



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

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

**CITY COUNCIL REGULAR MEETING
AGENDA
MONDAY, AUGUST 02, 2021
COUNCIL CHAMBERS CITY HALL**

FINANCE COMMITTEE – 6:30 P.M

(Barnhart, Piper, Lovering)

NOTE: The Council Meeting is held in the Council Chambers as well as by virtual meeting to provide for public health and access. Please contact City Clerk Barb Staalnd no later than 6 pm on the night of the meeting to register for ZOOM meeting access information by calling (406) 892-4391 or email: staalandb@cityofcolumbiafalls.com

REGULAR MEETING – 7:00 P.M.

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

CONSENT AGENDA:

- 1.** Approval of Claims - August 2, 2021 - \$210,110.03 - June and July
- 2.** Approval of Payroll Claims - July 23, 2021 - \$137,469.84
- 3.** Approval of July 19, 2021 Regular City Council Meeting Minutes
- 4.** Approval of Flathead County EMS Memorandum of Agreement - 21/22 FY

VISITORS/PUBLIC COMMENT (Items not on agenda)

NOTICE OF PUBLIC HEARINGS/PUBLIC HEARINGS:

- 5.** Public Hearings - Request to Change the Zoning from CR-5 (Two Family Residential) to CRA-1 (Multi-Family Residential) and Request for a Conditional Use Permit to Construct 36 units of Apartments in the Columbia Falls Zoning Jurisdiction:

Request to change the zoning from CR-5 (Two Family Residential) to CRA-1 (Multi-Family Residential) in the Columbia Falls Zoning Jurisdiction:

The applicant, Toby Gilchrist, is requesting a zone change for 302 Meadow Lake Boulevard from

the current CR-5 two-family designation to a CRA-1 multi-family residential designation. The applicant amended the application that was reviewed by the Planning Board in February. The vacant property is approximately 2.5 acres in size and is located approximately ¼ mile north of Highway 2 on Meadow Lake Blvd. The property is described as Assessors' Tract's 2BDEA and 2BDAEA of Section 7, Township 30 North, Range 20 West, P.M.M., Flathead County.

Request for a Conditional Use Permit to construct 36 units of Apartments in the Columbia Falls Zoning Jurisdiction:

The applicant, Toby Gilchrist, is requesting a Conditional Use Permit to construct 36 units of apartments in two buildings, eighteen units in each building. The applicant amended the application that went before the Planning Board in February. The proposed two-story apartments will access Meadow Lake Blvd at the intersection with Best Way. The vacant property is approximately 2.5 acres in size and is located approximately ¼ mile north of Highway 2 at 302 Meadow Lake Blvd. The property is described as Assessors' Tract's 2BDEA and 2BDAEA of Section 7, Township 30 North, Range 20 West, P.M.M., Flathead County.

- A. Adopt Staff Report CZC-21-05 as Findings of Fact
- B. Approve Zone Change (See Ordinances)
- C. Adopt Staff Report CCU-21-02 as Findings of Fact
- D. Approve Conditional Use Permit, with Conditions (See Resolutions)

6. Public Hearing - 2021-22 FY Preliminary Budget - Continued until Final Adoption

UNFINISHED BUSINESS:

7. Martha Road Traffic Complaints Follow Up

ORDINANCES / RESOLUTIONS:

- 8. Second and Final Reading - Ordinance # 809** - An Ordinance of the City Council of the City of Columbia Falls, Montana, Establishing the Columbia Falls Urban Renewal Area, 2021 Expansion, Creating the Columbia Falls Urban Renewal District, 2021 Expansion and Adopting the 2021 Columbia Falls Urban Renewal District Plan with a Tax Increment Financing Provision Pursuant to Title 7, Chapter 15, Parts 42 and 43 of the Montana Codes Annotated
- 9. First Reading - Ordinance # 810** - An Ordinance of the City Council of the City of Columbia Falls, Montana, Amending the Columbia Falls Zoning Map from CR-5 Two Family Residential to CRA-1 Multi-Family Residential for the Property Described As Assessors' Tracts 2BDEA and 2BDAEA Of Section 7, Township 30 North, Range 20 West, P.M.M., Flathead County, Montana
- 10. Resolution # 1855** - A Resolution of the City Council of the City of Columbia Falls, Montana, Approving an Application for a Conditional Use Permit by Toby Gilchrist to Construct 36 Units of Apartments in Two Buildings on Property Described as Assessors' Tracts 2BDEA and 2BDAEA of Section 7, Township 30 North, Range 20 West, P.M.M., Flathead County

REPORTS / BUSINESS FROM MAYOR & COUNCIL

CITY MANAGER REPORT

CITY ATTORNEY REPORT

MISCELLANEOUS

ADJOURN

Next Scheduled Meetings:

City Council – Regular Meeting, August 16, 2021 – 7:00 PM

Planning Board – September 14, 2021 - 6:30 PM

07/30/21
09:31:25

CITY OF COLUMBIA FALLS
Claim Approval List
For the Accounting Period: 7/21

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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
42123		3112 406 CLEANING OF COLUMBIA FALLS	4,375.00					
	480	07/24/21 FAC-JULY JANITORIAL SERVICES	3,600.00*			1000 411200	399	101000
	481	07/24/21 PRKS-JULY MARANTETTE	775.00*			1000 460400	399	101000
		Total for Vendor:	4,375.00					
42140		999999 ANNA KOUPUS	187.24					
	072921	07/29/21 WTR-DEPOSIT REFUND/KOUPUS	187.24			5210 214010		101000
		Total for Vendor:	187.24					
42106		2825 BATTERIES PLUS BULBS #647	200.00					
	P41838223	07/19/21 FAC-FLUORESCENT BULBS 40 EA	200.00*			1000 411200	220	101000
		Total for Vendor:	200.00					
42111		2708 BULLITT COMMUNICATIONS	175.00					
	43841	07/23/21 FD-RADIO BATTERIES	175.00*			1000 420400	220	101000
		Total for Vendor:	175.00					
42113		1260 CARQUEST AUTO PARTS	123.92					
	15651-5385	07/08/21 PRKS-ENG OIL	7.35*			1000 460400	231	101000
	15651-6016	07/20/21 PRKS-BATTERY, CORE RETURN	116.57*			1000 460400	232	101000
		*** Claim from another period (6/21) ****						
42114		1260 CARQUEST AUTO PARTS	41.54					
	15651-4713	06/25/21 WTR-OIL, OIL FILTER, AIR F	41.54			5210 430500	231	101000
		Total for Vendor:	165.46					
42110		999999 CEDAR RIDGE BUILDERS	565.00					
	86	07/19/21 FAC-REPLACE FIRE HAL BELL POST	565.00*			1000 411200	399	101000
		Total for Vendor:	565.00					
42102		184 CENEX HARVEST STATES COOP	2,082.58					
	071621	07/16/21 FD-2000GAL PROPANE STA 42	2,082.58*			1000 420400	344	101000
		Total for Vendor:	2,082.58					

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		Invoice #/Inv Date/Description	Line \$		PO #	Fund	Org	Acct	Object	Proj	Account
42101		3028 CENTURYLINK - BUSINESS SERVICES	1,355.91								
	235009586	07/20/21 ADMIN-06/20-07/19/21	34.70*			1000		410400	345		101000
	235009586	07/20/21 FIN-06/20-07/19/21	95.62*			1000		410500	345		101000
	235009586	07/20/21 COMP-06/20-07/19/21	721.08*			1000		410580	345		101000
	235009586	07/20/21 PD-06/20-07/19/21	173.50*			1000		420100	345		101000
	235009586	07/20/21 FD-06/20-07/19/21	56.31*			1000		420400	345		101000
	235009586	07/20/21 BLDG-06/20-07/19/21	17.35*			2394		420500	345		101000
	235009586	07/20/21 WTR-06/20-07/19/21	37.59*			5210		430500	345		101000
	235009586	07/20/21 SWR-06/20-07/19/21	37.59*			5310		430600	345		101000
	235009586	07/20/21 STRS-06/20-07/19/21	8.67*			2500		430200	345		101000
	235009586	07/20/21 CRTS-06/20-07/19/21	173.50*			1000		410360	345		101000
		Total for Vendor:	1,355.91								
42108	E	997 CENTURYLINK - ELECTRONIC PAY	869.51								
	071821	07/18/21 CRTS-7/18-8/17/21	32.31*			1000		410360	345		101000
	071821	07/18/21 PD-7/18-8/17/21	130.83*			1000		420100	345		101000
	071821	07/18/21 FD-7/18-8/17/21	61.54*			1000		420400	345		101000
	071821	07/18/21 POOL-7/18-8/17/21	61.54*			1000		460445	345		101000
	071821	07/18/21 STRTS-7/18-8/17/21	134.22*			2500		430200	345		101000
	071821	07/18/21 WTR-7/18-8/17/21	205.34*			5210		430500	345		101000
	071821	07/18/21 SWR-7/18-8/17/21	243.73*			5310		430600	345		101000
		Total for Vendor:	869.51								
42104		14 CITY OF COLUMBIA FALLS	4,378.84								
	072321	07/23/21 FAC-06/17/21-07/16/21	458.82*			1000		411200	342		101000
	072321	07/23/21 FD-06/17/21-07/16/21	41.88*			1000		420400	342		101000
	072321	07/23/21 PRKS-06/17/21-07/16/21	3,057.51*			1000		460400	342		101000
	072321	07/23/21 POOL-06/17/21-07/16/21	462.01*			1000		460445	342		101000
	072321	07/23/21 STRS-06/17/21-07/16/21	98.08*			2500		430200	342		101000
	072321	07/23/21 WTR-06/17/21-07/16/21	111.27*			5210		430500	342		101000
	072321	07/23/21 SWR-06/17/21-07/16/21	149.27*			5310		430600	342		101000
		Total for Vendor:	4,378.84								

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*** Claim from another period (6/21) ****								
42143		776 COL.FALLS VOLUNTEER FIRE	662.50					
	073021	07/30/21 TAXES-MARCH & APRIL CORRECTION	662.50			7120 212520		101000
42144		776 COL.FALLS VOLUNTEER FIRE	2,261.87					
	073021	07/30/21 JUNE TAXES REC'D IN JULY	2,261.87			7120 212520		101000
		Total for Vendor:	2,924.37					
*** Claim from another period (6/21) ****								
42121		990 COLUMBIA NURSERY & LANDSCAPE	292.50					
	79927	06/10/21 PARKS-MAPLE TREE	292.50			1000 460400	225	101000
		Total for Vendor:	292.50					
*** Claim from another period (6/21) ****								
42100		999999 ERIC & RAYNE HOOVER	56.00					
	300388	06/14/21 POOL-REFUND SWIM LESSONS	56.00			1000 346033		101000
		Total for Vendor:	56.00					
42142		999999 ESTATE OF STEPHEN BURROUGHS	185.52					
	072921	07/29/21 WTR-DEPOSIT REFUND/BURROUGHS	185.52			5210 214010		101000
		Total for Vendor:	185.52					
42136		2967 FERGUSON ENTERPRISES, INC	165.98					
	9540265	07/19/21 WTR-CLARE PARK WELL PARTS	165.98*			5210 430500	240	101000
		Total for Vendor:	165.98					
*** Claim from another period (6/21) ****								
42082		438 FERGUSON WATERWORKS	142.94					
	0782155	05/25/21 WTR-INSERTATEE 1"	142.94*			5210 430500	230	101000
42084		438 FERGUSON WATERWORKS	8,762.86					
	0779802-1	07/14/21 WTR-NON-PIT RADIOS 10 EA	1,721.50*			5210 430500	230	101000
	0779802-1	07/14/21 WTR-3/4 WTR MTR 8 EA	1,297.36*			5210 430500	230	101000
	0786532	07/12/21 WTR-3" MTR RUIS NUCLEUS	2,155.66*			5210 430500	230	101000
	0786531	07/19/21 WTR-SENSUS SUPRT 8/2021-8/202	1,218.71*			5210 430500	355	101000
	0786531	07/19/21 SWR-SENSUS SUPRT 8/2021-8/202	1,218.72*			5310 430600	355	101000
	0787939	07/20/21 WTR-RADIO READ CHARGER	151.85*			5210 430500	212	101000
	0789460	07/20/21 WTR-RUDER IRR METER	999.06*			5210 430500	230	101000
		Total for Vendor:	8,905.80					

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42107		3104 FIRST CALL COMPUTER SOLUTIONS, 74622 08/01/21 COMP-JULY IT SERVICES	1,700.00 1,700.00*			1000 410580	355	101000
		Total for Vendor:	1,700.00					
42112		1892 FLATHEAD COUNTY	180.00					
	5415 07/20/21	PLNG-OWNR LST MPTL/30-20&30-21	30.00*			1000 411000	390	101000
	5419 07/26/21	PLNG-OWNR LST STENGER/BECHTEL	75.00*			1000 411000	390	101000
	5418 07/22/21	PLNG-OWNR LST GARDNER	75.00*			1000 411000	390	101000
		Total for Vendor:	180.00					
42124		3113 GLOBAL ARCHIVES INC	171.10					
	21121 07/25/21	WTR-MONTHLY STORAGE AS BUILTS	85.55*			5210 430500	363	101000
	21121 07/25/21	SWR-MONTHLY STORAGE AS BUILTS	85.55*			5310 430600	363	101000
		Total for Vendor:	171.10					
42139		3010 GOLD COMMUNICATION SERVICES,	5,443.55					
	1321 07/27/21	PD-CAR #22 MOBILE RADIO UNIT	5,443.55*			4020 420100	940	101000
		Total for Vendor:	5,443.55					
42133		1455 GRAINGER	46.86					
	9964854690 07/16/21	POOL-SHOWER NOZZLES	46.86*			1000 460445	240	101000
		Total for Vendor:	46.86					
		*** Claim from another period (6/21) ****						
42085		2806 HANSON'S HARDWARE	58.81					
	597842 05/13/21	WTR-15X15 ACCESS PANEL + F/C	20.85*			5210 430500	240	101000
	597969 05/25/21	WTR-3-1/8"80MM DISK PADLOCK	22.99*			5210 430500	240	101000
	598083 06/03/21	WTR-1/2X1/4 CRG ANG VALVE	8.99*			5210 430500	240	101000
	598332 06/29/21	PRKS-3/4MPTX1/2FPT BUSHING	5.98			1000 460400	240	101000
42086		2806 HANSON'S HARDWARE	116.49					
	598477 07/12/21	SWR-2WY CONNECTOR 2 EA	35.98*			5310 430600	240	101000
	598448 07/09/21	FAC-CTY HALL LOBBY LIGHTS	17.98*			1000 411200	220	101000
	598475 07/12/21	POOL-BLK TAPE/ 12"ARM SUP HOOK	31.47*			1000 460445	240	101000
	598412 07/06/21	POOL-WALL CLOCK & BATTERIES	28.77*			1000 460445	220	101000
	598404 07/06/21	FAC-TUBING FOR PW OFC A/C	2.29*			1000 411200	240	101000
		Total for Vendor:	175.30					

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		Invoice #/Inv Date/Description	Line \$		PO #	Fund Org Acct	Object Proj	Account		
42132		2845 HEARTWOOD TREE SERVICE	990.00							
	070621	07/06/21 COTTONWOOD REMOVAL, LABOR 9HR	990.00*			1000 410131	390		101000	
		Total for Vendor:	990.00							
42095		1659 HIGH COUNTRY LINEN SUPPLY	240.05							
	0463716	07/19/21 FAC-CITY HALL, POLC, CRT, FIN	210.82*			1000 411200	224		101000	
	0463717	07/19/21 FAC-FIRE HALL	29.23*			1000 411200	224		101000	
		Total for Vendor:	240.05							
		*** Claim from another period (6/21) ****								
42079		2849 J2 BUSINESS PRODUCTS	16.52							
	868810	05/06/21 PRKS-PURELL SANITIZER	16.52*			1000 460400	220		101000	
42080		2849 J2 BUSINESS PRODUCTS	838.93							
	875622	07/12/21 PD-PNCL ERASER CAP	1.50*			1000 420100	210		101000	
	875383	07/08/21 PD-HP CRTDG BK	44.18*			1000 420100	210		101000	
	874706	07/01/21 PD-TAPE, LABELS, ENVELOPES	35.51*			1000 420100	210		101000	
	873852-1	07/01/21 POOL-FEM HYGIENE BIN	42.00*			1000 460445	220		101000	
	876139	07/14/21 POOL-GLASS CLEANER/ DISINFECTA	197.44*			1000 460445	224		101000	
	876232	07/16/21 PRKS-TP, CAN LINERS, TOWELS	279.07*			1000 460400	220		101000	
	876230	07/15/21 FAC-TOILET PAPER	106.00*			1000 411200	224		101000	
	875902	07/19/21 POOL-SQUEEGEE X2	14.22*			1000 460445	224		101000	
	875545	07/09/21 POOL-SQUEEGEE X1	7.11*			1000 460445	224		101000	
	876979	07/22/21 PRKS-FOAMING HAND SOAP	48.70*			1000 460400	220		101000	
	876818	07/23/21 POOL-FLOOR SQUEEGEES X3	30.42*			1000 460445	224		101000	
	877054	07/26/21 FIN-DRYLINE WHITEOUT	1.74*			1000 410500	210		101000	
	877054	07/26/21 WTR-DRYLINE WHITEOUT	1.75*			5210 430500	210		101000	
	877054	07/26/21 SWR-DRYLINE WHITEOUT	1.75*			5310 430600	210		101000	
	877054	07/26/21 PLNG-DRYLINE WHITEOUT	1.75*			1000 411000	210		101000	
	876159	07/15/21 FIN-HIGHLIGHTER, AIR DUSTER	6.44*			1000 410500	210		101000	
	876159	07/15/21 WTR-HIGHLIGHTER, AIR DUSTER	6.45*			5210 430500	210		101000	
	876159	07/15/21 SWR-HIGHLIGHTER, AIR DUSTER	6.45*			5310 430600	210		101000	
	876159	07/15/21 PLNG-HIGHLIGHTER, AIR DUSTER	6.45*			1000 411000	210		101000	
		Total for Vendor:	855.45							

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42118		999999 JAMIE REED	31.00					
	386640	07/23/21 POOL-REFUND SWIM LESSONS	31.00			1000 346033		101000
		Total for Vendor:	31.00					
42109		3004 JIFFY LUBE	78.70					
	33760658	07/20/21 FIRE-2014 FORD OIL CHANGE &	78.70*			1000 420400	361	101000
		Total for Vendor:	78.70					
42141		999999 JONATHAN NUANES	213.99					
	072921	07/29/21 WTR-DEPOSIT REFUND/NUANES	213.99			5210 214010		101000
		Total for Vendor:	213.99					
42115		2707 KENCO SECURITY AND TECHNOLOGY	90.75					
	2494258	08/01/21 FAC-CITY HALL AUG 2021	42.35*			1000 411200	366	101000
	2493053	08/01/21 FAC-FD AUG 2021	48.40*			1000 411200	366	101000
		Total for Vendor:	90.75					
42091		3078 KLJ ENGINEERING LLC	11,663.34					
	10155815	07/21/21 ADMN-RAISE GRANT DEVELOPMENT	11,663.34*			1000 410100	399	101000
		Total for Vendor:	11,663.34					
42127		1493 MAHUGH FIRE & SAFETY	171.00					
	96730	07/26/21 FIRE-FLASH LIGHTS/ HELMET STRA	171.00*			1000 420400	212	101000
		Total for Vendor:	171.00					
		*** Claim from another period (6/21) ****						
42099		999999 MARY PHIPPEN	28.00					
	300391	06/14/21 POOL-REFUND SWIM LESSONS	28.00			1000 346033		101000
		Total for Vendor:	28.00					
		*** Claim from another period (6/21) ****						
42130		735 MASTER TECH REPAIR	34.00					
	4559-16	06/24/21 PRKS-SPARK PLUGS	4.00			1000 460400	240	101000
	4559.19	06/25/21 PRKS-TRIM LINE BUNDLES X2	30.00*			1000 460400	220	101000
		Total for Vendor:	34.00					

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42120		282 MONTANA DEPT. OF LABOR &	93.00					
	071721	07/17/21 POOL-#28360 BOILER CERT FEE	31.00*			1000 460445	390	101000
	071721	07/17/21 FAC-#25473 BOILER CTY HL BASEM	31.00*			1000 411200	390	101000
	071721	07/17/21 FAC-#25474 BOILER CTY HL BASEM	31.00*			1000 411200	390	101000
		Total for Vendor:	93.00					
42131		3133 MONTANA MUNICIPAL INTERLOCAL	80,907.00					
	070121	07/01/21 21-22 FY PREMIUM	58,959.00*			1000 510330	510	101000
	070121	07/01/21 21-22 FY PREMIUM	1,163.00*			2394 510330	510	101000
	070121	07/01/21 WTR-21-22 FY PREMIUM	9,314.00*			5210 510330	510	101000
	070121	07/01/21 SWR-21-22 FY PREMIUM	11,471.00*			5310 510330	510	101000
		Total for Vendor:	80,907.00					
42081		1682 MONTANA MUNICIPAL INTERLOCAL	45,354.50					
	PR-025-202	07/01/21 JULY 1 TO JUNE 30, 2022	22,886.50*			1000 510330	510	101000
	PR-025-202	07/01/21 WTR-JULY 1 TO JUNE 30, 202	3,412.25*			5210 510330	510	101000
	PR-025-202	07/01/21 SWR-JULY 1 TO JUNE 30, 202	19,055.75*			5310 510330	510	101000
		Total for Vendor:	45,354.50					
42087		1247 MURDOCH'S RANCH & HOME KALISPELL	55.89					
	6698/34	07/16/21 FIRE-MNS 8.5 INSOLE	19.95*			1000 420400	226	101000
	6665/34	07/09/21 FIRE-LDS 8.5 INSOLE	19.95*			1000 420400	226	101000
	6654/34	07/08/21 SWR-MINERAL OIL GALLON/DEWTRN	15.99*			5310 430600	240	101000
		Total for Vendor:	55.89					
42088		52 NAPA AUTO PARTS	79.96					
	027562	07/06/21 STRS-TOPCOAT CHA BW6 4EA	79.96*			2500 430200	232	101000
		*** Claim from another period (6/21) ****						
42090		52 NAPA AUTO PARTS	11.49					
	966079	06/02/21 WTR-MAGNET PICK-UP TOOL	11.49*			5210 430500	212	101000
		Total for Vendor:	91.45					
42137		132 NORMONT EQUIPMENT COMPANY	1,888.00					
	25576	07/20/21 STRS-ASPHALT EMULSION 1 TON	1,888.00*			2500 430200	471	101000
		Total for Vendor:	1,888.00					

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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
42116		1235 PEPSI COLA BOTTLING CO.	429.63					
	50006118	07/09/21 POOL-STOCK POP MACHINE	246.94*			1000 460445	220	101000
	50006119	07/09/21 POOL-STOCK POP MACHINE	182.69*			1000 460445	220	101000
		Total for Vendor:	429.63					
		*** Claim from another period (6/21) ****						
42125		63 PETTY CASH	70.54					
	29	12/31/20 STRS-LAURIES DELI LUNCH	33.75*			2500 430200	220	101000
	1134	06/09/21 PD-VEHICLE PICKUP LUNCH MSLA	19.17			1000 420100	380	101000
	4430833-2	03/18/21 FIN-POSTAGE	5.40*			1000 410500	310	101000
	5226054-2	02/19/21 FIN-POSTAGE	1.55*			1000 410500	310	101000
	36660	01/03/21 FIN-RURAL FIRE FORMS	10.67*			1000 410500	210	101000
42126		63 PETTY CASH	23.24					
	39618	07/14/21 POOL-FUEL FOR BLOWER	6.74*			1000 460445	220	101000
	4630717-1	07/06/21 CRT-POSTAGE	16.50*			1000 410360	310	101000
		Total for Vendor:	93.78					
42135		1495 PLATT ELECTRIC SUPPLY	147.68					
	1S59831	07/09/21 WTR-FLU 62-MAX THERMOMETE	95.00*			5210 430500	212	101000
	1T26184	07/09/21 WTR-CABINET MINI, SHNK, UY GE	52.68*			5210 430500	240	101000
		Total for Vendor:	147.68					
42078		1828 RBM LUMBER, INC.	66.00					
	91472	07/01/21 STRS-SIDEBARDS FOR DUMP TRK	66.00*			2500 430200	232	101000
		Total for Vendor:	66.00					
42119		999999 SASSER, VALERIYA	80.00					
	611	07/19/21 CRTS-INTERRETING SRVS 07/01/21	80.00*			1000 410360	399	101000
		Total for Vendor:	80.00					
42105		199 SCHELLINGER CONSTRUCTION	66.40					
	126089	07/16/21 PRKS-SAND FALL PROTECTION	66.40*			1000 460400	220	101000
		Total for Vendor:	66.40					

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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	
42094		2755 SHERWIN-WILLIAMS CO	475.06						
	7996-9	07/08/21 STRS-CROSSWALK PAINT SUPPLIES	42.88*			2500 430200	220	101000	
	7923-3	07/06/21 FAC-CITY HALL PAINT	55.91*			1000 411200	240	101000	
	4972-6	07/16/21 WTR-HYDRANT PAINT	253.39*			5210 430500	220	101000	
	8358-1	07/19/21 STRS-CROSSWALK PAINT SUPPLIES	37.89*			2500 430200	220	101000	
	8359-9	07/19/21 STRS-CROSSWALK PAINT	84.99*			2500 430200	220	101000	
		Total for Vendor:	475.06						
42096		1653 SUPER 1 FOODS	193.07						
	1525352	07/15/21 POOL-FIRST AID SUPPLIES	7.53*			1000 460445	220	101000	
	2512693	07/19/21 POOL-POWERADE/ BAGS OF ICE	32.48*			1000 460445	220	101000	
	1422394	07/14/21 POOL-PWRADE/ CANDY/ ICE	68.52*			1000 460445	220	101000	
	1327248	07/11/21 POOL-POWERADE/SMORES CAKE	8.32*			1000 460445	220	101000	
	1416738	07/08/21 POOL-VITA WTR, PWRADE, SPARK J	67.82*			1000 460445	220	101000	
	1522458	07/12/21 POOL-BAG OF ICE	5.04*			1000 460445	220	101000	
	1519393	07/08/21 POOL-BAG OF ICE	3.36*			1000 460445	220	101000	
		*** Claim from another period (6/21) ****							
42098		1653 SUPER 1 FOODS	7.84						
	2664483	06/22/21 SWR-DISTILLED WATER	7.84			5310 430600	222	101000	
		Total for Vendor:	200.91						
42092		2699 THE MAIL ROOM, INC	360.96						
	D105766	07/19/21 PD-MAIL SRVS 7/1-7/16/2021	13.29*			1000 420100	310	101000	
	D105766	07/19/21 FIN-MAIL SRVS 7/1-7/16/2021	16.76*			1000 410500	310	101000	
	D105766	07/19/21 WTR-MAIL SRVS 7/1-7/16/2021	20.15*			5210 430500	310	101000	
	D105766	07/19/21 SWR-MAIL SRVS 7/1-7/16/2021	20.15*			5310 430600	310	101000	
	D105766	07/19/21 CRT-MAIL SRVS 7/1-7/16/2021	62.06*			1000 410360	310	101000	
	D105766	07/19/21 PLN-MAIL SRVS 7/1-7/16/2021	228.55*			1000 411000	310	101000	
		*** Claim from another period (6/21) ****							
42093		2699 THE MAIL ROOM, INC	1,272.48						
	D105151	06/21/21 PD-MAIL SRVS 6/7-6/18/21	4.81*			1000 420100	310	101000	
	D105151	06/21/21 FIN-MAIL SRVS 6/7-6/18/21	16.00*			1000 410500	310	101000	
	D105151	06/21/21 WTR-MAIL SRVS 6/7-6/18/21	18.09*			5210 430500	310	101000	
	D105151	06/21/21 SWR-MAIL SRVS 6/7-6/18/21	18.09*			5310 430600	310	101000	
	D105151	06/21/21 CRT-MAIL SRVS 6/7-6/18/21	62.14*			1000 410360	310	101000	
	D105151	06/21/21 PLN-MAIL SRVS 6/7-6/18/21	5.92*			1000 411000	310	101000	

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CITY OF COLUMBIA FALLS
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Claim/	Check	Vendor #/Name/	Document \$/	Disc \$					Cash
		Invoice #/Inv Date/Description	Line \$		PO #	Fund Org Acct	Object Proj	Account	
	D104880	05/24/21 PD-MAIL SRVS 5/11-5/21/21	17.85*			1000 420100	310	101000	
	D104880	05/24/21 FIN-MAIL SRVS 5/11-5/21/21	9.61*			1000 410500	310	101000	
	D104880	05/24/21 WTR-MAIL SRVS 5/11-5/21/21	153.25*			5210 430500	310	101000	
	D104880	05/24/21 SWR-MAIL SRVS 5/11-5/21/21	153.25*			5310 430600	310	101000	
	D104880	05/24/21 CRT-MAIL SRVS 5/11-5/21/21	40.90*			1000 410360	310	101000	
	D104880	05/24/21 PLN-MAIL SRVS 5/11-5/21/21	25.21*			1000 411000	310	101000	
	D104802	05/10/21 PD-MAIL SRVS 4/26-5/7/21	7.26*			1000 420100	310	101000	
	D104802	05/10/21 FIN-MAIL SRVS 4/26-5/7/21	18.62*			1000 410500	310	101000	
	D104802	05/10/21 WTR-MAIL SRVS 4/26-5/7/21	57.43*			5210 430500	310	101000	
	D104802	05/10/21 SWR-MAIL SRVS 4/26-5/7/21	57.43*			5310 430600	310	101000	
	D104802	05/10/21 CRT-MAIL SRVS 4/26-5/7/21	68.03*			1000 410360	310	101000	
	D104802	05/10/21 PLN-MAIL SRVS 4/26-5/7/21	70.99*			1000 411000	310	101000	
	D104586	04/26/21 PD-MAIL SRVS 4/12-4/23/21	9.84*			1000 420100	310	101000	
	D104586	04/26/21 FIN-MAIL SRVS 4/12-4/23/21	11.56*			1000 410500	310	101000	
	D104586	04/26/21 WTR-MAIL SRVS 4/12-4/23/21	40.04*			5210 430500	310	101000	
	D104586	04/26/21 SWR-MAIL SRVS 4/12-4/23/21	40.04*			5310 430600	310	101000	
	D104586	04/26/21 CRT-MAIL SRVS 4/12-4/23/21	45.24*			1000 410360	310	101000	
	D104586	04/26/21 PLN-MAIL SRVS 4/12-4/23/21	49.57*			1000 411000	310	101000	
	D105666	07/05/21 PD-MAIL SRVS 6/21-6/30/21	0.88*			1000 420100	310	101000	
	D105666	07/05/21 FIN-MAIL SRVS 6/21-6/30/21	42.06*			1000 410500	310	101000	
	D105666	07/05/21 WTR-MAIL SRVS 6/21-6/30/21	96.58*			5210 430500	310	101000	
	D105666	07/05/21 SWR-MAIL SRVS 6/21-6/30/21	96.58*			5310 430600	310	101000	
	D105666	07/05/21 CRT-MAIL SRVS 6/21-6/30/21	29.24*			1000 410360	310	101000	
	D105666	07/05/21 PLN-MAIL SRVS 6/21-6/30/21	5.97*			1000 411000	310	101000	
		Total for Vendor:	1,633.44						
42138		1295 U.S. BANK - SPA LOCKBOX CM9695	26,068.10						
	072921	07/29/21 STREET IMP PRINCIPAL PAYMENT	19,716.49*			3020 490500	610	101000	
	072921	07/29/21 STREET IMP INTEREST PAYMENT	161.32*			3020 490500	620	101000	
	072921	07/29/21 ENGINE 433 PRINCIPAL PAYMENT	6,041.65*			1000 490500	610	101000	
	072921	07/29/21 ENGINE 433 INTEREST PAYMENT	148.64*			1000 490500	620	101000	
		Total for Vendor:	26,068.10						
		*** Claim from another period (6/21) ****							
42117		523 USA BLUE BOOK	985.16						
	642556	06/23/21 SWR-SENSOR CAP ASSY	702.00*			5310 430600	240	101000	
	642556	06/23/21 SWR-HACH TOTAL PHOSPHATE	124.38			5310 430600	222	101000	
	642556	06/23/21 SWR-TNT+AMONIA TESTS	158.78			5310 430600	222	101000	
		Total for Vendor:	985.16						

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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
42103	E	1218 VERIZON WIRELESS	1,418.06					
		9884020497 07/12/21 ADMIN-6/13-7/12/21	22.46*			1000 410400	345	101000
		9884020497 07/12/21 FIN-6/13-7/12/21	22.47*			1000 410500	345	101000
		9884020497 07/12/21 FIRE-6/13-7/12/21	60.53*			1000 420400	345	101000
		9884020497 07/12/21 FAC-6/13-7/12/21	12.47*			1000 411200	345	101000
		9884020497 07/12/21 STRT-6/13-7/12/21	78.95*			2500 430200	345	101000
		9884020497 07/12/21 PD-6/13-7/12/21	748.65*			1000 420100	345	101000
		9884020497 07/12/21 WTR-6/13-7/12/21	151.27*			5210 430500	345	101000
		9884020497 07/12/21 SWR-6/13-7/12/21	101.41*			5310 430600	345	101000
		9884020497 07/12/21 CRT-6/13-7/12/21	39.87*			1000 410360	345	101000
		9884020497 07/12/21 CRT-NEW PHONE	179.98*			1000 410360	212	101000
		Total for Vendor:	1,418.06					
42122		84 WESTERN BUILDING CENTER	1,058.17					
		4659674 07/23/21 FAC-FLUOR TUBE BULBS	8.49*			1000 411200	220	101000
		4659675 07/23/21 WTR-BLUE SPRAY PAINT	5.56*			5210 430500	220	101000
		4659302 07/20/21 FAC-WTR HEATER FOR FIRE HALL	551.95*			1000 411200	240	101000
		4659440 07/21/21 FIRE-WTR SOFTNER SALT 40 LB X	40.74*			1000 420400	220	101000
		4658981 07/16/21 POOL-33 GAL TRASH BAGS	19.99*			1000 460445	220	101000
		4658594 07/13/21 FIRE-FASTNR, SPR PAINT, HEX BL	23.95*			1000 420400	220	101000
		4658603 07/13/21 FIRE-RETURN HEX BOLT	-15.16*			1000 420400	220	101000
		4658607 07/13/21 FIRE-HEX BOLT, FSTNR, WASHERS	54.08*			1000 420400	220	101000
		4658654 07/14/21 FIRE-FSTNR, SPR PAINT, BOLTS	19.15*			1000 420400	220	101000
		4658739 07/14/21 FIRE-STAIN, PAINT BRUSH	67.98*			1000 420400	220	101000
		4658001 07/08/21 STRS-PAINT, PAINT BRUSH	25.46*			2500 430200	240	101000
		4657469 07/02/21 STRS-IMPACT DRIVER	190.80*			2500 430200	212	101000
		4657833 07/07/21 STRS-GORILLA CONST ADH	17.98*			2500 430200	240	101000
		4658512 07/13/21 STRS-PAINT 1 GAL, CAN WITH LI	11.98*			2500 430200	240	101000
		4658093 07/09/21 STRS-ROLLER, WIRE ROLLER FRAM	13.66*			2500 430200	240	101000
		4658947 07/16/21 PRKS-KRECK BRIDGE SIGN	21.56*			1000 460400	220	101000
		Total for Vendor:	1,058.17					
		# of Claims	61	Total:	210,110.03			
		Total Electronic Claims			2,287.57			
		Total Non-Electronic Claims			207822.46			

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CITY OF COLUMBIA FALLS
Fund Summary for Claims
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Fund/Account	Amount
1000 GENERAL FUND	
101000 CASH/CASH EQUIVALENTS	\$121,405.64
2394 BUILDING CODE ENFORCEMENT FUND	
101000 CASH/CASH EQUIVALENTS	\$1,180.35
2500 SPECIAL STREET MAINTENANCE DISTRICT FUND	
101000 CASH/CASH EQUIVALENTS	\$2,813.27
3020 GO Street Improvements	
101000 CASH/CASH EQUIVALENTS	\$19,877.81
4020 CAPITAL PROJECTS FUND - General	
101000 CASH/CASH EQUIVALENTS	\$5,443.55
5210 WATER ENTERPRISE FUND	
101000 CASH/CASH EQUIVALENTS	\$22,663.31
5310 SEWER ENTERPRISE FUND	
101000 CASH/CASH EQUIVALENTS	\$33,801.73
7120 FIRE RELIEF DISABILITY/PENSION FUND	
101000 CASH/CASH EQUIVALENTS	\$2,924.37
Total:	\$210,110.03

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CITY OF COLUMBIA FALLS
Claim Approval Signature Page
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Council Meeting Date: 08/02/2021

Claims Submitted to Council: \$ 210,110.03

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

Prepared By: Shawn Bates, Finance Director

Shawn Bates

Approved by Susan M. Nicosia, City Manager

Susan Nicosia

City Council to Approve by motion on consent agenda

The following claims are significant:

Gold Communication Services - \$5,443.55 Mobile radio for PD's new patrol vehicle (Fund 4020)
KLJ Engineering - \$11,663.34 Raise Grant Development (Fund 1000)
MMIA/Liability - \$80,907 Annual liability insurance premium (Funds 1000, 2394, 5210 & 5310)
MMIA/Property - \$45,354.50 Annual property insurance premium (Funds 1000, 5210 & 5310)
US Bank - \$19,716.49 Street improvement loan payment (Fund 3020)
US Bank - \$6,041.65 Engine 433 final loan payment (Fund 1000)

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

Shawn

June claim: \$3680.32

July claims: \$206,429.71

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CITY OF COLUMBIA FALLS
Payroll Summary For Payrolls from 07/23/21 to 07/23/21

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Total for Payroll Checks

	Employee	Employer	Amount
COMA HOURS (Comp Time Accumulated)	0.38		
COMP HOURS (Comp Time Used)	34.00		962.30
HOL HOURS (Holiday Pay)	288.50		7,251.51
HOLC HOURS (Holiday Worked @ 2.5x)	8.00		412.80
HOLW HOURS (Holiday Worked @ 2.5x)	20.50		576.88
J003 HOURS (PD HOL WK)	56.00		2,528.63
OVER HOURS (Overtime)	73.50		2,345.75
REG HOURS (Regular Time)	2,678.75		66,288.64
SHFN HOURS (Shift B)	295.00		295.00
SHFQ HOURS (OVT B)	7.50		11.25
SHFU HOURS (Hol wk B)	36.00		90.00
SICK HOURS (Sick Time)	50.50		1,084.71
VACA HOURS (Vacation Time Used)	126.25		2,905.94
VOLN HOURS (Not in use)	28.00		1,400.00
GROSS PAY	84,753.41	0.00	
NET PAY	57,939.04	0.00	
NET PAY (CHECKS)	3,520.99		
NET PAY (DIRECT DEPOSIT)	54,418.05		
AFLAC-POSTTAX	108.04	0.00	
AFLAC-PRETAX	78.73	0.00	
CHILD SUPPORT	88.61	0.00	
CHILD SUPPORT P	413.07	0.00	
FIT	6,839.44	0.00	
FLEX ALLEGIANCE	1,154.13	37.50	
FLEX DEP CARE	208.33	2.50	
FOP	320.00	0.00	
HEALTHINS/PRE	2,595.60	14,885.20	
MEDICARE	1,203.90	1,203.90	
MT ST FIRE ASSO	29.68	0.00	
NATIONWIDE/CITY	0.00	2,311.90	
NATIONWIDE/EMP	387.50	0.00	
P.E.R.S.	3,484.49	3,912.36	
PERS/FURS	317.60	426.24	
PERS/POLICE	2,076.80	3,325.18	
SIT	3,660.00	0.00	
SOCIAL SECURITY	3,349.71	3,349.71	
TEAMSTERS DUES	241.50	0.00	
UNEMPL. INSUR.	0.00	457.32	
UNUM LIFE INS.	118.78	0.00	
WA CHILD SUPPOR	138.46	0.00	
WORKERS' COMP	0.00	2,405.68	
CHARLES SCHWAB	1,483.11	0.00	
FIRST INTERSTAT	4,358.73	0.00	
FREEDOM BANK	1,176.30	0.00	
GLACIER BANK KA	5,528.02	0.00	
GLACIER BANK/CF	14,883.14	0.00	
GLACIER BANK/WF	1,599.13	0.00	
PARKSIDE CR U	14,647.78	0.00	

Payroll,
7-23-2021
\$ 137,469.84
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CITY OF COLUMBIA FALLS
Payroll Summary For Payrolls from 07/23/21 to 07/23/21

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THREE RIVERS	1,030.13	0.00
USAA FEDERAL	1,137.77	0.00
USBANK.	1,743.35	0.00
VALLEY BANK KAL	100.00	0.00
VERIDIAN CREDIT	400.00	0.00
WELLS FARGO	1,929.75	0.00
WELLS FARGO GA	1,286.93	0.00
WFISH CR UNION	3,113.91	0.00
FIT/SIT BASE	74,658.56	0.00
MEDICARE BASE	83,028.52	0.00
PERS BASE	70,151.32	0.00
SOC SEC BASE	54,027.54	0.00
UN BASE	83,153.41	0.00
WC BASE	84,528.52	0.00

Total 32,317.49
Total Payroll Expense (Gross Pay + Employer Contributions): 117,070.90
*** PAYROLL REGISTER + VOLUNTEER PAYROLL REGISTER = PAYROLL SUMMARY ***

Check Summary

Payroll Checks Prev. Out. \$28,322.98
Payroll Checks Issued \$48,180.00
Payroll Checks Redeemed \$8,958.52
Payroll Checks Outstanding \$67,544.46
Electronic Checks \$89,289.84

Deductions Accrued	Carried Forward From Previous Month	Deduction Checks Issued	Difference	Liab Account
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Social Security 6699.42		6699.42		212260
Medicare 2407.80		2407.80		212260
P.E.R.S. 7396.85		7396.85		212270
Unempl. Insur. 457.32	896.75		1354.07	212210
Workers' Comp 2405.68	4626.68		7032.36	212220
FIT 6839.44		6839.44		212260
SIT 3660.00		3660.00		212260
AFLAC-PRETAX 78.73	78.73	157.46		212230
NATIONWIDE/EMP 387.50		387.50		212280
Teamsters dues 241.50	241.50	483.00		212310
PERS/Police 5401.98		5401.98		212240
NATIONWIDE/CITY 2311.90		2311.90		212280
AFLAC-POSTTAX 108.04	108.04	216.08		212230
PERS/FURS 743.84		743.84		212275
MT ST FIRE ASSO 29.68		29.68		212315
HEALTHINS/PRE 17480.80	17480.80	40195.70	-5234.10	212400
CITY OF COLUMBI 0.00				212450
UNUM LIFE INS. 118.78	118.78	237.55	0.01	212400
FLEX ALLEGIANCE 1191.63		1191.63		212285
CHILD SUPPORT 88.61		88.61		212330
CHILD SUPPORT P 413.07		413.07		212330
WA CHILD SUPPOR 138.46		138.46		212330
FOP 320.00		320.00		212335
FLEX DEP CARE 210.83		210.83		212285

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CITY OF COLUMBIA FALLS
Payroll Summary For Payrolls from 07/23/21 to 07/23/21

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Total Ded.	59131.86	23551.28	79530.80	3152.34
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**** Carried Forward column only correct if report run for current period.

**CITY OF COLUMBIA FALLS
CITY COUNCIL REGULAR MEETING MINUTES
HELD JULY 19, 2021**

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

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

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

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

Councilor Robinson made motion to approve the Agenda, seconded by Councilor Lovering and the motion carried.

CONSENT AGENDA:

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

Approval of Claims - July 19, 2021 - \$155,063.28 (June and July claims)

Approval of Payroll Claims - July 9, 2021 - \$90,935.22

Approval of July 6, 2021 Regular City Council Meeting Minutes

Approval of Task Order # 6 - HDR Engineering, Inc - Biosolids Dewatering and Management Plan and authorize City Manager to execute.

VISITORS/PUBLIC COMMENT (Items not on agenda)

Ken Jarboe resides at 9 Martha Road. Mr. Jarboe said he was at the July 6th Council meeting and spoke about vehicle speeding on Martha Road. Mr. Jarboe said nothing has changed, people are still speeding. He said City Manager Nicosia was in the neighborhood and said the city was considering striping the road. Mr. Jarboe does not think this method will slow people down; he would still like to see speed bumps installed. He said it will be letdown to get stripes on the road instead speed bumps; he was hoping to get an update on the progress.

Mayor Barnhart said City Manager Nicosia has noted in her report to the Council, that will be discussed later on the agenda, reported that Detective Denham provided a detailed report and the City is certainly looking at getting this taken care of as soon as possible. Mr. Jarboe said he believes a speed bump is the only thing that will slow people down and he is willing to spend money out of his own pocket to put it in.

Lydia resides at 10 Martha Road, Apt. 1; said 25 MPH is too fast for our neighborhood. She said Martha Road has turned into a race track all day and night. She understands it takes time but she wants to make sure this is a serious concern. Most of the speeders are younger drivers and she too believes speed bumps are the way to solve the issue.

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

Public Hearing - 2021 -22 FY Preliminary Budget - Beginning Monday July 19th and Continued Until Final Adoption

NOTICE IS HEREBY GIVEN, that the City Council of the City of Columbia Falls, Montana, will hold public hearings beginning on July 19, 2021 at 7:00 p.m. in the Columbia Falls City Hall, 130-6th Street West, Columbia Falls, Montana, for the following purposes:

Preliminary Budget

Presentation and consideration of the preliminary budget for fiscal year beginning July 1, 2021 and ending June 30, 2022. This hearing will be continued until final adoption of the budget after receiving the certified taxable valuation.

Special Assessments

Consideration of the adoption of the Street Lighting District and Street Maintenance District assessments for FY2021/2022. Council will hear any objections to the final adoption of the resolution levying special assessments for FY 2021/2022. Special Assessments are estimated as follows:

Street Lighting District	\$ 30,049
Street Maintenance District	\$316,000

Individual property payment schedules are available for inspection ten (10) days from this notice, in the office of the City Clerk, 130 6th Street West, Columbia Falls, Montana, during regular hours Monday through Friday, 7:00 AM to 6:00 PM.

Permissive Medical Levy

Consideration of adoption on the proposed tax levy to fund health insurance premium contributions for group benefits beyond the amount of contributions in effect on June 30, 1999. The actual mills for consideration will be made available upon receipt of the certified tax valuation for the year.

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

City Manager Nicosia reported that during this hearing she will specifically address the Permissive Medical Levy and Special Assessments as required by State law. Nicosia said based on this year's statutory calculation of the Permissive Medical Levy, as shown on the slide, there will be a reduction in the levy; based on current valuation, the levy would be 26.25 mills down from 29.592. The City is anticipating an expenditure of \$260,000 compared to the \$295,000 last year. The city maximum tax generated will be \$201,000 compared to \$234,380 last year which will be a small savings. The final calculation depends on the certified valuation as well as resources available, both of which Nicosia is waiting to receive.

Nicosia recommended setting the special assessments, lighting and street maintenance, at last year's levels. The street lighting pays the electric bills for all of the street lights throughout the City including those owned by FEC and MDOT. The reserved balance will help the City install energy efficient bulbs as well as make repairs to the City-owned lights. Street Maintenance – recommending leaving assessment at current level - \$316,000, increased 5% in 2020, first increase in 10 years. Strict statutory provisions – **maintenance**. Subject to carryover of resources – last year about \$100k, anticipating similar amount this year once June tax collections posted and accounts payable are recorded. Nicosia noted that Street Maintenance is supplemented with Gas Tax (also focused on maintenance, minor amount for small cities can be used for capital – 25%) – not eligible for 2nd class cities. Also supplemented with BAARSA – Special Gas Tax – using 2020 and 2021 for 6th Ave West rebuild and \$40k for chip sealing. Fund notes: OT is not significant – budgeted at approximately \$5k each year – total appropriations avg \$446k. Nicosia noted that the Public Works “floater” position will have more hours in Street Maintenance with the addition of the Sewer Operator.

Nicosia also presented the debt service portion of the budget for the governmental funds:

General obligation debt includes internal borrowing (fire truck and street construction voted levy) and intercap fire truck loan. Total General Debt outstanding @6/30/2021 - \$167,000 (Street - \$122k and Fire Truck - \$45k). August 2021 is the final intercap loan payment for the street debt. The 2020 Fund budget will remain at last year's level to continue repaying the internal loan to the Cedar Creek Trust. The street debt was \$1.1 m originally.

SID Debt – 34 and 36 – 2005 – 2025, 38 – Riverwood – 5th year of 20 year – no collection or delinquent issues have occurred on any of the SID's. Nicosia reported that the City's general obligation debt capacity without a vote is 10% of the General Fund preceding 2 years or approximately \$340,405, payments of \$17k over 20 years. The Debt Service payments can't exceed 2 % of General Fund revenue, \$62k.

Nicosia noted that as more numbers and tax valuation is received, additional preliminary budget information will be presented.

Mayor Barnhart opened the Public Hearing at 7:27 p.m., noting that the hearing will be continued until adoption. No one spoke to the Council regarding the preliminary budget.

Public Hearing - Urban Renewal District Expansion:

Mayor Barnhart read the hearing notice: The Columbia Falls City Council will hold a public hearing at its regular meeting on Monday, July 19, 2021, beginning at 7:00 PM in the City Hall Council Chambers, 130 6th Street West, Columbia Falls, MT, to consider the First Reading and Provisional Adoption of the Ordinance establishing the Columbia Falls Urban Renewal District (URD) – 2021 Expansion and adoption of the 2021 Columbia Falls URD Plan. Columbia Falls intends to use tax increment financing in support of making infrastructure improvements as revenues permit and may issue tax increment financing bonds.

And, at the Columbia Falls City Council regular meeting on Monday, August 2, 2021, beginning at 7:00 PM in the City Hall Council Chambers, 130 6th Street West, Columbia Falls, MT, the Council will consider the Second Reading and Final Adoption of the Ordinance establishing the Columbia Falls Urban Renewal District (URD) – 2021 Expansion and adoption of the 2021 Columbia Falls URD Plan.

