



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

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

AGENDA

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

TUESDAY, MAY 12, 2020 BEGINNING AT 6:30 PM
COUNCIL CHAMBERS CITY HALL

THIS MEETING WILL BE HELD IN THE COUNCIL CHAMBERS AS WELL AS VIRTUAL ZOOM MEETING IN ACCORDANCE WITH THE FC HEALTH DEPARTMENT REGULATIONS. PLEASE CONTACT ALEX VISSOTZKY VIA EMAIL: VISSOTZKYA@CITYOFCOLUMBIAFALLS.COM TO REGISTER FOR VIRTUAL MEETING.

CALL TO ORDER AND ROLL CALL

APPROVAL OF MINUTES:

1. Minutes of the March 10, 2020 Planning Board

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

PUBLIC HEARINGS AND ACTION:

2. The Columbia Falls City-County Planning Board will hold a public hearing for the following item at their regular meeting on Tuesday, May 12, 2020 at 6:30 p.m. at the Council Chambers of City Hall, 130 6th Street West, Columbia Falls, Montana. The Columbia Falls City Council will hold a subsequent hearing on June 1, 2020 starting at 7:00 p.m. in the same location. Both hearings will be conducted in accordance with the most current recommended and/or required public health and safety protocols in place at the time of the hearing. The City website, <https://cityofcolumbiafalls.org>, will contain updated information if there is any change to the planned hearings.

Request for a Conditional Use Permit to operate a dog kennel:

Brunz Enterprises LLC (Will & Andrea Brunz) is requesting a Conditional Use Permit to operate a dog kennel on property located at 443 Rogers Road in Columbia Falls. The 11.8 acre property is described as Assessor's Tract 2M (Tract 4 of COS 20092) in SW1/4SE1/4 of Section 16, Township 30 North, Range 20 West, P.M.M., Flathead County. The property is zoned SAG-5 in the Columbia Falls Zoning Jurisdiction. Commercial Kennels require a Conditional Use Permit in the SAG-5 Zoning District.

Persons are allowed to attend the hearing(s), subject to the most recent public gathering restrictions enacted by County and State agencies at or prior to the time of the hearing. Persons are encouraged to submit written comments prior to the meeting. Written comments carry the same weight as public testimony given during the hearing.

a. Adopt Staff Report CCU-20-01 as findings of fact.

b. Recommend approval of CUP to City Council.

3. Public Comment Received After Original Packet prepared

ADJOURNMENT

Next Regular Planning Board Meeting – June 9, 2020

**CITY OF COLUMBIA FALLS
MINUTES OF THE REGULAR MEETING
HELD MARCH 10, 2020**

Item No. 1.

CALL TO ORDER AND ROLL CALL

PRESENT

Russ Vukonich
Mike Shepard
Claudette Byrd-Rinck
Kurt Nelson
Patti Singer
Robert Smith
Steve Duffy

ABSENT

Steve Hughes
Sam Kavanagh

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

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

Both new members are County Members appointed by the Flathead County Board of Commissioners.

REORGANIZATION OF BOARD - CHAIRMAN/VICE-CHAIRMAN

Motion made by Duffy to keep current leadership of Chairman Vukonich and Vice Chairman Shepard, Seconded by Singer. Voting Yea: Vukonich, Shepard, Byrd-Rinck, Nelson, Singer, Smith, Duffy

APPROVAL OF MINUTES:

Minutes of the October 15, 2019 Planning Board - Motion made by Shepard to approve the minutes as read, Seconded by Nelson. Voting Yea: Vukonich, Shepard, Byrd-Rinck, Nelson, Singer, Smith, and Duffy.

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

PUBLIC HEARINGS AND ACTION:

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

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

CITY OF COLUMBIA FALLS
MINUTES OF THE REGULAR MEETING
HELD MARCH 10, 2020

Item No. 1.

Columbia Falls Townsite in Section 8, Township 30 North, Range 20 West, P.M.M., Flathead County.

Planner Mulcahy presented Staff Report CPUD-20-01 to the Board. Mulcahy noted that the Board is reviewing the project's adherence to the large building standards and CB-4 zoning. Since this property is less than two acres, the City Council must approve its use as a PUD as well as the PUD itself. The applicant is requesting a height variation from 35 feet. This height restriction was previously enacted primarily because the Columbia Falls Fire Department (CFFD) had no ladder truck at the time and the height basically represented a 3-story building. The Fire chief, both Hagen and Weeks, have reviewed and accepted the project. The mixed use of the project is promoted in the downtown area as well as the Growth policy. The proposed roof elements, including parapets, hipped roof, and cornices result in the height of 42'8" to provide architecture and visual benefit, instead of a flat roof that could comply with the 35' height restriction.

The large building standards conflict with the CB-4 zoning standards for setbacks and landscaping. Staff recommends amending condition 7, so the applicant can provide more parking instead of landscaping. Parking is not required in the CB-4 zone, but the applicant is providing 81 spaces and has a parking lot on the east side of Nucleus Ave available. The lighting will be reviewed in the building permit process. Overall the buildings adhere to the large building standards. There is a tunnel linking the two bank buildings that needs to be mitigated for fire response if it is not filled in and built over. Staff recommends approval with 14 conditions.

Chairman Vukonich asked the Board if they had questions for staff. Duffy posed adding a condition 15, requiring construction fencing for public safety. Byrd-Rinck questioned the roof height and Vukonich asked why the roof access and mechanical was not counted in the height. Mulcahy stated the average height of the building was 42 feet 8 inches with the roof top access being 45 feet. There are certain exclusions to the maximum height such as chimneys, church spires, and access points. Shepard noted the 81 parking spots which are not required in the CB-4 zone, so any parking is more than what is required. Shepard stated that it need not be discussed because any argument against the proposed parking would be an argument against the zoning code. There is on street parking and the applicant owns a parking lot east of Nucleus Ave that will be available. Vukonich asked how the large building landscape requirement D conflict occurred. Mulcahy replied that it appeared to be an oversight at the time the large building standard was enacted. The Board had been more focused on the Highway 2 corridor and not redevelopment of the CB-4 zone. He recommends the Board revisit and resolve this conflict later this year with text amendments.

Chairman Vukonich asked for the applicants' presentation. Aaron Wallace of Montana Creative, 265 Hoppes Lake Ln, Whitefish, MT, represented the applicant. He reported that they will remove three existing buildings and the tunnel with the complete project phased over a few years. The two buildings will be mixed use with one athletic building/condos and the other being restaurant/retail/condos. There is 2,500 sq. of landscaping proposed, they would not want to give up on site parking for the 9,825 sq. of landscaping indicated in Condition #7. He discussed the 42 ft. 8 in height is only in certain areas with added pitch to break up the roof line and be more aesthetically pleasing.

Chairman Vukonich asked the Board if they had questions for the applicant. Bryd-Rinck asked about sidewalk awnings. Wallace said they will vary from 4-8 feet wide for most of the building. Nucleus

CITY OF COLUMBIA FALLS
MINUTES OF THE REGULAR MEETING
HELD MARCH 10, 2020

Item No. 1.

Ave is a state highway, as such no columns are allowed and this limits awning size. Mulcahy stated this design is consistent with Kalispell for a state highway main street look. Shepard asked about snow removal and Wallace said it will have a contract and will be removed from the site. There was a discussion on business uses and parking. Vukonich asked about allowing short term rentals in the condos. Wallace and Mulcahy replied that it would follow zoning, which lists it as a permitted use in the CB-4 district.

Chairman Vukonich opened the hearing for Public Comment at 7:34 p.m. Vukonich also noted that the Board had 4 letters that would be entered as part of the permanent record.

Matt Montgomery, American Tile Company, 966 Trumble Creek Rd., Stated he is for the project. It is above and beyond what the valley and town need. It is exciting and good for business and downtown.

Kim Selby, 3820 HWY 40 W., she is against the project. She knows the city needs the tax revenue from new growth but this project will forever change downtown and the town itself. It will create a “canyon” in the middle of downtown and will no longer have the small town feel. This will disrupt many community events that have used the open space for years. This block is the town center. She would like the project anywhere else in Columbia Falls except where it is proposed to go. She would like Ruis to make it a green space so there is a town square. He could make it a park and either keep it or donate it to the City.

Wally Beck, 234 2nd Ave E. There is good and bad with this project. He would rather see the 55 living units be condos instead of apartments. The parking will not be enough between the retail shops and the living units. Has there been a traffic study? The utilities in the area seem adequate. The roof parapets for hiding the mechanical structures will look much nicer. Would angled parking on Nucleus Ave be an option? With no parking required in CB-4, the city needs to plan ahead for more traffic.

Karen Feather, 519 Nucleus Ave Unit 203. She concurs with the statement that this project will change the town. She wants the project anywhere but downtown.

