



13 0 6th STREET WEST
ROOM A
COLUMBIA FALLS, MT 59912

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

AGENDA
MONDAY, OCTOBER 19, 2015
COUNCIL CHAMBERS CITY HALL

FINANCE COMMITTEE - 6:30 P.M.

1. Claims Review (Barnhart, Fisher, Karper)

REGULAR MEETING - 7:00 P.M.

1. CALL TO ORDER

- A. Roll Call
- B. Pledge of Allegiance

2. APPROVAL OF AGENDA **1-4

3. CONSENT AGENDA:

- *A. Approval of Claims - \$ - October 19, 2015 **5-22
- *B. Approval of Payroll Claims - \$19,188.44 - September 30, 2015 Quarterlies **23
Approval of Payroll Claims - \$87,096.00 = October 9, 2015 **24-25
- *C. Approval of Regular Meeting Minutes - October 5, 2015 **26-32
- *D. Approval of Plant Investment Fee Agreement - Randy Jones Construction, Inc.,
2 Diane Road and authorize City Manager to sign. **33-35
- *E. Approval of Plant Investment Fee Agreement - Randy Jones Construction, Inc.,
4 Diane Road and authorize City Manager to sign. **36-38
- *F. Approval of Memorandum of Agreement between Columbia Falls Chamber of
Commerce and the City of Columbia Falls and authorize City Manager to sign.
**39-40

4. VISITORS/PUBLIC COMMENT (Items not on agenda)

5. NOTICES OF HEARINGS/HEARINGS:

***A. CONTINUED HEARING - COMMUNITY NEEDS ASSESSMENT: **41-44**

Beginning on October 5, 2015 during the 7:00 p.m. regular council meeting, the City Council of the City of Columbia Falls, shall conduct a series of public hearings and meetings for the purpose of obtaining public comment to determine the greatest community development needs (public facilities, economic development, and

housing needs). The City will take public comment during the month of October in order to obtain the greatest public input. The intent of the needs assessment process is to provide the City with a list of potential projects or actions in the areas of housing, economic development and public infrastructure that could be pursued over a period of years in order to improve the community, particularly as those needs affect low and moderate income persons. Based on the results of the needs assessment, the City may apply for state or federal funding from the Montana Community Development Block Grant (CDBG) Program and other funding sources to deal with local housing, public facilities, or other community needs and would like comments or suggestions from local citizens regarding the City's needs and types of projects which should be considered.

***B. HEARINGS:**

a. Request for a Planned Unit Development in the Columbia Falls Zoning Jurisdiction: **45-86

Ruis Holdings LLC is requesting a Planned Unit Development (PUD) to place an 82 room three story hotel (64 rooms first phase) on property located at the southwest corner of Highway 2 and Second Avenue West. This is the vacant parcel just east of the City Park and Pool. The PUD will review the large building standards as well as deviations to height, landscape buffer and parking counts. The property is Zoned CB-2 and hotels are a permitted use in this zone on a portion of property in the Columbia Falls Industrial Park.

- a. Adopt Staff Report CPUD-15-01 as findings of fact.
- b. Approve, amend or deny PUD application. Further action under Ordinances

b. Request by the City of Columbia Falls to adopt new Floodplain Regulations: **87-143

The City of Columbia Falls is a participant in the National Flood Insurance Program (NFIP) which is administered through the Federal Emergency Management Agency (FEMA). The City participates in this program so that citizens within its jurisdiction can secure federally backed flood insurance and in cases of flooding, the City and its citizens can be eligible for Federal Disaster Assistance through FEMA. As a condition of participation in the NFIP, FEMA requires that enrolled communities adopt Floodplain Regulations compliant with the State and Federal Floodplain Regulation Model. The proposed Floodplain Regulations will replace the existing Floodplain Regulations which were last updated in 2007.

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

59912. For more information call Eric Mulcahy, Columbia Falls City Planner at 755-6481.

- a. Adopt Staff Report CFREGS-15-01 as findings of fact.
- b. Approve, amend or deny the Floodplain Regulations. Further action under Ordinances.

***C. NOTICE OF HEARINGS: **144**

The Columbia Falls City-County Planning Board will hold a public hearing for the following items at their regular meeting on Tuesday, November 10th at 6:30 p.m. at the Council Chambers of City Hall, 130 6th Street West, Columbia Falls, Montana. The Columbia Falls City Council will hold a subsequent hearing on December 7th, 2015 starting at 7:00 p.m. in the same location.

Columbia Falls Zoning Regulations - Title 18 (Zoning Text Amendment): A request by the City of Columbia Falls to amend certain portions of the text of the Columbia Falls Zoning Regulations (Title 18 of the Columbia Falls Municipal Code). The City proposes changes to 18.410.030.A(G) (Accessory Building Height in the CR zoning) and increase the building height for a detached garage from 15-feet to 22-feet. Amend Chapter 18.324.040(H) - Building Height increasing the existing 30-feet to 35-feet height to match all of the other residential zoning districts. Adding a new provision for Clustering in the SAG zones enabling a property owner to use the density provisions of the zone to create smaller lots in exchange for open space or agriculture easements. Explore the possibilities of creating off-premise signage and other sign provisions for the downtown CB-4 (Central Business District). Propose other amendments to the Sign Chapter 18.438 to comply with recent US Supreme Court decisions.

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

6. **UNFINISHED BUSINESS:** None

7. **NEW BUSINESS:** None

8. **RESOLUTIONS/ORDINANCES:**

*A. Second and Final Reading - Ordinance 753 - **145-190 An Ordinance of the City Council of the City of Columbia Falls, Montana, Designating the Columbia Falls Industrial Park Targeted Economic Development Area, Creating the Columbia Falls Industrial Park Targeted Economic Development District (TEDD) and Adopting the Columbia Falls Industrial Park Targeted Economic Development District Comprehensive Development Plan with a Tax Increment Financing Program Pursuant to Title 7, Chapter 15, Part 42 and 43 of the Montana Codes Annotated

*B. First Reading - Ordinance 754: ****191-196** An Ordinance Of The City Council of the City of Columbia Falls, Montana, Amending the Columbia Falls Zoning Map to Allow the Development of a Planned Unit Development (PUD) Overlay at 930 Second Ave West, a Tract of Land in the Northwest One-Quarter of the Northeast One-Quarter of Section 17, Township 30 North, Range 20 West, P.M.M, Flathead County, More Particularly Described as all of Block 67 of First Addition to Columbia Falls According to the Plat Thereof on File and of Record in Flathead County, State of Montana Together with the Abandoned Portions of Third Avenue West and Tenth Street Immediately Adjacent to the Above Described Parcels and Lot 1, Lot 6, the North 15-Feet of Lot 2, and the North 15-Feet of Lot 7 of Block 70 of First Addition to Columbia Falls According to the Plat Thereof on File and of Record in Flathead County, State of Montana Together with the Abandoned Portions of Third Avenue West and Tenth Street Immediately Adjacent to the Above Described Parcels. Together with and Subject to All Appurtenant Servitudes Existing or of Record. Containing 2.55 Acres More-or-Less.

*C. First Reading - Ordinance 755: ****197-199** An Ordinance Repealing Ordinance No. 453, 526, 576, 598 and 693 Codified as Chapter 15.28 City of Columbia Falls Code, and Replacing Said Ordinance with the City of Columbia Falls Floodplain Ordinance in Compliance with M.C.A. 76-5-101 through 76-5-406 and Declaring an Effective Date.

9. REPORTS/BUSINESS FROM MAYOR & COUNCIL

10. CITY ATTORNEY REPORT

11. CITY MANAGER REPORT

*A. Manager's Update ****200-202**

12. MISCELLANEOUS/REPORTS:

*A. INFORMATIONAL CORRESPONDENCE - List available for Review ****203**

*B. Reports:

- a. Finance - September ****204-213**
- b. Police - September activity ****214-215**
- c. Court - Quarter ending 9/30th activity ****216**

13. ADJOURN

Next Scheduled Meetings:

Columbia Falls Urban Highway Program Committee-Tuesday, October 20th - 3:00 pm

Tree Board - Tuesday, October 20th - 5:30 p.m.

Council - Monday, November 2nd - 7:00 p.m.

Planning Board - November 10th - 6:30 p.m.

* Attached

Total for Payroll Checks

	Employee	Employer	Amount
Total		0.00	
Total Payroll Expense (Gross Pay + Employer Contributions):		0.00	
Total Discounts:	0.55		
Total Payroll Expense (Less Discounts):	-0.55		

10/5/15
Quarter - 3
\$ 19,188.44
Barri Staaland

Check Summary

Payroll Checks Prev. Out.	\$468.55
Payroll Checks Issued	\$19,188.44
Payroll Checks Redeemed	\$161.00
Payroll Checks Outstanding	\$19,495.99
Electronic Checks	\$0.00

	Carried Forward From Previous Month	Deduction Checks Issued	Difference	Liab Account
Deductions Accrued				
Total Ded.	0.00	0.00	0.00	0.00

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

Total for Payroll Checks

	Employee	Employer	Amount
ADDL HOURS (Additional)	0.00		287.97
OVER HOURS (Overtime)	35.25		1,107.46
OVT2 HOURS (STEP SHIFT B)	5.00		2.63
OVTD HOURS (STEP overtime)	16.00		533.88
PERS HOURS (Personal Time Used)	8.00		242.39
REG HOURS (Regular Time)	2,111.50		45,448.93
SFTO HOURS (Shift Sup/FTO - \$1/hour)	27.50		27.50
SHF1 HOURS (Shift Diff B)	182.50		63.87
SHF2 HOURS (Shift diff C)	164.25		114.99
SHFB HOURS (OVT "B" Shift Diff @ 1.5x)	2.50		1.31
SHFC HOURS (OVT "C" Shift Diff @ 1.5x)	12.25		12.86
SICK HOURS (Sick Time)	96.75		2,025.38
VACA HOURS (Vacation Time Used)	71.50		1,293.91
GROSS PAY	51,163.08	0.00	
NET PAY	33,709.82	0.00	
NET PAY (CHECKS)	2,742.69		
NET PAY (DIRECT DEPOSIT)	30,967.13		
AFLAC-POSTTAX	92.73	0.00	
AFLAC-PRETAX	163.60	0.00	
CHILD SUPPORT	107.57	0.00	
CITY OF COLUMBI	25.00	0.00	
FIT	4,265.44	0.00	
FLEX ALLEGIANCE	676.50	24.75	
HEALTHINS/PRE	2,242.35	12,791.37	
MEDICARE	710.81	710.81	
MPEA DUES	90.50	0.00	
MT ST FIRE ASSO	24.24	0.00	
NATIONWIDE/CITY	0.00	939.37	
NATIONWIDE/EMP	810.00	0.00	
P.E.R.S.	2,445.95	2,560.51	
PERS/FURS	259.36	348.07	
PERS/POLICE	1,410.45	2,258.27	
SIT	1,971.00	0.00	
SOCIAL SECURITY	1,816.35	1,816.35	
TEAMSTERS DUES	178.00	0.00	
TEAMSTERS INIT	50.00	0.00	
UNEMPL. INSUR.	0.00	230.22	
UNUM LIFE INS.	88.41	0.00	
WHITEFISH CREDI	25.00	0.00	
WORKERS' COMP	0.00	2,235.62	
FIRST CITIZENS	794.61	0.00	
FREEDOM BANK	1,099.03	0.00	
GLACIER BANK/CF	11,226.17	0.00	
GLACIER BANK/WF	3,907.33	0.00	
PARKSIDE CR U	7,305.62	0.00	
US BANK-	1,118.94	0.00	
WELLS FARGO	1,424.75	0.00	
WFISH CR UNION	4,090.68	0.00	

10/9/2015
Payroll
\$ 87,096.00
Bryce Sealands

FIT/SIT BASE	43,154.87	0.00
MEDICARE BASE	49,020.00	0.00
PERS BASE	49,056.67	0.00
SOC SEC BASE	29,295.77	0.00
WC BASE	50,728.53	0.00

Total 23,915.34
Total Payroll Expense (Gross Pay + Employer Contributions): 75,078.42

Check Summary

Payroll Checks Prev. Out.	\$19,656.99
Payroll Checks Issued	\$34,854.25
Payroll Checks Redeemed	\$161.00
Payroll Checks Outstanding	\$54,350.24
Electronic Checks	\$52,241.75

Deductions Accrued	Carried Forward From Previous Month	Deduction Checks Issued	Difference	Liab Account
Social Security	3632.70	3632.70		212260
Medicare	1421.62	1421.62		212260
P.E.R.S.	5006.46	5006.46		212270
Unempl. Insur.	230.22	230.22	460.44	212210
Workers' Comp	2235.62	2235.62	4471.24	212220
FIT	4265.44	4265.44		212260
SIT	1971.00	1971.00		212260
AFLAC-PRETAX	163.60	163.60	327.20	212230
NATIONWIDE/EMP	810.00	810.00		212280
Teamsters dues	178.00	178.00	356.00	212310
MPEA Dues	90.50	90.50	181.00	212320
Whitefish credi	25.00	25.00		212350
PERS/Police	3668.72	3668.72		212240
TEAMSTERS INIT	50.00	50.00	100.00	212310
NATIONWIDE/CITY	939.37	939.37		212280
AFLAC-POSTTAX	92.73	92.73	185.46	212230
PERS/FURS	607.43	607.43		212275
MT ST FIRE ASSO	24.24	24.24		212315
HEALTHINS/PRE	15033.72	12811.72	30003.58	212400
CITY OF COLUMBI	25.00	25.00		212450
UNUM LIFE INS.	88.41	88.39	176.80	212400
FLEX ALLEGIANCE	701.25	701.25		212285
CHILD SUPPORT	107.57	107.57		212330
Total Ded.	41368.60	15940.78	53386.18	3923.20

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

**CITY OF COLUMBIA FALLS
MINUTES OF THE REGULAR MEETING
HELD OCTOBER 5, 2015**

Regular Meeting - Transact Routine Business

Mayor Barnhart called the meeting to order at 7:00 p.m. with roll call as follows:

PRESENT: Mayor Barnhart
COUNCIL: Karper, Petersen, Plevel, Fisher and Lovering
ABSENT: Shepard

ROLL CALL

Also present were City Manager Nicosia, City Clerk Staland, City Attorney Breck and Police Chief Perry.

Pledge of Allegiance

PLEDGE

APPROVAL OF AGENDA:

Mayor Barnhart requested a motion to approve the agenda. Councilman Fisher moved to approve the agenda, second by Councilman Lovering, and the motion carried unanimously.

**AGENDA
APPROVAL**

VISITORS/PUBLIC COMMENTS

Mack Williams, 609 4th Ave. West, said he wanted to talk about people speeding and not stopping at stop signs near Glacier Gateway School. Mr. Williams said he stands at the crossing with guard Joanie and tells people to slow down. He said he has not seen a patrol car in the area for weeks and would like to see them patrol around the school more often. Mr. Williams said he has three grandchildren attending school there and would like people to slow down before a child gets hurt.

