoring sample for the month of June 2022. Our permit does not have a parameter limit on NH_3N only Total Nitrogen. This sample is performed once monthly by Montana Environmental Lab, the local lab in Kalispell that performs the parameters on our permit that we cannot perform in house. We use a Hach TNT 830 to test $\text{NH}_3\text{-N}$ in house but only use it for process control purposes, those results are not reportable due to the fact that we do not pretreat samples through distillation or digestion so it is not considered an EPA approved method.

This sample was missed due to operator error and wasn't realized until results were being calculated for the June DMR. In the future to keep this from happening we will adhere to our sampling check list. We will report the missed sample on the June DMR under NODI – E – Failed to sample / Required analysis not conducted.

Our $\text{NH}_3\text{-N}$ has averaged .42 mg/l the last six months with a Max. of 1.27 mg/l and a Min. of .09 mg/l our in house numbers are fairly close to ME Lab results. We run consistently low on our Ammonia and use it to pre calculate possible TKN / Total Nitrogen changes.

Please download this letter to DEQ Facts for future reference and Let me know if there is anything further you need from me at this time.

Thank You,

Grady Jenkins / WWTP Plant Manager
City of Columbia Falls
600 Veterans Drive
Columbia Falls, MT 59912



jenkinsg@cityofcolumbiafalls.com
(406) 892-4357

Agency Use

Permit No.:

Date Rec'd

Rec'd By



WATER PROTECTION BUREAU

FORM
NCR

Noncompliance Reporting Form

This form is intended to fulfill the requirement for written submission of information related to any noncompliance which may endanger health or the environment, in accordance with the Twenty-four Hour Reporting requirement of MPDES permits.

Section A - Facility or Site Information

Permit Number: MT MT0020036Site Name Columbia Falls Wastewater Treatment PlantSite Location 600 Veterans Drive Columbia Falls, MT 59912Nearest City or Town Columbia Falls County FlatheadLatitude 48.000000 Longitude 114.000000

Section B - Owner/Operator Information

Owner or Operator (Legal Entity) City of Columbia FallsMailing Address 130 6th Street WestCity, State, and Zip Code Columbia Falls, MT 59912Phone Number 406-892-4357 Email jenkinsg@cityofcolumbiafalls.com

Section C - Period of Noncompliance

Date Permittee became aware of noncompliance 07/11/2022Has the noncompliance been reported orally to the department? ☐ Yes ☒ No Date DEQ Person Contacted Don Danesi Comment Sent LetterDate/Time noncompliance began 06/30/2022 12:00
date timeHas the noncompliance ceased? ☒ Yes ☐ NoIf yes, Date/Time noncompliance ceased
date time

If no, state the anticipated time the noncompliance is expected to continue

Section D - Description

Provide a description of the noncompliance and its cause.

Missed June NH3-N monthly sample permit reporting violation

Provide an explanation of the steps taken or planned to reduce, eliminate, and prevent reoccurrence of the noncompliance.

Adhere to Sampling checklist

Section E - CERTIFICATION

Applicant Information: This form must be completed, signed, and certified as follows:

- For a corporation, by a principal officer of at least the level of vice president;
- For a partnership or sole proprietorship, by a general partner or the proprietor, respectively; or
- For a municipality, state, federal, or other public facility, by either a principal executive officer or ranking elected official.

All Applicants Must Complete the Following Certification:

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information; including the possibility of a fine and imprisonment for knowing violations. [75-5-633, MCA]

A. Name (Type or Print)

City of Columbia Falls

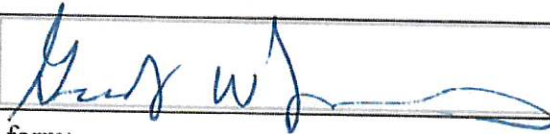
B. Title (Type or Print)

Plant Manager

C. Phone No.

406-892-4357

D. Signature



E. Date Signed

Submit this form:

Electronically:

FACTS

<https://svc.mt.gov/deq/factspermitting>

Mail:

Montana Department of Environmental Quality

Water Protection Bureau

PO Box 200901

Helena, MT 59620-0901



July 15, 2022

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

RE: Noncompliance Report (NCR) for City of Columbia Falls, Montana Pollutant Discharge Elimination System (MPDES) Permit No. MT0020036: City of Columbia Falls WWTP

Dear Susan Nicosia:

The Montana Department of Environmental Quality (DEQ) is in receipt of your July 13, 2022, noncompliance report. Based on information provided in the noncompliance report, please be sure to complete the following corrective actions:

- Identify and document the missed $\text{NH}_3\text{-N}$ monitoring samples for the month of June 2022 in records retained for the monitoring period ending June 30, 2022.
- Report the missed $\text{NH}_3\text{-N}$ using "NODI Code E – Failed to Sample / Required Analysis Not Conducted", on the Discharge Monitoring Report for monitoring period ending June 30, 2022.
- Implement the proposed sampling check list.

I am not requesting additional information at this time. Montana DEQ would like to thank you for your attention to this matter and for doing your part to protect water quality. If you have any questions or require compliance assistance, please contact me at (406) 444-6871.

Please remember all information, including noncompliance reports, can be submitted electronically through your **FACTS** account. If you do not have a **FACTS** account, please contact Gina Self with the MPDES Data Management Team at (406) 444-5388 or Gself@mt.gov.

Sincerely,

A handwritten signature in dark ink, appearing to read "DED", is written over a horizontal line.

Don Danesi
Compliance Inspector
Compliance, Training, and Technical Assistance
Water Quality Division
Montana Department of Environmental Quality
don.danesi@mt.gov

cc: FACTS

Grady Jenkins, City of Columbia Falls, via email: jenkinsg@cityofcolumbiafalls.com

Greg Gianforte, Governor | Chris Dorrington, Director | P.O. Box 200901 | Helena, MT 59620-0901 | (406) 444-2544 | www.deq.mt.gov



January 3, 2025

VIOLATION LETTER

The Honorable Donald Barnhart, Mayor
City of Columbia Falls
130 6th Street West, Room A
Columbia Falls, MT 59912

RE: Compliance Evaluation Inspection Report for City of Columbia Falls, Montana Pollutant Discharge Elimination System (MPDES) Permit #MT0020036: Columbia Falls Wastewater Treatment Plant

Dear Mayor Donald Barnhart:

The Department of Environmental Quality (DEQ) conducted a compliance evaluation inspection (CEI) for City of Columbia Falls, MPDES Permit #MT0020036: Columbia Falls Wastewater Treatment Plant, located in Columbia Falls, Montana, on December 10, 2024. Please review the enclosed inspection report for detailed information about the inspection.

Based on the findings in the inspection report, DEQ is requiring the following information be submitted:

- 1.) Submit a written explanation detailing how the City of Columbia Falls has corrected each of the lettered finding (A) in the Records Review section of the inspection report.

Please submit the written responses by **January 31, 2024**. The written responses 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 or wendy.simons@mt.gov. Alternatively, the written responses can be mailed to: Montana Department of Environmental Quality, MPDES Data Management Team, PO Box 200901, Helena, MT 59620-0901, Attn: John O'Bannon.

The written explanations are required to address the following violations and return to compliance:

- Failure to properly report is a violation of 75-5-605(1)(b) Montana Code Annotated (MCA), 17.30.1342(1) of the Administrative Rules of Montana (ARM), and Parts I.C, II.A, II.B, and II.D of MPDES Permit MT0020036.

This letter is intended to inform City of Columbia Falls of violations of the Montana Water Quality Act so appropriate steps can be taken to return to compliance. Failure to comply with the timeframes listed in this letter can result in additional enforcement action. If you cannot meet the defined timeframes to complete corrective actions, please contact me immediately upon receipt of this letter.

If there are any questions, please contact me at (406) 437-8333.

City of Columbia Falls - Columbia Falls Wastewater Treatment Plant
MT0020036
January 3, 2025

Page 2 of 2

Sincerely,

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

Enclosures: 3560 Form, Inspection Report, Photo Report

cc: Grady Jenkins - jenkinsg@cityofcolumbiafalls.com
FACTS



MPDES 3560 Compliance Inspection Report

Section A: Facility and Contact Information

MPDES # / Programmatic ID: MT0020036 Facility / Project Name: Columbia Falls Wastewater Treatment Plant Address / Location: 600 Veterans Dr. Latitude and Longitude: 48.35660941900005, -114.21435127899997 Facility Site Contact (Permittee): The Honorable Donald Barnhart, Mayor Mailing Address: 130 6th Street West, Room A City, State, Zip Code: Columbia Falls, MT 59912 Phone / Email: 406-892-4391 / jenkinsg@cityofcolumbiafalls.com SIC Code: 4952 - Sewerage Systems	MPDES Permit Type: Minor
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Section B: Compliance Inspection Information

Compliance Monitoring Activity Name: Columbia Falls Wastewater Treatment Plant Compliance Monitoring Type: Evaluation MPDES # / Programmatic ID: MT0020036	Program: NPDES - Base Program (Limits, Reporting, Schedule), NPDES - Sanitary Sewer Overflow (SSO)
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Compliance Monitoring Date(s):	Compliance Monitoring Reason:	Compliance Monitoring Agency Type / Name:
Actual Start: 12/10/2024 Actual End: 12/10/2024	Core Program	State / MT DEQ

Compliance Monitoring Details:		Compliance Monitoring Information:	
Did EPA Assst?	No	Number of Days Conducting Activity?	1
State, Federal, or Joint Inspection?	State	Number of Hours Conducting the Activity?	2
Purpose of the Other Party?	State	Compliance Monitoring Action Outcome?	Not Immediately Corrected
Which Party was the Lead?	State	Compliance Monitoring Code?	Unsatisfactory
Government Contacts: John O'Bannon		Written Response Due Date: 1/31/2025	

Section C: Compliance Inspection Outcome

MPDES # / Programmatic ID: MT0020036 Violation Code: E0013 – Improper / Incorrect Reporting Single Event Violation Date: 12/10/2024	Violations Identified: Yes
--	-----------------------------------

Section D: Signatory

Name and Signature of Inspector	Date 1/2/2025
Name and Signature of Inspector	Date Click or tap to enter a date.
Name and Signature of QA Inspector / Manager	Date 1/3/2025

**Montana Department of Environmental Quality
Water Quality Division
Compliance, Training, and Technical Assistance
Phone (406) 444-5546**

INSPECTION REPORT

Entry/Introduction

The Compliance Evaluation Inspection (CEI) was completed on December 10, 2024, from 9:00 a.m. to 11:30 p.m. The following personnel were in attendance during the CEI: Grady Jenkins, Plant Manager, Columbia Falls Wastewater Treatment Plant, John Paliga, Operator, Columbia Falls Wastewater Treatment Plant, and John O'Bannon, Environmental Compliance Inspector, Montana Department of Environmental Quality.

The City of Columbia Falls (city) operates a biological nutrient removal (BNR) wastewater treatment plant (WWTP). Treatment at the WWTP consists of the following: pre-treatment with a six (6) millimeter influent bar screen and grit removal; splitter box; equalization (EQ) basin; BNR bioreactor (anaerobic, anoxic, and aerobic zones); final clarifier; alum treatment (if needed); and ultraviolet (UV) disinfection consisting of two (2) UV banks with forty (40) bulbs per bank. The WWTP continuously discharges to the Flathead River. Influent flow is measured using an ultrasonic flow meter and Parshall Flume with staff gauge, with influent samples collected in the headworks building post initial screening by an auto-sampler. Effluent flow is measured using an ultrasonic flow meter and Parshall Flume with staff gauge, with effluent samples collected post UV by an auto-sampler. The WWTP has an in-house laboratory that reports influent and / or effluent samples for Total Suspended Solids (TSS), Carbonaceous Biological Oxygen (CBOD), Total Phosphorus (TP), and *Escherichia coli* (E. coli). All other required parameters are sent to Montana Environmental Laboratories (M.E. labs).

The WWTP is currently upgrading the BNR bioreactor with a post anoxic nitrogen zone to be added to the BNR. This project started in June of 2024 and has an anticipated completion date of March 2025. Additionally, the following upgrades are planned for 2025: replacement of the grit separator; replacement of the scum pump with a new pump that will be integrated into the SCADA system; and the replacement of the switches in the control / breaker board for the WWTP.

The sanitary sewer collection system (SSCS) consists of 1,500 connections that service the following: K-12 school; walk-in clinic; two (2) breweries; an RV park / RV dump station; the Meadow Lake Golf Course / complex; local business including restaurants; and 5,500 people. The city does not have a formal Fat, Oil & Grease (FOG) program. Ordinances are enforced by Flathead County. The SSCS is composed primarily of asbestos concrete (AC) pipe (~70%) with the remainder of the SSCS composed of Polyvinyl (PVC) piping. The city owns / maintains ten (10) lift stations. The entire SSCS is on a five (5) year cleaning cycle for routine maintenance. The city owns a vac truck and camera for maintenance. The SSCS does experience influx and infiltration (I/I) during rain and snow melt events, with the Meadow Golf Course being a problem area for I/I (the city does not own / maintain the collection system at the Meadow Golf Course).

The city is planning on replacing magnetic flow meter from the Meadow Golf Course to the SSCS.