Dave Petersen, 201 4th Ave E. He questioned what the living unit sizes were, one or two bedrooms? They’re not large units. 25-40 year old professionals are likely to occupy them, along with tele-commuters and retirees. Amenities are in close proximity. The living space is not conducive to families. This is a good fit for the area.

Kristine Marvin, 120 2nd Ave W. This project will change the town, the views will be gone. More traffic will be on the streets causing more safety concerns. Is this what we need and where we need it?

Cindy Ritter, owner of 615 Nucleus Ave. She is from Columbia Falls and believes business growth is good. She is scared of losing the small town charm and having the canyon feeling on Nucleus. Parking is an issue especially for the elderly and disabled. Parking and traffic needs to be looked at as a town. Everyone needs to be involved in our planning. She will miss the greenspace, but it is inevitable in that location. She does not want another Whitefish. The town needs to retain the small town feel. Be active people.

Chairman Vukonich closed the Public Comment at 8:00 p.m.

CITY OF COLUMBIA FALLS
MINUTES OF THE REGULAR MEETING
HELD MARCH 10, 2020

Item No. 1.

Adopt Staff Report CPUD-20-01 as findings of fact.

Motion made by Singer to adopt Staff Report CPUD-20-01 as findings of fact, Seconded by Shepard.

The Board had a short discussion on covered parking. Shepard stated that he had people approach him expressing their views of the project but he can make an independent decision on the project tonight. Smith said parking was an issue; no parking requirement in CB-4 is a mistake. The condos will possibly be vacation rentals and this project is too big for that size of lot. City Attorney Breck explained to the Board members how the Board is limited in its scope and can only discuss the legal standing of a project. Mulcahy noted that the City can't be arbitrary in their decisions; projects are each reviewed in an equitable fashion. Singer stated that she understands the guidelines; this is a good but large project, but doesn't think it's overwhelming. Nelson asked how high the new ladder truck can extend. Shepard stated over 80ft to which Byrd-Rinck replied where the line is drawn on height then. Mulcahy clarified that three stories is around 35 feet high; the requested 7' variation lies in the roof line ascetics. Mulcahy noted that if this had been a request for a four story building, the staff report would have been different. A large building standard for downtown can be looked at in the future. Shepard said the bank building has many issues and is at the end of its useful life. He would rather this project be located downtown than up in the North Fork. He is amazed at the amount of parking they have provided and stated that the City Council will be doing a traffic study in the near future regardless of this project. He reminded everyone that Nucleus Ave is also State Highway 486, as such the State has jurisdiction over it. Wallace said angled parking and public space was looked at. The street scape was a concern during the design process. Many mitigation ideas were discussed at project planning meetings. Duffy stated that in his opinion the requested height is not an issue and this project is consistent with city growth.

Motion made by Duffy to add a condition 15 stating safety fencing per building code will be used during project construction, Seconded by Shepard. Voting Yea: Vukonich, Shepard, Byrd-Rinck, Nelson, Singer, Smith, Duffy.

Motion made by Shepard modify condition 7 by striking the 3rd sentence and indicating landscaping as planned in PUD, Seconded by Singer. Voting Yea: Vukonich, Shepard, Byrd-Rinck, Nelson, Singer, Smith, Duffy.

Vote on original motion to adopt Staff Report CPUD as findings of fact: Voting Yea: Vukonich, Shepard, Byrd-Rinck, Nelson, Singer, Smith, Duffy.

Recommend Approval of PUD to City Council:

Motion made by Singer to recommend the PUD to City Council with amended conditions, Seconded by Shepard. Voting Yea: Vukonich, Shepard, Byrd-Rinck, Nelson, Singer, Smith, Duffy.

The project will be on the City Council's April 6th meeting agenda.

ADJOURNMENT

Nelson motioned to adjourn, second by Duffy at 8:24 p.m.

**CITY OF COLUMBIA FALLS
MINUTES OF THE REGULAR MEETING
HELD MARCH 10, 2020**

Item No. 1.

Next Regular Planning Board Meeting – TBD

Chairman

Attest:

Public Works Clerk

DRAFT

CITY OF COLUMBIA FALLS
NOTICE OF PUBLIC HEARINGS

Item No. 2.

The Columbia Falls City-County Planning Board will hold a public hearing for the following item at their regular meeting on Tuesday, May 12, 2020 at 6:30 p.m. at the Council Chambers of City Hall, 130 6th Street West, Columbia Falls, Montana. The Columbia Falls City Council will hold a subsequent hearing on June 1, 2020 starting at 7:00 p.m. in the same location. Both hearings will be conducted in accordance with the most current recommended and/or required public health and safety protocols in place at the time of the hearing. The City website, <https://cityofcolumbiafalls.org>, will contain updated information if there is any change to the planned hearings.

Request for a Conditional Use Permit to operate a dog kennel:

Brunz Enterprises LLC (Will & Andrea Brunz) is requesting a Conditional Use Permit to operate a dog kennel on property located at 443 Rogers Road in Columbia Falls. The 11.8 acre property is described as Assessor's Tract 2M (Tract 4 of COS 20092) in SW1/4SE1/4 of Section 16, Township 30 North, Range 20 West, P.M.M., Flathead County. The property is zoned SAG-5 in the Columbia Falls Zoning Jurisdiction. Commercial Kennels require a Conditional Use Permit in the SAG-5 Zoning District.

Persons are allowed to attend the hearing(s), subject to the most recent public gathering restrictions enacted by County and State agencies at or prior to the time of the hearing. Persons are encouraged to submit written comments prior to the meeting. Written comments carry the same weight as public testimony given during the hearing. Written comments may be sent to Columbia Falls City Hall, Attention: Barb Staaland, City Clerk, 130 6th Street West, Room A, Columbia Falls, MT 59912 or via email: staalandb@cityofcolumbiafalls.com. For more information on the proposed conditional use, please call Eric Mulcahy, Columbia Falls City Planner at 755-6481.

DATED this 21st day of April, 2020

Susan Nicosia

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

Publish: Daily Interlake Sunday April 26, 2020

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

Item No. 2.

**COLUMBIA FALLS PLANNING OFFICE STAFF REPORT #CCU-20-01
Dog Boarding, Daycare and Training Facility
Brunz Enterprises, LLC
May 5, 2020**

A report to the Columbia Falls City-County Planning Board and Zoning Commission and the Columbia Falls City Council regarding a request to permit a conditional use for a Dog Kennel located at 443 Rogers Road. The Conditional Use request is scheduled for a public hearing before the Planning Board on Tuesday, May 12, 2020 at 6:30 PM and Columbia Falls City Council on Monday, June 1st, 2020 at 7:00 p.m.

BACKGROUND INFORMATION

A. PETITIONERS

Brunz Enterprises, LLC
531 Windy Acres Drive
Columbia Falls, MT 59912

B. PETITIONER'S TECHNICAL ASSISTANCE

Same

C. LOCATION/DESCRIPTION

Tract 4 COS 20092
Section: 8 Township: 30N Range: 20W
Address: 443 Rogers Road, Columbia Falls.

D. REQUEST

The applicants are petitioning for a Conditional Use Permit to allow a Dog Kennel which will provide boarding, daycare, and training services. The facility will be designed to hold up to 60 dogs. Overnight boarding will occur within the soundproofed kennel building. The applicant shows four outdoor kennels (Dog Yards) that would be used in the daylight hours. The applicant also shows play yards and a training yard. The play yards and training yards will be staffed whenever dogs are present to assure that the dogs are safe and that they don't create a nuisance.

E. REASON FOR REQUEST

The applicants currently have a dog kennel facility and want to relocate.