Mayor Barnhart said since we changed the signs to reflect the 15 mph speed limit to coincide with school times do you think that is part of the problem. Mr. Williams said he was not sure if that was the problem. He said he told one man to slow down and the man said the speed limit is 25, Mr. Williams said no; it is 15 in the school zone.

Chief Perry said he will have the area patrolled tomorrow.

Mr. Duffy, 1503 Eddy Court, said he was concerned with the stop sign at Talbot and South Hilltop. Mr. Duffy said if you stop behind the stop sign you can't see either way you have to pull forward to see if there is traffic coming. Chief Perry said he would have a look at the clear vision triangle.

Mayor Barnhart said he noticed the same on 2nd Ave. and 7th Street that it was difficult to see around vehicles and bushes. Nicosia said they have looked at that intersection before and the bushes are not in the clear vision triangle but the vehicles parked in the right of way at times may be an issue.

**CITY OF COLUMBIA FALLS
MINUTES OF THE REGULAR MEETING
HELD OCTOBER 5, 2015**

CONSENT AGENDA:

Councilman Fisher moved to approve the consent agenda noting that all claims appeared to be in order, second by Councilman Karper. Motion carried.

**CONSENT
AGENDA
APPROVAL**

- A. Approval of Claims - \$ 87,073.83 - October 5, 2015
- B. Approval of Payroll Claims - \$ 59,320.46 - September 25, 2015
- C. Approval of Regular Meeting Minutes - September 21, 2015
- D. Approval of Job Description - Public Works Foreman

PUBLIC HEARINGS/NOTICES OF HEARINGS:

A. HEARING - TEDD - OCTOBER 5, 2015:

**PUBLIC
HEARINGS
TEDD**

The Columbia Falls City Council will hold a public hearing at its regular meeting on Monday, October 5, 2015 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 Industrial Park Targeted Economic Development District (TEDD) and adoption of the Columbia Falls Industrial Park TEDD 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, October 19, 2015 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 Industrial Park Targeted Economic Development District (TEDD) and adoption of the Columbia Falls Industrial Park TEDD Plan.

The Columbia Falls Industrial Park TEDD is located in an area formerly occupied by the Superior Building Company Lumber Mill. It is comprised of approximately 110 acres of recently annexed land, on the north end of downtown Columbia Falls, at the northerly extension of 4th Avenue EN. It is located on the north side of the Burlington Northern Rail Road and Railroad Street, and northwest of Highway 486.

All interested parties are encouraged to attend. Written comments on establishing the Columbia Falls Industrial Park Targeted Economic Development District (TEDD) and adoption of the Columbia Falls Industrial Park TEDD 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 OF COLUMBIA FALLS
MINUTES OF THE REGULAR MEETING
HELD OCTOBER 5, 2015**

City Manager Nicosia said this is one of the final steps in creating the TEDD. Nicosia said in September Council adopted the resolution of findings of deficiency and both the Planning Board and City Council concurred that the TEDD complies with the City's Growth Policy and Zoning Regulations.

Mayor Barnhart opened and closed the public hearing at 7:12 p.m. With no comments from council or the public.

B. HEARING - COMMUNITY NEEDS ASSESSMENT:

**Community Needs
Assessment**

Beginning on October 5, 2015 during the 7:00 p.m. regular council meeting, the City Council of the City of Columbia Falls, shall conduct a series of public hearings and meetings for the purpose of obtaining public comment to determine the greatest community development needs (public facilities, economic development, and housing needs). The City will take public comment during the month of October in order to obtain the greatest public input. The intent of the needs assessment process is to provide the City with a list of potential projects or actions in the areas of housing, economic development and public infrastructure that could be pursued over a period of years in order to improve the community, particularly as those needs affect low and moderate income persons. Based on the results of the needs assessment, the City may apply for state or federal funding from the Montana Community Development Block Grant (CDBG) Program and other funding sources to deal with local housing, public facilities, or other community needs and would like comments or suggestions from local citizens regarding the City's needs and types of projects which should be considered.

Interested persons may contact the City Manager at 406-892-4391 or 130 6th Street West, Columbia Falls, MT for more information about the hearing or to submit community needs suggestions. Comments may be given orally at the hearing or submitted in writing before 5 pm, Thursday, October 1, 2015.

The City of Columbia Falls makes reasonable accommodation for any known disability that may interfere with a person's ability to participate in this hearing. Persons needing an accommodation need to contact Barb Staalnd, City Clerk no later than Friday, October 2, 2015 to allow adequate time to make needed arrangements. Please contact Barb Staalnd at 892-4391 or write to 130 6th ST West, Room A, Columbia Falls, MT 59912 to make your request known.

City Manager Nicosia said the City must periodically hold the hearings to determine the community needs. The City completed the CDBG needs assessment survey in 2014 and that data can also be used to justify grant applications. In order to apply for specific grants, the City must hold two hearings, this first one, a general needs hearing, and the second hearing would

**CITY OF COLUMBIA FALLS
MINUTES OF THE REGULAR MEETING
HELD OCTOBER 5, 2015**

be specific to a grant application. The first hearing must be held within one year of the second hearing. As the City has worked on the URD and TEDD, the possibility of at least one CDBG-ED grant application has surfaced. The Community Development Block Grant 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. The planning and housing grant applications will be due in the spring 2016 and the ED grants are on a first-come first-served basis. Nicosia reviewed the City's needs to update the water and sewer long-term capital planning, noting that a planning grant would assist the City in paying for those reports. Additionally, the City will begin a transportation study and grant funding could assist with that study as well.

Mayor Barnhart opened the public hearing at 7:22 p.m. which will remain open until the October 19, 2015 Council Meeting for further council discussion.

Mr. Duffy asked with the series of meetings from the TIF would those comments qualify for the Community Needs Assessment as well. Nicosia replied yes, the City would loop in any comments from prior meetings.

C. NOTICE OF HEARING - PLANNING BOARD/COUNCIL:

Mayor Barnhart read the notice of hearings: The Columbia Falls City-County Planning Board will hold a public hearing for the following items at their regular meeting on Tuesday, October 13th 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 subsequent hearings on October 19th, 2015 starting at 7:00 p.m. in the same location.

**NOTICE OF
PUBLIC
HEARINGS**

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

Ruis Holdings LLC is requesting a Planned Unit Development (PUD) to place an 82 room three story hotel (64 rooms first phase) on property located at the southwest corner of Highway 2 and Second Avenue West. This is the vacant parcel just east of the City Park and Pool. The PUD will review the large building standards as well as deviations to height, landscape buffer and parking counts. The property is Zoned CB-2 and hotels are a permitted use in this zone.

**PUD-Ruis Holdings
LLC (Motel)**

Request by the City of Columbia Falls to adopt new Floodplain Regulations:

The City of Columbia Falls is a participant in the National Flood Insurance Program (NFIP) which is administered through the Federal Emergency Management Agency (FEMA). The City participates in this program so that

**Floodplain
Regulations**

**CITY OF COLUMBIA FALLS
MINUTES OF THE REGULAR MEETING
HELD OCTOBER 5, 2015**

citizens within its jurisdiction can secure federally backed flood insurance and in cases of flooding, the City and its citizens can be eligible for Federal Disaster Assistance through FEMA. As a condition of participation in the NFIP, FEMA requires that enrolled communities adopt Floodplain Regulations compliant with the State and Federal Floodplain Regulation Model. The proposed Floodplain Regulations will replace the existing Floodplain Regulations which were last updated in 2007.

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: Susan Nicosia, City Manager, 130 6th Street West, Room A, Columbia Falls, MT 59912. For more information call Eric Mulcahy, Columbia Falls City Planner at 755-6481.

UNFINISHED BUSINESS

None.

NEW BUSINESS:

A. Urban Highway Program Committee Memorandum of Agreement
Nicosia said staff recommendation is to amend the sample memorandum and remove Flathead County Planning Director and County Planning Board President as the Urban Area is mostly in the Columbia Falls jurisdiction. Additionally, Nicosia recommended keeping the committee smaller at this time as the number of local government representatives and state representatives must be equal. Nicosia also reported that at \$159,000 per year, it will take a while to have sufficient funding for a project. The maximum borrowing is 5 years and we can borrow ahead. Fisher made a motion to approve the Urban Highway Program Committee Memorandum of Agreement as revised, motion seconded by Plevel. Motion passed with all members voting in favor, Shepard absent.

**UNFINISHED
BUSINESS**

**NEW BUSINESS-
Highway
Memorandum**

**CITY OF COLUMBIA FALLS
MINUTES OF THE REGULAR MEETING
HELD OCTOBER 5, 2015**

ORDINANCES AND RESOLUTIONS:

A. Resolution 1714 - A Resolution of the City Council of the City of Columbia Falls, Montana, Approving an Application for a Conditional Use Permit by Logan and Hannah Nolan to Keep Horses on their Six Acre Property. The Property is Addressed as 1736 Talbot Road and as Described as Tracts 8CA and 8BCA in Section 18, Township 30 North, Range 20 West, P.M.M., Flathead County.

**RESOLUTION
#1714 -CUP Nolan**

Councilman Lovering motioned to approve Resolution #1714, second by Councilman Fisher with council voting as follows. YES: Karper, Lovering, Petersen, Plevel, Fisher and Barnhart. NOES: None. ABSENT: Shepard.

B. First Reading - Ordinance 753 - An Ordinance of the City Council of the City of Columbia Falls, Montana, Designating the Columbia Falls Industrial Park Targeted Economic Development Area, Creating the Columbia Falls Industrial Park Targeted Economic Development District (TEDD) and Adopting the Columbia Falls Industrial Park Targeted Economic Development District Comprehensive Development Plan with a Tax Increment Financing Program Pursuant to Title 7, Chapter 15, Part 42 and 43 of the Montana Codes Annotated.

**ORDINANCE
#753-FIRST
READING-TEDD**

Councilman Fisher made motion to approve the First Reading of Ordinance #753, second by Councilman Petersen and the motion carried.

REPORTS/BUSINESS FROM MAYOR & COUNCIL:

Councilman Lovering reported the Community Garden donated approximately 253 lbs. of produce to the Columbia Falls Food Bank.

**REPORTS FROM
MAYOR AND
COUNCIL**

Councilman Plevel said an acquaintance of hers was not happy with how her yard was restored after a city paving project was done. Plevel reported that the citizen felt her complaint was not received well. Plevel stated that she drove by and noticed there was a patch of dried up grass.

Mayor Barnhart noticed while going through claims there was a check to Ms. Chubb. Apparently the City was working next to her house when something fell off a shelf and broke her glass top stove. Nicosia said Public Works Director Jenkins reviewed her complaint and the city replaced her stove. Mayor Barnhart said Ms. Chubb wrote a letter thanking Mr. Jenkins for his quick response.

Mayor said there is a CFAC open house on October 8th at the High School from 5:30 p.m. to 8:00 p.m. for all interested parties.

Mayor Barnhart said he would like to get back to addressing residents getting hooked up to city sewer.

REPORTS/BUSINESS FROM CITY ATTORNEY:

None.

**CITY OF COLUMBIA FALLS
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CITY MANAGER:

The Salvation Army City/Community Bell Ringing Competition “Battle of the Bells” is scheduled for December 17, 2015 at Smith’s. Nicosia reminded Council to sign up.

The City has its second Accounting Intern, Sydney Grilley for the first semester through CFHS.

The Montana League of Cities and Towns is next week in Bozeman.

Nicosia also reported that the 4-way stops have been installed and well received. Nicosia reported that while reviewing text amendments, she recommends looking at the CB-4 sign requirements to ensure that the City can comply with the regulations while updating Nucleus and creating an entrance. She noted that the A-frame signs at the intersection of Highway 2 and Nucleus are not allowed on the sidewalk or highway right of way.

Nicosia also noted the new off-premise sign for Basecamp Café does not comply with the sign regulations. Mayor Barnhart said he was involved with the original sign ordinance and believes it may be a good idea to revisit the sign ordinance.

**CITY MANAGER
REPORT**

A. INFORMATIONAL CORRESPONDENCE - List available for Review

CORRES.

ADJOURN: Upon motion duly made by Councilman Plevel and seconded by Councilman Lovering the meeting adjourned at 8:04 p.m.

ADJOURN

Mayor

ATTEST:

City Clerk

APPROVED BY COUNCIL ACTION: October 19, 2015

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

AGREEMENT

THIS AGREEMENT, made and entered into this day of October 6, 2015, by and between **Randy Jones Construction, Inc.** a Montana Corporation, of **2 Diane Road , Columbia Falls, MT 59912,** hereinafter OWNER and CITY OF COLUMBIA FALLS, a municipal corporation of 130 Sixth Street West, Columbia Falls, Montana 59912, hereinafter "City",

WHEREAS, by Municipal Code Sec. 13.04.175 (Water) and Chapter 13.12 (Sewer), the City has adopted Plant Investment Fees;

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

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

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

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

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

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

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

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

Legal description of property: HILLTOP HOMES, S18, T30 N, R20 W, Lot 182, COS 19918-RET, ASSR#0000978677

CITY OF COLUMBIA FALLS

By: _____

Susan M. Nicosia

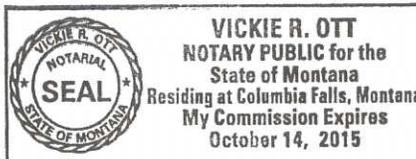
Its: City Manager

OWNER/Title

By: _____

Randy Jones Construction, Inc.