Records Review

The following records were requested for review:

- Copy of MPDES Permit MT0020036
- Records of Equipment Calibration
- Operations and Maintenance (O&M) manual
 - Routine inspections & any applicable follow-up
- All Monitoring Records for 2021, 2022, and 2023

Copies requested for review off-site following the CEI:

- Monitoring Records for Influent and Effluent for Monitoring Periods Ending: **June 30, 2024, July 31, 2024, and August 31, 2024**
 - Records of Flow Measurement
 - In-house Bench Sheets and Calculation Records (Spreadsheets, etc.)
 - Chain of Custody Forms and Laboratory Analytical Reports
- Monitoring Records for Effluent Semi-annual Oil & Grease Monitoring: **Year 2023**
 - In-house Bench Sheets and Calculation Records (Spreadsheets, etc.)
 - Chain of Custody Forms and Laboratory Analytical Reports
- Monitoring Records for Annual Metals Monitoring: **Year 2024**
 - In-house Bench Sheets and Calculation Records (Spreadsheets, etc.)
 - Chain of Custody Forms and Laboratory Analytical Reports

The following findings were identified with the above requested records:

- A. Proper monitoring and reporting have not occurred. Specifically, improper monitoring and / or reporting occurred for the following monitoring periods ending:
 - I. June 30, 2024
 - a. Per the effluent flow spreadsheet provided to Montana DEQ following the CEI, effluent flow was not recorded for June 11, 2024. Continuous effluent flow monitoring is required Per Part I.C of MPDES Permit #MT0020036. Note: June 16, 2024, was the only date missing on the flow data spreadsheet provided (see end of this report).
 - b. Loading calculations for Total Nitrogen (TN), TP, TSS, CBOD samples collected on June 11, 2024. As previously discussed in (A.I.a), no flow value was recorded for June 11, 2024. Montana DEQ could not determine how city reported the weekly loading values for the parameters discussed. Proper reporting is required per Part I.C of MPDES Permit #MT0020036.
 - c. Maximum pH reported.
 - City reported value = 7.65
 - DEQ calculated value = 7.63
 DEQ could not determine how the city reported pH maximum. Proper reporting is required per Part I.C of MPDES Permit #MT0020036.
 - II. August 30, 2024
 - a. Maximum and average temperature
 - Average temperature city reported value = 21.91

- Maximum temperature city reported value = 27.1
- Average DEQ calculated value = 22.8
- Maximum calculated value = 21.7

DEQ could not determine how the city reported average and maximum temperature. Proper reporting is required per Part I.C of MPDES Permit #MT0020036.

b. TSS influent monthly average

- City reported value = 389
- DEQ calculated value = 382.4

DEQ could not determine how the city reported TSS Influent monthly average

c. Ammonia Monthly Average

- City reported value = .1
- DEQ calculated value = .05

DEQ could not determine how the city reported monthly average for ammonia. Improper rounding may have occurred. The city had reported the exact value in the analytical lab reports for ammonia for the monitoring periods ending July 31, 2024, and June 30, 2024, without rounding. Proper reporting is required per Part I.C of MPDES Permit #MT0020036.

Proper monitoring and reporting are required per Parts I.C, II.A, II.B, and II.D of MPDES Permit #MT0020036.

- B. Discharge Monitoring Reports (DMRs) were submitted incomplete*. Specifically, the DMR submitted for the monitoring period ending June 30, 2022, was submitted incomplete with ammonia monitoring not being conducted. The city submitted a Noncompliance Report (NCR) describing the incident. Montana DEQ subsequently issued a Letter of Acknowledgment on July 15, 2022. DMRs must be complete and submitted in accordance with Part II.D of MPDES Permit #MT0020036.

**DEQ considers the failure to provide a compliance schedule report for final compliance or monitoring report to be Significant Noncompliance (SNC). A SNC applies when the permittee has failed to submit a final compliance schedule progress report, pretreatment report, or a DMR within 30 days from the due date in an enforcement order or a permit. A SNC is considered the most serious level of violation because the violation or noncompliance event may pose a more severe level of concern for the environment or program integrity. SNCs are further defined in the Code of Federal Regulations (CFR) Title 40 Section 123.45 (40 CFR 123.45).*

Facility Site Evaluation

The following areas were reviewed during the facility site evaluation:

- Headworks
- Influent flow meter
- Influent sampling location / auto-sampler
- Influent splitter box
- EQ basin
- BNR bioreactor
- MLSS box
- UV Disinfection
- Effluent flow met
- Effluent sampling location / auto-sampler

- Outfall 001
- Solids management

There were no findings identified in the areas evaluated.

Recommendations

I am providing the following for compliance assistance:

- The city is currently upgrading the BNR bioreactor by adding an additional post anoxic nitrogen zone. The anticipated completion date in March 2025. In order to connect the additional zone to the BNR, the water level in the BNR is going to be lowered by pumping effluent into the EQ basin. It is unclear if treatment is going to be impacted during this time. Based on discussion during the CEI, all wastewater collected in the EQ basin will still be treated, so no bypass is to occur. I am recommending that the city provide Montana DEQ with a notice of anticipated non-compliance regarding the upgrades occurring to the BNR and any exceedances that may occur due to construction activities associated with the project. The city is to provide notice to Montana DEQ for any planned changes in the WWTP or activity which may result in noncompliance with permit conditions.

Conclusion

To return to compliance, DEQ is requiring the following corrective actions be completed:

- 1.) Submit a written explanation detailing how the City of Columbia Falls has corrected each of the lettered finding (A) in the Records Review section of the inspection report.

Inspector Signature

January 2, 2025

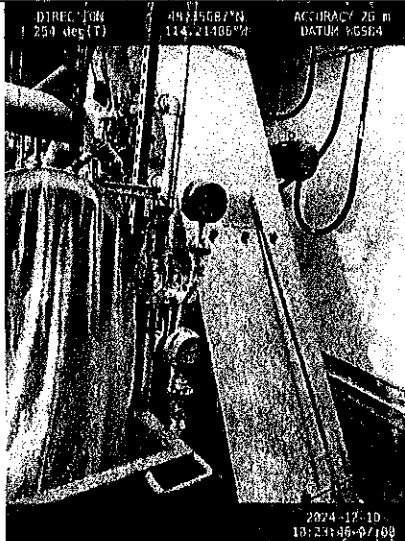
Date

Date	Inland		Coastal		Offshore		Total		Inland		Coastal		Offshore		Total		Date
	Value	Volume	Value	Volume	Value	Volume	Value	Volume	Value	Volume	Value	Volume	Value	Volume	Value	Volume	
1/1/74	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1/1/74
2/1/74	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2/1/74
3/1/74	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3/1/74
4/1/74	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4/1/74
5/1/74	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5/1/74
6/1/74	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6/1/74
7/1/74	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7/1/74
8/1/74	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8/1/74
9/1/74	9.00	9.00	9.00	9.00	9.00	9.00	9.00	9.00	9.00	9.00	9.00	9.00	9.00	9.00	9.00	9.00	9/1/74
10/1/74	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10/1/74
11/1/74	11.00	11.00	11.00	11.00	11.00	11.00	11.00	11.00	11.00	11.00	11.00	11.00	11.00	11.00	11.00	11.00	11/1/74
12/1/74	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12/1/74
1/1/75	13.00	13.00	13.00	13.00	13.00	13.00	13.00	13.00	13.00	13.00	13.00	13.00	13.00	13.00	13.00	13.00	1/1/75
2/1/75	14.00	14.00	14.00	14.00	14.00	14.00	14.00	14.00	14.00	14.00	14.00	14.00	14.00	14.00	14.00	14.00	2/1/75
3/1/75	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	3/1/75
4/1/75	16.00	16.00	16.00	16.00	16.00	16.00	16.00	16.00	16.00	16.00	16.00	16.00	16.00	16.00	16.00	16.00	4/1/75
5/1/75	17.00	17.00	17.00	17.00	17.00	17.00	17.00	17.00	17.00	17.00	17.00	17.00	17.00	17.00	17.00	17.00	5/1/75
6/1/75	18.00	18.00	18.00	18.00	18.00	18.00	18.00	18.00	18.00	18.00	18.00	18.00	18.00	18.00	18.00	18.00	6/1/75
7/1/75	19.00	19.00	19.00	19.00	19.00	19.00	19.00	19.00	19.00	19.00	19.00	19.00	19.00	19.00	19.00	19.00	7/1/75
8/1/75	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	8/1/75
9/1/75	21.00	21.00	21.00	21.00	21.00	21.00	21.00	21.00	21.00	21.00	21.00	21.00	21.00	21.00	21.00	21.00	9/1/75
10/1/75	22.00	22.00	22.00	22.00	22.00	22.00	22.00	22.00	22.00	22.00	22.00	22.00	22.00	22.00	22.00	22.00	10/1/75
11/1/75	23.00	23.00	23.00	23.00	23.00	23.00	23.00	23.00	23.00	23.00	23.00	23.00	23.00	23.00	23.00	23.00	11/1/75
12/1/75	24.00	24.00	24.00	24.00	24.00	24.00	24.00	24.00	24.00	24.00	24.00	24.00	24.00	24.00	24.00	24.00	12/1/75
1/1/76	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	1/1/76
2/1/76	26.00	26.00	26.00	26.00	26.00	26.00	26.00	26.00	26.00	26.00	26.00	26.00	26.00	26.00	26.00	26.00	2/1/76
3/1/76	27.00	27.00	27.00	27.00	27.00	27.00	27.00	27.00	27.00	27.00	27.00	27.00	27.00	27.00	27.00	27.00	3/1/76
4/1/76	28.00	28.00	28.00	28.00	28.00	28.00	28.00	28.00	28.00	28.00	28.00	28.00	28.00	28.00	28.00	28.00	4/1/76
5/1/76	29.00	29.00	29.00	29.00	29.00	29.00	29.00	29.00	29.00	29.00	29.00	29.00	29.00	29.00	29.00	29.00	5/1/76
6/1/76	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	6/1/76
7/1/76	31.00	31.00	31.00	31.00	31.00	31.00	31.00	31.00	31.00	31.00	31.00	31.00	31.00	31.00	31.00	31.00	7/1/76
8/1/76	32.00	32.00	32.00	32.00	32.00	32.00	32.00	32.00	32.00	32.00	32.00	32.00	32.00	32.00	32.00	32.00	8/1/76
9/1/76	33.00	33.00	33.00	33.00	33.00	33.00	33.00	33.00	33.00	33.00	33.00	33.00	33.00	33.00	33.00	33.00	9/1/76
10/1/76	34.00	34.00	34.00	34.00	34.00	34.00	34.00	34.00	34.00	34.00	34.00	34.00	34.00	34.00	34.00	34.00	10/1/76
11/1/76	35.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00	11/1/76
12/1/76	36.00	36.00	36.00	36.00	36.00	36.00	36.00	36.00	36.00	36.00	36.00	36.00	36.00	36.00	36.00	36.00	12/1/76
1/1/77	37.00	37.00	37.00	37.00	37.00	37.00	37.00	37.00	37.00	37.00	37.00	37.00	37.00	37.00	37.00	37.00	1/1/77
2/1/77	38.00	38.00	38.00	38.00	38.00	38.00	38.00	38.00	38.00	38.00	38.00	38.00	38.00	38.00	38.00	38.00	2/1/77
3/1/77	39.00	39.00	39.00	39.00	39.00	39.00	39.00	39.00	39.00	39.00	39.00	39.00	39.00	39.00	39.00	39.00	3/1/77
4/1/77	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	4/1/77
5/1/77	41.00	41.00	41.00	41.00	41.00	41.00	41.00	41.00	41.00	41.00	41.00	41.00	41.00	41.00	41.00	41.00	5/1/77
6/1/77	42.00	42.00	42.00	42.00	42.00	42.00	42.00	42.00	42.00	42.00	42.00	42.00	42.00	42.00	42.00	42.00	6/1/77
7/1/77	43.00	43.00	43.00	43.00	43.00	43.00	43.00	43.00	43.00	43.00	43.00	43.00	43.00	43.00	43.00	43.00	7/1/77
8/1/77	44.00	44.00	44.00	44.00	44.00	44.00	44.00	44.00	44.00	44.00	44.00	44.00	44.00	44.00	44.00	44.00	8/1/77
9/1/77	45.00	45.00	45.00	45.00	45.00	45.00	45.00	45.00	45.00	45.00	45.00	45.00	45.00	45.00	45.00	45.00	9/1/77
10/1/77	46.00	46.00	46.00	46.00	46.00	46.00	46.00	46.00	46.00	46.00	46.00	46.00	46.00	46.00	46.00	46.00	10/1/77
11/1/77	47.00	47.00	47.00	47.00	47.00	47.00	47.00	47.00	47.00	47.00	47.00	47.00	47.00	47.00	47.00	47.00	11/1/77
12/1/77	48.00	48.00	48.00	48.00	48.00	48.00	48.00	48.00	48.00	48.00	48.00	48.00	48.00	48.00	48.00	48.00	12/1/77
1/1/78	49.00	49.00	49.00	49.00	49.00	49.00	49.00	49.00	49.00	49.00	49.00	49.00	49.00	49.00	49.00	49.00	1/1/78
2/1/78	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	2/1/78
3/1/78	51.00	51.00	51.00	51.00	51.00	51.00	51.00	51.00	51.00	51.00	51.00	51.00	51.00	51.00	51.00	51.00	3/1/78
4/1/78	52.00	52.00	52.00	52.00	52.00	52.00	52.00	52.00	52.00	52.00	52.00	52.00	52.00	52.00	52.00	52.00	4/1/78
5/1/78	53.00	53.00	53.00	53.00	53.00	53.00	53.00	53.00	53.00	53.00	53.00	53.00	53.00	53.00	53.00	53.00	5/1/78
6/1/78	54.00	54.00	54.00	54.00	54.00	54.00	54.00	54.00	54.00	54.00	54.00	54.00	54.00	54.00	54.00	54.00	6/1/78
7/1/78	55.00	55.00	55.00	55.00	55.00	55.00	55.00	55.00	55.00	55.00	55.00	55.00	55.00	55.00	55.00	55.00	7/1/78
8/1/78	56.00	56.00	56.00	56.00	56.00	56.00	56.00	56.00	56.00	56.00	56.00	56.00	56.00	56.00	56.00	56.00	8/1/78
9/1/78	57.00	57.00	57.00	57.00	57.00	57.00	57.00	57.00	57.00	57.00	57.00	57.00	57.00	57.00	57.00	57.00	9/1/78
10/1/78	58.00	58.00	58.00	58.00	58.00	58.00	58.00	58.00	58.00	58.00	58.00	58.00	58.00	58.00	58.00	58.00	10/1/78
11/1/78	59.00	59.00	59.00	59.00	59.00	59.00	59.00	59.00	59.00	59.00	59.00	59.00	59.00	59.00	59.00	59.00	11/1/78
12/1/78	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	12/1/78
1/1/79	61.00	61.00	61.00	61.00	61.00	61.00	61.00	61.00	61.00	61.00	61.00	61.00	61.00	61.00	61.00	61.00	1/1/79
2/1/79	62.00	62.00	62.00	62.00	62.00	62.00	62.00	62.00	62.00	62.00	62.00	62.00	62.00	62.00	62.00	62.00	2/1/79
3/1/79	63.00	63.00	63.00	63.00	63.00	63.00	63.00	63.00	63.00	63.00	63.00	63.00	63.00	63.00	63.00	63.00	3/1/79
4/1/79	64.00	64.00	64.00	64.00	64.00	64.00	64.00	64.00	64.00	64.00	64.00	64.00	64.00	64.00	64.00	64.00	4/1/79
5/1/79	65.00	65.00	65.00	65.00	65.00	65.00	65.00	65.00	65.00	65.00	65.00	65.00	65.00	65.00	65.00	65.00	5/1/79
6/1/79	66.00	66.00	66.00	66.00	66.00	66.00	66.00	66.00	66.00	66.00	66.00	66.00	66.00	66.00	66.00	66.00	6/1/79
7/1/79	67.																

