



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

PHONE (406) 892-4391
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AGENDA
PLANNING BOARD AND ZONING COMMISSION REGULAR MEETING
TUESDAY, MARCH 10, 2020 BEGINNING AT 6:30 PM
COUNCIL CHAMBERS CITY HALL

CALL TO ORDER AND ROLL CALL

Introduction of new members - Claudette Byrd-Rinck and Robert Smith

REORGANIZATION OF BOARD - CHAIRMAN/VICE-CHAIRMAN

APPROVAL OF MINUTES:

1. Minutes of the October 15, 2019 Planning Board

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

PUBLIC HEARINGS AND ACTION:

2. **Request to establish a Planned Unit Development in the Columbia Falls Zoning Jurisdiction:**
Ruis Holdings 540 Nucleus Ave LLC is requesting a Planned Unit Development overlay for the property located at 540 Nucleus Avenue which was the original Bank of Columbia Falls. The reason for the request is that the applicant would like the top of the roof structure to be 42'-8" in height where the maximum height without a PUD is 35-feet. The proposed development otherwise conforms to all of the zoning requirements. The property is described as Lots 1-15, Block 37, Columbia Falls Townsite in Section 8, Township 30 North, Range 20 West, P.M.M., Flathead County.
 - a. Adopt Staff Report CPUD-20-01 as findings of fact.
 - b. Recommend Approval of PUD to City Council

ADJOURNMENT

Next Regular Planning Board Meeting – TBD



130 6TH STREET WEST
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MINUTES

REGULAR MEETING COLUMBIA FALLS CITY-COUNTY PLANNING BOARD AND ZONING COMMISSION

Tuesday, October 15, 2019 - Beginning at 6:30 PM

CITY HALL COUNCIL CHAMBERS

CALL TO ORDER AND ROLL CALL

Chairman Vukonich called the meeting to order at 6:30 p.m. PRESENT: Vukonich, Shepard, Duffy, Kavanagh, Singer, Hughes, and Nelson. ABSENT: None.

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

Pledge of Allegiance

APPROVAL OF MINUTES: Duffy made a motion to approve the Minutes of the September 10, 2019 Planning Board Meeting, second by Shepard and the motion carried.

VISITOR OR PUBLIC COMMENT: (An opportunity for the Public to comment on any items not on tonight's agenda). None.

PUBLIC HEARINGS AND ACTION

Chairman Vukonich read the notice of hearing: The Columbia Falls City-County Planning Board will hold a public hearing for the following items at their regular meeting on Tuesday, October 15, 2019 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 October 21, 2019 starting at 7:00 p.m. in the same location.

Conditional Use Permit Application Request: A request by Randy and Debbie Jones for a Conditional Use Permit (CUP) to build a 12-unit condominium complex on Lot 170 in the Hilltop Homes Subdivision. The subject lot is zoned CRA-1 (Multi-Family Residential) by the Columbia Falls Zoning Code. The CRA-1 zoning designation requires a CUP to construct a three-plex or greater within the zoning district. The applicants previously received a CUP for multi-family condos on neighboring lots within the subdivision and the proposed structure will resemble the existing structures. The property is addressed as 3 Diane Road and described as Lot 170 of the Hilltop Homes subdivision in Section 18, Township 30 North, Range 22 West, P.M.M., Flathead County.

Planner Mulcahy presented Staff Report CCU-19-03. The existing land use in the area is multi-family with 6-8 units per buildings. This is a larger lot so a larger building is proposed. Staff recommends this 12-unit condominium project with thirteen conditions of approval.

Duffy asked if vision while driving would be a problem since it is a corner lot. Mulcahy stated it had been reviewed and was more than adequate.

Public Comment: None. Open and closed at 6:40 PM.

Randy Jones, the applicant said it seemed reasonable to increase the units from 8 to 12 for more efficient land use since it is a larger lot. He built some of the 6 and 8-plexes in the area.

Vukonich asked if the park-in-lieu payment is similar to the other lots. Mulcahy confirmed it is. The parks in the area are very well used. Shepard stated this was one of the last lots in the area to be built.

Motion was made by Kavanagh to adopt Staff Report CCU-19-03 as findings of fact with the 13 conditions, second by Hughes. Motion carried with voting as follows: AYES: Shepard, Duffy, Singer, Vukonich, Kavanagh, Nelson, and Hughes. NOES: None. ABSENT: None.

Motion was made by Kavanagh to recommend approval of the Conditional Use Permit to City Council, second by Singer. Motion carried with voting as follows: AYES: Shepard, Duffy, Singer, Vukonich, Kavanagh, Nelson, and Hughes. NOES: None. ABSENT: None.

Vukonich read the next notice of hearing and requested the staff report presentation.

Request to Amend the Highline Planned Unit Development in the Columbia Falls Zoning Jurisdiction:

The Highline Apartments LLC is requesting an amendment to the approved Planned Unit Development overlay that permitted the 207-unit apartment project located at 405 Bills Lane in Columbia Falls. The property is described as Lots 3 and 4 of Williams Estates in Section 16, Township 20 North, Range 20 West, P.M.M., Flathead County. The amendments include moving building E into Phase 2 and increasing the size of the wall sign for the project.

Planner Mulcahy briefed the board on CPUD-19-02 amendment. Two amendments to Ordinance 779 are being requested. On Condition 21, the International Fire Code (IFC) was not fully adopted by the State. This condition cannot be easily obtained. It has been reviewed by Fire Chief Hagan and the applicant. The project is limited to 200 units by the IFC before a second access is required. The applicant would like to add Building E to Phase Two of the project. A wall sign in a residential area is limited to 16 sq. ft. The applicant is requesting a 102 sq. ft. wall sign on the south side of the property, facing Highway 2 E.

Vukonich asked about the sign being much larger than standard and how it was lit. Mulcahy stated it fit the area since it bordered and would face a CB-2 zoned area. The sign will be internally lit, downcast, and shielded. Duffy questioned what the builder did about traffic in the area and if Bills Lane had been improved. Mulcahy said a foot path had been added on the south side of Bills Lane. The primary concern was fire code compliance, which has been met. Bills

Lane had been built to city standards previously. The Board and staff had a short discussion on the sign.

Public Comment: None. Opened and closed at 7:05 PM.

Aaron Wallace, Montana Creative, 158 Railway Street, Whitefish, on behalf of the applicant. The sign is stencil style, backlit, and proportional to the building. It is more visible from the highway. Black on black metal will be used to make the sign. The second phase is going well so far with two buildings currently in review. Based on what the owners have seen, building the third building during phase two would be more efficient. They will essentially be done after 5 buildings (180 units). They will be adding a turn lane still during phase two.

Motion was made by Duffy to adopt Staff Report CPUD-19-02 as findings of fact, amending original condition 21, and altering Phase 2 to allow for the building of 3 buildings and allowing for a 102 sq. ft. sign, second by Hughes. Motion carried with voting as follows: AYES: Shepard, Duffy, Singer, Vukonich, Kavanagh, Nelson, and Hughes. NOES: None. ABSENT: None.

Motion was made by Kavanagh to recommend approval of the Amendments to the PUD to City Council, second by Singer. Motion carried with voting as follows: AYES: Shepard, Duffy, Singer, Vukonich, Kavanagh, Nelson, and Hughes. NOES: None. ABSENT: None.

Vukonich read the last notice of hearing and requested the staff report presentation.

Request for a Zone Change in the Columbia Falls Zoning Jurisdiction:

Weyerhaeuser NR Company, owners of the subject land, request to amend the zoning district map for property in the Columbia Falls Zoning Jurisdiction. The property in question is currently zoned CI-1 (Light Industrial) and is the location of the former Plum Creek/Weyerhaeuser corporate office, more commonly known as “the Cedar Palace,” and data center along with adjacent parcels. The applicants propose to change the zoning to CB-2 (General Business) to allow the use of the former Corporate Offices to be used for a Medical Office facility. The 23.87 acre property is addressed as 500 12th Avenue West in Columbia Falls and is described completely on the attached Notice of Public Hearing.

Planner Mulcahy presented Staff Report CZC-19-01 to the Board. Glacier Medical Associates is asking for a zone change of Weyerhaeuser’s Cedar Palace and its 23.87 acres. The zone would change from light industrial to general business. This would allow for offices and other business. It is the only usage on the 23.87 acres besides a data center. The applicant would like to create a medical campus. To the north is heavy industry; west is light industry, and business to the south. The zone change would fit the area, and there are 12 findings of fact that support this.

Shepard did not see where the condition of 12th Ave W was addressed in the staff report. Mulcahy stated that it is not included in a zone change, only the zoning use is addressed. Currently an office could exist but it would be non-conforming. When asked by Hughes if north of the train tracks was a county road, Nicosia replied that the county gave the city the road after the city annexed adjacent land. It is currently on the City’s critical priority for rebuild. Grant funding is currently being explored for the project.

Chairman Vukonich opened the hearing for Public Comment at 7:22 PM:

Brian Domphe, 22 Diane Rd, asked how much more taxes would be raised, as well as expressing concern on the effect on school bus traffic and existing jobs versus jobs added.

Laurie Gillis, 57 Thunder Rd. She is for this project and wants more healthcare access. This should bring high quality jobs and allow people to stay in Columbia Falls for work and healthcare services.

Danielle Perry, 603 Red Hawk Lane. The building has not been used for years. The school was there when the building was operational and this new usage would be good for the town.

Public comment closed at 7:26 PM.

John Kalbfleisch, representing the applicant, said several groups are joining together to make a medical campus of multiple healthcare businesses. Many clients and employees live in the area. The goal is to bring potential healthcare here that is not currently here. This will also bring good paying jobs.

Shepard asked about the long-term plans. Kalbfleisch said they do not want to be developers and there are no plans to subdivide the 20 acres. They want to be good neighbors. Vukonich noted it was a large building and asked if it would be fully used and an estimate of employees. Kalbfleisch said there has been a large amount of interest from local and valley businesses. He is unsure of total number of employees. He does not see 70 cars there at once. Clients would come through the day so the traffic change should not be drastic. Duffy asked if all 20 acres had to be rezoned. Kalbfleisch said the building crosses parcel boundaries and that the change makes sense for the area. Duffy was concerned it would be subdivided and that many businesses would be possible to which Kalbfleisch responded that it was already zoned light industrial and many businesses were already possible. Tyler Ladenburg, OrthoRehab Physical Therapy, and one of the applicants, stated they are excited to bring this to town and that it seems like a positive use for a historical building. Vukonich asked about possible business types. Mulcahy responded that under general business zone retail, grocers, etc. and under light industrial it could be large truck yards, etc. Mulcahy noted that if the area was subdivided it would be brought to the Planning Board and City Council for approval. The area can already be used for light industrial purposes. Hughes asked about current water and sewer services. Nicosia stated it is currently on septic and well but that city services would need to be extended. Shepard stated that others had proposed the idea of housing on the property but that was a bad idea and this new usage would be much better. Kavanagh asked about General Business Permitted Uses Item P and if single family residences would be allowed. Mulcahy responded that was intended for care taker houses and existing houses.

Motion was made by Hughes to adopt Staff Report CZC-19-01 as findings of fact, second by Nelson. Motion carried with voting as follows: AYES: Shepard, Duffy, Singer, Vukonich, Kavanagh, Nelson, and Hughes. NOES: None. ABSENT: None.

Motion was made by Nelson to recommend approval of the zone change request to City Council, second by Kavanagh. Motion carried with voting as follows: AYES: Shepard, Duffy, Singer, Vukonich, Kavanagh, Nelson, and Hughes. NOES: None. ABSENT: None.

