

AGENDA
WHITEFISH PLANNING BOARD
November 18, 2021
6:00 p.m.

The regular meeting of the Whitefish Planning Board will be held November 18, 2021, beginning at 6:00 pm in the Whitefish City Council Chambers, 418 E 2nd Street, Whitefish, Montana. It will also be available to view and comment via Webex by following the directions below:

Webex Instructions:

To attend the meeting, and provide live comment via WebEx on your computer, tablet or smartphone, residents and other attendees should go to the following web address. REGISTRATION IS NOT REQUIRED. For best participation, download the [Webex App](#) to your desktop/phone/tablet prior to the meeting.

Meeting Link:

<https://cityofwhitefish.webex.com/cityofwhitefish/j.php?MTID=mac5f530ca935c0ca7cfcb6691a038c63>

Meeting Number: 2489 151 3099

For the Audio Conference Call option: call the number below and enter the access code.

- United States Toll: **+1-408-418-9388**
- United States Toll Free: (From a land line phone) 1-844-992-4726
- **Access code: 2489 151 3099**

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 [October 21, 2021](#) Meeting
- D.** Communications from the Public (items not on the agenda)
- E.** Old Business – none
- F.** Public Hearings
 - 1. [WPUD 21-03](#) CONTINUED FROM OCTOBER 21ST PLANNING BOARD MEETING
A request by Arim Mountain Gateway LLC for a Planned Unit Development in order to develop a mixed residential/commercial project with 318 residential units (270 apartments, 24 townhouses and 24 condominiums) north of the intersection of E Lakeshore Drive and Big Mountain Road. The lots are zoned WR-2 (Two-Family Residential District), WR-3 (Low Density Multi-Family Residential District and Flathead County R-4 (Two-Family Residential. The three County lots will be annexed into the City Limits at the time of approval. The properties, located north of the intersection of E Lakeshore Drive and Big Mountain Road, can be legally described as Tracts 1HA, 1H, 1CD, 1C, 1CB, 1, 5C, 5 in S23-T31N-R22W P.M.M., Flathead County. Compton-Ring. **Scheduled for City Council January 18**

2. [WZC 21-03](#) CONTINUED FROM OCTOBER 21ST PLANNING BOARD MEETING
A request by Arim Mountain Gateway LLC for a Conditional Zone Change to apply Neighborhood Commercial to the northeast corner of the intersection of E Lakeshore Drive and Big Mountain Road. The lot is zoned WR-2 (Two-Family Residential District) and can be legally described as Tract 1CD in S23-T31N-R22W P.M.M., Flathead County. Compton-Ring. **Scheduled for City Council January 18**
3. [WPP 21-05](#) A request by Little Bear Development No. 2 LLC is requesting approval for a 20-lot subdivision. The property is currently undeveloped and is zoned WRR-2 (Medium Density Resort Residential District). The property is unaddressed and located on Fairway Drive south of the Grouse Mountain soccer fields and can be legally described as Grouse Mountain Phase 1, Tract A, in S35, T31N, R22W, P.M.M., Flathead County. Compton-Ring **Scheduled for City Council January 3**
4. [WZTA 21-03](#) A request by the City of Whitefish for zoning text amendments to 11-3-35, Residential Short-term Rental Standards; 11-9-2, Definitions; 11-2M-2/3 WB-2 Secondary Business District, Permitted Uses and Conditional Uses; 11-2L-2/3 WB-3 General Business District, Permitted and Conditional Uses; 11-2N-2/3 WRR-1 Low Density Resort Residential, Permitted and Conditional Uses; 11-2O-2/3 WRR-2 Medium Density Resort Residential, Permitted and Conditional Uses; 11-2P-2 WRB-1 Limited Resort Business, Permitted Uses; 11-2Q-2 WRB-2 General Resort Business, Permitted Uses; 11-2T-2 WBMV Big Mountain Village, Permitted Uses; and 11-2U-2 WBMRR Big Mountain Resort Residential, Permitted Uses; to update and improve regulations and enforcement for short-term and medium-term rentals. Taylor **Scheduled for City Council December 6**

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: December 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.