F. EXISTING LAND USE

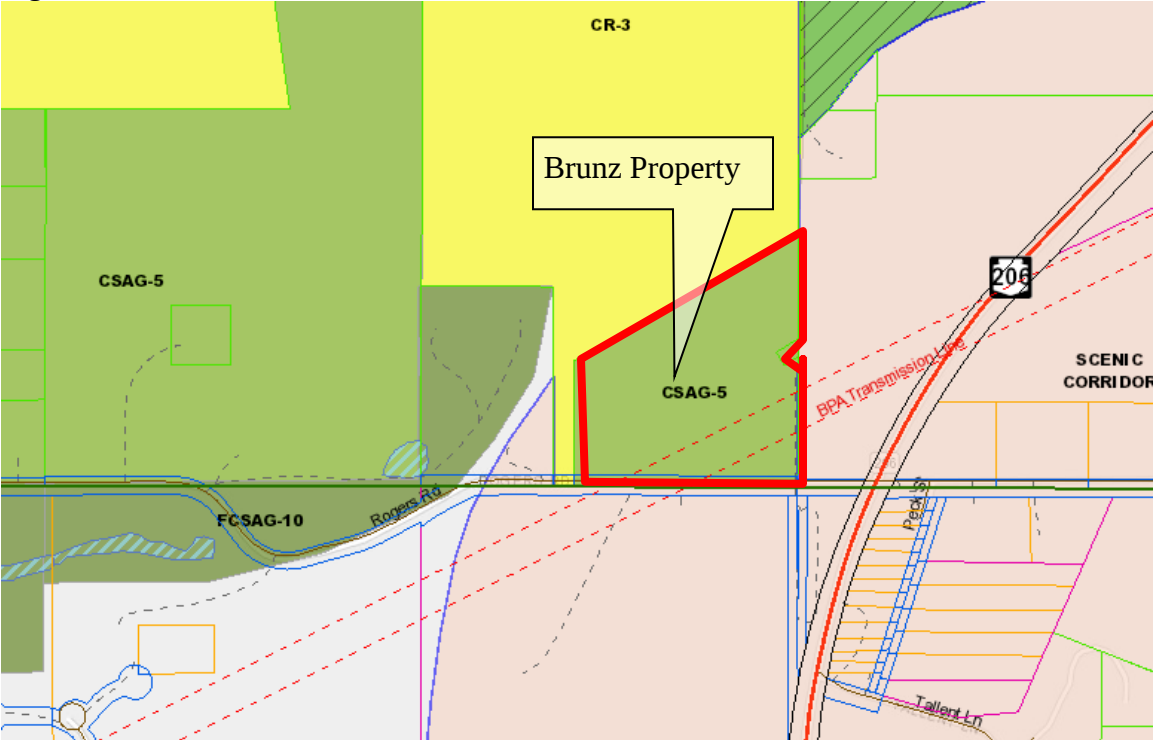
Photo 1 – foundation in the background.

The property is currently vacant although the applicant appears to be constructing a building on the site. The property has a BPA transmission line traversing the southeast corner of the parcel.

G. ADJACENT ZONING AND LAND USE:

The property is located within a CSAG-5 (Suburban Agricultural) zone in the rural part of the Columbia Falls Zoning Jurisdiction. Neighboring uses consist of a single family home, the recently approved preliminary plat for The Bench's subdivision, mini-storage building, Montana Highway Maintenance shop, and agricultural uses. The property to the east and south are unzoned except for the scenic overlay zone which only regulates off-premise signage and cell towers. Property to the north is zoned CR-3 (Urban residential) and the property to the west is CSAG-10 and CSAG-5.

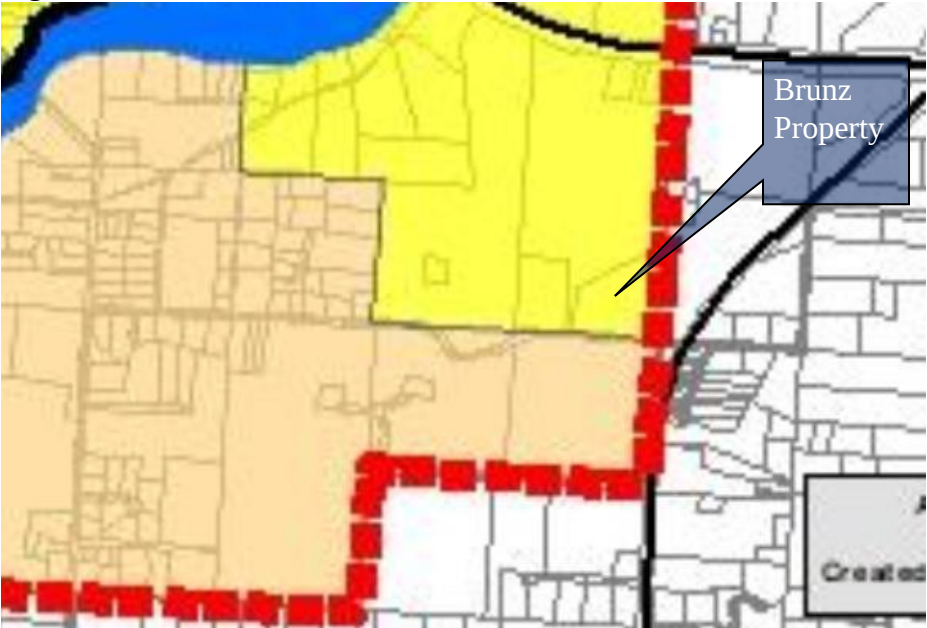
Figure 1



Zoning Map – Flathead County GIS

- H. **GROWTH POLICY DESIGNATION:**
Growth Policy designates this area as Commercial – general highway and neighborhood retail sales, services and mixed office use.

Figure 2



Columbia Falls Growth Policy 2019 Edition

Land Use Map Legend		
	Commercial	General, highway and neighborhood retail sales, services or mixed office use.
	ResortRes Com	Within the confines of an overall development plan, provides recreation opportunities (principally to residents and quests), commercial uses (associated directly with recreation), and a mixture of housing types and densities.
	HeavyIndustrial	Manufacturing, processing, storage and assembly of goods, where noise, odor, dust and associated impacts extend beyond the confines of a building or screened area.
	LightIndustrial	Wholesale and industrial uses where noise, odor, dust and associated impacts are confined to a building or screened area.
	MultiFamily	8 or more units/acre. High density residential including tow nhouses and apartment units. Served by urban services. May be a buffer or transitional area between low density residential and non-residential uses.
	UrbanResidential	Between 2 and 8 units/acre. Primarily single family residential with limited quantities of multifamily units. Fully served by urban services.
	SuburbanResidential	2 units/acre or less. Primarily single family residential in a quasi-rural setting. Some urban services available.
	RuralPreserve	A rural area, predominately used for corporate and public lands, estate housing, and protective buffer for industry. Outside the immediate needs of urban development and having limited urban services. Residential use closely associated with highly developed access and low fire hazards.
	PublicSemipub	Schools, government offices or facilities, and cemeteries.
	ParkOpenspace	City and County parks, homeowner parks and green space areas, recreation access points.

Columbia Falls Growth Policy 2019 Edition

EVALUATION BASED ON REQUIRED CRITERIA

18.210.080 Criteria Required for Consideration of a Conditional Use Permit:

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

In the case of Animal Hospitals, Pounds, Kennels, and Shelters – the City of Columbia Falls also has Special Provisions for Conditional Use Permits found in Chapter 18.412

Requests for agency comment were emailed to Flathead County Road Department, Fish, Wildlife and Parks, Flathead City-County Health Department, and BPA on April 15th. As of the writing of this report, Flathead County Road Department and BPA have responded.

- a. Site Suitability. (That the site is suitable for the use) This includes:
 - i) Adequate Usable Space: The subject property is 11.8 acres in size is approximately 388 feet in width and is between 440 and 846 feet in depth. It would appear that the property can meet the 100-foot setbacks for the outside pen areas
 - ii) Adequate Access: The property has direct access to Rogers Road, a paved, County maintained public road. Access is suitable.
 - iii) Absence Of Environmental Constraints: There are no environmental constraints on the property such as: wetlands, floodplains, steep slopes, stream or river crossing. The property is almost flat and located on the Columbia Heights Bench.
- b. Appropriateness of Design. The site plan for the proposed use will provide the most convenient and functional use of the lot. Consideration of design should include:
 - i) Parking Scheme: The Columbia Falls Zoning Ordinance requires parking of one space per 400 square feet (gross) for animal hospitals, pounds, shelters, and commercial kennels. The applicant's site plan shows a building measuring 48 by 80 for 3840 square feet. The parking requirement for this facility is 10 parking spaces. The 11.8 acres site should be able to accommodate 10 spaces. The applicant did not show specifically where the parking is going to be and a parking stall measures 9' by 20'. A recommended condition of approval will be that the applicant construct and mark the required parking prior to opening the facility. The zoning regulations do not require paving of the parking areas in the CSAG zones. However the Planning Board may require paving if it determines that it is needed for air quality concerns.
 - ii) Traffic Circulation: The applicant is showing a circular drive off of Rogers Road for access to the business. Parking would most likely radiate off of the driveway.
 - iii) Open Space: None proposed or required for a kennel facility.
 - iv) Fencing/Screening: The applicant is showing a number of play yards and a training yard for the dogs. It also appears that there are four outside kennels east of the proposed building. Per the Special Provision in 18.412 unless soundproofed, these outside kennels must be 100-feet from the property boundaries. Whenever a dog(s) are in the play yard or the training yard the

animal will be accompanied by a staff person. Staff is recommending a condition that all fencing be chain link or the equivalent. The neighbor to the west called on May 30th and requested some privacy fencing between her house and the kennel use. The Planning Board can require some six foot privacy fencing should you deem it a mitigation.