The Columbia Falls URD – 2021 Expansion encompasses approximately 23.87 acres locally known as the Cedar Palace Property and consists of seven parcels addressed as 500 12th Avenue West in Columbia Falls. These seven parcels are described as Assessor's Tracts 8, 8B, 8F, 8G, 8HA, 8H and 8E, in Section 7, Township 30 North, Range 20 West, P.M.M., Flathead County, Montana.

All interested parties are encouraged to attend. Written comments on establishing the Columbia Falls Urban Renewal District (URD) – 2021 Expansion and adoption of the 2021 Columbia Falls URD Plan may be submitted to Susan Nicosia, City Manager, City of Columbia Falls, 130 6th Street West, Columbia Falls, MT 59912 or nicosias@cityofcolumbiafalls.com. For further information call the City at 406-892-4391.

City Manager Nicosia presented the expansion of the URD to Council. The expansion is at the request of Cedar Palace LLC, which acquired 23.87 acres and the "Cedar Palace" from Weyerhaeuser. Nicosia reported that she received one phone call with questions and the resident was pleased with the expansion. The property is adjacent to the current URD boundary and the City would be adding the 23.78 acres for the remaining life of the URD/Tax Increment Financing District. Cedar Palace LLC is hopeful to develop a business park with help on public infrastructure with any available Tax Increment Financing Funds. Nicosia also reported that the Planning

Board reviewed the proposal for conformance with Zoning and Growth Policy and recommended approval to Council, as attached to the packet.

With no Public Comment Mayor Barnhart opened and closed the Public Hearing at 7:31 p.m.

Mayor Barnhart read the following Notice of Public Hearing - Zone Change and Conditional Use Permit (Multi-family) - Monday, August 2, 2021:

The Columbia Falls City-County Planning Board held a public hearing for the following items at their regular meeting on Tuesday, July 13, 2021 at 6:30 p.m. at the Council Chambers of City Hall, 130 6th Street West, Columbia Falls, Montana. The Columbia Falls City Council will hold a subsequent hearing on Monday, August 2, 2021 starting at 7:00 p.m. in the same location.

Request to change the zoning from CR-5 (Two Family Residential) to CRA-1 (Multi-Family Residential) in the Columbia Falls Zoning Jurisdiction:

The applicant, Toby Gilchrist, is requesting a zone change for 302 Meadow Lake Boulevard from the current CR-5 two-family designation to a CRA-1 multi-family residential designation. The applicant amended the application that was reviewed by the Planning Board in February. The vacant property is approximately 2.5 acres in size and is located approximately ¼ mile north of Highway 2 on Meadow Lake Blvd. The property is described as Assessors' Tract's 2BDEA and 2BDAEA of Section 7, Township 30 North, Range 20 West, P.M.M., Flathead County.

Request for a Conditional Use Permit to construct 36 units of Apartments in the Columbia Falls Zoning Jurisdiction:

The applicant, Toby Gilchrist, is requesting a Conditional Use Permit to construct 36 units of apartments in two buildings, eighteen units in each building. The applicant amended the application that went before the Planning Board in February. The proposed two-story apartments will access Meadow Lake Blvd at the intersection with Best Way. The vacant property is approximately 2.5 acres in size and is located approximately ¼ mile north of Highway 2 at 302 Meadow Lake Blvd. The property is described as Assessors' Tract's 2BDEA and 2BDAEA of Section 7, Township 30 North, Range 20 West, P.M.M., Flathead County.

ORDINANCES / RESOLUTIONS:

Second and Final Reading - Ordinance # 807 - An Ordinance of the City Council of the City of Columbia Falls, Montana, Amending the Columbia Falls Zoning Map from CSAG-5 Suburban Agricultural to CR-1 Suburban Residential for the Property Located at 221 Rogers Road, Further Described as Parcel B of COS 16149 (Assessors' Tracts 9A, 1AA, 1ABAA and 8A) of Section 17, Township 30 North, Range 20 West, P.M.M., Flathead County

Councilor Fisher motioned to approve the Second and Final reading of Ordinance # 807, seconded by Councilor Shepard with Council voting as follows. Ayes: Robinson, Shepard, Fisher, Karper, Lovering and Barnhart.

Second and Final Reading - Ordinance # 808 - An Ordinance of the City Council of the City of Columbia Falls, Montana, Amending the Columbia Falls Zoning Map to Allow the Development of a Planned Unit Development (PUD) Overlay for the Property Located North of Lemburg Lane between North Hilltop Road and Meadow Lake Boulevard, Further Described as Parcel 1 of COS 14679 Excepting Therefrom Property within the Plat Known as Hilltop Meadows in Section 7, Township 30 North, Range 20 West, P.M.M., Flathead County.

Councilor Shepard motion to approve the Final Reading of Ordinance # 808, seconded by Councilor Robinson with Council voting as follows. Ayes: Shepard, Fisher, Karper, Lovering, Robinson and Barnhart.

First Reading - Ordinance # 809 - An Ordinance of the City Council of the City of Columbia Falls, Montana, Establishing the Columbia Falls Urban Renewal Area, 2021 Expansion, Creating the Columbia Falls Urban Renewal District, 2021 Expansion and Adopting the 2021 Columbia Falls Urban Renewal District Plan with a Tax Increment Financing Provision Pursuant to Title 7, Chapter 15, Parts 42 and 43 of the Montana Codes Annotated

Councilor Karper motioned to approve the First Reading of Ordinance # 809, seconded by Councilor Lovering and the motion carried.

Resolution # 1854 - A Resolution of the City Council of the City of Columbia Falls, Montana, Amending Fund 2394 Building Code Enforcement Fund Budget Revenues and Appropriations for the Fiscal Year Ending June 30, 2021

City Manager Nicosia said this Resolution amends the Fund 2394 Building Inspection 20-21 FY budget as provided by Montana Code Annotated due to the additional revenue received \$66,811, increasing the appropriate revenue line items and increasing the expenditure for contracted services as the City pays under contract with Whitefish 65% of the permit fees.

Councilor Lovering motion to approve Resolution # 1854, seconded by Councilor Karper with Council voting as follows. Ayes: Fisher, Karper, Lovering, Robinson, Shepard and Barnhart.

REPORTS / BUSINESS FROM MAYOR & COUNCIL

Councilor Shepard inquired about the election, Nicosia said at this time, the election will be by acclamation pursuant to State Law.

Councilor Lovering inquired about the letters to the river front property owners. Nicosia said we have not yet received the owner list from Flathead County.

Councilor Fisher said he spent time in the Martha Road area but will wait for the City Manager Report.

Mayor Barnhart inquired about quotes on air conditioning for the Council Chambers, City Manager office and Public Works. Nicosia said city staff is obtaining quotes for the A/C to be included in the 21-22 FY capital plan.

CITY MANAGER REPORT

Nicosia reported that in addition to the directed traffic enforcement by the Police Department, she began reviewing the road pursuant to national traffic engineering standards. City staff measured the pavement on Martha Road and it is one of the widest paved surfaces in the City at 36' with a 2' curb and gutter on each side. The road right of way is platted at 60 feet with room for boulevard and sidewalks back of curb. City staff is reviewing traffic calming with a yellow center line and white parking lines, creating an 11' driving lane. Nicosia reviewed the national traffic engineering standards with Council noting that there are pros and cons on speed bumps. Cities and Counties typically do not put speed bumps in residential areas. There is room for

sidewalks and boulevard and Nicosia will reach out to the owners to discuss an SID for sidewalks. Nicosia said after reviewing Detective Denham's comprehensive report along with the NTSS, the City staff would like to try the appropriate traffic calming measures to offset the visual sea of asphalt. Nicosia said the paint is ordered and will be applied as soon as it gets in. Nicosia said the City is working with the traffic engineers to get ideas of what would be best. Mayor Barnhart asked if the City can lower the speed limit. Chief Peters said the City would have to complete a traffic study to determine if a speed reduction is warranted (state law). After Council discussion, Shepard made a motion to make the traffic calming measures a top priority and if not successful may have to employ temporary speed bumps, motion seconded by Fisher. Mayor Barnhart would like to amend the motion to add lowering the speed limit. Council approved the motion as amended by Barnhart.

Nicosia reported that the City is receiving a DNRC RPG grant for \$15,000 to help with the \$25,356 agreement for the Biosolids plan engineering on the consent agenda.

The County and subsequently the City are in Stage I Fire Restrictions and looking to move to Stage II very soon. Nicosia noted that in City code, Chapter 8, the Fire Chief has jurisdiction and can declare restrictions within the City as appropriate.

Project update: The tennis courts are on schedule and will be paved by the next meeting. On 6th Ave W. the curbs were not poured correctly and had to be removed. Sandon Construction is stepping in to finish the job for the general contractor. The project is within the contract date of August 31st.

Nicosia reported on Mayor and Council pay from other cities as requested by Council. Councilman Karper said it looks like the Columbia Falls pay is appropriate.

Nicosia reported that Heritage Days starts on Wednesday and the City will be very busy. Nicosia noted that the following weekend Columbia Falls will be hosting the State Swim Meet and the Chamber will have their 3 on 3 Basketball Tournament.

The Municipal Summit is in Kalispell on September 1, 2021. If you are interested in attending please contact the City Clerk for registration.

Nicosia reported that the ARPA grant applications for water and sewer were submitted before the deadline on the 15th. The legislative committee will be meeting shortly thereafter.

MISCELLANEOUS

Police Department Activity Report - June 2021

Finance Report - Preliminary June 2021

Correspondence

Councilor Lovering made motion to adjourn, seconded by Councilor Karper and the meeting adjourned at 8:40 p.m.

Mayor

City Clerk

Memorandum of Understanding

Non-Transport Agencies (QRU)

Agency Name Columbia Falls Fire Department Date 6-28-2021

It is understood that the Flathead County EMS levy funds are to be distributed to EMS agencies in Flathead County. The intended uses of these funds are for Quick Response Unit operations and/or staff training. Your agency will be allotted the approved distribution amount to be processed June and December each year. Acceptance of this funding is agreeing to the standards of the Flathead County EMS Administrative Board and Flathead County Office of Emergency Services.

- Dates of Memorandum of Understanding: June 01, 2021 to May 31, 2022.
- Your agency is a licensed Non-Transport response agency with the State of Montana. (Pursuant to Administrative Rules of Montana 37.104.401 through 37.104.410 and Montana Code Section 50-6-323)
- You are agreeing that you have personnel equipped and ready for dispatch to render medical aid at least 95% of the time.
- You are agreeing that the Flathead County Medical Director will be the Medical Director of your unit.
- You are agreeing that your personnel will be available for mutual aid dispatch to the county in the event neighboring services are out of resources. (Pursuant to Montana Code Section 7-33-4112, 7-33-2405, 7-33-2108 and 10-3-209)
- You agree to provide information needed to provide System Management, Quality Control and Medical Oversight when requested to the EMS Office.

*Failure to meet the conditions of this agreement can result in a financial consequence in your future allotment.

*Staffed is to be interpreted as staffed with paid on site personnel, or available personnel that are equipped with communication devices that alert them to respond.

Return signed form to the Flathead County EMS Office by July 30, 2021.

Signature Susan M. Nicosia

Date 7/19/2021

Printed Name Susan M. Nicosia

Title City Manager

_____ Date _____

Randy Brodehl, Chairman, Board of Commissioners Flathead County, Montana

Make Checks Payable to OR Transfer to FUND #:

Fund 7852 - City of Columbia Falls

Agreement Expires May 31, 2022

CITY OF COLUMBIA FALLS
NOTICE OF PUBLIC HEARING

Item No.5.

The Columbia Falls City-County Planning Board will hold a public hearing for the following items at their regular meeting on Tuesday, July 13, 2021 at 6:30 p.m. at the Council Chambers of City Hall, 130 6th Street West, Columbia Falls, Montana. The Columbia Falls City Council will hold a subsequent hearing on Monday, August 2, 2021 starting at 7:00 p.m. in the same location.

Request to change the zoning from CR-5 (Two Family Residential) to CRA-1 (Multi-Family Residential) in the Columbia Falls Zoning Jurisdiction:

The applicant, Toby Gilchrist, is requesting a zone change for 302 Meadow Lake Boulevard from the current CR-5 two-family designation to a CRA-1 multi-family residential designation. The applicant amended the application that was reviewed by the Planning Board in February. The vacant property is approximately 2.5 acres in size and is located approximately ¼ mile north of Highway 2 on Meadow Lake Blvd. The property is described as Assessors' Tract's 2BDEA and 2BDAEA of Section 7, Township 30 North, Range 20 West, P.M.M., Flathead County.

Request for a Conditional Use Permit to construct 36 units of Apartments in the Columbia Falls Zoning Jurisdiction:

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Persons are allowed to attend the hearing(s) subject to the most current CDC guidance or attend virtually via ZOOM. Persons are encouraged to submit written comments prior to the meeting so they can be included in the Board/Council packets. Written comments carry the same weight as public testimony given during the hearing. Written comments may be sent to Columbia Falls City Hall, Attention: Barb Staaland, City Clerk, 130 6th Street West, Room A, Columbia Falls, MT 59912 or via email: staalandb@cityofcolumbiafalls.com. For more information on the proposed applications, please call or email Eric Mulcahy, Columbia Falls City Planner at 755-6481 or eric@sandssurveying.com. The agenda and entire packet including the staff report, application and other details are posted on the City website on the Friday before the hearing. The website also provides information on registering for the virtual ZOOM meeting. See www.cityofcolumbiafalls.org.

DATED this 21st day of June, 2021

Susan Nicosia

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

Publish: Daily Interlake Sunday June 27th, 2021

**ZONE CHANGE REQUEST
COLUMBIA FALLS AREA ZONING JURISDICTION
MAP AMENDMENT TO CRA-1 (MULTI-FAMILY)
CITY OF COLUMBIA FALLS STAFF REPORT # CZC-21-05
July 6, 2021**

A report to the Columbia Falls City County Planning Board regarding a request for a Zoning Map Amendment from the existing CR-5 to the proposed CRA-1.

BACKGROUND INFORMATION

A. PETITIONERS

Owner: Thomas Hyon Su
P.O. Box 3299
Friday Harbor, WA 98250

Applicant: Toby Gilchrist
P.O. Box 1059
Whitefish, Mt 59937

B. PETITIONER'S TECHNICAL ASSISTANCE

Aaron Wallace
Montana Creative
158 Railway Street
Whitefish, MT 59937
(496)862-8152

C. LOCATION/DESCRIPTION

The property is located at 302 Meadow Lake Boulevard in Columbia Falls. The property is described as Assessor's Tract 2BDAE and 2BDAEA (Tracts 1 & 2 of COS 16142) in Section 7, T30N, R20W, P.M.M., Flathead County, MT.

D. REQUEST

The applicant is requesting a Zone Change and CUP to develop a multi-family apartment complex on 2.251 acres. The applicant proposes 36 units in two buildings. Each building is two stories in height and will consist of 18 studio units. Each building is showing 2 studio units, 2 one-bedroom units, 8 two-bedroom units, and 6 three-bedroom units. The subject of this report is to change the current zoning of CR-5 (two-family residential) to a new designation of CRA-1 which allows multi-family development.

This request went to the Planning Board back in February of 2021. The Planning Board reviewed the application, held the public hearing and recommended denial of the zone change. The applicant withdrew the application prior to the hearing with the City Council in order to address concerns raised by the Planning Board. Chief among the concerns was traffic generated by the project.

The applicants prepared a Traffic Impact Study (TIS) to go along with the application. The TIS provides analysis of the impacts and recommendations to mitigate said impacts. The applicants spoke with School District #6 and determined that children from the apartments will go to Ruder Elementary and that the District will provide Bus service to the apartments. The applicants addressed onsite recreation with a path

around the property, sidewalk along the frontage and a fenced playground area toward the rear of the development.

E. REASON FOR REQUEST

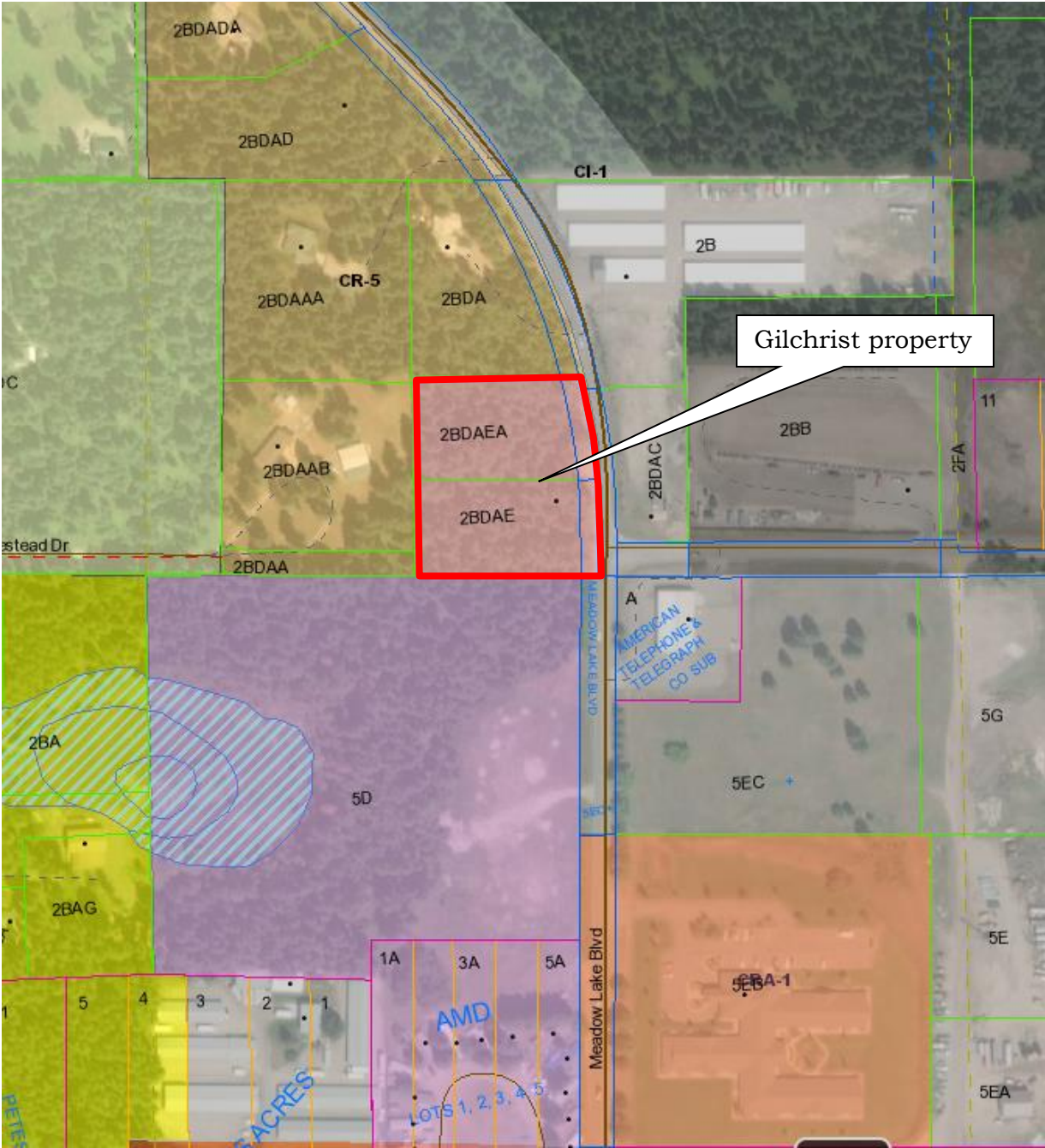
The applicants are seeking a location to develop multi-family residential projects in the Columbia Falls Area to meet a demand for workforce housing. The Columbia Falls Planning Board and City Council just recently updated the Columbia Falls Growth Policy and added “Multi-Family” densities to the Meadow Lake Boulevard area in order to provide more opportunities for urban development in proximity of the City services such as sewer and water. The CRA-1 zoning would support the goals of the Growth Policy.

F. EXISTING LAND USE

The subject property is currently vacant. The project is located along Meadow Lake Boulevard which is a collector road and transitional area between industrial uses on the east and suburban densities to the west.

G. ADJACENT ZONING AND LAND USE:

North	CR-5	Single Family Residential uses
South	CI-1	Vacant land and a manufactured home park
East	CB-2	Storage warehouses, industrial uses, and Weyerhaeuser lands
West	CR-5 and CR-1	Single Family Residential Uses



Source – Flathead County GIS



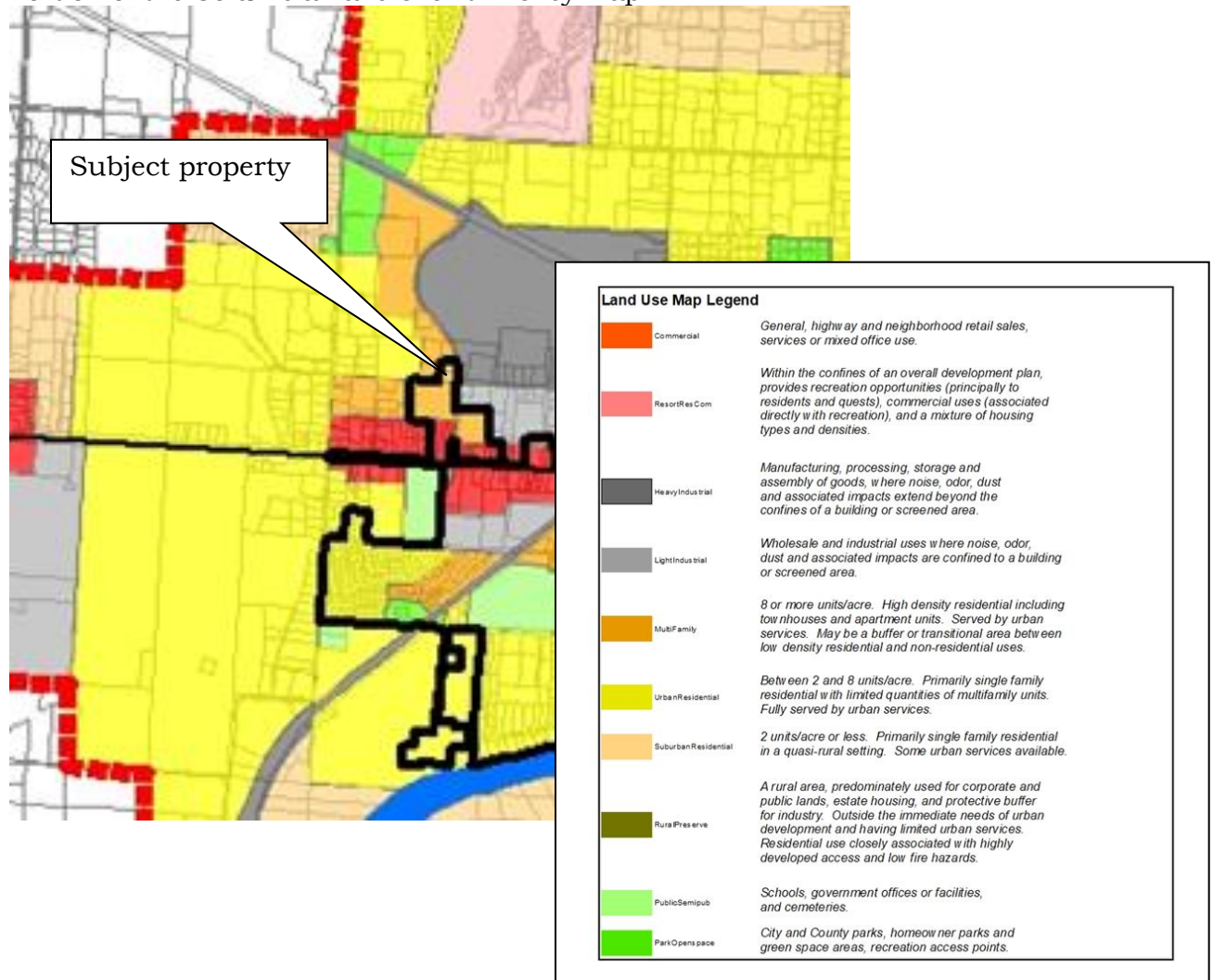
Source: Google Earth - Photo date 7/24/17

H. **GROWTH POLICY DESIGNATION**

The 2019 Columbia Falls Growth Policy Map shows the subject property as well and neighboring properties to the north and south as Multi-Family Residential. Multi-Family Residential is defined in the Growth Policy as “8 or more units per acre.” High density residential including townhouses and apartment units. Served by urban

services. May be a buffer or transitional area between low density residential and residential.”

Portion of the Columbia Falls Growth Policy Map



I. UTILITIES/SERVICES

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

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

J. LOT SIZE DETAILS

The site proposed for development is 2.251 (2.029 net) acres in size. The property is currently made up of two parcels. The applicant will be going through an amended plat process to consolidate the lots. The CRA-1 zoning district has a minimum lot size of 7,500 square feet.

This request is reviewed pursuant to the criteria set forth in Section 76-2-304, M.C.A. and as stated by the Montana Supreme Court and Columbia Falls Zoning Code Chapter 18.212, amendments to text or the official map. The following findings are made:

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

The 2019 Columbia Falls Growth Policy was amended to designate the west side of Meadow Lake Boulevard and south of the viaduct as "Multi-Family Residential". The proposed change from CR-5 to CRA-1 does conform to the Columbia Falls Growth Policy

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

The entrance to the property is at the intersection of Meadow Lake Boulevard and Best Way which turns into Truck Rout to the East. The alignment of the proposed intersection needs to be reviewed and approved by the Columbia Falls Public Works Director. With the new application, the applicants Engineer has worked on the intersection design to have it line up with Best Way so that it is no longer off-set. Meadow Lake Boulevard is a collector street. Currently there are only a couple segments of sidewalk/pedestrian path along Meadow Lake Boulevard and the applicant is showing proposed sidewalk their frontage to address the pedestrian movement.

During the February Planning Board meeting pedestrian access was a major topic of discussion. It is not possible to require this developer to construct off-site sidewalk 450 feet to the south. However, in the recently approved Garnier Heights project located north of the apartment property, the Planning Board placed a condition on the subdivision that the applicants work with City 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. In review with Public Works, they thought this was a good start to addressing pedestrian movement along Meadow Lake Boulevard.

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

The project was reviewed by the Columbia Falls Fire Chief at site review and he is satisfied with the basic site plan. Items such as sprinkling and hydrant placement will be reviewed at the time of public works review and building plan review. The property has good access to Meadow Lake Boulevard but as recommended in the TIS, site distance clearing or intersection improvements may be needed. These items will be addressed by a Condition in the CUP for the project. With the reviews in place to review the details of the project, the proposed zone change should not pose hazards to fire, safety, or other dangers.

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

The site is not located within a 100-year floodplain, wildland urban interface or other hazards. The subject property is located within the City limits, connects to City Streets and has access to municipal sewer and water services. Although the site is heavily wooded at present much of that vegetation will be removed for the buildings parking and stormwater retention.

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

The subject property is 2.029 acres (net) or 88,383 square feet in size. The applicant states in their application that the proposed buildings are 8,957 square feet or 17,914

square feet of lot coverage. The Columbia Falls Zoning Ordinance allows up to 45% coverage in the CRA-1 designation. The proposed lot coverage is only 20% of the site and well within the maximum of 45%. The proposed zoning and project should provide adequate light and air.

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

With CRA-1 (Multi-Family) zoning, the development is subject to CUP for approval of anything greater than a duplex. The zoning designation sets minimum setback, maximum lot coverage, maximum height standards, minimum parking requirements, landscaping provisions and snow storage provisions. As the Growth Policy sets the density and land use recommendations for a given area, the zoning implements the Growth Policy. The densities proposed in this zone change are anticipated by the Growth Policy. The zoning, public works and building code officials will address the health and safety elements of the proposed project

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

The proposed zone change request for CRA-1 (Multi-Family) is in agreement with the growth policy. The subject property has sufficient access with recommended improvements in the TIS and it is located adjacent to or near municipal sewer and water services.

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

The property is located within 1,500-feet of a major arterial street (Highway 2). The subject approach intersects with Meadow Lake Boulevard and Best Way providing access into the downtown by either Truck Route or Highway 2. The applicants provided a Traffic Impact Study (TIS) for the project which shows a trip generation of 239 vehicle trips per day and a traffic load increase of 5 to 10%. The TIS indicates no drop in Level of Service grade at any of the intersection and less than a one second delay per vehicle at said intersections. The TIS has a recommendation for sight distance clearing to the north to meet standards. Alternative to the full sight distance clearance is a reduction in speed to Meadow Lake Boulevard south of the viaduct or intersection traffic control at Meadow Lake Blvd and Best Way.

Sewer is located within Meadow Lake Boulevard and water approximately 300 feet to the south of the project. A condition of any development is that the City Public Works Department and DEQ approve the sewer, water and stormwater infrastructure prior to construction.

The property will generate school aged children. Using County wide average of 0.31 school aged children per residence. (There were 14,753 students recorded with the Flathead County Superintendent of Schools Office including public, private and home-schooled children at the beginning of the 2011 school year. The US Census Bureau 2010 counted 46,963 housing units in Flathead County – 14,753 students / 46,963 housing units = 0.31 students per unit), the 36 residential units could generate approximately eleven students to the K–12 grade school system at full buildout. The Columbia Falls School Superintendent was consulted by City Staff and he indicated that there should not be any significant impacts to the school district. School children will attend Ruder Elementary, Columbia Falls Middle School and Columbia Falls High School. School District #6 provides school bus pick up and drop off and will work with the applicants on a school bus stop.

The project is not close to any City Parks. The closest is located south of the project on Talbot Road approximately $\frac{3}{4}$ of a mile for the property. To mitigate proximity to existing parks, the applicants are proposing an on-site fenced play ground and a walking trail around the development.

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

The subject property is relatively flat. The immediate neighbors to the east are industrial uses including the County Green Box site. Properties to the north and west are single family residential. The property to the immediate south is vacant and farther south is a manufactured home park. As stated in the Growth Policy, multi-family uses are suited as transitional uses between lower density residential and non-residential use.

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

The subject property is a transitional property between industrial uses and single-family residential uses. The Growth Policy recommends that multi-family residential be used as the transitional land use between intensive non-residential use and the more sensitive single family residential. The proposed application set does give consideration to the suitability of the district

11. Will the new zoning affect property values?

The property is located along a collector road with industrial uses situated on the east side of Meadow Lake Boulevard. To the south of the proposed site is an assisted living facility and a manufactured home park. To the north and west there are several single-family homes located on two or more acres each. Given the surroundings, the density is in line with the assisted living and manufactured home park and the project buffers the single-family use from the industrial uses. In addition, there is the recently approved Garnier Heights development consisting of mixed density residential use. The zoning should preserve neighboring property values.

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

As stated previously, the multi-family designation is proposed on lands that are transitional in nature. The Growth Policy and standard land use practice encourage and support multi-family uses as buffers between incompatible uses such as “industrial” and “single family residential.” This is a land use pattern found around the City and other parts of the county.

SUMMARY

The map amendment request conforms to the Columbia Falls City Growth Policy and the findings as discussed above. The project will be fully served by Municipal services. The requested zoning designation is a buffer between neighboring uses.

RECOMMENDATION

Staff recommends that the Columbia Falls City-County Planning Board and Zoning Commission adopt Columbia Falls Planning Office Staff Report #CZC-21-05 as findings of fact and recommend approval of the requested zone change to the City Council.

Legal Description

Assessor's Tract 2BDAE and 2BDAEA (Tracts 1 & 2 of COS 16142) in Section 7, T30N, R20W, P.M.M., Flathead County, MT.

**CONDITIONAL USE PERMIT REQUEST
COLUMBIA FALLS AREA ZONING JURISDICTION**

Item No.5.

COLUMBIA FALLS PLANNING OFFICE STAFF REPORT #CCU-21-02

Toby Gilchrist

July 6, 2021

AS AMENDED BY PLANNING BOARD JULY 13, 2021

A report to the Columbia Falls City-County Planning Board and Zoning Commission and the Columbia Falls City Council regarding a request to permit a conditional use located at 302 Meadow Lake Boulevard. The Conditional Use request is scheduled for a public hearing before the Planning Board on Tuesday, July 13, 2021 at 6:30 PM and Columbia Falls City Council on Monday, August 2, 2021 at 7:00 p.m.

BACKGROUND INFORMATION

A. PETITIONERS

Owner: Thomas Hyon Su
P.O. Box 3299
Friday Harbor, WA 98250

Applicant: Toby Gilchrist
P.O. Box 1059
Whitefish, Mt 59937

B. PETITIONER'S TECHNICAL ASSISTANCE

Aaron Wallace
Montana Creative
158 Railway Street
Whitefish, MT 59937
(496)862-8152

C. LOCATION/DESCRIPTION

The property is located at 302 Meadow Lake Boulevard in Columbia Falls. The property is described as Assessor's Tract 2BDAE and 2BDAEA (Tracts 1 & 2 of COS 16142) in Section 7, T30N, R20W, P.M.M., Flathead County, MT.

D. REQUEST

The applicant is requesting a Zone Change and CUP to develop a multi-family apartment complex on 2.251 acres. The applicant proposes 36 units in two buildings. Each building is two stories in height, 26 9 ½', and will consist of 18 total units consisting of 2 studio units, 2 one-bedroom units, 8 two-bedroom units, and 6 three-bedroom units.

E. NATURE OF THE REQUEST

As required by the CRA-1 zoning, a Conditional Use Permit is required for the construction of multi-family building in excess of a duplex building. In this case the applicant is requesting the CUP for 36 apartment units in two buildings. The

applicants are seeking a location to develop multi-family residential projects in the Columbia Falls Area to meet a demand for workforce housing.

This request for the CUP along with the zone change went to the Planning Board back in February of 2021. The Planning Board reviewed the application for the zone change, held the public hearing and recommended denial of the zone change. The applicant withdrew the applications for the zone change and CUP prior to the hearings with the City Council in order to address concerns raised by the Planning Board. Chief among the concerns was traffic generated by the project.

The applicants prepared a Traffic Impact Study (TIS) to go along with the application for the CUP. The TIS provides analysis of the impacts and recommendations to mitigate said impacts. The applicants spoke with School District #6 and determined that children from the apartments will go to Ruder Elementary and that the District will provide Bus service to the apartments. The applicants addressed on-site recreation with a path around the property, sidewalk along the frontage and a fenced playground area towards the rear of the development.

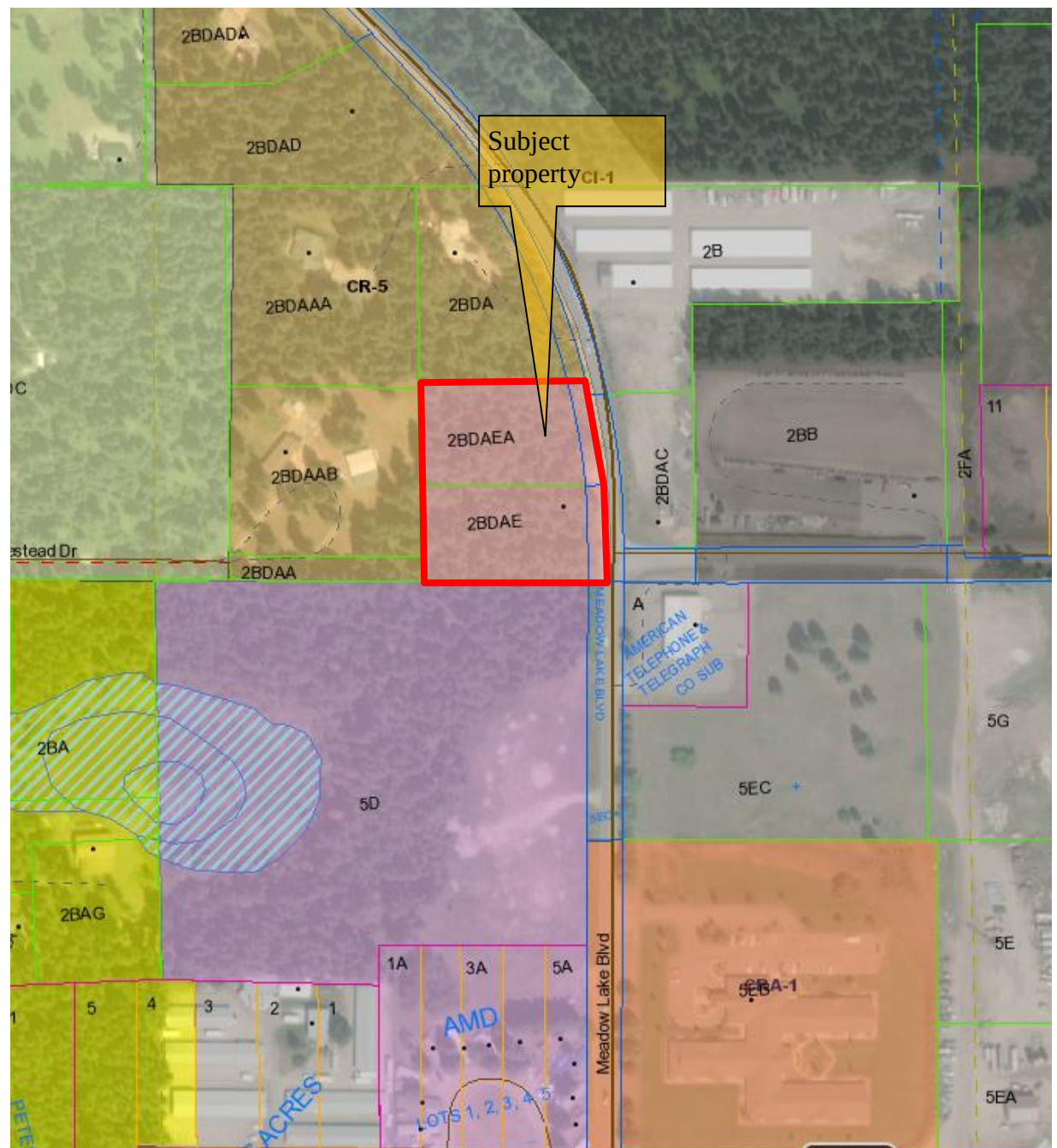
F. EXISTING LAND USE

The subject property is currently vacant. The project is located along Meadow Lake Boulevard which is a collector road and transitional area between industrial uses on the east and suburban densities to the west. The property is heavily forested.



G. ADJACENT ZONING AND LAND USE:

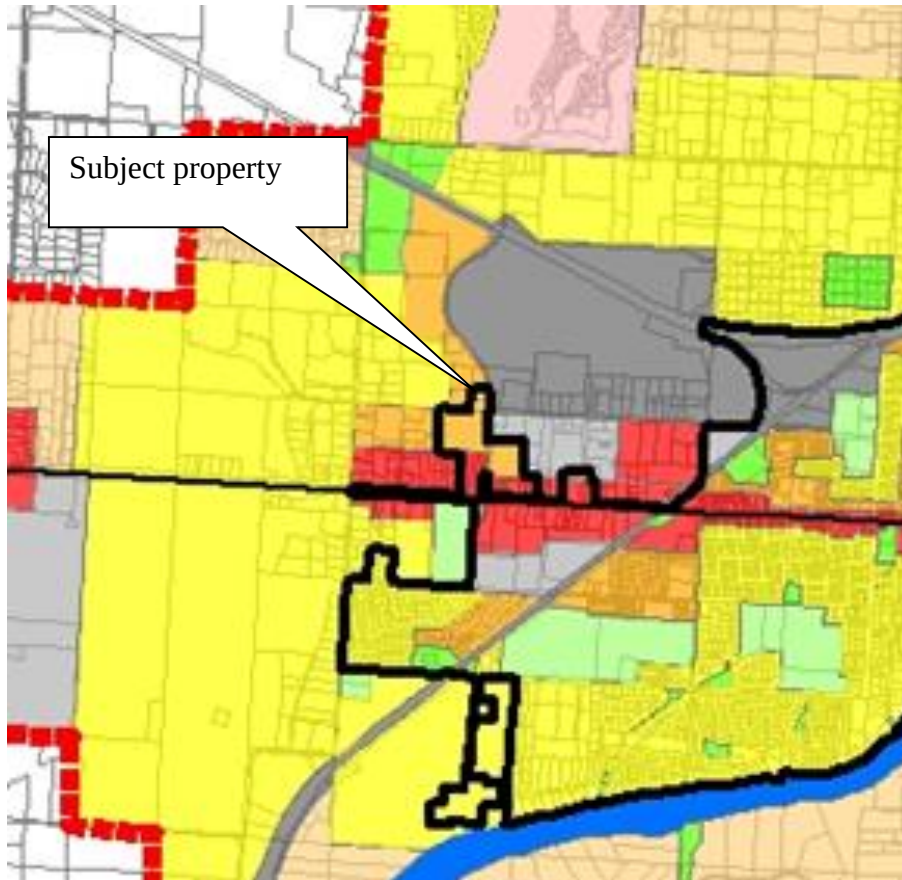
North	CR-5	Single Family Residential uses
South	CI-1	Vacant land and a manufactured home park
East	CB-2	Storage warehouses, industrial uses, and Weyerhaeuser lands
West	CR-5 and CR-1	Single Family Residential Uses



Source Flathead County GIS Subject Parcels are outlined in red

H. GROWTH POLICY DESIGNATION:

The 2019 Columbia Falls Growth Policy Map shows the subject property as well as neighboring properties to the north and south as Multi-Family Residential. Multi-Family Residential is defined in the Growth Policy as “8 or more units per acre. High density residential includes townhouses and apartment units. Served by urban services and may be a buffer or transitional area between low density residential and non-residential.”

**I. UTILITIES/SERVICES:**

Sewer: City Sewer is available

Water: City Water is available with extension of main

Solid Waste: Private Contract Hauler

Police: Columbia Falls Police

Fire: Columbia Falls Fire Department

EVALUATION BASED ON REQUIRED CRITERIA

18.332.030 Criteria Required for Consideration of a Conditional Use Permit:

A Conditional Use Permit may be granted only if the proposal, as submitted, conforms to all of the following general Conditional Use Permit criteria, as well as to all other applicable criteria that may be requested.

- a. Site Suitability. (That the site is suitable for the use) This includes:
 - i) Adequate Usable Space: The site proposed for development is 2.251 (2.029 net) acres in size or 88,383 square feet net and the CRA-1 zoning district has a minimum lot size of 7,500 square feet. The Columbia Falls Zoning Ordinance allows maximum lot coverage of 45%. Each of the proposed buildings are 8,957 square feet or 17,914 square feet of lot coverage for both; giving a lot coverage of 20% for the site. The parking requirement for 36 units regardless of bedrooms is two spaces per unit. The applicants are proposing 72 spaces to meet the parking standards of the zoning ordinance. The applicant is able to provide parking spaces, comply with setbacks, and provide required landscape buffers.
 - ii) Adequate Access: The property fronts on Meadow Lake Boulevard which is a County maintained collector road. Since the February hearing the applicants have realigned the approach with the Meadow Lake Blvd and Best Way intersection to provide alignment that was previously an issue. The intersection alignment now meets the City requirements.

In addition to the intersection alignment the applicants provided a Traffic Impact Study (TIS) for the project which shows a trip generation of 239 vehicle trips per day and a traffic load increase of 5 to 10% to neighboring roads. The TIS indicates no drop in Level of Service grade at any of the intersection and less than a one second delay per vehicle at said intersections. The TIS has a recommendation for sight distance clearing to the north to meet standards. Alternative to the full sight distance clearance is a reduction in speed to Meadow Lake Boulevard south of the viaduct or intersection traffic control at Meadow Lake Blvd and Best Way.

In communications with the Flathead County Road Department and the Columbia Falls Public Works Department, neither is to enthusiastic about a four way stop at Best Way and Meadow Lake Blvd. Dave Prunty has reservations about reducing the speed limit on Meadow Lake Blvd as people tend to drive speeds that feel comfortable and an artificial reduction of speed can cause frustration. Both departments would like to see the sight distance improved. Staff will place a condition on the CUP requiring the developers to work with the departments on the recommendations of the TIS as part of any approval.

Parking Lots: The applicant proposed parking for the development on-site. The parking lot as proposed will have two-way access with a single approach onto Meadow Lake Boulevard at the intersection with Best Way. It appears that the turning radius at the west end of the parking lot is too tight to allow a fire truck to make it around the parking island. The applicants will need to work with the Public Works Director and the Fire Chief on the turning radius or provide other mitigations to satisfy the Fire Chief.

Pedestrian Access: The Concept Site Plan dated 6/1/2021 of the application package shows internal pedestrian walkways around the perimeter of the project as well as from parking lots to buildings as well as a sidewalk along the Meadow Lake Boulevard frontage. The internal access looks good and provides access to the buildings from the parking areas as well as a pedestrian connection from the building to the sidewalk. The Site Plan notes indicate that all of the sidewalks are concrete and are all five feet wide or wider.

In the review of the Garnier Heights project located north of the apartment property, the Planning Board placed a condition on the subdivision that the applicants work with City 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. In review with Public Works, they thought this was a good start to addressing pedestrian movement along Meadow Lake Boulevard.

- iii) **Absence of Environmental Constraints:** As the development will be served by public sewer and water, there does not appear to be any significant environmental constraints. As the lot is mostly flat with the exception of the southeast corner, there does not appear to be any danger of flooding or slumping. The applicant is required to maintain all drainage on-site as part of the public works and building permit approval process. The drainage requirement protects adjoining neighbors from this project's roof and parking lot run-off.
- b. **Appropriateness of Design.** The site plan for the proposed use will provide the most convenient and functional use of the lot. Consideration of design should include:
 - i) **Parking Scheme:** There is no on-street parking available so the zoning regulations require off-street parking at a ratio of two spaces per unit. The applicant is showing 72 parking spaces which meet the requirements of the zoning code. All parking lots and driveways will be paved with a minimum 5 foot landscape buffer along the western property line and 15 feet along Meadow Lake Boulevard. The site plans are meeting the setbacks with room to spare. The parking is internal of the development providing convenient movement from the spaces to the units.
 - ii) **Required parking for Residential Apartment (18.518)** is a minimum of two spaces per residential unit. The application indicates the correct number of parking stalls for the building types.

- iii) Traffic Circulation: Access to the lot is via Meadow Lake Boulevard which is a collector street in Columbia Falls. The TIS supplied with the application set shows 239 average daily trips at full occupancy. The TIS indicated there are no letter grade reductions in the level of service (LOS) with the buildout of the project. The TIS is recommending roadside vegetation removal for 560-feet north of the new approach to increase site distance for the project.
 - iv) Open Space: The applicant's proposal meets all front, side and rear yard setbacks as required by zoning.
 - v) Fencing/Screening: The applicant proposes to leave native vegetation in the setback areas as buffers along with a six-foot wood fence on the north and western property lines.
 - vi) Landscaping: The applicant is providing an eight to ten-foot wide landscape buffer on the north and south property lines. On the west boundary they are proposing approximately 15 feet of landscape buffer. It appears that the front and back setbacks greatly exceed the minimum setbacks. Most of the site will be disturbed by the construction of this project and most of the trees will be removed. The applicant provides a conceptual landscaping plan showing that all disturbed areas not covered with building or asphalt will be relandscaped. A detailed landscape plan compliant with the small building standards ((18.441.070) will be provided to the City for review and approval prior to the issuance of a building permit.
 - vii) Signage: Signage will conform to existing Columbia Falls sign regulations for the CRA-1 zone. The applicants propose building mounted signage but no details as yet. The Sign Ordinance will limit the sign to 16 square feet per face maximum if an identification sign is requested.
- c. Availability of Public Services and Facilities. The following services and facilities are to be available and adequate to serve the needs of the use as designed and proposed:
- i. Schools: There were 14,753 students recorded with the Flathead County Superintendent of Schools Office including public, private and home schooled children at the beginning of the 2011 school year. The US Census Bureau 2010 counted 46,963 housing units in Flathead County – 14,753 students / 46,963 housing units = 0.31 students per unit), the 36 new lots would generate eleven students to the schools system. The additional students should not negatively impact the School District. School children will attend Ruder Elementary, Columbia Falls Middle School and Columbia Falls High School. School District #6 provides school bus pick up and drop off and will work with the applicants on a school bus stop.
 - ii. Parks and Recreation: The project is not close to any public parks with the closest being $\frac{3}{4}$ mile to the south at John Horine Park. During the public hearing for the zone change on this project in February, the planning board discussed the lack of on-site amenities. To address the concerns, the applicants are proposing an on-site fenced playground amenity near the west side of the project and a walking trail around the development.

iii. Police: The Columbia Falls Police Department is responsible for the proposed development. The development may have a slight increase in potential impact as it brings 36 more residential units to the City and these families will be living in close proximity to each other.

iv. Fire Protection: The Columbia Falls Fire Department provides fire protection to this neighborhood. The Columbia Falls Building Inspector will review the development for all building and fire code requirements. Hydrants will be installed with the project and the number and locations will be reviewed and approved by the Columbia Falls Public Works Director and Fire Chief. Specifically, the Fire Chief would like to see the fire hydrant shown near the middle of the project along Meadow Lake Blvd moved south to the driveway approach into the project.

v. Water: City water service is available approximately 300 feet to the south along Meadow Lake Boulevard.

vi. Sewer: All lots will be serviced by City Sewer. Sewer main is located in Meadow Lake Boulevard.

vii. Solid Waste: The applicants show a refuse receptacle on the northeast corner of the parking lot. Impact to the Flathead County landfill should be minimal. The owner shall make arrangements with a private hauler to collect and remove solid waste from the site.

- d. Immediate Neighborhood Impact. The proposal is similar in size and nature to the existing development such as the assisted living facility and the manufactured home park located to the south. The proposed apartments also buffer the industrial uses on the east side of Meadow Lake Boulevard from the single family uses located to the north and west of the property. The applicants are proposing to provide larger than required setbacks and native vegetative buffers on three sides of the project.
- e. Typical negative impacts which extend beyond the proposed site include, but are not limited to:
 - i) Excessive Traffic Generation: The applicants provided a Traffic Impact Study (TIS) for the project which shows a trip generation of 239 vehicle trips per day and a traffic load increase of 5 to 10%. The TIS indicates no drop in Level of Service grade at any of the intersection and less than a one second delay per vehicle at said intersections. The TIS has a recommendation for sight distance clearing to the north to meet standards. As with the Garnier Height TIS, the Meadow Lake Apartments TIS identified some turning movement issues with the intersection of Highway 2 and Meadow Lake Blvd. The Board has requested that the City make these concerns known to the

MDOT as they work through the City's new Comprehensive Transportation Plan.

