

**WHITEFISH PLANNING BOARD  
MINUTES OF MEETING  
August 20, 2020**

<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 6:03 pm. Councilor Andy Feury and Board members present were Whitney Beckham and Scott Freudenberger. Allison Linville, Chair Steve Qunell and Toby Scott were absent; John Middleton recently resigned. Planning Director David Taylor and Long-Range Planner Hilary Lindh represented the Whitefish Planning and Building Department.</p> <p>There were two people attending in addition to the board members and staff.</p>
<p><b>AGENDA CHANGES</b> <i>6:03 pm</i></p>	<p>None.</p>
<p><b>PLANNING BOARD APPOINTMENTS</b> <i>6:04 pm</i></p>	<p>Director Taylor said John Middleton had to resign from the Planning Board as he moved out of City limits and was a City appointee. He served as Chair of the Highway 93 South Corridor Plan Steering Committee. The Committee is in the process of final draft review and it would be nice to have someone from Planning Board. Beckham moved and Feury seconded to nominate Freudenberger as the representative for the Highway 93 South Corridor Plan Steering Committee. <b>Freudenberger accepted and the motion passed unanimously.</b></p>
<p><b>APPROVAL OF MINUTES</b> <i>6:00 pm</i></p>	<p>Beckham moved and Fruedenberger seconded to approve the June 18, 2020 minutes without corrections. <b>The motion passed unanimously with Councilor Feury abstaining as he did not attend the June 18, 2020 meeting.</b></p>
<p><b>COMMUNICATIONS FROM THE PUBLIC (ITEMS NOT ON THE AGENDA)</b> <i>6:08 pm</i></p>	<p>None.</p>
<p><b>OLD BUSINESS:</b> <i>6:08 pm</i></p>	<p>None.</p>
<p><b>PUBLIC HEARING 1: GREEN CONDITIONAL</b></p>	<p>A request by Ron Nash of Montana Creative, on behalf of Pamela Green, for a Conditional Use Permit to construct an accessory</p>

<p>USE PERMIT REQUEST <i>6:08 pm</i></p>	<p>apartment over a new garage at 35 Columbia Avenue. The property is zoned WR-2 (Two-Family Residential District) and can be legally described as Lots 11 &amp; 12, Block 31 Whitefish Original in S36, T31N, R22W, P.M.M., Flathead County.</p>
<p>STAFF REPORT WCUP 20-12 (Lindh)</p>	<p>Long Range Planner Lindh 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 WCUP 20-12 and for <b>approval</b> of the conditional use permit to the Whitefish City Council.</p>
<p>BOARD QUESTIONS OF STAFF</p>	<p>Vice Chair Ellis asked if the setbacks were sufficient and Lindh said the building footprint is less than 600 square feet and there are no problems with proposed setbacks.</p>
<p>APPLICANT / AGENCIES</p>	<p>Ron Nash, Montana Creative, 158 Railway Street, asked if the board had any questions and there were none.</p>
<p>PUBLIC COMMENT</p>	<p>Vice Chair Ellis opened the public hearing.</p> <p>There being no public comments, Vice Chair Ellis closed the public hearing and turned the matter over to the Planning Board for consideration.</p>
<p>MOTION / BOARD DISCUSSION</p>	<p>Freudenberger moved and Beckham seconded to adopt the findings of fact within staff report WCUP 20-12, with the seven (7) conditions of approval, as proposed by City Staff.</p>
<p>VOTE</p>	<p><b>The motion passed unanimously.</b> The matter is scheduled to go before the Council on September 8, 2020.</p>
<p>PUBLIC HEARING 2: CORE CONDITIONAL USE PERMIT REQUEST <i>6:14 pm</i></p>	<p>A request by Troy Core for a Conditional Use Permit to construct an accessory apartment above an existing garage at 25 Oregon Avenue. The property is zoned WR-2 (Two-Family Residential District) and can be legally described as Lot 9, Block 17 Whitefish Original in S25, T31N, R22W, P.M.M., Flathead County.</p>
<p>STAFF REPORT WCUP 20-11 (Lindh)</p>	<p>Long Range Planner Lindh 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 WCUP 20-11 and for <b>approval</b> of the conditional use permit to</p>

	the Whitefish City Council.
BOARD QUESTIONS OF STAFF	None.
APPLICANT / AGENCIES	None.
PUBLIC COMMENT	Vice Chair Ellis opened the public hearing, and no one wished to speak. Vice Chair Ellis closed the public hearing and turned the matter over to the Planning Board for consideration.
MOTION / BOARD DISCUSSION	Beckham moved and Freudenberger seconded to adopt the findings of fact within staff report WCUP 20-11, with the eight (8) conditions of approval, as proposed by City Staff.
VOTE	<b>The motion passed unanimously.</b> The matter is scheduled to go before the Council on September 8, 2020.
PUBLIC HEARING 3: CITY OF WHITEFISH ZONING TEXT AMENDMENT REQUEST <i>6:18 pm</i>	A request by the City of Whitefish for Zoning Text Amendments to § 11-2K Secondary Business District (WB-2), to modify the permitted and conditional uses and development requirements.
STAFF REPORT WZTA 20-02 (Taylor)	<p>Director Taylor reviewed his staff report and findings. No public comments have been received regarding these zoning text amendments.</p> <p>Staff recommended adoption of the findings of fact within staff report WZTA 20-02 and for <b>approval</b> of the zoning text amendments to Title 11, Chapter 2K, WB-2 Secondary Business District, of the Whitefish City Code to the Whitefish City Council.</p>
BOARD QUESTIONS OF STAFF	Freudenberger asked why "non-formula" was added behind "Restaurants" in § 11-2K2: Permitted Uses, but not other businesses, <i>i.e.</i> , hotels or pet stores. Director Taylor said that is a good question as we generally direct the city's formula businesses to the WB-2 zone, but formula restaurants can have a greater aesthetic impact than other businesses; it also came as a directive from the Council. Councilor Feury said hotels and other larger "formula" buildings will go through the Conditional Use Process (CUP) which allows an