- v) Landscaping: The applicant states in the application that the landscaping will consist of watered lawn, natural grasses, rock, stone and shrubbery. There are no specific requirements for landscaping for this use in the zoning ordinance.
- vi) Signage: Signage would conform to existing Columbia Falls sign regulations.
- c. Availability of Public Services and Facilities. The following services and facilities are to be available and adequate to serve the needs of the use as designed and proposed:

Sewer	Individual septic
Water	Individual well
Storm Water Drainage	On-Site by owner
Fire Protection	Badrock Volunteer Fire
Police Protection	Flathead County Sheriff
Streets	Flathead County Road and Bridge

The applicant indicates in the application that they will use an incinerator to handle dog waste. I've included a photo of the incinerator and a link to the website of the manufacturer at the end of this staff report. I contacted the manufacturer of the incinerator by phone on May 1st. The manufacturer stated that that his incinerators are used for all types of waste including animal and medical waste. There are afterburners on the products and the produce no smoke or odors. I was able to contact the Flathead City-County Health Department on May 4th for comment. Wendee Jacobs of the Flathead City-County Health Department is researching the proposed incinerator and running the question of its use by the Montana Dept of Environmental Quality. At the time of writing this report Ms. Jacobs has not been able to determine if this is allowed or not. As a result I am adding a condition that should the applicant pursue the incinerator, they will need to provide written approval from the Flathead City-County Health Department prior to installing and using the incinerator equipment.

- d. Immediate Neighborhood Impact. The proposed use will not be detrimental to abutting properties in particular and the neighborhood in general. Typical negative impacts which extend beyond the proposed site include, but are not limited to:
 - i) Excessive Traffic Generation: The closest use to a kennel in the ITE Trip Generation Table 9th Additions is an animal hospital. An animal hospital of 4000 square feet will produce approximately 16 morning trips and 19 evening

trips. This low volume of vehicles would not appear to over burden the County Road and one would assume that most traffic is going to come from Highway 206 even if people are coming from Columbia Falls because that is by far the quickest way to get to the site. Dave Prunty, Flathead County Road Superintendent was sent a request for comment. Mr. Prunty responded by email that he had no comment at this time. The applicant provided a copy of the approach permit from Flathead County Road and Bridge for the driveway installed at the property.

- ii) Noise or Vibration: To address the potential for noise impacts, the Columbia Falls Zoning Ordinance requires that all facilities, structures, or open area used for boarding must either be soundproofed or located 100-feet from any neighboring property line. Upon request, the applicant elaborated on the building design and states that they will be using soundproof wall insulation and sound baffles in the ceiling to address noise coming from the building. For the purposes of these Regulations, boarding would also include daycare facility. Training and play areas where a trainer or handler is with the animals monitoring their behavior would not be considered a boarding facility. The four outside dog yards shall be located 100-feet from any adjoin property line.
- iii) Dust, Glare, Or Heat: The proposed use should not generate any dust, glare or heat that would be considered objectionable.
- iv) Smoke, Fumes, Gas, or Odors: The Columbia Falls Zoning Ordinance requires that any animal waste generated at a Kennel be removed on a daily basis. The applicant states that solid waste would be removed twice a week and dog waste would be incinerated. Whether the applicant removes the waste by shovel and can or by incinerator it must be done on a daily basis. Prior to operating the facility, the applicant shall provide a contract with a licensed waste hauler showing daily pick up or the applicant will demonstrate that the incinerator is working. According to the manufacturer of the incinerator, they are EPA proved and they produce no smoke or odor.

I was able to contact the Flathead City-County Health Department on May 4th for comment. Wendee Jacobs of the Flathead city County Health Department is researching the proposed incinerator and running the question of its use by the Montana Dept of Environmental Quality. At the time of writing this report Ms. Jacobs has not been able to determine if this is allowed or not. As a result I am adding a condition that should the applicant pursue the incinerator, they will need to provide written approval from the Flathead City-County Health Department prior to installing and using the incinerator equipment.

- v) Inappropriate Hours of Operation: The application states that the facility runs 24 hours a day as they are caring for dogs on multi-day stays. However the general public will only be able to access the facility between the hours of 7am and 7pm. The applicants state that they may use the outside dog yards from 7am to 10pm. To mitigate noise given the nature of the business, the kennel facility will be required to be soundproofed and the outdoor dog yards will have a required 100-foot setback to a property line.
- vi) Signage: 18.438 Permitted Signs in Zoning Districts allows the applicant to have signs that comply and do not to exceed the standards of section 18.438.080 (A). The applicant is allowed one free standing sign and one wall mounted sign. The applicant must secure a sign permit from the City of Columbia Falls.

Special Provision Chapter 18.412 for Animal Hospitals, Pounds, Kennels, and Animal Shelters

Overnight boarding – Animals boarded overnight shall be kept in climate controlled, soundproofed buildings.

Location – Where facilities are not climate controlled or soundproofed, no partially or fully enclosed structure or fenced open area used to board animals shall be closer than 100 feet to an adjacent property line.

Animal waste – Animal excreta shall be removed from the site daily or as otherwise necessary to avoid the spread of objectionable odors, insects, pests, and objectionable surface drainage.

These three criteria have been reviewed with the CUP criteria above and addressed with conditions below.

APPLICABLE REGULATIONS

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

Chapter 18.210 Conditional Use Permits

Chapter 18.320 CSAG-5 Suburban Residential

Chapter 18.412 Special Provisions – Animal Hospitals, Pounds, Kennels, Animal Shelters

Chapter 18.532.010 Parking facilities

SUMMARY

The Conditional Use Permit request is for a kennel and doggy daycare located at 443 Rogers Road in Columbia Falls. In accordance with 18.210.100 the Planning Board and Council must make a finding of fact for the items enumerated in the “evaluation based on criteria.” The Planning Director’s opinion concerning these items is provided in this section.

The Columbia Falls Zoning Regulations have a Special Provision Section designed to address issues that may occur with certain uses and/or conditional use permits. In the case of the proposed dog kennel, the Special Provisions require minimum mitigation measures for noise (barking dogs) and odor (animal waste).

Considering the vicinity of this proposed conditional use for the Kennel is located on an 11.8 acre parcel zoned SAG-5 in a rural area of the Planning Jurisdiction. The size of the property allows the owner to setback kennels 100-feet and soundproof the kennel building to comply with the zoning regulations and mitigate potential noise problems created by barking dogs.

Animal waste will be removed daily from pens, yards and fields and incinerated on-site or the applicant shall contract with a licensed waste hauler for daily pick-up.

RECOMMENDATION

Staff recommends that Columbia Falls City-County Planning Board grant the Conditional Use Permit request for a Boarding Kennel, Doggy Daycare and Training Facility located at 443 Rogers Road. Where specified, the condition shall be completed and compliance approved by the Columbia Falls Planning Department/City Manager prior to the opening of said business. **Approval of this conditional use is contingent upon the facilities initial and continued compliance with the following conditions of approval:**

1. Signage for the business shall comply with Section 18.438.080 of the Columbia Falls Zoning Regulations. The applicant shall secure a sign permit from the City of Columbia Falls prior to erecting any signage.
2. The applicant shall secure a septic permit from the Flathead City-County Health Department and install the septic system for the facilities restrooms, cleaning facilities, and floor drains. The Applicant shall provide a copy of the permit to the Columbia Falls Planning Office prior to opening the business.
3. Prior to construction of the Kennel, the applicant shall provide the Columbia Falls Planning Office a set of plans for the soundproofing of the structure. The plan for soundproofing shall be approved by the City prior to completing the building and opening the dog kennel business.
4. Prior to operating the facility, the applicant shall provide a contract with a licensed waste hauler showing daily pick up or the applicant will provide the Columbia Falls Planning Department with written approval from the Flathead City-County Health Department prior to installing and using the incinerator equipment.
5. The applicant shall construct and mark the required parking prior to opening the facility.