- ii) Noise or Vibration: There will be noise and activity associated with the normal construction process. Once completed, further activity will be residential in use with all traffic, garbage, light and noise consistent with that use.
- iii) Dust, Glare, Or Heat: No change to existing conditions is anticipated.
- iv) Smoke, Fumes, Gas, and Or Odors: No change to existing conditions is anticipated.
- v) Inappropriate Hours of Operation: None proposed.
- vi) Signage: 18.438.010 Permitted Signs in Zoning Districts allows the applicant to have signs that comply and do not to exceed the standards of section 18.438.080(3).

APPLICABLE REGULATIONS

The following sections of the Columbia Falls Zoning Regulations are applicable to this proposal:

Chapter 18.210 Conditional Use Permits

Chapter 18.332 CRA-1 Residential Apartment

Chapter 18.504.030 Parking facilities

Chapter 18.438 Signs

Chapter 18.441 Small Buildings (less than 10,000 square feet)

SUMMARY

The Conditional Use Request for permitting 36 apartment units in two buildings located at 302 Meadow Lake Boulevard. Staff recommends that the CUP should be approved based upon the information presented in the attached application and a review of the property and the associated findings of fact.

1. The multi-family nature of the project complies with the recommendations of the Columbia Falls City-County Growth Policy. The building design has incorporated design elements as required in the small building standards.
2. The proposal meets or exceeds the minimum setback, parking, and small building standards and the project is well under the maximum lot coverage and height standards.
3. Environmental constraints from the development are considered to be minimal.
4. The project density and intensity is consistent with some neighboring uses.
5. Impacts to the Level of Service of neighboring roads does not drop and increases wait times are less than a second per vehicle.

RECOMMENDATIONS

In accordance with 18.210.100 the Columbia Falls Planning Board and City Council must make a finding of fact for the items enumerated in the “evaluation based on criteria.”

Staff recommends that the Planning Board adopt this report as findings of fact and send a recommendation for approval of CCU-21-02 with conditions to the Columbia Falls City Council. The granting of this conditional use is contingent upon the facilities initial and continued compliance with the following conditions of approval:

1. The applicant shall develop the project as proposed, except as modified by these Conditions.
2. The applicant shall secure approval of the Public Works Director and Flathead County Road Department for the new approach onto Meadow Lake Blvd. The approach shall incorporate the recommendations for sight distance found in the TIS or the applicant shall work with the two Departments on one of the other mitigations.
3. The Applicants shall provide parking lot details showing that the parking lot can meet turning radius requirements for fire trucks or provide suitable turnaround in the parking lots for emergency vehicles such as a fire truck.
4. The applicant shall pave all parking areas and driveways.
5. The applicant shall provide an engineered drainage plan to address on site storm water disposal. In addition, the applicant shall designate a snow storage area on site to accommodate parking lot snow disposal. This plan will need to be accepted by the City Public Works Department prior to issuance of a building permit.
6. 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.

7. The applicant shall fully enclose with a fence or screen with growing materials the garbage collection site as shown on the site plan.
8. All sewer and water hookups shall be built according to plans and specifications approved by the City of Columbia Falls and meeting the City Standards for Public Works Improvements and the Montana Public Works Standard Specifications. If applicable the sewer, water, and stormwater extensions shall also be approved by the MDEQ.
9. The Public Works Director and Fire Chief shall approve the number and placements of proposed fire hydrants.
10. All internal parking lot lighting and exterior building lighting shall comply with the Columbia Falls Zoning Ordinance and be fully shielded. Parking lots lighting shall be a maximum 18 feet tall measured from finish grade to the top of the fixture.
11. A detailed landscape plan compliant with the small building standards ((18.441.070) will be provided to the City for review and approval prior to the issuance of a building permit.
12. All conditions provided above and all improvements necessary for the operation of an apartment complex must be in place prior to the occupancy of the complex. Any elements such as landscaping not finished prior to the issuance of an occupancy permit, may be bonded for with signed improvements agreement approved by the City Manager for an amount not less than 125% of the cost of the remaining improvement.
13. Signage shall comply with Section 18.438.080 of the Columbia Falls Zoning Regulations.
14. The applicant shall provide on-site recreational amenities (fenced tot lot and perimeter walking path) as shown in the application drawings.
15. As proposed in the building perspectives, the applicant shall provide two bike racks per building.
16. The applicants shall provide the City a contract with the applicable solid waste hauler prior to issuance of occupancy permits.
17. The Conditional Use Permit shall terminate 18 months from the date of issuance if commencement of the authorized activity has not begun.
18. Applicants will provide long-term maintenance of the foliage in Meadow Lake Boulevard for the site of distance.
19. The applicants shall request the Montana Department of Transportation to consider signalizations and timing movements at Hwy 2 and Meadow Lake Blvd.
20. At the City's discretion, cash in lieu of installing a sidewalk can be explored along Meadow Lake Blvd.
21. Applicants will work with School District # 6 on appropriately siting a bus stop.



Planning Department

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

PHONE (406) 892-4391

FAX (406) 892-4413

PETITION FOR ZONING MAP AMENDMENT

FILING FEE ATTACHED \$ _____

Zone Change Base Fee \$1000
For first 80 acres \$ 25/acre
For each add'l acre over 80 \$ 10/acre
Certified Owner's List \$75
Per each address on list \$5/ea. address

NAME OF APPLICANT: Toby Gilchrist

MAIL ADDRESS: PO Box 1059

CITY/STATE/ZIP: Whitefish, MT 59937 PHONE: 406-471-4978

INTEREST IN PROPERTY: Purchasing property, Developer

PLEASE COMPLETE THE FOLLOWING:

- A. Address of the property: 302 Meadow Lake Blvd, Columbia Falls, MT 59912
- B. Legal Description: (Subdivision Name, Lot & Block and/or Tract Number
(Section, Township, Range) GREENBRIAR, S12, T28 N, R22 W, Lot 21,
S07, T30 N, R20 W, 16142-1, PARCEL N/A, TR 2BDAAE IN NE4SW4
(Attach sheet for metes and bounds)
- C. Land in zone change (ac) 2.25 ac
- D. The present zoning of the above property is: CR5, it is two lots that would
be consolidated into one.
- E. The proposed zoning of the above property is: CRA-1
- F. State the changed or changing conditions that make the proposed
amendment necessary:

The existing zoning does not allow for multifamily over (2) units. The proposed development is for (2) 18 plex multifamily units which requires a multifamily zoning of CRA-1 with a Conditional Use Permit. The proposed buildings are (2) stories in height with (2) studio, (2) 1 bedroom, (8) 2 bedroom and (6) 3 bedroom units per building. The project will provide (2) parking spots per unit. The developer has developed similar units in Whitefish and see a need for these types of units in Columbia Falls

providing a diverse range of amenities and rental rates helping create a healthy housing market for the community.

HOW WILL THE PROPOSED CHANGE ACCOMPLISH THE INTENT AND PURPOSE OF:

A. Promoting the Growth Policy:

- a. This project meets the overarching goals of the City of Columbia falls growth policy. Per the growth policy map it calls out for growth on this and adjoining lots as Multifamily Residential. An area of concern in Columbia Falls and the Valley has been the increase in costs of housing. This project caters towards affordable housing set at market rates for rent. They will offer a variety of unit sizes and type on the perimeter of town with easy access to Highway 2 a major connecting street. This project will extend sewer and water to the property which is at the end of the City boundary along Meadow Lake Blvd. It will also provide a transition in zoning from the Industrial uses to the South and East and the Single-family residential zoning to the West and North. This project will specifically meet the stated Goals of the Growth policy including: 2, 3, 4, 5, 7 & 8. This project will also meet the stated Goals of providing in assisting in providing an adequate supply and mix of housing options, provide development that does not excessively burden the local government and helps create a solid stable well maintained neighborhood.

B. Lessening congestion in the streets and providing safe access

- a. The project is located on Meadow Lake Blvd which is a County owned and maintained major collector that accesses Hwy 2 to the south. Vehicular access to the project will be provided by a new approach on the west side of Meadow Lake Blvd and will be positioned directly across from Best Way to maintain adequate geometry at this intersection and promote safe traffic flow. A Traffic Impact Study (TIS) was performed as a part of this project and the report of that study is included within this application. The overall assessment of the TIS is that Meadow Lake Blvd would be able to handle the increase in traffic but has some recommendations for site lines and pedestrian access as part of the project. Recommendations from the TIS include clearing vegetation north of the approach to achieve a 560-foot intersection sight distance. This clearing would extend slightly off our property to the north on to the adjacent property and we are reviewing the

possibility of this at the time of the application to get the full 560 foot sight line. If this sight distance cannot be achieved, alternate traffic control options could include a 4-way stop or a speed limit reduction and possible speed notification signage that we will explore with the City and County to develop a safer vehicle experience around their property.

Pedestrian traffic will be limited to pathways on the frontage and interior of the site. The project is not located adjacent to any pathways that can be immediately connected. It is understood that the City in conjunction with the County is currently underway with planning efforts for pedestrian pathways in various locations throughout the City. Pedestrian paths along Meadowlake Blvd. are anticipated to be included within the future pedestrian travel plan. It is unclear as to when this path would be constructed and likely will require the development of neighboring properties to allow for its construction. This is a long-term plan that the developer plans to be a part of including their portion of pathway costs on their properties and possible crosswalks depending on which side of the street the pathway is developed.

C. Promoting safety from fire, panic and other dangers:

- a. The project provides easy access from Meadow Lake Blvd. with an internal circular drive, providing easy access to the buildings for the Fire and Emergency Services Departments. The buildings will be sprinkled and also provide hose connections on site.

D. Promoting the public interest, health, comfort, convenience, safety and general welfare

- a. The site is located outside of the 100-year floodplain, wild and urban interface or other hazards. The subject property is located within the City limits, will connect to County Roads and has access to municipal sewer and water services. The project is located on the periphery on the current edge of town but appears that with further planned development to the North and West will soon be part of the integrated fabric of the community. With future proposed walking access to the community this can become an ideal location to live with easy access to town. The development will provide a new modern living facilities with amenities such as walking paths, tot lots, internal parking.

E. Preventing the overcrowding of land

- a. With the CRA -1 Multifamily zoning, the development is subject to a CUP requirement for approval of anything greater than a duplex. The minimum lot area is 7,500 sf. The combined lots are lot coverage of the lots is 98,010 sf. The allowed lot coverage is 45%, the proposed development has (2) 9,000 sf buildings which is much below the allowed %. Buildings over 10,000 sf would be required to adhere to the Large Building Standards if exceeded.

F. Avoiding undue concentration of population

- a. The growth policy recommends between 8 to 20 dwellings per acre on this property, that would be between 18 to 45 dwellings. The project is proposing 36 units and is within the recommended amounts. The unit types are a variety of sizes and scales providing studio, 1-, 2-, & 3-bedroom units.

G. Facilitating the adequate provision of transportation, water, sewage, schools, parks and other public facilities

- a. The site is located within 1,500 feet of Hwy 2 providing easy links to a major arterial street. Meadows lake Blvd is a major city street and would not be impacted by the overall use of the project. The property will generate school aged children but the size and scale of the project should not impact the overall school system. The project was reviewed with the school district and the elementary school children would attend Ruder Elementary. They outlined a bus stop and pickup would be available to the development to give all students rides to and from school. Due to the limited pedestrian access to the rest of the community at this time, we have added a tot lot park (fenced in area with modern swings and playground equipment for younger children) as well a walking path around the perimeter of the property connecting to our proposed sidewalks. This would allow for residents to play and recreate on the site without having to leave the property if safety is a concern or they do not want to use their vehicle.
- b. A 10" water main is located along the east side of Meadow Lake Blvd approximately 300 feet south of the site and can be extended to the north to serve this project for domestic and fire flows. Sewer service will be provided via an existing 6" pvc pressurized sewer main within Meadow Lake Blvd.

Therefore, no extension of sewer mains should be required and pressurized sewer services will be able to serve the development.

H. Giving reasonable consideration to the character of the district

- a. The property is a transitional piece between commercial/industrial uses and single-family residential uses. The Growth Policy recommends that multi-family residential uses be used as the transitional land use between these more intense uses and sensitive single family residential uses. There is limited actual building structures in the direct vicinity but the buildings have been pulled back from Meadow Lake Blvd and orientated on the site so that the parking will be between the units and with drive access directly across from Best Way.

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

- a. The property has a gentle slope running north to south and we have located the building to run East/West to best work with the slope. Each building has (3) access points and will provide more of an individual type entrance for each of the units. Each unit has a deck structure that will provide exterior spaces for the residences. The site is heavily wooded and tree rendition around the edges of the property will be a primary goal to provide a buffer between the buildings and adjoining properties. The middle of the site will need to be graded and leveled to make the grades work for the buildings and the parking. The buildings are only (2) stories in height and have gently sloping roofs, keeping the overall massing down in scale. The buildings are broken up into varied shapes and forms to allow for a change in massing related to the project. There are no know environmental hazards on the property. There will be parking between the buildings to limit visibility of parking from the neighbors. A 6' tall wood fence will be constructed around the north and west sides of the property to limit access and visibility to the neighboring properties A walking path will wrap around the edge of the site to provide recreation for the residents.

J. Protecting and conserving the value of buildings

- a. The adjoining properties are storage units, vacant land and (1) single family residence to the West and North. We do not see this project harming the overall property values of the area but it may affect the character of the property to the West by removing much of the overall growth on the site. As

such we plan on keeping as much of a buffer to the West and North as possible.

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

- a. Per the Growth Policy, multifamily residential is the designated growth for this piece providing a buffer between the single-family residences and Industrial uses seen adjacent to the site. This site is currently at the edge of Columbia Falls but with future developments on the table it is anticipated that it will be soon be more integrated as part of the overall fabric of the community. As part of that further development of utilities, pedestrian access and traffic speeds on Meadowlake Blvd will be adjusted as the community continues to expand.

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



(Applicant Signature)



(Date)



Planning Department

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

PHONE (406) 892-4391

FAX (406) 892-4413

Item No.5.

APPLICATION FOR CONDITIONAL USE PERMIT

FILING FEE ATTACHED \$_____

PROPOSED USE: The project consist of (2) new Multifamily buildings with (2) studio, (2) 1 bedroom, (8) 2 bedroom and (6) three bedroom residential units per building available for rent at market rates. The buildings will be (2) stories each with (3) separate entrances divided between the units. The buildings will be broken up in varied massing, materials and roof forms. The units will each have an exterior patio or deck space and at least (1) ADA unit per building. Each unit will have (2) associated parking spaces. The site is apx. 2.25 acres and slopes from North to South and is heavily wooded. We will be providing new access directly across from Best Way and enter the site from the SE corner to a looped parking lot between the buildings which will run East/West to work best with grade. The buildings will be set back off the edges of the site to provide as much of a landscape buffer as possible between the adjacent lots. Much of the interior of the site will be graded and leveled as required. Garbage and utilities will be provided onsite. Sewer and Water will be extended up Meadow Lake Blvd to the site.

(Describe in detail, indicate if continued to attached pages)

OWNER(S) OF RECORD:

Name: Thomas Hyon Su

Mailing Address: _PO BOX

City/State/Zip: 3299 FRIDAY HARBOR WA 98250 Phone:

PERSON(S) AUTHORIZED TO REPRESENT THE OWNER(S) AND TO WHOM ALL CORRESPONDENCE IS TO BE SENT:

NAME OF APPLICANT: Toby Gilchrist

MAIL ADDRESS: PO Box 1059

CITY/STATE/ZIP: Whitefish, MT 59937

PHONE: 406-471-4978

INTEREST IN PROPERTY: Purchasing property, Developer

LEGAL DESCRIPTION OF PROPERTY (Refer to Property Records):

Address of the property: 302 Meadow Lake Blvd, Columbia Falls, MT 59912

Legal Description: (Subdivision Name, Lot & Block and/or Tract Number

(Section, Township, Range) GREENBRIAR, S12, T28 N, R22 W, Lot 21,

07/2016

S07, T30 N, R20 W, 16142-1, PARCEL N/A, TR 2BDAEA IN NE4SW4

The Applicant is responsible for providing sufficiently complete information (see 18.210.090). Attached is the ***Required Criteria for Conditional Use Application*** the Planning Board and Council must use to create a “Finding of Fact” in making a decision. Please review the Criteria carefully before providing the following information and documents.

1. Zoning District and Zoning Classification in which use is proposed:
Existing: CR5, Proposed with associated Zone Change: CRA-1
2. Attach a plan of the affected lot which identifies the following items:
 - a. Surrounding land uses.
 - b. Dimensions and shape of lot.
 - c. Topographic features of lot.
 - d. Size(s) and location(s) of existing buildings.
 - e. Size(s) and location(s) of proposed buildings.
 - f. Existing use(s) of structures and open areas.
 - g. Proposed use(s) of structures and open areas.
 - h. Existing & proposed landscaping and fences.
3. On a separate sheet of paper, discuss the following topics relative to the proposed use:
 - a. Traffic flow and control.
 - b. Access to and circulation within the property.
 - c. Off-street parking and loading.
 - d. Refuse and service areas.
 - e. Utilities.
 - f. Screening and buffering.
 - g. Signs, yards and other open spaces.
 - h. Height, bulk and location of structures.
 - i. Location of proposed open space uses.
 - j. Hours and manner of operation.
 - k. Noise, light, dust, odors, fumes and vibration.
 - l. If the application is for a home occupation conditional use permit provide the following information:
 - 1 Number of employees that will work on the premises.
 - 2 Number of employees that are not family members residing at the premises.
 - 3 Estimated number and frequency of clients/patrons that will visit the on-site business.
 - 4 How much area will be used for the business. Compared to the area used for residential purposes.
4. Attach supplemental information for proposed uses that have additional requirements.

18.210.090 Burden of proof.

The burden of proof for satisfying the aforementioned criteria shall rest with the applicant and not the planning board. The granting of a conditional use permit rests in the discretion of the city council as to whether or not the proposal conforms to the criteria and requirements set forth in Chapter 18.210.080

I hereby certify under penalty of perjury and the laws of the State of Montana that the information submitted herein, on all other submitted

forms, documents, plans or any other information submitted as a part of this application, to be true, complete, and accurate to the best of my knowledge. Should any information or representation submitted in connection with this application be incorrect or untrue, I understand that any approval based thereon may be rescinded, and other appropriate action taken. The signing of this application signifies approval for the planning staff to be present on the property for routine monitoring and inspection during the approval and development process.

Applicant Signature



Date

6-1-21

Required Criteria for Conditional Use Application

18.210.080 Criteria required for consideration of a conditional use permit.

A conditional use permit may be granted only if the proposal, as submitted, conforms to all of the following general conditional use permit criteria, as well as to all other applicable criteria that may be requested.

- A. Site Suitability. That the site is suitable for the use. This includes:
 - 1. Adequate usable space,
 - 2. Adequate access, and
 - 3. Absence of environmental constraints.
- B. Appropriateness of Design. The site plan for the proposed use will provide the most convenient and functional use of the lot. Consideration of design should include:
 - 1. Parking scheme,
 - 2. Traffic circulation,
 - 3. Open space,
 - 4. Fencing/screening,
 - 5. Landscaping, and
 - 6. Signage.
- C. Availability of Public Services and Facilities. The following services and facilities are to be available and adequate to serve the needs of the use as designed and proposed:
 - 1. Sewer,
 - 2. Water,
 - 3. Storm water drainage,
 - 4. Fire protection,
 - 5. Police protection, and
 - 6. Streets.
- D. Use will not be detrimental to abutting properties in particular and the neighborhood in general. Typical negative impacts which extend beyond the proposed site include, but are not limited to:
 - 1. Excessive traffic generation,
 - 2. Noise or vibration,
 - 3. Dust, glare, or heat,
 - 4. Smoke, fumes, gas, or odors, and
 - 5. Inappropriate hours of operation
 - 6. Economic impacts if the building is a large building with a minimum floor area of 60,000 square feet.

On a separate sheet of paper, discuss the following topics relative to the proposed use:

Traffic flow and control, Access to the circulation within the property, Off-street parking and loading

Traffic Flow and Control:

Traffic is accessed off of Meadow Lake Blvd which is a secondary artery connector to Hwy 2, which is about 1,500 feet away from the site. Traffic volume generated by the development will be minimized due to the nature of the small-scale multi-family development. A Traffic Impact Study (TIS) was performed as a part of this project and the report of that study is included within this application. The overall analysis outlines that Meadow Lake Blvd can handle the proposed development with a few recommendations related to this project and further assessment of the intersection of Hwy 2 that the City could review per their choosing. The development is anticipated to generate 239 daily vehicle trips per day. The site will have a single approach with a stop sign to control traffic from the site before entering onto Meadow Lake Boulevard. The approach will be positioned directly across from Best Way to maintain adequate geometry at this intersection and will follow recommendations within the TIS for sight distance and traffic control to accommodate vehicle movements to and from the project.

Pedestrian traffic will be limited to pathways on the frontage and interior of the site. The project is not located adjacent to any pathways that can be immediately connected. It is understood that the City is currently underway with planning efforts for pedestrian pathways in various locations throughout the City. Pedestrian paths along Meadow Lake Blvd are believed to be included within the future pedestrian travel plan. Pedestrian traffic to and from the development is not anticipated or encouraged until City pedestrian paths are able to be extended to the property. At that time, we would participate with the City to connect our site to the pedestrian way as needed including possible crosswalks if needed. To help with the limited pedestrian access to the site we have added some internal pedestrian paths and playground areas if people don't want to use their vehicle to leave the site.

We have also reviewed the project with the school system and the elementary students would be attending Ruder Elementary School which is at a distance that we would not anticipate many kids walking to school. The school district outlined that a school bus drop off and pickup would be available for all students of the district at the site if requested.

Access to and circulation within the property:

Vehicular access to the project will be provided by a new single approach on the west side of Meadow Lake Blvd. Recommendations from the TIS include clearing vegetation north of the approach to achieve a 560-foot intersection sight distance. Some of this site line clearing sits on the adjoining property and if this sight distance cannot be achieved, alternate traffic control options would be explored with the City and County including a 4-way stop, additional speed posting devices or a speed limit reduction. We would assist with these efforts with the City and County to help develop a safe vehicular experience. The recommendations of the TIS

will be followed in the design of the approach to ensure to facilitate 2-way traffic in and out of the site.

Internally, the parking lot contains a looped driving lane to provide two-way traffic and adequate access to parking stalls. Internal driving lanes will be 24 feet in width and the looped configuration will aid in circulation within the site to reduce vehicle maneuvering.

A concrete sidewalk will be extended along the frontage of the property to allow for future connection by adjacent properties. To help offset limited pedestrian access from the site, we have included a walking path around the perimeter of the site that also connects to the planned sidewalks for the residents.

Off-street parking and loading:

Parking will be provided for residents and visitors in front of all units with a total of 72 parking spaces. Of these 72 spaces, 3 handicap accessible spaces will also be provided to meet ADA requirements. This meets the City requirements and is in excess of new parking unit standards often seen in other municipalities.

Refuse and service areas.

The project is within the service area of Evergreen Disposal for refuse collection. The development is anticipated to be served by two front-loading garbage bins which will be located on a concrete pad with a fenced enclosure near the northeast corner of the site.

Utilities

A 10" water main is located along the east side of Meadow Lake Blvd approximately 300 feet south of the site and will be extended to the north edge of the site as part of this project. This extension will include adequate fire hydrant spacing and will be coordinated with the Public Works Department to address any specific requirements for construction and sizing of the main. Connections to this water main will consist of individual domestic and fire services for each building.

Sewer service will be provided via an existing 6" pvc pressurized sewer main within Meadow Lake Blvd. Therefore, no extension of sewer mains should be required. Each building will be served by pressurized sewer services that will connect to the existing main.

Stormwater will be addressed for volume and flow control as well as water quality treatment. Stormwater facilities within the development are anticipated to include catch basins and associated piping to collect and convey flows to a central stormwater management facility to provide storage and treatment of runoff. Controlled flows will be discharged from the site into an existing drainage ditch adjacent to Meadow Lake Boulevard, in the same manner that flows have historically discharged from the undeveloped property.

Screening and buffering.

The buildings and parking will be located towards the center of the site and the site is heavily wooded. This will allow for the setbacks with the existing trees to be used as a buffer. The buildings are also set back by about 10' to 15' from the setbacks, this area will be cleared during construction for access to the buildings but will also be landscaped to provide a buffer between the surrounding properties and the buildings. A new 6' high wood fence is being proposed on the North and West sides of the site per the request of the neighbors to help provide additional buffers and screening. The parking is also located as much as possible between the buildings and to the East to help screen vehicles from the neighbors.

Signs, yards and other open spaces

There will not be any signs other than building mounted signs with the buildings name and numbers. This will adhere to all sign regulations. Grassed yard areas will be located around the buildings and between the buildings and the parking areas. This will be used as common yard areas and as a buffer between the parking and the buildings. A tot lot (fenced play area for younger children with modern playground equipment) will be located on the site for residents. Each unit either has a private deck or patio area that extends into the yard area. The yard areas will transition to the natural landscape in the setbacks where the natural vegetation can be saved. A perimeter walking path that connects to the development's sidewalks providing an internal walking element will be developed as part of this project. The buildings are orientated so they and the parking can best work with the grade of the site but much of the center of the site will be cleared and graded to allow for the everything to work.

Height, bulk and location of structures.

Each building consists of (2) studio units, (2) 1 bedroom units, (8) 2 bedroom units and (6) 3 bedroom units totaling 18 units. The square footage totals 8,589 sf plus decks and patio spaces. The buildings are broken up into several different masses and shapes with changes in rooflines, materials and accent pieces such as decks and patios. The buildings have (3) separate entrances separating the units into various access groups. The buildings are (2) stories in height with a maximum building height of 26'-0".

Location of proposed open space uses.

The buildings have internal views and orientations in all directions and as such located as much to the center of the lot to provide a buffer with the setbacks from the neighboring properties and central parking. The open spaces/yards located in those areas are common spaces to be used for the residents. Each unit has a private patio/deck area that will flow into the common yard spaces that transition into the more natural areas in the setbacks. Since the buildings are orientated in all directions, the exterior spaces other than the decks and patios will feel common in nature. The tot lot will be towards the West side of the site South of the North building in the center of the property. The walking path will wrap around the perimeter of the site within the proposed fence line.

Hours and manner of operation.

These are residential units and will be accessed at all times per typical residential uses.

Noise, light, dust, odors, fumes and vibration.

It is anticipated there would be typical residential Noises from the site but there are not anticipated to be any adverse Noise issues.

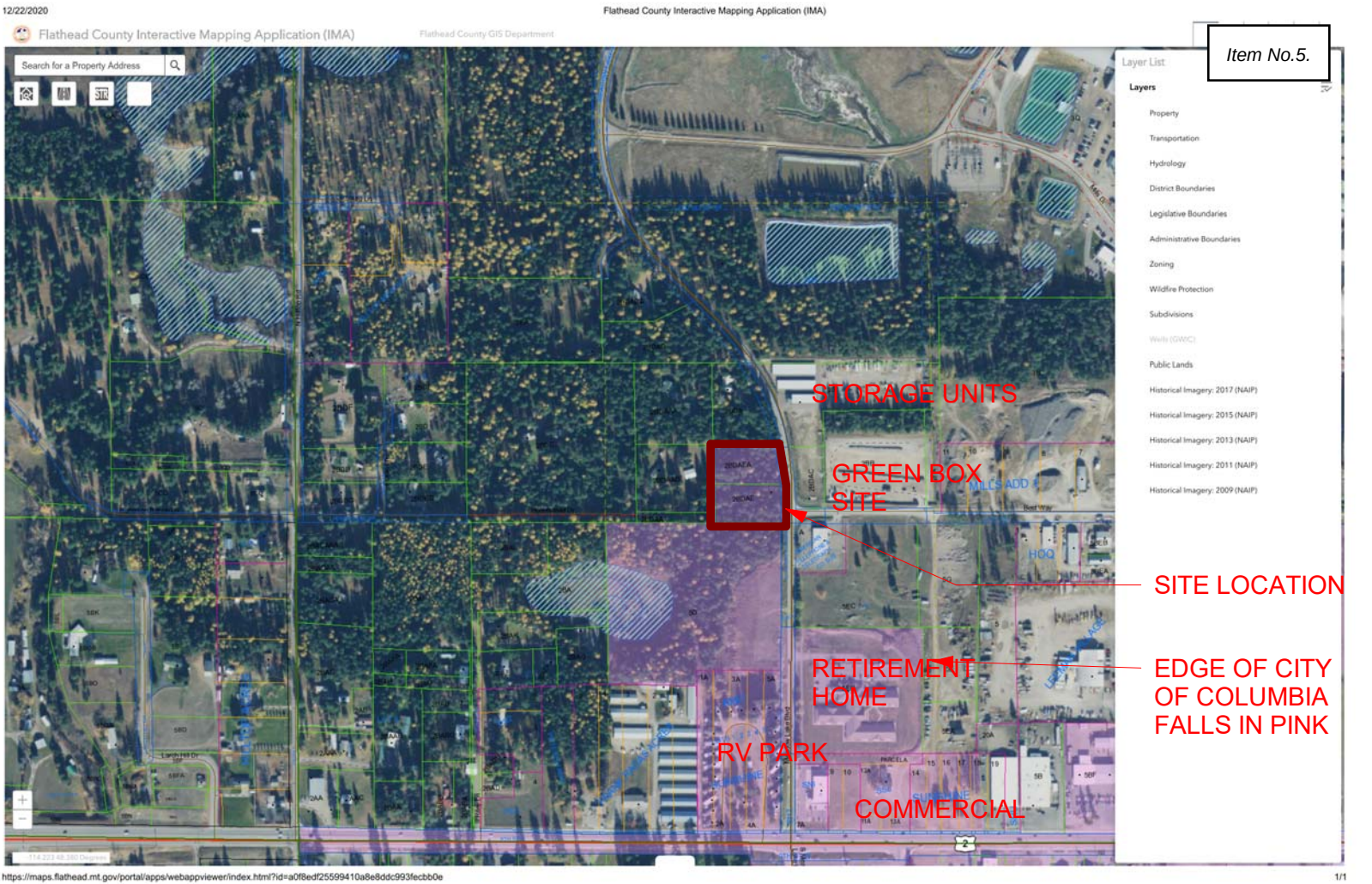
There will be parking lot Lighting on the site between the buildings and also individual lights off each of the units for the patio spaces as well as lighting into the common entrances off the buildings. All the lighting will be night sky compliant fixtures and meet the Cities lighting standards.

No odors, fumes or vibrations are anticipated on the site other than typical residential uses.


$$1/2'' = 1'-0''$$

ZONING

1-4-21



1
A1.2

SITE BACKGROUND

1/2" = 1'-0"

MEADOW LAKE BLVD APARTMENTS

AREA MAP

MEADOW LAKE BLVD
COLUMBIA FALLS, MT

1-4-21

Meadow Lake Boulevard Apartments Traffic Impact Study Whitefish, Montana

A. EXECUTIVE SUMMARY

The Meadow Lake Development includes 2.25 acres of land located east of Meadow Lake Boulevard in Columbia Falls, Montana which would be developed into 36 apartment units. At full build-out the development will produce up to 239 daily vehicle trips. As proposed, the traffic impacts from the Meadow Lake Boulevard Apartments at adjacent intersections will be minimal. Total intersection delays will increase by less than one second per vehicle and total traffic loads on the adjacent street will increase by 5% to 10%. The roadside vegetation along the west side of Meadow Lake Boulevard should be trimmed to provide a minimum of 560 feet of visibility to the north from the new approach to the Meadow Lake Boulevard Apartments.

B. PROJECT DESCRIPTION

This document studies the possible effect on the surrounding road system from the Meadow Lake Boulevard Apartments currently proposed at the intersection of Meadow Lake Boulevard and Best Way in Columbia Falls, MT. The document identifies any traffic and geometry mitigation efforts that this project may require.

C. EXISTING CONDITIONS

The subject property consists of 2.25 acres of forested land west of Meadow Lake Boulevard across from Best Way. The development is planned to include 36 apartment units in two buildings on 2.5 acres of land. The building site is currently undeveloped forest land with rural residential properties to the north and west. See **Figure 1** for a location map of the proposed development.

Adjacent Roadways

U.S. Route 2 is an east/west principle arterial route that extends east from Whitefish through Columbia Falls. This section of the highway as a five cross-section with a center two-way left-turn lane. US Route 2 is signal controlled at the intersection with Meadow Lake Boulevard and the posted speed limit is 45 MPH. According to traffic counts conducted by MDT in 2019, the roadway currently carries 24,458 Vehicles per Day (VPD).

Meadow Lake Boulevard is a north/south major collector route which extends north from 13th Street to Tamarack Lane. The roadway serves a variety of commercial, light industrial, and residential areas north of US Route 2. Meadow Lake Boulevard has a rural two-lane cross-section with a paved width of 24 feet. Meadow Lake Boulevard is signal controlled at the

intersection with US Route 2, STOP controlled at the tee-intersection with Tamarack Lane, and has a posted speed limit of 35 MPH. Just north of Best Way, the roadside environment along Meadow Lake Boulevard becomes forested and curves to the west creating limited sight distances. The road carried 3,000 VPD in 2019.

Best Way is an east/west local road that extends west from a tee-intersection with Meadow Lake Boulevard and provides access to light industrial land uses in the area. The roadway has a paved width of 24 feet and a posted speed of 25 MPH. Best Way is STOP controlled at the Tee-intersection with Meadow Lake Boulevard.

Tamarack Lane is an east/west major collector route which extends east from Halfmoon Road, turns 90-degrees to the south toward US Route 2, then turns 90-degrees to the east near the railroad tracks and continues to the east past Meadow Lake Boulevard. The roadway is designated a major collector route and provides access to the rural residential area northwest of the city of Columbia Falls. Tamarack Lane has a rural cross-section with a paved width of 24 feet. The posted speed limit is 35 MPH.

Figure 1- Proposed Development Site



Traffic Counts

In March 2021 Abelin Traffic Services (ATS) collected traffic data to evaluate current operational characteristics. The data collected includes peak-hour turning movement counts performed at the intersections of Meadow Lake Boulevard with Highway 2, Best Way, and Tamarack Lane. The raw traffic data is included in **Appendix A** of this report.

Standard practice is to adjust the raw traffic data for seasonal variation and yearly growth in accordance with data collected from nearby MDT annual count stations. With the recent Covid-19 outbreak, the data must also be reviewed to account for possible variations caused by the pandemic. ATS obtained traffic data from MDT's automatic continuous count site A-024 located on U.S. Highway 2 west of Kalispell. The count site data indicated traffic volumes on March 10 and 11, 2021 were 1% to 2% higher than the historic 2019 AADT at this location (10,687). Therefore, the March traffic data was not adjusted to match historic traffic volume trends to provide a more conservative result of the traffic analysis.

Vehicle speed data was also collected along Meadow Lake Boulevard just north of Best Way during the March count period. This information suggested that the average vehicle speed on Meadow Lake Boulevard was 36 MPH with an 85th percentile speed of 41 MPH for all recorded vehicles. In general, vehicle travel speeds on this section are higher than the posted 35 MPH speed limit. Maximum vehicle speeds of 50-60 MPH were recorded. These speeds should be taken into account when considering intersection and road designs through this section.

Historic Traffic Data

Abelin Traffic Services collected historic traffic data from Montana Department of Transportation (MDT) for the surrounding road system to help develop short-term background growth rates for the area. The information indicates that traffic volumes along US Route 2 have increased at an average annual rate of 0.5% over the past ten years. Historic data was also collected for Meadow Lake Drive, Tamarack Lane, and Best Way. However, these count sites have only been operational for the last 4-5 years and, therefore were not used in the background growth rate calculations. The historic traffic volumes for this area are shown in **Table 1**.

Table 1 – Historic Average Daily Traffic Data

Location	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
US 2 E of MT 40 #15-4A-012	20,820	15,590	20,290	20,590	19,560	19,950	19,712	19,397	21,256	21,150
US 2 btwn Truck Rt & RR tracks 40 #15-4A-028	22,830	16,970	16,570	17,240	21,180	20,690	21,308	20,967	23,221	24,458
Meadow Lake N of US 2 #15-4A- 055	-	-	-	-	-	3,870	3,325	3,435	3,574	2,917
Meadow Lake S of Tamarack #15-4A-056	-	-	-	-	3,120	3,320	2,651	2,792	2,921	2,939
Best Way E of Truck Route #15-4A-060	-	-	-	-	2,500	2,850	2,040	2,071	2,102	1,895
Tamarack W of Woodland #15- 4A-057	-	-	-	-	1,290	1,400	1,311	1,616	1,187	1,194

Level of Service

Using the data collected for this project, ATS conducted a Level of Service (LOS) analysis at area intersections. This evaluation was conducted in accordance with the procedures outlined in the Transportation Research Board's *Highway Capacity Manual (HCM) - Special Report 209* and the Highway Capacity Software (HCS) version 7.8. Intersections are graded from A to F representing the average delay that a vehicle entering an intersection can expect. Typically, a LOS of C or better is considered acceptable for peak-hour conditions.

Table 2 – Existing Level of Service Summary

Intersection	AM Peak Hour		PM Peak Hour	
	Delay (Sec.)	LOS	Delay (Sec.)	LOS
US Route 2 & Meadow Lake	11.7	B	12.9	B
Meadow Lake & Best Way	10.9	B	10.4	B
Meadow Lake & Tamarack	9.5	A	9.9	A

Table 2 shows the LOS without the traffic from the Meadow Lake Apartments residential development. The LOS calculations are included in **Appendix C**. The analysis shows that all intersections will function at overall acceptable levels of service. However, the northbound and southbound lanes at the traffic signal at Highway 2 and Meadow Lake Boulevard are functioning at LOS D during the peak traffic conditions due to the existing lane configurations at this location. The northbound lanes from Meadow Lake Boulevard are separated into a

right-turn lane and a combined left-turn and through lane. While this lane configuration is functional, it is much less efficient than creating a separated left-turn lane at the intersection which removes the conflicted left-turn traffic from the northbound through traffic. The southbound lane on Meadow Lake Boulevard has only one lane for right, left, and through traffic movements. Field observations show that vehicles regularly drive into the ditch next to the driving lane near the intersection to turn right (see **Photo 1**). This sub-optimal lane configuration at the traffic signal is largely due to an offset lane geometry which makes it difficult to line up the northbound and southbound through lanes across the intersection. Ideally this intersection should be reconfigured to improve the lane layout and correct the LOS D conditions that drivers are currently experiencing in the north and south directions.

Photo 1 – Meadow Lake Boulevard & Highway 2



Drivers at the intersection of MLB and Highway 2 regularly pull off the pavement and drive along the road shoulder to avoid drivers that are stopped at the intersection.

D. PROPOSED DEVELOPMENT

The proposed Meadow Lake Boulevard Apartments are planned for development east of Meadow Lake Boulevard in Columbia Falls, Montana. The development would include 36 apartment units on 2.5 acres of land across from Best Way. Access to the development would be from a single approach onto Meadow Lake Boulevard directly across from Best Way. The development includes 72 on-site parking spaces. The Meadow Lake Boulevard Apartments site plan is shown in **Figure 2**.

[illegible]

- 69 -

Table 3 - Trip Generation Rates

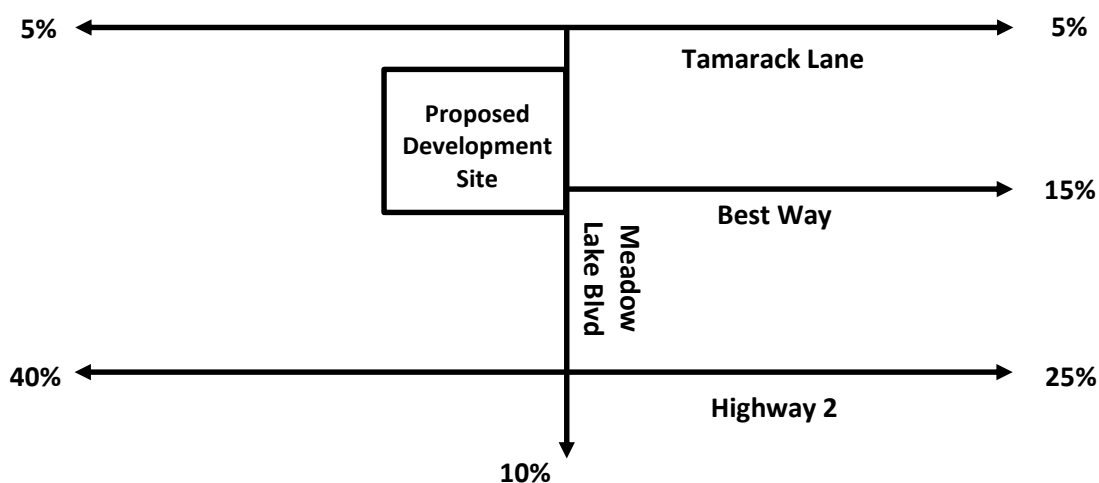
Land Use	Units	AM Peak Hour Trip Ends per Unit	Total AM Peak Hour Trip Ends	PM Peak Hour Trip Ends per Unit	Total PM Peak Hour Trip Ends	Weekday Trip Ends per Unit	Total Weekday Trip Ends
Multi-Family Apartments ITE# 221	36	0.51	18	0.62	22	6.65	239

F. TRIP DISTRIBUTION

The traffic distribution and assignment for the proposed subdivision was based upon the existing ADT volumes and the peak-hour turning volumes along the adjacent roadways. It is expected that the majority of traffic will take US Route 2 (40% westbound, 25% eastbound) and the rest of the traffic will distribute onto Tamarack Lane, Best Way, and south on Meadow Lake Boulevard. **Figure 3** shows the detailed trip distribution from the proposed Meadow Lake Boulevard Apartments.

G. TRAFFIC IMPACTS OUTSIDE THE DEVELOPMENT

Using the trip generation and trip distribution numbers, ATS determined the future Level of Service for the area intersections. The anticipated intersection LOS with the planned development is shown in **Table 4**. This analysis includes traffic from the Meadow Lake Boulevard Apartments. These calculations are based on the projected model volumes included in **Appendix B** of this report. **Table 4** indicates that all intersections will continue to operate at acceptable levels of service.

Figure 3- Trip Distribution

**Table 4 –Level of Service Summary
With Proposed Development**

Intersection	AM Peak Hour		PM Peak Hour	
	Delay (Sec.)	LOS	Delay (Sec.)	LOS
US Route 2 & Meadow Lake	12.0	B	13.1	B
Meadow Lake & Best Way	9.4/10.2	A/B	9.5/11.0	A/B
Meadow Lake & Tamarack	9.5	A	9.9	A

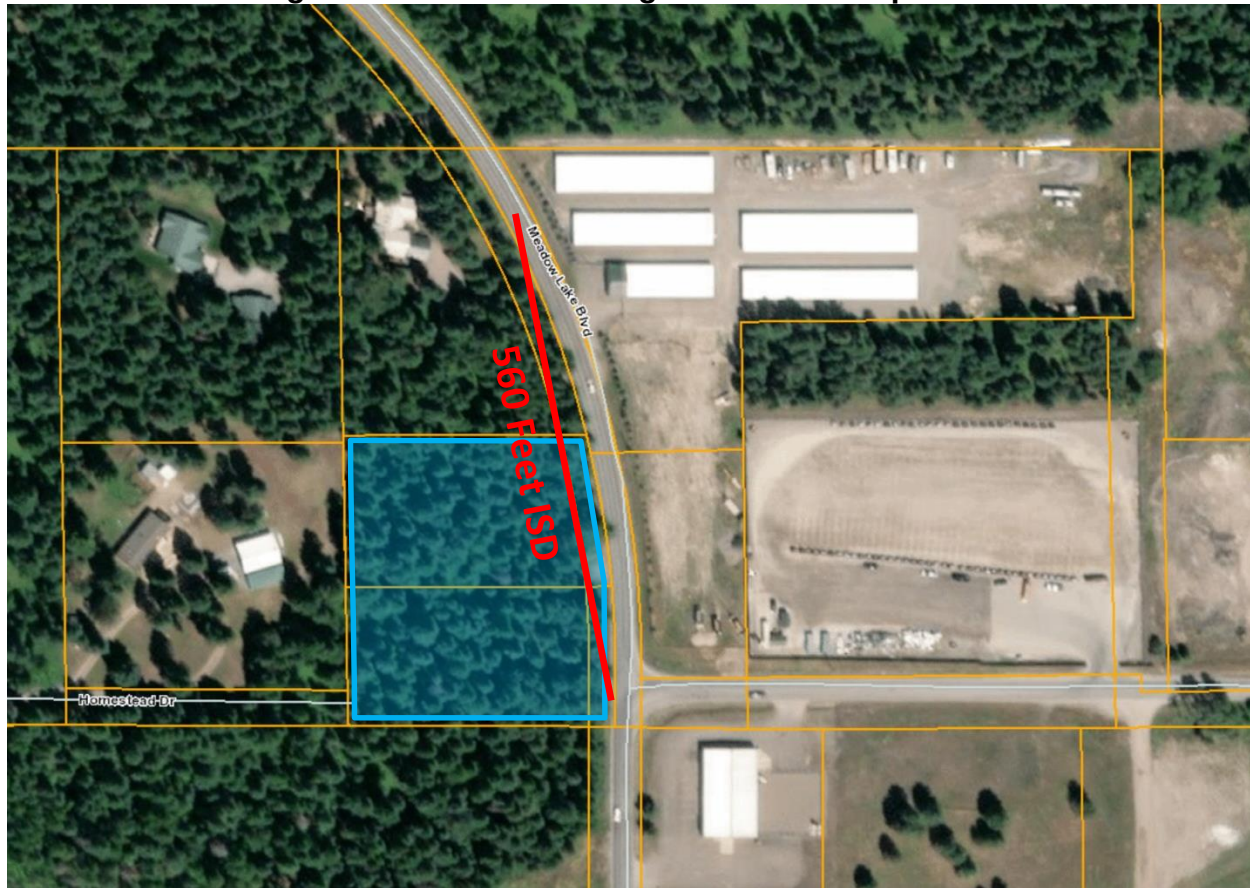
*Eastbound/Westbound LOS & Delay.

Table 4 shows the LOS with the traffic from the Meadow Lake Boulevard Apartments. The LOS calculations are included in **Appendix C**. The analysis shows that all intersections will function at acceptable levels of service with an increase in overall intersection delay of less than 1 second per vehicle. Total traffic loads on the adjacent road system will increase by 50 to 150 VPD (5% to 10%)

While the lane configuration at the traffic signal on Meadow Lake Boulevard at Highway 2 is not ideal, it is technically operating at an acceptable LOS for the overall intersection, even though the north and south lanes are experiencing LOS D conditions. The City of Columbia Falls should develop a plan to correct the lane configuration at this location regardless of the development of the Meadow Lake Apartments, which will have a minimal impact on the traffic operations at the intersection.

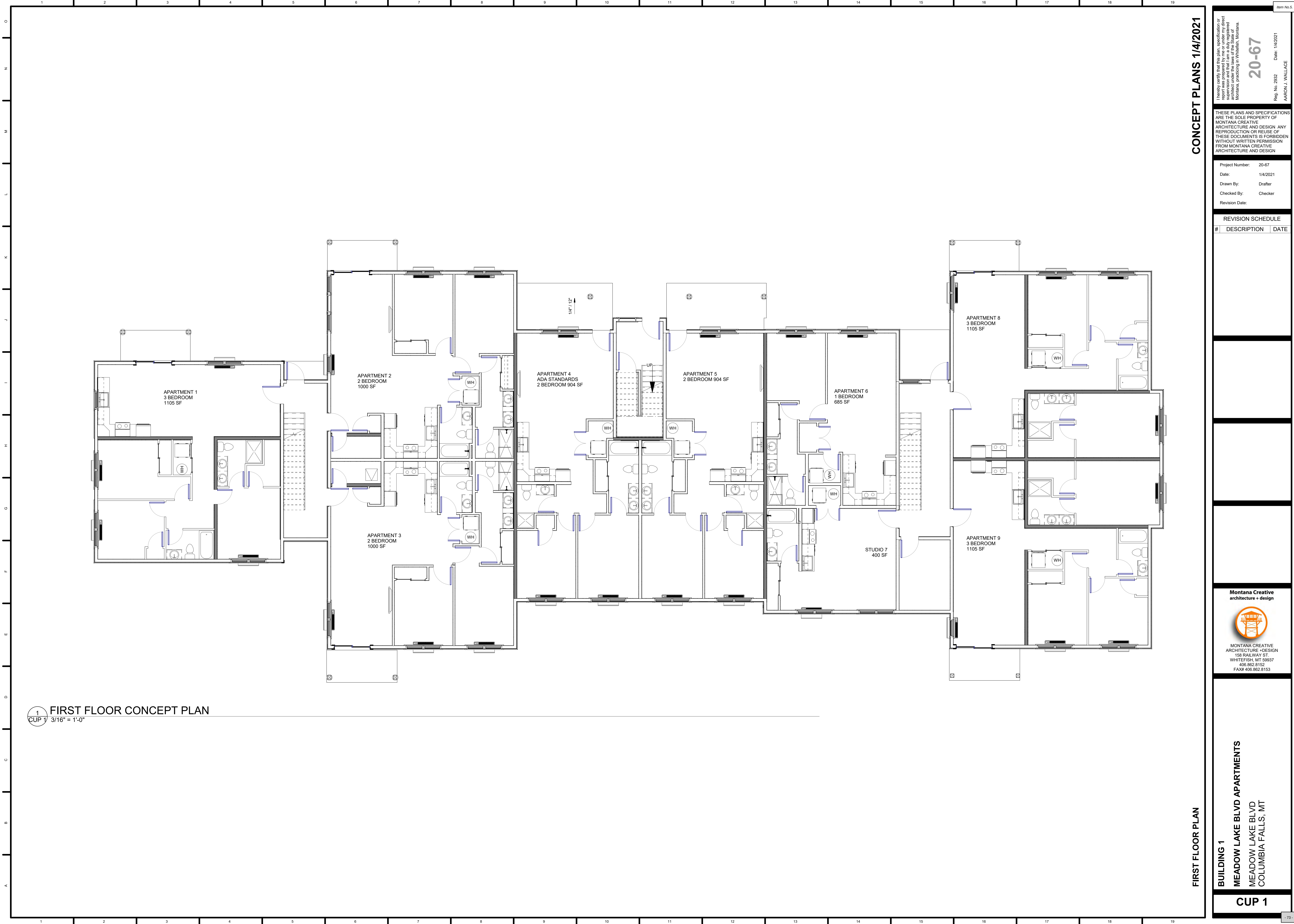
The only potential concern from this project at the intersection of Meadow Lake Boulevard and Best Way are possible intersection sight distance restrictions from the proposed access location looking towards the north. The Intersection Sight Distance (ISD) is unrestricted to the south and east but becomes restricted to the north by heavy roadside vegetation growing along the west side of the Meadow Lake Boulevard which currently restricts the ISD to the north to less than 400 feet. According to the *MDT Road Design Manual Figure 13.4 D*, the recommended ISD at a STOP controlled intersections on a 35 MPH road is 390 feet for passenger cars and 490 feet for single trucks. If the current speeds on Meadow Lake Boulevard are taken into account (40 MPH 85th percentile speed), the ISD should be 445 feet for cars and 560 feet for single-unit trucks. If the Meadow Lake Boulevard Apartments approach at Best Way is developed as planned, the developers should take steps to remove the roadside vegetation and landscaping from the west side of Meadow Lake Boulevard as shown in **Figure 4** to ensure that the intersection sight distance to the north is a minimum of 560 from the proposed project approach location.