ADJOURNMENT

Motion was made to adjourn by Hughes second by Singer, meeting adjourned at 7:58 PM.

Chairman

Public Works Clerk

CITY OF COLUMBIA FALLS
NOTICE OF PUBLIC HEARING

The Columbia Falls City-County Planning Board will hold a public hearing for the following item at their regular meeting on Tuesday, March 10th, 2020 at 6:30 p.m. at the Council Chambers of City Hall, 130 6th Street West, Columbia Falls, Montana. The Columbia Falls City Council will hold a subsequent hearing on April 6, 2020 starting at 7:00 p.m. in the same location.

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

Ruis Holdings 540 Nucleus Ave LLC is requesting a Planned Unit Development overlay for the property located at 540 Nucleus Avenue which was the original Bank of Columbia Falls. The reason for the request is that the applicant would like the top of the roof structure to be 42'-8" in height where the maximum height without a PUD is 35-feet. The proposed development otherwise conforms to all of the zoning requirements. The property is described as Lots 1-15, Block 37, Columbia Falls Townsite in Section 8, Township 30 North, Range 20 West, P.M.M., Flathead County.

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

DATED this 13th day of February, 2020

Susan Nicosia

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

Publish: Daily Interlake Sunday February 23rd 2020

**ZONE CHANGE REQUEST
COLUMBIA FALLS AREA ZONING JURISDICTION
RUIS HOLDING 540 NUCLEUS AVE LLC - PLANNED UNIT DEVELOPMENT
CITY OF COLUMBIA FALLS STAFF REPORT # CPUD-20-01
February 24, 2020**

A report to the Columbia Falls City County Planning Board regarding a request for a Planned Unit Development overlay (PUD) on property zoned CB-4.

BACKGROUND INFORMATION

A. PETITIONERS

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

B. PETITIONER'S TECHNICAL ASSISTANCE

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

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

C. LOCATION/DESCRIPTION

The property is located at 540 Nucleus Avenue in Columbia Falls and was the site of the original Bank of Columbia Falls. After the bank ceased to operate at this location, the building became office space for numerous businesses and districts; it was used by First Best Place, and most recently a gym. However over the years the buildings have deteriorated and have not been well maintained. The property is described as Lots 1 - 15 of Block 37 of the Columbia Falls Townsite, Section 8, Township 30 North, Range 20 West, P.M.M., Flathead County.

D. REQUEST

The applicant is requesting a PUD overlay to develop a mixed use building including a gymnasium/health club, commercial space and a restaurant on the main floors, office and support for the health club along with residential uses on the second floor and residential on the third floor. All of these uses are permitted and anticipated in the Columbia Falls CB-4 zoning designation. However, the maximum height in the CB-4 zoning district is 35 feet and the applicant wishes to have Roof elements that approach 42'-8" in height.

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



Columbia Falls Bank Building



Zoning Deviations requested with the PUD:

Height – The CB-4 zoning district has a maximum height requirement of 35-feet (Chapter 18.338.040.E). The requested deviation would allow the building to be 42' – 8" in height measured from the lowest adjacent grade to the peak of the roof elements.

These deviations will be discussed further in this report.

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

E. REASON FOR REQUEST

The proposed PUD complies with the basic land use category of the underlying zoning classification (CB-4) which has no minimum lot area, no minimum lot width, no setbacks from neighboring commercial, no maximum lot coverage, and no minimum parking requirements. However because the Multi-family residential building is greater than 10,000 square feet the City requires a Conditional Use Permit (CUP) for compliance with the Large Building Standards and public participation process provided by the CUP. The PUD review will substitute for the CUP review for the multi-family residential project as it allows the City to review for the Large Building Standards and allow for the public participation in the process. The PUD mechanism was chosen over the CUP because it also allows the City and the public to review the deviations requested in the application process.

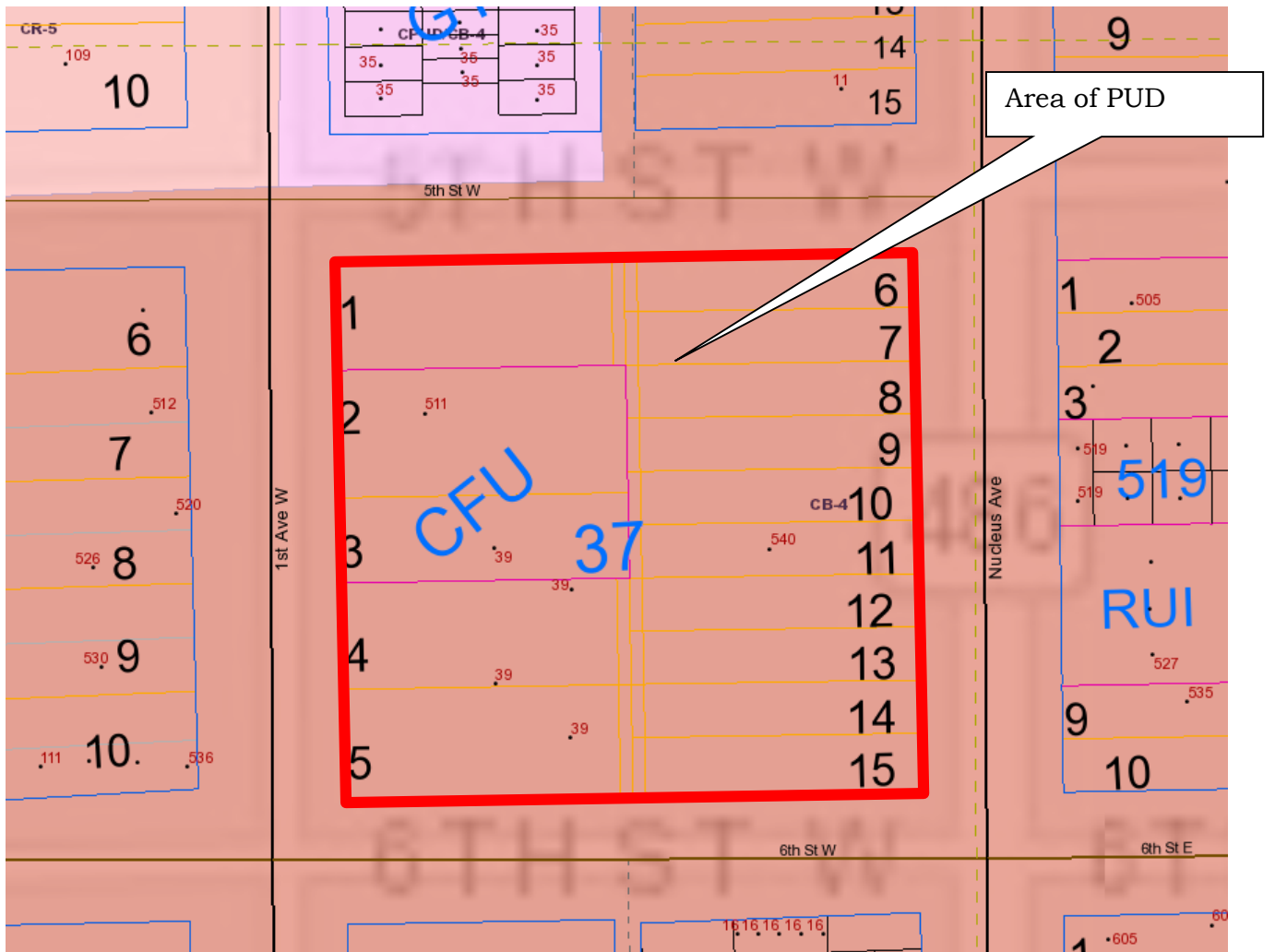
F. EXISTING LAND USE

The subject property is the original Columbia Falls Bank building. The buildings on Block 37 have been used for many different businesses over the years. But the bank building and old drive-through make an inefficient use of this downtown block.

G. ADJACENT ZONING AND LAND USE:

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

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



Source – Flathead County GIS



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

H. GROWTH POLICY DESIGNATION

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

I. UTILITIES/SERVICES

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

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

J. LOT SIZE DETAILS

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

EVALUATION BASED ON STATUTORY CRITERIA

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

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

1. Facades and Exterior Walls:

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

2. Roofs and Parapets:

- A. The applicant chose a “Mountain Town” architectural style with hipped and flat roof typical of small town commercial buildings. There will be roof top units (RTU) on the building. These will be situated on the building to screen the view.
- B. The parapets appear to meet the minimum standards. These will be reviewed in more detail at the time of building permit.
- C. The cornices have a three dimensional treatment.
- D. The hipped roof has a minimum three foot overhang. The flat roofs with parapets do not but they have a three dimensional design for architectural interest.
- E. The hipped roof sections have an 8:12 meeting the required of greater than 3:12 but less than 12:12.
- F. The roof has numerous roof plains.
- G. The applicant is requesting a deviation from the CB-4 height standards of 35-feet. The applicant is requesting the maximum height of the buildings be 42’-8” as measured at the peak of the hipped roof to the lowest adjacent grade. The applicant could design a flat roof but has requested the deviation for architecture and visual benefit. The project went through the Columbia Falls Site Review process with the City departments and Rick Hagen along with the new Chief Karl Weeks reviewed the height deviation from a health and safety standpoint. The multi-family building will be fully sprinkled as required by the IBC and the City’s new ladder truck will provide access to the roof. In addition the applicant is providing roof access but the Fire department will also require attic access to the hipped roof areas. Staff is recommending approval of the height deviation

3. Entrance:

The building has a front and rear entrance. The main entrances are located at the corners of the building with alcoves, canopy coverings, pedestrian furniture, and display windows.

4. Materials and Color:

- A. With the mix of exterior siding materials there will also be a mix of colors.
- B. The applicant has suggested that the owner plans to use as much local labor and material as possible.

- C. The color of the structure is earth tone browns reflecting that of the wood and brick materials.
- D. The trim compliments the wall colors and is not bright.
- E. The applicant is not proposing any concrete block, tilt-up concrete, or smooth faced steel.

5. *Landscaping:*

- A. The site is in the urban downtown and made up of traditional city lots. Per code section 18.428.020, we may recognize that not all areas of the City fit all elements of the design requirements. In the instance of landscaping and open space, the Columbia Falls Downtown is an area with zero lot line setbacks and on-street parking so that the buildings embrace the pedestrian. The site plan does indicate that area along and within the parking lot will be landscaped as well as the east side of the north building. The north side of the north building will have recessed areas that will be landscaped. The walkway from the parking lot to Nucleus and between the north and south building will also have some landscape features. A detailed landscaping plan will need to be submitted with the building plan so that it can be approved as meeting the zoning regulations.



