

November 19, 2019

Rhonda Fitzgerald comments received by phone

RE: the commercial node concept and table presented at the Highway 93 South Corridor Plan steering committee meeting on November 18, 2019.

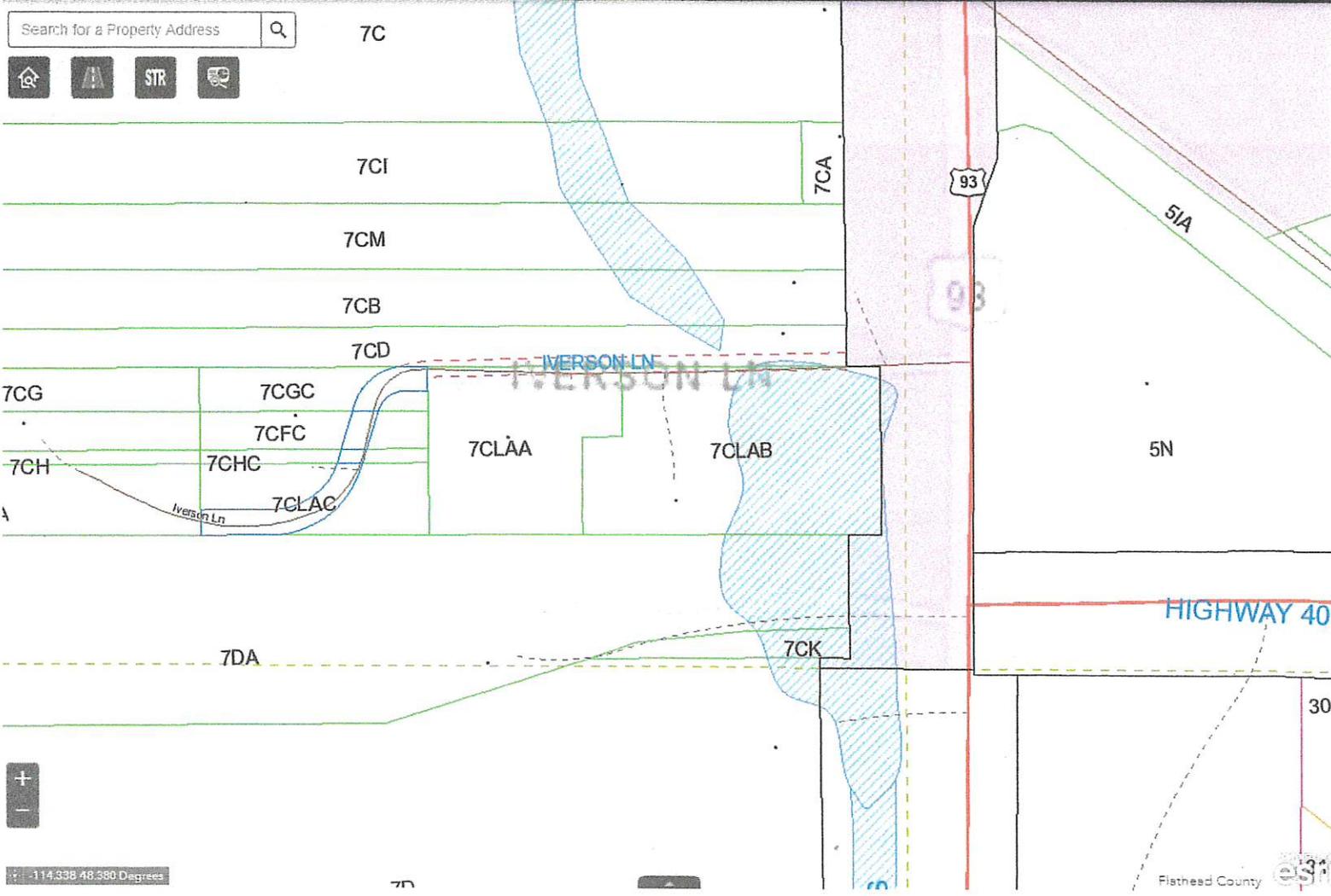
R. Fitzgerald said that the aesthetic and physical suggestions in the table reflect what the public has said and what the community aspires to. She is not necessarily in favor of the building height and bulk dimensions shown for the B-4 and suggests the size of a permitted building footprint should be reduced from 15,000 to 10,000 square feet to be consistent with upcoming changes to the WB-2 (under consideration by Planning Board this week and City Council next month). She would like to see attached to this table the tools the City could use to make the aesthetic and physical changes happen. She is strongly opposed to any changes to permitted uses in the WB-2 due to the lengthy processes that went into creating the Downtown Master Plan and a list of permitted WB-2 uses. The WB-2 is the secondary business district and should not be split up into different zoning districts. If different development standards are desired to break up the aesthetics, it would be better to create districts within the zone. She recommends avoiding the name "node" [or core] because we already have a downtown node, we don't need another node or competing nodes in a town this size. Finally, she recommended the road extensions already planned (ie., Columbia to Whitefish Avenue) be called out to distinguish them from other conceptual roads sketched on the graphic.

