

**WHITEFISH PLANNING BOARD  
MINUTES OF MEETING  
August 18, 2022**

<p><b>CALL TO ORDER AND ROLL CALL</b></p>	<p>Vice Chair John Ellis called the regular meeting of the Whitefish Planning Board to order at 6:00 pm. Board members present were Whitney Beckham, Scott Freudenberger, Allison Linville, and Toby Scott. Chair Steve Qunell and Chris Gardner were absent. Planning Director David Taylor, Senior Planner Wendy Compton-Ring, Housing Coordinator/Long Range Planner II Marissa Getts, and Planner I Nelson Loring, represented the Whitefish Planning &amp; Building Department. Public Works Director Craig Workman and Senior Projects Engineer Karin Hilding representing the Whitefish Public Works Department.</p> <p>There was one person attending in addition to the board members and staff.</p>
<p><b>AGENDA CHANGES</b> <i>6:00 pm</i></p>	<p>None.</p>
<p><b>APPROVAL OF MINUTES</b> <i>6:01 pm</i></p>	<p>Scott made a motion, seconded by Beckham, to approve the July 21, 2022 minutes without corrections. <b>The motion passed unanimously.</b></p>
<p><b>COMMUNICATIONS FROM THE PUBLIC (ITEMS NOT ON THE AGENDA)</b> <i>6:01 pm</i></p>	<p>None.</p>
<p><b>UNFINISHED BUSINESS:</b> <i>6:02 pm</i></p>	<p>None.</p>
<p><b>PUBLIC HEARING 1: ACKERMAN CONDITIONAL USE PERMIT REQUEST</b> <i>6:02 pm</i></p>	<p>A request by Robert Ackerman for a Conditional Use Permit to build a guesthouse. The property is currently developed with a single-family home and a garage and is zoned WR-2 (Two-Family Residential District). The property is located at 387 Fraser Ave and can be legally described as ACKERMAN SUB, S35 T31N R22W, Lot 001, Flathead County, Montana.</p>
<p><b>STAFF REPORT WCUP 22-22 (Loring)</b></p>	<p>Planner Loring reviewed his staff report and findings. As of the writing of WCUP 22-22, no public comments had been received, and none have been received since then.</p>

	Staff recommended adoption of the findings of fact within staff report WCUP 22-22 and for <b>approval</b> of the conditional use permit to the Whitefish City Council.
<b>BOARD QUESTIONS OF STAFF</b>	The Board had no questions for staff.
<b>PUBLIC HEARING</b>	Vice Chair Ellis opened the public hearing.
<b>APPLICANT / AGENCIES</b>	No comments
<b>PUBLIC COMMENT</b>	There being no comments, Vice Chair Ellis 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 Linville, to adopt the findings of fact within staff report WCUP 22-22, with the six (6) conditions of approval, as proposed by City Staff.</p> <p>Linville asked why the Planning Board was still reviewing guesthouse CUPs and Director Taylor let the Board know we updated the ADU standards so they are no longer reviewed by the Planning Board but not guesthouses.</p>
<b>VOTE</b>	<b>The motion passed unanimously.</b> The matter is scheduled to go before the Council on September 6, 2022.
<b>PUBLIC HEARING 2: CITY OF WHITEFISH GROWTH POLICY AMENDMENT REQUEST</b> <i>6:10 pm</i>	A request by the City of Whitefish to amend the Growth Policy by adopting Whitefish Transportation Plan Update 2022.
<b>STAFF REPORT WGPA 22-02 (Getts)</b>	<p>Planner Getts reviewed her staff report and findings. As of the writing of WGPA 22-02, 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 WGPA 22-02 and for <b>approval</b> of the amendment to the Growth Policy to the Whitefish City Council.</p> <p>Director Workman provided a presentation to the Planning Board of the Transportation Plan. He reminded the Planning Board of</p>