- B. The final landscape plan will insure that at least 15% of the site is landscaped. Based on the size of the site the applicants will need to provide 9,825 square feet of landscaping.
 - C. The proposed building is in the downtown commercial district with a zoning code that encourages buildings to the lot line. The traditional downtown development encouraged by the code and growth policy does not provide for large expanses of green space or preservation of native vegetation. The downtown is the heart of the urban area and the area that we promote the highest densities and intensities to create a vibrant commercial area
 - D. The regulations require that large buildings on sites of less than 30 acres provide a 10-foot landscape buffer around the perimeter of the site. The intent of this standard is to provide some buffering and mitigate some of the shadowing effect on adjacent uses. This contradicts the intent of the downtown business district which wants structures to be up to the sidewalk to encourage pedestrian movement along the street. The proposed setback complies with the CB-4 zoning designation and larger setbacks would not be appropriate.
 - E. The applicant is providing a mix of covered and open parking areas. 47 parking spaces will be covered and 34 spaces will be open. The applicant is indicating landscape planters at the end of each row of parking with the exception of the row with the refuse site and the southern row of covered parking along First Avenue West. It would appear that trellis or similar landscape feature could be installed at the west end of the covered parking row. The detailed landscape plan will be reviewed for compliance of this section by the City Manager prior to issuance of the building permit
6. *Parking Lot:*
- A. The parking lot is a mix of open and covered parking. There are 47 covered spaces and 34 open spaces. The covered parking is intended for the residential condominium owners and as such the south building has direct connection of the parking area with the building access corridor. The north building has a walkway connecting First Avenue West with Nucleus and the numerous access points into the building.
 - B. The applicant may have to rebuild some of the sidewalk should they be destroyed during the construction of the new building. The entrance to the building connects to the sidewalks on the north, south and east sides of the building. A pedestrian alleyway provides pedestrian movement from the parking areas to the north and south buildings as well as Nucleus Avenue.
 - C. The applicant is proposing landscaping within and at the perimeter of the parking area.
 - D. The applicant does not propose any parking isles greater than 30 spaces in length as required by code.
 - E. The parking lot does not exceed 120 spaces so it does not require segmenting into smaller lots.
 - F. No traffic calming (such as speed bumps or round-about) is proposed. The driving isle is only 145 feet long.
 - G. Grocery or box type stores are not proposed within the project so cart corrals are not proposed within the parking lot.

7. *Snow Storage.*

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

8. *Lighting*

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

9. *Pedestrian Circulation*

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

10. *Community Space*

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

11. *Trash and receiving*

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

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

The mixed use building with commercial, restaurant and health club on the first floor and associated health club space and residential on the second floors and all residential on the third floor. This use is in compliance with the zoning and with the Columbia Falls Growth Policy.

The Columbia Falls Growth Policy provides the following:

Chapter 2 – Growth Management

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

Chapter 3 Land Use – Residential

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

Chapter 4 Land Use – Commercial

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

Chapter 7 Urban Design/Historic and Cultural Facilities

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

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

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

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

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

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

Although not required the Fire Chief would highly recommend Knox Boxes be incorporated into the buildings at the FDC locations.

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

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

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

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

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

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

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

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

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

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

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

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

The proposed PUD does give consideration to the CB-4 zoning as it proposes all permitted uses. The first floor commercial and service compliments the neighboring commercial uses. The second floor residential is a new trend in Columbia Falls but not to historic downtowns. These residential units will utilize nearby commercial uses and provide a 24 hour presence in the downtown.

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

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

12. Will the new zoning affect property values?

The existing uses consist of the original Bank of Columbia Falls building which is currently used for a gym, the old drive-through teller building which is not currently in a state to be rented out, and the old B & B store which currently has an office space. None of these structures have been maintained very well for the last ten or more years and are at the point they either need serious work or they be redeveloped as proposed in this application. The new structures should improve property values in the downtown area and perpetuate the trend of building owners investing and improving buildings in the historic business district of Columbia Falls.

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

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

SUMMARY

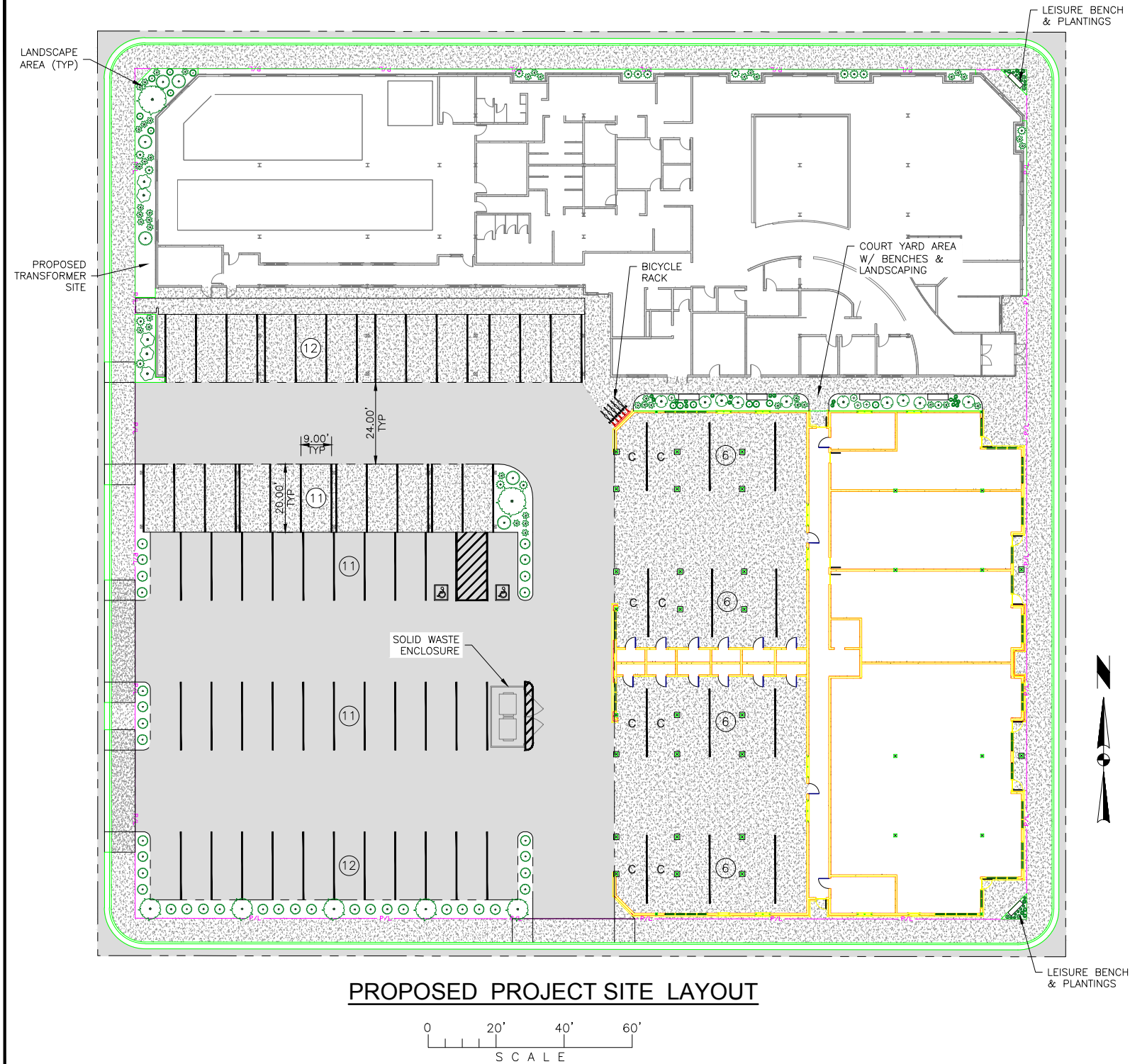
The PUD request conforms to the Columbia Falls City Growth Policy, and complies with the “Large Building” standards, and the findings as discussed above. The project will be fully served by Municipal services. The requested PUD allowing up to a 42.8 foot building is supported by staff and has been reviewed for public health and safety by the Columbia Falls Fire Chief.

RECOMMENDATION

Staff recommends that the Columbia Falls City-County Planning Board and Zoning Commission adopt Columbia Falls Planning Office Staff Report #CPUD-20-01 as findings of fact and recommend approval of the PUD subject to the following conditions:

1. The City Council approves a PUD in an area less than two acres.
2. The Ruis Holding 540 Nucleus Ave LLC PUD will allow the following deviations:
 - Building Height – The maximum building height is 42-8”-feet at the top of the gable.
3. The project shall be built in substantial compliance with the submitted “Nucleus Mix Use” application and all accompanying drawings, as prepared by Montana Creative and TD&H.
4. Prior to the submittal of plans for the building permit, the applicant shall work with the Columbia Falls Fire Chief for approval of the FDC locations, Knox Box location, attic access, and turning radius within the parking lot.
5. The mixed use structures shall be fire sprinkled in accordance with the IBC.
6. Should the old bank tunnels remain, the applicant shall provide a Professional Engineer’s certification that the parking lot driving isles will support a 70,000 pound ladder truck.
7. Landscaping and landscaping features will generally follow the PUD plan with the understanding that the PUD plan is not a detailed Landscaping Plan. The applicants shall provide the City Manager a detailed Landscape plan. Based on the size of the site the applicants will need to provide 9,825 square feet of landscaping. The landscape plan shall be approved and the landscaping installed prior to the issuance of an occupancy permit. If, due to weather, the landscaping cannot be completed prior to occupancy, the applicant may enter into a developer’s agreement with the City of Columbia Falls and provide security (bond or letter of credit) in the amount of 125% of the landscape improvements. The security amount will be determined by actual bid or licensed engineer. The developer’s agreement will not be for longer than six months.
8. Any sidewalk or public infrastructure damaged by the demolition or reconstruction of the building shall be replaced per the Columbia Falls Public Works Standards.
9. The City Planning/Zoning staff will review the sign permit application for compliance with the standards of the Columbia Falls Zoning Regulations prior to issuing a sign.
10. The applicant shall install a bike rack and trash receptacle in the parking lot and one bike rack on the Nucleus Avenue side of the site.
11. Any RTU will be screened or sited on the roof so that they are not visible from the public way.

12. The applicant will construct a site obscuring fence with gates around the dumpster site as indicated on the applicant's site plan. The refuse screening shall be included with the building permit plans.
13. The light details will be reviewed at the building permit stage to insure that they comply with the 18-foot height standards and that all lighting has full cut off and/or opaque shields.
14. All conditions of the PUD shall be complied with prior to the issuance of the occupancy permit or otherwise addressed as provided for in this PUD.



PROPOSED PROJECT SITE LAYOUT



EXISTING SITE CONDITIONS

NOT TO SCALE : SCHEMATIC ONLY

GENERAL NOTES

DATUM
THE MONTANA STATE PLANE
COORDINATE SYSTEM, FEDERAL
INFORMATION PROCESSING STANDARD
(FIPS) ZONE 2500, NORTH AMERICAN
DATUM, 1983 (NAD 83), INTERNATIONAL
FEET, WAS USED FOR HORIZONTAL
CONTROL AND THE NORTH AMERICAN
VERTICAL DATUM 1988 (NAVD 88) WAS
USED FOR THE VERTICAL CONTROL.

DESCRIPTION
LOTS 1-15 OF BLOCK 37, ALLEY BLOCK 37,
CITY OF COLUMBIA FALLS
SEC 8, T30N, R20W, PMM, FLATHEAD COUNTY, MONTANA
ASSESSOR # - 0238845, 0157049

PROPOSED USE
MIXED USE (RESIDENTIAL/PROFESSIONAL
OFFICE/COMMERCIAL/HEALTH CLUB)

ZONING
CURRENT ZONING IS CITY OF COLUMBIA FALLS ZONING
ORDINANCE DESIGNATION CB-4 COLUMBIA FALLS
CENTRAL BUSINESS. SETBACKS ARE BASED ON SAID
DESIGNATION

MUNICIPAL SERVICES
SANITARY SEWER AND WATER SERVICE BY
THE CITY OF COLUMBIA FALLS. (EXISTING)
SOLID WASTE DISPOSAL BY CONTRACT
HAULER. (EXISTING)
STORM DRAINAGE TO BE COLLECTED ON
SITE, TREATED, THEN DISCHARGED TO THE
TO DRYWELLS.

MAIL DELIVERY
INTERIOR BUILDING CLUSTER MAILBOX.