Vickie R. Ott
Notary Public's Signature



Printed Name Vickie R. Ott
Notary Public for the State of MT
County: Flathead
Residing in: Columbia Falls
My Commission Expires: 10-14-15

CITY OF COLUMBIA FALLS, MONTANA
WATER/SEWER HOOKUP FEES

PAGE 2

Property Address:

2 Diane Rd.
Columbia Falls, MT 59912

Owner:

Randy Jones
P.O. Box 291
Kila, Mt

Contractor:

Randy Jones Construction
P.O. Box 291
Kila, Mt

Date: 10/5/2015

WATER PIF 5-YR PAYMENT

Full Plant Investment w/Irrig \$ 14,283.76
Payment 1 Now Due: \$ 2,856.75
Admin Fee \$250 (1/2) \$ 125.00
Plant Investment Fee Due Now \$ 2,981.75

SEWER PIF 5-YEAR PAYMENT

Full Plant Investment Fee \$ 10,972.48
Payment 1 Now Due: \$ 2,194.50
Admin Fee \$250 (1/2) \$ 125.00
Plant Investment Fee Due Now \$ 2,319.50

Payment 2, per annum \$ 2,856.75 plus interest*
Payment 3, per annum \$ 2,856.75 plus interest*
Payment 4, per annum \$ 2,856.75 plus interest*
Payment 5, per annum \$ 2,856.75 plus interest*

Payment 2, per annum \$ 2,194.50 plus interest*
Payment 3, per annum \$ 2,194.50 plus interest*
Payment 4, per annum \$ 2,194.50 plus interest*
Payment 5, per annum \$ 2,194.50 plus interest*

*1% in addition to prior December 31 CPI

TOTAL FEES PAYABLE FROM PAGE \$ 32,164.88
Less Full Water PIF #####
Less Full Sewer PIF #####
1/5 Water PIF Due Now \$ 2,856.75 ✓
Water Admin Fee \$ 125.00 ✓
1/5 Sewer PIF Due Now \$ 2,194.50 ✓
Sewer Admin Fee \$ 125.00 ✓
Total Due for First Payment Due Now: \$ 12,209.89

EXHIBIT A

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

AGREEMENT

THIS AGREEMENT, made and entered into this day of October 28, 2014, by and between **Randy Jones Construction, Inc.** a Montana Corporation, of **4 Diane Road , Columbia Falls, MT 59912**, hereinafter OWNER and CITY OF COLUMBIA FALLS, a municipal corporation of 130 Sixth Street West, Columbia Falls, Montana 59912, hereinafter "City",

WHEREAS, by Municipal Code Sec. 13.04.175 (Water) and Chapter 13.12 (Sewer), the City has adopted Plant Investment Fees;

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

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

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3. Interest shall be paid by OWNER pursuant to the formula set forth on Exhibit "A".
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5. The parties agree that should any action be commenced to enforce, modify, or interpret any provision contained herein, the Court as a cost of suit shall award reasonable attorney's fees to the successful party.
6. The rights and responsibilities described in this instrument shall run with the land and shall be binding and inure to the benefit of the parties to this agreement, their respective heirs, successors, or assigns.

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

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

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

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

Legal description of property: HILLTOP HOMES, S18, T30 N, R20 W, Lot 181, COS 19918-RET, ASSR#0000978677

CITY OF COLUMBIA FALLS

By: _____

Susan M. Nicosia

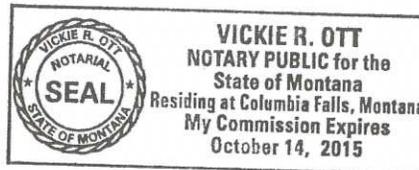
Its: City Manager

OWNER/Title

By: _____

Randy Jones Construction, Inc.

Vickie R. Ott
Notary Public's Signature



Printed Name VICKIE R. OTT
Notary Public for the State of MT
County: Flathead
Residing in: Columbia Falls
My Commission Expires: 10-14-15

**CITY OF COLUMBIA FALLS, MONTANA
WATER/SEWER HOOKUP FEES**

PAGE 2

Property Address:

4 Diane Rd.
Columbia Falls, MT 59912

Owner:

Randy Jones
P.O. Box 291
Kila, Mt

Contractor:

Randy Jones Construction
P.O. Box 291
Kila, Mt

Date: 10/5/2015

WATER PIF 5-YR PAYMENT

Full Plant Investment w/Irrig \$ 11,692.57
Payment 1 Now Due: \$ 2,338.51
Admin Fee \$250 (1/2) \$ 125.00
Plant Investment Fee Due Now \$ 2,463.51

SEWER PIF 5-YEAR PAYMENT

Full Plant Investment Fee \$ 8,229.36
Payment 1 Now Due: \$ 1,645.87
Admin Fee \$250 (1/2) \$ 125.00
Plant Investment Fee Due Now \$ 1,770.87

Payment 2, per annum \$ 2,338.51 plus interest*
Payment 3, per annum \$ 2,338.51 plus interest*
Payment 4, per annum \$ 2,338.51 plus interest*
Payment 5, per annum \$ 2,338.51 plus interest*

Payment 2, per annum \$ 1,645.87 plus interest*
Payment 3, per annum \$ 1,645.87 plus interest*
Payment 4, per annum \$ 1,645.87 plus interest*
Payment 5, per annum \$ 1,645.87 plus interest*

*1% in addition to prior December 31 CPI

TOTAL FEES PAYABLE FROM PAGE \$ 25,236.87
Less Full Water PIF \$(11,692.57)
Less Full Sewer PIF \$ (8,229.36)
1/5 Water PIF Due Now \$ 2,338.51 ✓
Water Admin Fee \$ 125.00 ✓
1/5 Sewer PIF Due Now \$ 1,645.87 ✓
Sewer Admin Fee \$ 125.00 ✓
Total Due for First Payment Due Now: \$ 9,549.33

EXHIBIT A

MEMORANDUM OF AGREEMENT

This agreement is made and entered into by and between the Columbia Falls Chamber of Commerce (hereinafter, the "Chamber") and the City of Columbia Falls (hereinafter, the "City").

Whereas, the Parties signed a five (5) year agreement in 1997 permitting the Chamber to place their visitor center building on the north east corner of the Marantette Parking lot;

Whereas, the Parties have not renewed or extended the original agreement that expired in 2002;

Whereas, the Chamber wishes to continue to use the original location at the Marantette Park parking lot;

Now therefore, the parties agree to the following:

1. The purpose of this agreement is to allow the Chamber to continue using the north east corner of the parking lot at Marantette Park as originally agreed in 1997.

2. Term. This agreement will be in effect for a period of five (5) years from its effective date, unless terminated by either party under the terms provided in Section 4 hereof.

3. Obligations of Parties:

A. The City will provide space for the building on the north east corner of the parking lot of Marantette Park.

B. The Chamber will comply with all City codes including all building codes and zoning regulations, i.e. signage requirements.

C. The Chamber will maintain the building and utility services.

D. The Chamber will procure and maintain in full force liability insurance with the minimum limits of \$750,000 for claim and \$1.5 million for each occurrence, naming the City as an additional insured. The Chamber will provide a copy of the liability insurance coverage certificate to the City each year.

E. The Chamber agrees to indemnify and hold harmless the City and its agents and employees from any and all claims, damages, losses and expenses, including attorney's fees, arising out of the performance of this agreement or the use of the building.

F. Should either party to this contract commence litigation proceeding relating to this contract, or to enforce or interpret any provision of this contract, the prevailing party shall be entitled to recover all reasonable litigation expenses, including attorney fees, witness and expert fees and court costs.

4. Termination. Either party may terminate this Agreement at any time and for any reason, by giving the other party written notice at least 120 days prior to the date of termination. The building will be removed at the Chamber's expense, prior to the termination date.

5. Extensions. This Agreement, may upon mutual agreement, be extended for one year periods by written agreement of the Parties. In no case, however, may this Agreement run longer than five (5) years after the Date of Execution.

For The City of Columbia Falls:

For the Columbia Falls Chamber of Commerce:

City Manager

Date _____

Date _____

**CITY OF COLUMBIA FALLS
NOTICE OF PUBLIC HEARING
COMMUNITY NEEDS ASSESSMENT**

Beginning on October 5, 2015 during the 7:00 p.m. regular council meeting, the City Council of the City of Columbia Falls, shall conduct a series of public hearings and meetings for the purpose of obtaining public comment to determine the greatest community development needs (public facilities, economic development, and housing needs). The City will take public comment during the month of October in order to obtain the greatest public input. The intent of the needs assessment process is to provide the City with a list of potential projects or actions in the areas of housing, economic development and public infrastructure that could be pursued over a period of years in order to improve the community, particularly as those needs affect low and moderate income persons. Based on the results of the needs assessment, the City may apply for state or federal funding from the Montana Community Development Block Grant (CDBG) Program and other funding sources to deal with local housing, public facilities, or other community needs and would like comments or suggestions from local citizens regarding the City's needs and types of projects which should be considered.

Interested persons may contact the City Manager at 406-892-4391 or 130 6th Street West, Columbia Falls, MT for more information about the hearing or to submit community needs suggestions. Comments may be given orally at the hearing or submitted in writing before 5 pm, Thursday, October 1, 2015.

The City of Columbia Falls makes reasonable accommodation for any known disability that may interfere with a person's ability to participate in this hearing. Persons needing an accommodation need to contact Barb Torres, City Clerk no later than Friday, October 2, 2015 to allow adequate time to make needed arrangements. Please contact Barb Staalnd at 892-4391 or write to 130 6th ST West, Room A, Columbia Falls, MT 59912 to make your request known.

DATED THIS 17th DAY OF SEPTEMBER, 2015

Barb Staalnd
City Clerk

Publish: Daily Interlake Sunday September 20 and Sunday September 27, 2015

COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

NEEDS ASSESSMENT PUBLIC HEARING

MONDAY, OCTOBER 5, 2015 – 7 PM

Under federal law, eligible applicants are limited to general-purpose local government, i.e. counties, incorporated cities and towns, and consolidated city-county governments.

A general-purpose local government must apply on behalf of special purpose agencies or organizations such as:

Local economic development corporations (MWED)

Housing authorities

Community housing development organizations (CHDO's) (NWHR – Teakettle Vista and Habitat for Humanity of Flathead Valley – 5th Street Homes)

Private, nonprofit organizations

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. Since 1982, Montana has received over \$191 million in CDBG funds. Overall, the public and private funds invested in local CDBG projects has matched the federal funds awarded at almost a two to one ratio, making possible millions of dollars of construction activity and creating jobs for Montana communities across the state.

CDBG Funding Categories

The activities proposed for funding by CDBG must be designed to address needs appropriate to each category applied for. The categories include:

1. Planning Grants: (Applications submitted in Spring 2016)

Planning activities may include preparing:

Community Needs assessment

Housing study

Capital improvements plan;

Growth policy/Comprehensive plan;

Neighborhood redevelopment plan;

Preliminary Engineering Report (PER) for water/wastewater projects;

Preliminary Architectural Report (PAR) to address deficiencies of an existing building or

the adequate need for a new facility, feasibility, and estimated costs of proposed project;

and

Similar planning processes

2. Public Facilities (Applications submitted in Spring 2016)

Community infrastructure improvements, such as water and sewer facilities, affordable to low and moderate income families. Facilities designed for use predominantly by persons of low and moderate income such as nursing homes, senior centers, Head Start centers, or mental health centers.

3. Housing and Neighborhood Renewal (Applications submitted Spring 2016)

Rehabilitate substandard housing.

Support construction of new, permanent housing.

Finance or subsidize the construction of new permanent, residential units.

Site improvements or provision of public facilities to be used or sold for new housing.

Demolition of vacant, deteriorated housing units with the intent of making the site available for new construction.

Acquiring sites for use or resale for new housing, and converting existing nonresidential structures for residential use.

Neighborhood renewal activities such as cleaning up junk and debris or improving or constructing sidewalks, streets, or neighborhood parks.

4. Economic Development (Open Cycle – first come first funded)

Eligible Activities

Loans to Businesses: Activities include loans to businesses for acquisition, construction, installation, or rehabilitation of commercial and industrial buildings, facilities, equipment, or working capital.

Customized Employee Training: Employee training is a stand-alone project activity allowing up to a maximum of \$400,000 in grant funding per local government in a program year for new and expanding businesses creating additional jobs. The intent is to assist businesses in providing needed skills and better-paying jobs for their workers. The goal is to facilitate the growth of companies in Montana, increase wages for trained workers, increase employee productivity, and assist in the skill development of employees. Preference is given to training that focuses on developing transferable skills in emerging industries such as information and advanced technology, health services, value-added agriculture and communications. Funding may also be distributed to a qualified educational or nonprofit training entity that provides job training targeted to developing specific employee skills needed by an aggregate of companies. The maximum grant amount to a for-profit business or non-profit organization for each employee trained is \$5,000.

Technical Assistance Grants: A maximum of \$25,000 per local government may be requested to be used for a variety of planning activities, including the initial planning necessary to develop a CDBG-ED project, prepare a growth policy, economic development strategy, or other planning documents.

Business Infrastructure Projects: CDBG-ED funds may be used to build infrastructure such as water, sewer, streets or sidewalks in support of businesses. The businesses must be identified at the time the application is submitted. Applications that propose public improvements as assistance to businesses will be reviewed with similar procedures as for loans to for-profit businesses and must include a complete business plan, financial

package and hiring and training plan for each business being assisted, must meet the same threshold requirements, demonstrate viability, and meet all other appropriate requirements contained in the Application Guidelines for the Community Development Block Grant - Economic Development Program.

Businesses must work with their local government to apply for CDBG-ED funds on their behalf. City of Columbia Falls has worked with Creative Sales, Western Building Center, Hanson Trucking and SmartLam.

Applications are accepted on a continuous basis as long as funding is available for each program year. The maximum amount available to each community is \$400,000. The maximum amount available to consolidated governments is \$800,000. Up to 8% of the total CDBG-ED funding is allowed for local government administrative expenses, with not less than 92% committed to the project. Businesses relocating to a new Montana community must make prior commitments to move their facility or operations three months before the application is submitted. The Department will accept a full application based primarily on a favorable preliminary review of the business plan and financial statements of the business. Department staff and a loan review committee review project applications and make recommendations to the Department Director, who then makes a final award determination.

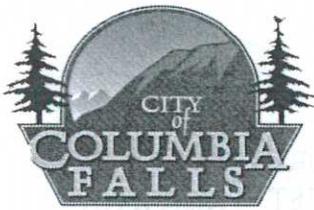
Grantees and businesses should be aware that it will take at least two or more months after a tentative award of funds has been issued before the business will actually receive any CDBG-ED funds. Grantees and businesses are required to meet specific conditions before a release of CDBG-ED funds is granted.

Thresholds:

- a. Maximum of \$25,000 CDBG-ED funds per job
- b. Maximum of \$5,000 CDBG-ED funds per employee for employee training
- c. Minimum of 51% jobs to benefit LMI persons
- d. Minimum of 1:1 matching funds

Other Requirements:

- a. Two public hearings
- b. Detailed business plan
- c. Most recent 3 years' actual and 3 years projected financial statements
- d. Hiring and training plan
- e. Project budget with proposed "sources & uses"



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

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

CITY OF COLUMBIA FALLS

NOTICE OF PUBLIC HEARINGS

The Columbia Falls City-County Planning Board will hold a public hearing for the following items at their regular meeting on Tuesday, October 13th 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 subsequent hearings on October 19th, 2015 starting at 7:00 p.m. in the same location.

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

Ruis Holdings LLC is requesting a Planned Unit Development (PUD) to place an 82 room three story hotel (64 rooms first phase) on property located at the southwest corner of Highway 2 and Second Avenue West. This is the vacant parcel just east of the City Park and Pool. The PUD will review the large building standards as well as deviations to height, landscape buffer and parking counts. The property is Zoned CB-2 and hotels are a permitted use in this zone. The property is specifically described in Exhibit A.

Request by the City of Columbia Falls to adopt new Floodplain Regulations:

The City of Columbia Falls is a participant in the National Flood Insurance Program (NFIP) which is administered through the Federal Emergency Management Agency (FEMA). The City participates in this program so that citizens within its jurisdiction can secure federally backed flood insurance and in cases of flooding, the City and its citizens can be eligible for Federal Disaster Assistance through FEMA. As a condition of participation in the NFIP, FEMA requires that enrolled communities adopt Floodplain Regulations compliant with the State and Federal Floodplain Regulation Model. The proposed Floodplain Regulations will replace the existing Floodplain Regulations which were last updated in 2007.