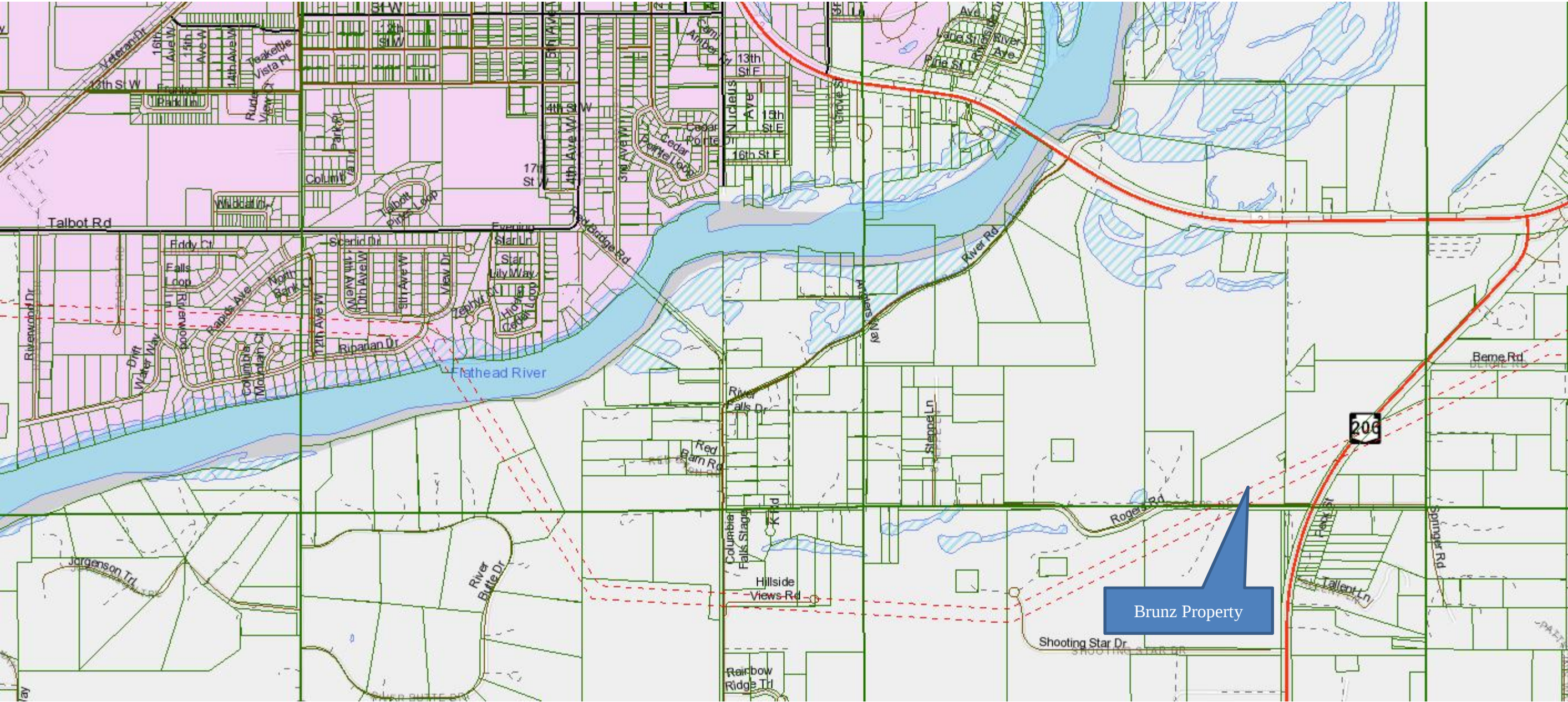
6. The four outside kennels must be 100-feet from any property boundary.
7. Fencing for the play yards, training yards, and dog yards, shall consist of chain-link or equivalent.
8. Outdoor lighting shall be restricted to the requirements as found in Section 18.441.10 of the Columbia Falls Zoning Regulations.
9. The applicant shall secure the necessary BPA Land Use Agreement before construction of the kennels.

Proposed Incinerator



<https://ecoincinerators.com/incinerators>

Site Plan for Brunz CUP





Planning Department

Item No. 2.

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

PHONE (406) 892-4391

FAX (406) 892-4413

APPLICATION FOR CONDITIONAL USE PERMIT

FILING FEE ATTACHED \$ 700.00

PROPOSED USE: DOG BOARDING/DAYCARE/TRAINING FACILITY

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

OWNER(S) OF RECORD:

Name: BRUNZ ENTERPRISES, LLC (WILL & ANDREA BRUNZ)

Mailing Address: 531 WINDY ACRES DRIVE

City/State/Zip: COLUMBIA FALLS MT 59912 Phone: 406-897-7197

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

Name: WILL & ANDREA BRUNZ

Mailing Address: 531 WINDY ACRES DR

City/State/Zip: COLUMBIA FALLS MT 59912 Phone: 406-897-7197

LEGAL DESCRIPTION OF PROPERTY (Refer to Property Records):

Street Address 443 ROGERS RD Tract X
Block _____ Lot _____

Subdivision Name _____

Section 16 Township 30N Range 20W

SW 1/4 NE 1/4 + W 1/2 SE 1/4

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

18.210.090 Burden of proof.

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

1. Zoning District and Zoning Classification in which use is proposed: SAG 5

2. Attach a plan of the affected lot which identifies the following items:

- Surrounding land uses.
- Dimensions and shape of lot.
- Topographic features of lot.

- d. Size(s) and location(s) of existing buildings.
- e. Size(s) and location(s) of proposed buildings.
- f. Existing use(s) of structures and open areas.
- g. Proposed use(s) of structures and open areas.
- h. Existing & proposed landscaping and fences.

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

- a Traffic flow and control.
- b Access to and circulation within the property.
- c Off-street parking and loading.
- d Refuse and service areas.
- e Utilities.
- f Screening and buffering.
- g Signs, yards and other open spaces.
- h Height, bulk and location of structures.
- i Location of proposed open space uses.
- j Hours and manner of operation.
- k Noise, light, dust, odors, fumes and vibration.
- l If the application is for a home occupation conditional use permit provide the following information:
 - 1 Number of employees that will work on the premises.
 - 2 Number of employees that are not family members residing at the premises.
 - 3 Estimated number and frequency of clients/patrons that will visit the on-site business.
 - 4 How much area will be used for the business. Compared to the area used for residential purposes.

4. Attach supplemental information for proposed uses that have additional requirements.

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

Applicant Signature William A. Bay Date 4/7/2020

2. Plan of the affected lot which identifies the following items:
- a) Surrounding land uses: Wrapping the western and northern side of the property is an 80' easement for a proposed sub-division outlet road. On the south edge of the property is Rogers Road. Across Rogers Road is a State of Montana Department of Transportation. Farmland exists between the property and MT HWY 206 to the east.
 - b) Dimensions and shape of lot: Please see attached Certificate of Survey Map.
 - c) Topographic features of lot: The lot is essentially flat with no trees, waterways, or other topographic features of note where the building will be.
 - d) Size(s) and locations(s) of existing buildings: There are currently no existing buildings or structures on the property.
 - e) Size(s) and locations(s) of proposed buildings: There will be one 80' x 48' building erected. Please see Map #2 for location on the property.
 - f) Existing use(s) of structures and open areas: The lot is currently being used as a horse pasture.
 - g) Proposed use(s) of structures and open areas: The structure and surrounding open area will be used as a dog boarding/daycare/training center on approximately 5 acres of the 11.87 acre lot. The remaining acreage will be used as a horse pasture and future home building site for the owners.
 - h) Existing and Proposed landscaping and fences: There is currently a 5-wire fence across the southern edge of the property bordering Rogers Road. There is also a temporary horse fence surrounding the eastern portion of the property. A perimeter fence will be installed on the western half of the property to designate the kennel area. In addition, enclosed dog yard fences will be built to ensure the safety of the animals in our care. Landscaping will consist of watered lawn, natural grasses, rock, stone, and shrubbery.

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

- a) Traffic flow and control: Between 10 – 40 guest vehicles daily.
- b) Access to and circulation within the property: We have acquired the necessary permits for two approaches off Rogers Road with a circle drive and parking available for all vehicles, including employee.
- c) Off-Street parking and loading: None.
- d) Refuse and service areas: Weekly trash removal will be contracted. Dog feces will be incinerated on site.
- e) Utilities: A well, septic, natural gas from Northwestern Energy, electricity from Flathead Electric and phone from either Centurylink or Spectrum will be installed.
- f) Screening and buffering: Landscaping will consist of watered lawn, natural grasses, rock, stone, and shrubbery.
- g) Signs, yards and other open space uses: Signage will be on property along fence line of Rogers Road and on kennel building. Dog yards will be lawn and natural grasses.
- h) Height, bulk and location of structures: The building will be lumber framed 48'x80'x24'. Please see attached Map #2 for location on the property.
- i) Location of proposed open space uses: Please see Map #2 for open space uses.
- j) Hours and manner of operation: We care for the animals in our care 24 hours a day. We are open 7 am – 7 pm for pickup and drop off.
- k) Noise, light, dust, odors, fumes and vibration: Outdoor dog yards will be in use 7 am to 10 pm in accordance with Flathead County Dog Noise Ordinance. Outdoor lighting will be used for safety in dog areas until 10 pm. Building security lighting will be used when dark. Dust will be controlled through irrigation in dog areas. Driveway and parking will be oiled with dust prevention materials. There are no emissions, fumes, or vibrations caused by the operation of the business.
- l) If the application is for a home occupation conditional use permit provide the following information: NOT APPLICABLE

