

From the 2015 Columbia Falls Urban Renewal District Plan:

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

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

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

Blighted Conditions in the Columbia Falls Urban Renewal Study Area

The area exhibits a number of these blighted conditions including:

1. Physical deterioration of buildings and properties
2. Defective street layout
3. Inappropriate or mixed uses of land or buildings
4. Unsanitary and unsafe conditions and the existence of conditions that endanger life or property by fire or other causes.

The City has concentrated on defective street layout, primarily missing sidewalk, curb, gutter infrastructure resulting in unsafe conditions as well as alleys providing access to businesses or residences that are unpaved, ungraded and in some instances aren't even within the actual 12' platted alleyway.





Added \$180K to engineering and construction. Funding would not have been available without Urban Renewal Funding.



Photo #3 Curb and gutter forming on the south side of 6th Street Sidewalk Improvements