We are Tom & Linda Iverson. We live at 222 Iverson Ln, Whitefish. Our driveway is approximately 1 block north of the highways 93 & 40 junction, turning to the west. We are the last residence on this driveway. There are 4 other residences on this driveway. We have a safety issue entering and exiting our driveway onto highway 93. This has been an ongoing problem since highway 93 was widened to the current 4 lanes with a turn lane. It is impossible to turn left out of our driveway into Whitefish, and it can be difficult, and sometimes impossible, to turn right. The south bound traffic backs up down the hill going into Whitefish to the point where we cannot see the end of it. It is impossible to turn right and get into the turn lane that goes to highway 40. It also impossible to turn left into our driveway, if you are traveling north towards Whitefish. As you know, the traffic here has increased steadily over the past few years, and probably won't get any better.

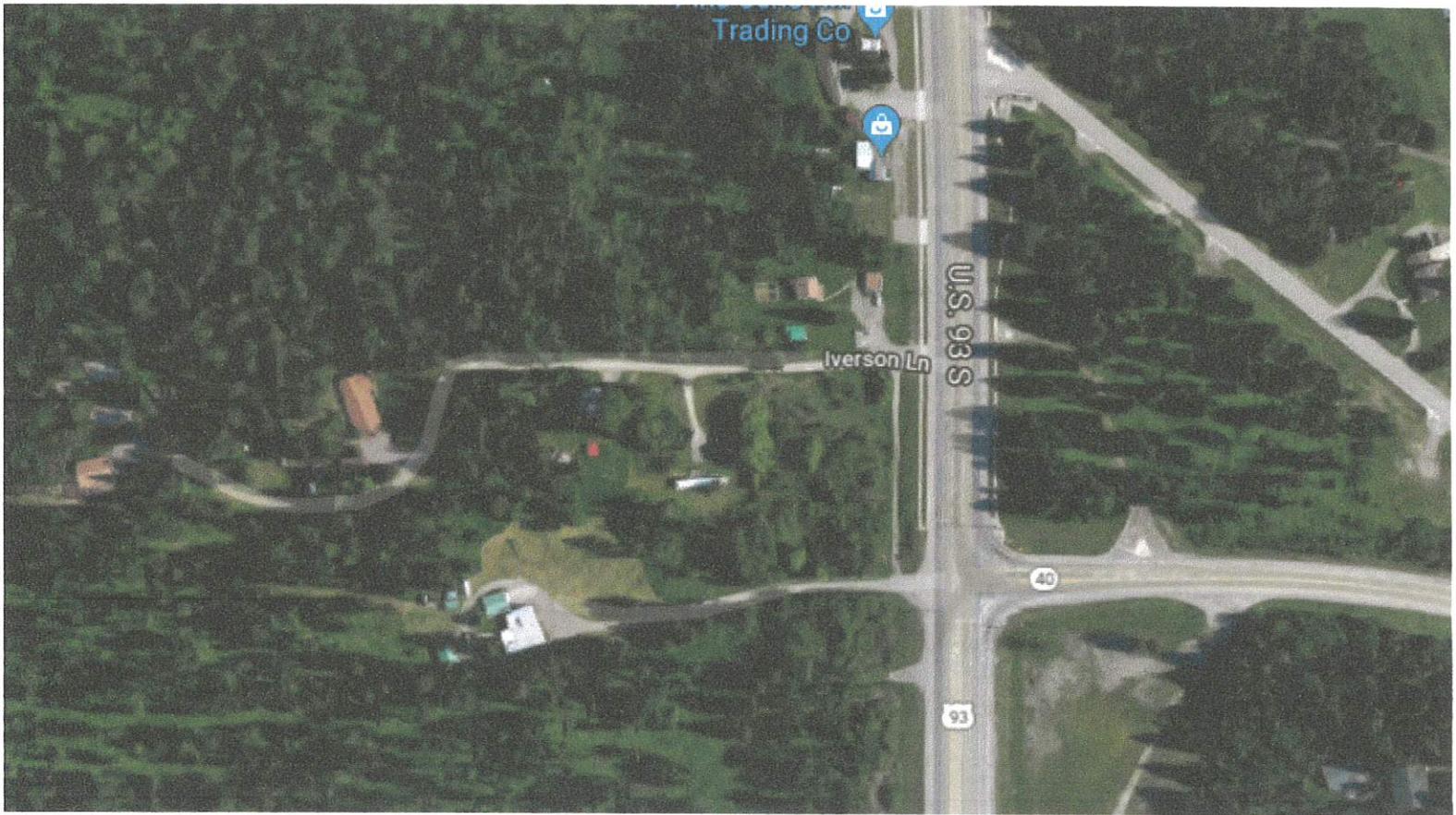
We contacted the MT DOT at the time the highway was widened, and they told us that there weren't enough residences on our driveway, for them to do anything to help us. It was as if we didn't matter.