EMERGENCY SERVICES
POLICE AND FIRE PROTECTION PROVIDED
BY THE CITY OF COLUMBIA FALLS

LANDSCAPE
LANDSCAPING PER CITY OF COLUMBIA
FALLS STANDARD REQUIREMENTS.

TRAFFIC
ACCESS OFF SURROUNDING STREETS.
PARKING ON SITE AND UNDER
STRUCTURES

PARKING
39 STANDARD SPACES (COVERED)
8 COMPACT (COVERED)
32 STANDARD SPACES
2 ADA SPACES

LIGHTING
SITE LIGHTING WILL BE AFFIXED TO
STRUCTURES

NOT FOR
CONSTRUCTION

REV	DATE	REVISION



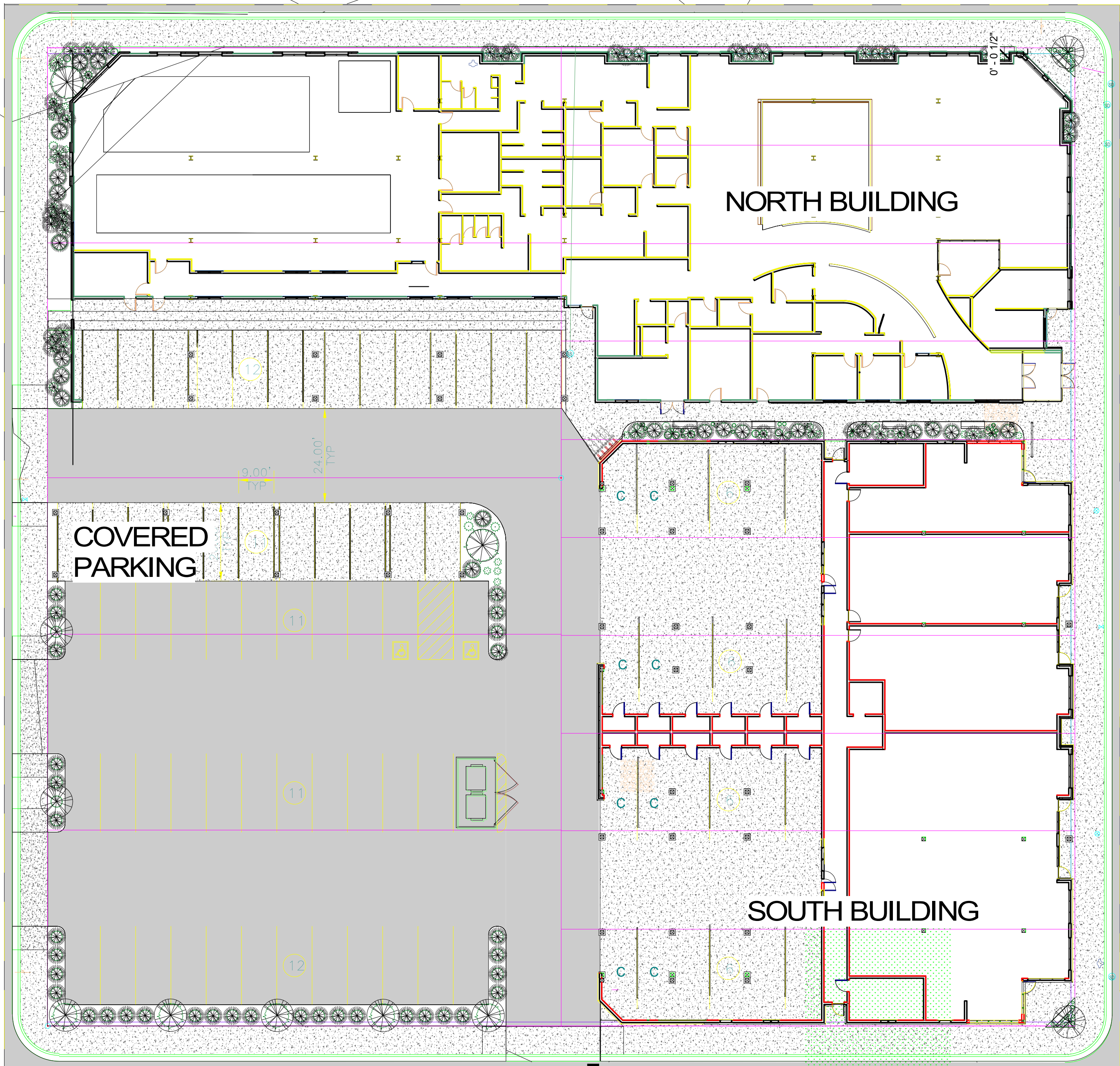
DRAWN BY: DJK
DESIGNED BY:
QUALITY CHECK:
DATE: 01.21.2020
JOB NO. K20-004
FIELDBOOK

NUCLEUS AVENUE MULTI-USE
COLUMBIA FALLS, MONTANA

PROJECT SITE LAYOUT



2
A2.0
ARCHITECTURAL SITE PLAN w/BACKGROUND
1" = 40'-0"



1
A2.0
ARCHITECTURAL SITE PLAN
1" = 20'-0"

NOT FOR CONSTRUCTION 1/27/2020

SITE PLAN

RUIS NUCLEUS MIXED USE
ATHLETIC FACILITY -CONDOS
NUCLEUS AVE
COLUMBIA FALLS, MT

A2.0

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406.862.8152
FAX# 406.862.8153

REVISION SCHEDULE		
#	DESCRIPTION	DATE

Project Number: 19-59
Date: 1/27/2020
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Checked By: Checker
Revision Date:

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19-59

Reg. No. 2932
AARON L. WALLACE
Date: 1/27/2020

1 FIRST FLOOR PLAN
1/8" = 1'-0"

FIRST FLOOR 18,635 SF

FIRST FLOOR PLAN

RUIS NUCLEUS MIXED USE
ATHLETIC FACILITY - CONDOS
NUCLEUS AVE
COLUMBIA FALLS, MT

A2.1

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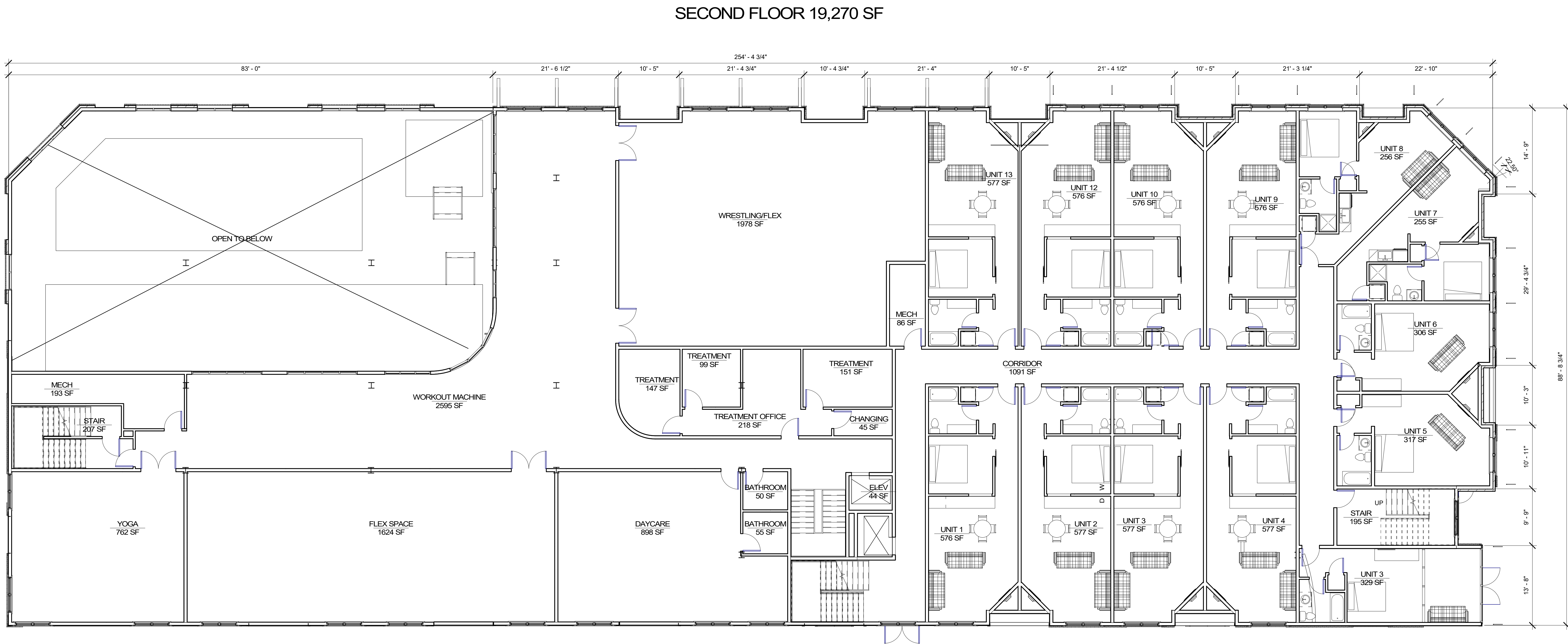
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Reg. No. 2932
AARON L. WALLACE
Date: 1/27/2020

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

NOT FOR CONSTRUCTION 1/27/2020

SECOND FLOOR PLAN

RUIS NUCLEUS MIXED USE
ATHLETIC FACILITY - CONDOS
NUCLEUS AVE
COLUMBIA FALLS, MT

A2.2

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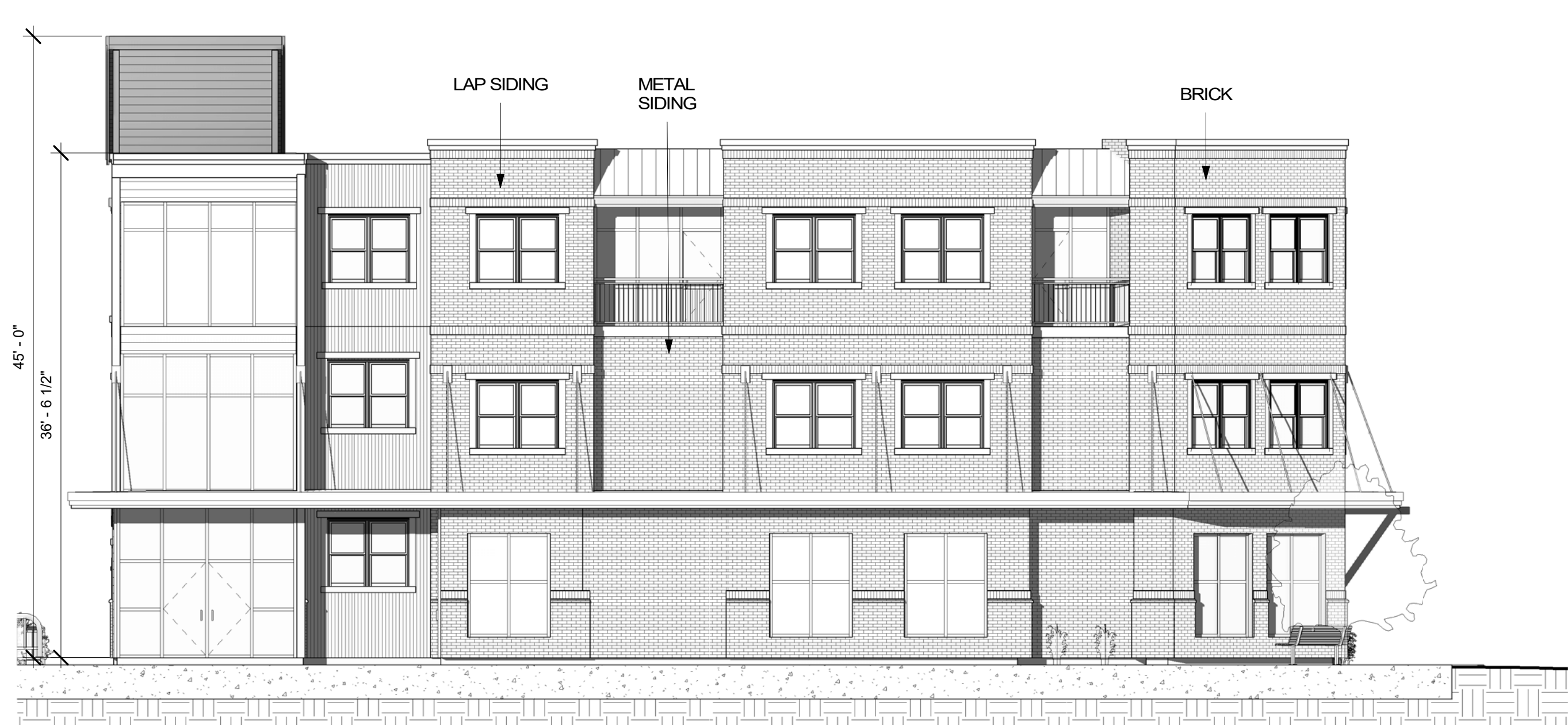
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19-59
Reg. No. 2932 Date: 1/27/2020
AARON L. WALLACE