Montana Department of Environmental Quality – Compliance, Training, and Technical Assistance Photo Form

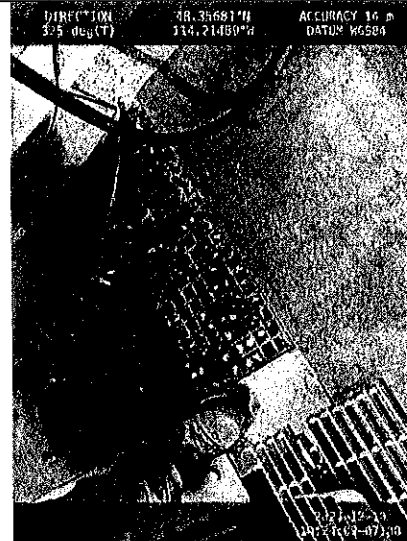
Permit Number: MT0020036	Weather: Partly Cloudy/28°F/Dry
Facility/Permittee: Columbia Falls Wastewater Treatment Plant / City of Columbia Falls	Photographer: John O'Bannon
Location: 600 Veterans Dr.	Camera: iPhone13
County: Flathead County	Page 1

Photo 1:



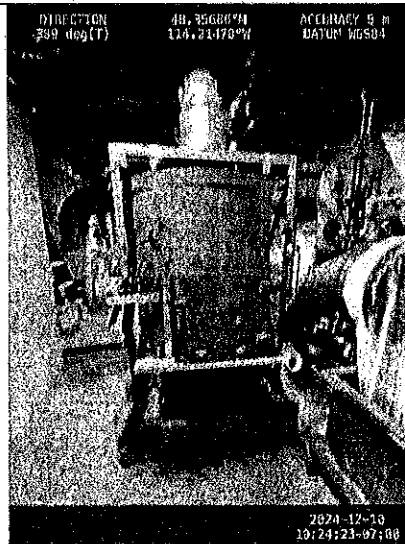
Automatic bar screen with 6mm screen.

Photo 2:



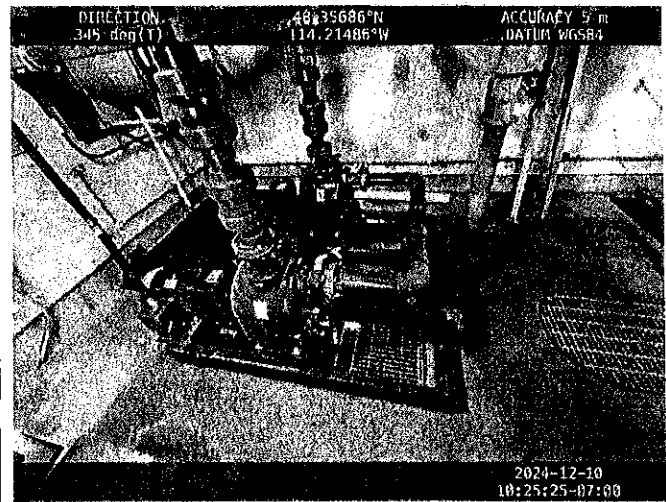
Automatic bar screen bypass to manual bar screen.

Photo 3:



Grit separator. The separator to be replaced in the summer of 2025.

Photo 4:



Grit cyclone pumps.

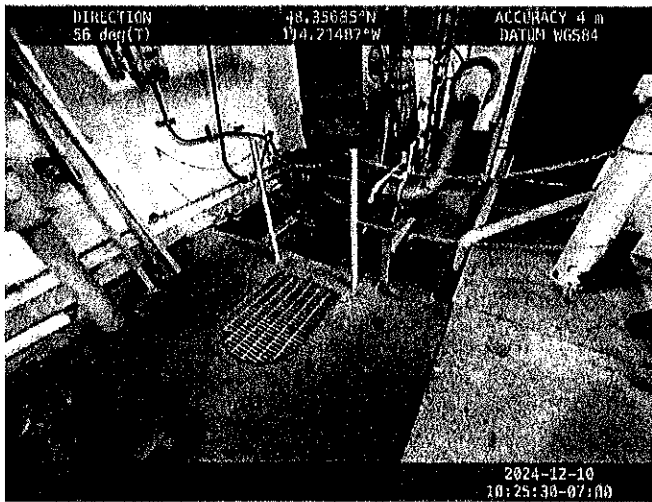
Signature:

Date: 12/24/2024

Montana Department of Environmental Quality – Compliance, Training, and Technical Assistance Photo Form

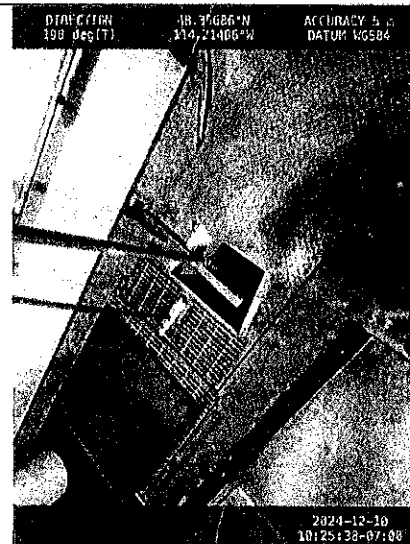
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Facility/Permittee: Columbia Falls Wastewater Treatment Plant / City of Columbia Falls	Photographer: John O'Bannon
Location: 600 Veterans Dr.	Camera: iPhone13
County: Flathead County	Page 2

Photo 5:



Cyclone grit removal.

Photo 6:



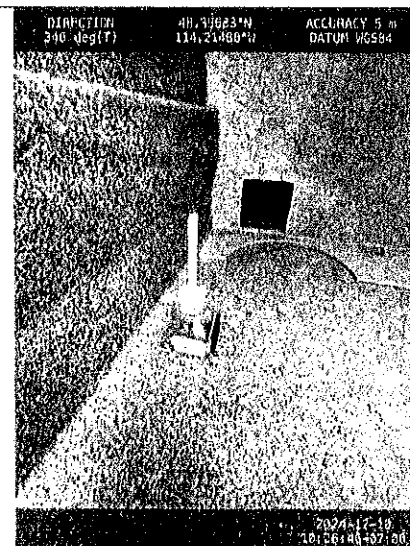
Influent flow meter and Parshall flume with staff gauge. This is also where Influent samples are taken.

Photo 7:



Influent autosampler.

Photo 8:



The sample was maintaining an appropriate temperature of 5°C.

Signature:

Date: 12/24/2024

Montana Department of Environmental Quality – Compliance, Training, and Technical Assistance Photo Form

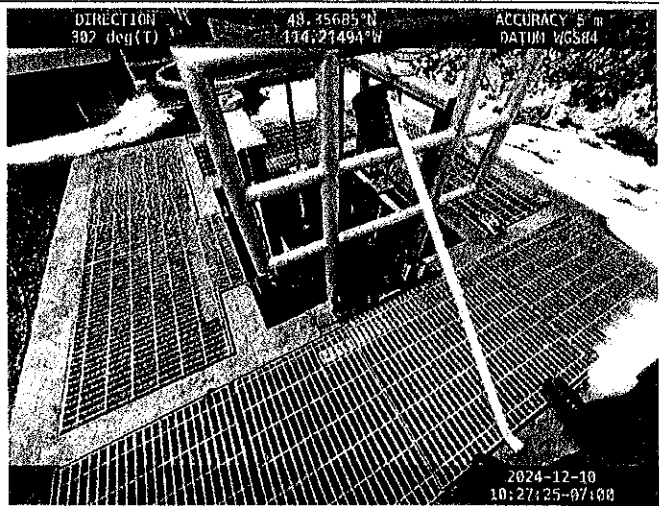
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Facility/Permittee: Columbia Falls Wastewater Treatment Plant / City of Columbia Falls	Photographer: John O'Bannon
Location: 600 Veterans Dr.	Camera: iPhone13
County: Flathead County	Page 3

Photo 9:



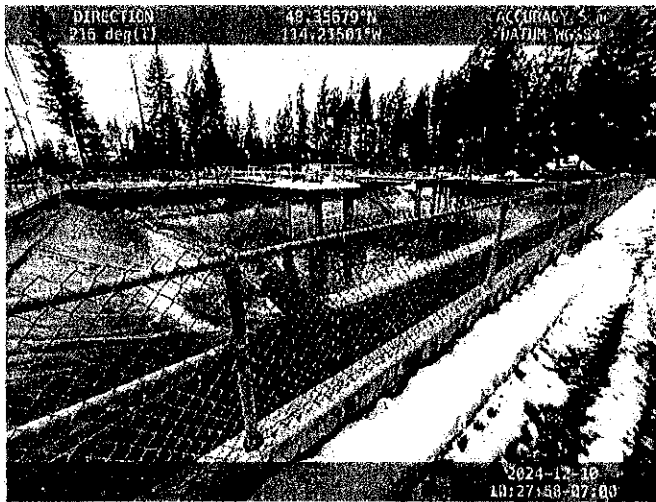
Influent flow meter display.

Photo 10:



Influent splitter box can direct flow to the bioreactor and equalization basin (90% goes to the EQ basin).

Photo 11:



Overlooking the EQ basin. Blue arrow identifies influent from the splitter box, and the red arrow identifies RAS.

Photo 12:



Overlooking the bioreactor (anaerobic zone).

Signature:

Date: 12/24/2024

Montana Department of Environmental Quality – Compliance, Training, and Technical Assistance Photo Form

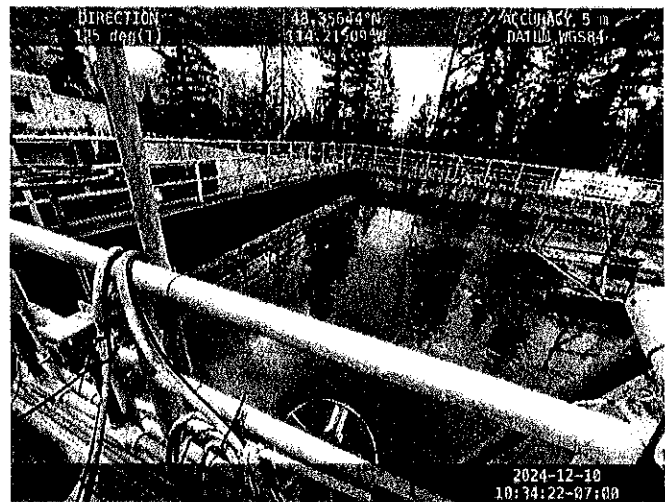
Permit Number: MT0020036	Weather: Partly Cloudy/28°F/Dry
Facility/Permittee: Columbia Falls Wastewater Treatment Plant / City of Columbia Falls	Photographer: John O'Bannon
Location: 600 Veterans Dr.	Camera: iPhone13
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Photo 13:



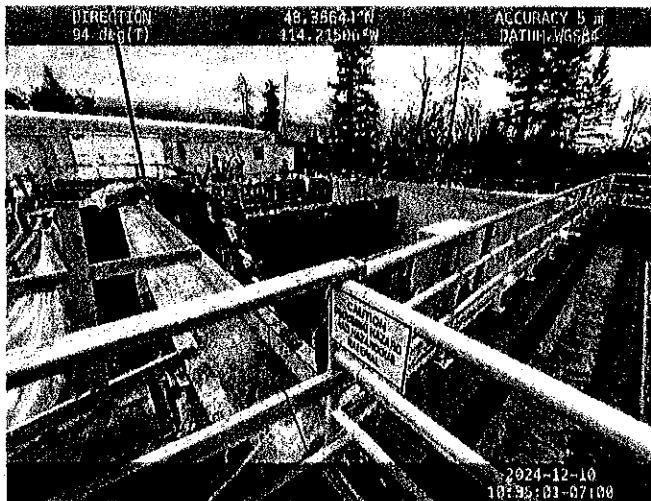
Overlooking the bioreactor (anaerobic zone).

Photo 14:



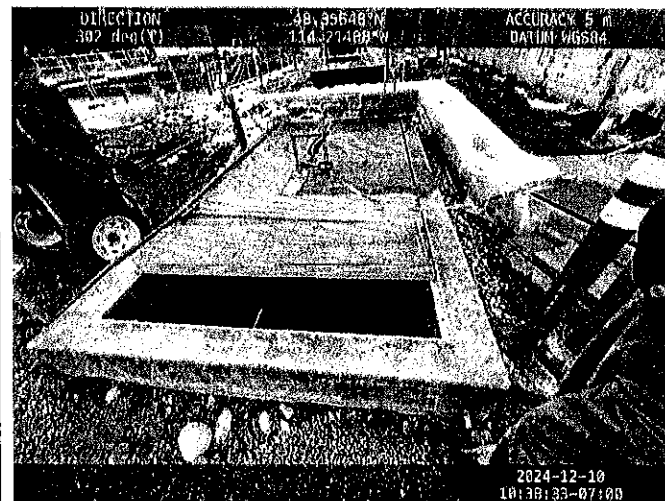
Overlooking the bioreactor (anoxic zone).

