

**WHITEFISH PLANNING BOARD  
MINUTES OF MEETING  
July 15, 2021**

<p><b>CALL TO ORDER AND ROLL CALL</b></p>	<p>Chair Steve Qunell called the regular meeting of the Whitefish Planning Board to order at 6:00 pm. Board members present were Whitney Beckham, John Ellis, Chris Gardner, and Toby Scott. Alison Linville and Scott Freudenberger were absent. Planning Director David Taylor, Senior Planner Wendy Compton-Ring, Long-Range Planner Hilary Lindh, and Planner II Tara Osendorf represented the Whitefish Planning and Building Department. Public Works Director Craig Workman also attended.</p> <p>There were approximately 12 people attending in addition to the board members and staff.</p>
<p><b>AGENDA CHANGES</b> <i>6:01 pm</i></p>	<p>None.</p>
<p><b>APPROVAL OF MINUTES</b> <i>6:01 pm</i></p>	<p>Beckham made a motion, seconded by Ellis, to approve the June 17, 2021 minutes without corrections. <b>The motion passed unanimously.</b></p>
<p><b>WORK SESSION</b> <i>6:02 pm</i> (Lindh)</p>	<p><i>NOTE: A public open house was held from 5:00 to 6:00 pm prior to the Planning Board meeting on the Draft Whitefish Highway 93 South Corridor Plan.</i></p> <p>Lindh provided a summary of the Highway 93 South Corridor Plan.</p> <p>Chair Qunell asked and Lindh said the City currently owns property in the Corridor at Canoe Park, along the Whitefish River at the end of Greenwood Drive north of McDonald's (designated as a future City park or potential River crossing), and a stormwater facility near 7th and behind Spokane Avenue. Director Taylor added the City also owns City Shop property and Smith Fields (not part of this Corridor). Chair Qunell asked and Lindh said to achieve the vision shown in a conceptual rendering of Segment B, some of our landscaping regulations in our Zoning Regulations would have to be revised. Chair Qunell asked how much control we have, and Lindh said everything that happens in public right-of-way will have to be worked out in partnership with the Montana Department of Transportation (MDT), but by adopting this Plan we have something to show them that says this is the community's vision. Chair Qunell asked if MDT typically builds medians with street shrubs/grasses and Director</p>

Taylor said MDT built medians on Highway 93 West north of town.

Ellis said just like planning with MDT, planning for the River will need to happen with Fish, Wildlife & Parks (FW&P) and the Conservation District and suggested getting in touch with them early in the planning process. The Conservation District is very concerned about how close the trail has been built to the River, and FW&P is concerned that there are too many bridges in Whitefish and may be unlikely to approve a permit for anything other than the main bridge on Highway 93. Ellis suggested a pedestrian overpass at 13th Street to address the issue of people taking a long time to cross the highway and vehicles cannot turn left going west from 13th Street. The new tunnel under the viaduct downtown is successfully getting bicyclists and pedestrians off Baker Avenue and we need something similar on Highway 93.

Beckham agrees with Ellis and is also concerned about the River, not only the culvert removal, but the trails and erosions; she likes the bridge concept.

Scott asked if there is any provision to divert truck traffic from going through downtown Whitefish and Lindh said MDT is studying the downtown highway corridor right now but the concept of a bypass around town is probably not on the books any longer. Director Workman said MDT has no intention of a bypass and is not interested in using any existing routes.

Chair Qunell agrees with Ellis that he would like to see at least one grade separated pedestrian crossing on Highway 93. Director Taylor said the Plan calls for medians which provide an island in the middle to protect pedestrians half-way across but will not solve the issue.

Ryan Kiefer, 630 Baker Avenue, said the workshop was fantastic and his questions and comments were answered there. He wanted to mention it sounded like Segment A was considered as if people do not live there and he wanted us to be aware there are residents, as well as commercial.