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: Susan Nicosia, City Manager, 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 23rd day of September, 2015.

Susan Nicosia

Susan Nicosia, CPA, MPA, City Manager
COLUMBIA FALLS CITY-COUNTY PLANNING BOARD

Publish: Daily Interlake: September 27, 2015

Exhibit A

Ruis Holdings LLC, Hotel – PUD

Legal Description

A TRACT OF LAND IN THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 17, TOWNSHIP 30 NORTH, RANGE 20 WEST, PRINCIPAL MERIDIAN, FLATHEAD COUNTY, MONTANA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF BLOCK 67 OF FIRST ADDITION TO COLUMBIA FALLS ACCORDING TO THE PLAT THEREOF ON FILE AND OF RECORD IN FLATHEAD COUNTY, STATE OF MONTANA TOGETHER WITH THE ABANDONED PORTIONS OF THIRD AVENUE WEST AND TENTH STREET IMMEDIATELY ADJACENT TO THE ABOVE DESCRIBED PARCELS AND LOT 1, LOT 6, THE NORTH 15-FEET OF LOT 2, AND THE NORTH 15- FEET OF LOT 7 OF BLOCK 70 OF FIRST ADDITION TO COLUMBIA FALLS ACCORDING TO THE PLAT THEREOF ON FILE AND OF RECORD IN FLATHEAD COUNTY, STATE OF MONTANA TOGETHER WITH THE ABANDONED PORTIONS OF THIRD AVENUE WEST AND TENTH STREET IMMEDIATELY ADJACENT TO THE ABOVE DESCRIBED PARCELS. TOGETHER WITH AND SUBJECT TO ALL APPURTENANT SERVITUDES EXISTING OR OF RECORD. CONTAINING 2.55 ACRES MORE-OR-LESS.



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

PHONE (406) 892-4391

FAX (406) 892-4413

October 14, 2015

To: Mayor & Council

From: Susan M. Nicosia, City Manager/Planning & Zoning Administrator

A handwritten signature in blue ink that reads "Susan".

RE: Planning Board Action, Tuesday, October 13, 2015

The Columbia Falls City-County Planning Board voted unanimously, with Shepard, Hughes and Haverfield absent, to approve the Planned Unit Development Request for Ruis Holdings, LLC. Only one written comment was received in advance of the Planning Board hearing and the City Clerk has included that email in your packets. During the hearing, the testimony was in favor of the project. The Board discussed parking provisions in-depth and ultimately concurred with the staff recommendation.

The Columbia Falls City-County Planning Board also approved, unanimously, the new Floodplain Regulations.

**ZONE CHANGE REQUEST
COLUMBIA FALLS AREA ZONING JURISDICTION
RUIS HOLDING HOTEL SITE - PLANNED UNIT DEVELOPMENT
CITY OF COLUMBIA FALLS STAFF REPORT # CPUD-15-01
October 2, 2015**

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

BACKGROUND INFORMATION

A. PETITIONERS

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

B. PETITIONER'S TECHNICAL ASSISTANCE

Rory Young, PE
Jackola Engineering and Architects
2250 Hwy 93 South
Kalispell, MT 59901
(406) 755-3208

C. LOCATION/DESCRIPTION

The property is located at 930 Second Avenue West, just east of the City Pool and Park. The property has frontage on Highway 2 but because of the grade has no direct access to Highway 2. The property is further described in Exhibit A of the PUD Report.

D. REQUEST

The applicant is requesting a PUD overlay to develop an 82 room Hotel. Hotels are considered a permitted use in the CB-2 Zoning District. However, as the building is over 10,000 square feet the Columbia Falls Zoning Ordinance requires a Conditional Use Permit under the "Large Building" standards (Chapter 18.428). As the PUD accomplishes the same review as a CUP with public notice, public hearings, and the review of the zoning criteria; and the PUD allows the applicant to request certain deviations in zoning standards, staff has determined the PUD as the best mechanism for the review of this particular project.

The hotel/conference center is proposed with three stories and approximately 25,000 square feet of hotel/conference space. The conference space takes up approximately 3,000 square feet of the hotel. The hotel will sit on the western side of the property with the parking on the east side of the property.

Zoning Deviations requested with the PUD:

1. Height – The CB-2 zoning district has a maximum height requirement of 45-feet (Chapter 18.336.040.F). The requested deviation would allow the building to be 48-feet in height measured from the lowest adjacent grade to the peak of the roof.

2. Perimeter Landscape Buffering - Chapter 18.428.070.D.1 of the Large Building Standards requires a 10-foot wide landscape buffer around the perimeter of the site.

The applicants are requesting a deviation to allow approximately 35 feet of the hotel pool structure to encroach within five feet of the western property boundary. The western boundary of the hotel abuts the east boundary City Park property.

3. Parking - The Columbia Falls Zoning Ordinance determines the amount of parking required for individual uses (Chapter 18.500). For Hotels the ratio is one parking space per guest room plus one space per employee at maximum shift equaling 87 Parking spaces for this hotel. For the Conference Center the parking ratio is one space per forty square feet of gross floor space. The 3000 square foot conference area requires 75 parking spaces. The hotel and conference Center combined requires 162 spaces. The applicants propose 126 spaces and want to utilize the Joint Parking Provision of the regulations (Chapter 18.532) that allows night time uses and day time uses to share as much as 50% of the parking. The applicants make the argument that the conference center is primarily a daytime use and the hotel is primarily a night time use.

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, it must contain a minimum of 2 acres. 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-2). However because the Hotel 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 hotel 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.

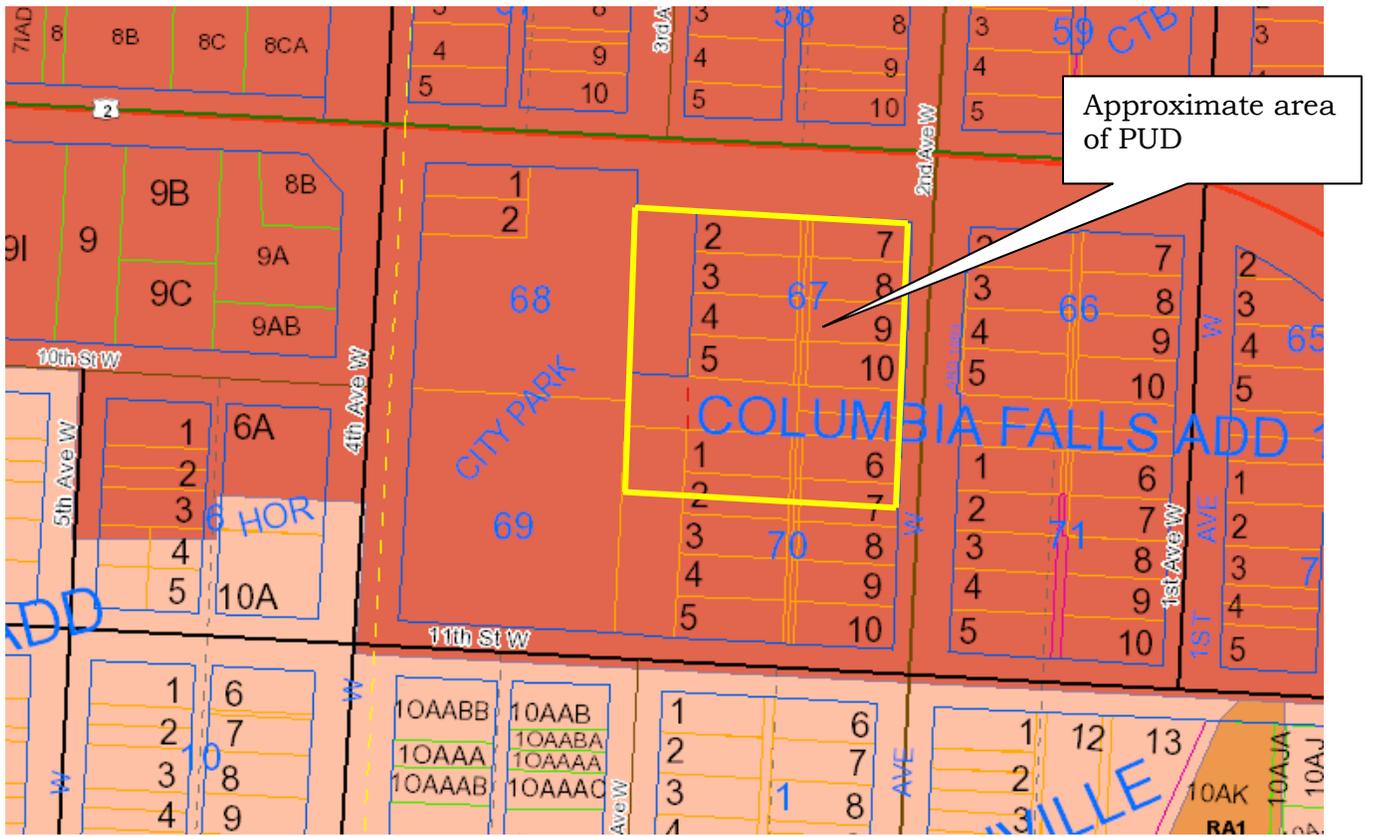
F. EXISTING LAND USE

The subject property is currently vacant with the exception of old structures (storage shed, a four-plex apartment, and a single wide) which will be removed at the commencement of the project. The property is Zoned CB-2 (General Business) and is located in proximity to other commercial uses along the Highway 2 corridor and the Nucleus Avenue Central Business District.

G. ADJACENT ZONING AND LAND USE:

North	CB-2	One single family structure, office, vacant lot
South	CB-2	Vacant
East	CB-2	Xanterra Glacier Headquarters and Laundry
West	CB-2	City Pool and Park

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 proposed for the hotel is approximately 2.55 acres in size. The property is currently made up of a number of platted city lots and an abandoned City Street. The applicant will be going through an amended plat process to consolidate the numerous lots into three parent parcels the largest of which is the hotel site. The CB-2 zoning

district does not have a minimum lot size requirement and typically does not have setback requirements except when abutting residential zoned properties. However, since the property meets the large building criteria, it is subject to a 10-foot landscape buffer around the perimeter.

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 in both the front and rear to comply with these standards.
- B. All four sides of the building have windows and architectural elements such as belly bands, awnings, doors, textural changes in siding materials, changes in building height, and the porte-cochere in the main entrance.
- C. The proposed building uses horizontal lap siding on the first two floors and a shingled siding on the third floor to give the appearance of a two and a half story building. The gabled roof provides architectural interest and the angled roof planes give the perception of a shorter structure.

2. Roofs and Parapets:

- A. The applicant chose “lodge” architectural motif with the gabled roof rather than a flat roof for the architectural interest it provides as opposed to a flat roofed structure that can have a more modern appearance. There will be no roof top units (RTU) on the gabled part of the building. Most of the mechanical will be housed inside the building and/or in the ceilings. The conference facility will have a RTU but it will be screened by the parapet or similar screening structures.
- B. The only parapet is on the conference center and the pool structure roof. Both are single story and the parapet fit the scale of the structure.
- C. The parapets have three dimensional cornice treatments.
- D. The gabled roof has a minimum three foot overhang
- E. The main part of the Hotel has a gabled roof with a 5:12 pitch. The Main gable is broken in height at the north end to lessen the mass. The entrance and north and south ends have dormers to break off the roof mass.
- F. The roof has three main gable planes as well as dormers and the flat roof for variety and mitigation of mass.
- G. The applicant is requesting a deviation from the CB-2 height standards of 45-feet. The applicant is requesting the maximum height of the hotel be 48-feet as measured at the peak of the gable to the lowest adjacent grade. The applicant could lower the pitch of the roof but has requested the deviation for the architectural and visual benefit. The applicant points out in their application that Highway 2 grade is approximately 20-feet above the finish grade of the hotel. This translates to the traveling public only seeing the upper half of the structure above the highway. The Hotel project went through the Columbia Falls Site Review process with the City

departments and Rick Hagen, Columbia Falls Fire Chief, reviewed the height deviation from a health and safety standpoint. As the hotel will be fully sprinkled, and the fire department has access to the roof at the eaves the Fire Department did not have a problem with the three foot height deviation. Staff is recommending approval of the height deviation.

3. *Entrance:*

The main entrance to the structure utilizes a porte-cochere for visual interest and for the practicality of protecting guests from the weather while checking in and out of the facility. The porte-cochere is supported by four columns in the mountain lodge/craftsman style of architectural. The hotel uses projecting entrance features and awning at the conference entrance and the north and south entrances.

4. *Materials and Color:*

- A. The exterior materials will consist of “hardi” plank (concrete based materials) simulating wood and shingle sides. The applicant is selecting the “hardi” products for the long term maintenance and factory finish. Stone and cedar posts will be used on the entrance columns and around the entrance. The awning roofs will be made out of Corten which weathers to a nice rusty colored patina while the main gabled roof will have asphalt architectural shingles. (See color rendering in the application materials.)
- B. The applicant proposes that the roof trusses and framing will come from Western Building Center and 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 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 has approximately 1.72 acres of the 2.55 acre devoted to building and parking lot. Approximately 0.83 acres of the site is devoted to landscaped area or 32% of the site. The consultants worked with the topography of the site to set the building location, avoiding sever cuts which in turn preserves many of the trees in the northwest corner of the property as well and the line of trees along the Highway frontage.





- B. The applicant proposes 32% of the site as landscape area which exceeds the 15% requirement. The 32% also exceeds the 30% requirement of the PUD standards.
- C. The site plan incorporates the existing features of the site and preserves a number of the large ponderosa trees on the northwest part of the lot and along the highway frontage. The applicants will have a walkway from rear of the hotel to the City Park. This pedestrian linkage allows hotel guests to enjoy the park and also walk to neighboring businesses and restaurants. It would also allow out of town swimmers and guests' participating in one of the local swim meets to walk back and forth to the hotel. The site plan shows a walkway through the parking lots connecting the main hotel entrance with the Second Avenue West sidewalk and the sidewalk along Highway 2. Presently we have a schematic landscaping plan that does not indicate the plant mix or irrigation system. Staff will recommend a condition of approval that requires City Manager approval of the detailed landscape plan prior to issuance of the occupancy permit. Staff can work with the applicant and the time of year to insure that the approved landscaping plan is implemented through a developer's agreement.
- 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. For the most part the applicant meets this requirement, however they are asking for a deviation for approximately 35-feet of the building on the western side of the structure. The applicants are requesting to encroach within five feet of the western property line for a one story projection of the building on this west side. The neighbor to the west is the City Pinewood Park and the park sits on a bench that is approximately ten feet higher in elevation than the hotel site. Therefore there will be little visual or shadowing effect from this encroachment. The majority of the hotel sits more than 50-feet from the western property boundary creating a large landscaped yard area. The hotel open space will blend together nicely with the park and pool use to the west. Staff is recommending approval of this deviation.
- E. The parking lots have six to eight foot landscape islands at the ends of the parking isles and intermittently every eight to nine spaces. The parking lots have large planting areas on the west and east sides and the applicants will maintain the ten foot landscape buffer on the Highway 2 and Second Avenue West property.