#	DESCRIPTION	DATE
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#	DESCRIPTION	DATE
---	-------------	------

A2.3



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



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



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



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

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BUILDING ELEVATIONS

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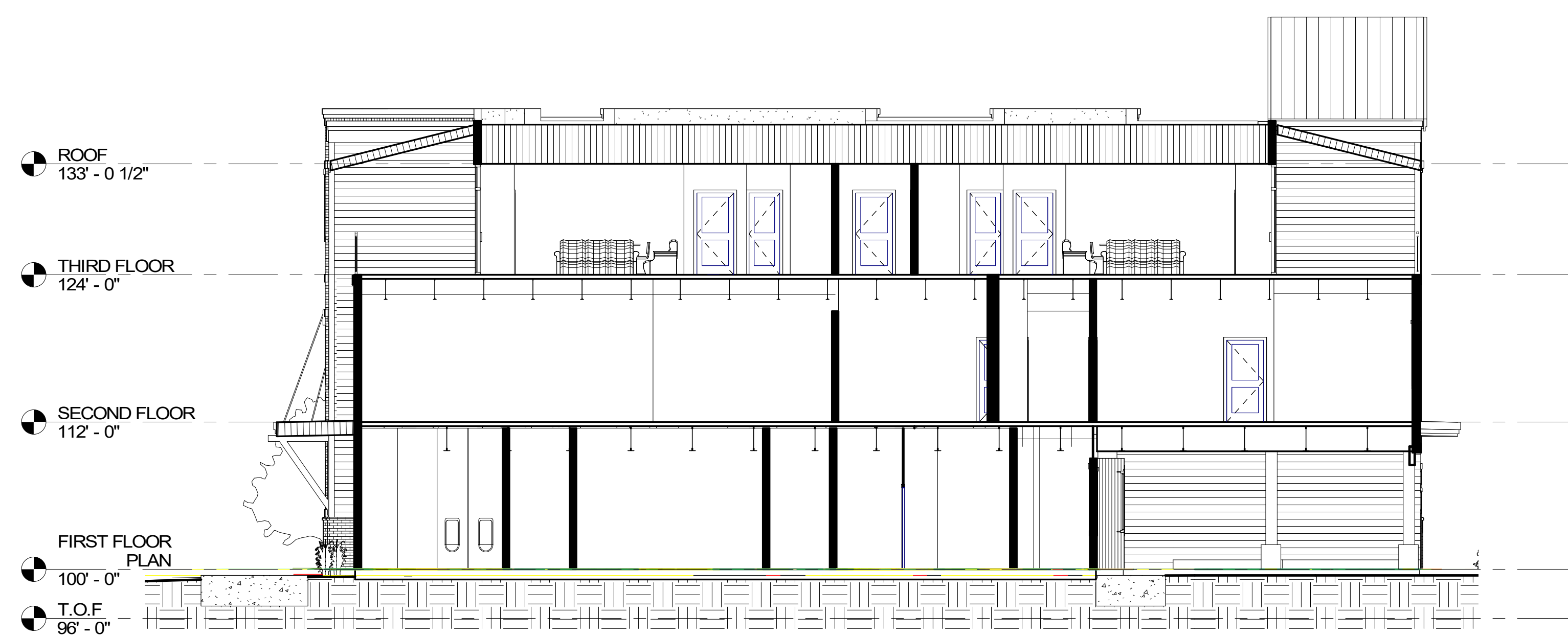
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RUIS NUCLEUS MIXED USE
ATHLETIC FACILITY - CONDOS
NUCLEUS AVE
COLUMBIA FALLS, MT

A3.1



BUILDING SECTIONS

NOT FOR CONSTRUCTION 1/27/2020

**RUIJS NUCLEUS MIXED USE
ATHLETIC FACILITY -CONDOS**
NUCLEUS AVE
COLUMBIA FALLS, MT

A4.1

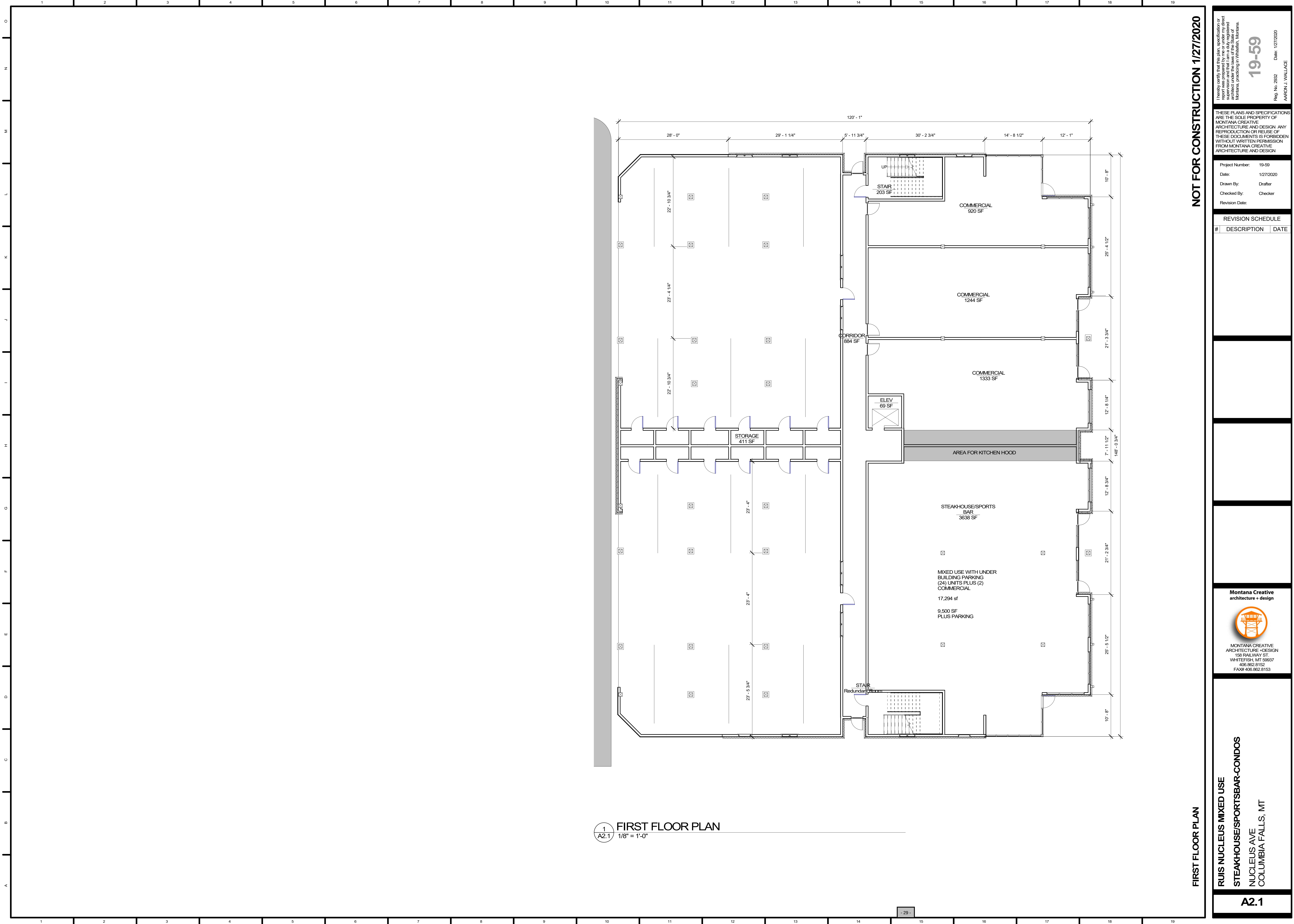
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1
A2.1
FIRST FLOOR PLAN
1/8" = 1'-0"

