

WHITEFISH CITY COUNCIL

July 5, 2022

7:10 P.M.

1) CALL TO ORDER

Mayor Muhlfeld called the meeting to order. Councilors present were Qunell, Feury, Caltabiano, Davis, Sweeney, and Norton. City Staff present were, City Clerk Howke, City Manager Smith, City Attorney Jacobs, Planning and Building Director Taylor, Public Works Director Workman, Parks and Recreation Director Butts, Police Chief Kelch and Fire Chief Page. Approximately 30 people were in the audience and 3 attended virtually.

2) PLEDGE OF ALLEGIANCE

Mayor Muhlfeld asked Chris Coughlin to lead the audience in the Pledge of Allegiance.

Mayor Muhlfeld presented a Community Appreciation Award to Bruce Boody for his decades of volunteer service and leadership.

3) COMMUNICATIONS FROM THE PUBLIC— (This time is set aside for the public to comment on items that are either on the agenda, but not a public hearing or on items not on the agenda. City officials do not respond during these comments but may respond or follow-up later on the agenda or at another time. The mayor has the option of limiting such communications to three minutes depending on the number of citizens who want to comment and the length of the meeting agenda)

Chris Coughlin thanked the Council for their time and suggested they should be paid for their service.

Alyssa LaChance, Dirt Rich mentioned there is a USDA Grant for composting she suggest the Council should look into.

Mayre Flowers, Citizens for a Better Flathead, agreed the Council should look into the grant for composting. She also reported Citizens for a Better Flathead held an event with Flathead Recon to recycle glass.

Nathan Dugan, 937 Kalispell Avenue, agreed the Council should be paid for their services.

4) COMMUNICATIONS FROM VOLUNTEER BOARDS

None

5) CONSENT AGENDA (The consent agenda is a means of expediting routine matters that require the Council's action. Debate does not typically occur on consent agenda items. Any member of the Council may remove any item for debate. Such items will typically be debated and acted upon prior to proceeding to the rest of the agenda. Ordinances require 4 votes for passage – Section 1-6-2 (E)(3) WCC)

- a) [Minutes](#) from June 20, 2022, Regular Session (p.22)
- b) [Ordinance No. 22-09](#); An Ordinance rezoning approximately 13.448 acres of land located at 6335 Highway 93 S., known as Tract 1BB in Section 1, Township 30 North, Range 22 West, P.M.,M., Flathead County, Montana, from County R-3 (One-Family Residential) and County B-4 (Secondary Business) to WR-2 (Two-Family Residential) and WB-2 (Secondary Business), and adopting the findings with respect to such rezone (Second Reading) (WZC 22-03) (p.30)
- c) [Ordinance No. 22-10](#); An Ordinance approving the MG Ventures Mixed Use Planned Unit Development to develop a three-story mixed-use building on 2.237 acres at 509 East 6th Street and 806 Spokane Avenue, Whitefish (Second Reading) (WPUD 22-01)(p.33)
- d) [Consideration](#) of a request for Final Plat for Brooksby Subdivision, for a 2-lot minor waiver subdivision located at 1021 Columbia Avenue, zoned WR-2 (Two-Family Residential District) (WFP 22-05) (p.39)

Councilor Caltabiano made a motion, seconded by Councilor Sweeney to approve the Consent Agenda. Councilor Caltabiano made corrections to the June 20, 2022, minutes, page 7, Councilor Caltabiano voted in opposition to Resolution 22-12. **The motion carried.**

- 6) PUBLIC HEARINGS (Items will be considered for action after public hearings) (Resolution No. 07-33 establishes a 30-minute time limit for applicant's land use presentations. Ordinances require 4 votes for passage – Section 1-6-2 (E)(3) WCC))
- a) [Consideration](#) of a request from Joe Gregory for a Conditional Use Permit to develop a guesthouse located at 830 Dakota Avenue, zoned WR-1 (One-Family Residential District) (WCUP 22-17) (p.67)

Senior Planner Wendy Compton-Ring presented her staff report that is provided in the packet on the website.