Karen Giesy, 121 Park Knoll Lane, has been before the Planning Board for many years talking about the South Corridor Plan and knows it is essential and the pedestrian path is totally essential. She wanted to give some input about the roundabouts. She knows roundabouts work amazingly well but she questions how they work when mixed with traffic signals in the same corridor. Park Knoll Lane is a private

	<p>road, so as the concept of moving Baker forward is considered, she hopes Baker would cross Park Knoll further east than shown on the conceptual map. In the winter, the road gets slick and it is hard for drivers to stop. She would like the Plan to consider where Baker Avenue crosses Park Knoll and possibly do an overpass or underpass on that road. If adding stop lights every 1/4 mile and Park Knoll happens to be one of the 1/4 mile spots, that is great for their neighborhood but she would not want other people coming down Baker to use their private road to access the stop light. This is a huge task, and she appreciates the effort put into it by staff and the board.</p>
<p><b>COMMUNICATIONS FROM THE PUBLIC (ITEMS NOT ON THE AGENDA)</b> <i>6:42 pm</i></p>	<p>None.</p>
<p><b>OLD BUSINESS:</b> <i>6:43 pm</i></p>	<p>None.</p>
<p><b>PUBLIC HEARING 1: EAGLE ENTERPRISES LLC CONDITIONAL USE PERMIT REQUEST</b> <i>6:43 pm</i></p>	<p>Don Kaltschmidt of Eagle Enterprises LLC is requesting a Conditional Use Permit to expand the footprint of the dealership – expanding the Chrysler dealership and connecting the Chrysler dealership building to the Body Shop building to the north. The property is currently developed with a car dealership and associated uses and is zoned WB-2 (Secondary Business District). The property is located at 6219 Highway 93 S and can be legally described as Lot 2, Rocksund Addition Amend Lots 1 &amp; 2, P.M. M. Flathead County.</p>
<p><b>STAFF REPORT WCUP 21-12 (Compton-Ring)</b></p>	<p>Senior Planner Compton-Ring reviewed her staff report and findings. As of the writing of WCUP 21-12, no public comments had been received. One comment was received yesterday from the neighborhood association to the east and distributed to the board in support of the project, but in opposition to the sidewalk condition on the west side of Shiloh Avenue due to safety concerns. Compton-Ring also received a call today from a neighbor in opposition to the project due to so many requests to expand the building, an increase in traffic and livability in that particular area.</p> <p>Staff recommended adoption of the findings of fact within staff report WCUP 21-12 and for <b>approval</b> of the conditional use permit to the Whitefish City Council.</p>

**BOARD QUESTIONS  
OF STAFF**

Beckham asked and Compton-Ring said there are no resort tax funds for Shiloh Avenue so this would be the time to get a sidewalk built and finish off the frontage improvements. Beckham asked if it would be possible for the Board to condition Don K pay the amount, but the sidewalk not be built until Shiloh Avenue is improved. Compton-Ring said we have a list of possibly 50 projects, so it will be a long time before Shiloh Avenue is redone.

Scott asked and Compton-Ring said the connection between Whitefish and Shiloh Avenues will probably happen pretty soon. There are only two properties in between and they have been talking with developers. Director Workman said we have a roadway/utility easement that crosses the Les Schwab property and just a utility easement across Dalen's property. Scott asked and Compton-Ring said getting rights-of-way occurs at the time of development.

Chair Qunell asked and Compton-Ring said we just approved a CUP for a car dealership at the old Depratu Ford property and we did not require them to put in a sidewalk, so this sidewalk will just go to the north end of their property. Compton-Ring said we have had discussions with Wolf Auto, and they are talking about doing a subdivision which is the time to get those improvements. Chair Qunell asked and Compton-Ring said we could have done it when we went through that CUP process. Chair Qunell said he hates it when we build a stretch of sidewalk behind a property and then just ends. Director Workman said the difference with this project is the proven usage by employees for parking on the roadway, so not having a sidewalk is creating an unsafe condition for those employees who are walking on the road. With this additional expansion, we thought the time was right to get the sidewalk in to make a safe place to walk from parking. Compton-Ring pointed out Don K has two accesses unto Shiloh Avenue where the Wolf property has none. Chair Qunell asked and Compton-Ring said there will be no new streetlights.

Beckham asked if the employees asked for a sidewalk or if other drivers have alerted us it is unsafe; how are we aware of it and how do we know if a sidewalk on that side will it help? Compton-Ring said you can observe cars parked on the west side any day of the week and a sidewalk on that side will provide an option for folks to get out of the street.