	<p>their June work session, noted other public outreach and provided a background of the plan. The plan encompasses all modes of transportation and incorporates all the other City transportation planning efforts over the past several decades. He also reviewed the corridors (Wisconsin Avenue and Highway 93 S) and the various projects with their estimates. He noted the Highway 93/Spokane Avenue through the downtown, which is an MDT project, detailed the City's preference and noted the places of commonality between the plans. He reviewed the financial plan for all the various projects, how projects are funded and noted the financial gap. Staff is reviewing applicable and available grants for transportation projects.</p> <p>Senior Project Engineer Hilding reviewed the active transportation and transit portions of the plan. She mentioned the consultants identified a real interest in transit in Whitefish versus other communities in the Valley. Whitefish has a lot of commuters that desire transit and the tourists visiting are surprised at the lack of transit. The Whitefish Chamber of Commerce is also looking at issues surrounding transit.</p>
<p><b>BOARD QUESTIONS OF STAFF</b></p>	<p>Scott asked and Director Workman pointed out a lack of right-of-way on Wisconsin Avenue, which is a state highway, to make all the desired improvements. The City has received right-of-way from developers on a project-by-project basis and will attempt to obtain it as we can, but ultimately it will be up to MDT.</p> <p>Vice Chair Ellis asked why the few ADA ramps were upgraded on Spokane Avenue and Director Workman indicated MDT will do an overlay next year and they are required to bring intersections up to current ADA standards when they do projects. The City will be redoing the other ramps with the water main replacement this year and into next year. He is hopeful the MDT road paving of Spokane Avenue will occur in June, but more will be known later this year.</p> <p>Scott wondered if the excess state funds could be used for transportation projects.</p> <p>Freudenberger recognized staff's work – this is a big process.</p> <p>Scott noted this document can be amended further down the line and Director Workman pointed out the projects are not in any order of priority, but the Active Transportation projects are in a list of priorities.</p>

	<p>Linville asked how projects are prioritized and Director Workman stated the City Council prioritizes as part of the annual budgeting process and the 5-year CFP. In addition, Senior Project Engineer Hilding, stated the Resort Tax Committee also does project prioritization.</p> <p>Scott asked if there are any proposal from Highway 93 S to Karrow Avenue? Director Workman said, yes, this has long been a part of the Transportation Plan and it is shown in the project list, as an extension of E 18<sup>th</sup> Street and any other opportunities that come along the city will consider.</p> <p>Vice Chair Ellis asked about transportation impact fees which are being considered at this time. He also wondered if the increase in property tax go toward transportation projects.</p>
<b>PUBLIC HEARING</b>	Vice Chair Ellis opened the public hearing.
<b>APPLICANT / AGENCIES</b>	Director Workman handed out a letter dropped off tonight by Citizen for a Better Flathead and the Board took a moment to review the letter.
<b>PUBLIC COMMENT</b>	There being no comments, Vice Chair Ellis 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 Freudenberger, to adopt the findings of fact within staff report WGPA 22-02 as proposed by City Staff.</p> <p>Linville asked about comment #1 in the letter from Citizen for a Better Flathead regarding why the maps are not binding? Staff addressed the comment that, in the past, there have been concerns from the public about lines on map and that suddenly the City is going to build a road on private property. Staff and Council will use the maps to help identify the corridors when development occurs.</p>
<b>VOTE</b>	<b>The motion passed unanimously.</b> The matter is scheduled to go before the Council on September 6, 2022.
<b>GOOD AND WELFARE</b>	1. Matters from Board. none

7:07 pm	<p>2. Matters from Staff. none</p> <p>3. Poll of Board members available for the next meeting on September 15, 2022. Ellis, Linville and Scott will not be available for the meeting. Beckham and Freudenberger thought they would be available.</p>
<p><b>ADJOURNMENT</b> 7:08 pm</p>	<p>The meeting was adjourned on a motion by Scott at approximately 7:08 pm. The next regular meeting of the Whitefish Planning Board is scheduled to be held on September 15, 2022, 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: 9-15-22