

**WHITEFISH PLANNING BOARD
MINUTES OF MEETING
May 20, 2021**

<p>CALL TO ORDER AND ROLL CALL</p>	<p>Chair Steve Qunell called the regular meeting of the Whitefish Planning Board to order at 6:00 pm via WebEx videoconferencing. Board members present were Whitney Beckham, John Ellis, Scott Freudenberger, Chris Gardner, Steve Qunell, and Toby Scott. Allison Linville was absent. Planning Director David Taylor, Senior Planner Wendy Compton-Ring, and Planner II Tara Osendorf represented the Whitefish Planning and Building Department.</p> <p>There was one person attending in addition to the board members and staff.</p>
<p>AGENDA CHANGES <i>6:01 pm</i></p>	<p>None.</p>
<p>APPROVAL OF MINUTES <i>6:01 pm</i></p>	<p>Scott made a motion, seconded by Ellis to approve the April 15, 2021 minutes without corrections. The motion passed unanimously.</p>
<p>COMMUNICATIONS FROM THE PUBLIC HERE (ITEMS NOT ON THE AGENDA) <i>6:01 pm</i></p>	<p>None.</p>
<p>OLD BUSINESS: <i>6:02 pm</i></p>	<p>None.</p>
<p>PUBLIC HEARING 1: JOOS CONDITIONAL USE PERMIT REQUEST <i>6:02 pm</i></p>	<p>Brian & Mariah Joos are requesting a Conditional Use Permit to construct an accessory apartment associated with a new single-family home. The property is currently developed with a single-family home that will be removed and is zoned WR-4 (High-Density Multi-Family Residential District). The property is located at 312 Kalispell Avenue and can be legally described as Lots 3 & 4, Block 51 Whitefish Original Townsite in S36 T31N R22W, P.M.M., Flathead County.</p>
<p>STAFF REPORT WCUP 21-08 (Compton-Ring)</p>	<p>Senior Planner Compton-Ring reviewed her staff report and findings. Two letters in support of the project from adjoining property owners have since been received.</p>

	Staff recommended adoption of the findings of fact within staff report WCUP 21-08 and for approval of the conditional use permit to the Whitefish City Council.
BOARD QUESTIONS OF STAFF	<p>Scott said when the Planning Board had the parking lot before it a few months ago that was turned down, he suggested the neighbors consider trying to get the zoning changed in the area and believes they are in that process. He asked if rezone could affect this CUP and Compton-Ring said accessory apartments are allowed in both WR-4 and WR-2 zones.</p> <p>Qunell asked regarding condition no. 5 if it is usually worded, "Prior to building permit issuance, the property owner must provide the City with a recorded copy of either a deed restriction or a restrictive covenant ...," and Compton-Ring said yes. Qunell asked if we have done many of these in the WR-4 zone and Compton-Ring said there are a few in the Glacier Bank/Post Office area.</p>
APPLICANT / AGENCIES	None present.
PUBLIC COMMENT	Chair Qunell opened the public hearing. There being no public comment, Chair Qunell closed the public hearing and turned the matter over to the Planning Board for consideration.
MOTION / BOARD DISCUSSION	Scott made a motion, seconded by Ellis, to adopt the findings of fact within staff report WCUP 21-08, with the seven (7) conditions of approval, as proposed by City Staff.
VOTE	The motion passed unanimously. The matter is scheduled to go before the Council on June 7, 2021.
PUBLIC HEARING 2: PRESTON CONDITIONAL USE PERMIT REQUEST <i>6:07 pm</i>	Paul Preston is requesting a Conditional Use Permit to construct a 600 square-foot accessory apartment above a new two-car garage at 41 Kalispell Avenue. The property is currently developed with a single-family home and carport that will be removed and is zoned WR-2 (Two-Family Residential District). The property can be legally described as Lots 11 & 12, Block 30 of Whitefish Amd Block 30/31, S36 T31N R22W, P.M.M., Flathead County.
STAFF REPORT WCUP 21-07 (Osendorf)	Planner Osendorf reviewed her staff report and findings. As of the writing of WCUP 21-07, no comments had been received and none have been received since.