	<p>opportunity to influence what they look like, where the square footage of a restaurant generally would not.</p> <p>Beckham asked about striking "Bus depot" from § 11-2K-2: Permitted Uses when one was being proposed near the Library and she did not want that category to just be lost. Director Taylor said what is being proposed near the Library is a bus stop, where a bus depot is a transit center where buses, etc., are stored. Director Taylor suggested it could be kept there or moved to § 11-2K-3: Conditional Uses if the board chose, which would ensure it was attractive and in an appropriate place.</p>
APPLICANT / AGENCIES	None.
PUBLIC COMMENT	Vice Chair Ellis opened the public hearing, and no one wished to speak. Vice Chair Ellis closed the public hearing and turned the matter over to the Planning Board for consideration.
MOTION / BOARD DISCUSSION	<p>Freudenberger moved and Feury seconded to adopt the findings of fact within staff report WZTA 20-02, as proposed by City Staff.</p> <p>Beckham moved and Vice Chair Ellis seconded to move "Bus depot" from § 11-2K-2: Permitted Uses, to § 11-2K-3: Conditional Uses. <b>The motion passed unanimously.</b></p> <p>Feury said he has a concern with adding "Personal services" as a permitted use as they are generally pretty small businesses that cannot afford a stand-alone building which may result in multi-tenant buildings ("strip malls"). He is also slightly concerned with light manufacturing approval by an administrative CUP.</p> <p>Feury moved and Vice Chair Ellis seconded to move "Personal services" from § 11-2K-2: Permitted Uses, to § 11-2K-3: Conditional Uses. <b>The motion passed 3-1 with Beckham voting in opposition.</b></p>
VOTE	<b>The motion, with two amendments, passed unanimously.</b> The matter is scheduled to go before the Council on September 8, 2020.
PUBLIC HEARING 4: CITY OF WHITEFISH ZONING TEXT AMENDMENT	A request by the City of Whitefish for Zoning Text Amendments to do minor housekeeping updates to §11-3-42, Multi-Family Development Standards, and §11-3-43, Mixed-Use and Non-Residential Building Development Standards.

REQUEST <i>6:47 pm</i>	
STAFF REPORT WZTA 20-03 (Taylor)	<p>Director Taylor reviewed his staff report and findings. No public comments had been received regarding to these zoning text amendments.</p> <p>Staff recommended adoption of the findings of fact within staff report WZTA 20-03 and for <b>approval</b> of the zoning text amendments to Title 11, Chapter 3, Multi-Family Development Standards, and Mixed-Use and Non-Residential Building Development Standards, of the Whitefish City Code to the Whitefish City Council.</p>
BOARD QUESTIONS OF STAFF	Beckham questioned the recommended change of "must" to "should" in § 11342(C)(2)(i) as she feels some type of lighting is necessary for a level change. She suggested ground level lighting where overhead lighting is not sufficient.
APPLICANT / AGENCIES	None.
PUBLIC COMMENT	Vice Chair Ellis opened the public hearing, and no one wished to speak. Vice Chair Ellis closed the public hearing and turned the matter over to the Planning Board for consideration.
MOTION / BOARD DISCUSSION	<p>Beckham moved and Freudenberger seconded to adopt the findings of fact within staff report WZTA 20-03, as proposed by City Staff.</p> <p>Beckham moved and Freudenberger seconded to change the language in the last sentence of § 11342(C)(2)(i) to read, "Sufficient ground level lighting must be provided where stairs, curbs, ramps, abrupt changes in walk direction, and crossing vehicle lanes occur; and". <b>The motion passed 3-1 with Council Feury voting in opposition.</b></p>
VOTE	<b>The motion with one amendment passed unanimously.</b> The matter is scheduled to go before the Council on September 8, 2020.
NEW BUSINESS <i>7:11 pm</i>	None.
GOOD AND WELFARE <i>7:11 pm</i>	<ol style="list-style-type: none"> <li>1. Matters from Board. None.</li> <li>2. Matters from Staff. Director Taylor said Planner</li> </ol>

	<p>Bailey Minnich left a few months ago and went to work for Missoula County. Tara Osendorf has been hired for the position and starts next Tuesday. She previously worked for Missoula, so it is sort of a swap. Building Inspector Phil Holmes recently retired and Major Robinson applied for the position internally and will be replacing Phil. The City is now accepting applications for the Code Enforcement position.</p> <p>3. Poll of Board members available for the next meeting on September 17, 2020. Vice Chair Ellis will not be available but the other attending members indicated they thought they would be. Councilor Feury said Steve Qunell, Frank Sweeney or he would attend.</p>
<p><b>ADJOURNMENT</b> <i>7:13 pm</i></p>	<p>The meeting was adjourned on a motion by Vice Chair Ellis at approximately 7:13 pm. The next regular meeting of the Whitefish Planning Board is scheduled to be held on September 17, 2020, 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: *9-17-20*