

**WHITEFISH PLANNING BOARD
MINUTES OF MEETING
September 15, 2022**

<p>CALL TO ORDER AND ROLL CALL</p>	<p>Chair Steve Qunell called the regular meeting of the Whitefish Planning Board to order at 6:17 pm (the meeting was delayed until a quorum was established). Board members present were Whitney Beckham, Scott Freudenberger, Chris Gardner (arrived at 6:20 pm), and Allison Linville (participated via Microsoft Teams). John Ellis and Toby Scott were absent. Planning Director David Taylor and Nelson Loring, Planner I-Current Planning, represented the Whitefish Planning & Building Department.</p> <p>There was one person attending in addition to the board members and staff.</p>
<p>AGENDA CHANGES <i>6:18 pm</i></p>	<p>None.</p>
<p>APPROVAL OF MINUTES <i>6:19 pm</i></p>	<p>Freudenberger made a motion, seconded by Beckham, to approve the August 18, 2022 minutes without corrections. The motion passed unanimously.</p>
<p>COMMUNICATIONS FROM THE PUBLIC (ITEMS NOT ON THE AGENDA) <i>6:19 pm</i></p>	<p>None.</p>
<p>UNFINISHED BUSINESS: <i>6:19 pm</i></p>	<p>None.</p>
<p>PUBLIC HEARING 1: WRATHALL CONDITIONAL USE PERMIT REQUEST <i>6:19 pm</i></p>	<p>A request by Brett Wrathall 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-1 (Single-Family Residential District). The property is located at 430 Parkway Drive and can be legally described as S25 T31N R22W, C.O.S. 19203, Parcel 1, TR 7X IN L1, Flathead County, Montana.</p>
<p>STAFF REPORT WCUP 22-23 (Loring)</p>	<p><i>Note: Chris Gardner arrived at 6:20 pm.</i></p> <p>Planner Loring reviewed his staff report and findings. As of the writing of WCUP 22-23, no public comments had been received. One email was received since then in opposition to the proposed CUP.</p>

	<p>Loring added that Eric Mulcahy, Sands Surveying, brought to his attention prior to the meeting that the proposed height in the submitted drawing exceeds the maximum height standard of 24-feet. Loring suggested the addition of Condition No. 8 as follows: <i>The building height must not exceed 24-feet and will be confirmed at the time of building permit.</i></p> <p>Staff recommended adoption of the findings of fact within staff report WCUP 22-23 and for approval of the conditional use permit to the Whitefish City Council, along with the additional condition stated above.</p>
BOARD QUESTIONS OF STAFF	<p>Freudenberger said he did not see the opposition letter in the packet so had not had a chance to review it. Loring summarized the comment and said these concerns/questions have been addressed.</p> <p>Chair Qunell noted a typo in the Staff Report that Loring will amend.</p>
PUBLIC HEARING	<p>Chair Qunell opened the public hearing.</p>
APPLICANT / AGENCIES	<p>Eric Mulcahy, Sands Surveying, 2 Village Loop, said he is aware of the height issue and brought it to Loring's attention after he saw it today. He said it would be easy to shrink the building height down and he and the Applicant are okay with adding the condition of approval.</p>
PUBLIC COMMENT	<p>There being no further comments, Chair Qunell closed the public hearing and turned the matter over to the Planning Board for consideration.</p>
MOTION / BOARD DISCUSSION	<p>Beckham made a motion, seconded by Freudenberger, to adopt the findings of fact within staff report WCUP 22-23, as proposed by City Staff.</p> <p>Beckham made a motion to add Condition No. 8, that the building must comply with the 24-foot height restriction at the time of building permit, seconded by Freudenberger. The motion to add Condition No. 8 passed unanimously.</p>
VOTE	<p>The motion to adopt the findings of fact within staff report WCUP 22-23, as amended with the additional condition, passed</p>

	unanimously. The matter is scheduled to go before the Council on October 3, 2022.
GOOD AND WELFARE <i>6:38 pm</i>	<p>1. <i>Matters from Board.</i> Chair Qunell made a friendly suggestion that staff reports are summarized and insure comment letters are included in the online folder. Director Taylor said there was a problem with sharing the agenda link which will be double-checked before the next meeting.</p> <p>2. <i>Matters from Staff.</i> None.</p> <p>3. <i>Poll of Board members available for the next meeting on October 20, 2022.</i> Chair Qunell asked and Director Taylor said there are items on the October 20 agenda, including the snow lot. Chair Qunell will not be available but all other board members present indicated they thought they would be available. <i>Note: Toby Scott previously stated he would not be available for the October 20 meeting.</i></p>
ADJOURNMENT <i>6:35 pm</i>	The meeting was adjourned on a motion by Beckham at approximately 6:35 pm. The next regular meeting of the Whitefish Planning Board is scheduled to be held on October 20, 2022, at 6:00 pm, at 418 East 2nd Street.

/s/ John Ellis
John Ellis, Vice Chair of the Board

/s/ Keni Hopkins
Keni Hopkins, Recording Secretary

APPROVED AS SUBMITTED / CORRECTED: 10/20/2022