

**WHITEFISH PLANNING BOARD
MINUTES OF MEETING
June 16, 2022**

<p>CALL TO ORDER AND ROLL CALL</p>	<p>Vice Chair John Ellis called the regular meeting of the Whitefish Planning Board to order at 6:03 pm, following review of the draft 2022 Whitefish Transportation Plan which began at 5:00 pm. Board members present were Vice Chair John Ellis, Whitney Beckham, Scott Freudenberger, Chris Gardner, and Toby Scott. Chair Steve Qunell and Allison Linville were absent. Planning Director David Taylor, Senior Planner Wendy Compton-Ring, and Housing Coordinator/Long-Range Planner II Marissa Getts represented the Whitefish Planning and Building Department.</p> <p>There were approximately five people attending in addition to the board members and staff.</p>
<p>AGENDA CHANGES <i>6:05 pm</i></p>	<p>None.</p>
<p>APPROVAL OF MINUTES <i>6:05 pm</i></p>	<p>Scott made a motion, seconded by Gardner, to approve the May 19, 2022 minutes without corrections. The motion passed unanimously.</p>
<p>COMMUNICATIONS FROM THE PUBLIC (ITEMS NOT ON THE AGENDA) <i>6:07 pm</i></p>	<p>None.</p>
<p>UNFINISHED BUSINESS: <i>6:07 pm</i></p>	<p>None.</p>
<p>PUBLIC HEARING 1: RAIN DANCER LLC CONDITIONAL USE PERMIT REQUEST <i>6:07 pm</i></p>	<p>A request by Rain Dancer LLC for a Conditional Use Permit to construct 122 mini storage units. The property is currently undeveloped and is zoned WB-2 (Secondary Business District). The property is located at 6394 Highway 93 South and can be legally described as Lot 1, Akers subdivision in S1 T30N R22W, P.M.,M., Flathead County, Montana.</p>
<p>STAFF REPORT WCUP 22-20 (Compton-Ring)</p>	<p>Senior Planner Compton-Ring reviewed her staff report and findings. Compton-Ring pointed out an error in staff report WCUP 22-20. There are 122 units proposed rather than the 66 noted in her staff report as there are two stories. As of the writing of WCUP 22-20, no public comments had been received, and none have been received since then.</p>

	<p>Staff recommended adoption of the findings of fact within staff report WCUP 22-20 and for approval of the conditional use permit to the Whitefish City Council.</p>
<p>BOARD QUESTIONS OF STAFF</p>	<p>Freudenberger asked and Compton-Ring said this project does not front the proposed Baker Avenue Extension. There is a little space further to west which was the rezone a couple of months ago where they did a portion WB-2 and a portion residential. Baker Avenue Extension divides the lot to the west. Freudenberger was concerned about metal-sided buildings being visible from Baker Avenue and Compton-Ring said since these are commercial buildings the project will be required to go before the Architectural Review Committee. Compton-Ring said they provided a nice landscaping plan showing buffering on all sides so it will be well landscaped.</p> <p>Scott asked and Compton-Ring said Baker Avenue Extension is to the west of this lot approximately half a block (or 150-feet). He asked if fire trucks can make the turn into the facility. Compton-Ring said TD&H Engineering has a program where they can put input different size vehicles and show the maneuvering, and Doug Peppmeier indicated from the audience by shaking his head that they will be able to make the turn.</p> <p>Gardner said the landscape plan is nicely done. He asked if we ever require certified arborists to check out height and health of trees, etc. Compton-Ring said we can have them go out and see if the trees are healthy. Gardner said a major component of this is the screening from the trees and we can tell the species from the provided plan, but we cannot tell the size of the trees. Compton-Ring pointed out on the plan where the dimension is shown. Gardner asked if they are required to keep the trees or could they end up cutting them down and Compton-Ring said we have a tree section in our landscaping chapter that talks about getting credit for trees saved and credit for trees planted, and you have to have so many credits per acre. We do not have a priority for preserving trees and it is so much harder to preserve a tree. She suggested this would be a good question for Cate Walker from NW Design Studio as she has probably gone out there and looked at the trees and can tell us about their health.</p> <p>Scott suggested adding bushes because all the trees there seem to have a high branch level and some sort of lower species (Blue Spruce or something like that) that would be bushy and really obscure that</p>