NOT FOR CONSTRUCTION 1/27/2020

FIRST FLOOR PLAN

RUIS NUCLEUS MIXED USE
STEAKHOUSE/SPORTSBAR-CONDOS
NUCLEUS AVE
COLUMBIA FALLS, MT

A2.1

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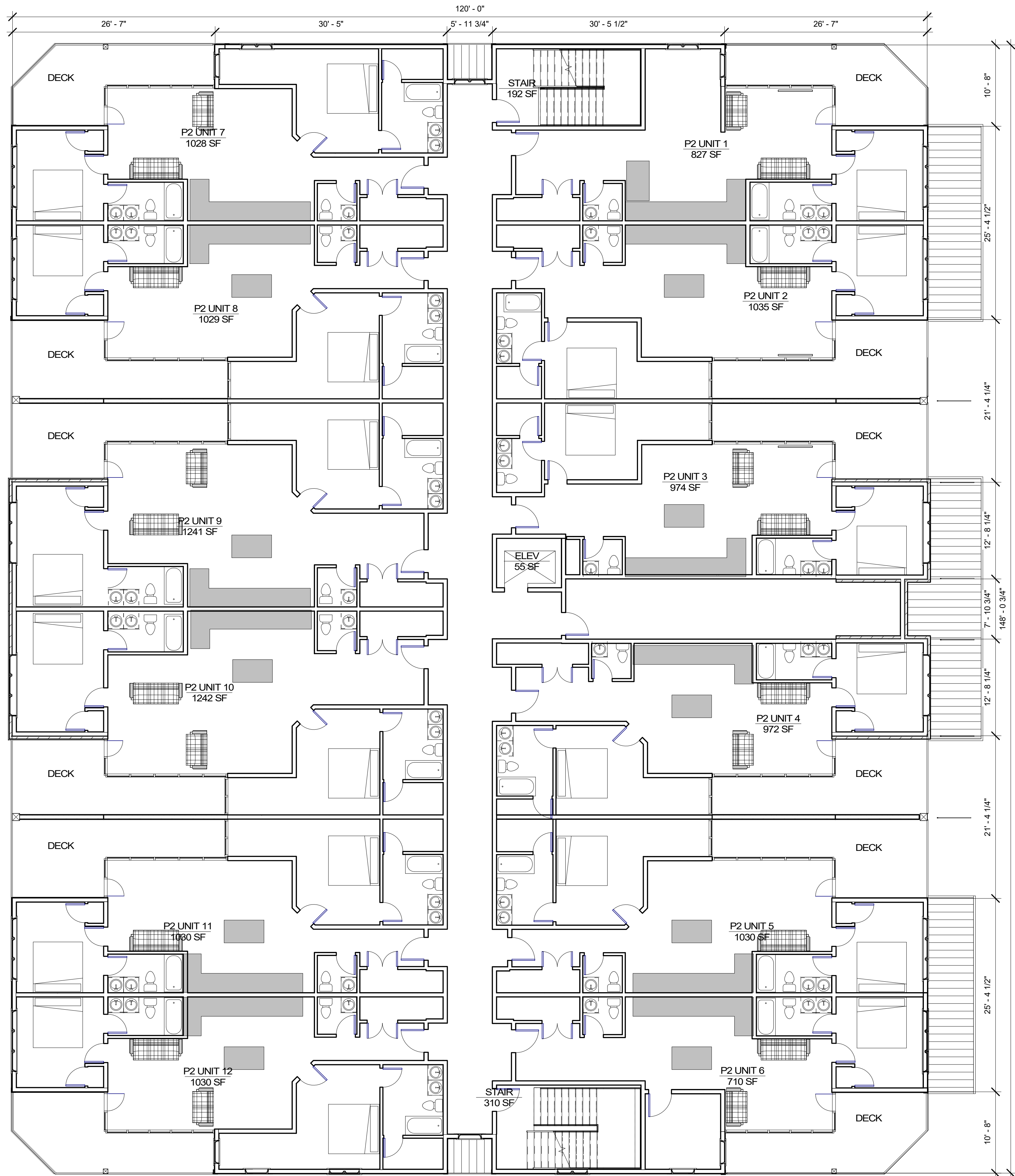
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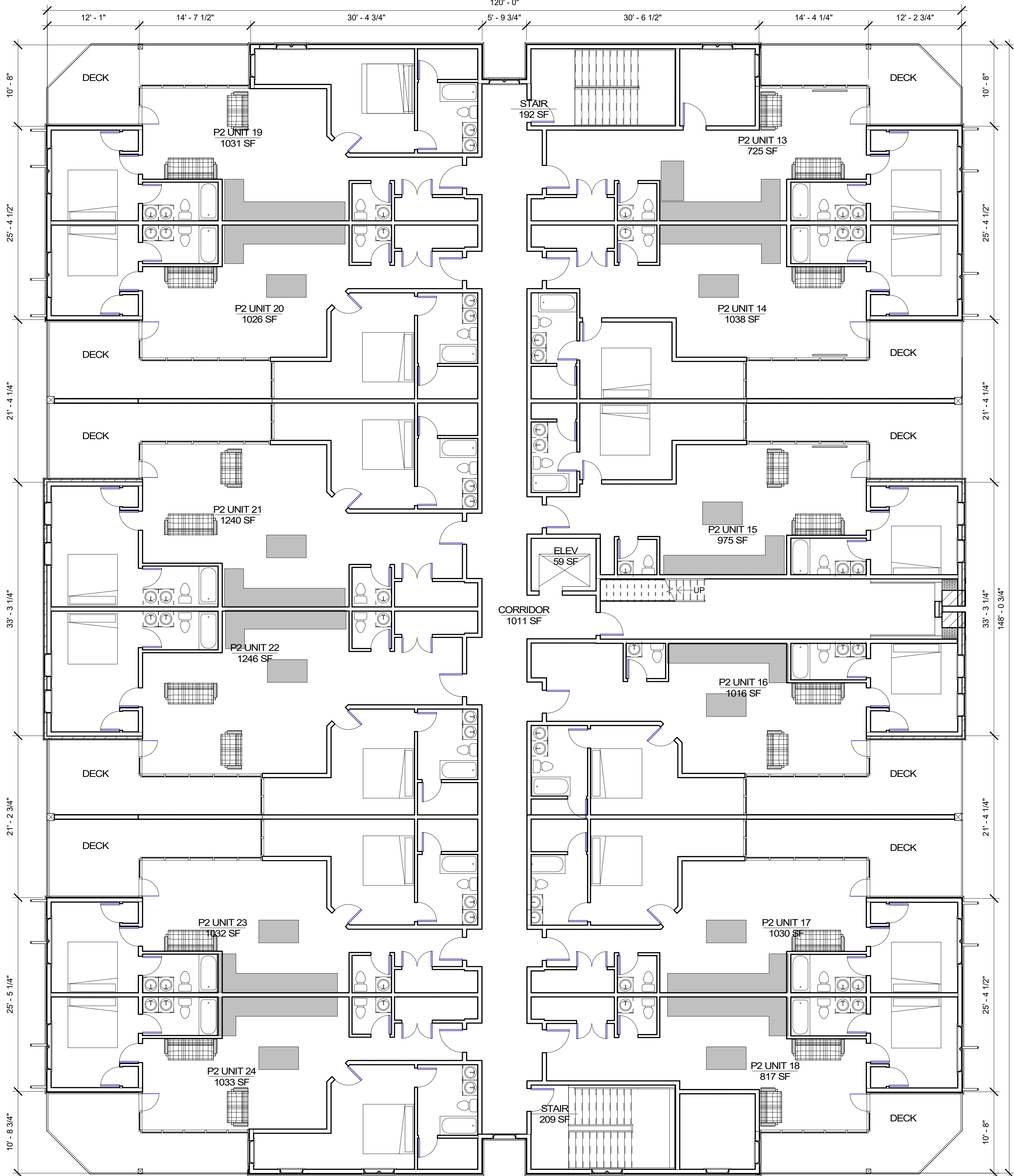
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19-59
Reg. No. 2932 Date: 1/27/2020
AARON L. WALLACE



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



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

SECOND & THIRD FLOOR PLAN

RUIJS NUCLEUS MIXED USE
STEAKHOUSE/SPORTSBAR-CONDOS
NUCLEUS AVE
COLUMBIA FALLS, MT

A2.2

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19-59
Reg. No. 2632 Date: 1/27/2020
AARON L. WALLACE



1 EAST BUILDING ELEVATION
A3.1 3/16" = 1'-0"



2 NORTH BUILDING ELEVATION
A3.1 3/16" = 1'-0"

BUILDING ELEVATIONS

NOT FOR CONSTRUCTION 1/27/2020

RUIS NUCLEUS MIXED USE
STEAKHOUSE/SPORTSBAR-CONDOS
NUCLEUS AVE
COLUMBIA FALLS, MT

A3.1

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AARON J. WALLACE
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SOUTH BUILDING ELEVATION



WEST BUILDING ELEVATION

BUILDING ELEVATIONS

NOT FOR CONSTRUCTION 1/27/2020

**BRUIS NUCLEUS MIXED USE
STEAKHOUSE/SPORTSBAR-CONDOS**

NUCLEUS AVE
COLUMBIA FALLS, MT

A3.2

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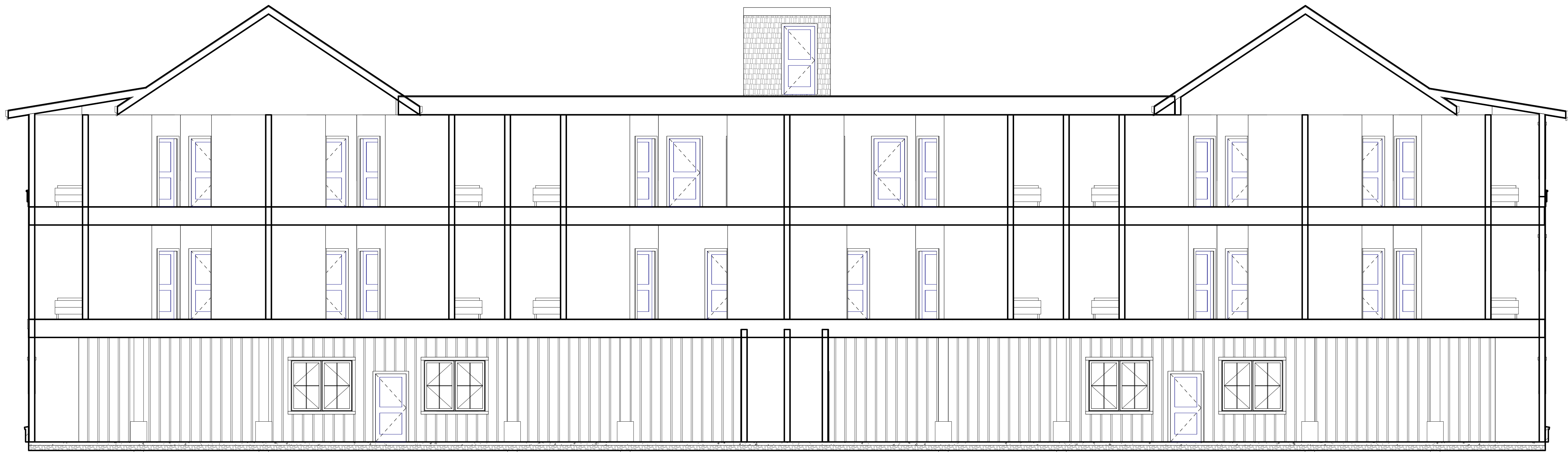
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#	DESCRIPTION	DATE
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[illegible]



1
A4.1 Section 1
3/16" = 1'-0"



2
A4.1 Section 2
3/16" = 1'-0"

NOT FOR CONSTRUCTION 1/27/2020

BUILDING SECTIONS

RUIS NUCLEUS MIXED USE
STEAKHOUSE/SPORTSBAR-CONDOS
NUCLEUS AVE
COLUMBIA FALLS, MT

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19-59
Reg. No. 2932 Date: 1/27/2020
AARON J. WALLACE



1 FROM NE
A9.2

2 FROM SW
A9.2

PERSPECTIVES

NOT FOR CONSTRUCTION 1/27/2020

RUIS NUCLEUS MIXED USE
ATHLETIC FACILITY - CONDOS
NUCLEUS AVE
COLUMBIA FALLS, MT

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REVISION SCHEDULE		
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Revision Date: 12/18/17

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19-59
Reg. No. 2932
Date: 1/27/2020
AARON L. WALLACE