6. *Parking Lot:*

- A. The site plan for the hotel shows an eight foot wide concrete walk from the Hotel entrance to Second Avenue. As part of this project, the City of Columbia Falls is rebuilding Second Avenue West with curb, gutter,

sidewalk on the west side of the street and on-street parking. The developer will participate in a cost share for the sidewalk along Second Avenue West.

- B. The hotel walkway will connect to the new Second Avenue sidewalk. From Second Avenue, hotel guests can connect to the Highway 2 sidewalk and walk to businesses along Highway 2 or walk two blocks over to the Nucleus Avenue Business District.
- C. The landscape islands and eight foot walk way will visually and physically segment the parking lot as required by code.
- D. The applicant does not propose any parking isles greater than 30 spaces in length as required by code.
- E. The applicant has segmented the parking area so that the parking lot is separated by landscape islands and landscaped roads.
- F. No traffic calming (such as speed bumps or round-about) is proposed. The ITE Trip General Manual provides projected traffic counts for a number of uses. The Manual has a trip generation for Hotels but the study results looked at Hotels as those with sleeping quarters, restaurants/bars, and banquet/convention facilities. As the proposed hotel does not have a restaurant or bar, so the following counts might be somewhat higher than actual traffic counts but they do provide some approximation to the projected traffic volumes.

	Trip/Day/Room	Peak AM Trips/hr	Peak PM Trips/hr
Weekday	8.17	0.52	0.61
Saturday	8.19		
Sunday	5.95		

With 82 rooms there are an estimated 670 trips per weekday associated with the Hotel. The peak AM hours will see 43 vehicle trips during a week day and the peak PM hour will see 50 vehicle trips. A trip is defined as an end, so when you arrive at the hotel that is one trip and when you leave that is a second trip.

The City of Columbia Falls has had Second Avenue West high on its list for street reconstruction and with the Hotel project it is now at the top of the list and will be slated for reconstruction in 2016. Second Avenue will be reconstructed for two-way traffic and public parking along the west side of the street. Because of the location of the Xanterra building and the access to the rear of that building, on-street parking will not be installed on the east side of the street. Second Avenue has direct access to Highway 2 which is four lanes and built to accommodate a full complement of Commercial Structures along this corridor. The City and MDOT infrastructure is designed to handle the proposed use and the associated vehicle trips.

- G. As noted at the beginning of this report, the applicant is requesting a deviation from the parking standards. The Columbia Falls Zoning Ordinance determines the amount of parking required for individual uses (Chapter 18.500). For Hotels the ratio is one parking space per guest room plus one space per employee at maximum shift equaling 87 Parking spaces for this hotel. For the Conference Center the parking ratio is one space per forty square feet of gross floor space. The 3000 square foot conference area requires 75 parking spaces. The hotel and conference center combined requires 162 spaces. The applicants propose 126 spaces and want to utilize the Joint Parking Provision of the regulations (Chapter 18.532) that allows night time uses and day time uses to share as much as 50% of the parking.

The applicants make the argument that the conference center is primarily a daytime use and the hotel is primarily a night time use.

Staff concurs that there will be some parking share between the conference center and the hotel use. If the hotel was booked to full occupancy and each room had a vehicle and there were five employees on shift, all driving their own car, they would consume 87 parking spaces leaving 39 of the 126 spaces empty. It is unlikely that the conference center would also have an event and nobody staying at the hotel would be attending the event in the conference center.

The applicant goes on to state in their application that most conferences occur during business hours (8:00 am to 5:00 pm) and most hotel guests arrive at the hotel after 5:00 pm and leave by 8 or 9:00 am to continue on their trip or to visit local attractions such as Glacier Park, Flathead River, Big Mountain Resort, or one of the many golf courses in the valley.

With the reconstruction of Second Avenue West, the City will be widening the pavement width to provide on-street parking. If the City paves to a 26 foot width, they would have parallel parking on the west side totaling approximately 15 public parking spaces. If the new road was widened to provide diagonal parking the street could accommodate 24 public spaces.

As public on-street parking would benefit the hotel use and they are 36 spaces short of the full required parking, it would be reasonable to request that the hotel pay for the additional pavement to make the street wide enough for diagonal parking with the 24 public spaces that would provide overflow parking for the rare event that fills the Hotel parking lot.

Staff supports the parking deviation subject to the condition of the cost share for the diagonal parking.

7. *Snow Storage.*

The applicant provided a site plan that indicates snow storage areas. The primary snow storage area will be in the landscape buffer along the east side of the parking lot between the parking lot curb and the property line. Additional snow storage is proposed on the south side of the shared access. Depending on the future use of the lot to the south this snow storage area may need to be moved or accommodated in the future design of the south lots.

8. *Lighting*

- A. At this point in time we do not have a sign package or lighting information for the Hotel 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 an 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 sign 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. As the lighting is close to the residentially zoned property to the south, maximum height of the parking lot lights will be 18 feet.

9. *Pedestrian Circulation*

- A. There is a wide public sidewalk on the north side of the property within the MDOT right-of-way. Currently there is no sidewalk on the Second Avenue West right-of-way but the City and the developer will cost share for the installation of a six foot sidewalk with the adjacent diagonal parking.
- B. The applicant is providing an eight foot concrete walk from the main entrance of the Hotel east to the new Second Avenue West sidewalk. From this point pedestrians can move along the existing sidewalks to businesses along Highway 2 and Nucleus.
- C. The applicant is providing a seven foot walkway along the front of the building which seems adequate to move guests from the parking or conference area to the hotel lobby.
- D. A pedestrian crossing using stamped asphalt of pavers will be to be installed where the eight foot walk crosses the internal loop driveway in front of the hotel.
- E. There are no bicycle lanes proposed with the project. There is a bicycle lane along the Highway 2 corridor but nothing along Second Avenue West.
- F. Hotels parking lots typically have the trash receptacles at the entrance of the hotel and hotels typically do not have bike racks. Touring cyclists staying at hotels typically take their bikes to their rooms as opposed to locking them in a bike rack.

10. *Community Space*

- A. The applicant is providing a walking path from the rear of the facility to the City Park. Otherwise, the Highway and Second Avenue West has or will shortly have sidewalks.

11. *Trash and receiving*

- A. The applicant's site plat is showing a trash enclosure in the northwest corner of the parking lot. The applicant indicates that the enclosure will be constructed of masonry with steel doors. Given the grades between the parking lot and the highway along with the existing and proposed landscaping, this appears to be a suitable location for the enclosure as it would not be seen from the public driving along Highway 2, the site provides convenient access for the solid waste haulers and it is well away from residential uses to the south.
- B. The developer is not proposing a loading dock for the hotel as laundry will be handled within the facility and there will be little food service with only the continental breakfast and catering for the convention facility.
- C. No outdoor storage is proposed for the hotel use.

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

The Hotel and PUD comply with the Columbia Falls Growth Policy.

The Columbia Falls Growth Policy provides the following:

Chapter 4 Land Use – Commercial

- Goal #1 Balanced commercial development providing convenient access to a broad selection of goods and services.
- Goals #2 Columbia Falls as a gateway community to Glacier National Park and the surrounding recreational assets which provide the traveler and residents a broad array of retail businesses, services, and accommodations.

- Goal #4 Focused commercial development along US Highway 2 that embraces good signage, access, and landscaping serving as an entrance corridor to Columbia Falls.
- 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.
- Policy 4.b. Encourage the use of innovative land use regulations to achieve a pleasing community entrance
- Policy 4.c. Encourage access by a secondary street or use of shared driveways and interconnected parking lots where secondary street access is unfeasible.
- Landscape highway frontage and parking lots, to enhance development sites and soften visual impacts of development

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.
- Recommendations 7. Encourage the development of a hotel or motel in the City of Columbia Falls.

The proposed PUD is being reviewed under the City's "Large Building" standards which were adopted right before the economic downturn and I believe this is the first building to be reviewed under these heightened standards. The Large Building standards incorporate many of the goals and policies of the Growth Policy as outlined above. Of particular importance, the City has been looking for a hotel use in the core of the commercial district for many years. It is anticipated that a hotel use will help capture some of the thousands of tourists that travel through Columbia Falls on the way to Glacier Park but have, in the past, stayed in Whitefish or Kalispell where they use those City's restaurants and businesses. Secondly, having a hotel in Columbia Falls will allow out of town business persons doing business in Columbia Falls to stay in the City. Lastly, having a hotel will allow traveling sports teams to stay in the City and for the City to capture this economic benefit.

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

The parcel is located immediately adjacent Highway 2 which is a four lane US Highway. The City will be reconstructing Second Avenue West which will serve as the primary access. The transportation network is well suited for the Hotel use at this site.

4. 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 hose connections will be reviewed at the time of building plan review. The property has good access to City streets and the interior parking/driving lanes provides good access for emergency vehicles. The fire department did specify that the clearance under the porte-cochere be a minimum of 13' - 6".

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-2 which anticipates hotel uses 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-2 and for most buildings the General Commercial district does not require setbacks when located adjacent to other commercial zoned properties. However, because the project is over 10,000 square feet in size it is subject to landscape buffers and a minimum 15% landscape area. With the exception of a small protrusion on the west side, the project complies with the 10' landscape buffer. Staff is recommending approval of the small deviation. (See discussion 1.5.C. of this report for deviation). The applicant is also providing approximately 32% of the site as landscaped green areas.

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

The property is zoned CB-2 (General Business) and this zoning designation anticipates intense commercial uses. Given the performance standards of the "Large Building" provisions, the project 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 use and associated guests of the hotel.

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

The property is located along a major arterial street (Highway 2). Second Avenue West will be reconstructed and will support the local and business traffic associated with the hotel. The project will connect to municipal sewer and water services.

There is a sewer main that runs north to south along an old abandoned alley way. There is an existing manhole located in the proximity of the porte-cochere. Public Works will require that this manhole be moved south so that is in not under the structure and is accessible for maintenance.

The commercial use does not generate school children but the hotel use may benefit the school when it hosts meets or tournaments as the visiting school will not have to travel for accommodations.

The project is adjacent to a City park and the landscape area of the hotel and the pedestrian access will blend nicely with the park area.

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-2 zoning as it proposes a use that is permitting in the underlying zoning. The land conditions, proximity to adequate roads, services and utilities make this area suitable for the proposed commercial use.

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

The character of the neighborhood is commercial with nearby restaurants, cafes, parks and other businesses. The property fronts on US Highway 2 which provides access to Glacier National Park. This is an ideal location for a hotel use.

12. Will the new zoning affect property values?

Given that this property used to support a number of dilapidated apartments and mobile homes up until the mid-1990's and has been more or less vacant since that time, the proposed hotel will greatly improve property values of nearby commercial and residential properties.

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

The property is zoned CB-2 (General Business) which is the zoning district the City has designated for Hotel use. The site in question is within walking distance of the Nucleus Avenue commercial district and it is presumed that guests of the hotel will walk to restaurants and retail business on Nucleus Avenue providing economic benefits to these business owners.

SUMMARY

The PUD request conforms to the Columbia Falls City Growth Policy, and complies with "Large Building" standards, and the findings as discussed above. The project will be fully served by Municipal services. The requested PUD allowing Hotel development is consistent with the neighboring use and intent of the property.

RECOMMENDATION

Staff recommends that the Columbia Falls City-County Planning Board and Zoning Commission adopt Columbia Falls Planning Office Staff Report #CPUD-15-01 as findings of fact and recommend approval of the requested zones subject to the following conditions:

1. The Ruis Holding PUD will allow the following deviations:
 - a. Building Height – The maximum building height is 48-feet at the top of the gable.
 - b. Landscape Buffer - The projection on the west side of the building (approximately 35-feet) may encroach within five feet of the western property boundary.
 - c. Parking – The applicant will have a minimum of 126 off street parking stalls for the hotel and conference facility.
2. The project shall be built in substantial compliance with the submitted "Columbia Falls Hotel" application and all accompanying drawings, as prepared by Jackola Engineering and Architecture.
3. The fire department specifies that the clearance under the porte-cochere be a minimum of 13' – 6".
4. Public Works requires the sewer main manhole be moved south so that it is not under the structure and is accessible for maintenance.
5. Landscaping and landscaping features will generally follow the PUD plan with the understanding that the PUD plan is not a detailed Landscaping Plan. The applicants

shall provide the City Manager a detailed Landscape plan, in compliance with the landscape provisions of the "Large Building Standards". 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 a security (bond or letter of credit) in the amount of 125% of the landscape improvements. The security amount will be determined by actual bid or licensed engineer. The developer's agreement will not be for longer than six months.

6. The developer of the hotel shall pay for the additional pavement to make Second Avenue West wide enough for diagonal parking. If the City is not ready to rebuild the street prior to occupancy of the hotel, the applicant shall provide the cash amount to the City prior to issuance of the occupancy permit, or the applicant and the City may substitute the cash for a bond or letter of credit backed by a developers agreement stating when the cash will be paid to the City for the street improvement. The cost of the additional pavement will be determined by the City of Columbia Falls.
7. The developer will cost share in the construction of the sidewalk along Second Avenue West. The cost share will be determined by the City Manager and Public Works Director.
8. 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.
9. Where the eight foot walkway crosses the driveway in front of the hotel, the developer shall install stamped asphalt of pavers to delineate and differentiate the pedestrian crossing from the driveway asphalt.
10. Any RTU will be screened by the parapet or similar screening so that it is not visible from the public.
11. 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.
12. All conditions of the PUD shall be complied with prior to the issuance of the occupancy permit or otherwise addressed as provided for in this PUD.

Exhibit A

Legal Description

A TRACT OF LAND IN THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 17, TOWNSHIP 30 NORTH, RANGE 20 WEST, PRINCIPAL MERIDIAN, FLATHEAD COUNTY, MONTANA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF BLOCK 67 OF FIRST ADDITION TO COLUMBIA FALLS ACCORDING TO THE PLAT THEREOF ON FILE AND OF RECORD IN FLATHEAD COUNTY, STATE OF MONTANA TOGETHER WITH THE ABANDONED PORTIONS OF THIRD AVENUE WEST AND TENTH STREET IMMEDIATELY ADJACENT TO THE ABOVE DESCRIBED PARCELS AND LOT 1, LOT 6, THE NORTH 15-FEET OF LOT 2, AND THE NORTH 15-FEET OF LOT 7 OF BLOCK 70 OF FIRST ADDITION TO COLUMBIA FALLS ACCORDING TO THE PLAT THEREOF ON FILE AND OF RECORD IN FLATHEAD COUNTY, STATE OF MONTANA TOGETHER WITH THE ABANDONED PORTIONS OF THIRD AVENUE WEST AND TENTH STREET IMMEDIATELY ADJACENT TO THE ABOVE DESCRIBED PARCELS. TOGETHER WITH AND SUBJECT TO ALL APPURTENANT SERVITUDES EXISTING OR OF RECORD. CONTAINING 2.55 ACRES MORE-OR-LESS.