	<p>at ground level would be nice. Compton-Ring said we have a standard in the landscaping chapter that directs on to plant 50% screening after three years at a first-story height.</p>
<p>PUBLIC HEARING</p>	<p>Vice Chair Ellis opened the public hearing.</p>
<p>APPLICANT / AGENCIES</p>	<p>Cate Walker, NW Design Studio, 301 E. 2nd Street, Suite 1B, Whitefish, said they considered allowed uses for the zoning for this property, but unfortunately the access constraints limited development of the lot. The limited access easement to access this lot does not allow for the development of a road because it is only 30-feet wide. The proposed use seems like a good fit for the neighboring properties and will not contribute significantly to the traffic on Highway 93 South. The design team was careful to ensure the development provides adequate access for emergency vehicles and includes an emergency egress gate adjacent to the main mechanical gate for patrons to enter and exit. There is a large amount of landscape buffer provided for this project along the west and south property lines which were required because they are adjacent to residential uses. The landscape buffer is also provided along the east property lines adjacent to Baymont Inn and Suites, but minimal landscape provided along the north property line as that is still part of the access easement and may be disturbed at some point in the future. The landscape consists of a mix of trees and shrubs and provides up to 50% screening to meet the standards required for the landscape buffers. The four large existing trees will be maintained, and they have no intention of destroying those trees during construction. In addition to Cate, the design team for the project includes Doug Peppmeier of TD&H Engineering and architect Dia Sullivan who are here to answer questions.</p> <p>Scott asked Ms. Walker if they could include a bathroom onsite and she said that would be a question for Dia Sullivan as the architect.</p> <p>Gardner asked and Ms. Walker said an arborist has not looked at the trees; however, she has been onsite, and all the trees slated to be saved are in decent condition and she does not anticipate any issues.</p> <p>Dia Sullivan, 1115 Prairie View Road, Kalispell, the architect on this project, said the developer did not request a restroom be included in the plan. There is no occupied space or office so it is not required by the Building Code, but she will pass along the comment as a possible amenity for the convenience of the renters.</p>

PUBLIC COMMENT	There being no comments, Vice Chair Ellis closed the public hearing and turned the matter over to the Planning Board for consideration.
MOTION / BOARD DISCUSSION	Scott made a motion, seconded by Beckham, to adopt the findings of fact within staff report WCUP 22-20, 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 July 5, 2022.
PUBLIC HEARING 2: GREGORY CONDITIONAL USE PERMIT REQUEST <i>6:23 pm</i>	A request by Joe Gregory for a Conditional Use Permit to build a guesthouse. The property is currently developed with a single-family home and a three-car garage and is zoned WR-1 (One-Family Residential District). The property is located at 830 Dakota Ave and can be legally described as Tract 7HAB in Lot 3, COS 8033 in S25 T31N R22W, P.M.,M., Flathead County.
STAFF REPORT WCUP 22-17 (Compton-Ring)	Senior Planner Compton-Ring reviewed her staff report and findings. As of the writing of WCUP 22-17, no public comments had been received, and none have been received since then. Staff recommended adoption of the findings of fact within staff report WCUP 22-17 and for approval of the conditional use permit to the Whitefish City Council.
BOARD QUESTIONS OF STAFF	Freudenberger asked if any rentals at all, including a year lease on the whole property, are allowed; Compton-Ring said the guesthouse cannot be separately leased out.
PUBLIC HEARING	Vice Chair Ellis opened the public hearing.
APPLICANT / AGENCIES	Rich Graves with Altius Design Group, 533 Spokane Avenue, Whitefish, was here but there were no questions of him, and he did not give a presentation.
PUBLIC COMMENT	There being no comments, Vice Chair Ellis closed the public hearing and turned the matter over to the Planning Board for consideration.
MOTION / BOARD DISCUSSION	Scott made a motion, seconded by Gardner, to adopt the findings of fact within staff report WCUP 22-17, with the six (6) conditions of approval, as proposed by City Staff.
VOTE	The motion passed unanimously. The matter is scheduled to go

	before the Council on July 5, 2022.
GOOD AND WELFARE <i>6:28 pm</i>	<ol style="list-style-type: none"> 1. Matters from Board. None. 2. Matters from Staff. Director Taylor introduced Marissa Getts, who was recently hired in a new position as the City's Housing Coordinator/Long-Range Planner and will be working on housing issues with the Housing Authority, City Council, and the community. Welcome Marissa! 3. Poll of Board members available for the next meeting on July 21, 2022. Gardner will not be available, but all other board members present indicated they thought they would be available. Compton-Ring said there will be several items on the July agenda.
ADJOURNMENT <i>6:29 pm</i>	The meeting was adjourned on a motion by Scott, with a second by Freudenberger, at approximately 6:29 pm. The next regular meeting of the Whitefish Planning Board is scheduled to be held on July 21, 2022, at 6:00 pm, at 418 East 2nd Street.

/s/ John Ellis

~~Steve Cunell~~ John Ellis, Vice Chair of the Board

/s/ Keni Hopkins

Keni Hopkins, Recording Secretary

APPROVED AS **SUBMITTED** / CORRECTED: 7-21-22