If the approach to the Meadow Lake Boulevard Apartments were to become public in the future, then the ISD should be increased to a minimum of 680 feet to accommodate tractors and semitrailers. Alternatively, if the ISD cannot be developed at this location, the City may consider changing the traffic control at this location to a four-way STOP to improve intersection safety and eliminate the intersection sight distance issues.

Figure 4 – Intersection Sight Distance Requirements

H. IMPACT SUMMARY & RECOMMENDATIONS

As proposed, the traffic impacts from the Meadow Lake Boulevard Apartments at adjacent intersections will be minimal. Total intersection delays will increase by less than one second per vehicle and total traffic loads on the adjacent street will increase by 5% to 10%. The roadside vegetation along the west side of Meadow Lake Boulevard should be trimmed to provide a minimum of 560 feet of visibility to the north from the new approach to the Meadow Lake Boulevard Apartments.



1
CUP 1
FIRST FLOOR CONCEPT PLAN
3/16" = 1'-0"

CONCEPT PLANS 1/4/2021

FIRST FLOOR PLAN

BUILDING 1
MEADOW LAKE BLVD APARTMENTS
MEADOW LAKE BLVD
COLUMBIA FALLS, MT

CUP 1

Montana Creative
architecture + design



MONTANA CREATIVE
ARCHITECTURE + DESIGN
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WHITEFISH, MT 59937
406.862.8152
FAX# 406.862.8153

REVISION SCHEDULE		
#	DESCRIPTION	DATE

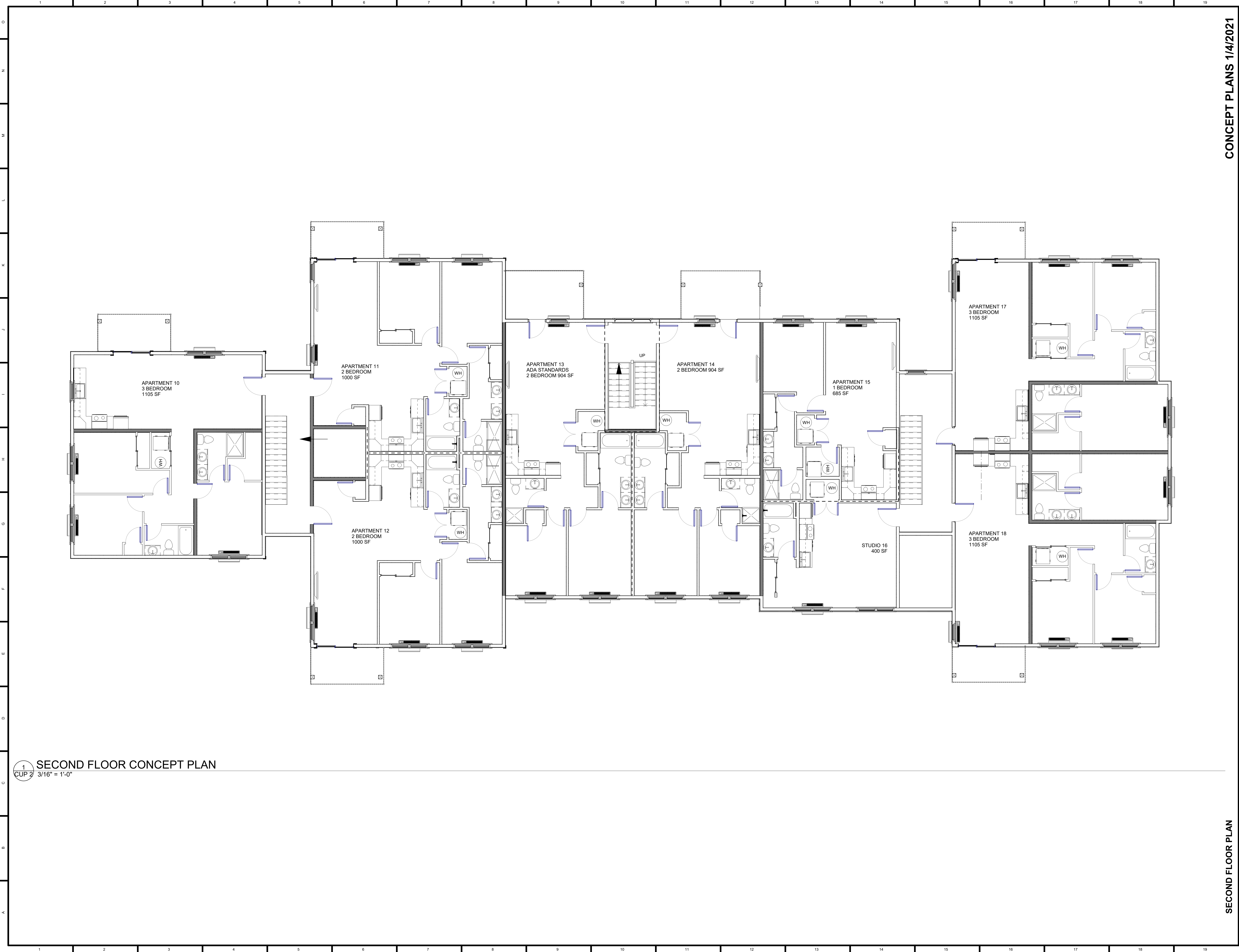
Project Number: 20-67
Date: 1/4/2021
Drawn By: Drafter
Checked By: Checker
Revision Date:

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I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly registered architect under the laws of the State of Montana, practicing in Whitefish, Montana.

20-67

Reg. No. 2932
AARON J. WALLACE



1 SECOND FLOOR CONCEPT PLAN
CUP 2 3/16" = 1'-0"

SECOND FLOOR PLAN

CONCEPT PLANS 1/4/2021

BUILDING 1
MEADOW LAKE BLVD APARTMENTS
MEADOW LAKE BLVD
COLUMBIA FALLS, MT

CUP 2

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WHITEFISH, MT 59937
406.862.8152
FAX# 406.862.8153

REVISION SCHEDULE		
#	DESCRIPTION	DATE

Project Number:	20-67
Date:	1/4/2021
Drawn By:	Author
Checked By:	Checker
Revision Date:	12/30/20

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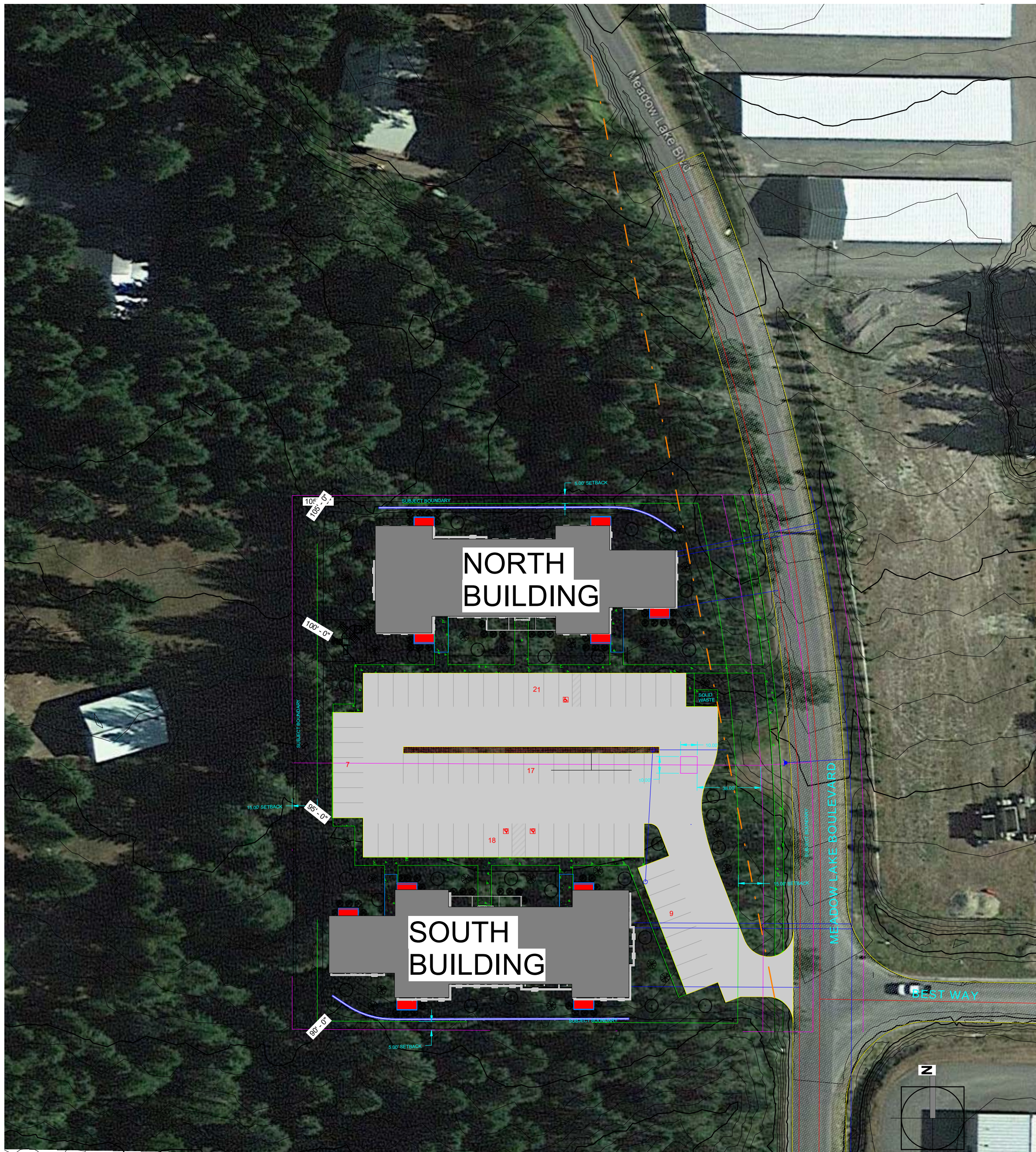
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20-67

Reg. No. 2932
AARON J. WALLACE

Date: 1/4/2021

Item No. 5.



2 SITE IMAGE
CUP 4 1" = 50'-0"



1 ARCHITECTURAL SITE PLAN
CUP 4 1/16" = 1'-0"

CONCEPT PLANS 6/1/2021

SITE PLAN

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly registered architect under the laws of the State of Montana, practicing in Whitefish, Montana.

20-67

Reg. No. 2932 Date: 6/1/2021
AARON J. WALLACE

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Project Number: 20-67
Date: 6/1/2021
Drawn By: AJW/INM
Checked By: AJW
Revision Date:

REVISION SCHEDULE		
#	DESCRIPTION	DATE
1	Revision 1	Date 1

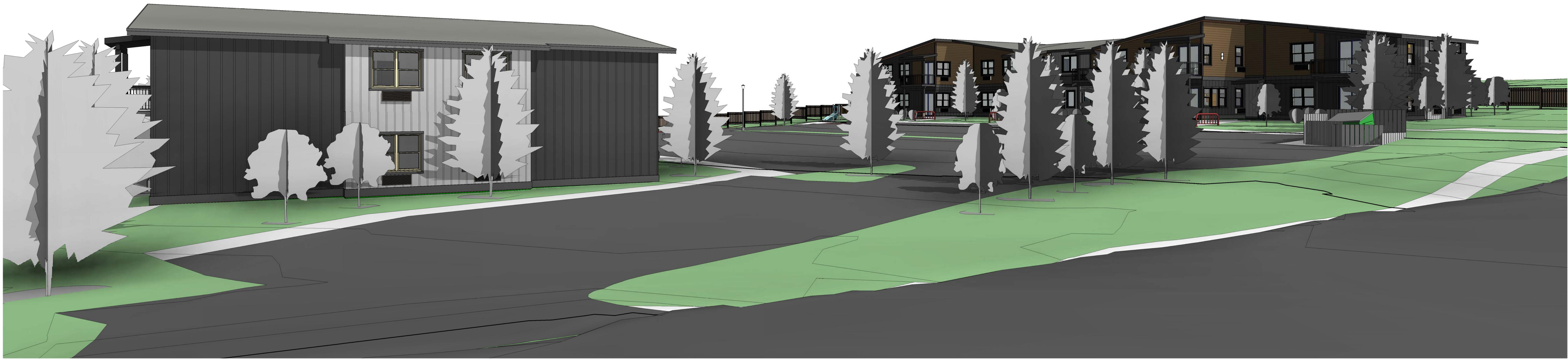
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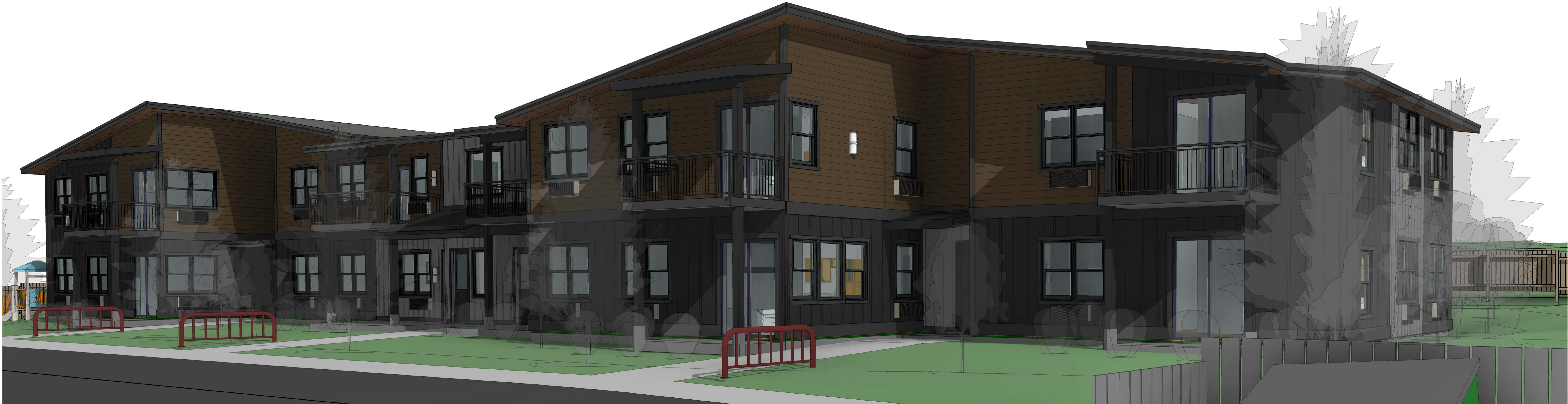
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FAX# 406.862.8153

SITE PLANS
MEADOW LAKE BLVD APARTMENTS
MEADOW LAKE BLVD
COLUMBIA FALLS, MT

CUP 4



1 FROM MEADOW LAKE BLVD



2 NORTH BUILDING

CONCEPT PLANS 6/1/2021

PERSPECTIVES

Item No. 5

I hereby certify that this plan, specification or other document was prepared by me or under my direct supervision and that I am a duly registered architect under the laws of the State of Montana, practicing in Whitefish, Montana.

20-67

Reg. No. 2932 Date: 6/1/2021
AARON J. WALLACE

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Project Number: 20-67
Date: 6/1/2021
Drawn By: AJW/INM/LGK
Checked By: AJW
Revision Date:

REVISION SCHEDULE

#	DESCRIPTION	DATE
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SITE PLANS

MEADOW LAKE BLVD APARTMENTS

MEADOW LAKE BLVD
COLUMBIA FALLS, MT

CUP 6

78



PRELIMINARY
NOT FOR
CONSTRUCTION
SEAL

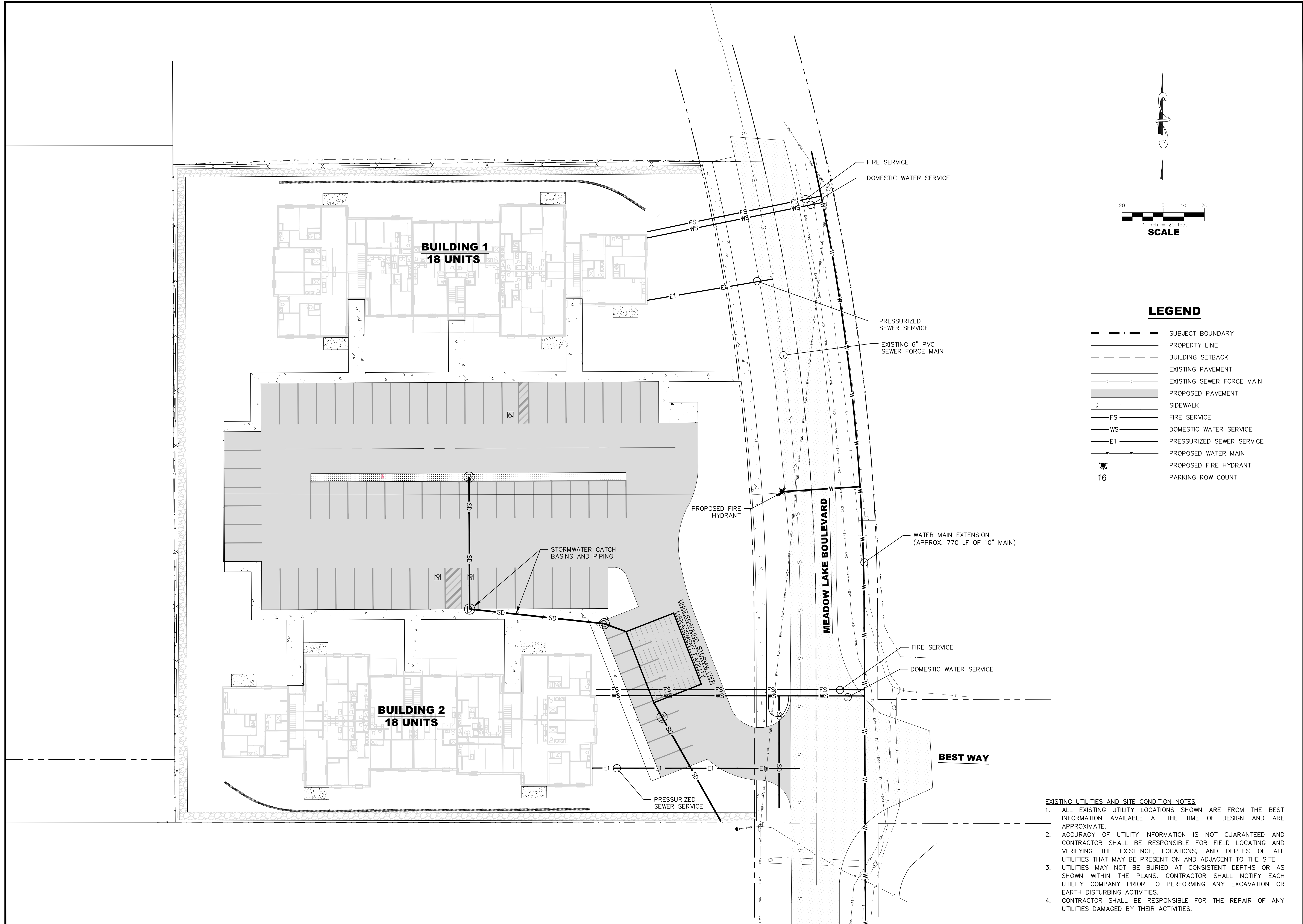
UTILITY LAYOUT
MEADOW LAKE BOULEVARD APARTMENTS
COLUMBIA FALLS, MONTANA

NO.	REV.	DATE

PROJECT NO.:	192.01
DESIGNED BY:	B.FOLEY
DRAWN BY:	B.SANDRY
CHECKED BY:	B.FOLEY

MAY 28, 2021
SHEET

2 of 2



EXISTING UTILITIES AND SITE CONDITION NOTES

1. ALL EXISTING UTILITY LOCATIONS SHOWN ARE FROM THE BEST INFORMATION AVAILABLE AT THE TIME OF DESIGN AND ARE APPROXIMATE.
2. ACCURACY OF UTILITY INFORMATION IS NOT GUARANTEED AND CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD LOCATING AND VERIFYING THE EXISTENCE, LOCATIONS, AND DEPTHS OF ALL UTILITIES THAT MAY BE PRESENT ON AND ADJACENT TO THE SITE.
3. UTILITIES MAY NOT BE BURIED AT CONSISTENT DEPTHS OR AS SHOWN WITHIN THE PLANS. CONTRACTOR SHALL NOTIFY EACH UTILITY COMPANY PRIOR TO PERFORMING ANY EXCAVATION OR EARTH DISTURBING ACTIVITIES.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY UTILITIES DAMAGED BY THEIR ACTIVITIES.



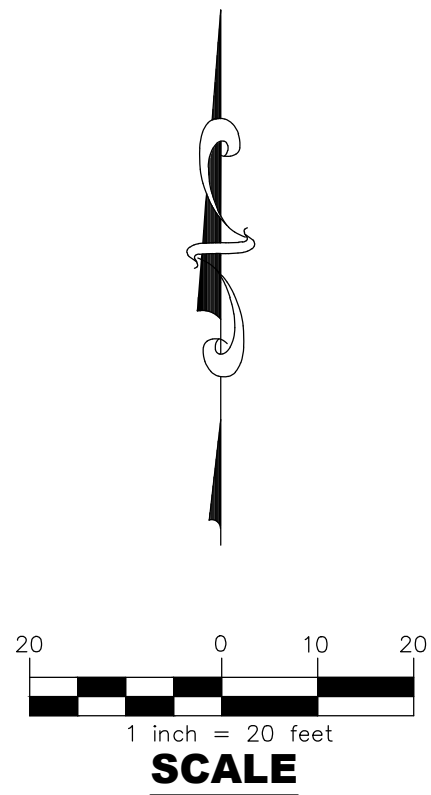
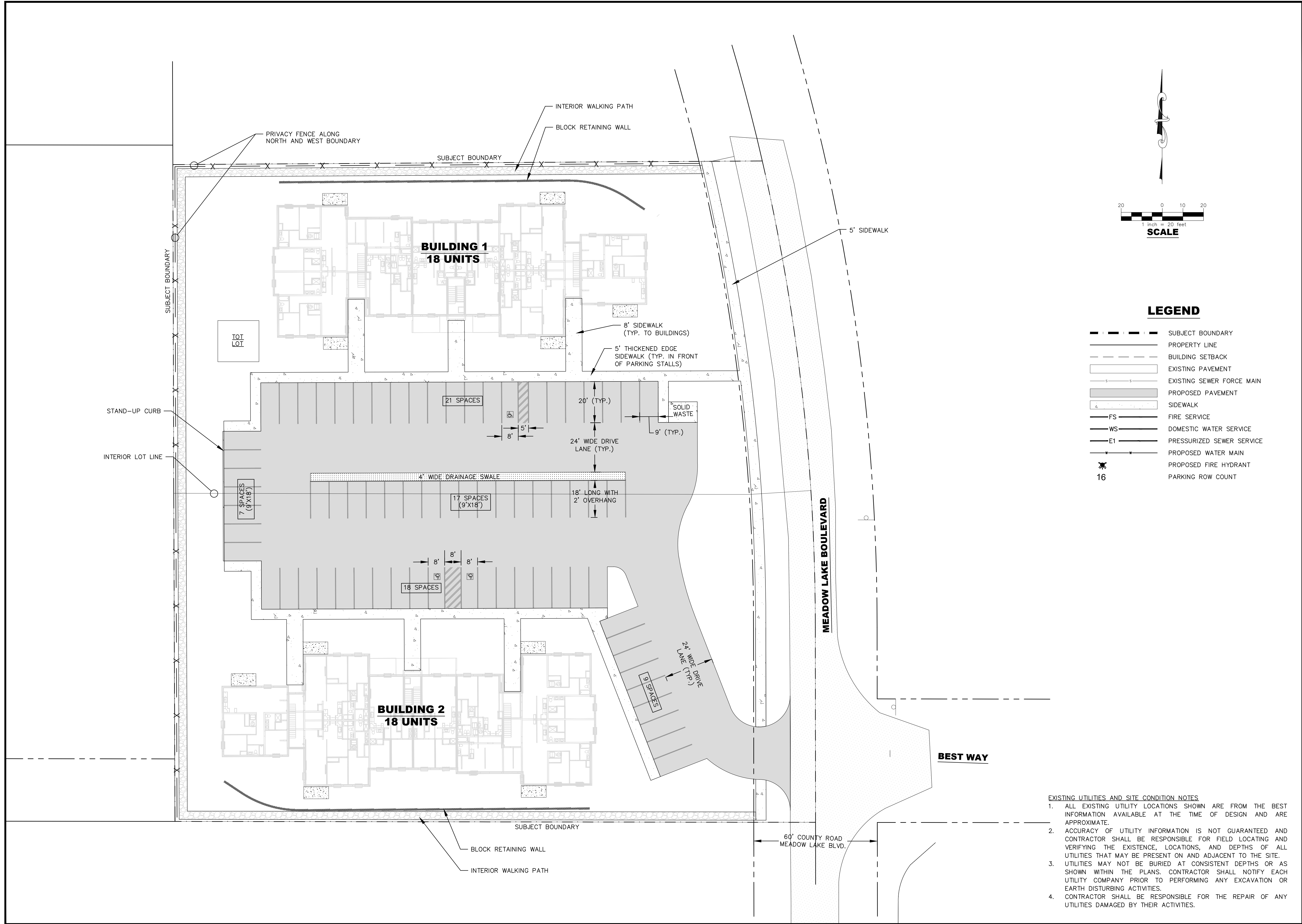
PRELIMINARY
NOT FOR
CONSTRUCTION
SEAL

SITE LAYOUT
MEADOW LKAE BOULEVARD APARTMENTS
COLUMBIA FALLS, MONTANA

NO.	REV.	DATE

PROJECT NO.:	192.01
DESIGNED BY:	B.FOLEY
DRAWN BY:	B.SANDRY
CHECKED BY:	B.FOLEY

MAY 28, 2021
SHEET
1 OF 2



LEGEND

- SUBJECT BOUNDARY
- PROPERTY LINE
- BUILDING SETBACK
- EXISTING PAVEMENT
- EXISTING SEWER FORCE MAIN
- PROPOSED PAVEMENT
- SIDEWALK
- FS FIRE SERVICE
- WS DOMESTIC WATER SERVICE
- E1 PRESSURIZED SEWER SERVICE
- PROPOSED WATER MAIN
- PROPOSED FIRE HYDRANT
- PARKING ROW COUNT

- EXISTING UTILITIES AND SITE CONDITION NOTES.
- ALL EXISTING UTILITY LOCATIONS SHOWN ARE FROM THE BEST INFORMATION AVAILABLE AT THE TIME OF DESIGN AND ARE APPROXIMATE.
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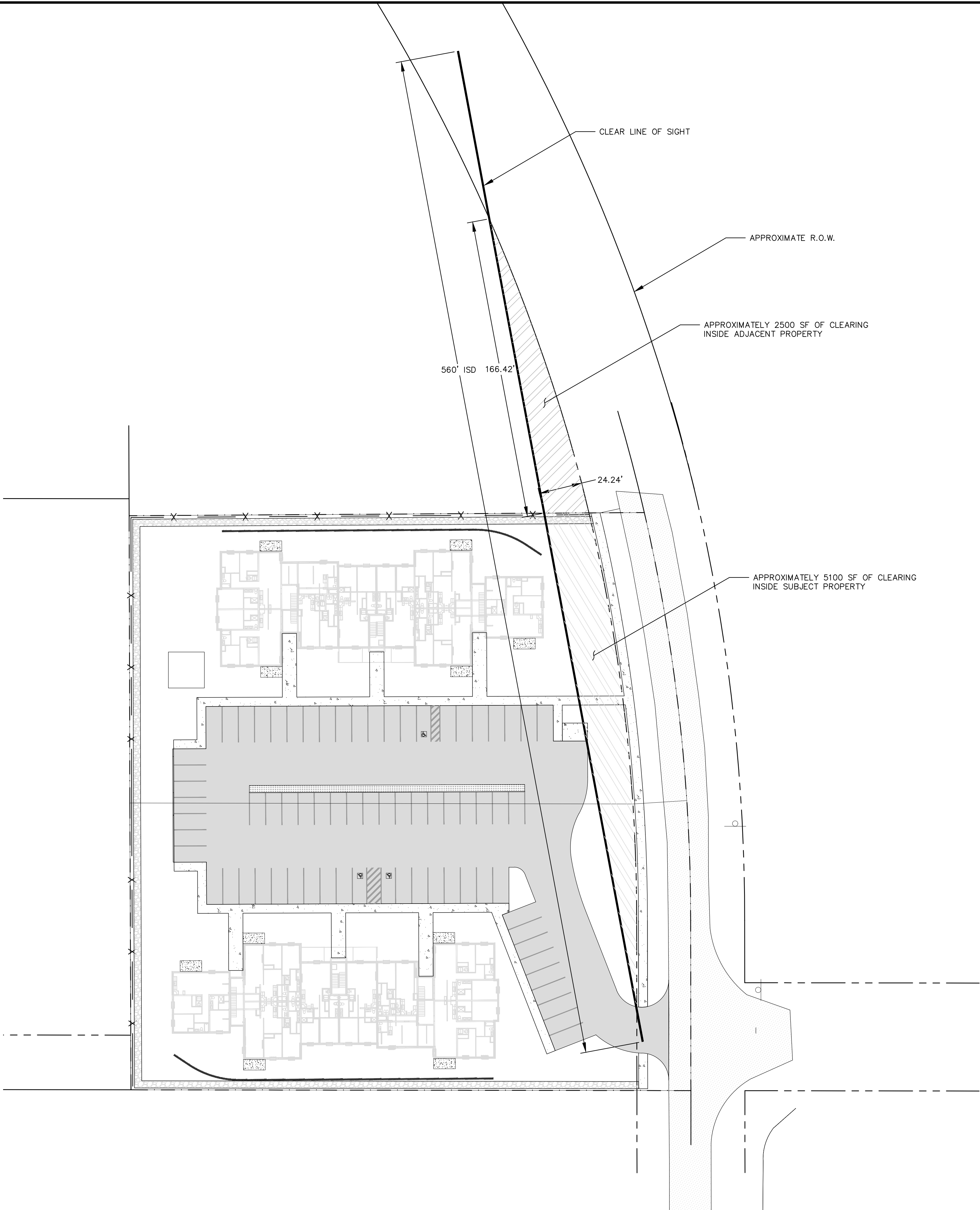
PRELIMINARY
NOT FOR
CONSTRUCTION
SEAL

INTERSECTION SIGHT DISTANCE EXHIBIT
MEADOW LKAE BOULEVARD APARTMENTS
COLUMBIA FALLS, MONTANA

NO.	REV.	DATE

PROJECT NO.:	192.01
DESIGNED BY:	B.FOLEY
DRAWN BY:	B.SANDRY
CHECKED BY:	B.FOLEY

MAY 28, 2021
SHEET



LEGEND

- SUBJECT BOUNDARY
- PROPERTY LINE
- BUILDING SETBACK
- EXISTING PAVEMENT
- EXISTING SEWER FORCE MAIN
- PROPOSED PAVEMENT
- SIDEWALK
- FS FIRE SERVICE
- WS DOMESTIC WATER SERVICE
- E1 PRESSURIZED SEWER SERVICE
- PROPOSED WATER MAIN
- PROPOSED FIRE HYDRANT
- PARKING ROW COUNT

16

- EXISTING UTILITIES AND SITE CONDITION NOTES.
- ALL EXISTING UTILITY LOCATIONS SHOWN ARE FROM THE BEST INFORMATION AVAILABLE AT THE TIME OF DESIGN AND ARE APPROXIMATE.
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 - CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY UTILITIES DAMAGED BY THEIR ACTIVITIES.

Barb Staaland

From: Barb Staaland <staalandb@cityofcolumbiafalls.com>
Sent: Thursday, July 8, 2021 2:08 PM
To: Susan Nicosia; 'vissotzkya@cityofcolumbiafalls.com'; 'Eric H. Mulcahy'
Subject: FW: 36 units

From: chief2whl@juno.com [<mailto:chief2whl@juno.com>]
Sent: Thursday, July 8, 2021 1:20 PM
To: staalandb@cityofcolumbiafalls.com
Subject: 36 units

We received the letter informing us that the project is back on the agenda. Twice it states that amendments were made. But we aren't shown the changes until the day after comments are allowed!

Nothing has changed with our side of this except to point out that the crime rate has increased since February and yet we are expected to accept this destruction of our safety and privacy.

We do not want this to proceed!
Bruce and Diane Holding

Choose to be safer online.

Opt-in to Cyber Safety with NortonLifeLock.
Get Norton 360 with LifeLock starting at \$9.95/month.*
[NetZero.com/NortonLifeLock](https://www.netzero.com/nortonlifelock)

Barb Staaland

From: Michelle Goodman <mg@glaciereye.com>
Sent: Tuesday, July 6, 2021 8:28 PM
To: staalandb@cityofcolumbiafalls.com
Subject: Fwd: Zone Change to CRA-1

Dear Mr. Mulcahy:

The concerns we had with the previous zoning request remain and the traffic concerns are only intensified with the considerable growth to our area over the last few months. Also, with a large percentage of Meadow Lake property being owned by Canadians, we have even more concern when the border reopens.

All of our other concerns remain unchanged as stated in our February 2, 2021 email, which is below.

Sincerely,
 Rob and Michelle Goodman
 280 Meadow Lake Blvd
 P O Box 3323
 Columbia Falls MT 59912

----- Forwarded message -----

From: Michelle Goodman <mg@glaciereye.com>
Date: Tue, Feb 2, 2021 at 8:16 PM
Subject: Zone Change to CRA-1
To: <staalandb@cityofcolumbiafalls.com>

Dear Mr. Mulcahy:

We are writing in response to the letter we received regarding the proposed zone change to CRA-1 and CUP to construct 36 apartment units.

As a property owner adjoining the proposed zoning change and subsequent apartment complex, I am strongly opposed to this change for two reasons:

1. Traffic

Thirty-six residents would involve over seventy more vehicles entering and exiting the property on a daily basis. Meadow Lake Blvd. is narrow and heavily wooded with blind curves. South bound traffic won't have sufficient visibility to yield to vehicles entering and exiting from this complex.

In that vein, consider that the property south of the viaduct has already been sold and approved for ninety homes adding substantially more traffic (two hundred plus cars).

With the curves causing a lack of visibility for south bound traffic in this area, and already heavy traffic on this road, not to mention the constant growth, access for seventy more vehicles creates an untenable situation.

2. Property Value

Item No.5.

This complex (a high density complex) would decrease the value of all of the neighboring properties. A home is the largest investment most people will make in their lifetime. My home is a vital part of my retirement plan, as I am sure any homeowner will recognize. A high density apartment complex will obviously decrease the value of our property as well as our neighbors, destroying the rural character of our area. When we decided to purchase this property in 2002, we checked the zoning regulations before we purchased the property precisely so we would not be living next to a project like this. If this project is approved against the will of the neighboring property owners, you will be rendering all zoning laws worthless and irrelevant. Zoning laws were designed to protect existing property owners from late comers that would harm their investments.

We request that you uphold the existing zoning regulations for this parcel.

Sincerely,
Rob and Michelle Goodman
280 Meadow Lake Blvd.
P O Box 3323
Columbia Falls MT 59912

Barb Staaland

From: chief2whl@juno.com
Sent: Tuesday, July 13, 2021 9:43 AM
To: staalandb@cityofcolumbiafalls.com
Subject: 36 units

We have read the packet. It states in many different sections and ways that the old growth trees are going to be removed.

Page 26 vi: "most of the trees removed"

Page 35 "removing much of the overall growth on the site"

Page 43. "area cleared"

We have walked the Western fence line and there are 38 trees 2" inches or larger within 5' of the fence. Reading the proposal all we can assume is that those trees will be removed! "Landscaping will replace the removed vegetation." Taking out a tree that is 100' and replacing with a 5' is not going to be anything but rude and offensive! Removing the trees will open our entire yard to view from the second story, what gives you the right to destroy our privacy? We also don't have any recourse to the situation when "proposed" landscaping doesn't happen.

We would be at the meeting but we are still in COVID recovery.
Please address this problem so that we have it on record and we will have a baseline for recourse when the trees are destroyed.

Bruce and Diane Holding

Choose to be safer online.

Opt-in to Cyber Safety with NortonLifeLock.

Get Norton 360 with LifeLock starting at \$9.95/month.*

NetZero.com/NortonLifeLock

CITY OF COLUMBIA FALLS
NOTICE OF PUBLIC HEARING
The Columbia Falls City-County Planning Board will hold a public hearing for the following items at their regular meeting on Tuesday, July 13, 2021 at 6:30 p.m. at the Council Chambers of City Hall, 130 6th Street West, Columbia Falls, Montana. The Columbia Falls City Council will hold a subsequent hearing on Monday, August 2, 2021 starting at 7:00 p.m. in the same location.

Request to change the zoning from CR-5 (Two Family Residential) to CRA-1 (Multi-Family Residential) in the Columbia Falls Zoning Jurisdiction:

The applicant, Toby Gilchrist, is requesting a zone change for 302 Meadow Lake Boulevard from the current CR-5 two-family designation to a CRA-1 multi-family residential designation. The applicant amended the application that was reviewed by the Planning Board in February. The vacant property is approximately 2.5 acres in size and is located approximately 1/4 mile north of Highway 2 on Meadow Lake Blvd. The property is described as Assessors' Tract's 2BDEA and 2BDAEA of Section 7, Township 30 North, Range 20 West, P.M.M., Flathead County. Request for a Conditional Use Permit to construct 36 units of Apartments in the Columbia Falls Zoning Jurisdiction:

The applicant, Toby Gilchrist, is requesting a Conditional Use Permit to construct 36 units of apartments in two buildings, eighteen units in each building. The applicant amended the application that went before the Planning Board in February. The proposed two-story apartments will access Meadow Lake Blvd at the intersection with Best Way. The vacant property is approximately 2.5 acres in size and is located approximately 1/4 mile north of Highway 2 at 302 Meadow Lake Blvd. The property is described as Assessors' Tract's 2BDEA and 2BDAEA of Section 7, Township 30 North, Range 20 West, P.M.M., Flathead County. Persons are allowed to attend the hearing(s) subject to the most current CDC guidance or attend virtually via ZOOM. Persons are encouraged to submit written comments prior to the meeting so they can be included in the Board/Council packets. Written comments carry the same weight as public testimony given during the hearing. Written comments may be sent to Columbia Falls City Hall, Attention: Barb Staaland, City Clerk, 130 6th Street West, Room A, Columbia Falls, MT 59912 or via email: staalandb@cityofcolumbiafalls.com. For more information on the proposed applications, please call or email Eric Mulcahy, Columbia Falls City Planner at 755-6481 or eric@sandssurveying.com. The agenda and entire packet including the staff report, application and other details are posted on the City website on the Friday before the hearing. The website also provides information on registering for the virtual ZOOM meeting. See www.cityofcolumbiafalls.org. DATED this 21st day of June, 2021

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

June 27, 2021
MNAXLP

Item No.5.

STATE OF MONTANA

FLATHEAD COUNTY

AFFIDAVIT OF PUBLICATION

MARY BOOTH BEING DULY
SWORN, DEPOSES AND SAYS: THAT SHE IS THE LEGAL
CLERK OF THE **DAILY INTER LAKE** A DAILY
NEWSPAPER OF GENERAL CIRCULATION, PRINTED AND
PUBLISHED IN THE CITY OF KALISPELL, IN THE
COUNTY OF FLATHEAD, STATE OF MONTANA, AND
THAT **NO. 27893**

LEGAL ADVERTISEMENT WAS PRINTED AND
PUBLISHED IN THE REGULAR AND ENTIRE ISSUE OF
SAID PAPER, AND IN EACH AND EVERY COPY THEREOF
ON THE DATES OF JUNE 27, 2021

AND THE RATE CHARGED FOR THE ABOVE
PRINTING DOES NOT EXCEED THE MINIMUM
GOING RATE CHARGED TO ANY OTHER
ADVERTISER FOR THE SAME PUBLICATION,
SET IN THE SAME SIZE TYPE AND PUBLISHED
FOR THE SAME NUMBER OF INSERTIONS.

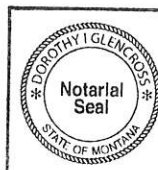
Mary Booth

Subscribed and sworn to
Before me this, June 27, 2021

Dorothy I. Glencross

Dorothy I. Glencross

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



DOROTHY I GLENCROSS
Notary Public for the
State of Montana
Residing at KALISPELL, MT
My Commission Expires
September 12, 2021



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

Planning Department

PHONE (406) 892-4391

FAX (406) 892-4413

Item No.5.

June 21, 2021

Re: Public hearing notice for a Zone Change to CRA-1 (multi-family residential) and Conditional Use Permit (CUP) to construct 36 apartment units.

Dear Adjacent Property Owner:

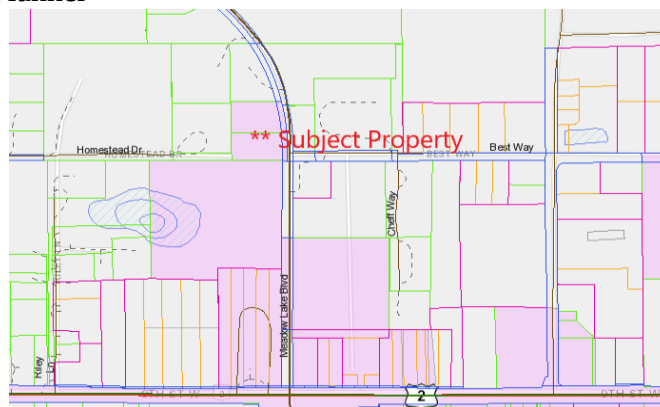
Our records indicate that you are the owner of property within 150-feet of the proposed project.

As the Planning Staff for the Columbia Falls Planning Jurisdiction, I am writing to provide you with a notice of a public hearing for a Zone Change and Conditional Use Permit (CUP). These requests were heard at the February Planning Board meeting and they have been amended to address concerns raised by neighbors at the previous hearing. The Zone Change would convert the existing CR-5 (Two-Family Residential) designation to a CRA-1 (Multi-Family Residential) designation. If the zone change is approved the applicants will proceed with a CUP request to construct 36 apartment units in two buildings, eighteen units each. The proposed two-story apartments will access Meadow Lake Blvd at the intersection with Best Way. The vacant property is approximately 2.5 acres in size and is located approximately ¼ mile north of Highway 2 at 302 Meadow Lake Blvd. The property is described as Assessors' Tract's 2BDEA and 2BDAA of Section 7, Township 30 North, Range 20 West, P.M.M., Flathead County.

For more information on the proposed applications, please call or email Eric Mulcahy, Columbia Falls City Planner at 755-6481 or eric@sandssurveying.com. You may also call, visit or write to City Hall. For written comment to be included in the Planning Board packet, it needs to be submitted to the City Clerk, 130 6th Street West, Columbia Falls, MT 59912 no later than Thursday July 8, 2021 or by email: staalandb@cityofcolumbiafalls.com. Written or emailed comment may be provided up to 5:00 pm on the day of the hearing; it will just be emailed and/or passed out at the hearing.

Sincerely,

Eric H. Mulcahy, City Planner



CITY OF COLUMBIA FALLS
NOTICE OF PUBLIC HEARING

The Columbia Falls City-County Planning Board will hold a public hearing for the following items at their regular meeting on Tuesday, July 13, 2021 at 6:30 p.m. at the Council Chambers of City Hall, 130 6th Street West, Columbia Falls, Montana. The Columbia Falls City Council will hold a subsequent hearing on Monday, August 2, 2021 starting at 7:00 p.m. in the same location.

Request to change the zoning from CR-5 (Two Family Residential) to CRA-1 (Multi-Family Residential) in the Columbia Falls Zoning Jurisdiction:

The applicant, Toby Gilchrist, is requesting a zone change for 302 Meadow Lake Boulevard from the current CR-5 two-family designation to a CRA-1 multi-family residential designation. The applicant amended the application that was reviewed by the Planning Board in February. The vacant property is approximately 2.5 acres in size and is located approximately ¼ mile north of Highway 2 on Meadow Lake Blvd. The property is described as Assessors' Tract's 2BDEA and 2BDAEA of Section 7, Township 30 North, Range 20 West, P.M.M., Flathead County.

Request for a Conditional Use Permit to construct 36 units of Apartments in the Columbia Falls Zoning Jurisdiction:

The applicant, Toby Gilchrist, is requesting a Conditional Use Permit to construct 36 units of apartments in two buildings, eighteen units in each building. The applicant amended the application that went before the Planning Board in February. The proposed two-story apartments will access Meadow Lake Blvd at the intersection with Best Way. The vacant property is approximately 2.5 acres in size and is located approximately ¼ mile north of Highway 2 at 302 Meadow Lake Blvd. The property is described as Assessors' Tract's 2BDEA and 2BDAEA of Section 7, Township 30 North, Range 20 West, P.M.M., Flathead County.

Persons are allowed to attend the hearing(s) subject to the most current CDC guidance or attend virtually via ZOOM. Persons are encouraged to submit written comments prior to the meeting so they can be included in the Board/Council packets. Written comments carry the same weight as public testimony given during the hearing. Written comments may be sent to Columbia Falls City Hall, Attention: Barb Staalnd, City Clerk, 130 6th Street West, Room A, Columbia Falls, MT 59912 or via email: staalndb@cityofcolumbiafalls.com. For more information on the proposed applications, please call or email Eric Mulcahy, Columbia Falls City Planner at 755-6481 or eric@sandssurveying.com. The agenda and entire packet including the staff report, application and other details are posted on the City website on the Friday before the hearing. The website also provides information on registering for the virtual ZOOM meeting. City website: www.cityofcolumbiafalls.org

DATED this 21st day of June, 2021

**CITY OF COLUMBIA FALLS
MINUTES OF THE REGULAR MEETING
HELD JULY 13, 2021**

CALL TO ORDER AND ROLL CALL

Chairman Vukonich called the meeting to order at 6:30 p.m.

Present: Russ Vukonich, Sam Kavanagh, Mike Shepard, Robert Smith, Kurt Nelson, Steve Duffy and Claudette Byrd-Rink. Absent: Patti Singer and Clay Lundgren.

Also present: City Manager Nicosia, City Planner Mulcahy, Public Works Clerk Vissotzky, and City Attorney Breck.

APPROVAL OF JUNE 15, 2021 REGULAR MEETING MINUTES:

Chairman Vukonich stated that the statement on family transfers on the top of page 2 was unclear and wished to amend the minutes accordingly. Mulcahy noted that it should read one transfer per family member per county.

Motion made by Shepard to amend page 2 of the minutes as recommended. Seconded by Duffy.

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

Motion made by Duffy to Approve the June 15, 2021 Minutes as amended, Seconded by Shepard. Voting Yea: Vukonich, Shepard, Byrd-Rinck, Nelson, Smith, Kavanagh, Duffy.

VISITOR OR PUBLIC COMMENT: None.

PUBLIC HEARINGS AND ACTION:

Chairman Vukonich read the notice of hearing and asked for the staff report presentation for CZC-21-05 and CCU-21-02:

Zone Change:

The applicant, Toby Gilchrist, is requesting a zone change for 302 Meadow Lake Boulevard from the current CR-5 two-family designation to a CRA-1 multi-family residential designation. The applicant amended the application that was reviewed by the Planning Board in February. The vacant property is approximately 2.5 acres in size and is located approximately ¼ mile north of Highway 2 on Meadow Lake Blvd. The property is described as Assessors' Tract's 2BDEA and 2BDAEA of Section 7, Township 30 North, Range 20 West, P.M.M., Flathead County.

Conditional Use Permit:

The applicant, Toby Gilchrist, is requesting a Conditional Use Permit to construct 36 units of apartments in two buildings, eighteen units in each building. The applicant amended the application that went before the Planning Board in February. The proposed two-story apartments will access Meadow Lake Blvd at the intersection with Best Way. The vacant property is approximately 2.5 acres in size and is located approximately ¼ mile north of Highway 2 at 302 Meadow Lake Blvd. The property is described as Assessors' Tract's 2BDEA and 2BDAEA of Section 7, Township 30 North, Range 20 West, P.M.M., Flathead County.

City Planner Mulcahy presented Staff Reports CZC-21-05 and CCU-21-02 reviewing each of the Findings of Fact and Conditions. Mulcahy noted that the requested zone change from CR-5 Two Family Residential to CRA-1 Residential Apartment complies with the 2019 Growth Policy. There is property zoned as CR-5 to the north and a surrounding mix of CR-3, CR-1, CI-1 and CI-2. With the current zoning the area already has the

CITY OF COLUMBIA FALLS
MINUTES OF THE REGULAR MEETING
HELD JULY 13, 2021

possibility of higher density housing. This project had a hearing earlier in the year but the Board denied the staff report based on traffic and pedestrian concerns. As the project was less than 40 units, the City had not required a Traffic Impact Study (TIS) to be completed before the February hearing. The applicant withdrew the project and further addressed issues raised by the Planning Board as well as having a Traffic Impact Study (TIS) completed. The TIS found there was no decrease in services by adding the proposed 36 apartments. The applicant added plans for a tot lot and a primitive interior walking path. Planner Mulcahy noted that the children will attend Ruder Elementary school and not Glacier Gateway, as was discussed in the previous hearing.