Beckham asked if they can still park there even if there is a sidewalk and Scott said in the photos there is a fence and approximate 10-feet of greenspace, and sidewalk would go there between the fence and

	<p>the curb. Compton-Ring said the frontage improvements are not complete along that side of the road, and the City's street standard is all roads in town have sidewalks, curb and gutter, boulevard street trees, and streetlights on both sides. When the subdivision to the east went in, they did their improvements on their side. They built the whole road, did curb and gutter, and sidewalks on the east side, but were not obligated to do the sidewalks on the opposite side of their development. Beckham asked if they are the neighbors who have written this letter that they do not prefer to have a sidewalk on the other side as it seems unsafe to them. Compton-Ring said that is what they wrote in their letter, but it is the City's standard to have sidewalks on both sides of all City streets. Compton-Ring said this will be a major north-south road connecting JP Road all the way through downtown where there are sidewalks on both sides of the street.</p> <p>Scott asked and Compton-Ring said she thinks there is about 20-feet of greenspace between the fence and curb.</p> <p>Gardner asked and Compton-Ring said this sidewalk will not be a stand-alone sidewalk; it will connect to the sidewalk on JP Road and Highway 93 South. There would be sidewalks wrapping around the entire project.</p>
<p><b>APPLICANT / AGENCIES</b></p>	<p>Aaron Wallace, 265 Hawks Lake Lane, Whitefish, one of the principal architects with Montana Creative, described the project. The first expansion is enclosing the existing canopy for the drop-off, and the second expansion is enclosing outside retail space. As part of that they are losing a few office areas so are expanding between the body shop building and existing building about 20-feet to get some office space and additional parts storage. They will upgrade the style of the building with the contemporary Chrysler Program but will work with the Architectural Review Committee to come up with a solution to become more modern and contemporary. They have no issues with paving the area that is currently gravel in the back. They would rather not do the back sidewalk as they think it would be a safety issue and create a less safe environment than what they have now. Even with a sidewalk, he thinks employees will still use the street especially in the winter rather than walking over a snow mound.</p> <p>Kevin Kaltschmidt, 150 West Emerald Drive, Whitefish, is a General Manager at Don K and one of Don's sons. He is happy to hear about the Corridor Plan as it sounds like it aligns with what they are trying to do, specifically improving the visual character of Segment B where their business is located and provide a nicer view when driving into</p>

	<p>Whitefish. The whole point of this project is to make the building more functional and attractive, give more space, and make more sense internally. He does not think a sidewalk would make a difference and employees will continue to walk where they do now. He thanked staff and the board for their thoughtful review.</p> <p>Greg Shaffer, 847 Hwy 82, Somers, has been an employee at Don K for a long time and has been before this board a few times. He is surprised the focus is on the sidewalk issue rather than the building improvements, and the front of the dealership will look really nice. Regarding the sidewalk, half of the cars parked on the road are not their employees, but rather construction workers building the townhouses. Don K has ample room for their employees to park, but they choose to park on the road as it is easier to park there. He does not feel Shiloh Avenue is wide enough for parking on both sides and will not be improved any time soon, so does not see the requirement for a sidewalk.</p>
<p><b>PUBLIC COMMENT</b></p>	<p>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.</p>
<p><b>MOTION / BOARD DISCUSSION</b></p>	<p>Scott asked and Director Workman said the standard for placement of the sidewalk would be 6-feet back from the curb, so there would be 6-feet of grass and then five-feet of sidewalk. The area ranges from 15- to twenty-feet. Scott asked and Director Workman said the light pole would have to be moved and would be the responsibility of the applicant.</p> <p>Beckham asked and Compton-Ring said the sidewalk would connect on the south side to the JP Road sidewalk, which has sidewalks on both sides, to the property line north, which would be a dead-end at Wright's Furniture. Until Wright's Furniture comes before the Planning Board for some sort of discretionary permit (subdivision or CUP), we cannot require them install sidewalk. Beckham asked and Compton-Ring said they sidewalk condition is included because of cumulative effects (different additions, etc.) and there was previously no access onto Shiloh for many years. Don K has the benefit of that road by having access onto it and it seems timely now. Beckham asked if there is a way we can mitigate the safety concerns and Director Workman said the City has a set of Engineering Standards that call for sidewalks on both sides of the road and it is staff's job to try to enforce that. Although we have not required it in the past, the use of that roadway and cumulative effects of the CUPs, and based</p>

on the conditions observed currently, a sidewalk would provide the safest option for pedestrians. This is how sidewalks get built; there are gaps in sidewalks throughout town and as projects come forward we get those gaps completed. The City also has a cash-in-lieu fund, so as projects come forward, the City could opt to complete areas with only partial sidewalks. As far as traffic conditions in and out of the dealership, that is the responsibility of drivers. Beckham asked and Director Workman said typically we do not dictate signage into and out of parking lots. Beckham said she appreciates that sidewalks are built in sections and that this time the Planning Board feels Don K should put in the sidewalk behind Shiloh due to the cumulative effect. Her questions and comments do not mean she thinks it is not appropriate to install a sidewalk.