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

NAME OF APPLICANT: Ruis Holdings
MAIL ADDRESS: PO Box 1928
CITY/STATE/ZIP: Columbia Falls, MT,59912
PHONE: (406) 845 3236
INTEREST IN PROPERTY: Owner

A complete application must be provided a minimum of 35 days prior to the desired hearing date before a scheduled Planning Board meeting.

PLEASE COMPLETE THE FOLLOWING:

- A. Address of the property: ___930 2nd Ave W
- B. Legal Description: (Subdivision Name, Lot & Block and/or Tract Number (Section, Township, Range)

See Attached Legal Description
- C. Land in zone change (ac)

2.55 Ac
- D. The present zoning of the above property is: CB-2
- E. The proposed zoning of the above property is: CB-2 PUD
- F. State the changed or changing conditions that make the proposed amendment necessary:

See Attached Narrative

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

A. Promoting the Growth Policy _

The PUD promotes the growth policy by directly addressing one of the recommendations in Chapter 7 Urban Design that suggests that Columbia Falls encourage the development of a hotel in the City of Columbia Falls.

B. Lessening congestion in the streets and providing safe access

The PUD will provide sufficient parking for the operation of the hotel and conference center. The additional parking created on 2nd Ave W will lessen congestion associated with the thriving Farmers Market and provide additional parking and accommodation options during the annual swim meet.

C. Promoting safety from fire, panic and other dangers

The proposed development will be fully sprinkled so as to provide safety from fire. All fire code related issues will be coordinated with the City of Columbia Falls Fire Chief.

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

The addition of a hotel and conference center will provide additional accommodation and a valuable meeting amenity in the City of Columbia Falls thereby promoting convenience and public interest for the City.

E. Preventing the overcrowding of land

The hotel and conference center are of a compact design and will reduce the possibility of overcrowding when compared with a more spread out Motel type accommodation. By combining the two uses the PUD will reduce the need for a separate lot thereby further reducing overcrowding.

F. Avoiding undue concentration of population

While the hotel will by its nature be a densely populated building it will not encourage an undue concentration of population as most staff will be living within the community and the "population" of the hotel will be visitors contributing to the economy of Columbia Falls.

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

By adding to the economic base of the City of Columbia Falls this PUD will assist in the provision of these important utilities and infrastructure.

H. Giving reasonable consideration to the character of the district

The hotel and conference center are being designed to blend in with the local environment. It is recognized that this site sits between a City park and an industrial facility east to west and between a highway and residential areas north to south. Wherever possible the existing trees will be maintained and landscaping used to transition between the varying adjacent land uses.

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

As discussed in section H the hotel and conference center will be carefully designed so as to blend in with this particular site and provide a well thought out transition for the various adjoining uses.

J. Protecting and conserving the value of buildings

No buildings will be demolished by this PUD however the new hotel and conference center are expected to add significant visual appeal to the lot thereby preserving the value of buildings.

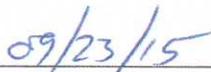
K. Encouraging the most appropriate use of land by assuring orderly growth

The PUD overlay is requested in order to seek relief from specific items, or clarification of certain items, in the zoning regulations. The hotel and conference center are permitted uses in the CB-2 zone and are therefore appropriate use of the land and promote growth of the City.

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)

APPLICATION PROCESS

APPLICABLE TO ALL ZONING APPLICATIONS:

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 the proposed zone change with surrounding zoning classifications, and the application procedure.

B. Completed application form.

C. Application fee per schedule, made payable to the Columbia Falls Planning Department.

<u>Zone Change: Base fee</u>	\$750.00
For first 50 acres of area of the request add	\$25/acre
For next 50+ acres add	\$10/acre

PUD Zoning Review:

Residential	\$600.00 + \$25/acre
Commercial	\$800.00 + \$25/acre
Mixed Use	\$850.00 + \$25/acre

Letters to Adjoining Property Owners: \$4 per address

* Deduct \$300 from PUD fee if application is concurrently submitted with a preliminary plat.

D. The application must be accepted as complete by the Columbia Falls Planning staff **thirty-five (35) days prior** to the date of the planning board meeting at which it will be heard in order that requirements of state statutes and the zoning regulations may be fulfilled.

E. Application Contents:

1. Petition for zone change signed by the real property owners representing at least 65% of the land area for which the change in zoning classification is sought.
2. A map showing the location and boundaries of the property.
3. 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. See example below and attached notice from County Plat Room.

Assessor No Sec-Twn-Rng Lot/Tract No Property Owner & Mailing Address

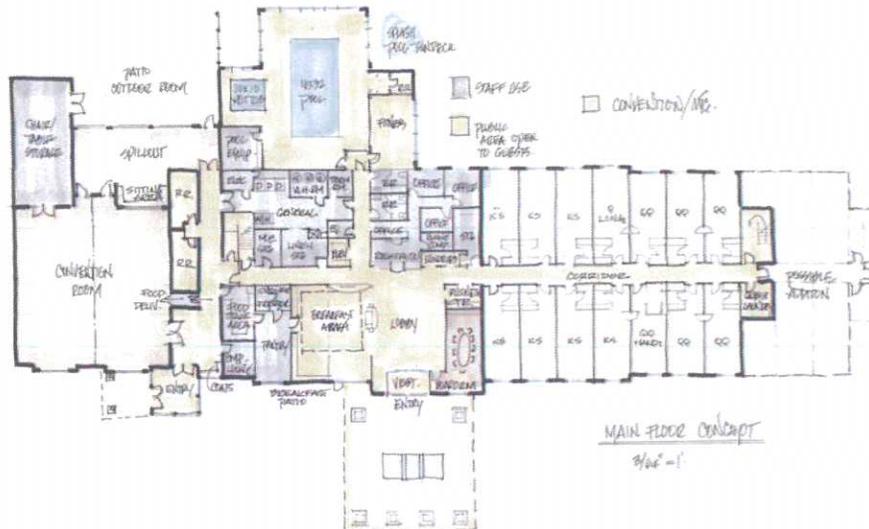
LEGAL DESCRIPTION

A TRACT OF LAND IN THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 17, TOWNSHIP 30 NORTH, RANGE 20 WEST, PRINCIPAL MERIDIAN, FLATHEAD COUNTY, MONTANA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF BLOCK 67 OF FIRST ADDITION TO COLUMBIA FALLS ACCORDING TO THE PLAT THEREOF ON FILE AND OF RECORD IN FLATHEAD COUNTY, STATE OF MONTANA **TOGETHER WITH** THE ABANDONED PORTIONS OF THIRD AVENUE WEST AND TENTH STREET IMMEDIATELY ADJACENT TO THE ABOVE DESCRIBED PARCELS **AND** LOT 1, LOT 6, THE NORTH 15-FEET OF LOT 2, AND THE NORTH 15-FEET OF LOT 7 OF BLOCK 70 OF FIRST ADDITION TO COLUMBIA FALLS ACCORDING TO THE PLAT THEREOF ON FILE AND OF RECORD IN FLATHEAD COUNTY, STATE OF MONTANA **TOGETHER WITH** THE ABANDONED PORTIONS OF THIRD AVENUE WEST AND TENTH STREET IMMEDIATELY ADJACENT TO THE ABOVE DESCRIBED PARCELS. TOGETHER WITH AND SUBJECT TO ALL APPURTENANT SERVITUDES EXISTING OR OF RECORD. CONTAINING 2.55 ACRES MORE-OR-LESS.



Columbia Falls Hotel & Conference Center



Planned Unit Development Application Narrative

Prepared by Jackola Engineering & Architecture

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1.0 OVERVIEW

The Columbia Falls Hotel and Conference Center is a proposed 3 story structure with a foot print of approximately 25,000 sf. The development is proposed for the north portion of a 4 Ac lot located between 11th Street W and US Hwy 2 and between the City of Columbia Falls Pinewood Park and 2nd St W. (See Exhibit A) The developed site will be 2.55 Ac in size and has the address 930 2nd Ave W. The hotel will include 82 rooms at full build-out but phase 1 is anticipated to include 64 rooms. The conference center will have a meeting space of approximately 3,000 sf.

2.0 CURRENT ZONING

The 4.0 Ac parcel is currently zoned CB-2 General Business. The Hotel is a permitted use in this zone. The Large Building in this zone would trigger a conditional use review. There are no minimum requirements for lot area, lot width, lot coverage or yards as this lot does not abut a residential district. The maximum fence height allowed is 6' although no fencing is thought to be needed.

The maximum building height allowed in this zone is 45'.

The off street parking requirements as detailed in Chapter 18.502 are shown below:

18.506.020 Hotels – One space per guest room + one space per two staff.

18.508.020 “Other places of assembly” – one space per 5 seats or one space per 40sf of floor area.

The large building requirements in Chapter 18.428 will be addressed during building and site design. The requirement in this chapter to provide a 10' perimeter landscaping buffer is addressed below.

A conceptual site plan is included in Exhibit B.

3.0 PLANNED UNIT DEVELOPMENT APPLICATION

Pursuant to Chapter 18.348 a Planned Unit Development (PUD) is requested for this project. The PUD request is proposed to address the following site constraints:

Building Height
Perimeter Landscaping Buffer
Parking Count

Each of these constraints is addressed in more detail below.

3.1 Building Height

The proposed building height is 48' from floor grade to the ridge line. The building has been intentionally located at the rear of the lot to prevent the impression of an imposing bulk along 2nd Ave W. In addition the highway grade in the NW corner of the lot closest to the building is 20' above the existing property grade which means that only roughly 28' of the building would be visible above the highway. Every effort will be made to maintain the large trees as an additional visual barrier.

From a more technical review there are several portions of the building (See Exhibit C) where the adjacent grade will be raised to just below the window height near the guest rooms and to approximately 4' near the pool. Using these grades and the lengths to which they apply would provide us with the following:

Perimeter length at FFL	=	700'
Perimeter Length at FFL + 3' Ave.	=	110'
Perimeter Length at FFL + 5' Ave	=	90'
Average Building Floor Grade	=	$(2053 \times 701 + 2056 \times 110 + 2058 \times 90) / (900)$
	=	2056.15
Adjusted Building Height	=	$(2053 + 47) - 2056.15$
	=	43.85'

Based on the above we would request that the PUD allow for a building height of 50' allowing some flexibility in the building design.

3.2 Perimeter Landscaping Buffer

The building has been located in the NW corner of the 4.0 Ac parcel to nestle into the slope East of the City Park. To the greatest extent possible the large trees on site will be maintained as an integral part of the landscape. Additionally the grade of Highway 2 along the North property line varies from 10' above to 20' above the existing property grade thereby creating a natural buffer. The Large Building zoning a requirement triggers a 10' perimeter landscape buffer for sites under 30 Ac. The lot West of the Hotel is the City of Columbia Falls Pinewood Park and it is not anticipated that this land use will change. The site plan makes adequate provisions for landscaping while maintaining the required parking count and sidewalk access requirements.

Based on the above it is requested that the perimeter landscaping buffer be reduced to 5'.

3.3 Parking Count

The proposed 82 room hotel would require 87 parking spaces at full build out. Based on our interpretation of the zoning requirements the 3,000 sf conference center would require 75 parking spaces for a total of 162 parking spaces. Currently we have 126 spaces shown on the conceptual site plan.

Chapter 18.532 Joint Use Parking addresses the fact that some uses can be primarily day time uses while others are likely to be night time uses. Neither a hotel nor a conference center is addressed in the current version of this zoning requirement. It could be argued that a hotel is primarily a night time use and a conference center is primarily a day time use. Most hotel guests check in between 5 and 8 pm. Generally business clients are up early and leave by 8 am while tourist type guests are most likely to have left the hotel by 10 am. In general a conference would run from around 9 am to 5 pm. If the conference center were to be used for wedding or a large business function there would be attendees who were also guests in the hotel.

A reduction in the required parking would allow for additional landscaping thereby mitigating some of the large paved parking areas that are not desirable.

Based on the above we would request a 40% overlap in the hotel parking count or an allowance to use the on street parking and a 15% overlap in order to meet the parking requirements.

4.0 EXHIBITS

4.1 Exhibit A – Project Location

4.2 Exhibit B – Conceptual Site Plan

4.3 Exhibit C – Building Grading

Eric H. Mulcahy

From: Rory Young <ryoung@jackola.com>
Sent: Friday, October 02, 2015 2:15 PM
To: Eric H. Mulcahy
Cc: comfort3@shaw.ca; Ned Halling; Jenna Svoboda
Subject: RE: Hotel
Attachments: C-Falls Hotel_PUD Site_10.02.15.pdf

Afternoon Eric

In response to your e-mail, please refer to the attached updated layout and the following:

1. Solid Waste – A storage area has been shown on the layout. The trash cans will be accessible from the drive aisle. We anticipate providing a masonry structure with steel doors to screen the trash receptacles.
2. Mechanical – We are using a combination of mechanical systems, most of which will be located inside the building or in the ceiling space. The conference center will have RTU's (Roof Top Units) and these will be shielded from view by a parapet or other similar screening device. At this time the pool is anticipated to have a heating/cooling system installed inside the building. If the design changes to require an outdoor unit it will be shielded in a similar manner to the conference center RTU's.
3. The building exterior is planned to be a mixture of "hardi" plank siding, Corten metal sheeting and cedar colored fibre cement shakes. The plank and shakes will look like a wood product and the metal siding will provide a rusted metal looking finish. The main entrance area is planned to be a combination of cedar timbers and river rock to match the hotel name. (Unofficially, the name will be Cedar Creek Lodge and Conference Center) The roof will be asphalt shingles. Please feel free to share the color rendering that shows how these various materials to give the hotel its warm feeling.
4. It is very likely that the roof trusses and wood framing will all come from local suppliers (most likely WBC) and the owner plans to use as much local material and labor as possible.
5. Snow storage areas are shown on the updated layout. These snow storage areas will be grass and the islands and front of the hotel will be where the more intensive planting of bushes and shrubs will occur.

Thanks again for your help getting us through this.

Please call if you have any further questions.