Chairman Vukonich asked the Board if they have any questions for staff. Kavanagh asked what the current density was based on zoning. Mulcahy stated it was currently CR-5, a two-family zone, so the two lots could currently have 4 houses without having to subdivide. Mulcahy noted that this property is a transitional use, creating beneficial use to the single family residences by buffering the visual and sound from the industrial area. Board discussed possible for higher density under the current CR-5 zoning than that proposed in the application. Vukonich noted that the Growth Policy designated this area as higher density. Duffy asked about the site distance needed at the entrance of the project, clearing of the property, and if the area needed grading. Mulcahy noted that the applicant has indicated that the area will likely be clear cut; no grading is needed but maybe some limb and shrub removal. Discussion ensued on who would maintain the site distance clearing. Board will consider adding a condition. Shepard questioned if the applicant and the Garnier Heights Subdivision had met with the County about the problem roads. Mulcahy replied that he was not sure if they had. The City has talked to the Flathead County Road Department Director about an expanded path but there is currently no funding for additional paths. Vukonich asked Mulcahy to summarize the changes made from the previous proposal. Mulcahy noted that during the previous hearing the applicant did not have a completed TIS as it was not required by the City. He noted that the TIS addressed the main concerns of the Board. The applicant also looked at a 4-way intersection at Meadow Lake Blvd and have aligned the driveway to Best Way. The applicant also addressed recreation on site as well as school transportation. Mulcahy also noted that the conditions include installing the water main extension to include a primitive path. Shepard noted this area is in the comprehensive Transportation Plan that is currently being developed with MDOT and Flathead County.

Chairman Vukonich asked if the applicant wished to address the Board. Aaron Wallace of 406 Creative represented the applicant. He noted that the staff report, not the zone change or CUP, was denied in the previous meeting. The applicant has completed a TIS and addressed the neighbors' concerns. The plan is for two 8-unit apartments buildings. Each building will consist of 8 two-bedroom units, 2 studio apartments, 2 1-bedroom units, and 6 3-bedroom units. Each unit will have the required 2 parking spots. They will be 2 stories, similar to single family residences, and have a natural tone to them. The applicant stated that the goal for these apartments is to provide long-term rentals at market rates for people that work here. He discussed the site plan and building layout. They will keep as many trees as possible to use as a buffer to neighboring properties. A six-foot tall privacy fence will be installed along the perimeter. A primitive walking path will weave through the buffer trees and a tot lot has been added to the property. Wallace discussed the clear vision triangle (CVT) compliance for the property. He noted that while the applicant is an advocate for a solution to the pedestrian issues, it is a larger issue than just this development.

Chairman Vukonich asked the Board if they had any questions for the applicant. Duffy asked about the distance between the road pavement and the properties sidewalk, is there room for widening the road? The applicant stated it is a conceptual drawing but they are open to move it so it could have less grading. Wallace then stated the max lot coverage is 40% and they are using 25%. The project is allowed in the requested zone and also

CITY OF COLUMBIA FALLS
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meets the 2019 Growth Policy. Shepard asked if the neighbors had been consulted. The applicant talked on the phone with the northern neighbors and restated the improvements made to the project proposal. Kavanagh asked about site grading and the retaining walls shown on the site plan. Wallace stated that it will be slab on grade and the retaining wall will allow patios to be on the same grade. Vukonich asked about the lack of a southern perimeter fence. Wallace replied that the lot to the south is open for development and has a steep grade. They would like to leave their options open unless the fence is required. Kavanagh said the vegetation buffer to the neighboring properties could be increased and asked if the large 2nd story windows on the west side could create a privacy issue. Wallace said they are flexible on the internal landscaping and want to save as many trees as possible, but also doesn't want dark areas to create security issues. One of the two western windows could be moved. Wallace noted that there already could be a 2nd floor window privacy issue with a standard single-family home under the current zoning. Kavanagh asked about the interior primitive walking path and the vegetative buffer. Wallace noted that the drawing shows the path along the perimeter but it will weave through the trees, be roughly 2 feet wide and will be built so it doesn't remove the vegetative buffer.

Toby Gilchrist, the owner/ applicant. He thanked the Board for the hearing. He said he spoke with the northern neighbor on the phone. They were concerned with parking, a fence, and overall design. Once shown the site plan he noted that they were ok with the design. The aerial view of the CVT is different than on the ground. Most of the CVT area is currently small shrubs. He said he chose the property based off the 2019 Growth Policy and it is a good mix of units for families. Duffy asked Brent Foley, the civil engineer, about the fire access. Foley said Fire Chief Weeks had approved the plan and that the buildings were sprinkled.

Chairman Vukonich opened the Public Hearing at 7:36 PM. There were 4 written comments.

Brooke Stearns-Lawson. 292 Meadowlake Blvd. She reported that she is the northern neighbor. She had questions on if the TIS considered Garnier Heights, if it looked at present and future growth, where the bus stop was, and about overflow parking. She stated that Meadow Lake Blvd's problems need to be addressed before more growth. She asked if the project could hold off until the Transportation Plan was completed. The sidewalk stopping at her property could cause an issue. It was hoped the CVT would only affect 2 trees on her property or it would change her amount of privacy on her own property.

Jelani Lawson. 292 Meadowlake Blvd. He noted that he had a positive conversation with the applicant Toby Gilchrist on the phone. The pedestrian path inside the fence is a concern to him. He said it might be better on the inside of the landscaping instead of next to the fence. He understands vehicles are essential to live in Montana, so he is concerned with visitor parking. Between this project and Garnier Heights there will be around 140 new units. This adds a lot more people to one street. He discussed traffic issues and said the two projects could add 500-600 new people.

Aaron Wallace, 406 Creative. The primitive path shown is in a conceptual location. As for the overflow parking, most projects require less than what this one does. The residents tend to self-regulate, such as they do at the Highline apartments.

Nikki Lintz, manager of the Highline Apartments and others in Whitefish. Overflow parking is not an issue at these other apartment locations. Not everyone is allocated 2 parking spots. For example, a studio would get one spot and not everyone is home at the same time.

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Jelani Lawson, 292 Meadowlake Blvd. Those locations also have fairly close on street parking. The closest possible parking is across the highway at Super 1. That would only add more trips to pick up visitors.

Chairman Vukonich closed the Public Hearing at 7:53 PM.

Kavanagh said the project meets the Growth Policy and while it would be good to have the Transportation Plan adopted, the area could already have higher density with the current zoning. City Attorney Breck discussed the importance of the Growth Policy noting that developers and investors rely upon the document to plan growth. Attorney Breck noted that a project cannot be denied on the basis of something the state, county or city has not done; if so, it would not hold up in court noted Breck. Breck also noted that Garnier Heights to the north was just approved and it is a larger project. Kavanagh stated the completed comprehensive Transportation Plan will help the area but the City can't enforce a plan that does not exist.

Motion made by Duffy to approve CZC-21-05 as Findings of Fact, Seconded by Shepard.
Voting Yea: Vukonich, Shepard, Byrd-Rinck, Nelson, Smith, Kavanagh, and Duffy.

Motion made by Kavanagh to approve CZC-21-05 to City Council, Seconded by Duffy.
Voting Yea: Vukonich, Shepard, Byrd-Rinck, Nelson, Smith, Kavanagh, and Duffy.

Motion made by Shepard to approve staff report CCU-21-02 as Findings of Fact, Seconded by Nelson.
Voting Yea: Vukonich, Shepard, Byrd-Rinck, Nelson, Smith, Kavanagh, and Duffy.

Motion made by Duffy to add Condition 18: Applicants will provide long-term maintenance of the foliage in Meadow Lake Blvd for the site of distance. Seconded by Shepard. Voting Yea: Vukonich, Shepard, Byrd-Rinck, Nelson, Smith, Kavanagh, and Duffy.

Motion made by Kavanagh to add Condition 19: (Identical to Garnier Heights) The applicants shall request the Montana Department of Transportation to consider signalizations and timing movements at Hwy 2 and Meadow Lake Boulevard. Seconded by Shepard. Voting Yea: Vukonich, Shepard, Byrd-Rinck, Nelson, Smith, Kavanagh, and Duffy.

Kavanagh asked about cash-in-lieu for the sidewalk to add to a larger area project, similar to what the Board approved for Garnier Heights. The applicant concurred with this thought. Mulcahy said this would be similar to what was done in the Scenic View and Talbot Rd areas.

Motion made by Kavanagh to add Condition 20: (City Staff will duplicate the Garnier Heights language) At the City's discretion, cash in lieu of installing a sidewalk can be explored along the Meadow Lake Blvd. Seconded by Shepard. Voting Yea: Vukonich, Shepard, Byrd-Rinck, Nelson, Smith, Kavanagh, and Duffy.

Motion made by Byrd-Rinck to add Condition 21: Applicants will work with School District 6 on appropriately siting a bus stop. Seconded by Nelson. Voting Yea: Vukonich, Shepard, Byrd-Rinck, Nelson, Smith, Kavanagh, and Duffy.

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Motion made by Kavanagh to approve CCU-21-02 with Conditions to City Council, Seconded by Shepard.
Voting Yea: Vukonich, Shepard, Byrd-Rinck, Nelson, Smith, Kavanagh, and Duffy.

ADJOURNMENT

Motion made by Nelson to adjourn at 8:28 PM, seconded by Kavanagh.

Chairman,

Alex Vissotzky | Public Works Clerk

DRAFT

NOTICE OF PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN, that the City Council of the City of Columbia Falls, Montana, will hold public hearings beginning on July 19, 2021 at 7:00 p.m. in the Columbia Falls City Hall, 130-6th Street West, Columbia Falls, Montana, for the following purposes:

Preliminary Budget

Presentation and consideration of the preliminary budget for fiscal year beginning July 1, 2021 and ending June 30, 2022. This hearing will be continued until final adoption of the budget after receiving the certified taxable valuation.

Special Assessments

Consideration of the adoption of the Street Lighting District and Street Maintenance District assessments for FY2021/2022. Council will hear any objections to the final adoption of the resolution levying special assessments for FY 2021/2022. Special Assessments are estimated as follows:

Street Lighting District	\$ 30,049
Street Maintenance District	\$316,000

Individual property payment schedules are available for inspection ten (10) days from this notice, in the office of the City Clerk, 130 6th Street West, Columbia Falls, Montana, during regular hours Monday through Friday, 7:00 AM to 6:00 PM.

Permissive Medical Levy

Consideration of adoption on the proposed tax levy to fund health insurance premium contributions for group benefits beyond the amount of contributions in effect on June 30, 1999. The actual mills for consideration will be made available upon receipt of the certified tax valuation for the year.

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

DATED THIS 21st DAY OF JUNE, 2021

s/Barb Staaland, City Clerk

Publish: Sunday July 4th and Sunday July 11th

July 30, 2021

To: Mayor and Council

From: City Manager Nicosia and Detective Denham

RE: Unfinished Business – Martha Road Traffic Complaints Follow Up

Public Safety is always a priority in City operations. Since the last Council meeting, the City has taken the following steps regarding the Martha Road Traffic Complaints:

1. Police Department has continued directed traffic enforcement.
2. Public Works Streets Crew applied the traffic calming striping, narrowing the driver's lanes to 11'.
3. The Traffic Cart was deployed for north bound traffic from the 27th, after traffic calming paint, through this afternoon and additional data for south bound traffic will be presented at the meeting.
4. Detective Denham updated his S.A.R.A model report (attached).
5. City Manager and Public Works Director met with WGM traffic engineers to review the national traffic safety process – referred to as the 4 E's:
 1. Education
 2. Enforcement
 3. Engineering
 4. Evaluation

The City is continuing education and enforcement and has begun the official engineering phase through the data collection and traffic analysis. I am providing traffic cart results from early July, before traffic calming, and after traffic calming and I am pleased to report that traffic speed has reduced 4-5 mph with a noted reduction in the number of speeders. I am attaching the traffic cart results to this report. As the City moves forward toward the evaluation process, I will note that City staff follows the same process, applying the policy equally across the City for all such traffic evaluations. While the City's current traffic policy refers to the public works or police chief evaluating or engineering the need, often referred to as a "warrant" study in traffic engineering, the 4 E process is essentially what the City staff follows with each request. Upon completion of additional data collection, City staff will meet with WGM Traffic engineers to complete the engineering and evaluation phases, including recommendations to Council. If the evaluation phase requires Council to take action, such as installing more evasive traffic calming measures or reducing the speed limit, the City will have to give notice of the action and hold a public hearing. As noted by the City Attorney, there is a formal process for City Staff and Council to follow for traffic concerns, similar to other actions taken by Council.

The City's Transportation Plan includes a section on Traffic Calming and fortunately, this will specify the 4E approach into City Policy as opposed to the less clear Traffic Code referring to the manual and specifications approved by the state highway commission of Montana:

10.27.020 Manual And Specifications

All traffic-control signs, signals, and devices shall conform to the manual and specifications approved by the state highway commission of Montana. All signs and signals required hereunder for a particular

purpose shall so far as practicable are uniform as to type and location throughout the city. All traffic-control devices so erected and not inconsistent with the provisions of state law or this title shall be official traffic-control devices.

However, the manual and specifications referred to in City code follow the national traffic safety standards that provide the process and detailed policy that City staff follows.

Detective Denham and I will be presenting additional information during the meeting. I am providing Detective Denham's updated report as well as photos, traffic data collection information.

The most recent comprehensive traffic calming report was prepared for the City of Missoula and provides a very detailed analysis of the state and federal regulations. Despite being a significantly smaller City, the regulations we apply are nonetheless the same.

Here is the link: <https://www.engagemissoula.com/neighborhood-traffic-safety-program>

MARTHA ROAD, COLUMBIA FALLS, MT.
SPEEDING / RECKLESS DRIVING COMPLAINT(S)

S.A.R.A. MODEL FOLLOW-UP REPORT

Det. Gary Denham 07/28/2021

On 06/19/2021, I completed a detailed investigation and analysis of complaints regarding speeding vehicles and reckless driving on Martha Rd. I employed a community-based problem-solving model known as the S.A.R.A. model. This model, crafted from Problem Oriented Policing (POP), is a decision-making model that incorporates analysis and research, tailoring solutions to specific problems, and most importantly, evaluating the effectiveness of those responses. S.A.R.A. was developed to help build partnerships between the police and the community by working in concert with one another to solve mutual concerns and problems.

The acronym S.A.R.A. stands for:

Scanning= Identifying, prioritizing, and selecting problems that need addressing using both data from police and other sources as well as community and citizen input.

Analysis= Deeply analyzing the causes of the problem, including the underlying causes of repeated calls for service and crime incidents.

Response= Determining and implementing a response to a particular problem. Ideas for responses should be “evidence-based” and tailored to the specific problem using general principles of good crime prevention.

Assessment= Requires assessment and evaluation of the impact of the response and recommending alternatives.

In response to multiple complaints from a single Martha Rd. resident, I examined the problem (real or perceived), identified, prioritized, and selected the issue that needed addressing using both data from police and other sources as well as community and citizen input. This process led to the identification of occasional speeding vehicles, and perhaps at least 1 case of speed so great it could have possibly been perceived as reckless driving; had in fact occurred on Martha Rd between 13th Street to the north, and Beth Rd to the southwest.

During the analysis phase of the investigation, the main cause(s) of the problem (speeding), including any underlying cause(s), repeated calls for service, potential issue(s), or contributing factors were examined, dissected, and noted. The investigation revealed there had been **no crashes** on Martha Rd. in the recent past, however, there **have been crashes in other residential areas of the city**. There were **no reported crashes involving a vehicle v. pedestrian, or vehicle v. bicyclists**. It was also determined that **most crashes in Columbia Falls residential areas involve right-of-way violations** that include failing to yield the right of way at stop signs, while backing out of a driveways, at uncontrolled intersections where drivers are confused or simply do not know who is required to yield to whom and **are NOT speed related**.

The analysis revealed there were numerous complaints regarding reckless driving and excessive speed, **mainly from one resident of Martha Rd**. The complaints were all speed related in nature and had historically involved vehicles with teenage drivers and teenage passengers. **The fears and concerns** of the complainant, as well as Law Enforcement, **was the safety of numerous small children** who play in the dirt driveways and “**sometimes wander into the street**” to chase an errant ball or toy.

The analysis also revealed **Martha Rd. is relatively flat and level** without any noticeable downward or upward grade. There is slight curvature in the road near the intersection of 13th Street to the north, and slight curvature again just past the intersection of Diane Rd. to the south. **Martha Rd. visually appears to be wider than most residential streets due only to the lack of curbing or sidewalks, as seen on Diane Rd, directly east of Martha Rd. There have been NO reported incidents of speeding or reckless driving on Diane Rd.**

During the response phase of the investigation, it was determined **the options available to the City** that may ‘aggressively’ address the perceived issue of speeding are **extremely costly and not practical** given the **lack of ‘negative’ reported issues on Martha Rd.** other than the very recent reported speeding concerns from the one complainant. The options available included roadway narrowing, speed restriction apparatus’s, road closures that obstruct traffic movements in one or more directions, such as median barriers, **these options are major construction undertakings and again are not feasible nor are they needed for Martha Rd,** or the city of Columbia Falls.

The Columbia Falls Police Departments’ response to the complaint has been and continues to be three pronged. First, every police officer has conducted **extra patrols on Martha Rd.** Given the fact these officers work different shifts, at different times of the day and night, their presence on Martha Rd. would not be ‘presumed’ or expected at any given time and would be completely random.

Secondly, Officers were advised to stop every **motorist detected traveling faster than the 25 MPH residential speed limit by way of a traffic stop,** and either counsel the driver or issue a citation for the violation or both. To this date, and **upon completion of over 100 completed extra patrols on Martha Rd, Officers from the Police Department have not**

detected, nor has there been one single traffic stop for any traffic violation including speeding. Upon completion of the S.A.R.A. project, **my recommendation was to continue a highly visible and aggressive traffic enforcement campaign** with an emphasis on reducing speed and identifying driver behaviors that could be construed as reckless, careless, or aggressive, **and to explore the possibility of employing traffic calming measures** which included several different choices and ideas.

In an attempt to remedy the issue (real or perceived), **City administration choose to employ traffic calming measures** in the way of applying **lane delineation paint**, thus clearly marking a solid white ‘fog line’ and identified lane separation for occasional east/west and predominantly north /south bound traffic. **This type of semi-permanent fully reflective road paint is called retro reflection.** These types of paint contain glass beads and **enhance night-time reflectivity, higher visibility, and safety for the driver.** The ‘fog line’ leaves ample room for vehicles as large as a full-size truck to park on the side of the road without the tires making contact with the fog line.

In lieu of traditional calming, **roadway striping as a traffic calming option is best suited for Columbia Falls.** It is a low-cost alternative to **traditional vertical / horizontal roadway re-design which in the end, may cost upwards of millions of dollars.** Roadway striping has been proven to have less detrimental impact to emergency services, are less costly to construct, and **have been shown to reduce speeds by as much as 12 miles per hour.** The following is a breakdown of the total cost of material, man hours, and number of City employees assigned to apply traffic calming measures on Martha Rd:

Yellow Striping Paint: 7.5 gallons = \$375.85

White Striping Paint: 15 gallons = \$841.65

Glass reflective beads: 2 bags = \$ 55.60

Three City employees were assigned to the project and worked a total of 8 hours each. The traffic calming measures employed on the Martha Rd. cost the City \$ 1, 273.10.

As mentioned above the **alternatives included, speed bumps, road cushion, chokers, chicanes, medians, and traffic circles** all of which are extremely costly to construct and in other jurisdictions, **implementation has been very difficult due to negative impacts to local residents, persons with disabilities, and emergency vehicles such as fire trucks.**

The roadway striping chosen by the city provides greater flexibility to meet future changes, has no impact to drainage, and may provide bike and parking lanes. Striping has also been **proven effective on long, straight roadways where there are wide travel lanes** for some distances, (a virtual mirror image of Martha Road's engineering). (Robert Kahn, 2017).

This method of traffic calming is ideal for Martha Rd. as it changes the road dynamics to visually appear narrower than it actually is. **The implementation of this traffic calming project began in the early morning hours of Wednesday July 21, 2021, and was completed in the late afternoon/early evening of the same day.** Since the completion and implementation of the roadway striping on Martha Rd., **there have been 43 extra patrols** conducted at varying hours of the day and night, bringing the total number to approx. 150 extra patrols provided to and on Martha Rd. Again, **not one single traffic stop has been conducted, not one single traffic violation has been detected, and there has been no confusion as to the intended meaning of the striping.**

It is important to keep in mind that aside from ‘a few’ speeding complaints from one or two citizens on a city street that possibly has upwards of a hundred residents, **no crashes involving motor vehicles, bicycles, or pedestrians have occurred.** The fact that only one or two citizens have complained about speeding, certainly does not diminish the city or the police departments acknowledgement and concern that **speeding, from time to time, does occur not only on Martha Rd., but on every residential street in the city. The residents of Martha Rd. ARE NOT experiencing any more of a speeding / traffic issue than any other street, road, or thoroughfare in the entire City of Columbia Falls.**

I have included exhibits in the form of photos depicting Martha Rd. after the traffic calming road striping was applied. These exhibits should be examined in a ‘side-by-side’ comparison of the exhibits attached to the original S.A.R.A. report in order to give the reader a better understanding of how the road striping looks, and changes the roadway features to create an illusion of narrowing. The exhibits attached to the original report are photos of Martha Rd. prior to the application of any traffic calming measures. The speed trailer, containing a speed measuring device has been re-deployed to Martha Rd., and is recording additional data in regard to speed, dates, times, and direction.

I do not anticipate any data recorded from the speed trailer’s speed measuring device will be negatively conclusive or discouraging enough to encourage or force the police department to alter our chosen method of inspecting the City’s applied solutions to reducing speed on Martha Rd.

The method chosen by the Police Department is to continue conducting highly visible and random speed enforcement patrols in both moving and stationary configurations, and stop, cite, and educate drivers violating any traffic laws. There will no

doubt be additional complaints of occasional speeding however, that should in no way force or cause the city to reconsider or alter its chosen solution to address any speeding concern on Martha Rd.

Gary M. Denham

Detective,

Columbia Falls Police Department

07/29/2021

Works Cited

Robert Kahn, A. K. (2017, June 11). *Roadway Striping as a Traffic Calming Option*. Retrieved from
<https://www.fallschurchva.gov>:
<http://www.fallschurchva.gov/AgendaCenter/ViewFile/Item/302?fileID=8444>

Date: 07/27/2021 12:00 AM
Report Start Date: 07/12/2021 08:00 AM
Report End Date: 07/13/2021 08:00 AM

Item No.7.

Time Interval: 60 minutes

Speed Interval: 5 mph

Posted Speed Limit: 25 mph

Average Speed: 18 mph

Highest Speed: 35 mph

50th Percentile: 19 mph

85th Percentile: 25 mph

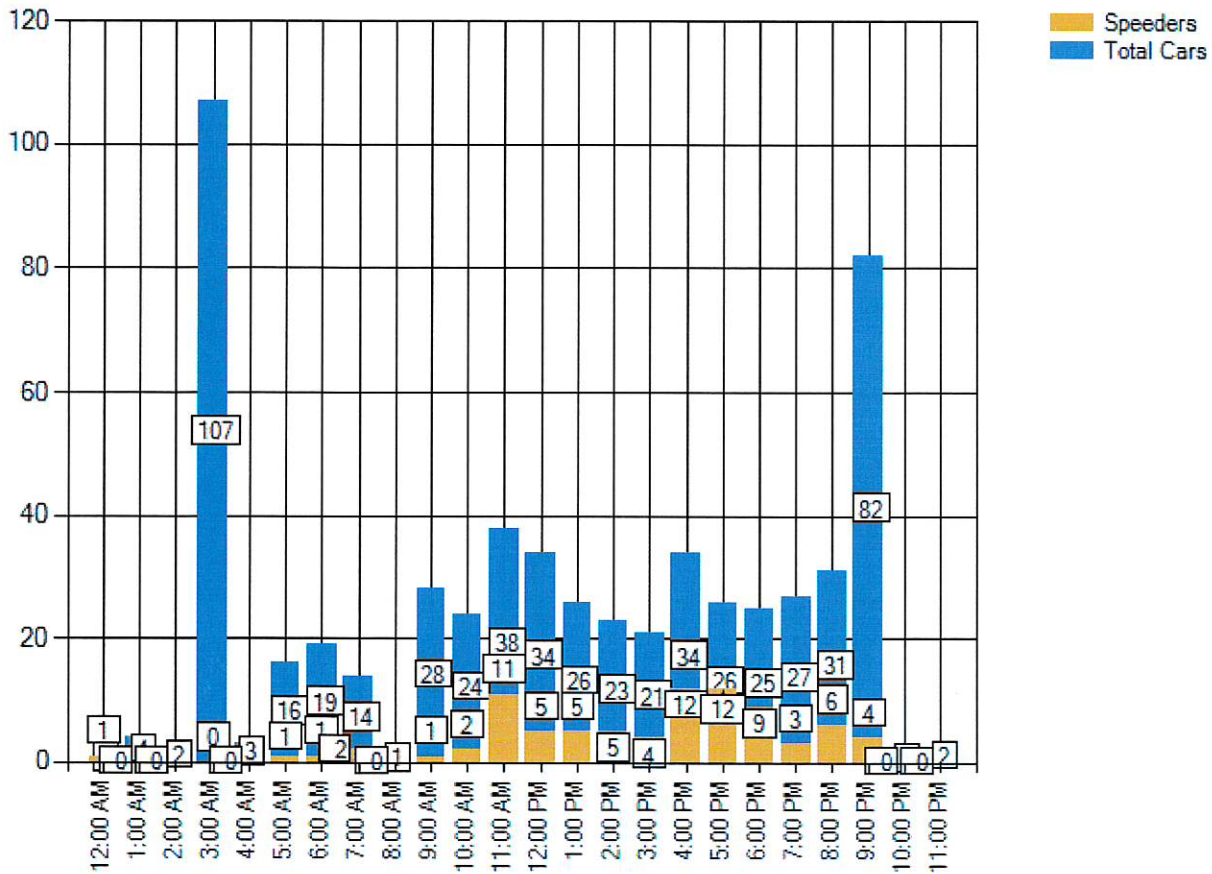
Number Above Speed Limit: 84

Total Number of Vehicles: 589

Comments:

Martha Rd, 10th and Heritage days

Before Traffic
Calming



Date: 07/27/2021 12:00 AM

Report Start Date: 07/14/2021 05:00 PM

Report End Date: 07/15/2021 12:00 AM

Time Interval: 60 minutes

Speed Interval: 5 mph

Posted Speed Limit: 25 mph

Average Speed: 19 mph

Highest Speed: 38 mph

50th Percentile: 21 mph

85th Percentile: 26 mph

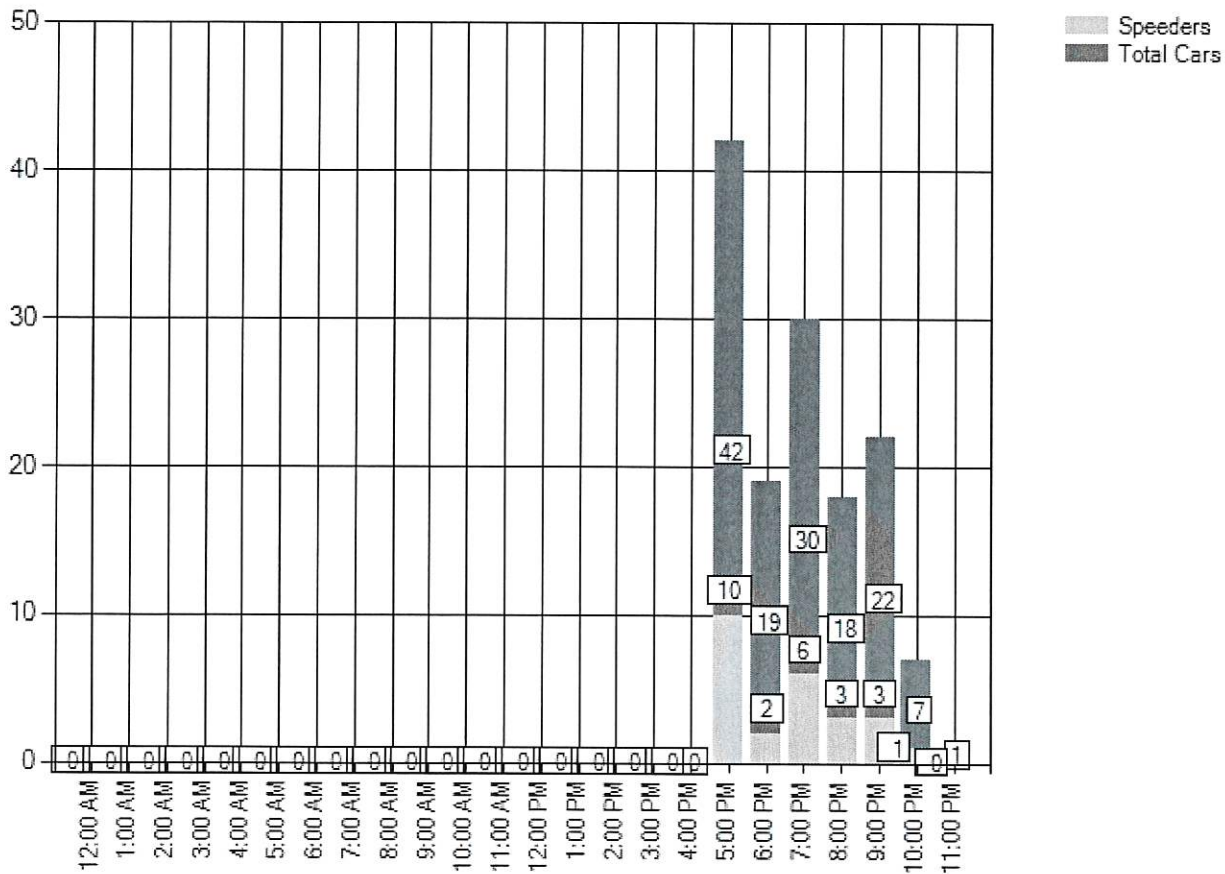
Number Above Speed Limit: 25

Total Number of Vehicles: 139

Comments:

Martha Rd, 10th and Heritage days

Before Traffic Calming



Date: 07/27/2021 12:00 AM
Report Start Date: 07/15/2021 12:00 AM
Report End Date: 07/15/2021 08:00 AM

Item No.7.

Time Interval: 60 minutes

Speed Interval: 5 mph

Posted Speed Limit: 25 mph

Average Speed: 18 mph

Highest Speed: 34 mph

50th Percentile: 19 mph

85th Percentile: 22 mph

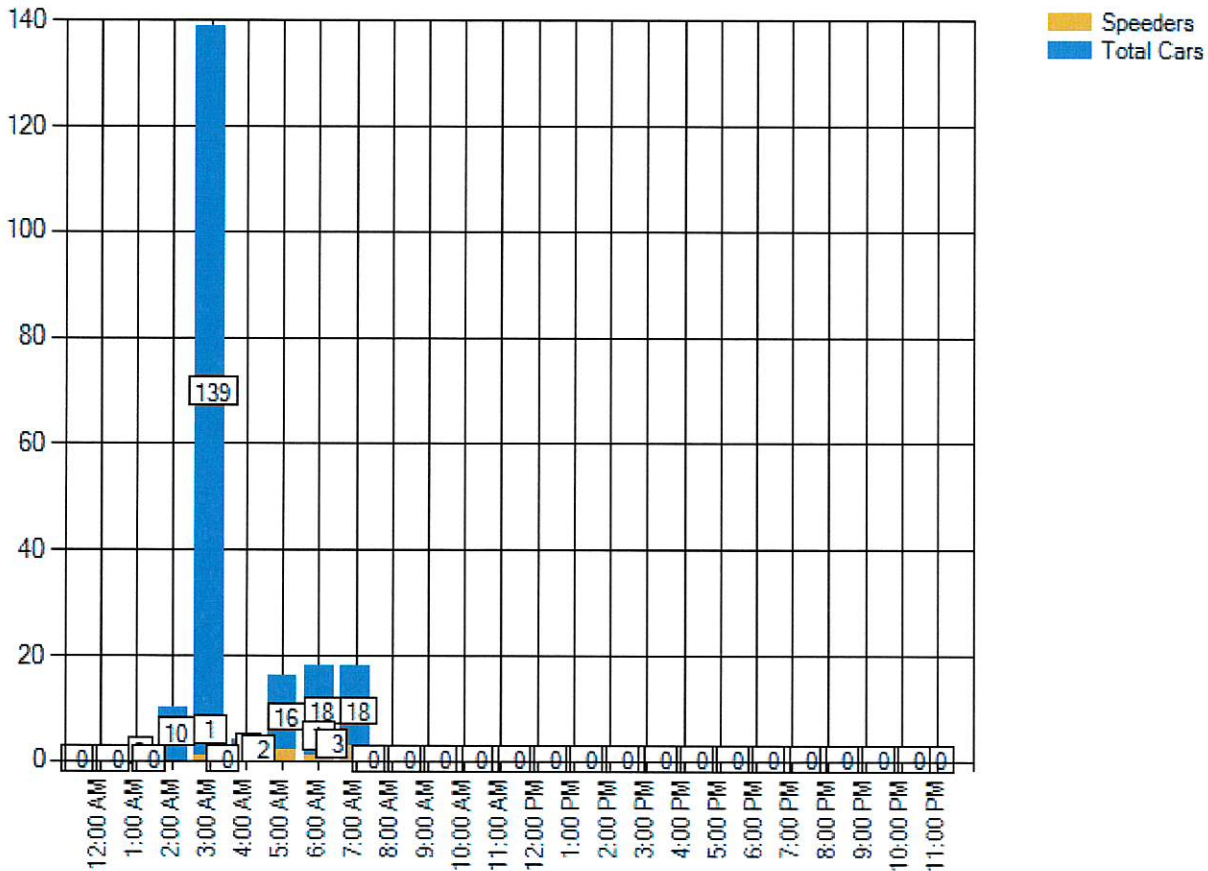
Number Above Speed Limit: 7

Total Number of Vehicles: 208

Comments:

Martha Rd. 10th and Heritage days

Before Traffic
Calming



Date: 07/30/2021 12:00 AM
Report Start Date: 07/27/2021 12:00 PM
Report End Date: 07/27/2021 08:00 PM

Item No.7.

Time Interval: 60 minutes

Speed Interval: 5 mph

Posted Speed Limit: 25 mph

Average Speed: 15 mph

Highest Speed: 33 mph

50th Percentile: 15 mph

85th Percentile: 21 mph

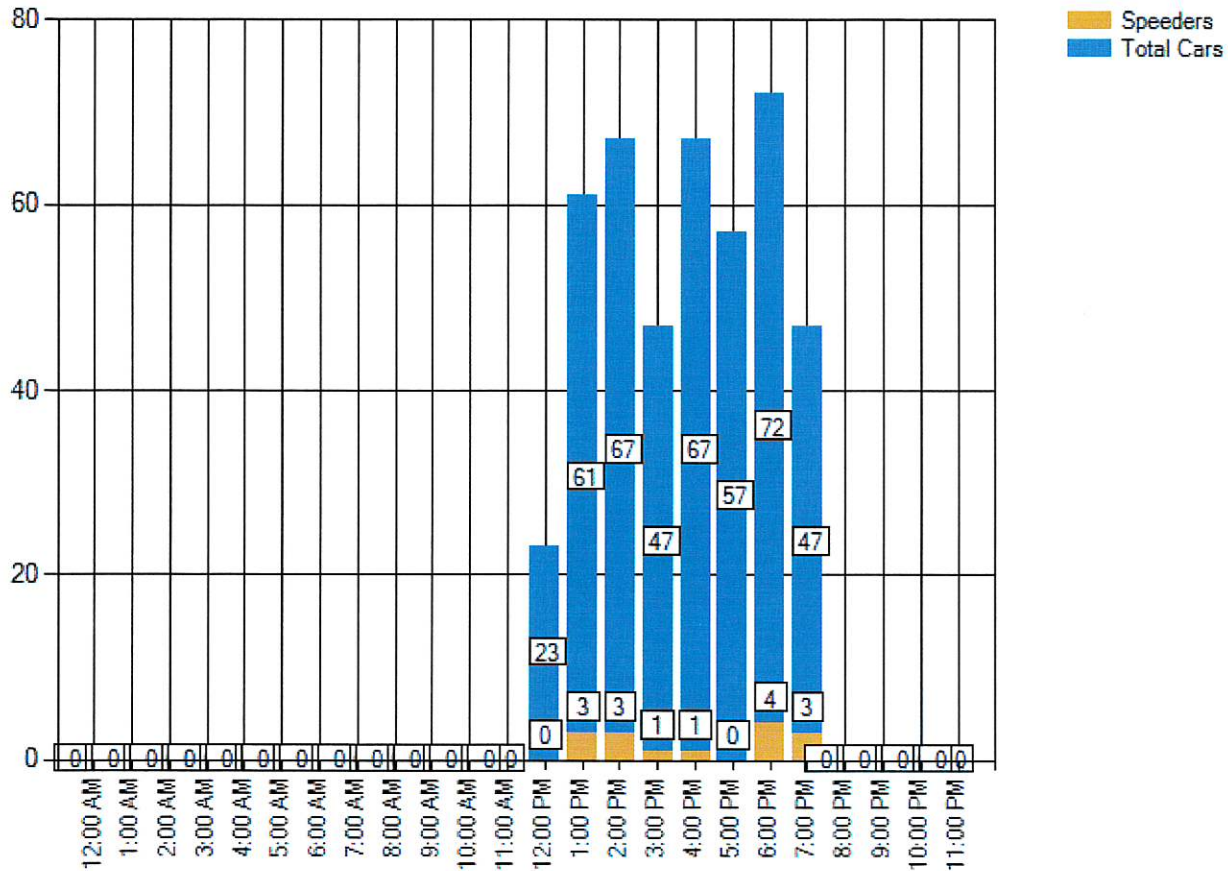
Number Above Speed Limit: 15

Total Number of Vehicles: 441

Comments:

North bound Martha Rd 27th - 30th

AFTER



Date: 07/30/2021 12:00 AM
Report Start Date: 07/27/2021 08:00 PM
Report End Date: 07/28/2021 05:00 AM

Item No.7.

Time Interval: 60 minutes

Speed Interval: 5 mph

Posted Speed Limit: 25 mph

Average Speed: 15 mph

Highest Speed: 30 mph

50th Percentile: 15 mph

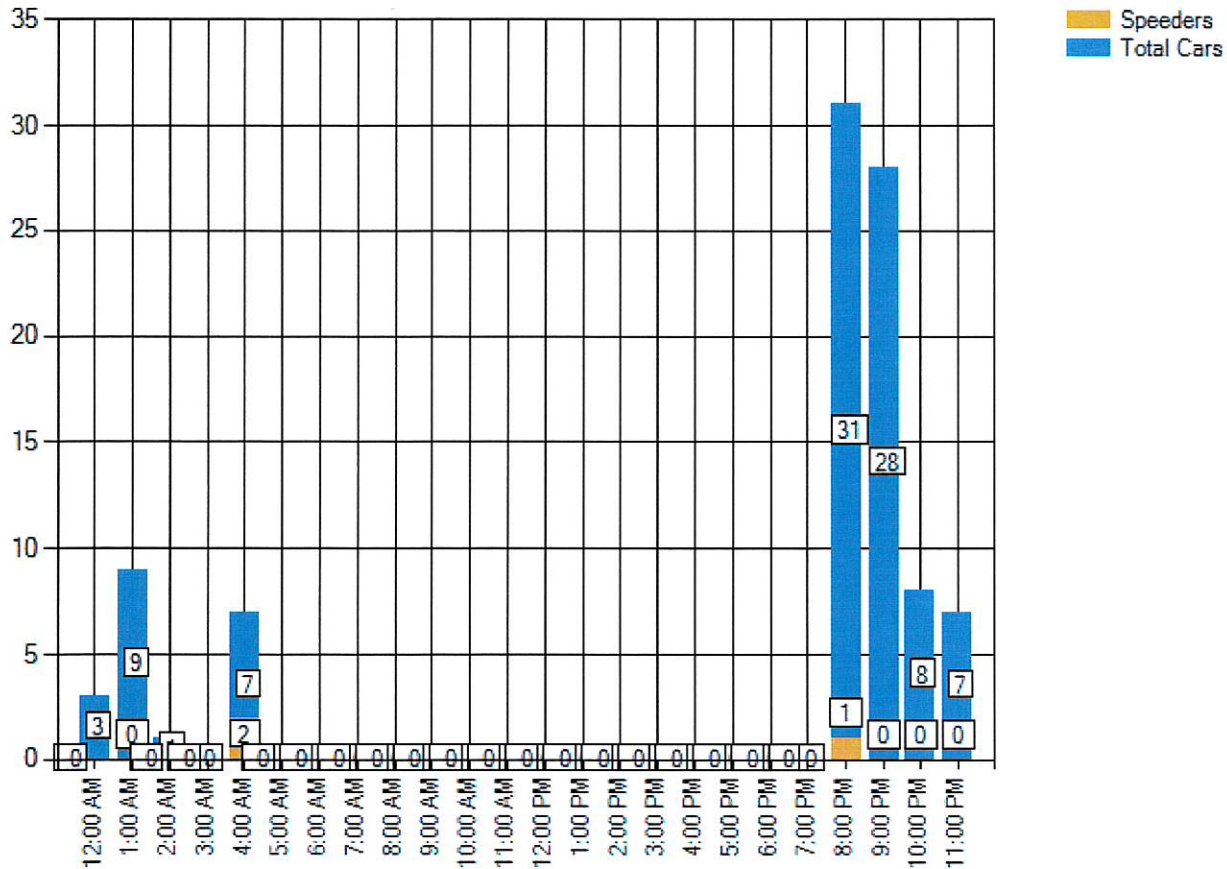
85th Percentile: 21 mph

Number Above Speed Limit: 3

Total Number of Vehicles: 94

Comments:

North bound Martha Rd 27th - 30th



Date: 07/30/2021 12:00 AM
Report Start Date: 07/28/2021 05:00 AM
Report End Date: 07/28/2021 01:00 PM

Item No.7.

Time Interval: 60 minutes

Speed Interval: 5 mph

Posted Speed Limit: 25 mph

Average Speed: 15 mph

Highest Speed: 32 mph

50th Percentile: 17 mph

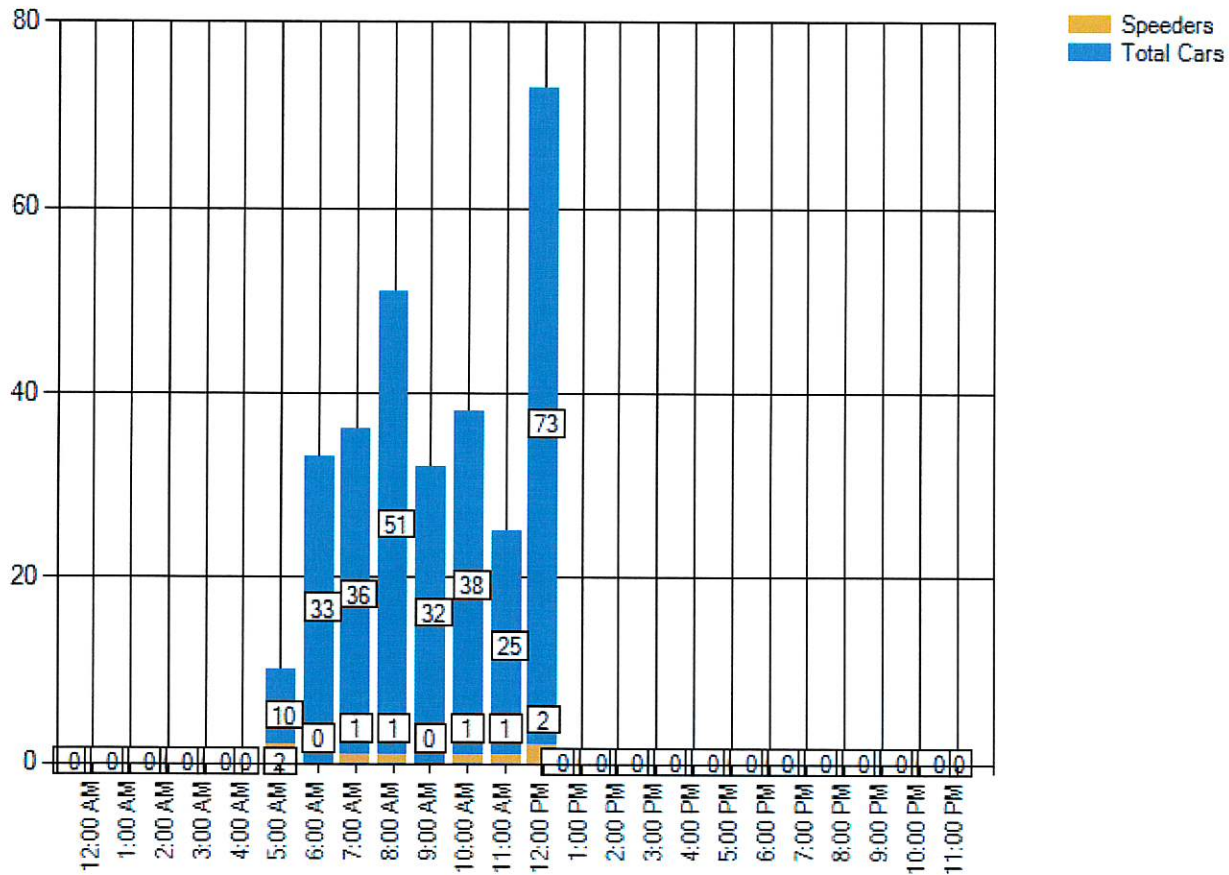
85th Percentile: 22 mph

Number Above Speed Limit: 8

Total Number of Vehicles: 298

Comments:

North bound Martha Rd 27th - 30th



Date: 07/30/2021 12:00 AM
Report Start Date: 07/28/2021 01:00 PM
Report End Date: 07/28/2021 09:00 PM

Item No.7.

Time Interval: 60 minutes

Speed Interval: 5 mph

Posted Speed Limit: 25 mph

Average Speed: 15 mph

Highest Speed: 36 mph

50th Percentile: 16 mph

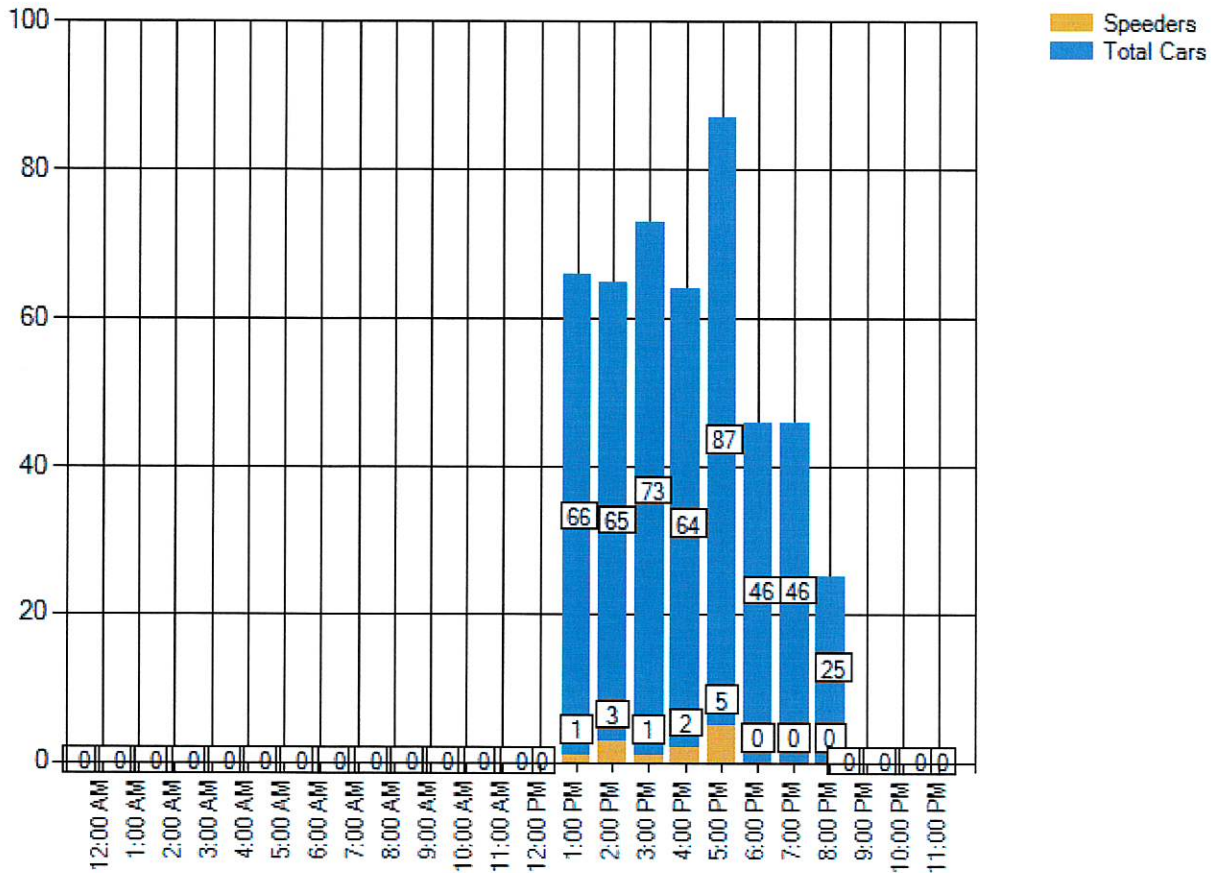
85th Percentile: 20 mph

Number Above Speed Limit: 12

Total Number of Vehicles: 472

Comments:

North bound Martha Rd 27th - 30th



Date: 07/30/2021 12:00 AM
 Report Start Date: 07/28/2021 09:00 PM
 Report End Date: 07/29/2021 05:00 AM

Item No.7.