Gardner asked and Director Workman said typically crosswalks are at intersections and he would not recommend a mid-way crosswalk. Gardner said the applicants and residents seem to have safety concerns, rather than this being a cost issue.

Chair Qunell asked and Director Workman said this is not a substandard road and not too narrow to have sidewalks on both sides. Chair Qunell asked and Mr. Wallace said the length of sidewalk would be 800-feet, and Compton-Ring said the site plan says 500-feet. Chair Qunell asked and Compton-Ring said we typically do not do fee-in-lieu when sidewalks can connect to another sidewalk and this one can. Compton-Ring pointed out funds collected for fee-in-lieu of sidewalks go into a district so the funds do not necessarily go exactly to one area. Chair Qunell asked and Mr. Wallace said the cost for cash-in-lieu would be \$22,000 at \$6 per square foot.

Mr. Shaffer said the other thing to consider is that we all recognize that the west side of Shiloh is all commercial. People will not walk on the commercial side instead of the residential side, so he does not see a need for the sidewalk on that side of the street.

Ellis made a motion, seconded by Gardner, to adopt the findings of fact within staff report WCUP 21-12, with the nine (9) conditions of approval, as proposed by City Staff.

Ellis thinks the time is now, and the amount of money is minimal. Columbia Avenue prohibits parking on one side from 13th Street to at least 7th Street so that is not an issue. If there is a safety issue with going in and out of lot, the applicant can work with the Public

	<p>Works Department to either modify the current fence or do something to add additional sight line. His neighbor has his garage right on the property line in the alley, and he knows he has to go slow; it is just part of living in an urban environment. He thinks the problem can be mitigated and will be voting to approve the CUP, along with the sidewalk.</p> <p>Scott agrees with Ellis. A simple remedy could be to put in a speed bump large enough to slow down a UPS truck.</p> <p>Beckham agrees it is a good time for Don K to put in a sidewalk and hopes somehow safety risks can be mitigated. It is likely the sidewalk will be put in and few people will use because it sounds like most people use the other side, so safety risks will be negligible.</p> <p>Gardner said having sidewalk is an imperfect solution, but we are a city that has sidewalks, even though other communities do not have them where residential abuts commercial. In a perfect world we would have buffers between these types of properties, but we cannot do that. Hopefully, Public Works can help mitigate along with the applicants to take care of that egress.</p> <p>Chair Qunell said he would be in favor of cash-in-lieu of \$22,000, which is not a large amount in terms of the overall project but will go along with the rest of the board. Why we did not do this before with one of Don K's other projects befuddles him, but now is the time.</p>
<p><b>VOTE</b></p>	<p><b>The motion passed unanimously.</b> The matter is scheduled to go before the Council on August 16, 2021.</p>
<p><b>PUBLIC HEARING 2: CASEY CONDITIONAL USE PERMIT REQUEST <i>7:34 pm</i></b></p>	<p>Maureen Casey is requesting a Conditional Use Permit for a guest house. The proposal is to add a new primary residence to the property at 350 Armory Road and designate the existing structure on the property as a guest house. The property is currently developed with a single-family home and is zoned WCR (Country Residential District). The property can be legally described as Whitefish 5 Acre Tract AMD Lot 2 Block 1 TR1 in S25, T31N, R22W, P.M.,M., Flathead County.</p>
<p><b>STAFF REPORT WCUP 21-14 (Osendorf)</b></p>	<p>Planner Osendorf reviewed her staff report and findings. As of the writing of WCUP 21-14, one comment had been received with concerns about safety along Armory Road with increased traffic. Another comment was since received from the son of the owner to the east, and provided to board, supporting the project but</p>