1
A9.3 PERSPECTIVE FROM NE



6
A9.3 PERSPECTIVE FROM NW

PERSPECTIVES

NOT FOR CONSTRUCTION 1/27/2020

RUIS NUCLEUS MIXED USE
ATHLETIC FACILITY - CONDOS
NUCLEUS AVE
COLUMBIA FALLS, MT

A9.3

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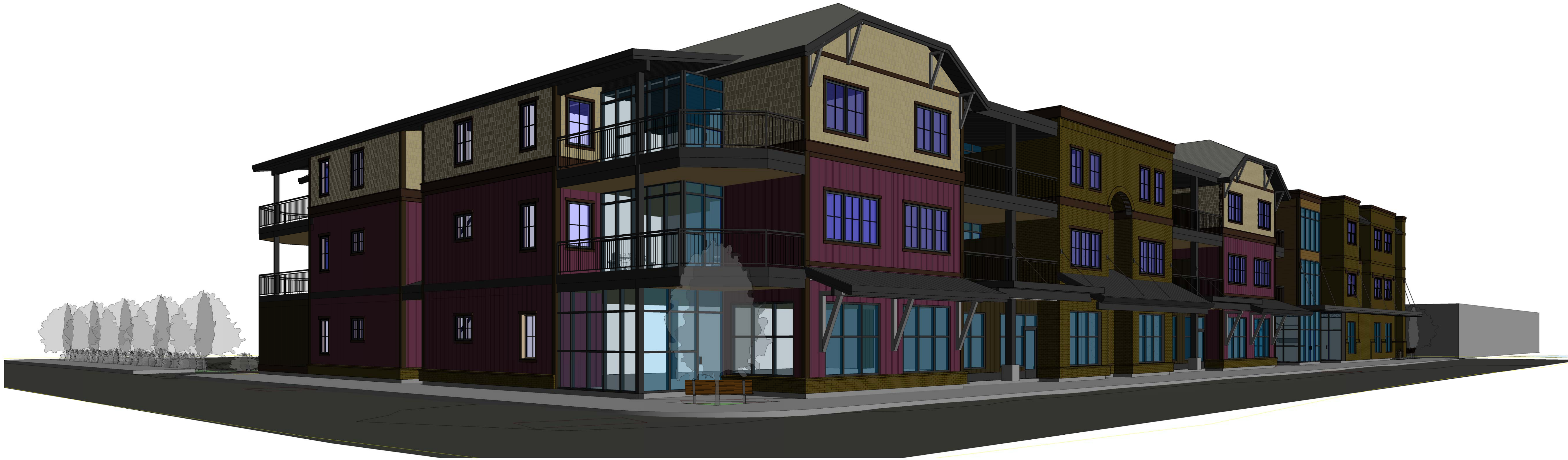
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Date:	1/27/2020
Drawn By:	Author
Checked By:	Checker
Revision Date:	10/03/18

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19-59

Reg. No. 2932 Date: 1/27/2020
AARON L. WALLACE



1
A9.4
PERSPECTIVE FROM SE



2
A9.4
PERSPECTIVE FROM SW

PERSPECTIVES

NOT FOR CONSTRUCTION 1/27/2020

RUIS NUCLEUS MIXED USE
ATHLETIC FACILITY - CONDOS
NUCLEUS AVE
COLUMBIA FALLS, MT

A9.4

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MONTANA CREATIVE
ARCHITECTURE + DESIGN
158 RAILWAY ST.
WHITEFISH, MT 59937
406.862.8152
FAX# 406.862.8153

REVISION SCHEDULE

#	DESCRIPTION	DATE
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Project Number: 19-59

Date: 1/27/2020

Drawn By: Author

Checked By: Checker

Revision Date: 01/24/20

THESE PLANS AND SPECIFICATIONS ARE THE SOLE PROPERTY OF MONTANA CREATIVE ARCHITECTURE AND DESIGN. ANY REPRODUCTION OR REUSE OF THESE DOCUMENTS IS FORBIDDEN WITHOUT WRITTEN PERMISSION FROM MONTANA CREATIVE ARCHITECTURE AND DESIGN.

I hereby certify that this plan, specification or schedule of construction 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.

19-59

Reg. No. 2932 Date: 1/27/2020
AARON L. WALLACE



Planning Department

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

PHONE (406) 892-4391

FAX (406) 892-4413

1/27 - gave flash
drive to Enc M.

APPLICATION FOR PLANNED UNIT DEVELOPMENT (PUD)

Project Name: Ruis Nucleus Mixed Use

Name of Applicant: Ruis Holdings 540 Nucleus Ave LLC

Mailing Address: PO Box 1928

City/State/Zip: Columbia Falls, MT 59912

Phone: 619-889-7749

Name and address of owner if different than applicant:

Name:

Mail Address:

City/State/Zip:

Phone:

Technical Assistance: Montana Creative Architecture and Design

Mail Address: 158 Railway St

City/State/Zip: Whitefish, MT 59937

Phone: 406-862-8152

If there are others who should be notified during the review process, please list those.

Check One:

- ☒ Initial PUD Proposal
☐ Amendment to an existing PUD

Property Address: 540 Nucleus Ave

Total Area of Property: 65,334 sf 1.5 acres

Legal description including section, township, range: COLUMBIA FALLS, S08, T30 N,
R20 W, BLOCK 37, Lot 1-15

The present zoning of the above property is:

B4 Central Business District

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

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

This project will a mixed-use development consisting of (2) new buildings and a new parking lot. The buildings will have mixed uses including an athletic facility open to users of the building and the public at large, commercial and restaurant spaces and (54) apartment style units of different sizes and types as well as 81 parking spots on the site. The existing buildings on the site will be removed as part of this project. Building A is along the north half of the block running the length of the site East to West and will consist of the following:

First floor: 18,635 sf

New Athletic facility with office and support space, weights and training areas, Men's and Women's Locker rooms, Sauna, Pool area with (3) lane lap pool, warm pool with low splash area and Hot tub.

Under building parking for 12 parking spots.

Common and access spaces.

Second Floor: 19,270 sf

Second story of new Athletic facility with daycare areas, treatment rooms, Open flex workout spaces for uses such as yoga, group classes and Wrestling training, Cardio workout machine area looking out into the pool space below.

(13) smaller efficiency style apartment units with access and common spaces.

Third Story, 23,000 sf

(17) Apartment units. primarily consisting of (2) bedroom units with exterior decks.

Roof top access stairway for Mechanical unit access.

Roof top access height is 45' to peak, Top of max parapet height is 36'-6"

Building B is along the Eastern Side of the block and consist of the following:

First Floor, 17,294 sf with 9,500 sf of it enclosed building space, the rest is under building parking and storage.

Mixed commercial spaces broken able to be broken up into smaller and larger spaces. It is anticipated that about half the square footage will consist of a restaurant/bar use. The rest of the commercial spaces will be available for rent.

Common and access space.

Second Floor: 17,636 sf

(12) two-bedroom apartment units with exterior decks.

Common and Mechanical space

Third Floor: 17,636 sf

(12) two-bedroom apartment units with exterior decks.

Common and Mechanical space

Roof top access stairway for Mechanical unit access.

Main building height, 33'-10", Top of Roof elements, 42'-8"

Site: New parking lot on the SW corner of the site. This will include public parking for the commercial units and Athletic Facility as well as parking for the units including covered parking on the North side of the parking lot. A new alleyway for access to the buildings and site. New sidewalks connecting the parking to Nucleus between the buildings. Garbage and Utility spaces.

We are being required to meet the large building standards and are going through the PUD process to exceed the 35' height mark per the zoning regulations.

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

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

Phase 1:

Summer 2020, North Building A

Phase 2:

Spring 2021, Removal of existing buildings,

South Building B and Parking Lot

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

The project will need to comply with the Large building requirements which we feel we meet with the majority of this project. This project is being required to go through the Planned Unit development due to our desire to exceed the 35' height requirement. We would propose that we are allowed to build up to 45' for elements such as the Stairway access, Elevator shafts and Architectural Roof Elements.

This project will meet all density, setbacks and use zoning requirements. The only item we are proposing to be allowed to depart from is the allowed 35' height requirement. We anticipate each building to be about 36' from top of the slab on the first floor to the top of the roof membrane depending on the final structural depth. Several items will be higher than that including parapets outside at the building face, up to about 38' feet in maximum height, Elevator chases up to about 40' in height, accent gable roofs on Building B, up to 44' in height and rooftop access stairways up to about 45' in height. The access stairways will be sloped to reduce their visual impact and used for fire and mechanical access only, there will be no rooftop patios. On Building A this access stairway will be seen only from the West and on Building B this Stairway will not be visible from ground level. The overall buildings will appear to be 36' in height in the majority of their overall form with only a few areas going above that level. Our floor to floor heights are 12' for the first floors, and have 9' ceilings for the second and third floors.

For reference, the highest points on the top of the gables for the Glacier courtyards building is about 40' above the first floor.

This project will be a catalyst and economic driver for the rest of Downtown and the City of Columbia Falls. It will provide new commercial space, (54) Rental units and a new Athletic Facility in the heart of Downtown. The request for the height variance will allow us to provide access to the roofs for Mechanical systems, provide interesting architectural detail and roof designs and economical structural systems with a reasonable floor system.

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

Due to this project's location being in the downtown core there are no zoning requirements for common spaces. We will be providing public spaces with benches and other landscape features at the corners of the buildings and site along with common spaces between the building and parking lot area. Though located on private property this block has long acted as a central gathering space in the downtown core and this project will turn much of the open green spaces into building area. We feel that the benefits of this project including increased residential and commercial activities bringing people to live, socialize and interact as part of the development will outweigh that loss. We would anticipate that the public activities that have occurred on the site over the years will relocate to other public spaces located near this site. This project will create more defined downtown central core and we are anticipating higher use rates with the addition of the commercial and residential spaces during all times of the day and year. The Athletic Facility will be available for use by the public with market rate club fees and also by users of the rental facilities in this project and others owned by the developer in the area. Additional restaurant and commercial spaces for lease should help drive economic diversity and activity in downtown. With its variety of spaces and uses we see this Facility becoming a new core building and activity center in downtown.

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

The proposed development will provide extensions for all utilities including water, roads, pedestrian access and electrical to the site. Initial review with the City has raised minimal concern related to those services. Storm water will be handled on site. Water and sewer services will be connected within the development and connect to existing city infrastructure. The units will be condo minimized and available for rent. 1 parking spot will be dedicated to each of the residential units with additional parking being provided on site

and on the street front for the commercial and residential units. An additional 27 parking spots will be available for the commercial uses. Parking is also available on the street on all sides of the lot and in the other areas of downtown. Additional parking is owned by the developer on the East side of Nucleus and will be available for use by these user groups, this parking area can hold approximately 42 vehicles. We would anticipate seeing the some of the commercial and residential uses alternating the parking use of the spots on the site due to the varying times of the day with residential using it after work hours and commercial during the day.

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

This project is located in the heart of the B4 Downtown District and provides a balanced use of residential and commercial uses. The Downtown district is currently seeing several redevelopments changing its character. We are seeing renewed activities in amenities such as restaurants, coffee shops, shopping options and recreational activities. We anticipate continued interest to live downtown and adjacent to these activities as seen elsewhere in the Flathead Valley. Due to this projects size and character will see a large impact on the overall feel and activity level of downtown helping further reinvigorate the core which we see as a positive. It will take two smaller single-story buildings with similar commercial uses and be replaced with (2) larger three-story buildings with a mixture of similar commercial uses and the addition of needed residential units. With the new Athletic facility, we anticipate a wide variety of user groups using and coming into downtown. With the increased activity level, we will have increased pedestrian and vehicle traffic. There is no parking required by zoning but we are providing as much parking as is available on site with 81 spots but we could see at times parking located on the street where people will have to park and walk to the site.

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

Due to its size and location, this property will further define the character of the downtown. The buildings will be taller the adjacent buildings but will be built of quality materials such as brick, metal, storefront windows, wood and engineered siding along with many windows, balconies and storefronts providing visual interest and interaction with pedestrians. The overall styling is a blend of traditional and modern forms. People will be able to walk along the street and see into the athletic facility as well as the other commercial uses. With the private balconies of the residences we are hoping to create live edges with people using those spaces and further interacting with the pedestrians. The facades are modern yet traditional in overall form and visual distinction. The designs play off of the areas architecture with a blend of masonry, Storefronts and also Glacier park like building features such as the widows peaks in the gables. We have tried to hold the overall massing of the buildings down as low as possible while still providing quality spaces for their intended uses but they will have areas that are the tallest features in downtown. This block has often acted as the open core of the downtown used as gathering space due to its green and parking areas. With this development that will change but should be visually interesting and also an economic driver helping further stabilize downtown Columbia Falls. This project is seen as a natural progression of the development of the downtown core providing living spaces within walking distances of the amenities of downtown and its adjacent areas including schools, parks, trails, public amenities, shops, restaurants and other features. By bringing people to live downtown we should see continued renewed interest in the activities going on there on a 24/7 365 day basis.