Time Interval: 60 minutes

Speed Interval: 5 mph

Posted Speed Limit: 25 mph

Average Speed: 15 mph

Highest Speed: 27 mph

50th Percentile: 15 mph

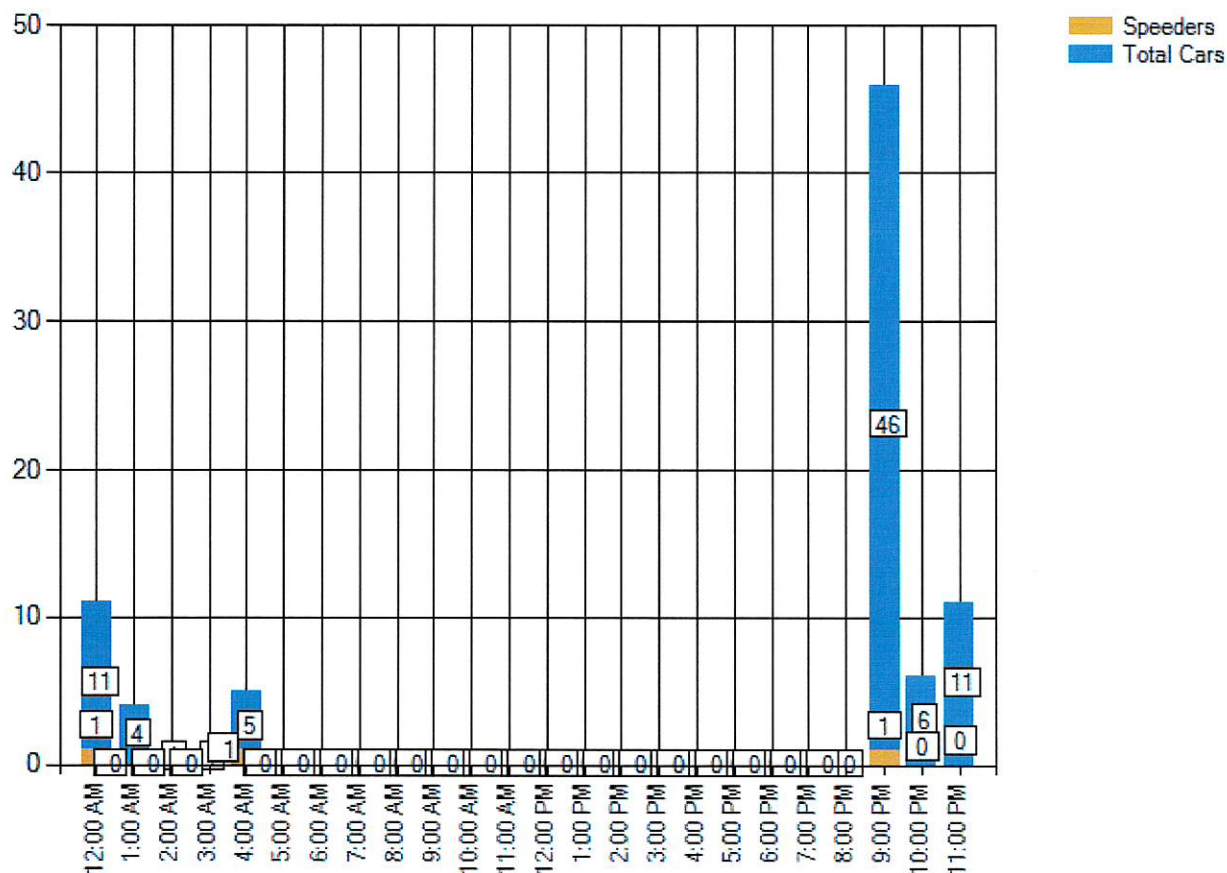
85th Percentile: 20 mph

Number Above Speed Limit: 3

Total Number of Vehicles: 85

Comments:

North bound Martha Rd 27th - 30th



Date: 07/30/2021 12:00 AM
Report Start Date: 07/29/2021 05:00 AM
Report End Date: 07/29/2021 01:00 PM

Item No.7.

Time Interval: 60 minutes

Speed Interval: 5 mph

Posted Speed Limit: 25 mph

Average Speed: 15 mph

Highest Speed: 33 mph

50th Percentile: 16 mph

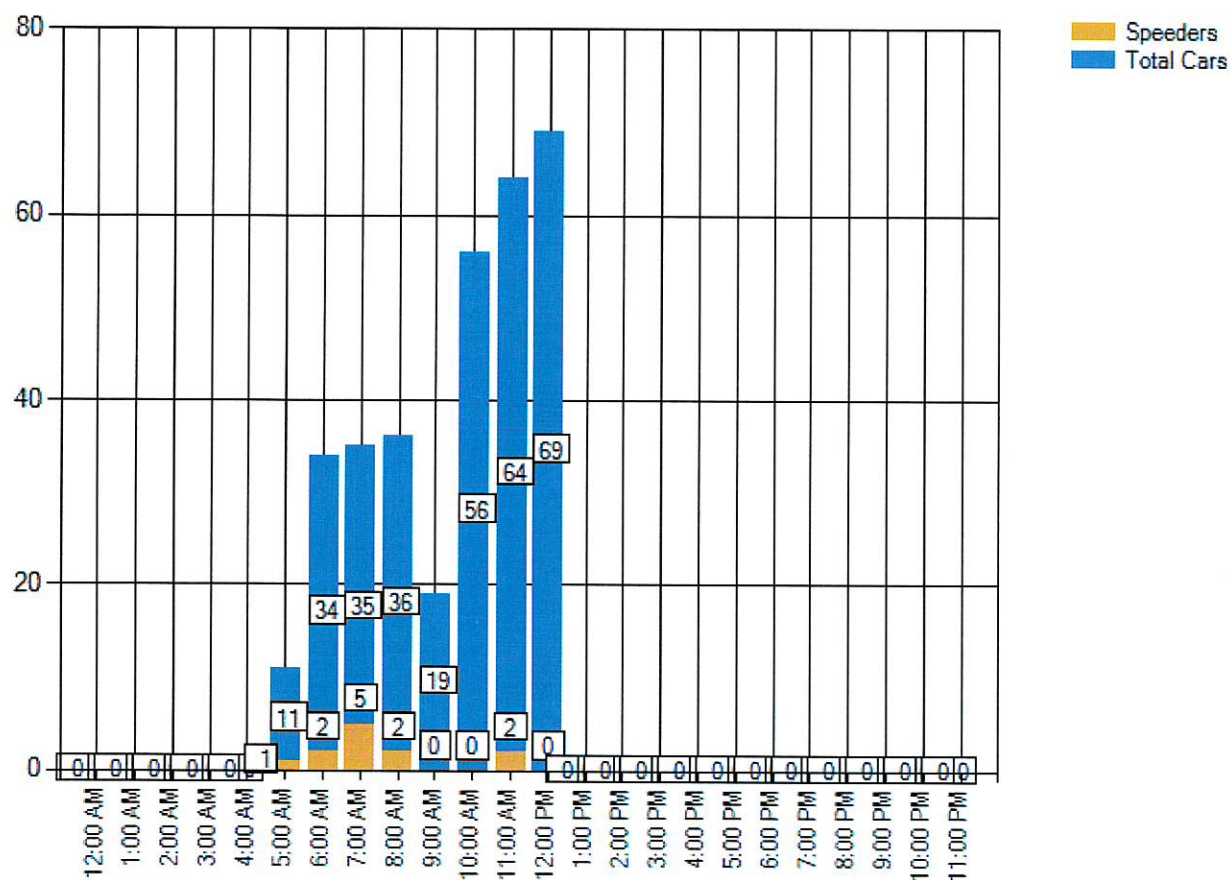
85th Percentile: 21 mph

Number Above Speed Limit: 12

Total Number of Vehicles: 324

Comments:

North bound Martha Rd 27th - 30th



Date: 07/30/2021 12:00 AM
Report Start Date: 07/29/2021 01:00 PM
Report End Date: 07/29/2021 09:00 PM

Item No.7.

Time Interval: 60 minutes

Speed Interval: 5 mph

Posted Speed Limit: 25 mph

Average Speed: 15 mph

Highest Speed: 34 mph

50th Percentile: 16 mph

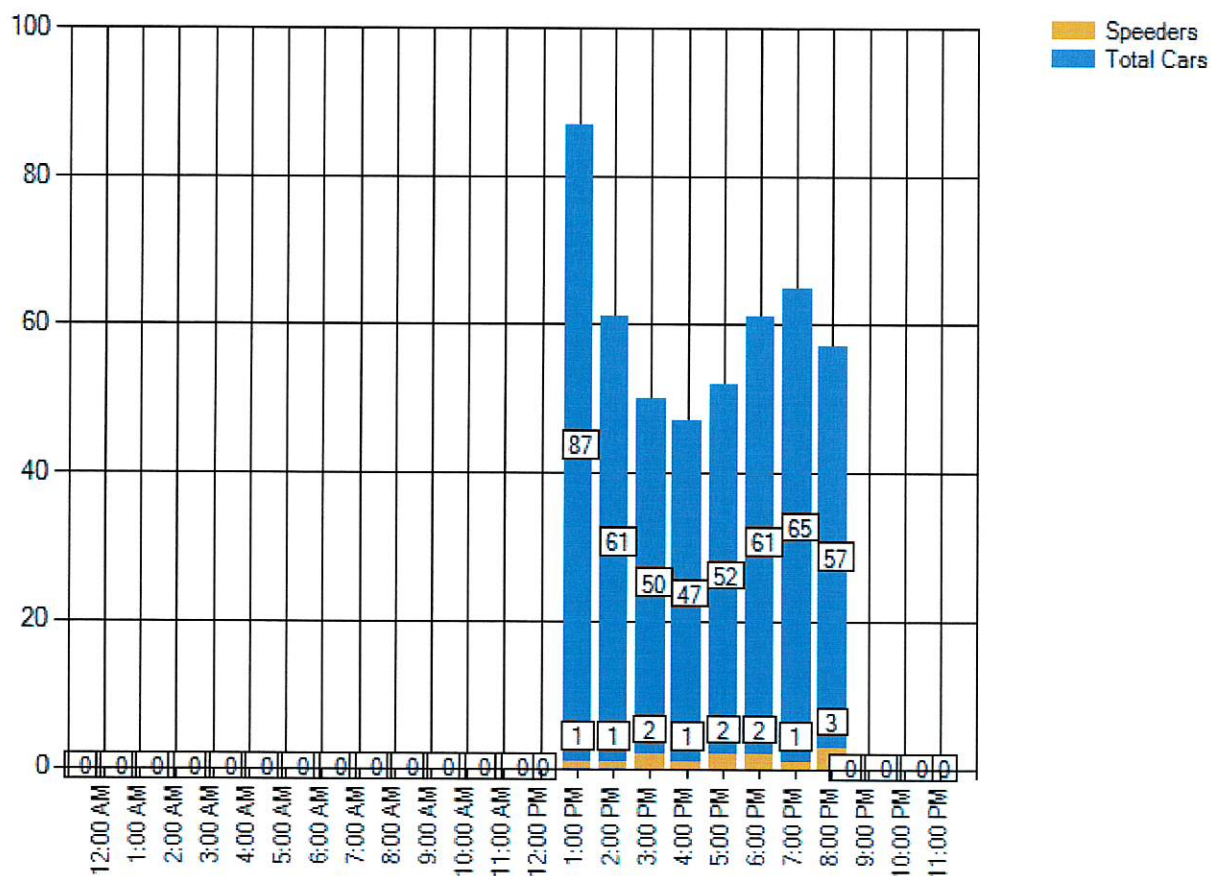
85th Percentile: 21 mph

Number Above Speed Limit: 13

Total Number of Vehicles: 480

Comments:

North bound Martha Rd 27th - 30th



Date: 07/30/2021 12:00 AM
Report Start Date: 07/29/2021 09:00 PM
Report End Date: 07/30/2021 05:00 AM

Item No.7.

Time Interval: 60 minutes

Speed Interval: 5 mph

Posted Speed Limit: 25 mph

Average Speed: 15 mph

Highest Speed: 25 mph

50th Percentile: 15 mph

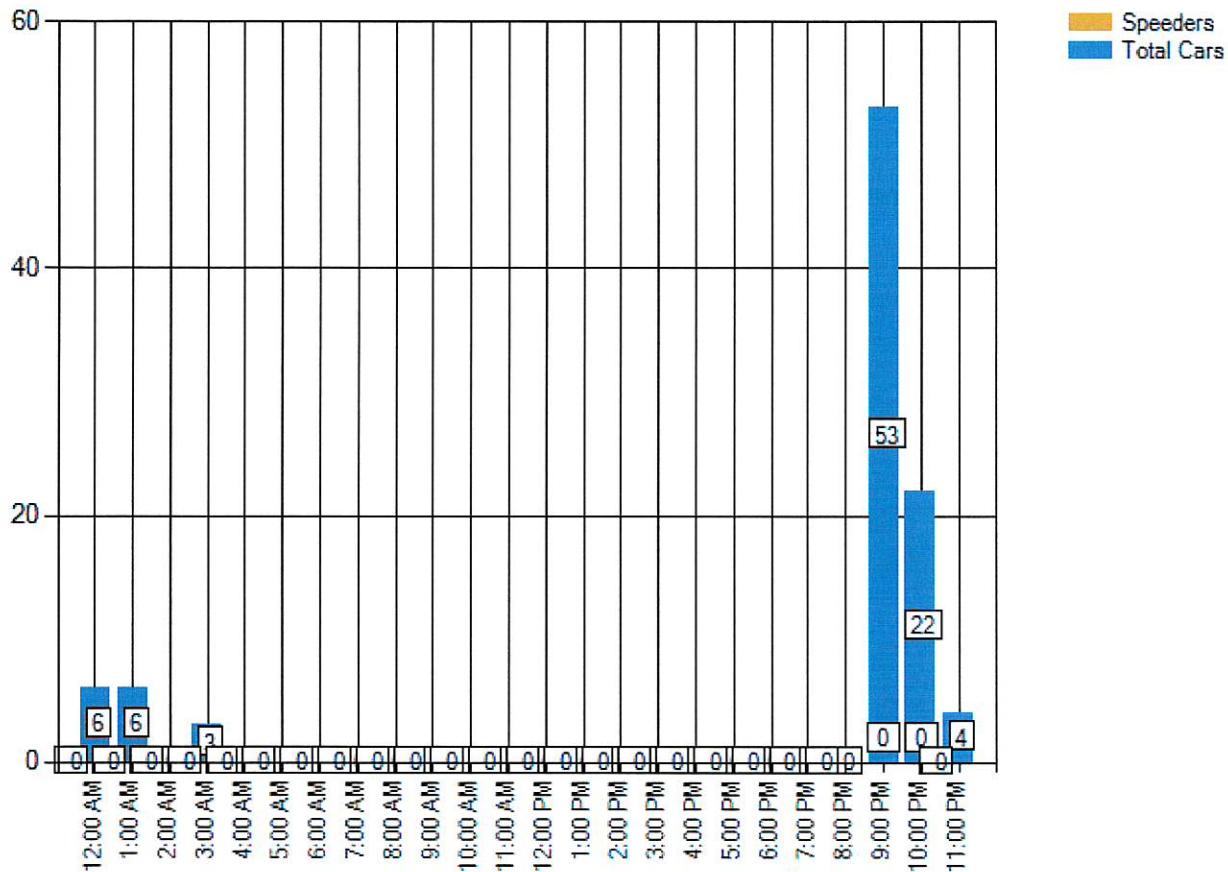
85th Percentile: 20 mph

Number Above Speed Limit: 0

Total Number of Vehicles: 94

Comments:

North bound Martha Rd 27th - 30th



Date: 07/30/2021 12:00 AM
Report Start Date: 07/30/2021 05:00 AM
Report End Date: 07/30/2021 12:00 PM

Item No.7.

Time Interval: 60 minutes

Speed Interval: 5 mph

Posted Speed Limit: 25 mph

Average Speed: 16 mph

Highest Speed: 27 mph

50th Percentile: 18 mph

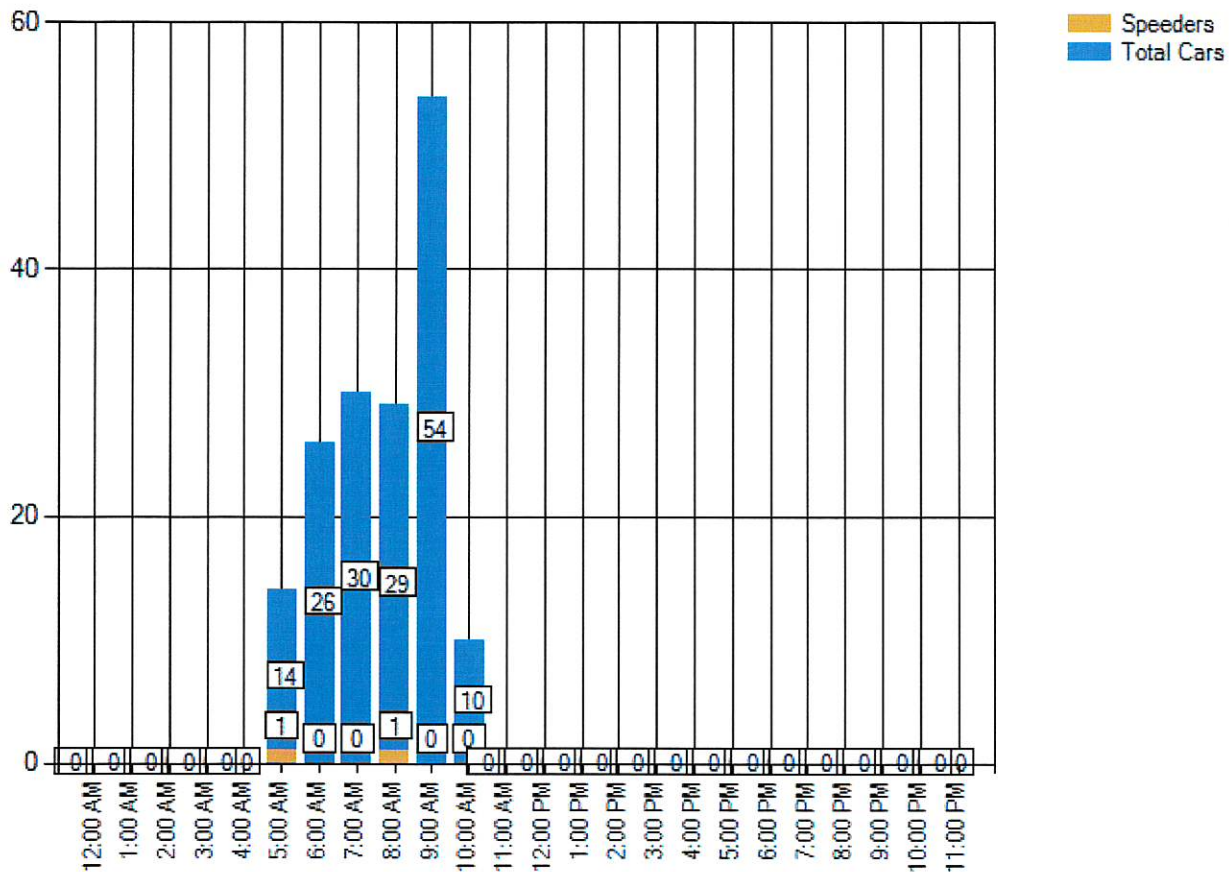
85th Percentile: 22 mph

Number Above Speed Limit: 2

Total Number of Vehicles: 163

Comments:

North bound Martha Rd 27th - 30th







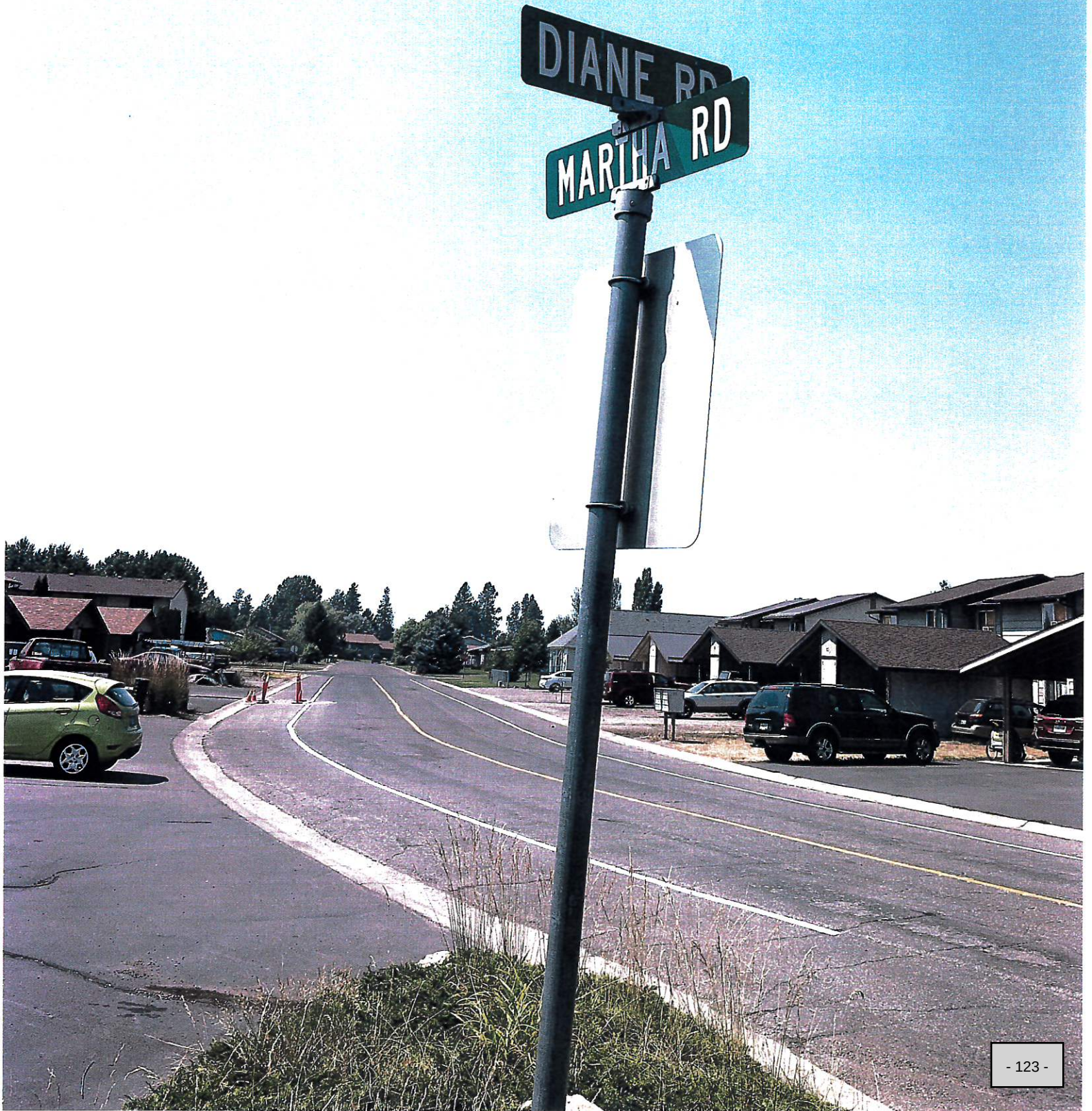


















SECOND AND FINAL READING

ORDINANCE NO. 809

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COLUMBIA FALLS, MONTANA, ESTABLISHING THE COLUMBIA FALLS URBAN RENEWAL AREA, 2021 EXPANSION, CREATING THE COLUMBIA FALLS URBAN RENEWAL DISTRICT, 2021 EXPANSION AND ADOPTING THE 2021 COLUMBIA FALLS URBAN RENEWAL DISTRICT PLAN WITH A TAX INCREMENT FINANCING PROVISION PURSUANT TO TITLE 7, CHAPTER 15, PARTS 42 AND 43 OF THE MONTANA CODES ANNOTATED

WHEREAS, the City of Columbia Falls decided to embark on a program to revitalize its downtown, entryways and surrounding commercial and residential neighborhoods, and was interested in utilizing Tax Increment Financing (TIF) in conjunction with other funding sources to help foster change within that area, the City of Columbia Falls created the Columbia Falls Urban Renewal District through passage of Ordinance No. 752 in September of 2015; and

WHEREAS, the City of Columbia Falls has concerns that the failure to address conditions that contribute to blight in the recent Cedar Palace annexation area adjacent to the Columbia Falls Urban Renewal District has stymied rehabilitation and redevelopment within the existing district, and that expansion of the district to include the Cedar Palace Area would help the district better meet its goals and objectives; and

WHEREAS, on March 2nd, 2021, the Columbia Falls City Council directed a review to determine the existence of blight within the area of the Cedar Palace. Pursuant to §7-15-4202, MCA, the City of Columbia Falls prepared a Statement of Blight to document the existence of blight in the area known as the Cedar Palace; and

WHEREAS, in accordance with §7-15-4210, MCA, on April 19th, 2021, the Columbia Falls City Council adopted Resolution No.1847, which was a "Finding of Blight" that established the general boundaries of the Cedar Palace Area, identified the area as an urban renewal district, established that the area is "blighted" per Montana Statute, and declared that rehabilitation and redevelopment of the area (pursuant to the Montana Urban Renewal Law, §7-15-4203, MCA) is necessary and desirable in the interest of the public health, safety, and welfare of the residents of the City of Columbia Falls and that the rehabilitation and redevelopment be made with a commitment to quality improvement and a commitment to property owner and community involvement in decision making; and

WHEREAS, the City of Columbia Falls wants to expand the Columbia Falls Urban Renewal District (the "2015 URD") to include the area of the Columbia Falls Urban Renewal District, 2021 Expansion (the "2021 Expansion"), known as the Cedar Palace area and encompassing 23.87 acres, as provided for in Parts 7-15-4201 and 4301, et Seq., Montana Code Annotated (the "MCA"), the State's Urban Renewal Law; and

WHEREAS, the City of Columbia Falls is interested in using Tax Increment Financing as a tool to foster rehabilitation and redevelopment, therefore, pursuant to §7-15-4212, MCA, the City of Columbia Falls caused an urban renewal plan, the 2021 Columbia Falls Urban Renewal Plan (the "2021 Plan"), to be prepared; and

WHEREAS, in proposing to adopt the 2021 Plan with a tax increment financing provision the City has taken into consideration Columbia Falls School District #6 and Flathead County. The City informed School District #6 and Flathead County of its intent to create the District at a virtual meeting on April 26, 2021.

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

Section One. Definitions. For purposes of §7-15-4277 through §7-15-4280 MCA and §7-15-4282 through §7-15-4294 MCA, the definitions found in §7-15-4283 apply unless otherwise provided or indicated by the context. The following terms wherever used or referred to in this Ordinance shall have the following meanings:

- (a) "Act" means Title 7, Chapter 15, Parts 42 and 43, Montana Code Annotated.
- (b) "Urban renewal area" means a blighted area that the Columbia Falls City Council has designated as appropriate for an urban renewal project or projects.
- (c) "Urban renewal district" means an area that the Columbia Falls City Council has established as an urban renewal area.
- (d) "Urban renewal plan" means a plan for an urban renewal area/district adopted by the City Council in accordance with the provisions of this Ordinance in conformance with the *Columbia Falls 2019 Growth Policy* which describes potential projects or programs.
- (e) "Urban renewal project or program" means undertakings or activities of the City of Columbia Falls in an urban renewal area for the elimination and for the prevention of the development or spread of blight and may involve redevelopment in an urban renewal area, rehabilitation or conservation in an urban renewal area, or any combination or part of redevelopment, rehabilitation, or conservation in accordance with an urban renewal plan; an urban renewal project may not include using property that was condemned pursuant to Title 70, Chapter 30 of the Montana Code Annotated, for anything other than a public use.
- (f) "Columbia Falls Urban Renewal District" means the urban renewal area/district established by this Ordinance, consisting of a continuous area within an accurately described boundary, zoned in accordance and planned in conformance with the *Columbia Falls 2019 Growth Policy*, and is found to be a blighted area.

Section Two. Findings. Based on representations made to the City Council to date and taking into consideration all comments received, including those made at a public hearing duly held on July 19, 2021, after proper legal notice was given, the City Council does hereby make the following findings, determinations and declarations regarding the Columbia Falls Urban Renewal District, 2021 Expansion, which is hereinafter referred to as the 2021 Expansion:

- (a) The 2021 Expansion consists of seven parcels addressed as 500 12th Avenue W in Columbia Falls and encompasses 23.87 acres. These seven parcels are described as Assessor's Tracts 8, 8B, 8F, 8G, 8HA, 8H and 8E, in Section 7, Township 30 North, Range 20 West, P.M.M., Flathead County, Montana.
 - 1. The map illustrating the boundaries the 2021 Expansion is found on page 19 of the 2021 Plan.
 - 2. The legal boundary description of the 2021 Expansion is found on page 20 of the 2021 Plan.
 - 3. The GIS data files that include locational information in the form of coordinates, points, lines, polygons, etc. for the 2021 Expansion have been provided to the Montana DOR.
 - 4. The City has confirmed that the property to be included in the 2021 Expansion consists of a contiguous area.
 - 5. The City has confirmed that except for rights-of-way the 2021 Expansion does not contain property included within any other existing urban renewal area district or targeted economic development district.
 - 6. The 2021 Expansion adds seven parcels to the approximately 500 separate parcels included in the 2015 URD, more than large enough to afford maximum opportunity, consistent with the sound needs of the City as a whole, for the rehabilitation or redevelopment of the urban renewal area by the private sector.
- (b) A resolution of necessity, Resolution No.1847, adopted by the City Council on April 19th, 2021, found that the District was blighted in accordance with the Montana Urban Renewal Law.
 - 1. The effective date of the resolution of necessity was approximately five months prior to the effective date on which the 2021 Expansion URD is created.
 - 2. The resolution of necessity found that at least three conditions of blight were present in the 2021 Expansion based on the review in the Statement of Blight.
 - 3. The resolution of necessity declared that rehabilitation and redevelopment of the area (pursuant to the Montana Urban Renewal Law, §7-15-4203, MCA) is necessary and desirable in the interest of the public health, safety, and welfare of the residents of the City of Columbia Falls and that the rehabilitation and redevelopment be made with a commitment to quality improvement and a commitment to property owner and community involvement in decision making.
- (c) The most recent growth policy covering the entire jurisdictional area, the Columbia Falls 2019 Growth Policy, was adopted on September 16th, 2019 by the City of Columbia Falls through passage of Resolution #1806.

- (d) The 2021 Plan was submitted to the Columbia Falls City-County Planning Board and Zoning Commission for review in accordance with §7-15-4213, MCA, and on the 15th day of June, 2021, said Board adopted a resolution recommending that the Plan is in conformance with the Columbia Falls 2019 Growth Policy and the area of the 2021 Expansion is zoned for uses in accordance with the Columbia Falls 2019 Growth Policy.
1. The Planning Board's recommendation was made in writing and forwarded to the City Council
 2. The Planning Board's recommendation was based on the supporting documentation found in the 2021 Plan, the 2019 Growth Policy and the 2020 Title 18, Zoning Regulations.
 3. The City of Columbia Falls codified all past zoning amendments with the passage of Ordinance #797, establishing the 2020 Title 18, Zoning Regulations in February of 2020.
- (e) A notice of the public hearing(s) was published in the Daily Interlake on July 4th and July 11th, 2021.
- (f) A letter of notice of the public hearing(s), as required by §7-15-4214(1), MCA, in substantially the form as required under §7-15-4215, MCA was mailed on July 2, 2021 to all property owners in the 2021 Expansion and to all property owners in the 2015 URD based on a list obtained from Flathead County.
- (g) A letter of notice, as provided in §7-15-4221, MCA, was mailed July 2, 2021, to the Columbia Falls School District #6 and Flathead County, providing them with the opportunity to consult with the City at the public hearing required by §7-15-4214 MCA regarding the establishment of the 2021 Expansion.
- (h) A list of the geocodes for all real property, the assessor codes for all personal property, and a description of all centrally assessed property located within the 2021 Expansion at the time of its creation has been compiled and is found in the 2021 Columbia Falls Urban Renewal Plan.
- (i) A plan for the 2021 Expansion prepared in accordance with the Montana Urban Renewal Law, the 2021 Columbia Falls Urban Renewal Plan contains a tax increment provision.
1. The goals of the Columbia Falls Urban Renewal District as stated in the 2021 Columbia Falls Urban Renewal Plan are to:
 - ✓ Promote Renovation, Revitalization, Rehabilitation and Historic Preservation within the Urban Renewal Area
 - ✓ Improve Public Infrastructure in Support of Urban Renewal
 - ✓ Improve Multi-modal Transportation in Support of Urban Renewal
 - ✓ Foster Land Uses within the Urban Renewal Area that Facilitate Sustainable Economic Development
 - ✓ Foster Reinvestment and Economic Development within the Urban Renewal Area

- ✓ Strengthen Opportunities Associated with Tourism and Recreation within the Urban Renewal Area
- ✓ Market and Promote the Urban Renewal Area
- 2. The 2021 Plan supports these goals and seeks to provide long term economic stability through land use planning and the development of public infrastructure for well managed growth.
- 3. The 2021 Plan provides a strategy for redevelopment of the area to eliminate the conditions that contribute to blight and retain existing and attract new economic development.
- 4. The implementation of the 2021 Plan does not displace any persons from adequate housing; however, if necessary, in the future, a workable and feasible plan for the relocation of families displaced from the 2021 Expansion and to coordinate public and private agencies in such relocation will be prepared.
- 5. The 2021 Plan conforms to and will implement the goals and objectives of the Columbia Falls 2019 Growth Policy in accordance with 7-15-4217.
- 6. The 2021 Plan affords maximum opportunity, consistent with the sound needs of the City as a whole, for the rehabilitation or redevelopment of the urban renewal area by private enterprise.
- 7. The 2021 Plan includes a sound and adequate financial program to use the tax increment financing provision as a tool to foster rehabilitation and redevelopment; allows for, as revenues permit, the issuance of tax increment financed bonds; and promotes the use of tax increment financing to leverage private and public funding sources.

Section 3. Establishment of the Area and Creation of the District. The Columbia Falls Urban Renewal District, 2021 Expansion is hereby established and created.

Section 4. District Plan. The 2021 Columbia Falls Urban Renewal Plan, attached, is hereby adopted.

Section 5. Base Year. For the purpose of calculating the incremental taxable value for each year of the life of the District, the base taxable value shall be calculated as the taxable value of all real and personal property within the District, as of January 1, 2021.

Section 6. Tax Increment Provision. Flathead County is hereby authorized to segregate, as received, the tax increment derived in the District, and use and deposit such increment into the District Fund for use as authorized by the Act and as authorized herein or by the City Council from time to time.

Section 7. Costs That May be Paid From Tax Increments. The tax increments received from the District may be used to directly pay costs of approved urban renewal projects, or to pay debt service on bonds issued to finance urban renewal projects as defined under the Montana Urban Renewal Law as may from time to time be approved by the City Council. The City Council hereby authorizes the use of tax increment in the District to be used to pay debt service on internal and bank financed loans issued to finance all or a portion of the costs of eligible improvements in compliance with the

Montana Urban Renewal Law and subject to any limitations imposed by the Montana Constitution.

Section 8. Term of the Tax Increment Financing Provision. The tax increment financing provision of the District will terminate in accordance with state law. After termination of the tax increment financing provision, all taxes shall continue to be levied upon the actual taxable value of the taxable property in the District, but shall be paid into funds of the taxing bodies levying taxes within the District.

Section 9. Effect of Urban Renewal Project or Program. The creation of an Urban Renewal project or program or the approval of an Urban Renewal project or program does not affect, abrogate or supersede any rules, ordinances, or regulations of the City relating to zoning, building permits, or any other matters.

Section 10. Conflict with Other Ordinances and Resolutions. All parts of ordinances and resolutions in conflict herewith are hereby repealed.

Section 11. Effective Date. The effective date of this Ordinance is thirty (30) days after final adoption on second reading. This Ordinance shall be in full force and effect on September 2, 2021.

INTRODUCED, PASSED AND PROVISIONALLY ADOPTED BY THE CITY COUNCIL OF COLUMBIA FALLS, MONTANA, ON FIRST READING, AT A REGULARLY CONVENED MEETING THEREOF HELD ON THE 19TH DAY OF JULY 2021, THE COUNCIL VOTING AS FOLLOWS:

AYES:

NOES:

ABSENT:

City Clerk

APPROVED BY THE MAYOR OF COLUMBIA FALLS, MONTANA THIS
19th DAY OF JULY, 2021.

Mayor

ATTEST:

City Clerk

PASSED, APPROVED AND ADOPTED BY THE CITY COUNCIL OF COLUMBIA FALLS, MONTANA, ON SECOND READING, AT A REGULARLY CONVENED MEETING THEREOF HELD ON THE 2ND DAY OF AUGUST, 2021, THE COUNCIL VOTING AS FOLLOWS:

AYES:

NOES:

ABSENT:

City Clerk

APPROVED BY THE MAYOR OF COLUMBIA FALLS, MONTANA THIS
2nd DAY OF AUGUST, 2021.

Mayor

ATTEST:

City Clerk



COLUMBIA FALLS URBAN RENEWAL DISTRICT PLAN 2021 EXPANSION



ORIGINALLY ADOPTED 2015/AMENDED 2021

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Chapter 1. Introduction and Overview

Authorization to Undertake an Urban Renewal Program

In September of 2014, the City of Columbia Falls initiated a study of blight in the area that includes downtown Columbia Falls and the US Highway 2 corridor, which connects the downtown to the City's primary entryways. The study was undertaken in accordance with 7-15-4201 and 4301 et Seq. Montana Codes Annotated (MCA), the Montana Urban Renewal Law, as a first step in establishing an urban renewal program.

General Study Area Description

The 2014 study of blight was conducted in an area that includes downtown Columbia Falls generally north / south along Nucleus Avenue from Railroad Avenue (MT 486) on the north end to the city limits on the south side of US Highway 2; and US Highway 2 - from Meadow Lake Boulevard on the west end to the city limits on the east end which provides entry into the community from both the east and west.

The study found that, pursuant to the Montana Urban Renewal Law in 7-15 4206 MCA, a least three conditions of blight were evident in the study area. On December 15th, 2014, the Columbia Falls City Council adopted Resolution No. 1690, per 7-15-4210 MCA, finding that "that rehabilitation and redevelopment of [the study] area (pursuant to the Montana Urban Renewal Law in 7-15-4202 and 4203 et Seq. MCA) is necessary and desirable in the interest of the public health, safety, and welfare of the residents of the City of Columbia Falls and that this rehabilitation and redevelopment be made with a commitment to quality improvement and a commitment to property owner and community involvement in decision making."

In particular, the Resolution identified the following four conditions of blight, which applied to the area and are further illustrated in Chapter 3:

1. Physical deterioration of buildings and properties, seen in deferred maintenance of buildings, deterioration of exterior spaces like parking lots, as well as empty buildings and vacant lots.
2. Defective street layout, seen in lack of provisions for pedestrians or other non-motorized uses and unfinished alleys.
3. Inappropriate or mixed uses of land or buildings, with the focus on vehicular parking and access and lack of continuity of sidewalks and

alleys make the area difficult to navigate and potentially unsafe for pedestrians

4. Unsanitary and unsafe conditions and the existence of conditions that endanger life or property by fire or other causes, with vacant buildings increasing the risk of system failure and structure fires.

The passage of Resolution No. 1690 enabled the City to embark on an urban renewal program to address blighted conditions within the study area. According to 7-15-4209 MCA, a local government “may formulate a workable program for utilizing appropriate private and public resources:

- (a) to eliminate and prevent the development or spread of blighted areas;
- (b) to encourage needed urban rehabilitation;
- (c) to provide for the redevelopment of such areas; or
- (d) to undertake such of the aforesaid activities or other feasible municipal activities as may be suitably employed to achieve the objectives of such workable program”

The Adoption of the 2015 Columbia Falls Urban Renewal Plan

In September of 2015, the City began its effort to revitalize downtown Columbia Falls and the US Highway 2 corridor through the adoption, by Ordinance No. 752, of the Columbia Falls Urban Renewal Plan. The Plan identified a specific Urban Renewal District, located within the study area; a workable program defined in a series of goals, objectives and strategies; and a provision to use tax increment financing, as such funds become available, in addition to other resources in implementing its goals and strategies. The map of the 2015 Columbia Falls Urban Renewal District is presented below, in Figure 1.

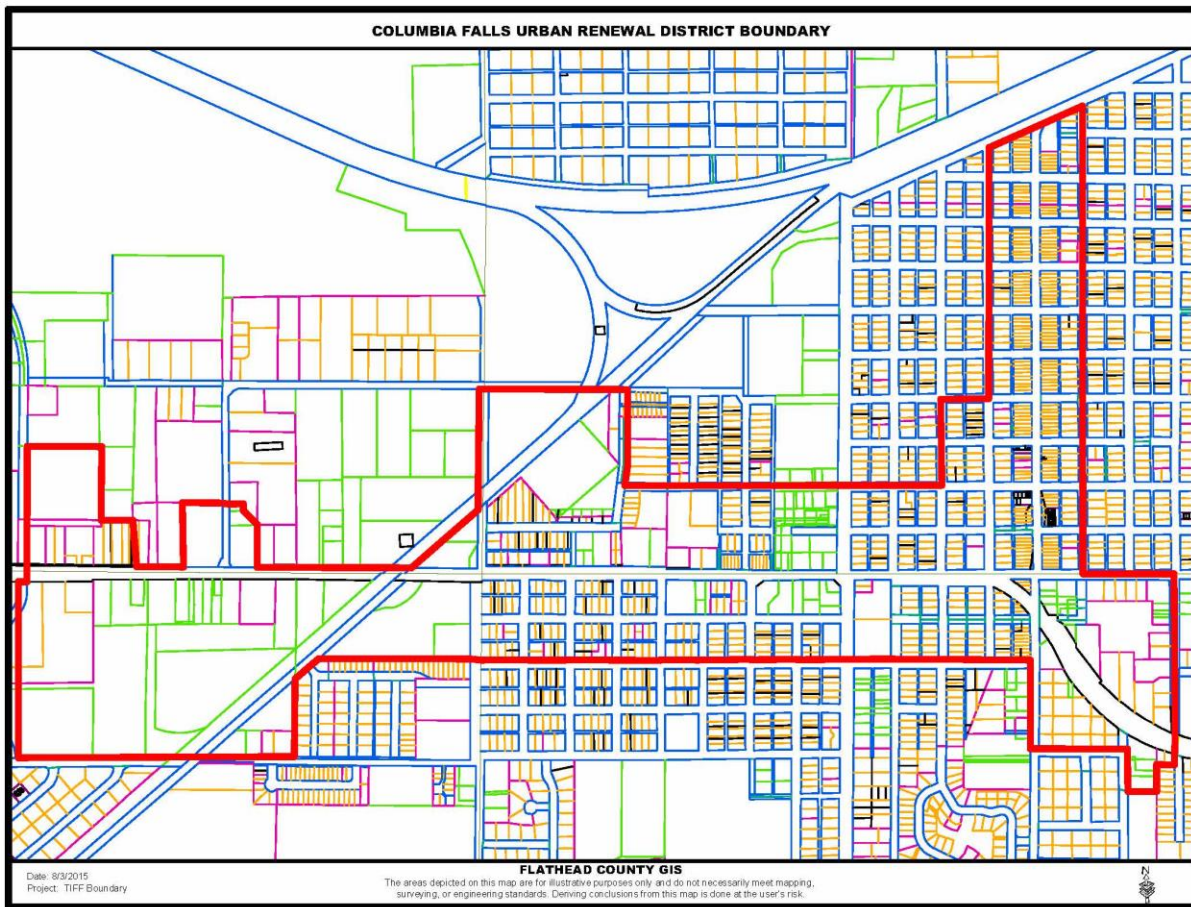


Figure 1. Boundary of 2015 Columbia Falls Urban Renewal District

Guiding Principles of the Urban Renewal Plan

The 2015 Columbia Falls Urban Renewal Plan reflects sound public policy and thoughtful planning. To this end the principles of readiness, leveraging, public investment and partnership are used to guide implementation of revitalization and redevelopment efforts in the urban renewal district. These guiding principles are described further in Chapter 6 as they continue to be applicable to this Plan as amended in 2021.

Statement of Purpose – Columbia Falls Urban Renewal Plan

In response to conditions of blight as described previously and illustrated further in Chapter 3 of the Plan, the City of Columbia Falls chose to create an urban renewal district in order to engage in a comprehensive renewal program in downtown Columbia Falls and the US Highway 2 corridor, which connects the downtown to the east and west entryways into the City. This Urban Renewal Plan provides direction to the local government in its efforts to foster the revitalization and economic development

in the district. The Plan, including a provision to use tax increment financing, provides a context for activities that will be undertaken by a variety of public and private entities over the next several decades. More particularly, the Plan recommends a series of programs and projects that will be undertaken by the local government to encourage reinvestment in the district, which will in turn address blighted conditions that have diminished the environmental, economic and cultural well-being of the area over time.

Although the Montana Urban Renewal Law recognizes that eliminating urban blight is a matter of public interest, this Plan has been developed, based on the underlying principle that it is the citizens who work, reside and own property in the area who will be engaged directly in the revitalization effort. Further, the Plan was prepared with respect to the following overarching community goals:

- To foster economic vitality in Columbia Falls through the redevelopment and revitalization of downtown and the US Highway 2 corridor.
- To enhance opportunities for private investment in order to generate jobs and new taxable value for the City of Columbia Falls.
- To address blight through investment in public infrastructure and programs that enhances the quality of life for the citizens of Columbia Falls.

Columbia Falls Urban Renewal District Expansion

To further these aforementioned three overarching community goals, in March of 2021 the City initiated an effort to expand the existing Columbia Falls Urban Renewal District (URD). The expansion incorporates an area adjacent to the district that would benefit ongoing-revitalization efforts within the URD as well as the City as a whole. To this end, the City Council voted to undertake a review of conditions that contribute to blight in an area generally described as the Cedar Palace site, located to the northwest of the existing URD, as a first step in establishing its eligibility for inclusion in the URD. This area (Figure 2.), locally known as the Cedar Palace, consists of 7 parcels addressed at 500 12th Avenue W in Columbia Falls and encompassing 23.87 acres.



Figure 2. Cedar Palace Urban Renewal District Expansion Review Area

On April 19th, 2021, the Columbia Falls City Council adopted Resolution No. 1847, which found several conditions within the Cedar Palace area that contribute to blight including:

1. Physical deterioration of buildings and properties
 - The area is suffering from deferred maintenance and deterioration.
 - The deteriorating construction of parking lots and driveways creates blighted conditions that diminish the value of property in the area and present hazards.
 - There are undeveloped and unmaintained areas.
2. Defective street layout
 - The two adjacent collector streets were not constructed to current standards.
 - The street layout does not provide for separation of vehicular and pedestrian traffic.
 - The street layout does not provide for adequate storm drainage.
3. Unsanitary and unsafe conditions and the existence of conditions that endanger life or property by fire or other causes
 - On-site wells and septic systems are potentially unsanitary and unsafe

- Overall investment the commercial areas of Columbia Falls will continue to be stymied in the absence of a renewed revitalization effort.
4. Defective condition of title.
- A contractual requirement regarding use of the existing water well in the sales contract clouds the title of the property.

These conditions of blight are further illustrated in Chapter 3. In adopting Resolution No. 1847, the City Council determined that “the rehabilitation and redevelopment of the area (pursuant to the Montana Urban Renewal Law) is necessary and desirable in the interest of the public health, safety, and welfare of the residents of the City of Columbia Falls and that this rehabilitation and redevelopment be made with a commitment to quality improvement and a commitment to property owner and community involvement in decision making.”

Upon passage of the ordinance adopting the 2021 Columbia Falls Urban Renewal Plan amendment, the City of Columbia Falls will continue to implement their revitalization efforts within the 2014 original and 2021 expanded urban renewal district.

Tax Increment Financing Provision

The City of Columbia Falls intends to utilize Tax Increment Financing (TIF) in conjunction with other funding sources to help foster revitalization within the Urban Renewal District as expanded. The base year for the purposes of measuring any incremental value in the original District will continue to be 2015 and the base value within the original district boundaries will be calculated as of January 1, 2015. The base year of the expanded area of the District will be established as 2021. The base value of the expanded area will be calculated as of January 1, 2021.

Tax Increment Financing is a state authorized, locally driven funding mechanism that allows cities and counties to direct property tax dollars that accrue from new development, within a specifically designated *district*, to community and economic development activities. In Montana, TIF districts are authorized in parts 7-15-4201 and 4301, et Seq. Montana Code Annotated (MCA), the State’s Urban Renewal Law.

TIF districts are typically characterized by blight and/or infrastructure deficiencies that have limited or prohibited new investment. A base year is established from which "incremental" increases in property values are measured. Virtually all of the resulting new property tax dollars (with the exception of the six-mill state-wide university levy)

can be directed to redevelopment and economic revitalization activities within the area in which they are generated (as shown in Figure 3).