	<p>encouraging the applicant as part of this process to consider a formal easement allowing them to continue to jointly use the driveway to access their property.</p> <p>Staff recommended adoption of the findings of fact within staff report WCUP 21-14 and for <b>approval</b> of the conditional use permit to the Whitefish City Council.</p>
<b>BOARD QUESTIONS OF STAFF</b>	Scott asked if the requirement to pave the first 80-feet will provide for the whole driveway and Osendorf said their plans show paving the whole driveway.
<b>APPLICANT / AGENCIES</b>	None.
<b>PUBLIC COMMENT</b>	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.
<b>MOTION / BOARD DISCUSSION</b>	Scott made a motion, seconded by Beckham, to adopt the findings of fact within staff report WCUP 21-14, with the eight (8) conditions of approval, as proposed by City Staff.
<b>VOTE</b>	<b>The motion passed unanimously.</b> The matter is scheduled to go before the Council on August 2, 2021.
<b>PUBLIC HEARING 3: CITY OF WHITEFISH REZONE REQUEST</b> <i>7:39 pm</i>	City of Whitefish is requesting a zone change for one parcel recently annexed into city limits from County R-3 (One Family Residential) to WR-1 (One-Family Residential District). The property is currently developed with a single-family home, is located at 1625 Highway 93 W and can be legally described as Tract 1ABDA in S35, T31N, R22W, P.M. M. Flathead County.
<b>STAFF REPORT WZC 21-02 (Compton-Ring)</b>	<p>Senior Planner Compton-Ring reviewed her staff report and findings. No public comments have been received.</p> <p>Staff recommended adoption of the findings of fact within staff report WZC 21-02 and for <b>approval</b> of the zoning map amendment to the Whitefish City Council.</p>
<b>BOARD QUESTIONS OF STAFF</b>	Chair Qunell asked and Compton-Ring said looking at the land use map, the property to the west is zoned WLR so this will be a little island of WR-1 between Resort Residential and to the west is

	<p>Reto Barrington's 93 LLC which is zoned WLR, which is 15,000 square foot lots (he did a PUD overlay so has a little higher density). Chair Qunell asked and Compton-Ring said we are not proposing zoning it WLR as that would be a downzone (a 15,000 square-foot is a downzone from a 10,000 square foot lot) and this is the most comparable zoning.</p> <p>Ellis asked and Compton-Ring said WRR-1 zoning is not proposed as it does not have the Resort Residential land use designation and the Growth Policy would have to be amended in order to have a Resort Residential zoning. Because it was annexed, we have to give it City zoning and WR-1 is closest zoning we have.</p>
APPLICANT / AGENCIES	None.
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	Ellis made a motion, seconded by Scott, to adopt the findings of fact within staff report WZC 21-02 as proposed by City Staff.
VOTE	<b>The motion passed unanimously.</b> The matter is scheduled to go before the Council on August 16, 2021.
PUBLIC HEARING 4: CITY OF WHITEFISH ZONING TEXT AMENDMENT REQUEST <i>7:44 pm</i>	A request by the City of Whitefish to amend Sections 11-1A, Legacy Homes Program; 11-2S, Planned Unit Developments; 11-7-7, Variances of the Zoning Regulations; and Sections 12-2-5 and 12-4-31 of the Subdivision Regulations in order to modify the formerly mandatory inclusionary zoning program into a voluntary program with incentives.
STAFF REPORT WZTA 21-01 (Taylor)	<p>Director Taylor reviewed his staff report and findings. No comments were received.</p> <p>Staff recommended adoption of the findings of fact within staff report WZTA 21-01 and for <b>approval</b> of the proposed changes to Section 11-1A, Whitefish Legacy Homes Program, the PUD Chapter, the Variance Chapter, and the Subdivision Chapter of the Whitefish City Code to the City Council.</p>
BOARD QUESTIONS	Ellis asked Director Taylor to explain how this works on a WR-2 lot.;

OF STAFF

could someone change a WR-2 zoning and make it in effect a WR-3 by having one of the units be affordable housing. Director Taylor said that would not happen as there are still minimum lot sizes, parking requirements, etc. and 20% increase isn't much on a lot by lot basis.