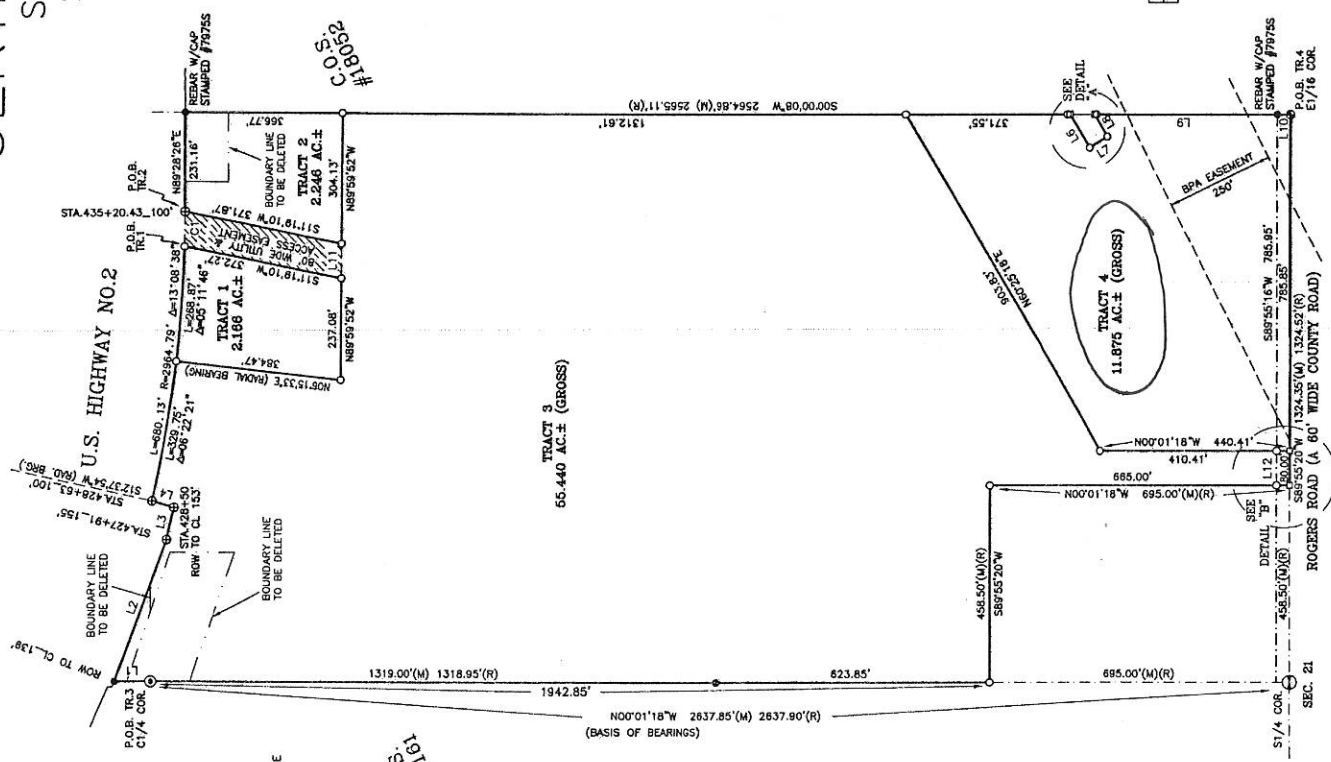
TR 38E+20-0033351 TR 2E-0636775 TR 38+2-0101500

OWNERS: Cofalis Investments, LLC
PURPOSE: RELOCATION OF COMMON BOUNDARIES
DATE: JUNE 1, 2015

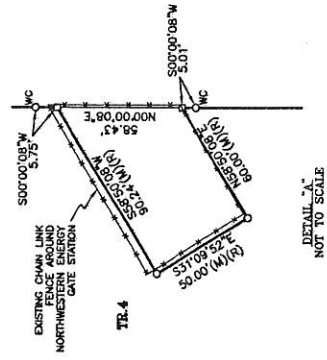
CERTIFICATE OF SURVEY

SW1/4 NE1/4 & W1/2 SE1/4,
SEC. 16, T30N, R20W, P.M.,M.,
FLATHEAD COUNTY, MONTANA

- LEGEND**
- ⊙ SOUTH 1/4 COR., SEC. 16, FOUND 2.5" DIAMETER BRASS CAP STAMPED #9560ES
 - ⊙ CENTER 1/4 COR., SEC. 16, FOUND REBAR W/CAP STAMPED #9560ES
 - ⊙ EAST 1/16 COR., SEC. 16, FOUND 2" DIAMETER ALUMINUM CAP, NO STAMP
 - ⊙ FOUND REBAR W/CAP, STAMPED #9560ES (UNLESS OTHERWISE NOTED)
 - ⊙ FOUND 2" DIAMETER ALUMINUM CAP, MOH STATION & DISTANCE TO ROW CENTERLINE
 - ⊙ SET 5/8" X 24" REBAR W/PLASTIC CAP STAMPED #15627LS
 - ⊙ WITNESS CORNER, SET 5/8" X 24" REBAR W/PLASTIC CAP STAMPED #15627LS
 - ⊙ COMPUTED POINT
 - POINT OF BEGINNING
 - (M) MEASURED DISTANCE
 - (R) RECORDED DISTANCE



- NOTES**
- 1) THE 80-FOOT WIDE UTILITY & ACCESS EASEMENT ACROSS TRACT 3 OF THIS SURVEY IS FOR THE BENEFIT OF TRACTS 1, 2 & 3 OF THIS SURVEY.
 - 2) THE 250-FOOT WIDE BONNEVILLE POWER ADMINISTRATION EASEMENT SHOWN HEREON WAS DELETED FROM THE CENTERLINE OF THE EXISTING POWER LINES.



LINE	BEARING	DISTANCE
L1	N00°00'39"E	83.40 (M) 83.30 (R)
L2	S70°02'57"E	350.85
L3	S77°30'43"E	76.96
L4	N15°59'25"E	53.79 (M) 53.00 (R)
L5	N89°28'26"E	231.16
L6	S31°00'59"E	90.24 (M) 90.00 (R)
L7	S31°00'59"E	80.00 (M) 80.00 (R)
L8	N58°50'08"E	425.49
L9	S00°00'08"W	30.01 (M) 30.00 (R)
L10	S00°00'08"W	30.01 (M) 30.00 (R)
L11	N89°55'52"W	81.59
L12	S89°55'52"W	80.00

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	RADIAL IN	RADIAL OUT
C1	2964.79'	81.51'	01°34'31"	S01°03'48"W	S00°30'43"E

Item No. 2.

COS# 20092

201500022218 Fees: \$30.00 by: NC
by: SAM CORDI LAND SURVEYING & MAPPING INC
Date 9/22/2015 Time 11:34 AM
Debbie Pierson, Flathead County Montana