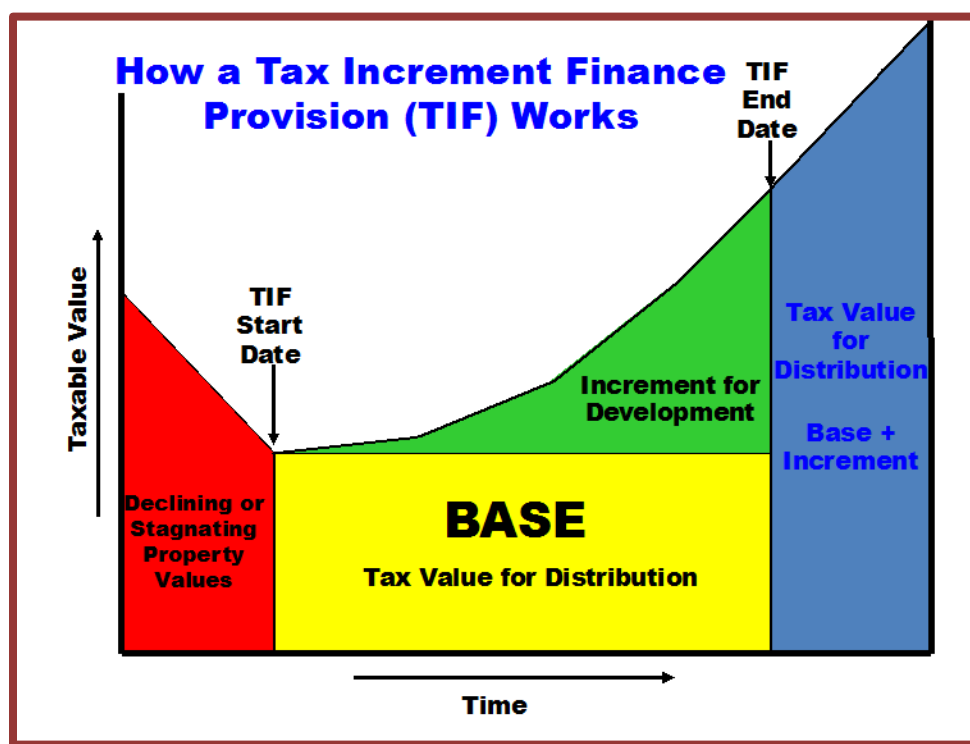


Figure 3. Tax Increment Financing Schematic

Taxpayers located within a TIF district pay the same amount as they would if the property were located outside the district. TIF only affects the way that taxes, once collected, are distributed. Taxes that are derived from base year taxable values continue to be distributed to the various taxing jurisdictions – local and state government entities and school districts. Taxes derived from the incremental increase in taxable value are placed in a special fund for purposes set forth in an Urban Renewal Plan.

Affected Taxing Jurisdictions

The 2017, Montana Legislature amended the state's urban renewal law to specifically require a local governing body that intends to create a URD with a TIF provision or modify a URD to include a TIF provision, or to issue TIF bonds, to confer with the affected school taxing jurisdictions that levy mills within the jurisdiction that includes the district. The new requirement, which is included in §7-15-4221 and 4282, MCA, calls for the governing body that is establishing the district to provide these jurisdictions with the opportunity to meet and consult at a publicly noticed meeting.

The City of Columbia Falls has worked closely with taxing jurisdictions that will be affected by the expansion of the URD. In particular the City is working and will

continue to work in concert with Columbia Falls School District #6 and Flathead County as this plan is implemented over time. These jurisdictions and their representatives include:

- Dave Wicks, Superintendent, Columbia Falls School District #6
- Dustin Zup, Finance Director, Columbia Falls School District #6
- Brad Abel, Commissioners, Flathead County

On April 26, 2021, the Columbia Falls City Manager hosted a virtual meeting with the School District #6 Superintendent and the Finance Manager. A representative of Flathead County was invited but unable to attend this meeting. On May 10, 2021, the Columbia Falls City Manager presented the expansion of the Columbia Falls Urban Renewal District at the School Board meeting.

The City of Columbia Falls mailed these taxing jurisdictions a letter noticing the opportunity to meet and consult at the public hearing before the City Council held on July 19, 2021.

Community Engagement

The City of Columbia Falls staff, as well as the consultant, has had discussions with property owners of the area.

Notice is published for all public meetings/hearings before the Columbia Falls City Council and the Columbia Falls Planning and Zoning Commission.

A letter noticing the public hearing before the Columbia Falls City Council on the ordinance to adopt the expansion of the Urban Renewal District and Plan is sent to all property owners in the area of the expansion as well as current property owners within the boundaries established for the 2015 URD as listed on the Flathead County tax rolls. See Chapter 2 for the parcel identification and ownership within the area of expansion.

Chapter 2. Description of the Columbia Falls Urban Renewal District



An Overview of Columbia Falls

Setting

The City of Columbia Falls, Montana is located in Flathead County, in the northwest corner of the state. It is surrounded by the Flathead National Forest and is approximately 17 miles southwest of Glacier National Park. The City offers access to scenic and recreational resources associated with the Flathead River, which runs through the community. US Highway 2 connects Columbia Falls with Highway 93 to Whitefish and Kalispell on the west, and to the West Glacier Entrance to the Park to the northeast. Nucleus Avenue, which is the main street running north / south through the downtown, provides direct access to the North Fork (of the Flathead River) and subsequently to the Camas Creek entrance to Glacier.

Demographic and Economic Information

According to the 2019 American Community Survey, there are 5,429 people living in Columbia Falls (US Census, 2019), up 16 percent since 2010. The county's population is projected to experience continued growth through 2060, from 106,117 in 2021 to 131,719 in 2060, an increase of 24 percent. (State of Montana, n.d.) Census information recorded over a one-hundred-and-ten-year period, beginning in 1910, indicates that Columbia

Falls' population has continued to grow, even in light of the overall decline in natural resource and industry-based employment over the past several decades. Figure 4 presents population data for the City from 1910 to 2019, based on the decennial census and the American Community Survey.

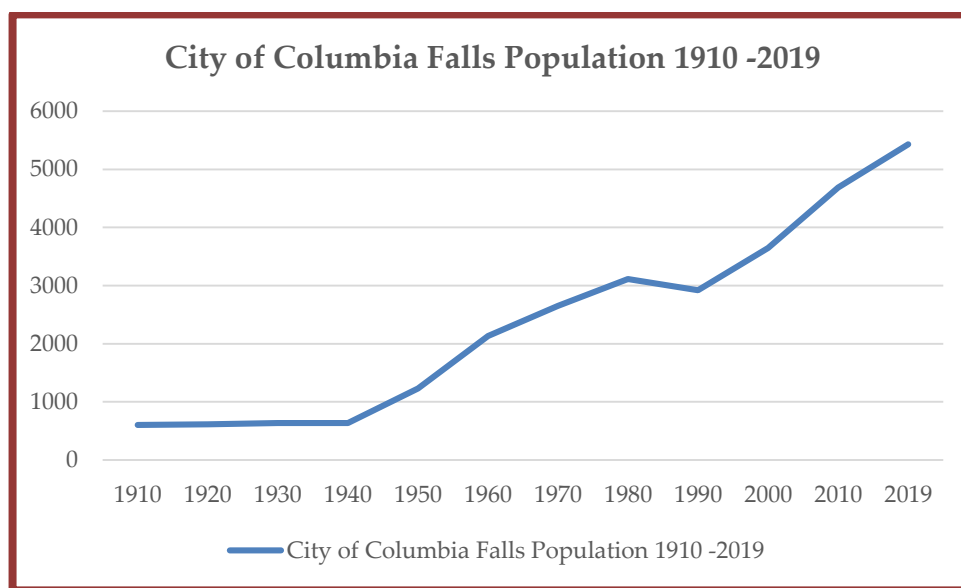


Figure 4. Population Growth in Columbia Falls

Based on county population projections, as well as historic data for the City, it is likely that the number of people living in Columbia Falls will continue to grow.

The poverty rate in Columbia Falls is 10 percent (US Census, 2019), and while lower than the State of Montana rate of 12.7 percent (US Census, 2019) and the national rate of 13.7 percent (US Census, 2019), it is considerably higher than the poverty rate for Flathead County, which is 7.8 percent (US Census, 2019),

Median Income for residents living in Columbia Falls is \$46,821 (US Census, 2019), significantly lower than Flathead County at \$62,588 (US Census, 2019) the state's, at \$57,153 (US Census, 2019) and the nation's, at \$65,712 (US Census, 2019). The closure of the Columbia Falls Aluminum Plant in 2009, after more than 50 years of operation has continued to have a significant impact on area income. Ninety people lost their jobs at the time of the closure, but at its height, in the 1960s, the plant employed 1,500 and was "central to the area's economy" (*The Missoulian*). Today, as noted in Figure 5, the "educational services, health care and social assistance" sector employs the most people, followed by "retail trade".

Columbia Falls Employment by Industry – 2019 American Community Survey		
Industry	Estimate	Percentage
Total Civilian employed population 16 years and over	2844	xx
Agriculture, forestry, fishing and hunting, and mining	40	1.4
Construction	168	5.9
Manufacturing	187	6.6
Wholesale trade	20	0.7
Retail trade	407	14.3
Transportation and warehousing, and utilities	150	5.3
Information	45	1.6
Finance and insurance, real estate rental and leasing	364	12.8
Professional, scientific, and management, and administrative and waste management services	370	13.0
Educational services, and health care and social assistance	591	20.8
Arts, entertainment, and recreation, and accommodation and food services	271	9.5
Other services, except public administration	130	4.6
Public administration	101	3.6

Figure 5. Employment by Industry (US Census, 2019)

History of Columbia Falls

The earliest inhabitants of northwestern Montana were primarily the Kootenai people, who, prior to 1850, hunted seasonally at Flathead Lake, competing with indigenous bands of the Pend d'Oreille or Kalispel tribe. After 1850, the Kootenai moved to the area permanently, replacing or intermixing with the original population. A few years later, the various bands began moving to the Flathead Indian Reservation, which was established in the lower Flathead Valley under the Hellgate Treaty of 1855. The creation of the Reservation opened the door to settlement of the valleys of western Montana and by 1858, the resident non-Native American population of Missoula County (all of northwestern Montana at that time) was approximately 200 people. (McKay, 1994)

“By 1883, settlers were moving into the Flathead Valley in larger numbers, squatting in the wilderness, staking out homesteads and carving farms out of the timber lands. That year, the *Missoula Gazette* promoted [the development of] the Half Moon Prairie area, five miles west of Bad Rock Canyon. By then, travel through the Western Montana wilderness was much easier, with settlers arriving in Missoula by Northern Pacific train and then traveling by coach and steamboat to the head of Flathead Lake.” (Flathead County MTGenWeb, n.d.)

In 1887 seven men located coal claims on the “Coal Banks”, in the North Fork, at the urging of Marcus Daly of the Anaconda Copper Mining Company of Butte. Their holdings were sold three years later to a Columbia Falls promoter, James Talbott and others of the Northern International Improvement Company for \$50,000. Talbott had a steamboat built to bring out the coal via the North Fork of the Flathead. (McKay, 1994)

On November 8, 1889, when Montana became the 41st state, a group of pioneers established a village on the banks of the Flathead River called Columbia, at the foot of today's Nucleus Avenue. A post office was established at what was now referred to as Columbia Falls in 1891.

“The first newspaper, *The Columbian*, was started in 1891 by J.W. Pace. In 1946, Mel Ruder began publishing the *Hungry Horse News*, which became known nationally for its coverage of Columbia Falls and Glacier National Park. Ruder went on to win a Pulitzer Prize for his coverage of the 1964 flood [of the Flathead and other area rivers]”. (Flathead Watershed.org)

The arrival of the Great Northern Railway in the Flathead Valley in 1891 led to increased interest in the natural resources, particularly minerals, “up the North Fork” of the Flathead. (McKay, 1994) “The new Great Northern line turned Columbia Falls into a boom town. In 1889, James Hill of the Great Northern [had] sent John F. Stevens to explore the terrain around Marias Pass and find a route for his trans-continental railroad over the Rocky Mountains.” Rumors spread and soon a group of investors formed a company to establish a town where the railroad emerged from the mountains. Seeking to tie up land before the railway reached the Columbia Falls area, the Northern International Improvement Co., including Talbott and Frank Langford, purchased land for \$5,000 from Mrs. La Frambois and filed a plat for a city on March 5th, 1891. (Flathead County MTGenWeb, n.d.)

According to popular legend, postmaster Jim Kennedy had named the new town Columbia Falls after learning there was already a town in Montana named Columbus and his wife suggested tacking on the suffix “Falls”. Columbus, Montana, however, the Stillwater County seat, was not named until several years later. (Flathead County MTGenWeb, n.d.) *Names on the Face of Montana* (1983) provides a different explanation. “...the townsite was originally planned for a place near a falls on the Flathead River...hence, the name, Columbia Falls.” (Flathead County MTGenWeb, n.d.)

The village grew quickly, with a general merchandise store, barber shop, flour mill and 18 saloons. High water each spring drove residents from the original village of Columbia to the newly platted town. The *Missoula Gazette* said the city was 'laid out on

a high, level tract of bench land, with a growth of heavy pine timber surrounding it on all sides, giving the whole a park like appearance." The city of Columbia Falls, however, was not officially incorporated until April 26, 1909. (Columbia Falls Heritage Days Committee)

In 1892, Talbott built the first bank building, located on the southeast corner of Nucleus and 7th. Around the corner on 7th, west of the bank, was Garrette Grocery, later to become Smalls Grocery and after that, the Farmers Exchange Telephone Service. Fifield's Baker was located across 7th to the south and the Schanders Hotel was located to the east, on 7th and across Nucleus Avenue. Next to the Schanders was a livery stable. Down under the hill was the red-light district, known as "The Brick." (Columbia Falls Heritage Days Committee)

The selection of neighboring Kalispell, MT as the county seat of Flathead County in 1894 and the decision to put the major division point for the railroad there in 1892, slowed the town's early growth. (The division point was moved to Whitefish in 1904.) However, in August of 1895 the state legislature learning the town had the "healthiest air" in the state, approved construction of a Soldier's Home in Columbia Falls. (Flathead County MTGenWeb, n.d.)

History of the Local Economy

Logging developed early in the areas around Columbia Falls. One of the early logging sales took place in the winter of 1890-91 on land that later was included in the Flathead Forest Reserve. As many as 30 men were paid \$50 a month to work on the sale. Under contract with the Columbia Falls Mill Company, they cut several hundred thousand board feet of ponderosa pine.



In the late nineteenth century, the ACM had permits to cut free timber for its mines in Butte; however, the company also used these permits to cut timber for retail sale of lumber throughout the state. The ACM was operating in Columbia Falls under the name of Daly & Co. by 1897. In 1898 it was the ACM, Lumber Dept., of Columbia Falls, and soon the business went under the name of the Big Blackfoot Milling Company, the timber subsidiary of the ACM.

By 1907, there were at least five lumber companies operating in Columbia Falls including State, Hunt Triplet, John Olson, Parker Zorzie and A. O. Westberg. Increasingly, the lumber companies were using railroads to log area trees. As of 1910, Stoltze Land and Lumber Company, State and the A.O. Westberg and Columbia lumber mills were logging with rail. Over time, four large lumber mills established themselves in Columbia Falls including Plum Creek, Stoltze Land and Lumber, Superior Building Company, and Rocky Mountain Lumber Company.

Tourism has played a significant role in the region beginning in the early years of the 20th Century, particularly with the establishment of Glacier National Park in 1910. However, in 1910, the closest road to the Park from the Flathead Valley ended in Coram, nine miles northwest of Columbia Falls. While efforts were being made to construct roads within the Park, private citizens took the initiative to create better access for travelers visiting the Park via Kalispell and Columbia Falls. The Flathead County Commissioners and the Flathead County Auto Club worked together to build a road from Columbia Falls to Belton, just outside the Park, and the first visitors arrived at Belton in the spring of 1911. (Renewable Technologies, Incorporated, 2002)



Columbia Falls' population continued to grow into the 1950s, in part due to the construction and opening of the Anaconda Aluminum Company plant. The Harvey Machine Company first acquired options for an aluminum plant in the Flathead Valley in 1949, and shortly after purchased 1000 acres six miles north of Kalispell at Rose Crossing. Although Harvey was unable to obtain financing to build the plant, on November 6, 1951, Anaconda Copper Mining Company acquired 95 percent of Harvey's interests, and on August 30, 1952, Anaconda announced that it would build its \$45,000,000 aluminum reduction plant two miles northeast of Columbia Falls near Teakettle Mountain. The completion, in 1952, of the Hungry Horse Dam and its supply of lower cost electricity, nine miles southeast of Columbia Falls, was a key factor in the ACM decision to build the aluminum plant in Columbia Falls. (McKay, 1994)

The first aluminum was produced on August 12, 1955. Initially, the plant had a capacity of 67,500 tons, increasing to 180,000 by 1968. The Anaconda Company was purchased by Atlantic Richfield Company (ARCO) in 1977 and in December of 1983, ARCO announced intentions to divest its Metals Division (brass and aluminum operations) including the Columbia Falls plant. In September of 1985 the plant was sold to the Montana Aluminum Investors Corporation, which changed the name to the Columbia Falls Aluminum Company. On May 28, 1999, CFAC was purchased by Glencore AG, which operated the plant until 2009. (Columbia Falls Aluminum Company Project (CFAC), n.d.) Despite efforts to re-open the plant, including adapting it for a new industrial use, it has remained closed.

Changes in Montana's timber industry have also affected the economy of Columbia Falls. In the past 25 years, Montana has lost two-thirds of its large timber mills. The production of lumber in Flathead County has dropped from 103,363 thousand board feet annually in 2002 to 36,362 thousand board feet in 2019. (Bureau of Business and Economic Research - University of Montana, n.d.) There are various reasons for this decline, including economic recessions and volatile housing markets

Once known as the "Industrial Hub of Flathead Valley", the economy of Columbia Falls is now largely service based, as noted above. The loss of jobs in manufacturing and timber related activities had taken its toll on downtown Columbia Falls. Many of the retail spaces are vacant and buildings have deteriorated; however, since the creation of the Columbia Falls Urban Renewal District in 2015, the downtown (Figure 6) has seen significant reinvestment through both remodeling of existing buildings and new construction.



Figure 6. Corner of Nucleus and Highway 2

In addition, the 1985 reconstruction of Highway 2 between Glacier Park and Highway 93 to the west of the City has made it easier for travelers to bypass downtown. As a consequence, the route to Glacier Park's Camas Creek entrance in the North Fork through downtown, via Nucleus Avenue (County Highway 486) has seen considerably less use. While there has been some commercial development along Highway 2, it is not well-linked to other parts of the community. If not for a lower speed limit within

the city limits, visitors to the region could easily travel along the Highway without realizing they are actually within the community of Columbia Falls.

History of the Expansion Area

In 1981, Columbia Falls builder Leonard Knutson built the new headquarters for Plum Creek Timber's operations on 12th Avenue West in Columbia Falls. Known as the "Cedar Palace", the unique building featured 65 offices surrounding an open courtyard. It was designed so that every office, save for two, got a window. The Cedar Palace was on nearly 24 acres of a natural setting. In 2008, a data center building was built adjacent to the Cedar Palace. But in 2016, Plum Creek merged with Weyerhaeuser and the offices were no longer needed. About 100 people lost their jobs and the Cedar Palace went empty.

In 2019, the new owners rezoned the property to commercial and subsequently in 2020 annexed into the City of Columbia Falls. They completely gutted the 35,000-square-foot building and renovated it to serve the host of medical practitioners, counselors and therapists that will offer services there. The project, including the land purchase, represents a \$6 million investment in Columbia Falls and surrounding communities. (Peterson, 2020)

Boundary Description of the 2015 Columbia Falls Urban Renewal District

The following describes the boundary of the original (2015) Columbia Falls Urban Renewal District:

Beginning at the intersection of 1st Avenue East North and MT 486 (Railroad Street),
 thence southwesterly to 1st Avenue West North,
 thence southerly to 5th Street West,
 thence westerly to 2nd Avenue West,
 thence southerly to 7th Street West,
 thence westerly to 9th Avenue West,
 thence northerly to 5th Street West, adjacent to the abandoned roadway,
 thence westerly to 12th Avenue West along Truck Route,
 thence southwesterly to Tract 8AA (ASSR#0005784) in the SE1/4 of Section 7, T30 N, R20 W, COS 7482,
 thence southwesterly along the boundary of Tract 8A to the city limits line at 9th ST West / U. S. Highway 2,
 thence westerly along the city limits line to the southeast corner of Tract 5BAF (ASSR#0000570),
 thence northerly 287.44' to Tract 5BAE (ASSR#0000520), COS 13264,

thence northwesterly 142.57' to Tract 5BAD SW Corner (ASSR#0001459), continuing northerly 50' then westerly to the northwest corner of Tract 5BF (ASSR#0820302) COS 13716,
 thence southerly 437.35' to US HWY 2,
 thence westerly along US HWY 2 to the southeast corner of Sunshine Lot 18, Parcel A of COS 2256 (ASSR#0562160),
 thence northwesterly to the southeast corner of Tract 5EA (ASSR#0014158),
 thence westerly to the southeast corner of Tract 5EB, Parcel 3 of COS 18616 (ASSR#0013619),
 thence northerly along Tract 5EB to the northeast corner then westerly approximately 567.86' to the northwest corner of Tract 5EB, COS 18616,
 thence southerly to the intersection of Meadow Lake Blvd (north) and 9th ST W/US HWY 2,
 thence westerly along 9th ST W/US Hwy 2 to the northeast corner of Lot 4, O'Neil Subdivision (ASSR#E001317),
 thence southerly along the city limits, approximately 1,253.07', COS 13446, to 13th Street West,
 thence easterly to the southwest corner of Lot 1 Glenn's Addition Phase 3, (ASSR#0420451)
 thence northerly to the northwest corner of Lot 8 Glenn's Addition Phase 3, (ASSR#0501979)
 thence northeasterly to northwest corner of Lot 9 Glenn's Addition Phase 3, (ASSR#0501980)
 thence easterly to the northeast corner of Lot 22B Glenn's Addition Phase 1 (ASSR#0009434) at intersection of 12th Avenue West and 11th Street West,
 thence easterly along 11th Street West to Nucleus Avenue,
 thence southerly to 13th Street East, thence easterly to 2nd Avenue East,
 thence southerly to the city limits line at the southwest corner of Tract 4E (ASSR#0250325),
 thence easterly 214.17' to the southeast corner, COS 3040,
 thence northerly to the southeast corner of Lot 2, Blk 1, Lou-Ellen subd (ASSR#0314250), COS 13774,
 thence easterly 138.09' to the southeast corner of Lot 1 Blk 1, Lou-Ellen subd (ASSR#0314250), COS 13774,
 thence northerly 81.15' to US Highway 2,
 thence northerly to the intersection of 3rd Avenue East and U. S. Highway 2,
 thence northerly on 3rd Avenue East to 9th Street East,
 thence westerly to 1st Avenue East,
 thence northerly to the point of beginning.

Figure 7 below shows the boundary outlined in blue of the 2015 Columbia Falls Urban Renewal District.

General Description and Map of the Columbia Falls Urban Renewal District Expansion Review Area

General Review Area Description

This review of conditions that contribute to blight was conducted in the area, locally known as the Cedar Palace Property, which consists of seven parcels addressed as 500 12th Avenue W in Columbia Falls and encompassing 23.87 acres. These seven parcels are described as Assessor's Tracts 8, 8B, 8F, 8G, 8HA, 8H and 8E, in Section 7, Township 30 North, Range 20 West, P.M.M., Flathead County, Montana.

Figure 7 also shows the relationship of the Cedar Palace Property 2021 expansion area (outlined in green) to the 2015 URD boundaries.

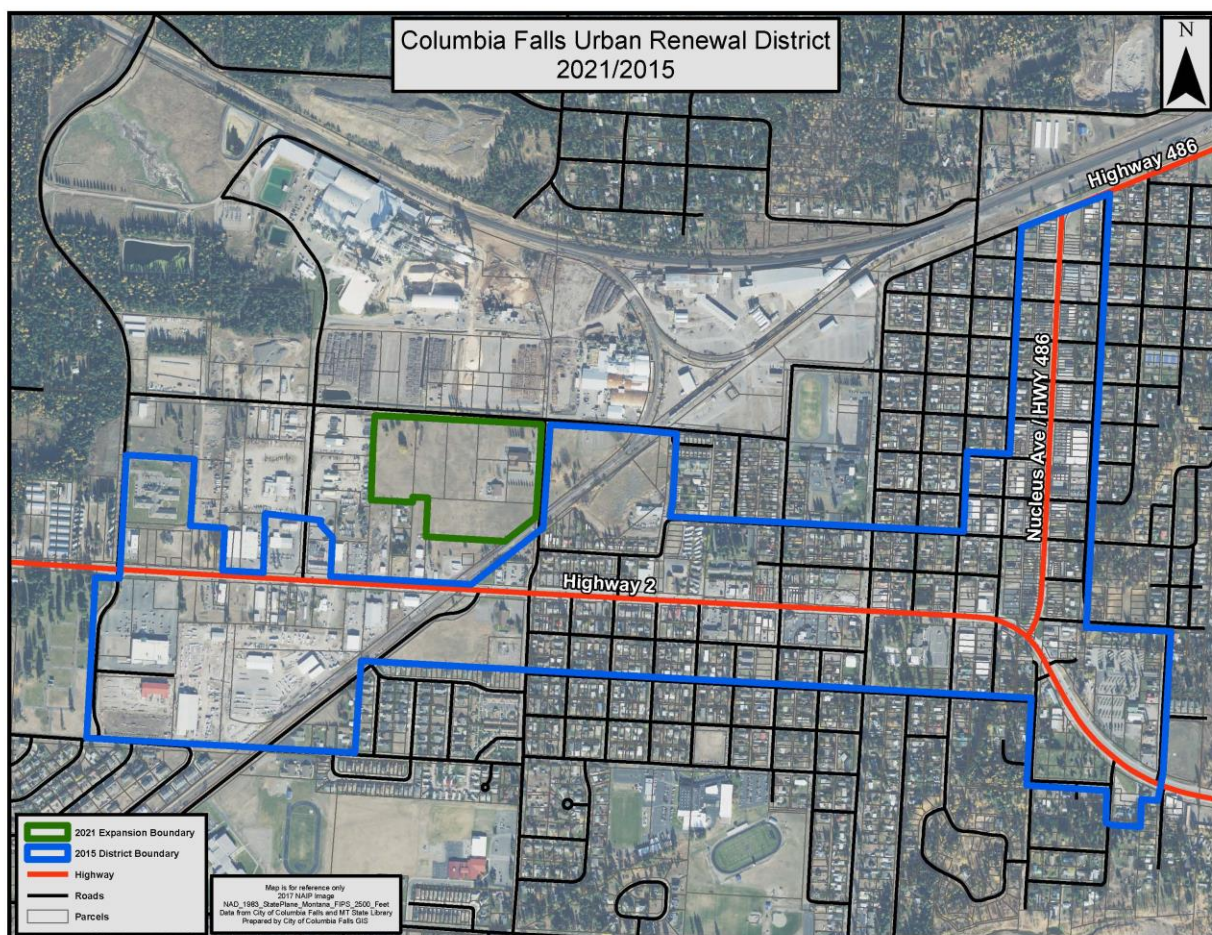


Figure 7. Proximity of Expansion Area to the Columbia Falls Urban Renewal District

Boundary Description of the 2021 Cedar Palace Property Expansion of the 2015 Columbia Falls Urban Renewal District

The following describes the boundary of the 2021 Expansion of the Columbia Falls Urban Renewal District:

Beginning at the Northeast corner of the Southeast Quarter of the Southeast Quarter (SE1/4SE1/4) of said Section 7 (aka the intersection of 12th Avenue West and Truck Route):

thence west 1,302' along Truck Route to the Northwest corner of the Southeast Quarter of the Southeast Quarter (SE1/4SE1/4) of said Section 7,

thence south 660',

thence east 330',

thence north 42',

thence east 115',

thence south 304',

thence east 616',

thence northeast 304',

thence north 725' along 12th Avenue West to the point of beginning. Consisting of 23.87 acres and including all adjacent rights-of-way.

Figure 8 shows the boundary of the 2021 Expansion area in green.

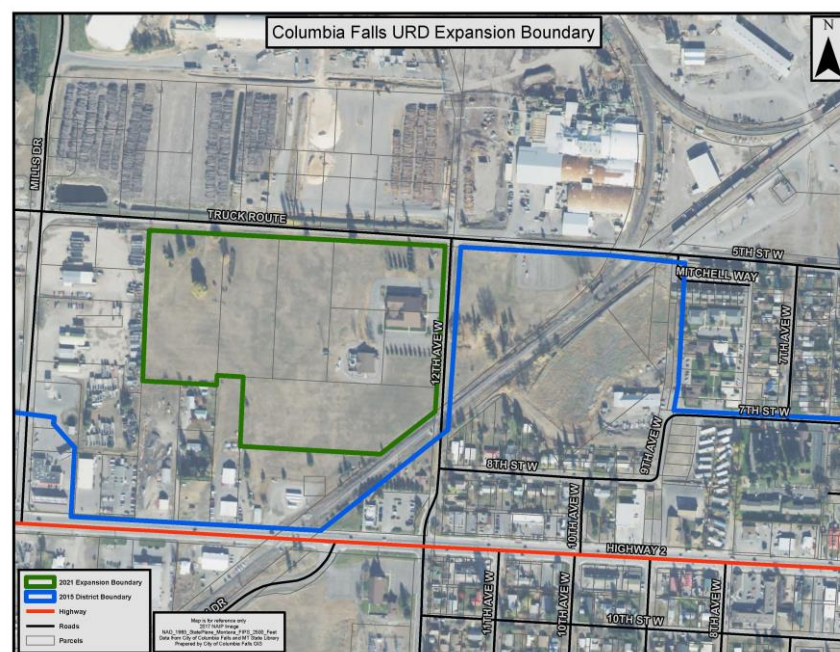


Figure 8. 2021 URD Expansion Area

Figure 9 shows the boundary of the Columbia Falls Urban Renewal District as expanded in 2021.

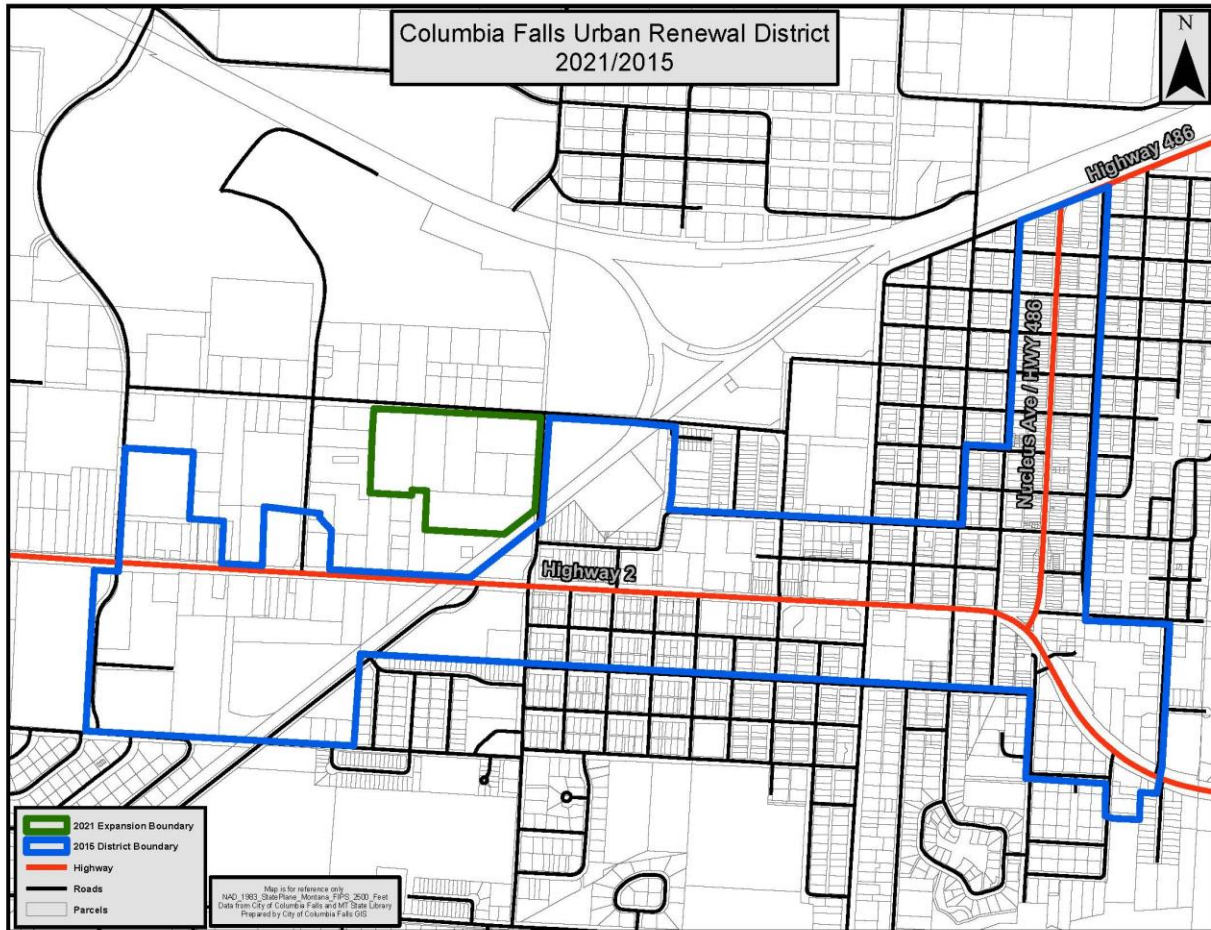


Figure 9. Columbia Falls Urban Renewal District 2021/2015

Parcels

The parcel information for the properties within the 2021 expansion area includes the geocodes and the following identifying information:

- Property owners' names, property address and mailing addresses.
- All identified centrally assessed properties.
- All identified personal property and the corresponding assessor codes.
There are no identified mobile homes/manufactured homes not attached to real property within the district.

List of Parcels

Geocode: 07-4186-07-4-01-15-0000

Assessment Code: 0000420445

Geocode: 07-4186-07-4-01-20-0000 (includes two parcels, Tract 8E and 8H)

Assessment Code: 0000420445

Property Address: 500 12TH AVE W., COLUMBIA FALLS, MT 59912

Geocode: 07-4186-07-4-01-04-0000

Assessment Code: 0000303400

Property Address: TAMARACK LN, COLUMBIA FALLS, MT 59912

Geocode: 07-4186-07-4-01-02-0000 (2 tracts have this geocode)

Assessment Code: 0000303400

Property Address: TAMARACK LN, COLUMBIA FALLS, MT 59912

Linked to the above Geocode:

07-0000698851-001 Real Property/Personal Property Link

Geocode: 07-4186-07-4-01-01-0000

Assessment Code: 0000303400

Property Address: 381 TRUCK RTE, COLUMBIA FALLS, MT 59912

Mailing Address:

Cedar Palace LLC

1111 Baker Ave

Whitefish, MT 59937-2901

Chapter 3. Documentation of Blight

Introduction

As noted in Chapter 1, in September of 2014 and again in 2021, the City Council of Columbia Falls, Montana voted to undertake a study of blighted areas, as a first step in establishing and then expanding an urban renewal program for the community. The documentation of blight, within a municipality (defined as a city or town or consolidated city-county government), in accordance with state law, provides the necessary foundation upon which a local government may exercise its urban renewal powers. As noted below, conditions of blight may apply in all or parts of a study area in order to qualify a local government to undertake an urban renewal program. The importance of addressing these conditions is set forth in the Montana Urban Renewal Law, which states that is a matter of public policy to eliminate and prevent blight. Particularly, in 7-15- 4202 Montana Codes Annotated (MCA), states, “It is hereby found and declared:

- (1) that blighted areas which constitute a serious and growing menace, injurious to the public health, safety, morals, and welfare of the residents of the state, exist in municipalities of the state;
- (2) that the existence of such areas:
 - (a) contributes substantially and increasingly to the spread of disease and crime and depreciation of property values;
 - (b) constitutes an economic and social liability;
 - (c) substantially impairs or arrests the sound growth of municipalities;
 - (d) retards the provision of housing accommodations;
 - (e) aggravates traffic problems; and
 - (f) substantially impairs or arrests the elimination of traffic hazards and the improvement of traffic facilities; and
- (3) that the prevention and elimination of such areas is a matter of state policy and state concern in order that the state and its municipalities shall not continue to be endangered by areas which are focal centers of disease, promote juvenile delinquency, are conducive to fires, are difficult to police and to provide police protection for, and, while contributing little to the tax income of the state and its municipalities, consume an excessive proportion of its revenues because of the extra services required for police, fire, accident, hospitalization, and other forms of public protection, services, and facilities.”

Defining Blight

Montana law sets forth the specific conditions that constitute blight. In particular, state statute defines a blighted area as one that substantially impairs or arrests the sound development of communities, constitutes an economic or social liability, and/or constitutes a menace to the public health and safety in its present condition.

Per 7-15-4206, MCA, a “blighted area” may be identified as such by reason of:

- (a) the substantial physical dilapidation; deterioration; defective construction, material, and arrangement; or age obsolescence of buildings or improvements, whether residential or nonresidential;
- (b) inadequate provision for ventilation, light, proper sanitary facilities, or open spaces as determined by competent appraisers on the basis of an examination of the building standards of the municipality;
- (c) inappropriate or mixed uses of land or buildings;
- (d) high density of population and overcrowding;
- (e) defective or inadequate street layout;
- (f) faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
- (g) excessive land coverage;
- (h) unsanitary or unsafe conditions;
- (i) deterioration of site;
- (j) diversity of ownership;
- (k) tax or special assessment delinquency exceeding the fair value of the land;
- (l) defective or unusual conditions of title;
- (m) improper subdivision or obsolete platting;
- (n) the existence of conditions that endanger life or property by fire or other causes;
or
- (o) any combination of the factors listed in this subsection (2).” (Montana Laws)

Blighted Conditions in the Columbia Falls Urban Renewal District as of 2015

The original area continues to exhibit a number of these blighted conditions including:

- 4206(a) Physical deterioration of buildings and properties
- 4206(e) Defective street layout

- 4206(c) Inappropriate or mixed uses of land or buildings
- 4206(h) Unsanitary and unsafe conditions and the existence of conditions that endanger life or property by fire or other causes

The following provides information in support of these conditions.

Physical Deterioration of Buildings and Properties

Physically, downtown Columbia Falls is suffering from deferred maintenance and deterioration of both buildings and empty spaces. (Figure 10) The area includes a number of properties that are vacant and deteriorating. For example in 2014, a bank building and associated drive through, located at Nucleus and 6th Street West (Figures 11 and 12) was vacant in spite of efforts to find a re-use for the space.

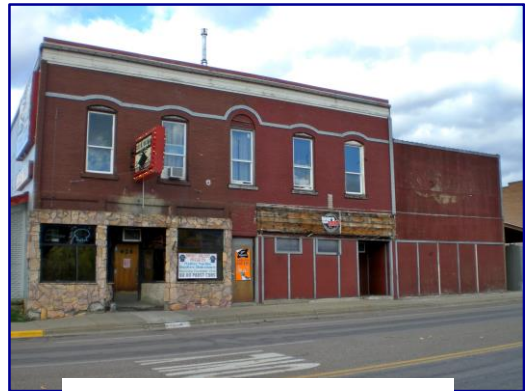


Figure 10. Downtown Building



Figure 11. Bank Building



Figure 12. Abandoned Drive-Through

The designs of parking lots, alleyways, driveways create blighted conditions that diminish the value of property in the area and present hazards for pedestrians. There are also a number of vacant lots at locations where buildings were lost over time.

Inappropriate or mixed uses of land or buildings

The study area includes a variety of land uses including commercial, residential, public and industrial. While these uses all contribute to the area's economy, the various uses are not always clearly separated, creating unsightly and unsafe conditions. For example in 2014, the intersection of the railroad corridor with Highway 2 had no provision for pedestrians or other non-motorized uses. (Figure 13)



Figure 13. Highway 2

Defective Street Layout

Throughout the urban renewal study area, sidewalks and curbs are missing, making it difficult for pedestrians to access residences and businesses. Along Nucleus Avenue and in surrounding neighborhoods, existing curbs and sidewalks have disintegrated, as these two photographs indicate. (Figures 14 and 15)



Figure 14 -Broken Sidewalk



Figure 15 – Deteriorating Sidewalk

Commercial establishments along Highway 2 are generally designed to serve customers arriving by automobiles, so large parking lots and driveways make the area difficult to navigate and potentially unsafe for pedestrians. (Figure 16). Alleys are of particular concern, especially in cases where alleys provide primary access to parking facilities in the downtown. (Figure 17). The majority of alleys are unpaved, and ungraded and in many areas, there are encroachments on the alley rights-of-way that create physical hazards.



Figure 16. Lack of Pedestrian Facilities



Figure 17. Alley Parking

Unsanitary and unsafe conditions and the existence of conditions that endanger life or property by fire or other causes

Many of the blighted conditions noted above can be characterized as unsafe. Vacant buildings and the general deterioration of the overall infrastructure increase the risk of system failures and structure fires. Occupied buildings adjacent to vacant properties are in jeopardy and overall investment the commercial areas of Columbia Falls will continue to be stymied in the absence of a renewed revitalization effort. (Figure 18)



Figure 18. Abandoned Building

Conclusions

Based on these findings, the 2014 Columbia Falls urban renewal study area could be described as blighted per Montana Statute, with respect to the deteriorating condition of property in the area, inappropriate or mixed uses of land or buildings, defective street layout, and unsafe conditions associated both public and privately held property.

Blighted Conditions in the Columbia Falls URD Expansion Area - 2021

The expansion area exhibits a number of conditions that contribute to blight including:

- 4206(a) Physical deterioration of buildings and properties
- 4206(e) Defective street layout
- 4206(h) Unsanitary and unsafe conditions and the existence of conditions that endanger life or property by fire or other causes
- 4206(l) Defective or unusual conditions of title

Physical Deterioration of Buildings and Properties

While the Cedar Palace building itself has been gutted and remodeled, these photos (Figures 19 and 20) demonstrate that the parking lot and surrounding lands continue to suffer from deferred maintenance and associated physical deterioration. In addition, the presence of undeveloped parcels within the area results in disinvestment and increases the opportunity for vandalism to occur.



Figure 19. Driveway Access



Figure 20. Parking Lot

Defective Street Layout

The subject property is located along two designated collector streets (Truck Route and 12th Avenue West), which were not constructed to current collector street standards. Truck Route is intended for truck traffic for the neighboring industrial properties; however, it also serves office uses. 12th Avenue West connects Highway 2 with Truck Route.

12th Avenue West was a county road in severe need of repair that was “given” to the City a few years ago, when the county realized the property to the east of the roadway was within the city limits. As parcels annex to the City, in accordance with Flathead County’s adopted policy, the adjacent county road becomes the annexing city’s responsibility. In the area adjacent to the urban renewal expansion review area, along both Truck Route and 12th Avenue West, there are no curbs, gutters or sidewalks. This deficiency in street layout does not provide for the separation of vehicular and pedestrian traffic. The lack of curbs and gutters makes it difficult to provide for adequate storm water drainage. (Figures 21 and 22)

Figure 21. Intersection of Truck Route and 12th Avenue West



Figure 22. Problematic Drainage

Unsanitary and unsafe conditions and the existence of conditions that endanger life or property by fire or other causes

The Montana Department of Environmental Quality and Flathead County Environmental Health have standards for medical facilities. Long-term use of a private well and on-site septic system by a medical facility will not meet those standards. Therefore, the potential exists for unsanitary and unsafe conditions to result. Connection to municipal water and sewer systems would eliminate this potential and are required by the public health standards.

Defective or unusual conditions of title

A contractual requirement in the sales contract with Weyerhaeuser for purchase of the property by Glacier Medical Associates limited the time frame for continued usage of the existing well water supply. This contractual requirement could be considered a cloud on the title of the property.

Conclusions

Based on these findings, the 2021 Columbia Falls URD expansion area can be described as blighted per Montana Statute, with respect to physical deterioration of the area, defective street layout, unsanitary and unsafe conditions, and unusual conditions of title.

Chapter 4. Planning Consistency

Columbia Falls Growth Policy Review

The 2013 *Columbia Falls Growth Policy* was officially adopted by the City Council on January 22nd, 2013 and superseded the Growth Policies dated 2005 and 2008. On September 16th, 2019 through passage of Resolution #1806, the Columbia Falls Growth Policy 2019, covering the entire jurisdictional area, was adopted.

The 2015 Urban Renewal Plan was reviewed to demonstrate conformance to the 2013 *City of Columbia Falls Growth Policy* per 7-15-4213 MCA. On March 19th, 2015, the Columbia Falls Planning Board and Zoning Commission reviewed the 2015 Columbia Falls Urban Renewal Plan and found it to be in conformance with the Growth Policy, per statutory requirements.

As the 2015 Urban Renewal Plan included an extensive review of conformance with the 2013 Growth Policy, this Chapter will only include a brief overview of said conformance.

This 2021 amendment of the 2015 Urban Renewal Plan to include the Cedar Palace area must have the 23-acre expansion reviewed to demonstrate conformance with the 2019 City of Columbia Fall Growth Policy. On June 15, 2021, the Columbia Falls Planning Board and Zoning Commission will review the 2021 Columbia Falls Urban Renewal Plan and make a recommendation on conformance with the 2019 Growth Policy, per statutory requirements.

Since 2018, the Columbia Falls Planning Board and Zoning Commission has reviewed the Cedar Palace acreage twice for conformance with the Growth Policy. First of all, with adoption of the Columbia Falls Growth Policy 2019, the land use map for the area of the Cedar Palace properties was changed from Light Industrial to Commercial. Subsequently, the zoning classification of the property was amended from CI-1(Light Industrial) to CB-2 (General Business) to demonstrate compliance with the 2019 Growth Policy Land Use Map. This finding of conformance with the growth policy stated that the commercial use will complement the industrial uses to the east, north, and west of the subject property.

Growth Policy Principles and Goals

Previous evaluation of the 2015 Columbia Falls Urban Renewal Plan for conformance with Overall Principles and Goals of the 2013 Growth Policy:

- In conformance with the Growth Policy, the Columbia Falls Urban Renewal Plan seeks to provide long term economic stability and to use planning and the development of public infrastructure as tools for well managed growth.
- The goals of the Columbia Falls Urban Renewal District as stated in the Urban Renewal Plan are:
 - ✓ Promote Renovation, Revitalization, Rehabilitation and Historic Preservation within the Urban Renewal Area
 - ✓ Improve Public Infrastructure in Support of Urban Renewal
 - ✓ Improve Multi-modal Transportation in Support of Urban Renewal
 - ✓ Foster Land Uses within the Urban Renewal Area that Facilitate Sustainable Economic Development
 - ✓ Foster Reinvestment and Economic Development within the Urban Renewal Area
 - ✓ Strengthen Opportunities Associated with Tourism and Recreation within the Urban Renewal Area
 - ✓ Market and Promote the Urban Renewal Area

Evaluation of the 2021 Columbia Fall Urban Renewal Plan for conformance with Overall Principles and Goals of the 2019 Growth Policy:

- The 2021 expansion of the Columbia Falls Urban Renewal District supports the same goals and seeks to provide long term economic stability through land use planning and the development of public infrastructure for well managed growth.

Growth Policy Implementation Tools and Strategies

Previous evaluation of the 2015 Columbia Falls Urban Renewal Plan for conformance with implementation tools and strategies in the 2013 Columbia Falls Growth Policy:

- The Columbia Falls Urban Renewal Plan takes advantage of the urban renewal law in the State of Montana Code.
- The Columbia Falls Urban Renewal Plan provides for the opportunity to use tax increment financing to assist with redevelopment and revitalization activities and encourage the retention and growth of economic development.

- The Columbia Falls Urban Renewal Plan supports the development of infrastructure that encourages urban renewal and economic development in the community.

Evaluation of the 2021 Columbia Fall Urban Renewal Plan for conformance with implementation tools and strategies in the 2019 Growth Policy:

- The 2021 expansion of the Columbia Falls Urban Renewal District continues to utilize the same tools and strategies.

Growth Policy Land Use

The Columbia Falls Growth Policy provides a visual policy statement with identification of future land use through maps and/or text of lands to help achieve the goals and objectives of the community. The 2015 Urban Renewal Plan was determined, at that time, to be in conformance with the Columbia Falls Growth Policy Future Land Use Map found on pages 59 and 60 of the 2013 Growth Policy. The 2021 Urban Renewal Plan is reviewed for conformance with the Columbia Falls Growth Policy – 2019, Appendix B: Growth Policy Map and Legend, Pages 66 and 67, as seen in Figures 23 and 24 below.

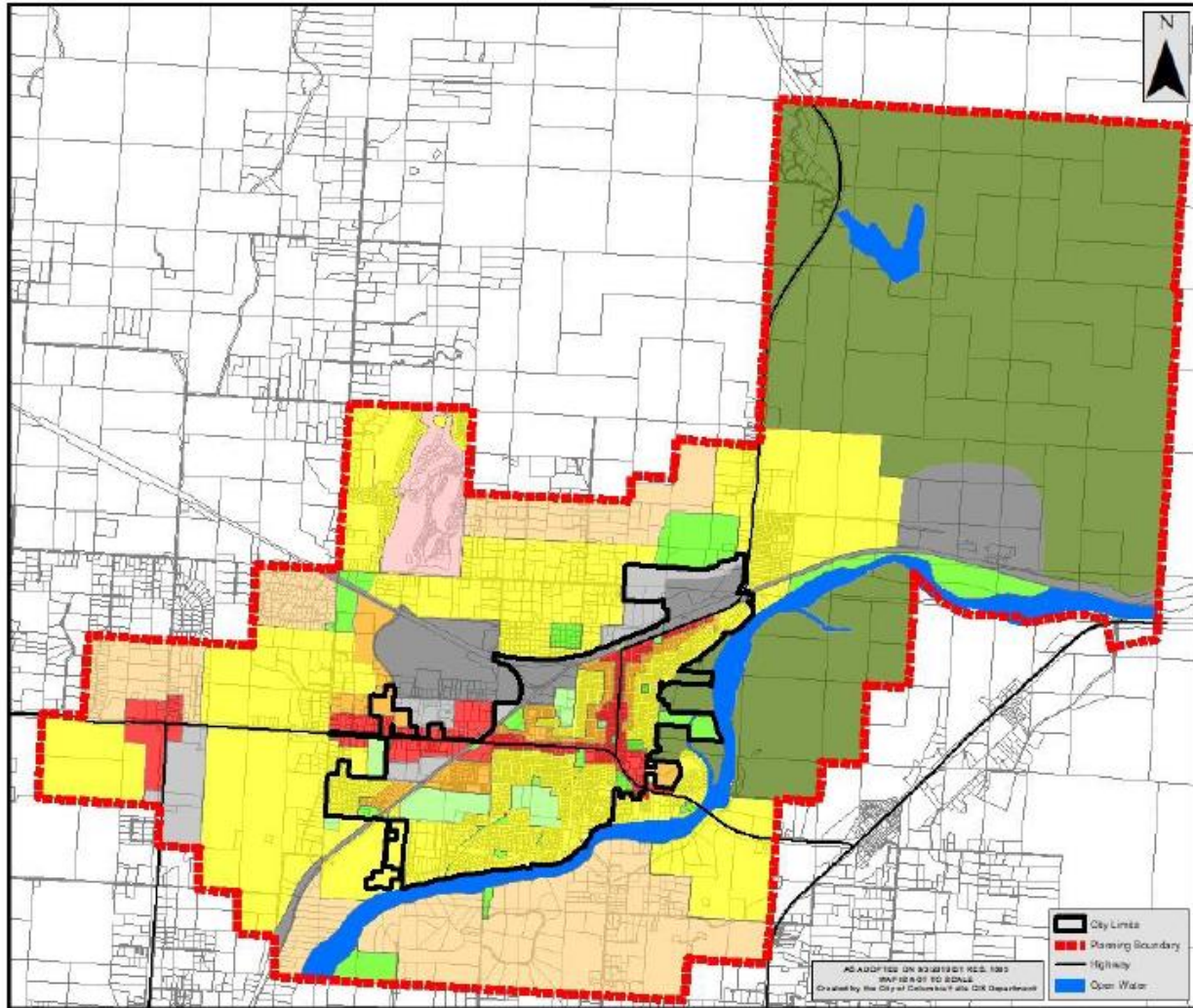


Figure 23. Columbia Falls Growth Policy – 2019, Appendix B: Growth Policy Map, Page 66

Land Use Map Legend		
	Commercial	General, highway and neighborhood retail sales, services or mixed office use.
	ResortResCom	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.
	HeavyIndustrial	Manufacturing, processing, storage and assembly of goods, where noise, odor, dust and associated impacts extend beyond the confines of a building or screened area.
	LightIndustrial	Wholesale and industrial uses where noise, odor, dust and associated impacts are confined to a building or screened area.
	Multifamily	8 or more units/acre. High density residential including townhouses and apartment units. Served by urban services. May be a buffer or transitional area between low density residential and non-residential uses.
	UrbanResidential	Between 2 and 8 units/acre. Primarily single family residential with limited quantities of multifamily units. Fully served by urban services.
	SuburbanResidential	2 units/acre or less. Primarily single family residential in a quasi-rural setting. Some urban services available.
	RuralPreserve	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.
	PublicSemiPub	Schools, government offices or facilities, and cemeteries.
	ParkOpenpace	City and County parks, homeowner parks and green space areas, recreation access points.