Photo 15:



Overlooking the construction of the post anoxic nitrogen zone of the bioreactor. To be completed March 2025.

Photo 16:



MLLS box which received influent from the splitter box. Approximately 50% activated sludge returned to beginning of bioreactor for denitrification.

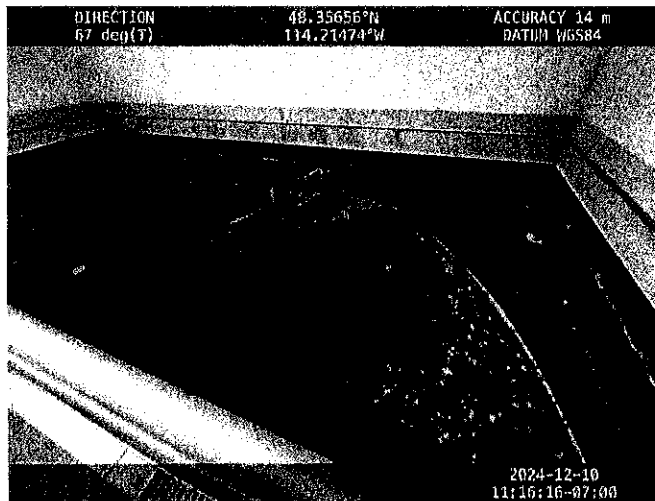
Signature:

Date: 12/24/2024

Montana Department of Environmental Quality – Compliance, Training, and Technical Assistance Photo Form

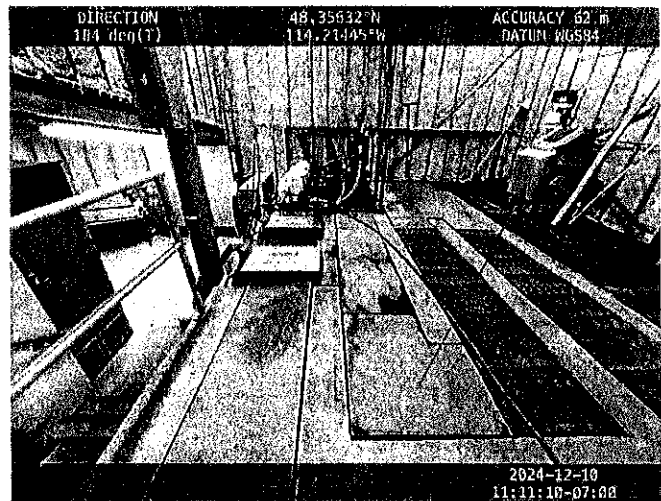
Permit Number: MT0020036	Weather: Partly Cloudy/28°F/Dry
Facility/Permittee: Columbia Falls Wastewater Treatment Plant / City of Columbia Falls	Photographer: John O'Bannon
Location: 600 Veterans Dr.	Camera: iPhone13
County: Flathead County	Page 5

Photo 17:



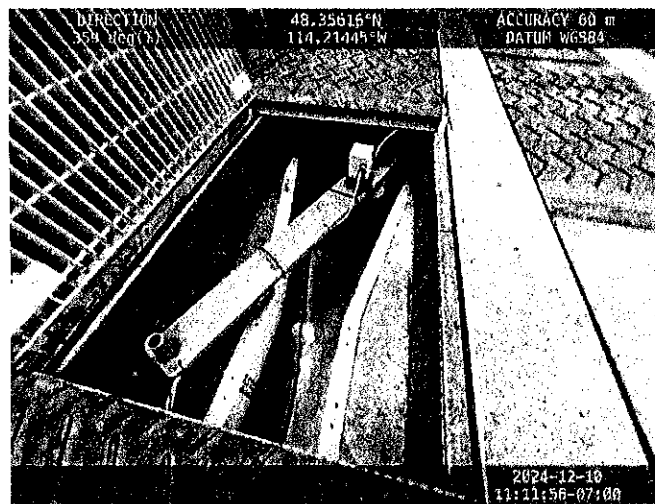
Final clarifier. Minimal scum was observed.

Photo 18:



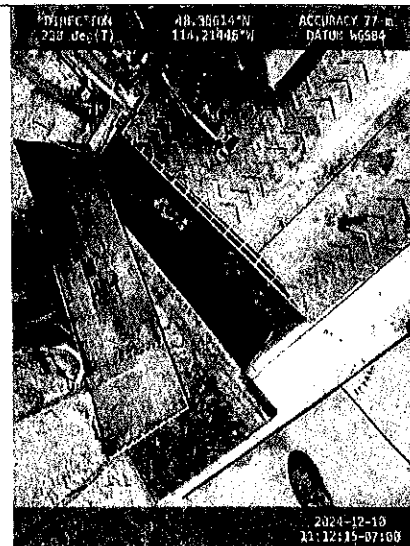
UV disinfection consisting of two banks with forty bulbs per bank. Effluent autosampler is identified by the blue arrow.

Photo 19:



Effluent flow meter with Parshall flume and staff gauge.

Photo 20:



Effluent sampling location (post UV).

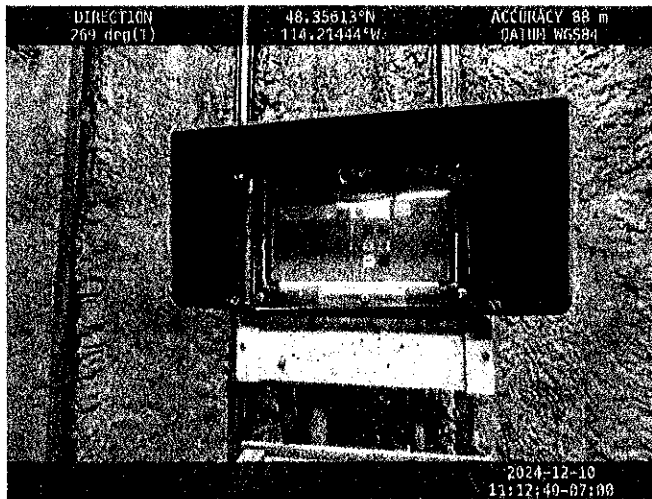
Signature:

Date: 12/24/2024

Montana Department of Environmental Quality – Compliance, Training, and Technical Assistance Photo Form

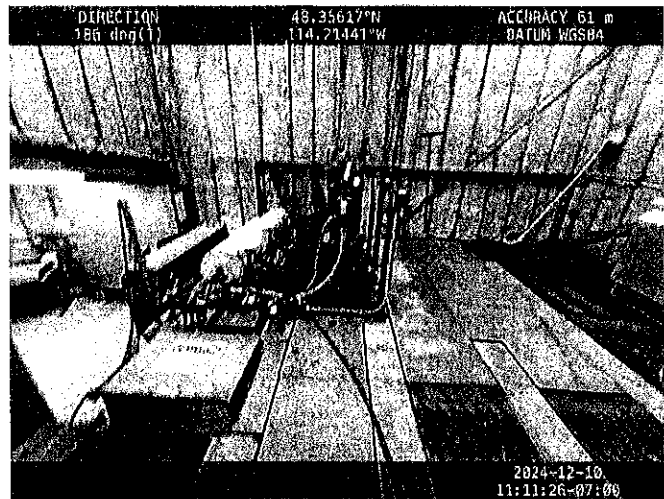
Permit Number: MT0020036	Weather: Partly Cloudy/28°F/Dry
Facility/Permittee: Columbia Falls Wastewater Treatment Plant / City of Columbia Falls	Photographer: John O'Bannon
Location: 600 Veterans Dr.	Camera: iPhone13
County: Flathead County	Page 6

Photo 21:



Effluent flow meter display.

Photo 22:



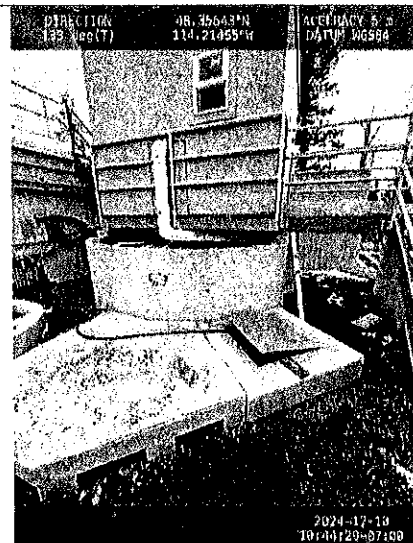
Non-potable water pump used to supply water to the solids press.

Photo 23:



Emergency storage pond.

Photo 24:



DAFT tank.

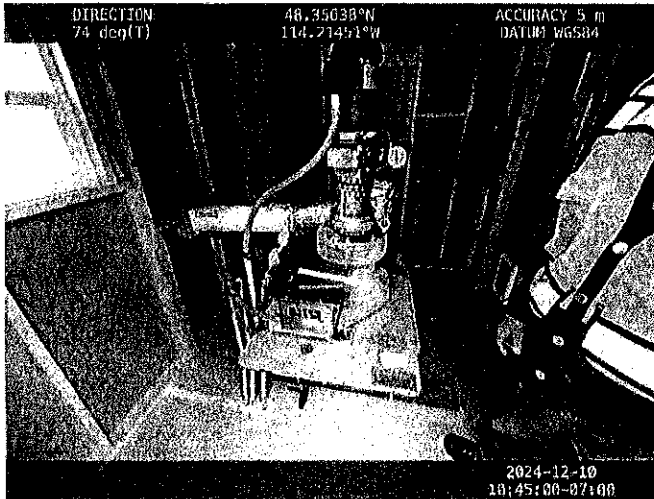
Signature:

Date: 12/24/2024

Montana Department of Environmental Quality – Compliance, Training, and Technical Assistance Photo Form

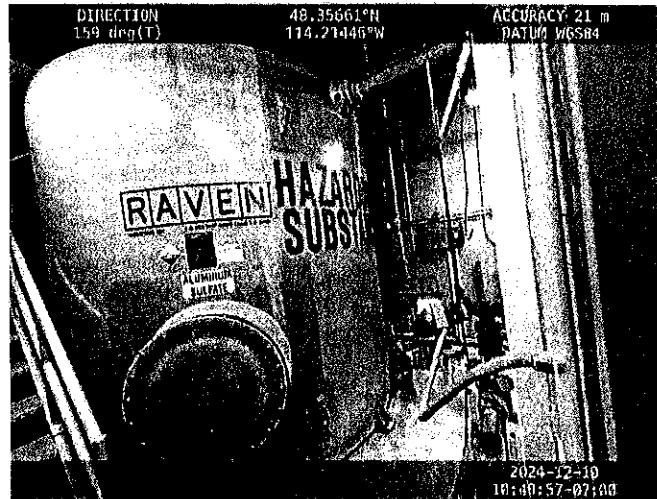
Permit Number: MT0020036	Weather: Partly Cloudy/28°F/Dry
Facility/Permittee: Columbia Falls Wastewater Treatment Plant / City of Columbia Falls	Photographer: John O'Bannon
Location: 600 Veterans Dr.	Camera: iPhone13
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Photo 25:



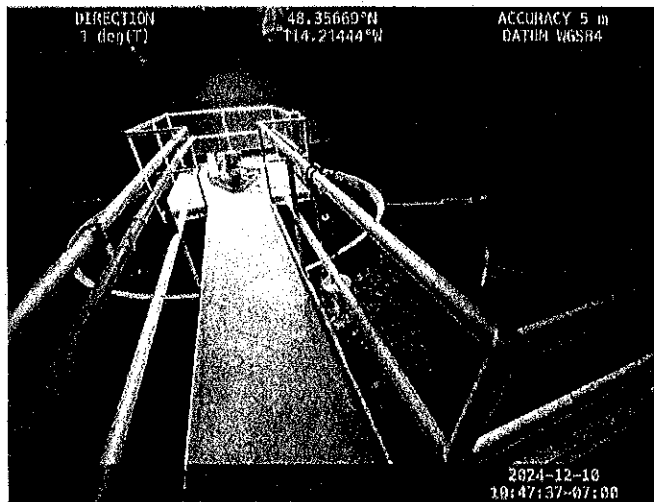
Thickener for DAFT tank.

Photo 26:



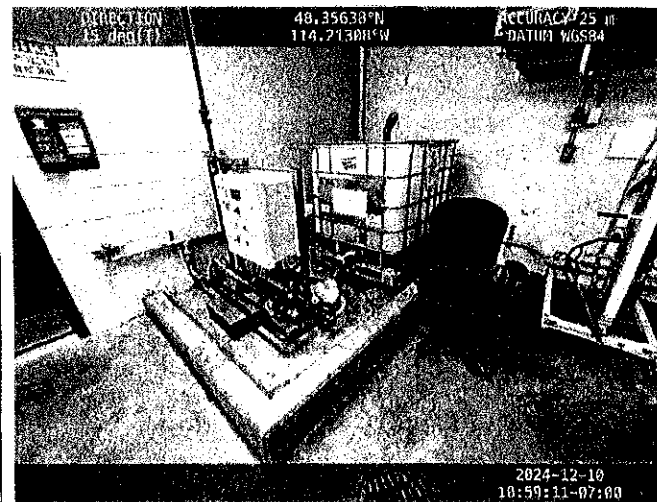
Aluminum sulfate storage tank.

Photo 27:



Clarifier use for alum treatment (not currently in use).

Photo 28:



Polymer system for solids.