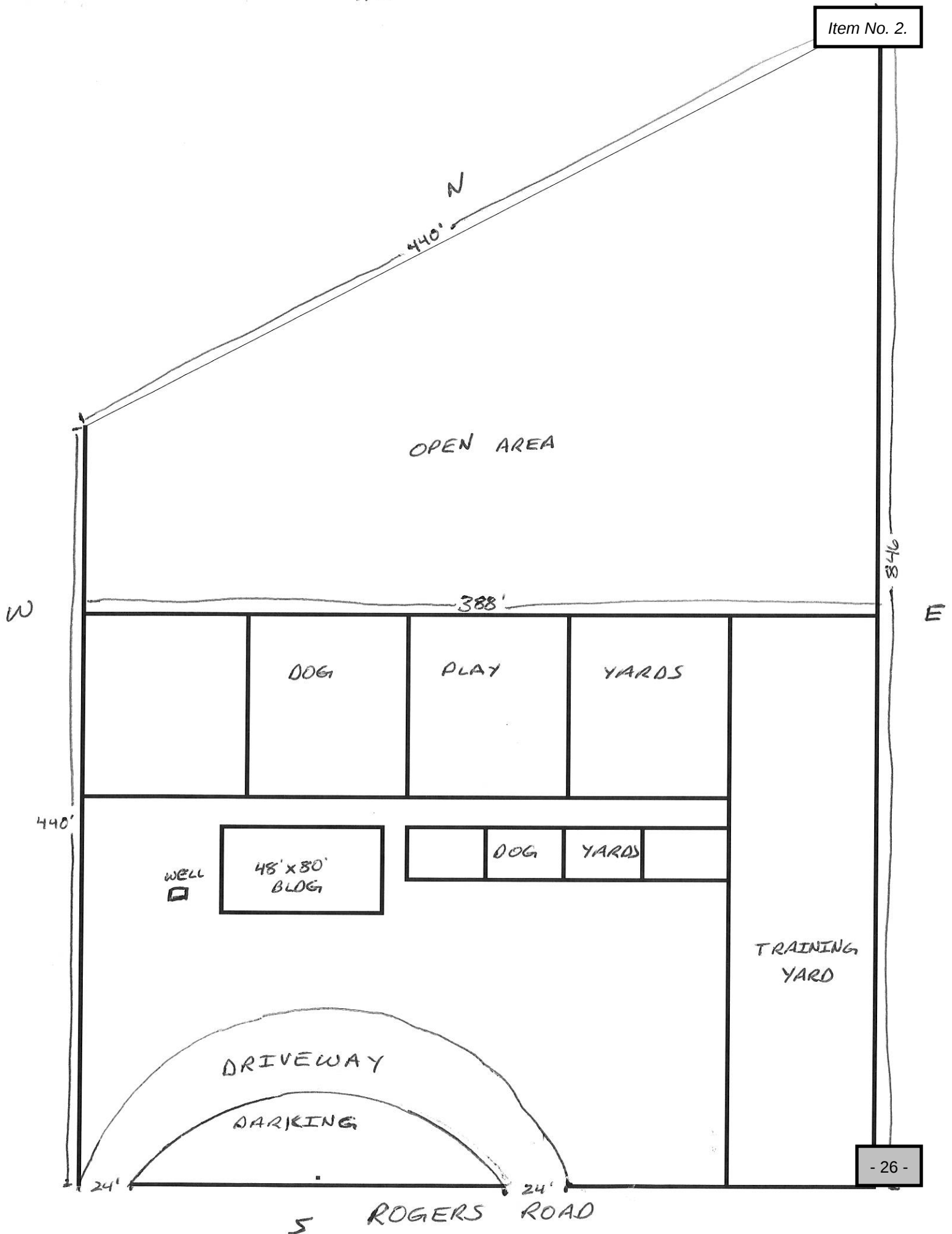
C.O.S. # 20092

SAM CORDI
RED LAND SURVEYOR
RADO AVE
823
Ft. MT 59937
900-962-9977

- 25 -

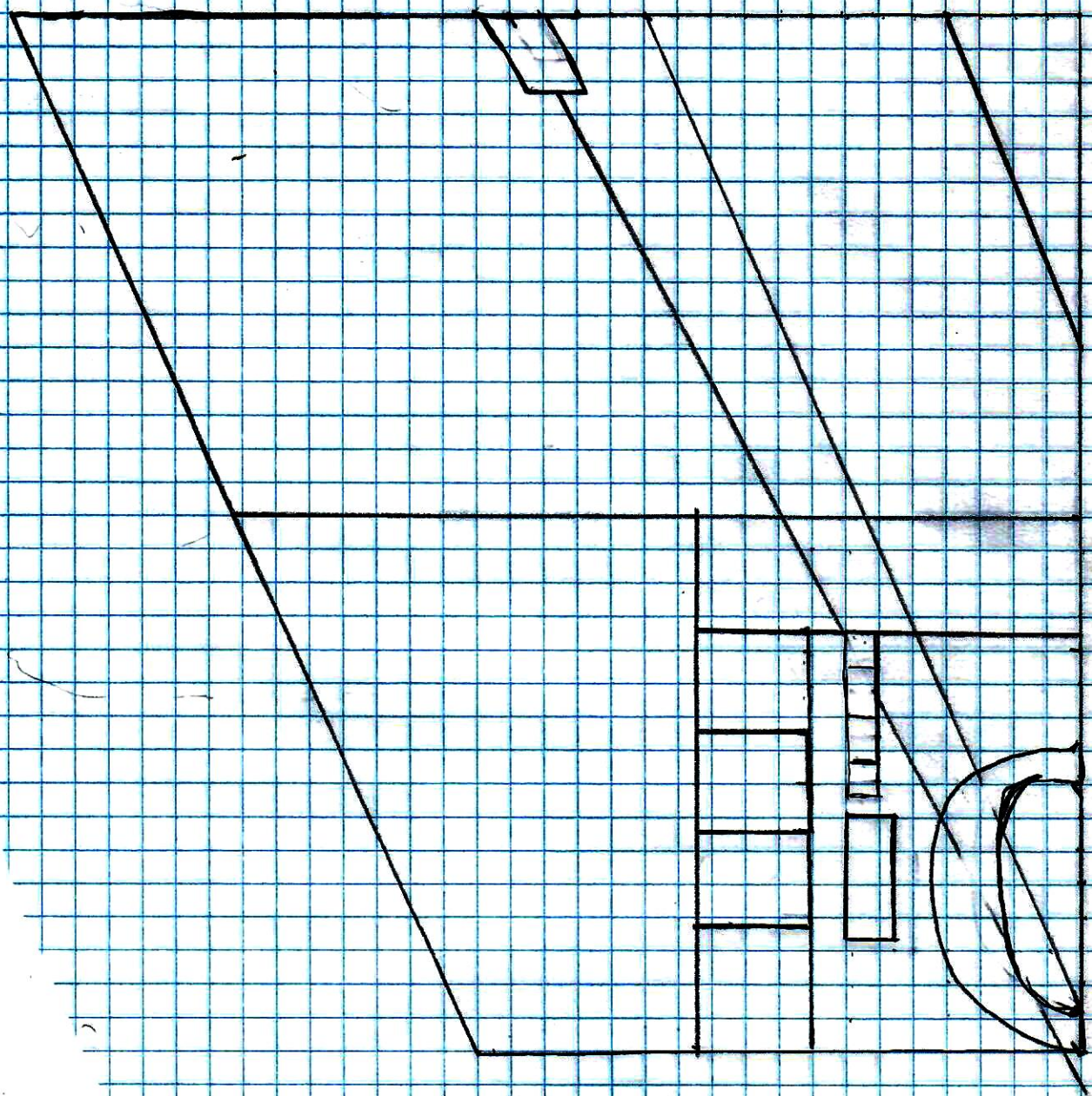
MAP #2

Item No. 2.



, 118

Item No. 2.



CITY OF COLUMBIA FALLS
NOTICE OF PUBLIC HEARINGS

The Columbia Falls City-County Planning Board will hold a public hearing for the following item at their regular meeting on Tuesday, May 12, 2020 at 6:30 p.m. at the Council Chambers of City Hall, 130 6th Street West, Columbia Falls, Montana. The Columbia Falls City Council will hold a subsequent hearing on June 1, 2020 starting at 7:00 p.m. in the same location. Both hearings will be conducted in accordance with the most current recommended and/or required public health and safety protocols in place at the time of the hearing. The City website, <https://cityofcolumbiafalls.org>, will contain updated information if there is any change to the planned hearings.

Request for a Conditional Use Permit to operate a dog kennel: Brunz Enterprises LLC (Will & Andrea Brunz) is requesting a Conditional Use Permit to operate a dog kennel on property located at 443 Rogers Road in Columbia Falls. The 11.8 acre property is described as Assessor's Tract 2M (Tract 4 of COS 20092) in SW1/4SE1/4 of Section 16, Township 30 North, Range 20 West, P.M.M., Flathead County. The property is zoned SAG-5 in the Columbia Falls Zoning Jurisdiction. Commercial Kennels require a Conditional Use Permit in the SAG-5 Zoning District.

Persons are allowed to attend the hearing(s), subject to the most recent public gathering restrictions enacted by County and State agencies at or prior to the time of the hearing. Persons are encouraged to submit written comments prior to the meeting. Written comments carry the same weight as public testimony given during the hearing. Written comments may be sent to Columbia Falls City Hall, Attention: Barb Staaland, City Clerk, 130 6th Street West, Room A, Columbia Falls, MT 59912 or via email: staalandb@cityofcolumbiafalls.com. For more information on the proposed conditional use, please call Eric Mulcahy, Columbia Falls City Planner at 755-6481.
DATED this 21st day of April, 2020

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

April 26, 2020
MNAXLP

Item No. 2.

STATE OF MONTANA

FLATHEAD COUNTY

AFFIDAVIT OF PUBLICATION

MARY BOOTH BEING DULY

SWORN, DEPOSES AND SAYS: THAT SHE IS THE LEGAL CLERK OF THE **DAILY INTER LAKE** A DAILY NEWSPAPER OF GENERAL CIRCULATION, PRINTED AND PUBLISHED IN THE CITY OF KALISPELL, IN THE COUNTY OF FLATHEAD, STATE OF MONTANA, AND THAT NO. 26965

LEGAL ADVERTISEMENT WAS PRINTED AND PUBLISHED IN THE REGULAR AND ENTIRE ISSUE OF SAID PAPER, AND IN EACH AND EVERY COPY THEREOF ON THE DATES OF APRIL 26, 2020

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

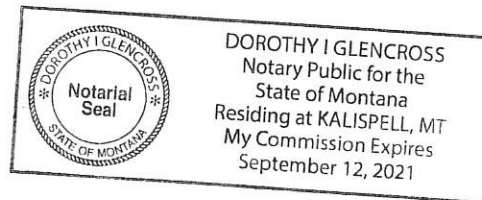
Mary Booth

Subscribed and sworn to
Before me this, April 26, 2020

Dorothy I. Glencross

Dorothy I. Glencross

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





Planning Department

Item No. 2.

