



**City of Whitefish**  
 Planning & Building Dept  
 418 E 2<sup>nd</sup> St | PO Box 158  
 Whitefish, MT 59937  
 Phone: 406-863-2410  
 Fax: 406-863-2419

Date Submitted: \_\_\_\_\_

Associated File #: \_\_\_\_\_

## HOUSING MITIGATION PLAN

### INSTRUCTIONS:

- If proposing to provide housing pursuant to the Legacy Homes Program, a pre-submission meeting with city staff and the Legacy Homes Coordinator is required. Date of Meeting: \_\_\_\_\_
- A complete Housing Mitigation Plan must accompany a land use permit application.
- The Housing Mitigation Plan will be approved as part of the land use permit.

### A. PROJECT INFORMATION:

Project Name: \_\_\_\_\_

Street Address: \_\_\_\_\_

Assessor's Tract No.(s) \_\_\_\_\_ Lot No(s) \_\_\_\_\_

Block # \_\_\_\_\_ Subdivision Name \_\_\_\_\_

Section \_\_\_\_\_ Township \_\_\_\_\_ Range \_\_\_\_\_

I hereby certify that the information contained or accompanied in this application is true and correct to the best of my knowledge.

\_\_\_\_\_  
 Applicant's Signature

\_\_\_\_\_  
 Date

\_\_\_\_\_  
 Print Name

### B. INCENTIVES USED

(check all that apply to this project; Planned Unit Development projects may use one column or the other but not both):

#### Conditional Use Permits:

- Reduced Parking for 2+ Bedroom: 20%
- Increased Maximum Bldg Height: 5-feet  
(3 floor max and not permitted in the WB-3 zoning district)
- Increase Lot Coverage: 10%
- Increase Density: 20%

#### Subdivision:

- Reduced Lot Size: 20%
- Reduce Lot Width: 10%
- Increase Lot Coverage: 10%
- Increase Density: 20%

### C. LAND USE PERMIT TYPE ACCOMPANYING THIS HMP (check all that apply):

- Administrative Conditional Use Permit
- Conditional Use Permit
- Planned Unit Development
- Minor Subdivision
- Major Subdivision

**D. OWNER/APPLICANT INFORMATION**

**OWNER(S) OF RECORD:**

Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

Email: \_\_\_\_\_

**APPLICANT (if different than above):**

Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

Email: \_\_\_\_\_

**OTHER TECHNICAL/PROFESSIONAL:**

Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

Email: \_\_\_\_\_

----- **For City Staff Use Only** -----

Approved: \_\_\_\_\_

Approved with conditions: \_\_\_\_\_

Denied: \_\_\_\_\_

**PROJECT DETAILS**

**1. Total Number of Residential Units Proposed Within the Development by Type:**

\_\_\_\_\_ Single-family detached homes  
\_\_\_\_\_ Single-family attached homes (townhouses); in what number of buildings \_\_\_\_\_  
\_\_\_\_\_ Multi-family (duplex, triplex, apartments, condominiums); in what number of buildings \_\_\_\_\_  
\_\_\_\_\_ TOTAL  
  
\_\_\_\_\_ Number of Legacy Home Units Provided for Project (10% of TOTAL above)

**2. How Will the Project Provide Legacy Homes? (Select One)**

- Provide Units Within the Development (Go to Question #3)
- Provide a Fee In Lieu of Units (Go to Question #4)
- Provide Units Off-Site (Go to Question #5)
- Provide Land In Lieu of Units (Go to Question #6)
- Other (Go to Question #7)

**3. Provide Units Within the Development.**

Attach a narrative describing the Area Median Income being served, the unit design, details on amenities and hearing systems, estimated utility costs, estimate HOA fees and standardized deed restriction(s) for the Legacy Homes. Review Chapter 4-6 of the Legacy Homes Administrative Procedures and include pertinent items in the narrative.

**4. Provide a Fee In Lieu of Units.**

10% of TOTAL Units in Project (in #1 above) \_\_\_\_\_ x \$118,547 = \_\_\_\_\_

**5. Provide Units Off-Site.**

Attach a narrative describing the unit sizes, quality, design and construction. Review Section 4.3.3. of the Legacy Homes Administrative Procedures and include pertinent items in the narrative.

**6. Provide Land In Lieu of Units.**

Review Section 4.3.4. of the Legacy Homes Administrative Procedures and include pertinent items in the narrative. Attach a narrative and describe the public facilities and services serving this property, its adjacent land uses and, if not fully served by public infrastructure, the proximity to such services. Additionally, describe how the property dedication will further the goals of the Legacy Homes Program and provide an overall public benefit.

Appraised Value of Property: \_\_\_\_\_  
Date of Appraisal: \_\_\_\_\_ (attach appraisal)

**7. Other.**

The applicant may propose a combination of any of the above-described options or propose another option for consideration. Attach a narrative describing the proposal.