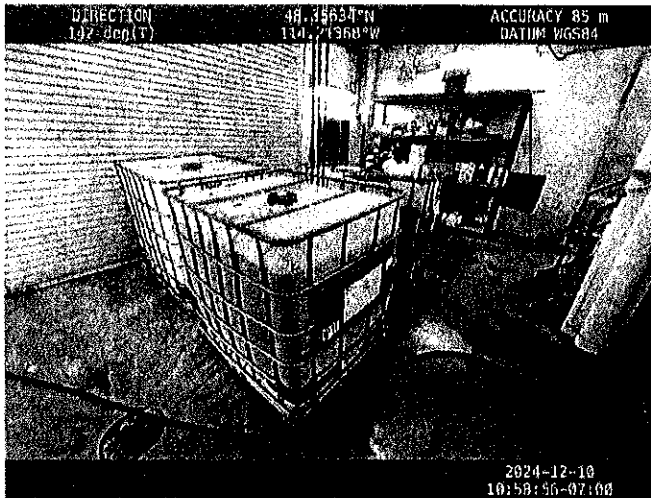
Signature:

Date: 12/24/2024

Montana Department of Environmental Quality – Compliance, Training, and Technical Assistance Photo Form

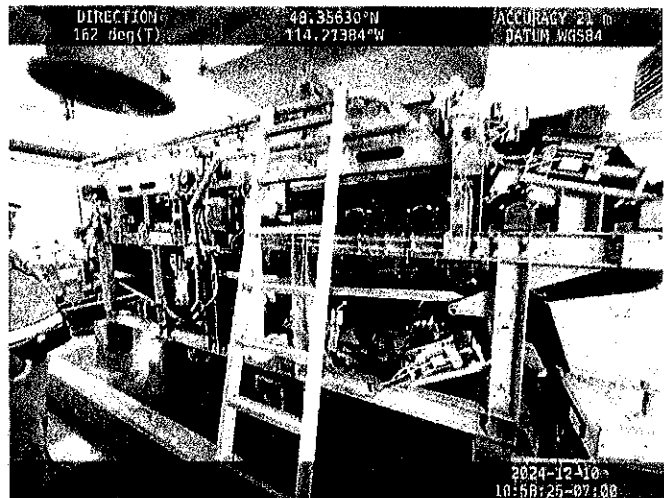
Permit Number: MT0020036	Weather: Partly Cloudy/28°F/Dry
Facility/Permittee: Columbia Falls Wastewater Treatment Plant / City of Columbia Falls	Photographer: John O'Bannon
Location: 600 Veterans Dr.	Camera: iPhone13
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Photo 30:



Polymer storage.

Photo 31:



Solids belt press.

Photo 32:



Truck used to haul solids to the landfill.

Photo 33:



Camera trailer used for maintenance of the SSCS.

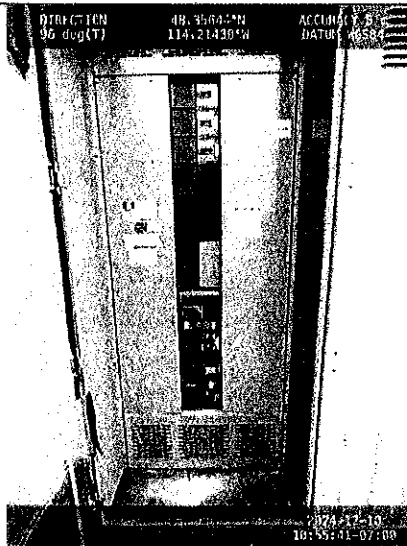
Signature:

Date: 12/24/2024

Montana Department of Environmental Quality – Compliance, Training, and Technical Assistance Photo Form

Permit Number: MT0020036	Weather: Partly Cloudy/28°F/Dry
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Photo 34:



Main breaker that failed causing the WWT pot lose power on 8/15/2022. An NCR was submitted to DEQ.

Photo 35:



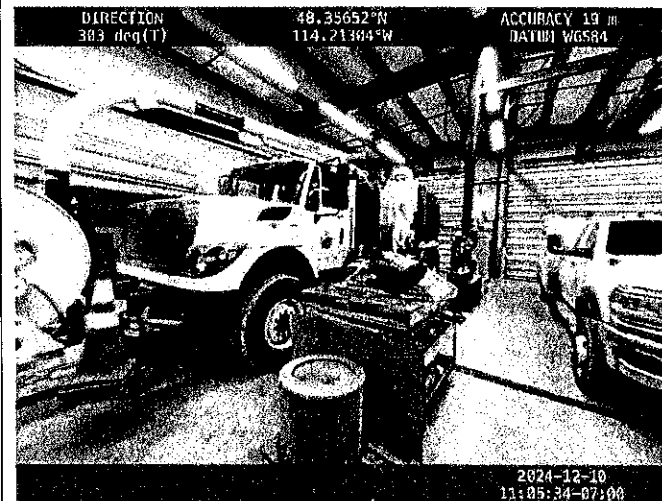
Backup generator for the WWTP.

Photo 36:



Blower room for the WWTP.

Photo 37:



Vac truck used for maintenance of the SSCS.

Signature:

Date: 12/24/2024

**NOTICE OF PUBLIC HEARING
CITY OF COLUMBIA FALLS
AMENDING THE 24-25 FISCAL YEAR BUDGET**

On February 3, 2025, during the 7:00 p.m. regular council meeting, the City Council of the City of Columbia Falls, shall conduct a public hearing for the purpose of taking public comment on the proposed 24-25 Fiscal Year Budget Amendments.

The City Council is conducting a public hearing on proposed budget amendments pursuant to Title 7, Chapter 6, Part 40, MCA.

The City is proposing amending the following funds budgeted revenue and/or expenditures: Fund 2100 Resort Tax, Fund 2310 Tax Increment District, Fund 2311 TEDD Industrial Park, Fund 2312 TEDD – Columbia Rising Industrial Park, Fund 2392 Building Code Enforcement Fund and Fund 2991 ARPA of 2021. These amendments are proposed to account for revenues not known when the original budget was adopted in September 2024 and for additional unanticipated activity that has occurred during the first half of the year.

Interested persons may contact Interim City Manager Mark Shrives for details on the proposed budget amendments at (406) 892-4391 or email: citymanager@cityofcolumbiafalls.com.

Public comment may be in writing addressed to the City Clerk at 130 6th Street West, Columbia Falls, MT 59912, email: staalandb@cityofcolumbiafalls.com or delivered in person to the City Council during the hearing.

DATED THIS 21st day of January 2025

Barb Staaland
City Clerk

Publish: Daily Interlake Wednesday January 22, 2025, and Wednesday January 29, 2025

Proposed Budget Amendments

		<u>Amendment</u>	<u>Original</u>	<u>Final</u>
Fund 2100 Resort Tax Fund				
Revenues:				
2100-315120	Resort Tax -Bars & Restaurants	\$ 26,282.00	\$ 710,000.00	\$ 736,282.00
2100-315130	Resort Tax - Retail	\$ 59,510.00	\$ 550,000.00	\$ 609,510.00

Purpose: To account for the past-due resort tax collections collected Fall 2024 for the periods of Dec 2022 - March 2024
This adjustment will ensure the revenue project is accurate and prevents overstating tax relief for prior year taxes.
(Recommend Council approving additional amendment should city collect additional

Fund 2310 Tax Increment District Fund

Revenues:				
2310-311010	Real Property tax revenue	\$ 1,322,265.00	\$ -	\$ 1,322,265.00
Expenditures:				
2310-470300-930	New Improvements	\$ 1,247,265.00	\$ 1,796,488.00	\$ 3,043,753.00
2310-470300-931	Project Engineering	\$ 75,000.00	\$ -	\$ 75,000.00

Purpose: Recognize current year real tax revenue known to the City upon Flathead County computing tax notices.
Additionally, appropriate current funds which will permit the City Council to formally discuss pursuing appropriate projects, including but not limited to:
Continuing curb/gutter sidewalk project within District
Augment state or federal grant funding for traffic light at Hwy 2/Truck Route
Augment state funds to repair street lights on Nucleus Avenue (add compliant outlets for decorations)
(Current Cash Balance - \$2.9m)

Fund 2311 TEDD -Industrial Park

Revenues:				
2311-311010	Real Property tax revenue	\$ 32,098.00	\$ -	\$ 32,098.00
Expenditures:				
2311-470300-930	New Improvements	\$ 30,000.00	\$ -	\$ 30,000.00
2311-470300-931	Project Engineering	\$ 45,000.00	\$ -	\$ 45,000.00

Purpose: Recognize current year real tax revenue known to City upon Flathead County computing tax notices.
Additionally, appropriate current funds will will permit the City Council to formally discuss pursuing appropriate projects, related to the Industrial Park. Past plans have included extending the Sewer Main to the north, to the Industrial Park.
(Current cash balance - \$70,245)

Fund 2312 TEDD - Columbia Rising Ind Park

Revenues:				
2312-311010	Real Property tax revenue	\$ 112,746.00	\$ -	\$ 112,746.00
Expenditures:				
2312-470300-930	New Improvements	\$ 371,893.00	\$ -	\$ 371,893.00
2312-470300-931	Project Engineering	\$ 65,000.00	\$ -	\$ 65,000.00

Purpose: Recognize current year real tax revenue known to City upon Flathead County computing tax notices.
Additionally, appropriate current funds will will permit the City Council to formally discuss pursuing appropriate projects, related to the Columbia Rising Ind. Park. Needed project is water main replacement and upgrade of water connections at the former Plum Creek site. This project could complete the water main replacement on 4th Ave West for the 3 blocks north of the RAISE project (3rd - RR Street). Street replacement could be accomplished with Urban Transportation Fund with TEDD replacing water main/services.
(Current cash balance - \$418,867)

Fund 2394 Building Code Enforcement Fund

Revenues:				
2394-323010	Building Permits	\$ 35,000.00	\$ 70,000.00	\$ 105,000.00
2394-323012	Plumbing/Mechanical Permits	\$ 7,500.00	\$ 18,500.00	\$ 26,000.00
2394-323014	Building Plan Review Fees	\$ 12,250.00	\$ 25,500.00	\$ 37,750.00
2394-323020	Electrical Permits	\$ 8,000.00	\$ 10,000.00	\$ 18,000.00
Expenditures:				
2394-420500-398	Building Inspection Services (65% of permit revenues)	\$ 37,000.00	\$ 84,600.00	\$ 121,600.00

2394-420500-399	Other contracted Services	\$	950.00	\$	478.00	\$	1,428.00
	(1 % tuition fee based on bldg permits)						

Item No.12.

Purpose: To account for significant additional building permit activity and higher than anticipated permit fees.

Fund 2991 ARPA of 2021 (Local Fiscal Recovery Funds)

Expenditures:

2991-521000-820	Transfer to Other Funds	\$	4,515.00	\$	693,092.00	\$	697,607.00
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Purpose: To appropriate the additional allocation City received from State of MT - all funds are obligated for WWTP Project Phase 2

Note: Cash on hand - \$697,606.81

Return to:
City of Columbia Falls
130 6th Street West
Columbia Falls

ORDINANCE NO. 831

An ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COLUMBIA FALLS, MONTANA, APPROVING THE PETITION OF TOBY AND MINDY GILCHRIST FOR ANNEXATION AND INITIAL ZONING OF 274 MEADOWLAKE BLVD, DESCRIBED AS PARCEL B OF COS NO. 225 IN THE NE1/4 SW1/4 IN SECTION 7, TOWNSHIP 30 NORTH, RANGE 20 WEST, P.M.M., FLATHEAD COUNTY, MONTANA.

WHEREAS, a written Petition to Annex has been filed by Toby and Mindy Gilchrist with the City requesting the annexation of 274 Meadowlake Blvd described as Parcel B of COS No. 22075 in the NE1/4 SW1/4 in Section 7, Township 30 North, Range 20 West, P.M.M., Flathead County, Montana. to the City of Columbia Falls, Montana formally described on the attached Exhibit "A," and

WHEREAS, Toby and Mindy Gilchrist are the purported owners of all of the territory proposed to be annexed; and

WHEREAS, the annexation and initial zoning is requested as the owner wishes to connect to City Water and Sewer services; and

WHEREAS, said request was considered by the Columbia Falls City Planning Commission in a public hearing at its regularly scheduled meeting on December 12, 2024, at which the Commission adopted Staff Report CA-24-01, and recommended approval of the annexation and initial zoning from Flathead County Zone R-5 Two-Family Residential to Columbia Falls Zone CR-5 Two-Family Residential; and

WHEREAS, said proposed annexation and initial zoning was considered by the City Council of the City of Columbia Falls, Montana during the Council's regularly scheduled meeting on January 21, 2025.

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

Section One: That the annexation of the aforementioned real property is in the best interests of the City of Columbia Falls.

Section Two: That the Petition to Annex by Toby and Mindy Gilchrist who own one hundred percent of the property, for annexation of the aforementioned real property is hereby approved.

Section Three: That the zone shall be changed from the Flathead County Zone R-5 Two-Family Residential to Columbia Falls Zone CR-5 Two-Family Residential

Section Four: That the boundaries of the City of Columbia Falls, Montana are hereby extended to include the above-described territory.

Section Five: That this Ordinance shall become effective immediately upon its passage and approval by the City Council.

PASSED AND ADOPTED BY THE CITY COUNCIL OF COLUMBIA FALLS, MONTANA THIS 21ST DAY OF JANUARY 2025, THE COUNCIL VOTING AS FOLLOWS:

AYES:

NOES:

ABSENT:

City Clerk

APPROVED BY THE MAYOR OF COLUMBIA FALLS, MONTANA THIS 21ST DAY OF JANUARY, 2025.

Mayor

ATTEST:

City Clerk

EXHIBIT A – Legal Description

A TRACT OF LAND IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 30 NORTH, RANGE 20 WEST, P.M.M., FLATHEAD COUNTY, MONTANA, PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4, GOVERNMENT LOT 3; THENCE ALONG THE EAST LINE OF GOVERNMENT LOT 3 NORTH 00°44'21" WEST 165.00 FEET; THENCE SOUTH 89°58'32" EAST 202.81 FEET; THENCE NORTH 63°37'48" EAST 191.59 FEET; THENCE SOUTH 44°52'34" EAST 155.00 FEET TO THE BEGINNING OF A 100.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHEASTERLY ALONG THE CURVETHROUGH A CENTRAL ANGLE OF 10°27'45" 182.60 FEET; THENCE NORTH 89°58'32" WEST 598.04 FEET TO THE POINT OF BEGINNING.