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

PHONE (406) 892-4391

FAX (406) 892-4413

April 21, 2020

Re: Public hearing notice for a CUP for Brunz Enterprises LLC

Dear Adjacent Property Owner:

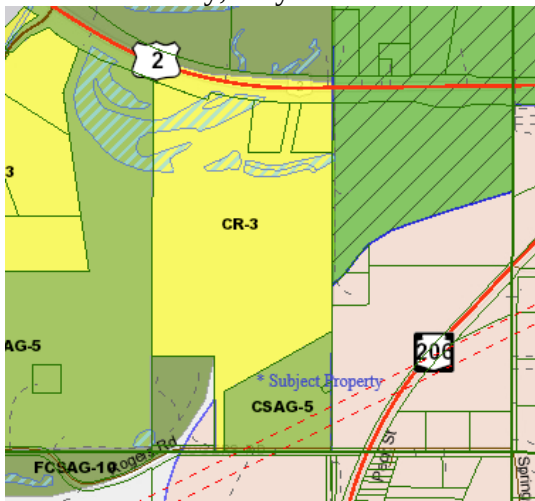
Our records indicate that you are the owner of property within 150-feet of the proposed project.

As the Planning Staff for the Columbia Falls Planning Jurisdiction, I am writing to provide you with a notice of a public hearing for a Conditional Use Permit (CUP) for property located at 443 Rogers Road in Columbia Falls. The property is zoned SAG-5 (Suburban Agricultural) which requires a CUP to operate a kennel. The property is described as Assessor's Tract 2M (Tract 4 of COS 20092) in SW1/4SE1/4 of Section 16, Township 30 North, Range 20 West, P.M.M., Flathead County.

If you have question or comments concerning this matter, please call or write me at City Hall. For written comment to be included in the Planning Board packet, it needs to be submitted to the City Clerk, 130 6th Street West, Columbia Falls, MT 59912 no later than Thursday May 7, 2020 or by email: staalandb@cityofcolumbiafalls.com. Written or emailed comment may be provided up to 5:00 pm on the day of the hearing, it will just be passed out at the hearing. Please see the attached notice for specific public hearing information.

Sincerely,

Eric H. Mulcahy, City Planner



NOTICE OF HEARINGS

The Columbia Falls City-County Planning Board will hold a public hearing for the following item at their regular meeting on Tuesday, May 12, 2020 at 6:30 p.m. at the Council Chambers of City Hall, 130 6th Street West, Columbia Falls, Montana. The Columbia Falls City Council will hold a subsequent hearing on June 1, 2020 starting at 7:00 p.m. in the same location. Both hearings will be conducted in accordance with the most current recommended and/or required public health and safety protocols in place at the time of the hearing. The City website, <https://cityofcolumbiafalls.org>, will contain updated information if there is any change to the planned hearings.

Request for a Conditional Use Permit to operate a dog kennel:

Brunz Enterprises LLC (Will & Andrea Brunz) is requesting a Conditional Use Permit to operate a dog kennel on property located at 443 Rogers Road in Columbia Falls. The 11.8 acre property is described as Assessor's Tract 2M (Tract 4 of COS 20092) in SW1/4SE1/4 of Section 16, Township 30 North, Range 20 West, P.M.M., Flathead County. The property is zoned SAG-5 in the Columbia Falls Zoning Jurisdiction. Commercial Kennels require a Conditional Use Permit in the SAG-5 Zoning District.

Persons are allowed to attend the hearing(s), subject to the most recent public gathering restrictions enacted by County and State agencies at or prior to the time of the hearing. Persons are encouraged to submit written comments prior to the meeting. Written comments carry the same weight as public testimony given during the hearing. Written comments may be sent to Columbia Falls City Hall, Attention: Barb Staaland, City Clerk, 130 6th Street West, Room A, Columbia Falls, MT 59912 or via email: staalandb@cityofcolumbiafalls.com. For more information on the proposed conditional use, please call Eric Mulcahy, Columbia Falls City Planner at 755-6481.

DATED this 21st day of April, 2020

Susan Nicosia

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

Publish: Daily Interlake Sunday April 26, 2020

RECEIVED

MAY 04 2020

CITY OF COLUMBIA FALLS

7.

May 2, 2020

Re: CUP for Brunz Enterprises LLC

Dear Planning Board,

I am Linda Seliger. I live at 439 Rogers Road. My family received a letter from the Planning Department April 25th, 2020 about the kennels going in.

My husband, Dan, and I moved our family onto the property in 1996. Originally we had started out below the bluff but had to move up on top the bluff to this location. This was due to the two bridge zoning. It didn't matter that we already had water and septic in place.

The Brunz family broke ground in two places and put in electric utilities in March. The piece within 150' of our front yard we now know isn't for a house but a kennel. Ouch! Out of eleven plus acres it's this close. Please Please Please put the shoe on the other foot. By no means are we against the kennels going in, we'd just like a little consideration.

We have four dogs of our own. Strangers we are not when it comes to dogs and kennels!!!

Our family has a Great Love for Dogs! We're involved with Pheasants Forever, Glacier Gun Dog Club and NSTRA and have been for over 30 years now. Dan has had a hand in training many champion bird dogs and has judged many trials. We have been at many kennels of all sizes. This isn't good for us if changes can't be made.

We do enjoy entertaining so yes we are concerned. The front of our house faces the Kennel (East). That side of our home has three bedrooms and two living areas. The yard and deck are also on that side. Dogs can be a pain I know first hand. Dogs Bark !!!

We want to help this work for everyone involved.

We'd like to suggest the kennel be moved farther east from our house or maybe put their house there instead. The structure isn't there yet so please consider this before you make it a permanent thing.

We know the Kennel has requirements to meet. This is a few of our concerns:

1. size of kennel (we have know idea how many dogs)
2. notify us if parvo, Kennel cough are at their kennel so we can treat our dogs.
3. Noise while in runs solid fence to West instead of chain link.

There's a huge possibility we will have a road there as well. Dogs love to bark at cars!!!

Please consider us we've been here for 24 years.

Thank you for your time
 Sandra
 Seliger

P.S.

I can be reached
 at 406-249-2149

PO Box 689
 Col. Falls, MT
 59912-0689

May 11, 2020

Columbia Falls City County Planning Board - via email

Columbia Falls Montana

Dear Board members,

My name is Kathy Grant and I would like to express mine and my husband's support for the granting of a conditional use permit applied for by Brunz Enterprises to expand their kennel business. We have read the application report packet and see that the issues have all been addressed positively, save for the waste incinerator. We have seen and know the location of the site and it is described accurately and in an area where it would fit the community well with no adverse impacts.

As for the incinerator issue – we have seen and researched similar incinerators in the past for everything from human waste, medical waste, toilet waste and other solid waste. All that we saw were simply smaller versions of a crematory, like the ones in the residential areas of Kalispell that have no adverse issues. We feel that this is a great and environmentally friendly and diligent way to dispose of something that would simply add to the growing solid waste problems at the county landfill.

Because of the years of great care, accommodating and proven service the Columbia Mountain Kennels have been providing, their service is in high demand. In our community's realm of tourism, as well as the propensity of travelers to include their pets on vacations nowadays, their new kennel expansion is complimentary to every other tourism based business in the valley. Locals such as ourselves also benefit from these services.

We have had many dogs in our lives, and have used many kennels in the valley over the years. When we took on our latest 160 pound rescue dog project, (an unruly St. Bernard that everyone wanted but no one could handle or care for) and because of the large size of our new pet, we sought out a new kennel and researched many. We toured Columbia Mountain Kennels, found them to be first rate; caring for the pets and customers, and found that the Brunz's run their kennel like most other businesses in the valley only wish they could. They are community minded owners even giving discounts to School District 6 employees and military/law enforcement customers. I don't know if they still do or not, but at one time they gave discounts for those traveling to CF Wildcat out of town events.

Our family owns residence in Columbia Falls as well as property in Hungry Horse and Whitefish, and are a lifelong and multi-generational Flathead Valley family. We feel that the expansion of Columbia Mountain Kennels to the new location would be an asset to our community.

Please accept as signed –

Kathleen Grant

406-253-7559