Regards

Rory

From: Eric H. Mulcahy [<mailto:eric@sandssurveying.com>]
Sent: Thursday, October 01, 2015 3:21 PM
To: Rory Young
Subject: Hotel

Hi Rory,

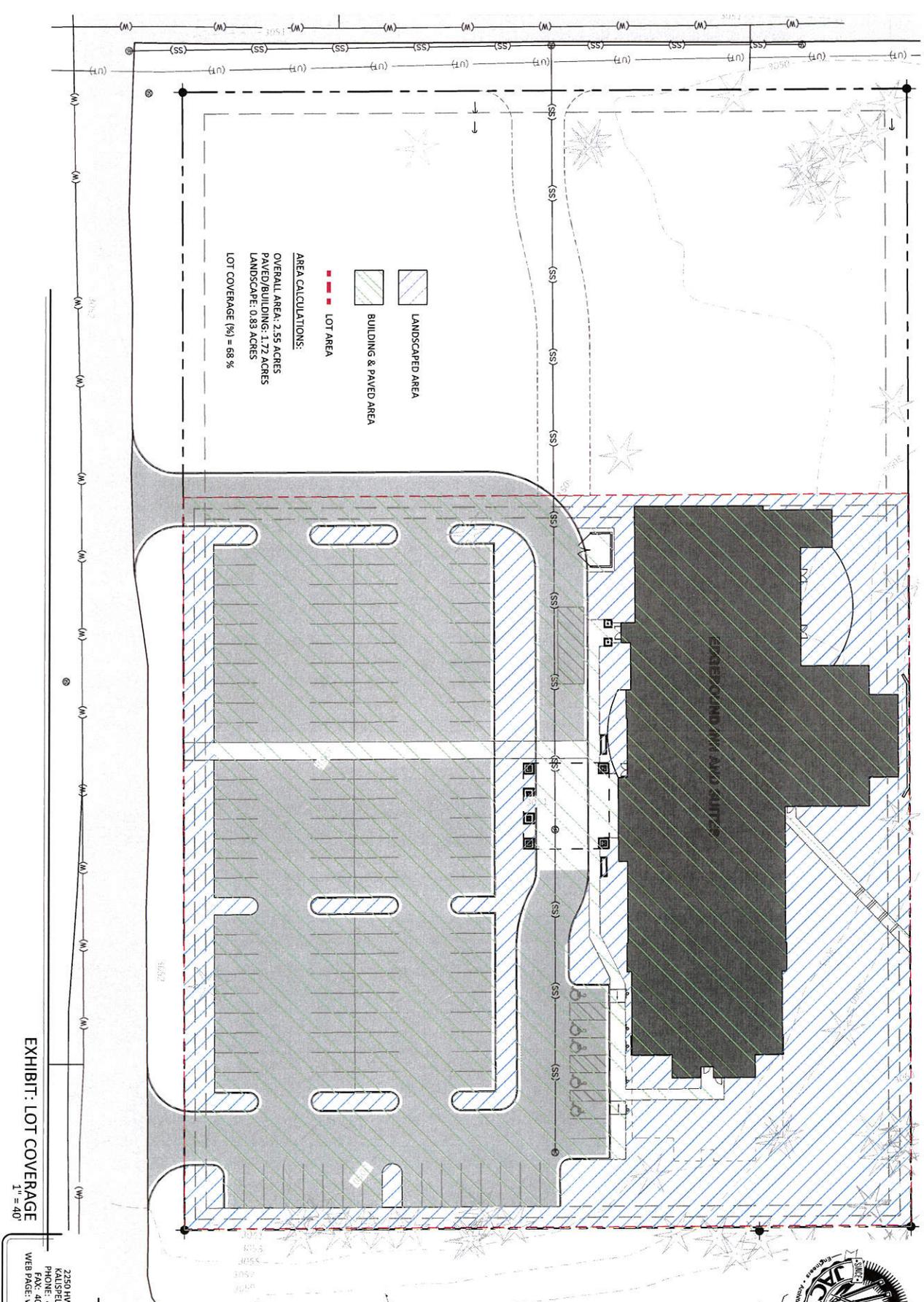
Sorry to be a pest, but I need to have some discussion in my report on the mechanical and solid waste. Mechanical if located on the ground would be to be shielded or landscaped. If it is roof mounted it would need to be shielded. I know most hotel rooms have the wall mounted systems and if this is the case just let me know however I suspect that the pool and conference facilities will have some mechanical systems.

On Solid waste, the site plan need to show where this is located, how it will be accessed by the truck, and how it will be screened.

Regarding the building materials, are these wood materials or some type of "hardi" board. The regs talk about natural materials but they do take more maintenance so I'm not pushing one of the other I just need to explain it in the report. Related to this are you sourcing any "local" materials – again strongly encouraged and would be nice to highlight but not the end of the world if you don't know yet.

Lastly for now, I need to know about snow storage and where it will go. Remember if it's all dumped on the landscaping islands, the landscaping will suffer, particularly small trees and shrubs.

Eric H. Mulcahy, AICP
Sands Surveying, Inc.
2 Village Loop
Kalispell, MT 59901
Ph. (406) 755-6481
Fax (406) 755-6488

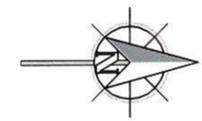
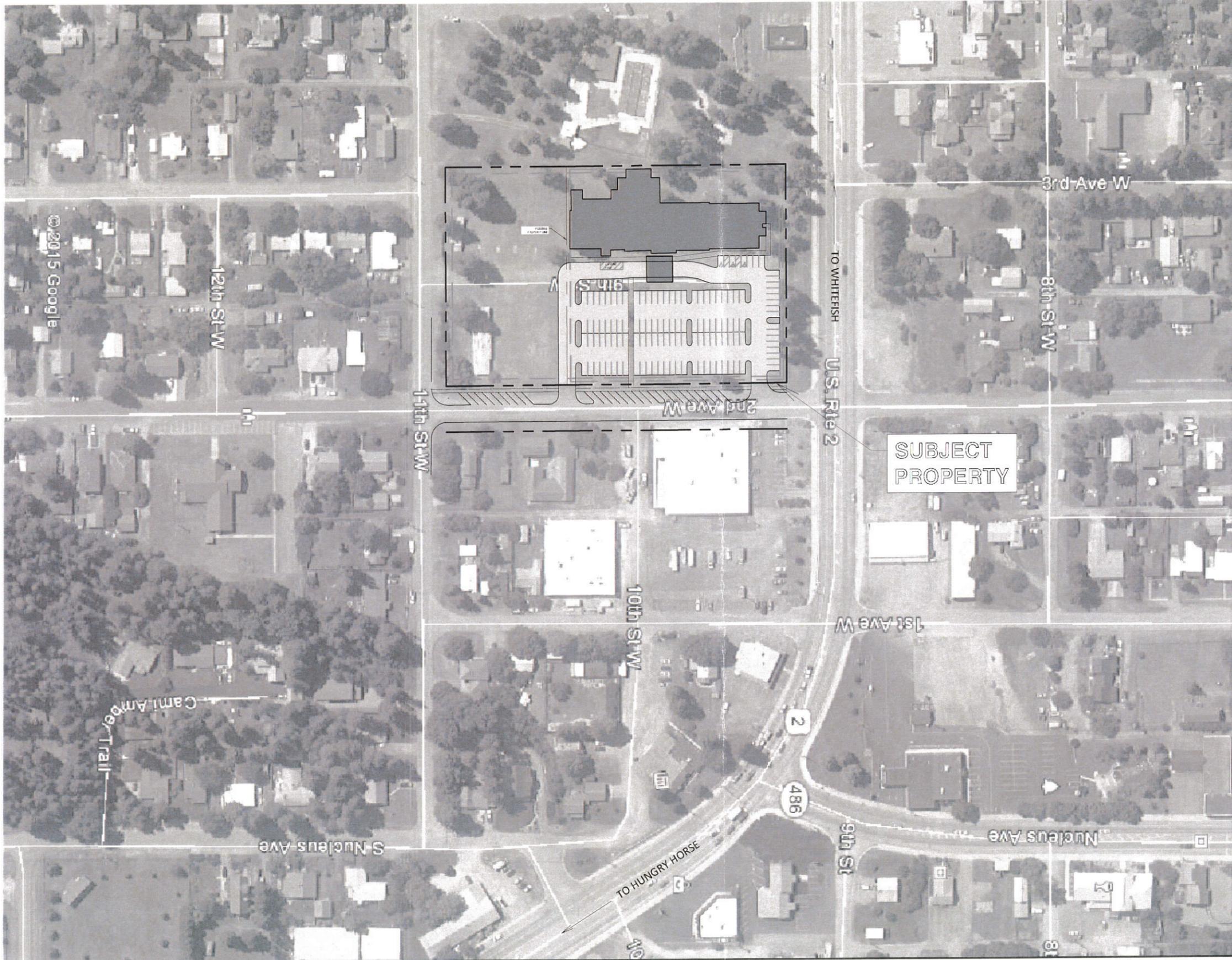


2320 HWY 93 SOUTH
 KATISPELL, MT. 59001
 PHONE: 406-755-3208
 FAX: 406-755-3218
 WEB PAGE: www.jackola.com

09/30/15

COLUMBIA FALLS HOTEL
 COLUMBIA FALLS, MONTANA



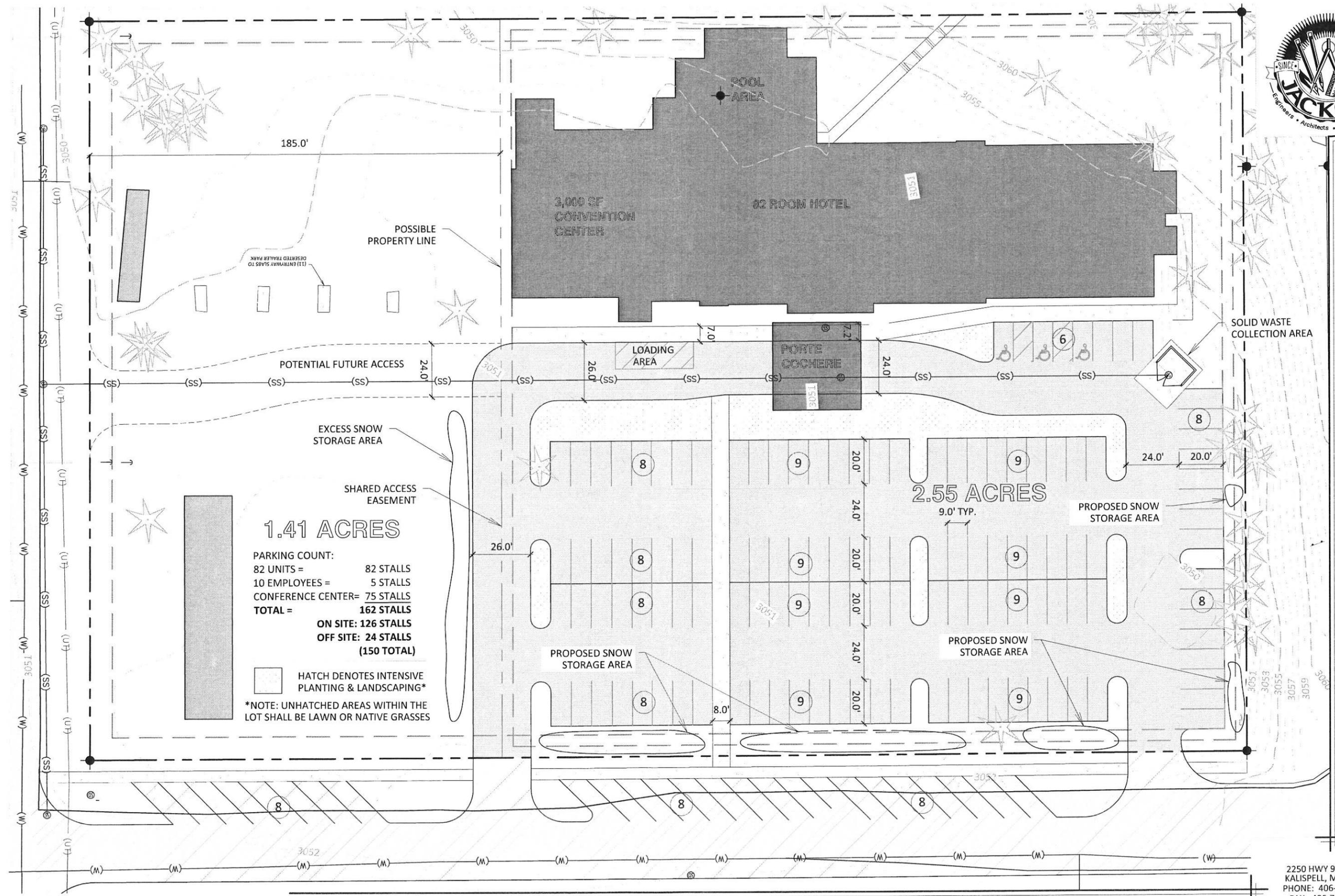


COLUMBIA FALLS HOTEL
COLUMBIA FALLS, MONTANA

09/23/15

EXHIBIT A - SITE LOCATION
1" = 150'

2250 HWY 93 SOUTH
KALISPELL, MT. 59901
PHONE: 406-755-3208
FAX: 406-755-3218
WEB PAGE: www.jackola.com



1.41 ACRES

PARKING COUNT:
 82 UNITS = 82 STALLS
 10 EMPLOYEES = 5 STALLS
 CONFERENCE CENTER = 75 STALLS
TOTAL = 162 STALLS

ON SITE: 126 STALLS
OFF SITE: 24 STALLS
(150 TOTAL)

 HATCH DENOTES INTENSIVE PLANTING & LANDSCAPING*

*NOTE: UNHATCHED AREAS WITHIN THE LOT SHALL BE LAWN OR NATIVE GRASSES

COLUMBIA FALLS HOTEL
 COLUMBIA FALLS, MONTANA

EXHIBIT B - CONCEPTUAL SITE PLAN
 1" = 40'

2250 HWY 93 SOUTH
 KALISPELL, MT. 59901
 PHONE: 406-755-3208
 FAX: 406-755-3218
 WEB PAGE: www.jackola.com

09/23/15



COLUMBIA FALLS HOTEL
COLUMBIA FALLS, MONTANA

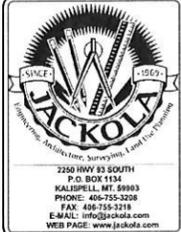


CONCEPTUAL 2ND AVE W REBUILD OPTION 1
1" = 50'

09/23/15

2250 HWY 93 SOUTH
KALISPELL, MT. 59901
PHONE: 406-755-3208
FAX: 406-755-3218
WEB PAGE: www.jackola.com

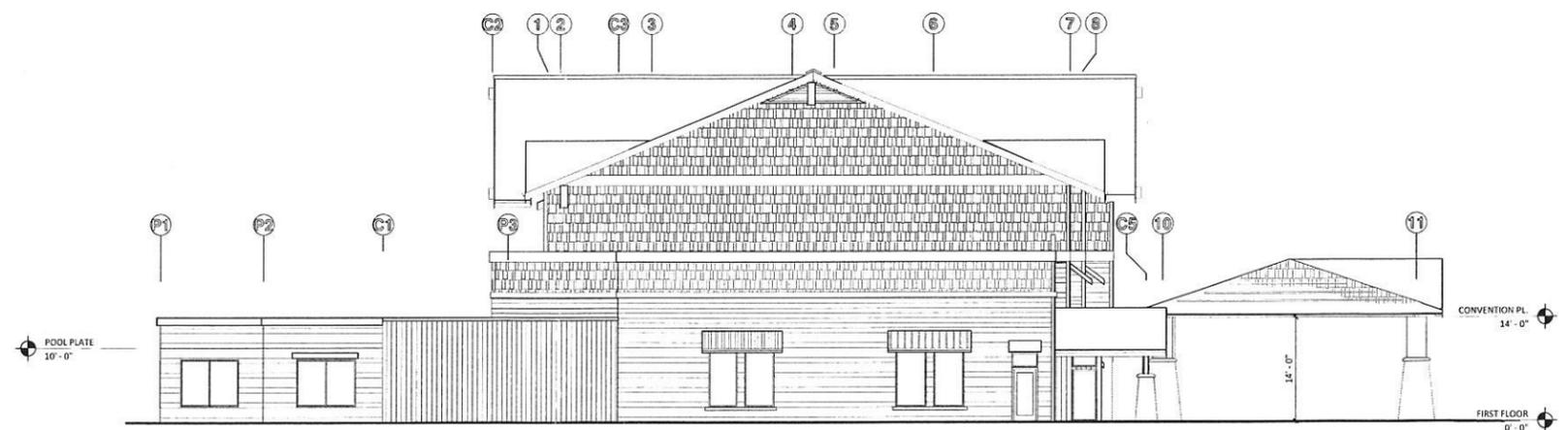




30% SET



1 EAST ELEVATION
3/32" = 1'-0"



2 SOUTH ELEVATION
3/32" = 1'-0"

COLUMBIA FALLS HOTEL
930 2ND AVE W
COLUMBIA FALLS, MONTANA

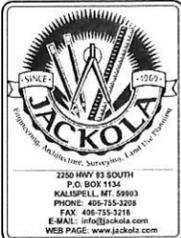
SHEET
SOUTH AND
EAST
ELEVATIONS

DRAWN: MYS
CHECKED: MWH
DATE: 8/28/15
JOB#: 150905

REVISIONS:

THE INFORMATION CONTAINED HEREIN IS PROPRIETARY. THIS DOCUMENT MAY NOT BE USED OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF JACKOLA ENGR. & ARCH, P.C.