Shown as Parcel B of Certificate of Survey No.: 22075

Assessor's Parcel#0978165

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

ORDINANCE NO. 832

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COLUMBIA FALLS, MONTANA, AMENDING THE COLUMBIA FALLS ZONING MAP TO ALLOW THE DEVELOPMENT OF A PLANNED UNIT DEVELOPMENT (PUD) OVERLAY AT 274 MEADOWLAKE BLVD DESCRIBED AS PARCEL B OF COS NO. 22075 IN THE NE1/4 SW1/4 IN SECTION 7, TOWNSHIP 30 NORTH, RANGE 20 WEST, P.M.M., FLATHEAD COUNTY, MONTANA.

WHEREAS, Toby and Mindy Gilchrist, owner of the real property, has requested an amendment to the Columbia Falls zoning map to allow the development of a Planned Unit Development (PUD) overlay on property zoned CR-5 Two-Family Residential located at 274 Meadowlake Blvd described as Parcel B of COS No. 22075 in the NE1/4 SW1/4 in Section 7, Township 30 North, Range 20 West, P.M.M., Flathead County, Montana.

WHEREAS, the Columbia Falls Planning Department, in Staff Report CPUD-24-01, recommended approval of the requested Planned Unit Development (PUD), subject to certain conditions; and

WHEREAS, said request was considered by the Columbia Falls City Planning Commission in a public hearing at its regularly scheduled meeting on December 12, 2024, at which the Commission adopted Staff Report CPUD-24-01, and recommended approval of the Planned Unit Development (PUD) subject to certain conditions as shown in Exhibit A; and

WHEREAS, a hearing on the Planned Unit Development (PUD) was held by the City Council of the City of Columbia Falls, Montana, at its regular meeting on Tuesday, January 21, 2025, after said hearing was advertised according to law; and at said hearing on said date, the City Council considered the recommendation of the City Planning Commission, the report of the Columbia Falls Planning Office, together with any and all comments filed or voiced with respect to said change; and

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

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

Section One. Findings of Fact: That the Columbia Falls Planning Office Report #CPUD-24-01, dated December 4, 2024 and as amended by the Planning Commission on December 12, 2024, is hereby adopted by the Council as findings of fact with respect to said PUD request.

Section Two. Change in Zoning Classification: That the requested Planned Unit Development (PUD) overlay on property presently zoned CR-5 General Business will allow a setback deviation of a ten (0) foot rear yard setback. A fifteen (15) foot front yard setback except that the garage shall be twenty (20) feet from the back of sidewalk. A road deviation of a 34-foot easement with a 24-foot paved road and a five-foot concrete sidewalk immediately adjacent to the street at 274 Meadowlake Blvd described as Parcel B of COS No. 22075 in the NE1/4 SW1/4 in Section 7, Township 30 North, Range 20 West, P.M.M., Flathead County, Montana.

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

Section Four. The Council finds that the proposal complies with Chapter 18.428 of the Columbia Falls Area Zoning Regulations, and that the height deviation results in a more attractive building, allowing for architecture.

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

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

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

PASSED AND APPROVED BY THE CITY COUNCIL OF COLUMBIA FALLS, MONTANA THIS 21ST DAY OF JANUARY 2025, WITH COUNCIL VOTING AS FOLLOWS:

AYES:

NOES:

ABSENT:

City Clerk

APPROVED BY THE MAYOR OF COLUMBIA FALLS, MONTANA THIS 21ST DAY OF JANUARY 2025.

Mayor

ATTEST:

City Clerk

EXHIBIT A

1. The 274 Meadow Lake Boulevard PUD will allow the following deviations:
 - a. Setback deviation of a ten (10) foot rear yard setback. A fifteen (15) foot front yard setback except that the garage shall be twenty (20) feet from the back of sidewalk.
 - b. Road deviation of a 34-foot easement with a 24-foot paved road and a five-foot concrete sidewalk immediately adjacent to the street
2. The project shall be built in substantial compliance with the Preliminary Plat and PUD Maps 1 -5 and dated November 2024 and prepared by TD&H Engineering, Inc.
3. Each residential unit shall provide two garage parking spaces and two driveway spaces as proposed in the application.
4. The trees within the rear yard setbacks be retained except where grading for stormwater flow is necessary to prevent flow on neighboring property. In the locations that grading is necessary for stormwater drainage, the applicant will plant a vegetative screen consisting of evergreen trees, six feet in height and every twenty feet on center.
5. The Columbia Falls Fire Chief shall approve the fire hydrant location.
6. Prior to sewer connection, the applicants will need to verify with the Columbia Falls Public Works Department that there is adequate capacity in the force main. If there is not capacity, the applicant will need to extend the gravity main from the south up to the property.
7. The applicant shall provide a 10-foot pedestrian easement along the Meadow Lake Boulevard frontage.
8. At the City's discretion, cash-in-lieu of installing sidewalk may be considered along the Meadow Lake Boulevard frontage.
9. The applicants shall work with Public Works on the water main extension so that it may be finish graded to allow for a primitive path to be completed in the future
10. The road construction shall meet the requirements of Chapter 17.16 of the City of Columbia Falls Subdivision Regulations and the Columbia Falls Public Works Standards except as modified by these conditions. The construction plan shall

be reviewed and approved by the City prior to construction. The road construction shall be certified by a registered engineer that they meet such standards following construction and the roadways and prior to Final Plat approval.

- 11.The applicants shall secure a new “Approach Permits” from the Columbia Falls Public Works Department for the access onto Meadow Lake Boulevard. Sight distance will be verified through this process.
- 12.The road easement within the subdivision shall be dedicated a private street with maintenance provided by the Homeowners Association.
- 13.The developer shall create a Homeowners association that will be responsible for maintenance and long-term replacement of the common area, internal roads and sidewalks, and stormwater facilities.
- 14.The Columbia Falls postmaster shall approve a common mailbox facility at an approved location. The facility shall meet the requirements of 17.18.250. The facility shall be installed prior to final plat or included in an SIA.
- 15.Developer shall provide a student loading/unloading facility at an approved location as directed by School District 6 or provide a letter from the School District stating that the bus stop is not required.
- 16.The sewer, water, and stormwater facilities shall be reviewed and approved by the Columbia Falls Public Works Director and Montana Department of Environmental Quality. The water, sewer, and stormwater shall be constructed in accordance with the approved plan and the construction shall be certified by a registered engineer to ensure that they meet the approved specifications. The sewer and water mains shall be accepted by the City of Columbia Falls prior to the final plat.
- 17.A note shall be placed on the face of the Final Plat stating: “All dwellings shall have house numbers visible from the internal subdivision road.”
- 18.The applicants shall provide copies of the final plat drawing and as-built construction drawings for all public infrastructure and utilities existing or constructed in the right-of-way or easements. Copies of drawings shall be in both paper and digital. Digital copies shall be in a format prescribed by the City.
- 19.All utilities shall be installed underground and stubbed to each lot prior to the paving of the roads.
- 20.The Flathead County Weed Department shall approve a Weed Management Plan for the Development prior to Final Plat. A note shall be placed on the face of the final plat stating: “Lot owners are subject to the Weed Management Plan approved by the Flathead County Weed Department.”
- 21.That the parkland requirement shall be met by the open space shown on the PUD Map and as prescribed in the PUD regulations. The applicants shall install the basketball hoop and pickle ball court as shown on the Preliminary Plat/PUD Maps

22. Assessment for taxation and special assessments for lands within the common areas shall be proportionally shared among all lots in the subdivision. The proportion may be equal or based upon the area of the lot in proportion to the total area of all lots. Such assessment shall be reported to Flathead County, billed and collected with other tax and assessment due each lot.
23. Plat notes shall be added to the face of the plat delineating that the parks and common area are dedicated in perpetuity and that said space(s) will be owned and maintained by the Homeowners Association. Changes to the use and/or management of the common space or parks shall be approved by the Homeowners Association and the City.
24. The following notes indicating the PUD deviations shall be placed on the face of the final plat:
 - a. Setback deviation of a ten (10) foot rear yard setback. A fifteen (15) foot front yard setback except that the garage shall be twenty (20) feet from the back of sidewalk.
 - b. Road deviation of a 34-foot easement with a 24-foot paved road and a five-foot concrete sidewalk immediately adjacent to the street
25. All improvements to the public right-of-way shall be complete or guaranteed through a Subdivision Improvement Agreement (SIA) prior to final plat approval. The Developer shall warranty all infrastructure improvements for a minimum of one (1) year after approval of the final plat.
26. The applicant shall provide a letter from the applicable Solid Waste Contractor stating that Solid Waste Service is available to the Subdivision. The CC&R's will encourage the use of a Solid Waste contractor for residences in the subdivision.
27. The preliminary plat shall expire three (3) years after the approved effective date stipulated by the City Council. Extensions may be granted by the City Council if the applicant requests an extension 30-days prior to the expiration of the plat or any remaining phase.
28. The applicant shall include statement in the CC&R's and on the face of the plat that, "short term rentals, less than a 30-day duration, is prohibited in this subdivision."
29. The sidewalks along each side of the road shall be elevated 6 inches to create a physical separation between the driving lanes and the sidewalk.
30. A six-foot solid privacy fence shall be installed on the back of each lot along the north and south property boundaries.

RESOLUTION NO. 1935

A RESOLUTION OF THE CITY COUNCIL OF COLUMBIA FALLS, MONTANA CONDITIONALLY APPROVING THE PRELIMINARY PLAT OF 274 MEADOWLAKE BLVD SUBDIVISION A TEN PARENT LOT AND 20 SUBLOT RESIDENTIAL SUBDIVISION LOCATED AT 274 MEADOWLAKE BLVD, FURTHER DESCRIBED AS PARCEL B, COS 22075 IN THE NE1/4 SW1/4 IN SECTION 7, TOWNSHIP 30 NORTH, RANGE 20 WEST, P.M.M., FLATHEAD COUNTY, MONTANA.

WHEREAS, Toby and Mindy Gilchrist, owner/applicant of the subject property, has applied for preliminary plat approval of the 274 Meadowlake Blvd Subdivision;

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

WHEREAS, the Columbia Falls Planning Department, in Subdivision Report #CPP-24-01, recommended approval of said subdivision plat with certain conditions; and

WHEREAS, the request was considered by the Columbia Falls City Planning Commission in a public hearing at its regularly scheduled meeting on December 12, 2024, at which the Commission adopted Staff Report #CPP-24-01 as findings of fact and recommended approval of the preliminary plat subject to certain conditions as shown on Attachment "A;" and

WHEREAS, the preliminary approval of said subdivision plat was considered by the City Council of the City of Columbia Falls at the regular council meeting on Tuesday, January 21, 2025 and after said hearing was advertised according to law and at which time the Council considered the recommendation of the City Planning Commission, the report of the Columbia Falls Planning Office, together with any and all comments filed or voiced, and determined that the development of the subdivision meets the requirements of Title 76, Chapter 3 of the Montana Code Annotated and should be approved with certain conditions.

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

Section One. Findings of Fact. That Subdivision Report #CPP-24-01 of the Columbia Falls Planning Department is adopted by the Council as findings of fact with respect to said Subdivision Plat approval and subject to the conditions set forth on Attachment "A" as amended by the City Council.

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 21ST DAY OF JANUARY 2025, THE COUNCIL VOTING AS FOLLOWS:

AYES:

NOES:

ABSENT:

City Clerk

APPROVED BY THE MAYOR OF COLUMBIA FALLS, MONTANA THIS 21ST
DAY OF JANUARY 2025.

Mayor

ATTEST:

City Clerk

ATTACHMENT “A”

1. The 274 Meadow Lake Boulevard PUD will allow the following deviations:
 - a. Setback deviation of a ten (10) foot rear yard setback. A fifteen (15) foot front yard setback except that the garage shall be twenty (20) feet from the back of sidewalk.
 - b. Road deviation of a 34-foot easement with a 24-foot paved road and a five-foot concrete sidewalk immediately adjacent to the street
2. The project shall be built in substantial compliance with the Preliminary Plat and PUD Maps 1 -5 and dated November 2024 and prepared by TD&H Engineering, Inc.
3. Each residential unit shall provide two garage parking spaces and two driveway spaces as proposed in the application.
4. The trees within the rear yard setbacks be retained except where grading for stormwater flow is necessary to prevent flow on neighboring property. In the locations that grading is necessary for stormwater drainage, the applicant will plant a vegetative screen consisting of evergreen trees, six feet in height and every twenty feet on center.
5. The Columbia Falls Fire Chief shall approve the fire hydrant location.
6. Prior to sewer connection, the applicants will need to verify with the Columbia Falls Public Works Department that there is adequate capacity in the force main. If there is not capacity, the applicant will need to extend the gravity main from the south up to the property.
7. The applicant shall provide a 10-foot pedestrian easement along the Meadow Lake Boulevard frontage.
8. At the City’s discretion, cash-in-lieu of installing sidewalk may be considered along the Meadow Lake Boulevard frontage.
9. The applicants shall work with Public Works on the water main extension so that it may be finish graded to allow for a primitive path to be completed in the future
10. The road construction shall meet the requirements of Chapter 17.16 of the City of Columbia Falls Subdivision Regulations and the Columbia Falls Public Works Standards except as modified by these conditions. The construction plan shall be reviewed and approved by the City prior to construction. The road construction shall be certified by a registered engineer that they meet such standards following construction and the roadways and prior to Final Plat approval.
11. The applicants shall secure a new “Approach Permits” from the Columbia Falls Public Works Department for the access onto Meadow Lake Boulevard. Sight distance will be verified through this process.
12. The road easement within the subdivision shall be dedicated a private street with maintenance provided by the Homeowners Association.
13. The developer shall create a Homeowners association that will be responsible for maintenance and long-term replacement of the common area, internal roads and sidewalks, and stormwater facilities.
14. The Columbia Falls postmaster shall approve a common mailbox facility at an approved location. The facility shall meet the requirements of 17.18.250. The facility shall be installed prior to final plat or included in an SIA.
15. Developer shall provide a student loading/unloading facility at an approved location as directed by School District 6 or provide a letter from the School District stating that the bus stop is not required.
16. The sewer, water, and stormwater facilities shall be reviewed and approved by the Columbia Falls Public Works Director and Montana Department of Environmental Quality. The water, sewer, and stormwater shall be constructed in accordance with the approved plan and the construction shall be certified by a registered engineer to ensure

that they meet the approved specifications. The sewer and water mains shall be accepted by the City of Columbia Falls prior to the final plat.

