

# CITY OF WHITEFISH

## LAKESHORE PROTECTION COMMITTEE

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**Date:** Wednesday, February 8, 2023

**Place:** City Council Conference Room

**Recorded By:** Nelson Loring

**Members Present:**

Peggy Brammer  
Roger Rowles  
Nancy Schuber  
Don Harring

**Members Absent:**

Tara Zimmerman (Resigned)  
Donna Emmerson (Resigned)  
Two vacant positions  
Toby Scott

**Staff Present:**

Dave Taylor  
Nelson Loring

**Public Present:**

Cate Walker

1. CALL TO ORDER  
**Summary:** Nancy Schuber, called the meeting to order at 6:07 pm.

2. AGENDA CHANGES  
**Summary:** None.

3. APPROVAL OF OCTOBER 12, 2022 MINUTES  
**Summary:** Members reviewed the minutes of October 12th, 2022.

**ACTION:** Roger made a motion to approve the minutes of October 12th, 2022. Peggy Brammer seconded the motion. All were in favor and the motion passed unanimously.

4. GENERAL PUBLIC COMMENT  
**Summary:** None

5. UNFINISHED BUSINESS  
  
None

6. PUBLIC HEARINGS & ACTION  
A. Appointment of Committee Chair and Vice Chair  
**ACTION:** Nancy Schuber motioned to appoint Toby Scott as Chair. The motion was seconded by Roger Rowles. Nancy Schuber called for a vote. The vote was approved unanimously. Nancy motioned to volunteer as Vice Chair. Peggy Brammer seconded the motion. Nancy Schuber called for a vote. The vote was approved unanimously.

B. WLP 23-W02 – 1490 & 1492 Barkley Lane

**Summary:** The applicant is proposing multiple projects within the Lakeshore Protection Zone. The applicant owns both properties and has projects proposed on both 1490 and 1492 Barkley Lane. At 1490 Barkley Lane the applicant wishes to remove a tree stump, remove rip rap that exists between the two properties, and replant with native vegetation. 1492 Barkley Lane projects include repairing the boathouse foundation and deck, removing 73’ of chain link fence, removing a short seawall and stairs, and planting native vegetation.

Nelson Loring summarized the staff report for members, noting a couple of key points:

- The project meets all Lakeshore Regulations and the conditions of approval will ensure that the lake is protected and the docks come into compliance.
- The project meets the Lakeshore protection standards for nonconforming building repair, but would need to comply with the floodplain regulations. Staff recommends denial of the boathouse repair until an updated application meeting the floodplain standards can be met.

**Recommendation:** Staff is recommending denial of WLP 23-W02 with the conditions listed in the report should the Committee vote to recommend approval.

Members discussed the application with Nelson, clarifying the following items:

- Roger Rowles asked for more detail on helical piers and how they function.
- Peggy Brammer discussed the role that nonconforming structures have in the lakeshore and expressed that there is a reason that the regulations are strict.
- Cate Walker explained that the docks will be brought into compliance as the current owner recently purchased the property and was unaware of any non-compliance.

No one from the public wished to comment further on this application at this time.

**ACTION:** Peggy Brammer made a motion to deny WLP 23-W02. Don Haring seconded the motion. Don then made a friendly amendment to the motion to recommend approval without the boathouse repair. Peggy seconded the motion. Roger disagreed with the proposed boathouse repair and the motion went 3-1 with Roger voting against.

The application will go before City Council on February 21st.

8. STAFF COMMENTS / GOOD AND WELFARE

**Summary:** There is a need to fill the vacancies on the Lakeshore Protection Committee.

9. COMMITTEE COMMENTS

**Summary:** None

10. ADJOURNMENT

**ACTION:** The meeting is adjourned at 6:50 pm.