	Staff recommended adoption of the findings of fact within staff report WCUP 21-07 and for approval of the conditional use permit to the Whitefish City Council.
BOARD QUESTIONS OF STAFF	<p>Scott asked and Applicant Paul Preston said the existing driveway is not concrete, it is gravel, but there will be a blacktop driveway between the sidewalk and pad.</p> <p>Qunell asked and Osendorf said driveway paving is a standard condition and is included as Condition no. 3 for this project.</p> <p>Scott said the site plan shows concrete and Mr. Preston said it will actually be blacktop. Osendorf said the requirement is that it be paved, not what it will be paved with.</p>
APPLICANT / AGENCIES	Applicant Paul Preston, 1039 East 4th Street, said he had nothing further to add.
PUBLIC COMMENT	Chair Qunell opened the public hearing. There being no public comment, Chair Qunell closed the public hearing and turned the matter over to the Planning Board for consideration.
MOTION / BOARD DISCUSSION	Beckham made a motion, seconded by Scott, to adopt the findings of fact within staff report WCUP 21-07, with the seven (7) conditions of approval, as proposed by City Staff.
VOTE	The motion passed unanimously. The matter is scheduled to go before the Council on June 7, 2021.
PUBLIC HEARING 3: SPILLED MILK, LLC CONDITIONAL USE PERMIT REQUEST <i>6:11 pm</i>	Marissa Keenan, on behalf of Spilled Milk, LLC is requesting a Conditional Use Permit to operate a bar selling beer and wine on property owned by Gatton Holdings, LLC, also known as the Stumptown Marketplace. The property is currently developed with a commercial structure and is zoned WB-3 (General Business District). The property is located at 12 Spokane Avenue and can be legally described as Lot 2, Block 28 of Chevy Court East in S36 T31N R22W, P.M.M., Flathead County.
STAFF REPORT WCUP 21-09 (Taylor)	<p>Director Taylor reviewed his staff report and findings. As of the writing of WCUP 21-09, no comments had been received and none have been received since.</p> <p>Staff recommended adoption of the findings of fact within staff report WCUP 21-09 and for approval of the Conditional Use Permit to</p>

	the Whitefish City Council.
BOARD QUESTIONS OF STAFF	Qunell asked about outdoor seating and Director Taylor said there is outdoor seating proposed in an existing fully fenced patio area in the back on the alley, not facing the school. Qunell asked and Director Taylor said package sales of beer and wine will be part of the establishment.
APPLICANT / AGENCIES	None present.
PUBLIC COMMENT	Chair Qunell opened the public hearing. There being no public comment, Chair Qunell closed the public hearing and turned the matter over to the Planning Board for consideration.
MOTION / BOARD DISCUSSION	<p>Scott made a motion, seconded by Ellis, to adopt the findings of fact within staff report WCUP 21-09, with the seven (7) conditions of approval, as proposed by City Staff.</p> <p>Beckham said she is excited that something will be going into the Stumptown building as a whole rather than small businesses coming and going frequently. She is not sure about the location across from the school, but if they do what the application says they will, it should be good. Scott noted there is a wine bar next door, so it is not out of line and Beckham agreed.</p>
VOTE	The motion passed unanimously. The matter is scheduled to go before the Council on June 7, 2021.
NEW BUSINESS <i>6:16 pm</i>	None.
GOOD AND WELFARE <i>6:17 pm</i>	<ol style="list-style-type: none"> 1. Matters from Board. Qunell said the City Council voted to rescind the Emergency Ordinance regarding holding meetings remotely, so we will go back to meeting in-person starting in June. Qunell said staff is working on the option to join meetings remotely if not able to be there in person. One positive thing that came about with the COVID pandemic is increased attendance and public participation. The City will provide guidelines for how meetings will take place in terms of masks, etc. 2. Matters from Staff. Compton-Ring said there are several items on the June agenda, including two subdivisions.