Figure 24. Columbia Falls Growth Policy – 2019, Appendix B: Growth Policy Map Legend, Page 67

Evaluation of the 2021 Columbia Falls Urban Renewal Plan for conformance with the 2019 Growth Policy land use description:

- The Columbia Falls Urban Renewal Plan provides a plan for redevelopment of an existing “Commercial” designated area to retain existing and attract new economic development.
- The Columbia Falls Urban Renewal Plan does not suggest any revision to the existing land use designations.

Zoning Review

The 2015 Urban Renewal Plan included an extensive review of the accordance of the zoning in the District with the 2013 Growth Policy. Therefore, this Chapter will only include a brief overview of that review. In February of 2020, the City of Columbia Falls codified all past zoning amendments with the passage of Ordinance #797, establishing the 2020 Title 18, Zoning Regulations.

As previously stated, in the Columbia Falls Growth Policy 2019, the land use map for the area of the Cedar Palace properties was changed from Light Industrial to Commercial. Subsequently, the zoning classification (Figure 25) of the property was amended from CI-1(Light Industrial) to CB-2 (General Business) to demonstrate compliance with the 2019 Growth Policy Land Use Map. This change followed a review on October 15, 2019 by the Columbia Falls City-County Planning Board and Zoning Commission, subsequently adopting staff report CZC-19-01 as findings of fact and recommending approval of the zone change.

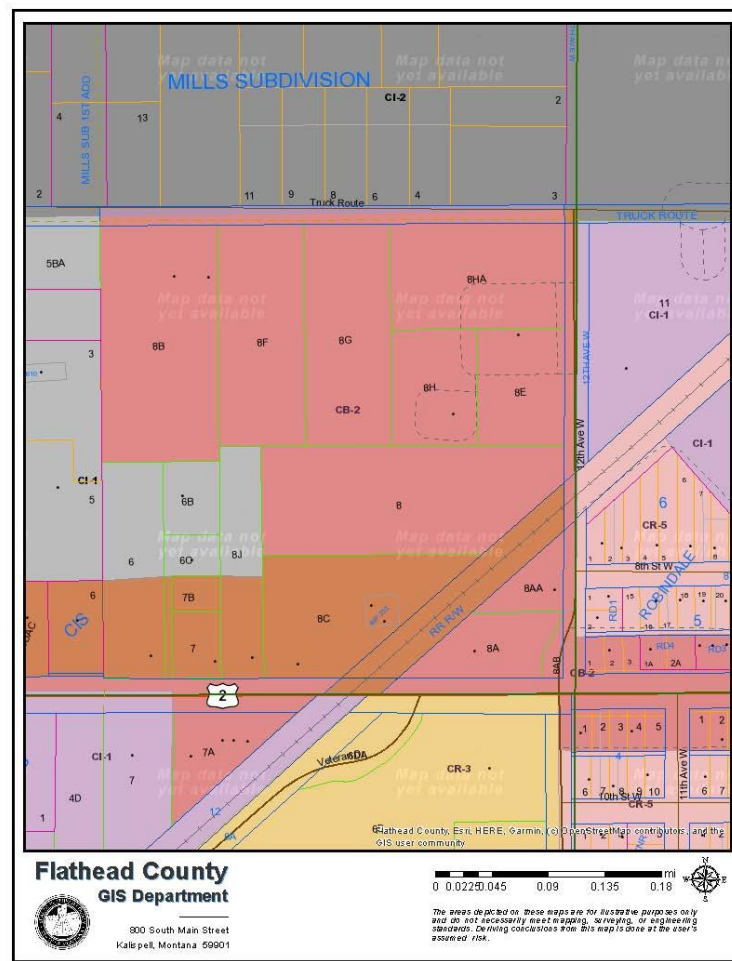


Figure 25. Zoning Map

Zoning helps realize the goals of the Columbia Falls Growth Policy in the Columbia Falls Urban Renewal District because:

- A purpose of the Columbia Falls Area Zoning Ordinance is to implement and promote the Growth Policy.
- The majority of the property included within the Columbia Falls Urban Renewal District is zoned for business or commercial uses.
- Section 18.606.120 of the Columbia Falls Area Zoning Ordinance includes the following definition for “Business or commercial use”. “Business or commercial use” means the purchase, sale, offering for sale, or other transaction involving the handling or disposition of any article, service, substance, or commodity for livelihood or profit; or the management or occupancy of office buildings, offices, recreation or amusement enterprises; or the maintenance and use of buildings, offices, structures, or premises by professions and trades or persons rendering services.
- The majority of the property included within the 2015 Columbia Falls Urban Renewal District was zoned B-4 Central Business District, B-2 General Business, or B-1 Neighborhood Business.
- The 2015 Columbia Falls Urban Renewal District included a minor amount of “Public Facilities”, “Park and Open Space”, “Light Industrial”, “Urban Residential” and “Multi-Family Residential” land use designations.
- The 23-acre expansion of the 2021 Columbia Falls Urban Renewal District is zoned B-2 General Business.

Previous evaluation of the 2015 Columbia Falls Urban Renewal Plan for Accordance of Zoning with 2013 Growth Policy notes that:

- The Columbia Falls Urban Renewal Plan supports the purposes of the Columbia Falls Area Zoning Ordinance.

- The Columbia Falls Urban Renewal Plan supports “business or commercial use” as defined by the Columbia Falls Area Zoning Ordinance.
- The Columbia Falls Urban Renewal Plan provides a plan for redevelopment of an existing “Commercial” designated area to eliminate blight and retain existing and attract new economic development.
- The Columbia Falls Urban Renewal Plan does not suggest any revision to the existing zoning classifications.

Evaluation of the 2021 Columbia Falls Urban Renewal Plan for Accordance of Zoning with 2019 Growth Policy:

- The 2021 expansion of the Columbia Falls Urban Renewal District and Plan continues to support the same purposes, definitions and intent of the Columbia Falls Area Zoning Ordinance.
- The 2021 expansion of the Columbia Falls Urban Renewal Plan does not suggest any revision to the existing zoning classification.

Conclusions

1. *The Amended Columbia Falls Urban Renewal Plan-2021 has been evaluated against the relevant goals, policies and objectives of the Columbia Falls Growth Policy (2019 Edition), and the Amended Columbia Falls Urban Renewal Plan-2021 is in conformance with the Growth Policy.*
2. *The zoning in the area of the 2021 expansion of the Columbia Falls Urban Renewal District has been evaluated against the 2019 Growth Policy, and the zoning in the area of the 2021 expansion of the Columbia Falls Urban Renewal District is in accordance with the Growth Policy.*

Chapter 5. Goals and Strategies of the Urban Renewal Plan

This chapter presents the goals and strategies for addressing blight within the Columbia Falls Urban Renewal District.

GOAL 1.

Promote Renovation, Revitalization, Rehabilitation and Historic Preservation within the Urban Renewal Area

Planning Initiatives

- Inventory properties with respect to:
 - Building condition
 - Ownership status and tax delinquency
 - Infrastructure needs
 - Uses and potential re-uses
 - Prioritize properties based on potential for re-use with urban renewal intervention
- Complete re-utilization studies of vacant and neglected properties
 - Explore applicability of both for-profit and non-profit uses
 - Complete adaptive reuse study of “Town Square” site
 - Study priority properties in need of urban renewal intervention
- Study absentee ownership and develop strategies to address associated issues
- Study public open space needs
- Complete an urban design plan that addresses:
 - Street Lighting
 - Landscaping/Planters
 - Streetscape and Street Furniture
 - Pedestrian access
 - Way finding
 - Signage
 - Façade restoration
 - Entrance Features
 - Emphasize the entryway to downtown at the intersection of US Highway 2 and Nucleus Avenue



Program Initiatives

- Facilitate public-private partnerships for urban renewal
- Develop a façade restoration program

- Facilitate the preparation of developer packets for priority properties in order to seek proposals for adaptive re-use
- Establish an entrepreneurial ownership program to foster the revitalization of vacant and neglected properties
- Develop a short-term art display program for empty storefronts and visitor kiosks
- List properties on the National Register of Historic Places (as warranted)
- Highlight historic properties to better connect the community's history to the built environment

Capital Projects

- Implement the urban design plan
- Prepare sites, as appropriate, for adaptive re-use, possibly including the "Town Square" site

GOAL 2.

Improve Public Infrastructure in Support of Urban Renewal

Planning Initiatives

- Address area infrastructure needs in the community's capital improvement plans
- Complete a parking needs study and plan
- Complete a cost-benefit analysis of locating utilities underground
- Evaluate high-speed communication connectivity needs
 - Consider alternative infrastructure ownership models
 - Government
 - Non-profit
 - Private for-profit
 - Public-private partnerships



Program Initiatives

- Establish a grant/loan program to enable businesses to connect to high speed internet service
- Support code enforcement including issues related alley encroachments

Capital Projects

- Promote installation of primary cable and conduit infrastructure for high-speed connectivity
- Infill gaps in sewer and water service
- Implement parking recommendations
- Improve alleys
- Promote paving of roadways, alleys, driveways and parking lots
- Install utilities underground as feasible and appropriate
- Improve or construct public open spaces
- Support implementation of capital improvement plans

GOAL 3.

Improve Multi-modal Transportation in Support of Urban Renewal

Planning Initiatives

- Conduct a non-motorized use study which addresses:
 - Walkability
 - Intersection safety
 - Railroad crossing safety
 - Accessibility
 - Multi-modal interaction
- Develop a design plan to improve traffic patterns at the intersection of Nucleus Avenue and US Highway 2
 - Change highway emphasis to local/small town intersection design
 - Incorporate additional directional signing
- Study traffic flow
 - Consider the use of a “business loop” in the downtown
- Consider the inclusion of boulevards in street design

Program Initiatives

- Establish a loan/grant program to enable businesses to advance a walkable community

Capital Projects

- Improve pedestrian safety at intersections and railroad crossings.
- Work with MDT to improve traffic patterns at the intersection of Nucleus Avenue and Highway 2
- Improve or construct non-motorized transportation infrastructure



GOAL 4.**Foster Land Uses within the Urban Renewal Area that Facilitate Sustainable Economic Development***Planning Initiatives*

- Complete a plan for sustainable mixed-use development
 - Residential uses that incorporate the following principles
 - Income diversity
 - Second or upper story housing
 - Live –work opportunities
 - Diversity of ownership
 - Supportive services
 - Extended family opportunities
 - Commercial and Service uses that
 - Enhance the physical tie between downtown and US Highway 2
 - Enhance the symbiotic relationship within the urban renewal area
 - Foster appropriate business development
 - Promote the efficiencies and cost saving associated with density including
 - Land
 - Utilities and public infrastructure
 - Use of tax dollars
 - Energy
 - Other resources
 - Balance the needs of residents with those of visitors
 - Industrial uses that include
 - Secondary value-adding manufacturing and technological businesses including
 - Artisan manufacturing
 - Research and Development
 - Businesses that produce or process products or commodities that are capable of being sold or traded in interstate commerce

Program Initiatives

- Update codes as required to foster sustainable economic development, including:
 - Zoning

- Subdivision
- Building

GOAL 5.

Foster Reinvestment and Economic Development within the Urban Renewal Area

Planning Initiatives

- Complete a market study that considers:
 - customized retail shops that feature local artisans
 - sustainable businesses that serve local residents
 - retail businesses that target specific age groups
 - businesses that are focused outdoor and recreational opportunities
 - local/regional and chain restaurants
- Prepare a business recruitment plan that considers
 - technology and other “soft” industries
 - medical and professional services
 - small scale metal fabrication and other manufacturing opportunities
 - living wage needs

Program Initiatives

- Develop public-private partnerships for urban renewal
- Encourage local investment

Capital Projects

- Promote reinvestment in vacant and underutilized properties identified in the re-utilization study

GOAL 6.

Strengthen Opportunities Associated with Tourism and Recreation within the Urban Renewal Area

Planning Initiatives

- Complete a marketing study to address tourism and recreation that considers
 - Proximity to Glacier National Park
 - The Flathead River
 - Camas Creek Entrance to Glacier National Park
 - Year-round area-wide recreation opportunities
- Conduct an accommodation needs study to include:

- a variety of accommodation types
 - Hotel chains
 - Glacier Park concessionaires
 - Boutique and independent hotels
 - Campground services
- on-site amenity needs
- a diverse visitor base
 - Area visitors (including visitors to Glacier National Park)
 - Visiting sports teams
 - Work-related travelers
 - Corporate executives
- a convention/conference facility
- Explore ways to provide public swimming facilities through:
 - Public investment
 - Public – private partnership
 - Corporate largess

Program Initiatives

- Foster a recruitment program to improve visitor accommodations
- Create a Convention and Visitors Bureau (CVB) to help market the community
- Support ground transportation services from arrival locations to hotels

GOAL 7.

Market and Promote the Urban Renewal Area

Planning Initiatives

- Study ways to encourage visitors to stop in the urban renewal area
- Develop a “brand”/community image for Columbia Falls
 - Capitalize on the community’s family orientation, quality of life and “laid back atmosphere”
 - Reflects the area’s geography, particularly the river, access to recreation and outdoor activities
 - Consider:
 - The “moniker”, Gateway to Glacier
 - “Bring the Park (Glacier) to Columbia Falls” using lodge design (aka Great Northern Architecture)



Program Initiatives

- Support events that to attract area residents and visitors, such as
 - Farmers' Markets
 - Art Shows
 - Music Festivals
 - Athletic Events
- Promote Columbia Falls to students at Flathead Valley Community College, emphasizing the availability of
 - Housing
 - Concerts/Live Music
 - Outdoor Amenities
- Foster Partnerships
 - With the Chamber of Commerce for business development
 - With the Glacier Conservancy to promote Columbia Falls

Chapter 6. Implementation

The Columbia Falls Urban Renewal Plan provides a framework for the rehabilitation and redevelopment of the Urban Renewal District. Upon its adoption, this amended Plan will serve as the official policy guide for public action within Columbia Falls Urban Renewal District as established in 2015 and expanded in 2021. However, these policies can only be transformed to action through an effective implementation program. Key to implementation will be sound processes of administration, financing and program evaluation with attention to the following principles:

Readiness – The revitalization of the Urban Renewal District will occur in stages, as resources and opportunities become available. In some cases, specific projects will occur in support of private investment that would otherwise not occur without a corresponding investment in public infrastructures. Also, new program initiatives or funding opportunities may present themselves from time to time, which can help bring certain urban renewal projects forward.

Leveraging – Projects that make use of a variety of public and private resources including state and federal grants, loans and specialized tax credits, as well as tax increment funds are encouraged.

Public Investment – As noted above, the City of Columbia Falls may invest in public infrastructure improvements in order to foster private investment. Funding for public infrastructure improvements will come from a number of sources including, but not limited to Tax Increment Financing (TIF). Specific projects will be undertaken in accordance with the Montana Urban Renewal Law, 7-15-42 and 7-15-43, MCA.

Partnership - The revitalization of the Urban Renewal District will require cooperation between the public and private sectors. Property and business owners should acknowledge the benefit they will derive from the reinvestment of their property taxes that are generated within the District and make corresponding private investments to further rehabilitation and redevelopment goals and objectives.

Administration

Under 7-15-4231 MCA, the exercise of powers related to urban renewal, a municipality may itself exercise its urban renewal project powers, or may, “if the local governing body by resolution determines such action to be in the public interest, elect to have such powers exercised by the urban renewal agency created under 7-15-4232 MCA, or a department or other officers of the municipality as they are authorized to exercise under this part and part 43.”

The City of Columbia Falls may establish an urban renewal agency under this provision to direct the projects and programs outlined in the Urban Renewal Plan. As provided in the statute, the City Council would appoint five members to the agency’s board, who would be responsible for developing and implementing programs. Initially, the City of Columbia Falls has chosen to exercise its urban renewal project powers. The Council may make use of advisory committees or boards at its discretion to help guide the activities undertaken.

The annual work program and budget; listing the activities and costs of the activities for the coming fiscal year, as well as the method of financing those activities, will be reviewed and approved by the City Council. This program and budget can be amended during the course of the fiscal year in light of funding and program opportunities and changes. Urban renewal activities undertaken will be in accordance with Montana State statute. (The specific provisions of 7-15-4233 MCA are below.)

7-15-4233. Powers which may be exercised by urban renewal agency or authorized department. (1) In the event the local governing body makes such determination, such body may authorize the urban renewal agency or department or other officers of the municipality to exercise any of the following urban renewal project powers:

- (a) to formulate and coordinate a workable program as specified in 7-15-4209;
- (b) to prepare Urban Renewal Plans;
- (c) to prepare recommended modifications to an urban renewal project plan;
- (d) to undertake and carry out urban renewal projects as required by the local governing body;
- (e) to make and execute contracts as specified in 7-15-4251, 7-15-4254, 7-15-4255, and 7-15-4281, with the exception of contracts for the purchase or sale of real or personal property;
- (f) to disseminate blight clearance and urban renewal information;
- (g) to exercise the powers prescribed by 7-15-4255, except the power to agree to conditions for federal financial assistance and imposed pursuant to federal law relating to salaries and wages shall be reserved to the local governing body;

(h) to enter any building or property in any urban renewal area in order to make surveys and appraisals in the manner specified in 7-15-4257;

(i) to improve, clear, or prepare for redevelopment any real or personal property in an urban renewal area;

(j) to insure real or personal property as provided in 7-15-4258;

(k) to effectuate the plans provided for in 7-15-4254;

(l) to prepare plans for the relocation of families displaced from an urban renewal area and to coordinate public and private agencies in such relocation;

(m) to prepare plans for carrying out a program of voluntary or compulsory repair and rehabilitation of buildings and improvements;

(n) to conduct appraisals, title searches, surveys, studies, and other preliminary plans and work necessary to prepare for the undertaking of urban renewal projects;

(o) to negotiate for the acquisition of land;

(p) to study the closing, vacating, planning, or replanning of streets, roads, sidewalks, ways, or other places and to make recommendations with respect thereto;

(q) to organize, coordinate, and direct the administration of the provisions of this part and part 43;

(r) to perform such duties as the local governing body may direct so as to make the necessary arrangements for the exercise of the powers and performance of the duties and responsibilities entrusted to the local governing body.

(2) Any powers granted in this part or part 43 that are not included in subsection (1) as powers of the urban renewal agency or a department or other officers of a municipality in lieu thereof may only be exercised by the local governing body or other officers, boards, and commissions as provided under existing law.

Projects and Programs

The City of Columbia Falls will implement programs and evaluate projects based on the goals of this amended Urban Renewal Plan. Measurable objectives should be established with respect to the following to evaluate programs and projects:

- Job Creation
- Increased Taxable Valuation
- Leverage-Ratios of tax increment funds to other sources
- Health and Safety Concerns
- Historic Preservation
- Density and Infill
- Adaptive Re-Use
- Cost of Public Services

Given that private development will be necessary to generate tax increment funds, business development must occur hand in hand with other community-based revitalization activities. The Columbia Falls urban renewal program has and will continue to make use of a variety of financing in achieving the goals of this plan, including:

Public Investments

- Annual Tax Increment Appropriations – The City of Columbia Falls may finance smaller public infrastructure improvements and renewal programs from its annual tax increment receipts by appropriation. Funds available each year would be determined by the size of the annual increment and any prior commitments (such as bond debt service requirements and administrative costs).
- Tax Increment Bonds – The City of Columbia Falls will issue tax increment financing (TIF) revenue bonds if necessary, as revenues allow, to finance major capital projects. TIF bonds will enable the local government to finance projects up-front and then retire the debt through annual tax increment receipts.
- Other Debt Financing – The City of Columbia Falls may borrow funds through local, state and federal loan programs in order to finance public improvements. Annual tax increment revenues may be used to make principal and interest payments
- Local, State and Federal Funding Mechanisms – There are a number of funding resources available to communities to undertake planning and capital improvement projects. These are listed in the funding section below.

Private Sector Development

In addition to public sector investments, the urban renewal program can assist property and business owners in specific renewal activities including the following:

- Tax Increment Financing Revolving Loans – In 7-15-4292, MCA, the Montana TIF statute provides for the establishment of loan programs, whereby TIF funds may be used to support public and private urban renewal projects in support of the goals of the Urban Renewal District.

As principal and interest payments are made, the funds may be loaned again, even after the TIF District sunsets.

- Tax Increment Grants – In some cases urban renewal agencies can make grants to private entities to support projects that are in the community’s best interest, and are in keeping with the purposes of the Montana Urban Renewal Law, such as historic preservation, public safety and the removal of blight. Examples include:
 - Restoration of historic building facades
 - Stabilization of structures that have been neglected or abandoned
 - Installation of life safety equipment such as sprinkler systems
- Other Assistance – The urban renewal program can assist private sector projects in a variety of ways, by providing technical assistance and helping property owners access federal, state and local resources and incentives for development.

Partnership Development

The success of the Columbia Falls urban renewal program relies on cooperative efforts among the local government, district property owners, and economic development organizations to achieve its goal of fostering revitalization. These cooperative partners could potentially work jointly on market analyses, business recruitment and capital improvements planning. Also, as noted above, it is necessary to work with other local, state and federal entities in providing additional financing and matching funds to undertake projects and programs in the Urban Renewal District. Potential partnerships can be forged using a variety of programs and funding mechanisms. A sampling of these is provided in the following section.

Program Funding

Tax Increment Financing

As noted in Chapter 1 of this plan, the implementation of the Columbia Falls Urban Renewal Plan will include the use of Tax Increment Financing (TIF). More particularly, costs that may be paid using TIF dollars are included in 7-15-4288, MCA as follows:

7-15-4288. Costs that may be paid by tax increment financing. The tax increments may be used by the municipality to pay the following costs of or incurred in connection with an urban renewal project, industrial infrastructure development project, technology infrastructure development project, or aerospace transportation and technology

infrastructure development project:

- (1) land acquisition;
 - (2) demolition and removal of structures;
 - (3) relocation of occupants;
 - (4) the acquisition, construction, and improvement of infrastructure, industrial infrastructure, technology infrastructure, or aerospace transportation and technology infrastructure that includes streets, roads, curbs, gutters, sidewalks, pedestrian malls, alleys, parking lots and off-street parking facilities, sewers, sewer lines, sewage treatment facilities, storm sewers, waterlines, waterways, water treatment facilities, natural gas lines, electrical lines, telecommunications lines, rail lines, rail spurs, bridges, spaceports for reusable launch vehicles with associated runways and launch, recovery, fuel manufacturing, and cargo holding facilities, publicly owned buildings, and any public improvements authorized by Title 7, chapter 12, parts 41 through 45; Title 7, chapter 13, parts 42 and 43; and Title 7, chapter 14, part 47, and items of personal property to be used in connection with improvements for which the foregoing costs may be incurred;
 - (5) costs incurred in connection with the redevelopment activities allowed under 7-15-4233;
 - (6) acquisition of infrastructure-deficient areas or portions of areas;
 - (7) administrative costs associated with the management of the urban renewal area, industrial district, technology district, or aerospace transportation and technology district;
 - (8) assemblage of land for development or redevelopment by private enterprise or public agencies, including sale, initial leasing, or retention by the municipality itself at its fair value;
 - (9) the compilation and analysis of pertinent information required to adequately determine the needs of an urban renewal project in an urban renewal area, the infrastructure needs of secondary, value-adding industries in the industrial district, the needs of a technology infrastructure development project in the technology district, or the needs of an aerospace transportation and technology infrastructure development project in the aerospace transportation and technology district;
 - (10) the connection of the urban renewal area, industrial district, technology district, or aerospace transportation and technology district to existing infrastructure outside the district;
 - (11) the provision of direct assistance, through industrial infrastructure development projects, technology infrastructure development projects, or aerospace transportation and technology infrastructure development projects, to secondary, value-adding industries to assist in meeting their infrastructure and land needs within the district;
- and

(12) the acquisition, construction, or improvement of facilities or equipment for reducing, preventing, abating, or eliminating pollution.

A tax increment program is authorized for 15 years or longer if the tax increment revenue is pledged to the payment of tax increment bonds. 7-15-4289, MCA provides for the use of tax increments for bond payments. The tax increment may be pledged to the payment of the principal of premiums, if any, and interest on bonds, which the municipality may issue for the purpose of providing funds to pay such costs.

The City of Columbia Falls has established a Tax Increment Financing program for the 2015 Urban Renewal District, as defined in this Urban Renewal Plan. The base year for the purposes of measuring any incremental value will continue to be January 1, 2015 for the original district and January 1, 2021 for the expanded portion.

Per 7-15-4291, MCA, the City of Columbia Falls may enter into agreements with the other affected taxing bodies to remit to such taxing bodies any portion of the annual tax increment not currently required for the payment of the costs listed in 7-15-4288, MCA or pledged to the payment of the principal of premiums, if any, and interest on bonds.

Other Financing Mechanisms

There are a number of financial assistance programs that can be used in the revitalization of the Urban Renewal District in addition to Tax Increment Financing. Financing strategies for addressing urban renewal needs identified in this Plan will likely include combining various funding sources. For example, a local special improvement district might be used in combination with a Montana Board of Investment Inter-cap loan to match federal or state dollars. The following is a summary of programs available to fund urban renewal projects

Transportation Infrastructure

This section describes funds and funding sources that are available to finance urban renewal transportation related projects. These funding methods, such as local option taxes, improvement districts and other types of bonds, enable local citizens to participate in funding projects. In general, however, the ability to use additional property tax levies to fund urban renewal is governed by Montana Statute under 15-10-402 MCA that limits taxes to 1996 levels.

A. Bridge and Road Mills (Property Taxes)

Montana law provides for cities (7-14-4101, MCA) to manage transportation infrastructure. Counties are specifically responsible for all the bridges in a county,

including those within cities and towns, except those managed by the Montana Department of Transportation. Municipalities may establish a road fund under 7-14-4113 MCA.

B. Transportation Improvement Authority

Established under 7-14-1001, MCA, the purpose of a transportation improvement authority is to blend the interests of local, state, and federal governments with the interests of the general public and the business community to build, modify, or improve transportation facilities and systems within its jurisdiction. A county and a municipality within a county may, by joint resolution, create a transportation improvement authority. The Authority may enter into contracts and accept local, state, federal and private funds to undertake transportation projects.

C. Transportation Alternatives Program (TA Program), Montana Department of Transportation

The Transportation Alternatives (TA) Program authorized under Section 1122 of the Federal Highway Administration's Moving Ahead for Progress program -MAP-21 (23 U.S.C. 213(b), 101(a)(29)), replaces the former Community Transportation Enhancement Program. It provides approximately \$4 million annually to eligible entities including local governments, for activities defined as transportation alternatives, including on- and off-road pedestrian and bicycle facilities, infrastructure projects for improving non-driver access to public transportation and enhanced mobility, community improvement activities, and environmental mitigation; recreational trail program projects; safe routes to school projects; and projects for the planning, design or construction of boulevards and other roadways largely in the right-of-way of former Interstate System routes or other divided highways.

D. State Fuel Tax

Under 15-70-101, MCA, Montana assesses a tax on gasoline and diesel fuel used for transportation purposes. Each municipality receives a portion of the total tax funds allocated to cities and towns based on:

- 1) The ratio of the population within each municipality to the total population in all cities and Towns in the State;
- 2) The ratio of the street mileage within each municipality to the total street mileage in all incorporated cities and towns in the State. The street mileage is exclusive of the Interstate, National Highway, and Primary Systems.

All fuel tax funds allocated to local governments must be used for the construction, reconstruction, maintenance, and repair of rural roads or city streets and alleys. Priorities for the use of these funds are established by the cities receiving them.

Debt Financing – All Types of Projects

Local governments can make use of various kinds of debt financing to fund urban renewal projects. These include general obligation bonds, special improvement district bonds and revenue bonds as well as Tax Increment Financing Bonds. Debt financing enables local governments to finance major infrastructure projects using future revenue from special assessments, user fees, and other forms of revenue. Under 7-7-4101, MCA, a local government has power to incur indebtedness by borrowing money, issuing bonds, issuing notes, entering into leases, entering into lease-purchase agreements, or entering into installment purchase contracts for the following purposes:

- 1) acquiring land for and designing and erecting public buildings;
- 2) acquiring land for and designing and constructing sewers, sewage treatment and disposal plants, waterworks, reservoirs, reservoir sites, and lighting plants;
- 3) supplying the municipality with water by contract and the construction or purchase of canals or ditches and water rights for supplying municipality with water;
- 4) designing and constructing bridges, docks, wharves, breakwaters, piers, jetties, and moles;
- 5) acquiring, opening, or widening any street and improving the street by constructing, reconstructing, and repairing pavement, gutters, curbs, and vehicle parking strips and to pay all or any portion of the cost relating to the project;
- 6) purchasing or leasing fire apparatus, street and other equipment, and personal property, including without limitation, vehicles, telephone systems, and photocopy and office equipment, including computer hardware and software;
- 7) building, purchasing, designing, constructing, and maintaining devices intended to protect the safety of the public from open ditches carrying irrigation or other water;
- 8) funding outstanding warrants and maturing bonds; and
- 9) repaying tax protests lost by the local government or other municipal corporation.

The local government incurs various administrative costs in conjunction with issuing bonds. These costs include the retention of legal counsel and financial consultants, the

establishment of reserve funds and the preparation of the prospectus and various required documents. These bonds provide tax-free interest earnings to purchasers and are therefore subject to detailed scrutiny under both state and federal law. The citations in the Montana Code are listed below, for each type of bond described.

A. Special Improvement Districts

Under 7-12-4101, and 7-12-4102 MCA, cities and towns can create special improvement districts for a number of activities including:

- The acquisition, construction or reconstruction of public streets and roads
- The acquisition, construction or reconstruction of sidewalks, culverts, bridges, gutters, curbs, steps and parks including the planting of trees
- The construction or reconstruction of sewers, ditches, drains, conduits, and channels for sanitary or drainage purposes, with outlets, cesspools, manholes, catch basins, flush tanks, septic tanks, connecting sewers, ditches, drains, conduits, channels, and other appurtenances
- The construction of sewer and water systems including fire hydrants
- The acquisition and improvement of land to be designated as public park or open-space land
- The conversion of overhead utilities to underground locations in accordance with 69-4-311 through 69-4-314, MCA
- The purchase, installation, maintenance, and management of alternative energy production facilities

B. Business Improvement Districts

Business Improvement Districts (BIDs) are authorized under 7-12-1101 et Seq. MCA. This provision of the law allows the local governing body to assess properties, upon the request of property owners within a district to fund the following activities:

- provide special police, maintenance, or cleaning personnel for the protection and enjoyment of the general public using the business district
- landscape and beautify public areas and to maintain those areas
- contract with the governing body to maintain, operate, or repair public parking facilities
- contract with the governing body to maintain streets, alleys, malls, bridges, ramps, tunnels, landscaping, and other public facilities as mutually agreed upon
- promote private investment and business expansion in the district

- provide for the management and administration of the affairs of the district
- promote business activity by advertising, decorating, marketing, and promoting and managing events and other actions designed for the general promotion of business activities in the district
- perform such other functions as are necessary to carry out the purposes of this part and to further the objectives of the district.

C. General Obligation Bonds

General obligation bonds are backed by the full faith and credit of the local government and must be approved by the voters in an election. General obligation bonds are generally payable from ad valorem taxes (based on the value of property) and expressed in mills. General obligation bonds are attractive to bond buyers because they have voter approval and are not as vulnerable to fluctuations in revenue. Municipalities are assigned a bond debt limit based on a percentage of taxable valuation. General obligation bonds must fall within this limit.

D. Revenue Bonds

Under 7-7-4401, MCA, a municipality may issue revenue bonds to finance any project or activity authorized Tax Increment Financing bonds are considered revenue bonds but other types of revenue may be directed to debt service as well.

Railroad Crossing Related Programs

A. Federal Surface Transportation Program - Rail/Highway Crossing Protective Devices Program

The purpose of the Federal Rail/Highway Crossing – Protective Devices Program is to identify high hazard rail crossing sites and install new rail crossing signals. MDT's Rail - Highway Safety manager is responsible for surveying, identifying and prioritizing those railroad crossings that require new protective devices or upgrading of existing devices. The funds are distributed on a statewide basis determined by a priority list ranked by a hazard index. The Federal/State ratio is 90% Federal and 10% State.

B. Federal Surface Transportation Program - Rail/Highway Crossing Elimination of Hazard Program

The purpose of the Federal Rail/Highway Crossing – Elimination of Hazard Program is to identify high hazard rail crossing sites and construct new rail/highway grade crossings. The program also uses funds to rehabilitate existing grade separations. Grade separation projects are funded with 90% Federal funds and 10% State funds. Since funding for this program is limited, funds are often used in combination with other Federal funding sources to fund costly grade separation projects. Eligible

expenditures include the separation or protection at grade crossings, reconstruction of existing crossings and relocation of highways to eliminate crossings. Projects for this program are selected by identifying those sites where only a grade separation will eliminate an identified hazard or where an existing grade separation exists but needs rehabilitation or replacement.

Funding for Public Improvements (Sewer, Water, Roads, Community Facilities, Parks)

A. Treasure State Endowment Program ~ Montana Department of Commerce

The Montana Treasure State Endowment Program (TSEP) is a state-funded program, authorized under 90-6-701 through 710, MCA, and is administered by the Montana Department of Commerce (MDOC). It is designed to assist local governments in financing capital improvements to sewer and water facilities. Funds are derived from the Montana coal severance tax and made available to local governments as matching grants, loans and grant/loan combinations. TSEP also provides matching grants of up to \$15,000 to local governments for preliminary engineering study costs.

TSEP funds may not be used for annual operation and maintenance; the purchase of non-permanent furnishings; or for refinancing existing debt, except when required in conjunction with the financing of a new TSEP project. Grant requests cannot exceed \$500,000 and the local government must typically provide a dollar-for-dollar match that can include other grant funds. Matching funds can be public or private funds provided by a TSEP applicant to directly support the cost of eligible project activities. There are a number of ways in which local governments can provide matching funds for bridge projects. Eligible types of matching funds include:

- local general funds or other cash;
- proceeds from the sale of general obligation, revenue, special assessment or other bonds;
- entitlement or formula-based federal or state funds such as federal highway funds or payments in lieu of taxes;
- loan or grant funds from a state or federal program (including TSEP loans);
- funds expended for engineering studies, reports, and plans, or other reasonable expenses expended for the preparation of the application, directly related to the project during the period 24 months prior to the TSEP application deadline;
- funds expended after the TSEP application deadline, but before being approved by the Legislature, for project management, final engineering design, and other reasonable expenses necessary to

- prepare the project as in the TSEP application for the construction phase;
- the value of land or materials provided by the applicant, if appraised within a two-year period preceding the application deadline. The appraisal must be:
 - an impartially written statement that adequately describes the land or materials, and states an opinion of defined value as of a specific date;
 - supported by an analysis of relevant market information; and
 - prepared by a qualified appraiser independent from the applicant.
- the value of labor performed by the applicant's employees on the project, after the TSEP project has been approved for funding and a TSEP contract has been signed, as long as the employee is paid at his or her standard hourly rate of pay and the time worked is adequately documented; and
- the value of machinery used in the process of constructing the project that is owned (or leased) and operated by the applicant. The value of the use of the machinery will be determined using the Federal Emergency Management Agency (FEMA) equipment rate schedules.

B. The Montana Intercap Program ~ Montana Board of Investments

The INTERCAP Program is a low cost, variable-rate program that lends money to Montana local governments, state agencies and the university system for the purpose of financing or refinancing the acquisition and installation of equipment or personal and real property and infrastructure improvements. The Board of Investments issues tax-exempt bonds and loans the proceeds to eligible borrowers. In addition to long-term financing, INTERCAP is an excellent source for interim financing.

Funding is always available with no specific cycle. Allocations of \$200,000 and under are considered and approved by the Board of Investments staff. Allocations in excess of \$200,000 are considered and approved by the Board. Funds are released on an on-going basis as the project is completed. The program provides loans at a variable rate plus a one percent loan origination fee on loans over one year and for a term of 5 or 10 years depending on the borrower's legal authority. Short-term loans of less than a year are also available. Interest and principal payments are due bi-annually (February 15 and August 15 of each year). Loans may be pre-paid without penalty with 30 days notice. Types of financing include installment purchase loans, general fund loans, general obligation bonds, revenue bonds and special improvement district and rural improvement district bonds. Gas tax revenues may not be used to service debt. Projects that will use rural improvement district payments to cover the annual debt are limited

to a total loan of \$300,000. Inter-cap funds may be used in association with other grant and loan programs as well as local sources.

C. Community Development Block Grant (CDBG)

The Community Development Block Grant (CDBG) Program is a federally funded grant program that provides assistance to communities with community development needs such as housing, public facilities, economic development and planning grants. All projects must be designed to principally benefit low and moderate-income families. The program was established by the Federal Housing and Community Development Act of 1974 (42 USC 5301) and is administered nationally by the U.S. Department of Housing and Urban Development (HUD). The Legislature authorized the Montana Department of Commerce (MDOC) to administer the program beginning in 1982. Eligible activities include planning, public facilities construction, housing and neighborhood renewal and economic development.

D. Public Works Program ~ Economic Development Administration

The Economic Development Administration (EDA) is an agency within the U.S. Department of Commerce. The purpose of the Public Works Program is to assist communities with the funding of public works and development facilities that contribute to the creation or retention of private sector jobs and to the alleviation of unemployment and underemployment. Such assistance is designed to help communities achieve lasting improvement by stabilizing and diversifying local economies, and improving local living conditions and the economic environment of the area.

Grants are awarded up to a participation level of 80 percent but the average EDA grant covers approximately 50 percent of project costs. Acceptable sources of match include cash, local general obligation or revenue bonds; Community Development Block Grants, TSEP grants and loans, entitlement funds, Rural Development loans; and other public and private financing, including donations.

Projects must result in private sector job and business development in order to be considered for funding. Eligible applicants under this program include any state, or political subdivision thereof, Indian tribe (and other U.S. political entities), private or public nonprofit organization or association representing any redevelopment area if the project is within an EDA-designated redevelopment area. Redevelopment areas, other than those designated under the Public Works Impact Program must have a current EDA-approved Overall Economic Development Program (OEDP) in place.

E. Water, Wastewater and Solid Waste Action Coordinating Team

In 1982, a group of professionals from state, federal, and non-profit organizations that finance, regulate, or provide technical assistance for community water and wastewater systems, decided to start meeting in order to coordinate and enhance their efforts. This group calls itself the "Water, Wastewater and Solid Waste Action Coordinating Team" or W2ASACT for short. W2ASACT meets several times a year to find ways to improve our state's environmental infrastructure. All of the programs represented in W2ASACT have different missions and meet unique needs. However, it has been the common elements shared by the funding programs that have been the driving force of W2ASACT. These programs provide money (grants or loans), take applications from communities to fund their projects, and administer those monies once the project is funded. While W2ASACT cannot change all of the state or federal requirements, it can identify unnecessary duplication of requirements that make compliance difficult for communities.

Voluntary Programs

In some cases, homeowner associations, business groups or other property owners may finance urban renewal projects voluntary basis.

Columbia Falls Urban Renewal Program Evaluation and Plan Amendments

The Columbia Falls Urban Renewal Plan will be evaluated on a yearly basis in conjunction with the preparation of the annual report. Measures that may be used in evaluating program success include:

- Increases in the property tax base
- Creation of jobs within the Urban Renewal District
- Elimination of blighted conditions

The plan provides flexibility to accommodate a variety of approaches. However, changes over time may necessitate more formal amendments to the Urban Renewal Plan. The Urban Renewal Plan may be modified by ordinance under 7-15-4221 MCA.

References

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FIRST READING

ORDINANCE NO.810

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COLUMBIA FALLS, MONTANA, AMENDING THE COLUMBIA FALLS ZONING MAP FROM CR-5 TWO FAMILY RESIDENTIAL TO CRA-1 MULTI-FAMILY RESIDENTIAL FOR THE PROPERTY DESCRIBED AS ASSESSORS' TRACTS 2BDEA AND 2BDAEA OF SECTION 7, TOWNSHIP 30 NORTH, RANGE 20 WEST, P.M.M., FLATHEAD COUNTY, MONTANA.

WHEREAS, Toby Gilchrist, owner of the real property, has requested an amendment to the Columbia Falls zoning map to change the zoning from the current CR-5 Two Family Residential to CRA-1 Multi-Family Residential on property described as Assessors' Tracts 2BDEA AND 2BDAEA of Section 7, Township 30 North, Range 20 West, P.M.M., Flathead County, Montana;

WHEREAS, the Columbia Falls Planning Department, on July 6, 2021, in Staff Report CZC-21-05, recommended approval of the requested zoning amendment; and

WHEREAS, said request was considered by the Columbia Falls City-County Planning Board in a public hearing at its regularly scheduled meeting on July 13, 2021 , at which the Board adopted Staff Report CZC-21-05 and recommended approval of the requested zoning map amendment; and

WHEREAS, a hearing on the Zoning Map Amendment was held by the City Council of the City of Columbia Falls, Montana, at its regular meeting on Monday, August 2, 2021, after said hearing was advertised according to law; and at said hearing on said date, the City Council considered the recommendation of the Planning Board, the report of the Columbia Falls Planning Office, together with any and all comments filed or voiced with respect to said change; and

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

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

Section One. Findings of Fact: That the Columbia Falls Planning Office Report #CZC-21-05, dated July 6, 2021 is hereby adopted by the Council as findings of fact with respect to said zoning map amendment request.

Section Two. Change in Zoning Classification: That the requested zoning map amendment on property presently zoned CR-5 Two Family Residential be changed to CRA-1 Multi-Family Residential on property described as Assessors' Tracts 2BDEA and 2BDAEA of Section 7, Township 30 North, Range 20 West, P.M.M., Flathead County, Montana.

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

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

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

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

PASSED AND APPROVED BY THE CITY COUNCIL OF COLUMBIA FALLS, MONTANA THIS ____ DAY OF AUGUST, 2021, THE COUNCIL VOTING AS FOLLOWS:

AYES:

NOES:

ABSENT:

City Clerk

APPROVED BY THE MAYOR OF COLUMBIA FALLS, MONTANA THIS ____ DAY OF AUGUST, 2021.

Mayor

ATTEST:

City Clerk

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

RESOLUTION NO. 1855

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COLUMBIA FALLS, MONTANA, APPROVING AN APPLICATION FOR A CONDITIONAL USE PERMIT BY TOBY GILCHRIST TO CONSTRUCT 36 UNITS OF APARTMENTS IN TWO BUILDINGS ON PROPERTY DESCRIBED AS ASSESSORS' TRACTS 2BDEA AND 2BDAEA OF SECTION 7, TOWNSHIP 30 NORTH, RANGE 20 WEST, P.M.M., FLATHEAD COUNTY.

WHEREAS, an Application has been filed with the City by Toby Gilchrist to construct 36 units of apartments in two buildings. The property is currently zoned CR-5 Two Family Residential but the applicant has pursued a zone change to CRA-1 Multi-Family Residential which allows the Multi-Family buildings subject to a Conditional Use Permit. The property is described as Assessors' Tracts 2BDEA and 2BDAEA of Section 7, Township 30 North, Range 20 West, P.M.M., Flathead County.;

WHEREAS, said requested conditional use permit was considered by the Columbia Falls City-County Planning Board at its regular meeting on July 13, 2021, concurrently with the Zone Change to CRA-1 Multi-Family Residential, and said Board recommended granting the proposed conditional use permit, with certain conditions; and

WHEREAS, said conditional use permit was considered by the City Council of the City of Columbia Falls, Montana, at a public hearing held during the Council's regularly scheduled meeting on Monday, August 2, 2021, pursuant to public notice as required by law, and all comments filed or voiced concerning said requested conditional use permit having been considered by the City Council, along with the recommendation of the Planning Board.

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

Section One. Findings of Fact. That the City Council specifically finds that the conditions set forth in Section 18.210.080 of the Columbia Falls Municipal Code are accurately evaluated as set forth in Conditional Use Report #CCU-21-02 of the Columbia Falls Planning Office, as amended by the Planning Board, and the City Council hereby adopts said report as findings of fact in support of the requested conditional use permit.

Section Two. Permit Approved. That based upon the findings of Section One of this Resolution, the Application by Toby Gilchrist to construct 36 units of apartments in two buildings, in concert with the Zone Change to CRA-1 Multi-Family Residential, the Conditional Use Permit is hereby approved. The property is described as Assessors' Tracts 2BDEA and 2BDAEA of Section 7, Township 30 North, Range 20 West, P.M.M., Flathead County.

Section Three. Conditional Use Permit. That the conditional use permit is approved, specifically contingent upon the conditions set forth on Exhibit "A" attached hereto and incorporated herein by reference.

Section Four. Effective Date. That this Resolution shall become effective immediately upon its passage and approval by the City Council.

PASSED AND ADOPTED BY THE CITY COUNCIL OF COLUMBIA FALLS, MONTANA THIS 2nd of AUGUST, THE COUNCIL VOTING AS FOLLOWS:

AYES:

NOES:

ABSENT:

CITY CLERK

APPROVED BY THE MAYOR OF COLUMBIA FALLS, MONTANA THIS 2nd DAY OF AUGUST, 2021.

MAYOR

ATTEST:

CITY CLERK

EXHIBIT "A"

1. The applicant shall develop the project as proposed, except as modified by these Conditions.
2. The applicant shall secure approval of the Public Works Director and Flathead County Road Department for the new approach onto Meadow Lake Blvd. The approach shall incorporate the recommendations for sight distance found in the TIS or the applicant shall work with the two Departments on one of the other mitigations.
3. The Applicants shall provide parking lot details showing that the parking lot can meet turning radius requirements for fire trucks or provide suitable turnaround in the parking lots for emergency vehicles such as a fire truck.
4. The applicant shall pave all parking areas and driveways.
5. The applicant shall provide an engineered drainage plan to address on site storm water disposal. In addition, the applicant shall designate a snow storage area on site to accommodate parking lot snow disposal. This plan will need to be accepted by the City Public Works Department prior to issuance of a building permit.
6. 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.
7. The applicant shall fully enclose with a fence or screen with growing materials the garbage collection site as shown on the site plan.
8. All sewer and water hookups shall be built according to plans and specifications approved by the City of Columbia Falls and meeting the City Standards for Public Works Improvements and the Montana Public Works Standard Specifications. If applicable the sewer, water, and stormwater extensions shall also be approved by the MDEQ.
9. The Public Works Director and Fire Chief shall approve the number and placements of proposed fire hydrants.
10. All internal parking lot lighting and exterior building lighting shall comply with the Columbia Falls Zoning Ordinance and be fully shielded. Parking lots lighting shall be a maximum 18 feet tall measured from finish grade to the top of the fixture.
11. A detailed landscape plan compliant with the small building standards ((18.441.070) will be provided to the City for review and approval prior to the issuance of a building permit.
12. All conditions provided above and all improvements necessary for the operation of an apartment complex must be in place prior to the occupancy of the complex. Any elements such as landscaping not finished prior to the issuance of an occupancy permit, may be bonded for with signed improvements agreement approved by the City Manager for an amount not less than 125% of the cost of the remaining improvement.
13. Signage shall comply with Section 18.438.080 of the Columbia Falls Zoning Regulations.
14. The applicant shall provide on-site recreational amenities (fenced tot lot and perimeter walking path) as shown in the application drawings.
15. As proposed in the building perspectives, the applicant shall provide two bike racks per building.
16. The applicants shall provide the City a contract with the applicable solid waste hauler prior to issuance of occupancy permits.

17. The Conditional Use Permit shall terminate 18 months from the date of issuance if commencement of the authorized activity has not begun.
18. Applicants will provide long-term maintenance of the foliage in Meadow Lake Boulevard for the site of distance.
19. The applicants shall request the Montana Department of Transportation to consider signalizations and timing movements at Hwy 2 and Meadow Lake Blvd.
20. At the City's discretion, cash in lieu of installing a sidewalk can be explored along Meadow Lake Blvd.
21. Applicants will work with School District # 6 on appropriately siting a bus stop.