

AGENDA
WHITEFISH PLANNING BOARD
July 21, 2022
6:00 p.m.

The regular meeting of the Whitefish Planning Board will be held July 21, 2022, beginning at 6:00 pm in the Whitefish City Council Chambers, 418 E 2nd Street, Whitefish, Montana. The agenda for the regular meeting will be:

- A. Call to Order and Roll Call
- B. Agenda Changes
- C. Approval of the Minutes of the [June 16, 2022](#) Meeting
- D. Communications from the Public (items not on the agenda)
- E. Unfinished Business
- F. Public Hearings
 - 1. [WCUP 22-18](#) A request by Vincent Rimmel, on behalf of OBR Management, LLC, for a conditional use permit (elevated from an administrative CUP) to open a marijuana dispensary at 333 Baker Avenue. The subject property is developed with an existing commercial building and is zoned WB-3, General Business District. It can be legally described as Lot 14 of Block 53, WHT, in S36, T31N, R22W in Whitefish. (Taylor) **Scheduled for City Council on August 15, 2022**
 - 2. [WZC 22-06](#) A request by the City of Whitefish to rezone three parcels annexed into City limits from County SAG-10 and AG-20 to WCR (Country Residential District) and WA (Agricultural District). The three parcels are unaddressed, located south of East Edgewood Drive and east of E 2nd Street and legally described as Tracts 3D, 3E, 5BA in S32/33 T31N R21W P.M.M., Flathead County, Montana. (Compton-Ring) **Scheduled for City Council on August 15, 2022**
 - 3. [WGPA 22-01](#) A request by 1291 Edgewood LLC for a Growth Policy Map amendment from 'Planned Industrial' to 'Urban Residential' for 3.4 acres of Tract 3. The property is located at 1291 Edgewood Drive and is legally described as Tract 3 in S32 T31N R21W, P.M.M., Flathead County, Montana. (Compton-Ring) **Scheduled for City Council on August 15, 2022**
 - 4. [WZC 22-07](#) A request by 1291 Edgewood LLC to rezone 3.4 acres of 1291 E Edgewood Drive from WI (Industrial and Warehousing District) to WR-2 (Two-Family Residential District). The property is located at 1291 Edgewood Drive

and is legally described as Tract 3 in S32 T31N R21W, P.M.M., Flathead County, Montana. (Compton-Ring) **Scheduled for City Council on August 15, 2022**

5. [WPP 22-05/WPUD 22-02](#) A request by 1291 Edgewood LLC for a 15-lot Preliminary Plat and Planned Unit Development overlay. The properties are undeveloped, are zoned WI (Industrial and Warehousing District), County SAG-10 and County AG-20 but are also subject to rezone requests to WR-2 (Two-Family Residential District), WCR (Country Residential District) and WA (Agricultural District) as part of this application. The PUD overlay is to facilitate multi-family development on 3.4 acres of 1291 E Edgewood Drive and smaller lots in the Agricultural District to the east of E 2nd Street. The properties are located at 1291 E Edgewood Drive and three unaddressed parcels to the east. They can be legally described as Tracts 3, 3D, 3E and 5BA in S32/33 T31N R21W P.M.M., Flathead County, Montana. (Compton-Ring) **Scheduled for City Council on August 15, 2022**
6. [WZC 22-05](#) A request by the City of Whitefish to rezone a 31.17-acre undeveloped parcel owned by Uppercut 57 LLC recently annexed into City limits from County SAG-5 zoning to the closest equivalent city zoning of WCR, Country Residential. It can be legally described as Tract 7A in SE4SW4, S01 T30N R22W P.M.M., Flathead County. (Taylor) **Scheduled for City Council on August 15, 2022**
7. [WZC 22-04](#) A request by Uppercut 57 LLC/Eagle Enterprises for a zoning map amendment to two lots, one 19.375-acre lot currently zoned WCR owned by Uppercut LLC that would be changed to WER and WR-2, and one 11.26 acre parcel currently split zoned WER and WB-2 owned by Eagle Enterprises LLC that would be changed to WR-2 and WB-2. The lots can be legally described as Tract 3BBD in SW4SE4 & SE4SW4, S01 T30N, R22W P.M.M. Flathead County, no address, and Tract 3B in SW4SE4, S01 T30N R22W P.M.M., Flathead County addressed as 6208 US Highway 93 S. (Taylor) **Scheduled for City Council on August 15, 2022**

G. Good and welfare

- Matters from Board
- Matters from staff
- Poll of Board members available for next meeting

Next Planning Board Meeting: August 18, 2022

Principles for Civil Dialogue

- We provide a safe environment where individual perspectives are respected, heard and acknowledged.
- We are responsible for respectful and courteous dialogue and participation.
- We respect diverse opinions as a means to find solutions based on common ground.
- We encourage and value broad community participation.
- We encourage creative approaches to engage public participation.
- We value informed decision-making and take personal responsibility to educate and be educated.
- We believe that respectful public dialogue fosters healthy community relationships, understanding, and problem-solving.
- We acknowledge, consider and respect the natural tensions created by collaboration, change and transition.
- We follow the rules and guidelines established for each meeting.