

**AGENDA**  
**WHITEFISH PLANNING BOARD**  
**August 19, 2021**

The regular meeting of the Whitefish Planning Board will be held August 19, 2021, beginning at 6:00 p.m. in the Whitefish City Council Chambers, 418 E 2<sup>nd</sup> 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 July 15, 2021 meeting
- D.** Communications from the public (items not on the agenda)
- E.** Old Business – none
- F.** Public hearings
  - 1. [WLV 21-W41](#) Al Marco is requesting a Major Lakeshore Variance for the removal of a non-compliant seawall below the high water mark at 235 Glenwood Road. The property is currently developed with a single-family home and is zoned WR-1 (Single-Family Residential District). The property can be legally described as Lot 6 of Glenwood Estates 1 in S25, T31N, R22W, P.M.M., Flathead County. Osendorf **Scheduled for City Council on September 7, 2021**
  - 2. [WLV 21-W42](#) Chris Ellis is requesting a Major Lakeshore Variance for the removal of a non-compliant seawall below the high-water mark at 245 Glenwood Road. The property is currently developed with a single-family home and is zoned WR-1 (Single-Family Residential District). The property can be legally described as Lot 5 of Glenwood Estates 1 in S25, T31N, R22W, P.M.M., Flathead County. Osendorf **Scheduled for City Council on September 7, 2021**
  - 3. [WCUP 21-15](#) Beene Smyley is requesting a Conditional Use Permit for an accessory apartment over a new garage at 304 Columbia Avenue. The property is currently developed with a single-family home and is zoned WR-2 (Two-Family Residential District). The property can be legally described as Whitefish Lots 1 and 2, Block 50 in S36, T31N, R22W, P.M.M., Flathead County. Lindh **Scheduled for City Council on September 7, 2021**
  - 4. [WCUP 21-17](#) Paige MacDonald is requesting a conditional use permit to construct an accessory apartment above a new two-car garage at 950 Edgewood Place. The property is currently developed with a single-family home and small accessory building and is zoned WLR (One-Family Limited Residential District). The property can be legally described as Lot 3, Block 12 Wfsh Tste Co 5 Ac Tr Add 1, S25 T31N R22W, P.M.M., Flathead County. Osendorf **Scheduled for City Council on September 20, 2021**

5. [WCUP 21-16](#) The 406 Standard LLC is requesting a Conditional Use Permit in order to develop a six detached single family condominium project. The property is currently developed with a single-family residence that will be removed as part of this development and is zoned WR-1 (One-Family Residential District). The property is located at 1625 Highway 93 W and can be legally described as Tract 1ABDA, in S35 T31N R22W P.M.M., Flathead County. Compton-Ring **Scheduled for City Council on September 20, 2021**
  
6. [WGPA 21-01](#) The 406 Standard LLC is requesting a Growth Policy Map amendment to change the land use designation from Suburban Residential to Resort Residential. The property is currently developed with a single-family residence and is zoned WR-1 (One-Family Residential District). The property is located at 1625 Highway 93 W and can be legally described as Tract 1ABDA, in S35 T31N R22W P.M.M., Flathead County. Compton-Ring **Scheduled for City Council on September 20, 2021**
  
7. [WPP 21-03](#) Doug Vanee, Randy Vanee, Bruce Groenenboom, and Jim Groenenboom are requesting preliminary plat approval to subdivide a property into 2-lots. The property is currently vacant and is zoned WRR-2 (Medium Density Resort Residential District). The property is located at 504 Dakota Avenue and can be legally described as Tract 7Q of Lot 3 in S25 T31N R22W, P.M.M., Flathead County. Osendorf **Scheduled for City Council on September 20, 2021**
  
8. [WSUB 21-01](#) The City of Whitefish is amending the Subdivision Regulations, Title 12, to meet recent state of Montana legislative changes and other housekeeping amendments. Lindh/Compton-Ring **Scheduled for City Council on September 7, 2021**
  
9. [WGPA 21-02](#) A request by the City of Whitefish to adopt the Highway 93 South Corridor Plan (East 6<sup>th</sup> Street to 1.5 miles south of City limits) as an amendment to the 2007 Whitefish City-County Growth Policy. Lindh **Scheduled for City Council on September 20, 2021**
  
10. [WPUD 21-02](#) 95 Karrow LLC is requesting a second amendment to an approved preliminary plat and Planned Unit Development to add more housing, reduce commercial space, reconfigure the footprint of the marketplace building, and relocate the microbrewery. The property is located at 95 Karrow Avenue, and can legally be described as Tract 1 of COS 9540 in S25 & 36, T31N, R22W, P.M.M., Flathead County. Taylor **Scheduled for City Council on September 7, 2021**

G. New Business – none

H. Good and welfare

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

**Next Planning Board Meeting: September 16, 2021**

## 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.