

**WHITEFISH PLANNING BOARD
MINUTES OF MEETING
October 20, 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 6:00 pm. Board members present were Whitney Beckham, Scott Freudenberger, Chris Gardner, and Allison Linville. Chair Steve Qunell 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 were approximately seven people attending in addition to the board members and staff.</p>
<p>AGENDA CHANGES <i>6:00 pm</i></p>	<p>None.</p>
<p>APPROVAL OF MINUTES <i>6:00 pm</i></p>	<p>Gardner made a motion, seconded by Linville to approve the September 15, 2022 minutes without corrections. The motion passed unanimously.</p>
<p>COMMUNICATIONS FROM THE PUBLIC (ITEMS NOT ON THE AGENDA) <i>6:01 pm</i></p>	<p>None.</p>
<p>UNFINISHED BUSINESS: <i>6:02 pm</i></p>	<p>None.</p>
<p>PUBLIC HEARING 1: WHITEFISH HOUSING AUTHORITY PRELIMINARY PLAT AND PLANNED UNIT DEVELOPMENT OVERLAY REQUEST <i>pm</i></p>	<p>A request by the Whitefish Housing Authority for a preliminary plat and a planned unit development for a 22-lot residential subdivision. The property is currently undeveloped and is zoned WR-4 (High-Density Multi-Family Residential District). The property is unaddressed and located east of Columbia Avenue and north of Railway Street and can be legally described as Depot Square Amended Lots 4&5, Block 29, Lot 3, S36 T31N R22W, P.M.,M., Flathead County, Montana.</p>
<p>STAFF REPORT WPP 22-06/WPUD 22-03 (Compton-Ring)</p>	<p><i>Prior to the meeting, the hearing on this matter was postponed to the November 17, 2022 Planning Board meeting.</i></p>
<p>PUBLIC HEARING 2:</p>	<p>A request by MH Legacy, LLC for a Conditional Use Permit to build a multifamily/commercial mixed-use building with four dwelling (4)</p>

<p>ACKERMAN CONDITIONAL USE PERMIT REQUEST <i>6:02 pm</i></p>	<p>units. The property is currently developed with a commercial building and is zoned WB-3. The property is located at 220 2nd Street East and can be legally described as WFSH, S36 T31N R22W, BLOCK 038, Lot 013, 16783 WFSH LOT 13-14 BLK 38, Flathead County, Montana.</p>
<p>STAFF REPORT WCUP 22-24 (Loring)</p>	<p>Planner Loring reviewed his staff report and findings. As of the writing of WCUP 22-24, 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 22-24 and for approval of the conditional use permit to the Whitefish City Council.</p> <p>Staff recommended the following sentence be added at the end of Condition No. 4, "The alley to the north of the property must be paved 16-feet wide."</p>
<p>BOARD QUESTIONS OF STAFF</p>	<p>Freudenberger asked since the applicant is here for four units in one building on two lots, could they just do two and two with an interior passageway or something. Director Taylor said they would have to put a fire wall down the middle and that is expensive. That is why Condition No. 11 requiring the removal of the interior lot line is included.</p> <p>Vice Chair Ellis asked, and Loring explained the plans show the parking is on the ground floor and accessed through the alley behind the commercial unit on the ground floor. Four spaces are provided which meets the requirements. The alley to the west has been expanded from 12-feet to 16-feet and the Public Works Department asked for a condition that this section of the alley also be expanded from 12-feet to 16-feet to match the alley to the west.</p>
<p>PUBLIC HEARING</p>	<p>Vice Chair Ellis opened the public hearing.</p>
<p>APPLICANT / AGENCIES</p>	<p>Cate Walker, Northwest Design Studio, 301 E. Second Street, Suite 1B, Whitefish, spoke on behalf of the applicant. She said Nelson did a great job doing an overview of the project. The project is proposed to be located on East Second Street and is in keeping with the City of Whitefish's Growth Policy Future Land Use Map outlined as Commercial Core. The building is proposed as a three-story building with commercial uses on the ground floor, as well as a parking garage, and four residential units on the two upper floors. The project meets all setback requirements for the upper</p>

	<p>floors from the property to the west and from the front right-of-way. The project meets all zoning requirements for the WB-3 zoning and only requires a conditional use permit because they are including four dwelling units. Special attention was paid to include the four parking spaces, one per residential unit, in a ground-level garage accessed via the alley to the north of the building. Two existing on-street parking spaces are located along Second Street in front of the building. Utility infrastructure is already in place and has adequate capacity to accept this development. Pedestrian access will be provided on the south side of the building by creating a patio space that works with the existing slope across the front of the lot and provides a welcoming entrance through the use of decorative concrete and planting beds to soften the face of the building. A three-foot wide strip will be maintained as landscaping directly adjacent to the City sidewalk. She is here to answer questions and engineer Doug Peppmeier with TD&H Engineering is also here to answer any engineering questions.</p>
<p>PUBLIC COMMENT</p>	<p>Vice Chair Ellis asked, and Ms. Walker said they do not anticipate any issue with the requirement to widen the alley.</p> <p>There being no further 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>Beckham made a motion, seconded by Linville, to adopt the findings of fact within staff report WCUP 22-24, with the twelve (12) conditions of approval, as proposed by City Staff, including the amendment to Condition No. 4 presented by Loring.</p>
<p>VOTE</p>	<p>The motion passed unanimously. The matter is scheduled to go before the Council on November 17, 2022.</p>
<p>GOOD AND WELFARE 6:14 pm</p>	<p>1. <i>Matters from Board.</i> Linville asked staff for guidance for board members whose terms are expiring regarding a recommended length of service and if there is a point where members become unhelpful. Director Taylor said the more experience members get from being on the board, the more useful they are. People like John Ellis are invaluable as they have been on the board for a long time and have seen the community grow. The input they can provide because of seeing numerous projects and understanding City priorities is very useful. There can be a big learning curve in order for new board members to understand all the terminology, City Zoning Codes, etc., and that can take a while.</p>

	<p>Staff encourages members get their letters of interest turned into Michelle Howke, City Clark, to reapply if their terms are expiring. We are getting ready to start the Growth Policy kickoff which should be interesting. We will not be using a steering committee; the Planning Board will serve as the steering committee and a section of meetings will be devoted to reviewing the Growth Policy and getting input from the public on that as we move forward.</p> <p>2. <i>Matters from Staff.</i> None.</p> <p>3. <i>Poll of Board members available for the next meeting on November 17, 2022.</i> Vice Chair Ellis and Gardner will not be available but the other three board members present indicated they thought they would be available.</p>
<p>ADJOURNMENT 6:18 pm</p>	<p>The meeting was adjourned on a motion by Gardner, seconded Linville, at approximately 6:18 pm. The next regular meeting of the Whitefish Planning Board is scheduled to be held on November 17, 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: 11-17-22