17. A note shall be placed on the face of the Final Plat stating: "All dwellings shall have house numbers visible from the internal subdivision road."
18. The applicants shall provide copies of the final plat drawing and as-built construction drawings for all public infrastructure and utilities existing or constructed in the right-of-way or easements. Copies of drawings shall be in both paper and digital. Digital copies shall be in a format prescribed by the City.
19. All utilities shall be installed underground and stubbed to each lot prior to the paving of the roads.
20. The Flathead County Weed Department shall approve a Weed Management Plan for the Development prior to Final Plat. A note shall be placed on the face of the final plat stating: "Lot owners are subject to the Weed Management Plan approved by the Flathead County Weed Department."
21. That the parkland requirement shall be met by the open space shown on the PUD Map and as prescribed in the PUD regulations. The applicants shall install the basketball hoop and pickle ball court as shown on the Preliminary Plat/PUD Maps
22. Assessment for taxation and special assessments for lands within the common areas shall be proportionally shared among all lots in the subdivision. The proportion may be equal or based upon the area of the lot in proportion to the total area of all lots. Such assessment shall be reported to Flathead County, billed and collected with other tax and assessment due each lot.
23. Plat notes shall be added to the face of the plat delineating that the parks and common area are dedicated in perpetuity and that said space(s) will be owned and maintained by the Homeowners Association. Changes to the use and/or management of the common space or parks shall be approved by the Homeowners Association and the City.
24. The following notes indicating the PUD deviations shall be placed on the face of the final plat:
 - a. Setback deviation of a ten (10) foot rear yard setback. A fifteen (15) foot front yard setback except that the garage shall be twenty (20) feet from the back of sidewalk.
 - b. Road deviation of a 34-foot easement with a 24-foot paved road and a five-foot concrete sidewalk immediately adjacent to the street
25. All improvements to the public right-of-way shall be complete or guaranteed through a Subdivision Improvement Agreement (SIA) prior to final plat approval. The Developer shall warranty all infrastructure improvements for a minimum of one (1) year after approval of the final plat.
26. The applicant shall provide a letter from the applicable Solid Waste Contractor stating that Solid Waste Service is available to the Subdivision. The CC&R's will encourage the use of a Solid Waste contractor for residences in the subdivision.
27. The preliminary plat shall expire three (3) years after the approved effective date stipulated by the City Council. Extensions may be granted by the City Council if the applicant requests an extension 30-days prior to the expiration of the plat or any remaining phase.
28. The applicant shall include statement in the CC&R's and on the face of the plat that, "short term rentals, less than a 30-day duration, is prohibited in this subdivision."
29. The sidewalks along each side of the road shall be elevated 6 inches to create a physical separation between the driving lanes and the sidewalk.
30. A six-foot solid privacy fence shall be installed on the back of each lot along the north and south property boundaries.

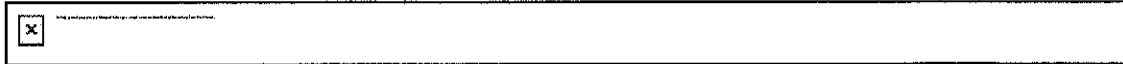
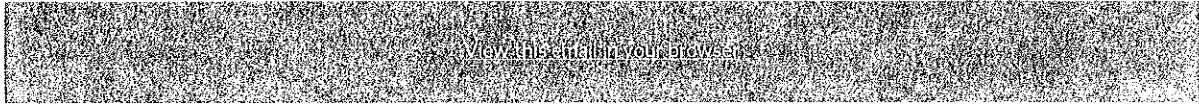
**City Manager Search
Tentative Schedule**

Item No.16.

1. Position announcement closes January 24th
2. Video Interviews will be conducted on January 31st, February 1st or February 2nd
 - a. Will be approximately 10 candidates interviewed
 - b. Interim City Manager will participate in those interviews with the consultant
3. Interview link to be sent February 4th
 - a. A link will be sent to all City Council members for review and selection of the top 5 candidates.
4. Top 5 candidate selection to be provided to Interim City Manager by February 10th
5. The top 5 candidates selected by the City Council will be sent to the consultant for reference checks, background checks and social media review.
6. On February 19th a report will be provided from our consultant with all the information regarding each candidate.
 - a. This report will be provided to each City Council member for review
7. Expected that final interviews will be conducted between March 3rd - March 7th
 - a. Will need to finalize exact date(s)
 - b. Between February 20th and final interviews travel arrangements will be coordinated
 - c. Interview questions will be developed in coordination with consultant
 - d. Consultant will be present to assist with final interviews.

City Manager

From: The League <info@mtleague.org>
Sent: Friday, January 17, 2025 10:00 AM
To: City Manager
Subject: Week Two of the Session



Week Two of the 2025 Session

Unfortunately, the technological and logistical issues from the first week of the Session persisted this week. The new legislative bill tracker, Bill Explorer, and the new legislative website continue to challenge legislative staff, lawmakers, advocates, and members of the public alike. Additionally, the new fiscal note platform is glitching making it incredibly difficult to submit fiscal notes by their dues dates. But! We persist. The League actively tracked 795 bills this week and we have a few for your attention.

Bills to Watch



LAND USE & PLANNING

SB 121 - Sponsored by Senator Forrest Mandeville, this bill provides beneficial clarification to the Montana Land Use and Planning Act. The bill revises the Act to enhance local government authority over development applications and public notice requirements. It allows cities to maintain extraterritorial zoning authority and mandates public hearings before planning commissions consider appeals. Key amendments include the insertion of language that clarifies local

governments' decision-making power on development applications and the requirement for public participation plans in agency actions. The bill also updates definitions related to agency actions and land divisions excluded from subdivision review, while clarifying the notice requirements for adequate stormwater drainage and municipal facilities. Additionally, the bill would establish clearer procedures for appealing land use decisions, requiring written appeals to be submitted within 15 business days. The bill will be heard by the Senate Local Government Committee on Monday, January 20th and the League will stand in strong support.

HB 180 - This bill, sponsored by Representative Courtney Sprunger, would revise sanitation laws related to subdivisions in Montana by prohibiting local boards of health from adopting regulations that would permit a mixing zone to encroach on adjacent properties. The bill includes a new provision that prohibits the construction of a subsurface wastewater treatment system if the associated mixing zone would encroach onto adjacent property, with exceptions as allowed in existing law. The bill would allow local boards of health to propose regulations for the control and disposal of sewage and allow these boards to enforce compliance with lawfully adopted regulations. HB 180 is being heard by the Local House Government Committee on Tuesday, January 21st. The League is closely monitoring the bill and the impact it would have for municipalities.

PUBLIC SAFETY

HB 38 - Sponsored by Representative Greg Oblander, HB 38 would revise laws related to disability parking in Montana by increasing fines for violations and establishing penalties for providing false information or assisting unqualified individuals in acquiring disability parking accommodations. The amendments introduce a tiered fine structure for parking violations, with first-time offenders facing fines between \$150 and \$250, and repeat offenders facing fines between \$250 and \$500. Additionally, the bill clarifies that if the vehicle operator is not

present during the violation, the registered owner is held responsible unless they can prove the vehicle was used without their consent. The bill also introduces a misdemeanor charge for individuals who provide false information to obtain disability parking permits or assist others in doing so, with penalties including fines of at least \$300 or community service aimed at improving access for persons with disabilities. HB 38 was heard by the House Judiciary Committee on Thursday and the League testified in support.

PROPERTY TAXES

SB 32 - This bill, sponsored by Senator Jeremy Trebas, would revise property tax laws in Montana by significantly reducing tax rates for various classes of property, particularly in the energy sector. The bill would also establish new requirements for taxpayers seeking tax abatements, including the necessity for a project plan and public hearings to assess fiscal impacts. It would also modify the calculation of mill levies for governmental entities, allowing for inflation adjustments based on previous property taxes. The bill was heard in the Senate Local Government Committee on Wednesday. The League is continuing to investigate the full impact this bill will have on municipalities and will provide relevant updates on it's status.

TIF BILL UPDATES

The Senate Taxation Committee heard three Tax Increment Financing (TIF) bills this week: SB 1, SB 2, and SB 3. Each bill has a different purpose to modify the application of TIF in communities.

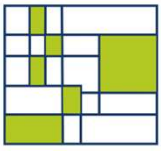
- The League supported SB 3, as it establishes a TIF advisory board in a Urban Renewal Area (where one does not currently exist) which is intended to increase participation from other taxing jurisdictions that overlap the TIF district. We anticipate this will pass out of Committee.

- The League stood in light opposition of **SB 1**, which modifies the definition of blight. The League's opposition was to encourage the committee to consider the amendments that were worked on with the sponsor before the bill was heard in committee. Based on the sponsors testimony we are hopeful that he and the Committee will review the proposed amendments which would mean the definition of blight would include a consideration of frequent unoccupied buildings and expand infrastructure needs for properties that need rehabilitation or are being newly developed (such as infill development). We are hopeful that the amendments are adopted.
- Lastly, the League, along with several partners, stood in opposition to **SB 2** which modifies 15-10-420, MCA and removes the ability for a local government to include the TIF as newly taxable when the district sunsets. This modification to the statute would drastically reduce the usefulness of TIF as a tool for local governments to support infrastructure development that creates jobs and business development. We hope this bill will not pass out of committee, but are working with our partners and talking with members of the Committee to increase the understanding of how critical TIF is as a resource when created and at sunset for local governments.

We will keep you updated on these three impactful bills as they make their way through the legislative process.

To learn more about all the bills the League is currently tracking, please review our [January 17th League Legislative Tracking Report](#). Here are a few tips to help you navigate the report and make the most of the League's Legislative Tracker.





HUD AWARDS \$100 MILLION IN HOUSING SUPPLY GRANTS



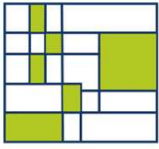
HUD's Office of Community Planning and Development awarded **\$100 million through the FY24 Pathways to Removing Obstacles to Housing (PRO Housing)** competition. PRO Housing provides critical funding to address barriers to affordable housing production and preservation and advance local housing strategies.

The PRO Housing competition was well received and oversubscribed. **HUD received more than 200 applications representing communities across 47 States.** For every \$1 available in funding, more than \$10 was requested from applicants.

HUD announced 18 winners with proposed activities benefiting communities across 15 states supporting rural, suburban, and urban areas. Winners include regional entities, local governments, and state governments.

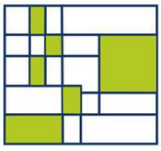
THROUGH PRO HOUSING FUNDING, COMMUNITIES WILL:

- Update land use policies, community plans, and guidance regarding development requirements to advance local housing goals.
- Streamline and modernize local permitting processes and procedures to make it easier to build new housing.
- Finance the construction of new homes for both rental and homeownership.
- Repair, revitalize, and increase the resilience of existing homes.
- Upgrade and install housing enabling infrastructure such as utilities, water, and sewer lines.
- Build capacity of local staff, developers, and organizations to boost housing supply.
- Launch new innovative strategies to meet local housing needs.



PRO HOUSING COMPETITION WINNERS

WINNING JURISDICTION	STATE	AWARD
City and County of San Francisco	CA	\$7,000,000
City of Austin	TX	\$6,728,249
City of Cincinnati	OH	\$2,000,000
City of Detroit	MI	\$4,275,268
City of Evanston	IL	\$7,000,000
City of Norman	OK	\$1,000,000
City of Oakland	CA	\$7,000,000
City of Portland, Oregon	OR	\$7,000,000
City of St. Louis	MO	\$6,999,118
City of Toledo	OH	\$4,000,000
City of Tucson	AZ	\$7,000,000
County of Dane	KY	\$7,000,000
County of Sacramento	CA	\$2,718,235
Lake Worth Beach Community Redevelopment Agency	AZ	\$4,400,002
Louisville-Jefferson County Metro Government	KY	\$7,000,000
Maryland Department of Housing and Community Development	MD	\$6,943,228
Metropolitan Council (Twin Cities, MN)	MN	\$5,000,000
State of Montana Department of Commerce	MT	\$7,000,000
TOTAL	18 Awards	\$100,064,100



ANTICIPATED IMPACT OF PRO HOUSING FUNDING

as contemplated in grant application



\$ 7 MILLION
SAN FRANCISCO, CA

- **BARRIER:** San Francisco is facing a severe housing crisis, with housing costs among the highest nationwide.
- **ACTION:** In 2023, the city adopted a comprehensive roadmap for preserving, protecting, and producing housing with a goal of facilitating the construction of 82,000 new homes.
- **IMPACT:** Advancing local housing plans, San Francisco will use their **\$7 million PRO-Housing grant** to improve permitting processes, build affordable housing units, remove land use and development barriers, and expand housing typologies.

- **BARRIER:** In its application, Austin identified regulatory and economic barriers to housing production and preservation.
- **ACTION:** The city adopted the Austin Strategic Housing Blueprint in 2017 and has recently developed new financing to support their affordable housing goals.
- **IMPACT:** Through **\$6.7 million in PRO Housing funding**, the city will update the Strategic Housing Blueprint, expand housing in high-opportunity areas, and prioritize transit-oriented development and preservation of affordable housing near planned light rail investments.

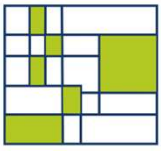


\$ 6.7 MILLION
AUSTIN, TX



\$ 2 MILLION
CINCINNATI, OH

- **BARRIER:** Cincinnati identified historic racial and economic segregation, lack of available multifamily housing, and cost of construction as local barriers to housing.
- **ACTION:** The city approved a Comprehensive Plan to streamline housing development in existing centers of activity.
- **IMPACT:** Cincinnati will use **\$2 Million in PRO Housing funds** to expand affordable housing, and incentivize the development of vacant lots through construction subsidies and prototypes for duplexes, triplexes, and fourplexes.