Scott asked where the part about deleting the 10% administrative fee is mentioned and Director Taylor said we have Administrative Procedures which is where we outline fees, so Section 11-1A-4(D)(3) is crossed out on Page 7 of WZTA 21-01 as we normally do not include fee schedules in the Zoning Regulations. Scott asked if we could revise that to be a set fee rather than basing it on 10%. Director Taylor said 10% of a \$100,000 would add up, so he agrees, and the Administrative Procedures will go to the City Council and they will look at that.

Chair Qunell clarified the biggest change being addressed with this text amendment is we are going from mandatory to voluntarily. As part of that we are reducing the percentage required in order to get the bonuses from 20% mandatory to 10%, but we did not change the bonuses. Director Taylor said we want to change as little as possible because most of this stuff has already been hashed through by the Planning Board, Council, and community.

Following discussion, Chair Qunell suggested a revision to §11-1A-4(D)(2) to read, "Fees in lieu of affordable units are assessed based on the percentage of on-site units...." Chair Qunell asked if we still require a housing mitigation plan for new developments, which Taylor said is just required if you want the incentives. He said if we make that question a part of the application for any development, at least that brings the developer's attention to the fact that incentives are available. Chair Qunell suggested developers be required to make that statement that they will not provide any affordable housing and Director Taylor agreed that was a good idea.

Director Taylor suggested rewording a couple of sections on Pages 7 and 8 and Beckham suggested §11-1A-4(C)(d) be revised to read, "The proposed alternative provides a similar public benefit as if the affordable units were constructed within the development."

Section 11-1A-4(D)(2) was revised to read, "Fees in lieu of affordable units are assessed based on the percentage of on-site units required to qualify for incentives by this chapter and are calculated by applying the methodology set forth in the Whitefish Legacy Homes Program Administrative Procedures."

	<p>Section 11-1A-4(E)(3) was revised to read, "The property to be dedicated provides a similar overall public benefit as if the affordable units were constructed within the development."</p> <p>Section 11-1A-4(G) was revised to read, "Other Alternatives: A combination of the above alternative means of compliance or other alternatives may be approved if the applicant can demonstrate the proposed means of qualifying for incentives would provide a similar overall public benefit as if the affordable units were constructed within the development."</p>
<b>APPLICANT / AGENCIES</b>	None.
<b>PUBLIC COMMENT</b>	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.
<b>MOTION / BOARD DISCUSSION</b>	<p>Scott made a motion, seconded by Beckham, to adopt the findings of fact within staff report WZTA 21-01, as proposed by City Staff, with the indicated corrections.</p> <p>Chair Qunell asked and Director Taylor said regarding requiring a Housing Mitigation Plan should be in the Administrative Procedures, and Chair Qunell could bring it up again when the Council looks at them.</p>
<b>VOTE</b>	<b>The motion passed unanimously.</b> The matter is scheduled to go before the Council on August 2, 2021.
<b>NEW BUSINESS:</b> <i>8:14 pm</i>	None.
<b>GOOD AND WELFARE</b> <i>8:15 pm</i>	<ol style="list-style-type: none"> <li>1. Matters from Board. Beckham thanked staff for revising the Legacy Homes Program that everyone worked so hard on, and she is sorry staff had to do anything else to it after so much work. Director Taylor said we are trying to salvage what we can from all that work.</li> <li>2. Matters from Staff. Director Taylor said we have a huge agenda for next month.</li> </ol> <p style="text-align: center;">Compton-Ring distributed an invitation to a public charrette</p>

	<p>regarding 38 Central Avenue on July 21<sup>st</sup> at the Firebrand Hotel. Director Taylor reminded Board members if they attend, they are obligated not to visit with the developer or amongst themselves; they can listen but need to remain neutral.</p> <p>3. Poll of Board members available for the next meeting on August 19, 2021. All members indicated they thought they would be available.</p>
<p><b>ADJOURNMENT</b> <i>8:20 pm</i></p>	<p>The meeting was adjourned on a motion by Scott at approximately 8:20 pm. The next regular meeting of the Whitefish Planning Board is scheduled to be held on August 19, 2021, at 6:00 pm, at 418 East 2nd Street.</p>

*/s/ Steve Qunell* \_\_\_\_\_  
Steve Qunell, Chair of the Board

*/s/ Keni Hopkins* \_\_\_\_\_  
Keni Hopkins, Recording Secretary

APPROVED AS SUBMITTED / CORRECTED: 8-19-21 \_\_\_\_\_