A4.0



30% SET

COLUMBIA FALLS HOTEL

930 2ND AVE W
COLUMBIA FALLS, MONTANA

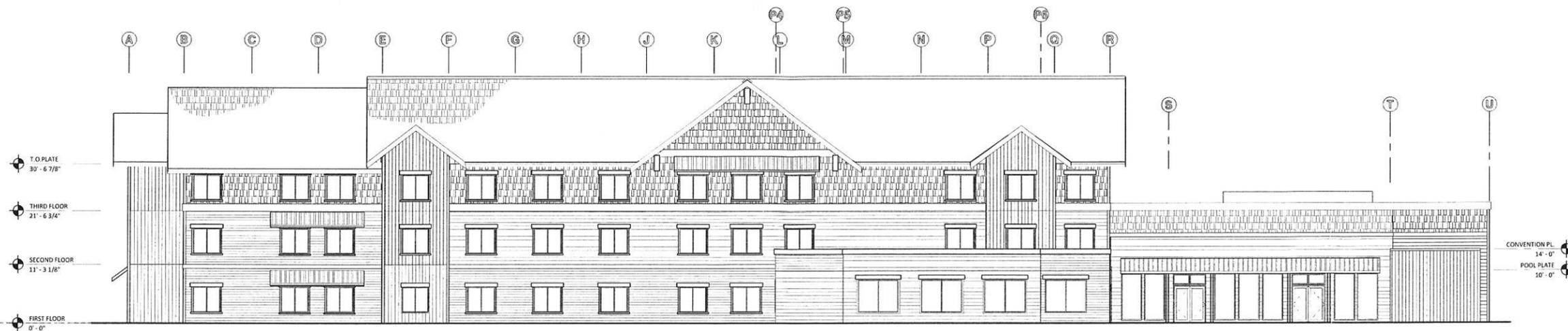
SHEET
NORTH AND
WEST
ELEVATIONS

DRAWN: MYC
CHECKED: MMH
DATE: 8/30/15
JOB#: 150905

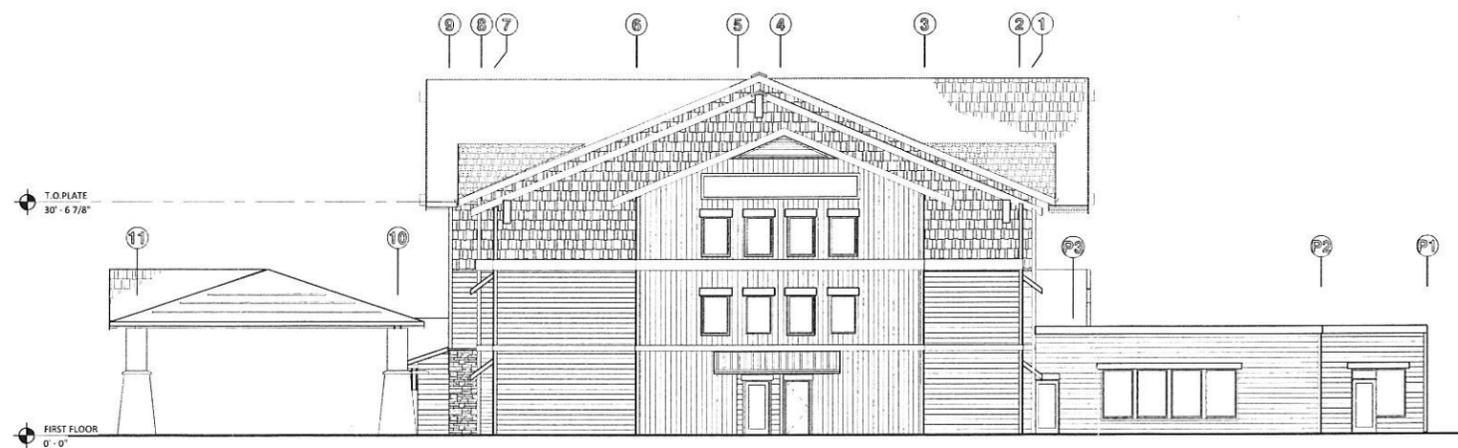
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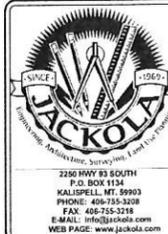
A4.1



1 WEST ELEVATION
3/32" = 1'-0"



2 NORTH ELEVATION
3/32" = 1'-0"



30% SET

COLUMBIA FALLS HOTEL

930 2ND AVE W
COLUMBIA FALLS, MONTANA

SHEET

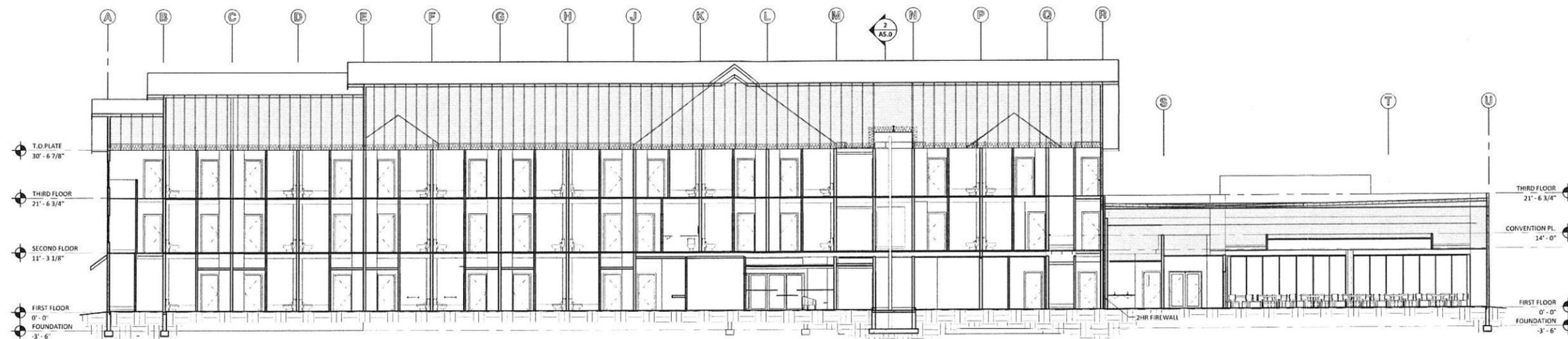
BUILDING
SECTIONS

DRAWN: UEK
CHECKED: MHH
DATE: 8/30/15
JOB#: 150905

REVISIONS:

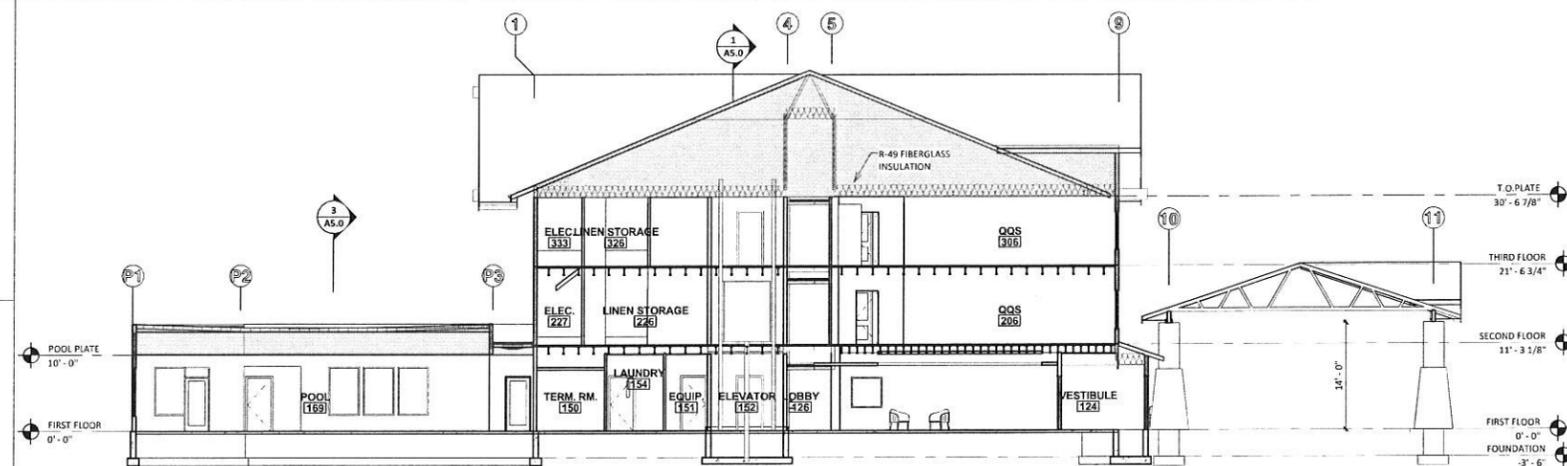
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A5.0



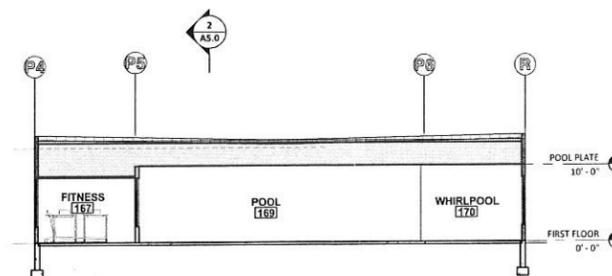
1 NORTH - SOUTH SECTION

3/32" = 1'-0"



2 EAST - WEST SECTION THRU LOBBY

3/32" = 1'-0"



3 NORTH - SOUTH SECTION THRU POOL

3/32" = 1'-0"



Planning Department

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

PHONE (406) 892-4391

FAX (406) 892-4413

September 23, 2015

Re:Public hearing notice for a Planned Unit Development (PUD) for an 82 room Hotel.

Dear Adjacent Property Owner:

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

As the Planning Staff for the Columbia Falls Planning Jurisdiction, I am writing to provide you with a notice of a public hearing that involves a request by Ruis Holding LLC, to secure a PUD to allow a building greater than 10,000 square feet that complies with the City's Large Building Ordinance as well as address deviations to the landscape buffer on the west property line adjacent to the City park, exceed the 45 foot height limit with a 47 foot building, and reduce the parking standards. The property is zoned CB-2 and hotels are permitted uses. The property is located on the vacant parcel of land just east of the City's swimming pool and park. The project is described in more detail in the attached Legal Notice.

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 discussion, it needs to be presented prior to the meeting of October 13th. You are also invited to present verbal or written testimony during the public hearing on October 13th. The City Council will hold a subsequent hearing on October 19th and you are again invited to comment.

Sincerely,

Eric H. Mulcahy, City Planner

Susan Nicosia

Susan Nicosia, CPA, MPA, City Manager
COLUMBIA FALLS CITY-COUNTY PLANNING BOARD

Publish: Daily Interlake: September 27, 2015

Exhibit A

Ruis Holdings LLC, Hotel – PUD

Legal Description

A TRACT OF LAND IN THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 17, TOWNSHIP 30 NORTH, RANGE 20 WEST, PRINCIPAL MERIDIAN, FLATHEAD COUNTY, MONTANA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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Susan Nicosia

From: Jill Jacobson <jilljcreations@gmail.com>
Sent: Tuesday, October 13, 2015 3:39 PM
To: nicosias@cityofcolumbiafalls.com
Subject: Concerns with Ruis Holdings LLC, Hotel proposal

Ms. Nicosia:

These are the concerns discussed by my family with the proposed PUD directly across the street from our home.

1. The traffic along 11th street has already become very heavy. Often times vehicles are observed exceeding the speed limit and ignoring the yield signs present at the intersection of 2nd Ave. and 11th St. Eleventh street has become a shortcut and thoroughfare for school buses and residents who reside in the housing area east of the high school. Second avenue has seen an increase in traffic as well with the newly developed housing area to the south. Vehicles of guests staying at the hotel will increase this traffic. Vehicles driven by individuals not familiar with the area will have an impact as well.
2. Hotels operate twenty four hours a day, seven days a week, and three hundred sixty five days a year. Guests come and go at any given time. There is not a feasible means of controlling the noise which residents in the area will be subjected to.
3. A hotel of that size and height proposal will have a negative impact on the privacy of residents in the area. Residents will have no control on who the guests are, which raises concerns not only of privacy, but security and the presence of unwanted intrusion at their own home.
4. The hotel will have an impact on property value.

Lastly, although the Norm property has sat vacant for many years, the houses in that area have been present for an even longer amount of time. The vacant area has served as an area for Heritage Day events, participant parking for swim meets and recently parking for the farmer's markets. All these civic events have served the City of Columbia Falls well and promoted a positive expression of the community as well as provided business to the local merchants.

Thank you for the opportunity to comment.

Sincerely,

The Schauble Family