ANTICIPATED IMPACT OF PRO HOUSING FUNDING

as contemplated in grant application



**\$ 4.2 MILLION
DETROIT, MI**

- **BARRIER:** Detroit residents are housing cost burdened; 59% of households pay more than 30% of their income for housing.
- **ACTION:** In recent years, Detroit has updated local land use policies and ordinances, created a housing development fund, and made significant investments in housing and infrastructure.
- **IMPACT:** Through **\$4.2 million in PRO Housing** funds, Detroit will update local land use policies, incentivize development of 2-8 unit properties, and increase housing production and infill development on publicly owned land.

- **BARRIER:** Evanston is a dense, nearly built-out community with few vacant parcels and limited opportunity for land acquisition. This, paired with increased demand for housing, has caused rents to rise dramatically in recent years.
- **ACTION:** Evanston is developing a new comprehensive plan and local code aimed at making the city more affordable.
- **IMPACT:** Evanston's **\$7 million in PRO Housing** funds will support creating affordable housing on city-owned land and provide services that support home rehabilitation.

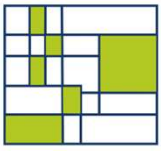


**\$ 7 MILLION
EVANSTON, IL**



**\$ 1 MILLION
NORMAN, OK**

- **BARRIER:** The City of Norman is challenged by aging infrastructure and homes, deteriorating roads and sidewalks, and high costs of housing, redevelopment, and renovations.
- **ACTION:** The city developed a Comprehensive Land Use Plan in anticipation of population growth over the next 20 years
- **IMPACT:** Norman will use **\$1 million in PRO Housing** funding to support implementation of its plan - improving local policies, improving housing strategies, and facilitating affordable production and preservation.



ANTICIPATED IMPACT OF PRO HOUSING FUNDING

as contemplated in grant application



**\$ 7 MILLION
OAKLAND, CA**

- **BARRIER:** Oakland is currently experiencing a homelessness crisis of unprecedented severity, with the largest per capita rate of homelessness among the 50 largest cities in America.
- **ACTION:** The City identified Permanent Supportive Housing (PSH) as a top investment priority in its Strategic Plan and collaborated with regional partners to expand PSH.
- **IMPACT:** **\$7 million in PRO Housing funding** will be used to create a new local program – the Rapid Response Homeless Housing Program – inspired by statewide initiatives.

- **BARRIER:** Over the last decade, Portland has declared a citywide housing state of emergency. The City estimates that 120,000 more housing units are needed by 2045.
- **ACTION:** The city adopted a Housing Production Strategy in 2024 that includes a 5- year action plan with strategies aimed to create a scalable, affordable low carbon homes.
- **IMPACT:** Through **\$7 million in PRO Housing funding**, the City of Portland will implement locally driven strategies to spur housing production.

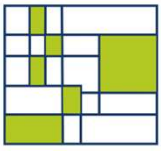


**\$ 7 MILLION
PORTLAND, OR**



**\$ 6.99 MILLION
ST. LOUIS, MO**

- **BARRIER:** A recent report commissioned by the City found that nearly half of the city's renter households are cost-burdened.
- **ACTION:** St. Louis updated local land use policies, reduced barriers to transit oriented development, incentivized housing development, and enhanced neighborhood planning.
- **IMPACT:** **\$7 million in PRO Housing funding** will support the expansion of quality, safe, affordable housing and will prioritize land use reform, investments to subsidize affordable housing, building capacity.



ANTICIPATED IMPACT OF PRO HOUSING FUNDING

as contemplated in grant application



**\$ 4 MILLION
TOLEDO, OH**

- **BARRIER:** Nearly half of Toledo renters are cost-burdened, spending more than 30% of their income on housing.
- **ACTION:** The City has adopted a new 20-year land use plan to incentivize affordable housing, encourage “missing middle” housing, and update land use policies.
- **IMPACT:** Toledo will use **\$4 million in PRO Housing funds** to allow “by-right” permitting for infill development, and to improve and streamline the permitting process.

- **BARRIER:** Home values in Tucson have increased by over two-thirds in the last five years, while rental prices have increased by nearly fifty percent.
- **ACTION:** The City of Tucson has implemented policies promoting infill development, “missing middle” housing, and transit-oriented development.
- **IMPACT:** With **\$7 million in PRO Housing funds**, the City will update land use policies, invest in capacity building for both the public and private sector, and conduct an independent analysis to study which reforms are the most effective.

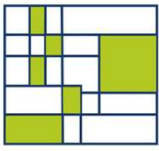


**\$ 7 MILLION
TUCSON, AZ**



**\$ 7 MILLION
DANE COUNTY, WI**

- **BARRIER:** As one of the fastest growing counties in the nation, Dane County has experienced a spike in housing demand, and a shortage of affordable housing.
- **ACTION:** In recent years, the County has made changes to land use policies, improved the permitting process, and accelerated the development timeline
- **IMPACT:** **\$7 million in PRO Housing funds** will support local policy updates in smaller municipalities, build emerging developer capacity, and build housing-enabling infrastructure.



ANTICIPATED IMPACT OF PRO HOUSING FUNDING

as contemplated in grant application



\$ 2.7 MILLION
SACRAMENTO COUNTY, CA

- **BARRIER:** Nearly 3 in 4 low-income renters in Sacramento County are rent burdened; additionally, overcrowding and homelessness have become more common in recent years.
- **ACTION:** The County has streamlined permitting, relaxed restrictions around ADUs and supportive housing, and incentivized affordable housing production.
- **IMPACT:** **\$2.7 Million in PRO Housing funds** will support affordable housing plans for two commercial corridors, land use policy updates, and adaptive reuse permitting.

- **BARRIER:** Affordable housing in the communities of Lake Worth Beach and Riviera Beach is threatened by an aging housing stock, deteriorating road and water infrastructure, and restrictive land use policies.
- **ACTION:** The communities have responded by expanding homebuyer education, supporting home rehabilitation, and passing bonds to invest in infrastructure.
- **IMPACT:** **\$4.4 Million in PRO Housing funds** will streamline permitting, finance housing-enabling infrastructure, incentivize affordable development, and expand homebuyer education.

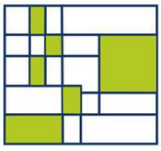


\$ 4.4 MILLION
LAKE WORTH
BEACH COMMUNITY
REDEVELOPMENT AGENCY
(FLORIDA)



\$ 7 MILLION
LOUISVILLE – JEFFERSON
COUNTY METRO GOVT, KY

- **BARRIER:** Extremely low-income families in the Louisville Metro area face an unmet housing need of 36,160 units.
- **ACTION:** Louisville has made progress in the development of affordable housing in the last five years, nearly closing the affordable housing gap for moderate-income households.
- **IMPACT:** **\$7 million in PRO Housing funds** will support updates to the Land Development Code to allow more types of housing to be built to meet the needs of Louisville area families. Funding will also be used to expand factory-built housing.



ANTICIPATED IMPACT OF PRO HOUSING FUNDING

as contemplated in grant application



**\$ 6.94 MILLION
STATE OF
MARYLAND**

- **BARRIER:** Due to rising costs and restrictive land use controls, Maryland faces an affordable housing deficit of 150,000 units.
- **ACTION:** The State recently passed significant legislation to reduce barriers to housing production and develop plans for fair and affordable housing.
- **IMPACT:** The State will use **\$6.94 million in PRO Housing funds** to analyze barriers to housing, develop tools to support local governments, and provide funding to communities to update permitting and expand transit-oriented development.

- **BARRIER:** Minnesota's Twin Cities metro area only built 37% of its needed affordable housing between 2011 and 2020.
- **ACTION:** The Twin Cities region has made significant efforts to expand the supply of affordable housing in recent years by updating regulations governing land use and parking.
- **IMPACT:** The Metropolitan Council looks to build on this progress by using its **\$5 million PRO FY24 Housing Award** to provide technical assistance to communities in its region to update housing plans, community development strategies, and land use policies.



**\$ 5 MILLION
MET. COUNCIL
TWIN CITIES, MN**



**\$ 7 MILLION
STATE OF MONTANA**

- **BARRIER:** Due to rapid population growth, Montana has experienced a spike in housing demand, leading to housing prices rising 70% in the last five years.
- **ACTION:** In response, the State passed the Land Use and Planning Act, requiring cities to update land use policies.
- **IMPACT:** Montana's **\$7 million PRO Housing grant** will be used for land use updates, public engagement, and data analysis. Funding will incentivize affordable housing development and support homeownership for families of modest means.

Columbia Falls Fire Department December 2024 Inspections

Item No.19.

[illegible]

Columbia Falls Fire Department Incident Breakdown

Item No.19.

2024	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD	2024
Dispatches	44	17	25	26	28	42	59	31	36	50	46	22	426	Dispatches
ALS Medical Total	2	0	0	0	0	0	1	3	1	1	0	0	8	ALS Medical Total
BLS Medical Total	12	5	9	6	11	7	26	9	13	20	15	8	141	BLS Medical Total
Medical CPR	2	0	0	0	0	0	1	0	0	0	0	0	3	Medical CPR
Medical ALS	0	0	0	0	0	0	1	3	1	1	0	0	6	Medical ALS
Medical BLS	1	0	0	2	0	0	4	3	2	8	2	1	23	Medical BLS
Medical Lift Assist	6	1	6	4	11	4	8	3	3	7	2	3	58	Medical Lift Assist
MVA with injury	1	0	0	1	0	1	7	1	2	3	5	1	22	MVA with injury
Extrication	0	0	0	0	0	1	0	1	0	2	1	0	5	Extrication
Ambulance Driver	0	0	0	0	0	0	1	0	0	0	0	0	1	Ambulance Driver
MVA non injury	4	4	3	3	1	2	6	2	6	2	6	3	42	MVA non injury
Airport Emergency	0	0	0	0	0	0	0	0	0	0	0	0	0	Airport Emergency
Traffic Control	0	0	0	0	0	0	0	0	0	0	0	0	0	Traffic Control
HazMat	8	1	2	2	1	5	3	1	0	0	0	0	23	HazMat
Hazardous Conditions	2	1	3	2	0	1	3	2	6	7	2	2	31	Hazardous Conditions
CO	0	1	0	0	0	0	0	0	0	0	0	0	1	CO
Gas Leak/Odor inside	1	0	1	0	1	0	1	0	1	1	1	0	7	Gas Leak/Odor inside
Gas Leak/Odor outside	1	0	1	1	0	4	2	1	1	3	1	0	15	Gas Leak/Odor outside
Powerline	3	0	1	0	0	2	0	1	2	3	10	2	24	Powerline
Other	0	0	0	0	0	0	0	0	2	0	0	0	2	Other
Service	4	0	0	1	1	3	0	0	0	3	1	1	14	Service
Good Intent	2	2	0	4	3	2	4	3	3	3	4	3	33	Good Intent
Fire Alarm	3	2	1	0	2	5	3	2	4	0	0	2	24	Fire Alarm
False Alarm	3	0	1	0	1	1	5	1	0	4	3	1	20	False Alarm
Illegal burn	0	1	1	0	1	1	1	1	0	0	0	1	7	Illegal burn
Smoke Investigation, outside	0	0	0	0	0	0	1	0	1	0	1	0	3	Smoke Investigation, outside
Smoke Investigation, inside	1	0	0	1	0	1	1	0	1	0	1	2	8	Smoke Investigation, inside
Cancelled enroute	5	4	9	4	4	9	10	5	4	8	5	1	68	Cancelled enroute
Fire, residential	5	0	0	1	3	1	0	0	1	3	0	1	15	Fire, residential
Fire, chimney	0	0	1	0	0	0	0	0	0	0	0	0	1	Fire, chimney
Fire, commercial	1	0	0	0	0	2	2	0	0	0	1	0	6	Fire, commercial
Fire, vehicle	0	1	0	0	0	0	0	1	0	0	0	0	2	Fire, vehicle
Fire, vegetation, grass	0	0	0	0	0	1	2	0	0	0	0	0	3	Fire, vegetation, grass
Fire, vegetation, wildland	0	0	0	0	0	0	0	0	0	0	0	0	0	Fire, vegetation, wildland
Dispatch Totals	44	17	25	26	28	42	59	31	36	50	46	22	426	Dispatch Totals
Structure fires (In District)	2	0	0	0	1	2	2	0	0	1	0	1	9	Structure fires
Structure fires (Mutual aid)	4	0	0	1	2	1	0	0	1	2	1	0	12	
Acres burned	0	0	0	0	0	0.1	0	0	0	0	0	0	0.1	Acres burned

Item No.19.

- 207 -

**Columbia Falls Police Department
Monthly Activity Report
December 2024**

Police	December					5 Year Average
	2024	2023	2022	2021	2020	
Arrests (Total)	31	27	21	29	21	26
Adult	27	24	20	23	16	22
Juvenile	4	3	1	6	5	4
Accidents Investigated	21	9	13	14	12	14
Stolen Property (Value)	17732	10305	26722	44600	1667	20205
Stolen Property (Recovered)	0	1483	2578	0	2100	1232
Criminal Mischief (Incidents)	2	3	2	3	5	3
Damage Amount	50	500	100	1500	3550	1140
Misdemeanor Citations Issued	157	164	52	87	68	106
Traffic Offenses	135	100	40	73	55	81
Cell Phone Viol.	6	25	0	2	7	8
DUI Offenses	8	16	3	5	1	7
Drug Offenses	4	1	2	1	3	2
Traffic Stops	255	221	95	127	101	160
Court Fines and Forfeitures	13325	19609	7692	13811	13584	13604
Miles patrolled	6521	12014	N/A	6795	5586	7729
911 Phone Calls	207	242	141	123	133	169
Incident Reports	866	802	714	766	670	764
Domestic Abuse/Assaults	35	18	36	28	29	29
Felony Investigations/Arrest	11	12	9	10	3	9
Buisness Checks	77	100	63	62	59	72
Welfare Checks	8	8	19	17	5	11
Citizen Assist	44	42	59	51	37	47
Agency Assist	35	17	29	32	28	28