Mayor Muhlfeld opened the Public Hearing. there being no public comment, Mayor Muhlfeld closed the Public Hearing and turned the matters over to the Council for their consideration.

Councilor Feury made a motion, seconded by Councilor Sweeney to approve WCUP 22-17, the Findings of Fact in the staff report, and the conditions of approval as recommended by the Planning Board on June 16, 2022. The motion carried.

- b) [Consideration](#) of a request from Rain Dancer LLC for a Conditional Use Permit to develop 122 self-storage units in four buildings located at 6394 Highway 93 S., zoned WB-2 (Secondary Commercial District) (WCUP 22-20) (p.98)

Senior Planner Wendy Compton-Ring presented her staff report that is provided in the packet on the website.

Members of the Council had some concerns pertaining to the fencing, and the highway approach being confusing. Director Workman stated they looked at the proposed trip counts based on the manual on uniform traffic safety. It did not require any type of traffic impact analysis. It is an easement, not a public road or a private road. It is an easement that allows ingress egress through a number of different businesses. There is kind of a median that runs down the middle. Planner Compton-Ring stated the easement does go to the western boundary of this lot. It is not wide enough for a public street.

Mayor Muhlfeld opened the Public Hearing.

Cate Walker, NW Design Studio, applicants representative stated the fencing will be ornamental iron on the easter boundary, and chain link along the north, south and west boundary.

There being no further public comment, Mayor Muhlfeld closed the Public Hearing and turned the matters over to the Council for their consideration.

Councilor Caltabiano made a motion, seconded by Councilor Sweeney to approve WCUP 22-20, the Findings of Fact in the staff report and the conditions of approval that was recommended by the Planning Board on June 16, 2022. The motion carried on a 5-1 vote, Councilor Feury voting in opposition.

- 7) COMMUNICATIONS FROM CITY MANAGER
- a) [Written report](#) enclosed with the packet. Questions from Mayor and Council? (p.143)

None

- b) Other items arising between June 28th through July 5th

Manager Smith reported Housing Coordinator/Long Range Planner Getts has met with the Whitefish Housing Authority regarding the Snow Lot project. There is progress being made and they continue to look at the Monegan Road project as well with Housing Whitefish.

8) COMMUNICATIONS FROM MAYOR AND CITY COUNCILORS

- a) [Resolution No. 22-14](#); A Resolution establishing annual goals for the City (p.146)

Councilor Caltabiano suggested listing the goals by priority and mentioned the Karrow Avenue shoulder extension was not listed. Councilor Norton mentioned she would like to see the ethics policy be placed on the list along with creating a succession plan for Council and the volunteer boards; and look into creating a river protection committee.

Councilor Qunell made a motion, seconded by Councilor Davis to approve Resolution No. 22-14, A Resolution establishing annual goals for the City. The motion carried.

Councilor Comments

Councilor Caltabiano would like staff to look into the USDA Grant for composting that was mentioned during Communications from the Public. Director Workman he would contact Alyssa LaChance for more information. Councilor Qunell stated the town is busy along with the trailheads and mentioned users are parking along Reservoir Road and asked if there was way to enforce the parking. Councilor Norton stated members of the community would like to see the type of fireworks to be limited and the firework display at City Beach only be on the weekend. She congratulated Bruce on his acknowledgement of all his work. She has had conversations with Flathead Recon about more use of crushed glass in our trail system and our roads.

Mayor Muhlfeld asked, and Director Workman stated the next course would be to re-bid for the recycling site and suggested a work session to review the bid requirements. He also asked and Director Workman stated staff has drafted guidelines for paths along river and streams and provided a list of 124 permits to the Flathead Conversation District.

- 9) ADJOURNMENT (Resolution 08-10 establishes 11:00 p.m. as end of meeting unless extended to 11:30 by majority)

Mayor Muhlfeld adjourned the meeting at 8:09 p.m.

/s/John Muhlfeld

Mayor Muhlfeld

Attest:

/s/Michelle Howke

Michelle Howke, Whitefish City Clerk