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

The project will have more intensive uses of the commercial spaces and athletic facility. These uses are already found onsite but will be made larger and expanded. Adding residential uses to the site

will be done as required by zoning on the second and third floors and should have an overall impact of additional people and activities. We have mitigated these issues by additional parking, updated sidewalk and alley access along with new landscaping features, anticipated increase to electrical and water services and the addition of underground storm water storage. Site lighting on the building and in the parking areas will also be incorporated to provide a safe well lit neighborhood. The project provides for livable units in the downtown core providing a walkable neighborhood.

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

This project seems to be a perfect fit for what is outlined in the Growth Policy providing an infill, economic driver project that provides commercial and Residential units within the Economically depressed area of downtown along with a feature use of a quality Athletic Facility. This will bring people into Downtown to live, work, commercial and recreationally use the area while still providing parking and other required amenities to the area. In reading through the Growth Policy, it fits many its stated goals, policies and objectives.

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

- a. Total acreage and present zoning classifications; 65,334 sf, 1.5 acres B4 Central Business District
- b. Zoning classification of all adjoining properties; B4 Central Business District
- c. Density in dwelling units per gross acre; 36
- d. Location, size height and number of stories for buildings and uses proposed for buildings;

Building A is along the north half of the block running the length of the site East to West and will consist of the following:

First floor: 18,635 sf, New Athletic facility with office and support space, weights and training areas, Men's and Women's Locker rooms, Sauna, Pool area with (3) lane lap pool, warm pool with low splash area and Hot tub. Under building parking for 12 parking spots. Common and access spaces.

Second Floor: 19,270 sf, Second story of new Athletic facility with daycare areas, treatment rooms, Open flex workout spaces for uses such as yoga, group classes and Wrestling training, Cardio workout machine area looking out into the pool space below. (13) smaller efficiency style apartment units with access and common spaces.

Third Story, 23,000 sf, (17) Apartment units. primarily consisting of (2) bedroom units with exterior decks. Roof top access stairway for Mechanical unit access

Roof top access height is 45' to peak, Top of max parapet height is 36'-6"

South Building;

First Floor, 17,294 sf with 9,500 sf of it enclosed building space, the rest is under building parking and storage. Mixed commercial spaces broken able to be broken up into smaller and larger spaces. It is anticipated that about half the square footage will consist of a restaurant/bar use. The rest of the commercial spaces will be available for rent. Common and access space.

Second Floor: 17,636 sf, (12) two-bedroom apartment units with exterior decks. Common and Mechanical space.

Third Floor: 17,636 sf (12) two-bedroom apartment units with exterior decks. Common and Mechanical space

Roof top access stairway for Mechanical unit access.

Roof top 35'. Main building height, 33'-10", Top of Roof elements, 42'-8"

- e. Layout and dimensions of streets, parking areas, pedestrian walkways and surfacing; *Per Plans.*

- f. Vehicle, emergency and pedestrian access, traffic circulation and control; *Per Plans.*

g. Location, size, height, color and materials of signs; *Signage would be mounted off the building and meet the required regulations.*

h. Location and height of fencing and/or screening; *Around Garbage area.*

i. Location and type of landscaping; *Per plans*

j. Location and type of open space and common areas; *Per plans.*

k. Proposed maintenance of common areas and open space; *Managed by Ownership and Management company including snow removal.*

l. Property boundary locations and setback lines; *Per plans.*

m. Special design standards, materials and/or colors; *None, Designed to meet the Large Building requirements from the City.*

n. Proposed schedule of completions and phasing of the development, if applicable;

Phase 1:

Summer 2020, North Building A

Phase 2:

Spring 2021, Removal of existing buildings,

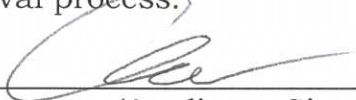
South Building B and Parking Lot.

o. Covenants, conditions and restrictions; *See attached*

p. Any other information that may be deemed relevant and appropriate to allow for adequate review.

None noted.

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)

1-27-2020

(Date)

APPLICATION PROCESS

- A. A. Pre-application meeting:
A discussion with the planning director or designated member of staff must precede filing of this application. Among topics to be discussed are: Growth Policy compatibility with the application, compatibility of proposed zone change with surrounding zoning classifications, and the application procedure.
- B. Complete Application Form
- C. Application fee per schedule, made payable to City of Columbia Falls.
PUD Zoning Review:
Residential: \$600 + \$25 per acre
Commercial: \$800 + \$25 per acre
Mixed use: \$850 + \$25 per acre
(Deduct \$300 from PUD fee if application is concurrently submitted with a preliminary plat.)
- D. A bona fide legal description of the subject property and a map showing the location and boundaries of the property.
- E. A list of the names and mailing addresses of all property owners within 150 feet of the subject property as shown on the Assessor's roll. Public streets and right of ways are not included in the 150 feet.

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

FLOODPLAIN

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

ZONING

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

Amendment to Zoning Text	\$750
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PUD Zoning Review:

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

Deduct \$250 if prelim plat app sub concurrently

Variance:

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

Conditional Use Permit:

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

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

Renewal of CUP exp last 24 mos \$100

Administrative Conditional Use Permit:

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

1.5 acres
\$ 1287.50
pd
w/ app.



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

Planning Department

PHONE (406) 892-4391

FAX (406) 892-4413

February 13, 2020

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

Dear Adjacent Property Owner:

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

As the Planning Staff for the Columbia Falls Planning Jurisdiction, I am writing to provide you with a notice of a public hearing for Planned Unit Development overlay at 540 Nucleus Avenue in Columbia Falls. The reason for the request is that the applicant would like the top of the roof structure to be 42'-8" in height where the maximum height without a PUD is 35-feet. The proposed development otherwise conforms to all of the zoning requirements. The property is described as Lots 1-15, Block 37, Columbia Falls Townsite in Section 8, Township 30 North, Range 20 West, P.M.M., Flathead County.

If you have question or comments concerning this matter, please call, visit or write me at City Hall. For written comment to be included in the Planning Board packet, it needs to be submitted to the City Clerk, 130 6th Street West, Columbia Falls, MT 59912 no later than Thursday March 5, 2020 or by email: staalandb@cityofcolumbiafalls.com. Written or emailed comment may be provided up to 5:00 pm on the day of the hearing, it will just be passed out at the hearing. You are also invited to present verbal or written testimony during the public hearing on March 10, 2020.

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 item at their regular meeting on Tuesday, March 10th, 2020 at 6:30 p.m. at the Council Chambers of City Hall, 130 6th Street West, Columbia Falls, Montana. The Columbia Falls City Council will hold a subsequent hearing on April 6, 2020 starting at 7:00 p.m. in the same location.

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

Ruis Holdings 540 Nucleus Ave LLC is requesting a Planned Unit Development overlay for the property located at 540 Nucleus Avenue which was the original Bank of Columbia Falls building. The reason for the request is that the applicant would like the top of the roof structure to be 42'-8" in height where the maximum height without a PUD is 35-feet. The proposed development otherwise conforms to all of the zoning requirements. The property is described as Lots 1-15, Block 37, Columbia Falls Townsite in Section 8, Township 30 North, Range 20 West, P.M.M., Flathead County.

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

DATED this 13th day of February, 2020

Susan Nicosia

From: PATRICK MALONE <pcmwccc@hotmail.com>
Sent: Friday, February 21, 2020 6:11 PM
To: Susan Nicosia
Cc: editor@hungryhorsenews.com
Subject: Support for Mick Ruis Mixed-Use Project

February 21, 2020

Dear Ms. Nicosia, the City-County Planning Board, and Columbia Falls City Council:

As I will be out-of-town on March 10th and therefore unable to offer verbal comments on Mr. Mick Ruis CBD/mixed-use development project I would like to provide them to the Planning Board now via email.

The 2019 edition of the City's **Growth Policy** states in part under Commercial Uses: Issues. Too much commercial development still tends to be one block deep and linear in design. Nucleus Avenue is still transitional but recent development offers a more traditional urban core feel and appearance. Goals: Nucleus Avenue should be revitalized to present a more 'downtown' focus. Policies: Continue to support revitalization of the CBD drawing upon its historic character with a mix of land uses and mixed/multiple-use projects and concentrate community events and civic functions within CBD. Under the Residential Uses section emphasis is given to a range of housing type options and price ranges.

I interpret these statements to be supportive of the type of development Mr. Ruis is suggesting.

The 2010 **Zoning Ordinance** as amended identifies in Zone B-4 bulk and density standards appropriate for a Central Business District except building height. 35 feet is way too low for any heavy commercial/CBD type of district. Downtowns need projects with a wide variety of bulk and density dimensions. Market forces and infrastructure capacity are better determinants of building height than some arbitrary maximum building height in a zoning code. I know many towns, including small towns, that only have a floor area ratio formula with no maximum building height that a vibrant, exciting and very attractive.

I interpret these statements to be supportive of the type of development Mr. Ruis is suggesting and request that a variance of up to 48 or 50 feet be granted so that the project can proceed economically and with strong design features.

Columbia Falls needs a major, signature project to not only strength and help promote the further redevelopment of Nucleus Avenue but also to provide the City and our guests with a strong symbol of progress and economic health and hopefully a source of civic pride. This proposal presents a unique opportunity with many great amenities for a very high profile site.

I encourage the Board to not only approve the project as proposed but to accommodate this building height issue so that the project can be the best design possible.

Sincerely,

Patrick Malone, 1373 Wildcat Drive

Dear Susan Nicosia, Mick Ruis and Planning Board members,

I hope this is not too late for consideration. I am a long-time supporter of Columbia Falls. I support and celebrate the new building proposed for the old Bank Building block. I would like to suggest a few changes to the proposed building.

1. Add a green space to the street sides of the building, instead of the building touching the sidewalk. The building currently has such a space now. The green space would:
 - a. Give an eco-friendly look and feel to the street. First impressions are important and we don't want to look like the other cities in the valley.
 - b. Provide a place for excess snow to be stacked and rain water to soak in. Currently buildings with no green space shovel snow into the curbside parking spaces. Making it difficult for pedestrians to move about in the winter.
 - c. Provide a place for folks to congregate for parades and if benches were provided, I think folks would sit there often.
2. I would like to see the pool areas have the ability to be covered and used as large gathering spaces.
 - a. Our community needs a place to hold large indoor meetings, concerts, events and such. I would like to see Santa there after the Night of Lights Parade. When the First Best Place managed the building large community building events were often held there as well as being an emergency indoor space for outdoor events threatened by adverse weather.
 - b. I believe that our area needs more temporary emergency shelter space. If there were a fire or flood that closed large areas of Glacier Park – where would the displaced people go to shelter until they could make alternate plans. Covered pool area would not be ideal, but definitely better than tourists and locals sleeping in cars during an emergency.
3. Is it possible to save the younger trees that were planted by the Arbor Day Committee? Several classes of Columbia Falls School children helped plant those trees and I believe it would be wonderful to make the statement that the Arbor Day Committee and the students community contributions are important to the whole community.
Thank you for considering my opinions. I can be contacted to further discuss these ideas.

Sincerely,

Cindy Shaw

P.S. Could murals be considered for the outside of the building? There was a committee that worked on the existing murals, most of the members are still in Columbia Falls