When Bob DePratu was our senator, he witnessed Tom almost getting hit by another car as he exited our lane. Bob called Tom and Tom explained our problem to Bob. Bob called and told us that Mr. Clay Colby, from the DOT, would be calling. On July 8, 2003 Mr. Colby called and said that he would come up the Whitefish to look the situation over, which he did. Mr. Colby said he realized that there was a problem, and said he would discuss the problem with his boss, Mr. Herzog. Mr. Colby had taken pictures hoping to show Mr. Herzog the situation and maybe come up with a remedy. He said that it did no good, and there was no help planned for us. Mr. Colby suggested that a solution may be to access the driveway to our south, which comes out at the highway 40 traffic light, by using the utility road that is in the ditch of highway 93. So that is what we have done for the past 16 years. This is how we have been able to get **safely** onto highway 93. Now the property that comes out at the traffic light is commercial, and the person that purchased it does not want us to use this utility road. He said he is going to block it. We talked to Dennis Oliver at the Kalispell office of the DOT and he said we are not supposed to use that utility road. He offered no solution.

We were also informed by the person who owns 7CK & 7DA, on the attached map, that he and the person who owns 7CD & 7CLAB, on the attached map are planning on developing the whole highway 93 frontage. We know that most of this is wetland and are wondering how they can do that. Also attached is google satellite map so you can see the road in the ditch.



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From: [Mayre Flowers](#)
To: [Hilary Lindh](#); [Michelle Howke](#)
Cc: [Mayre Flowers](#)
Subject: Comments for the Hwy 93 S Corridor meeting
Date: Monday, November 18, 2019 1:43:01 PM
Attachments: [10-20-19 Hwy 93 Corridor Plan Committee-CommUnity comment V1-mf 10-20-20.pdf](#)

To: The Whitefish Hwy 93 South Corridor Planning Committee for your Nov. 18th committee meeting and for the Whitefish City Council Nov. 18th meeting

I am writing to ask that you please:

- Postpone any vote on Nov. 18, 2019 recommending the extension of city sewer and water south of Hwy 40 to Blanchard Lake Rd or beyond.
- Please gather and share with the public the pros and cons of such a major policy change and the facts that support or do not support such a major policy change for the city.
- Well in advance of any future vote on this issue, please provide the public research and facts on this proposed policy change and allow for generous time & notice for public comment on this topic.
- Finding solutions that do not allow for or enable growing poorly-planned commercial development and sprawl along our Hwy Corridors in the Flathead and particularly along the entrance corridor to Whitefish is a high priority for me.

Please also find attached for your Nov. 18 meeting my letter and comments for your last meeting which raise a series of concerns that I ask again that the committee give meaningful consideration of.

EXTERNAL SENDER verified by City of Whitefish IT

Additionally the vagueness of your agenda items today leaves the public significant concerns as to what action might be taken under the following for example:

C. Review and Provide Feedback on Commercial Node Graphic, Potential Development Standards, Names

D. Review and Provide Feedback on Draft Future Land Use Maps – Segments A, B

E. Decide Southern Extent of Corridor Plan Area

Given that this committee has gone back and forth with discussions of both the planning boundary and the extension of sewer and water (including questions and a power point showing where sewer and water could be extended at the last meeting), the public I are rightfully concerned about what actions the committee might take under such vaguely written agenda items. The following email statement that is being emailed out to members of the public is misleading. And as it implies that those sending comments are uninformed I wish to

object to such responses unacceptable in that it discourages public participation.

"Thank you for your comments. We will forward them to the Highway 93 South Steering Committee for their consideration. You should be aware of the actual issues the Steering Committee is discussing with regard to Highway 93 South so that your comments can be the most informed and effective. The Steering Committee has already decided they will not be making a recommendation on how far south the City should extend water and sewer services, that policy decision will be made by the City Council. What the Steering Committee will be discussing is how far south the corridor plan should address goals and policies for future development on Highway 93 South. Though the City currently has no jurisdiction or control over land use south of Highway 40 without future annexation, the new Corridor Plan provides an opportunity to reaffirm through a new planning document Whitefish's desire to limit the expansion of commercial strip development south along the highway corridor in order to give the city greater influence over any decisions on future development or zoning changes made by the county."**Hilary Lindh**

Long Range Planner

City of Whitefish | 418 E. 2nd Street

P.O. Box 158 | Whitefish, MT 59937

O: (406) 863-1254 | hlindh@cityofwhitefish.org

Please make the make all of my comments here part of your public record for this meeting and the council meeting.

Mayre Flowers, CommUnity Consulting

755-4521

mayreflowers@montanasky.net

From: [Mary Person](#)
To: [Hilary Lindh](#); [Michelle Howke](#)
Subject: Extending City Services South of Hwy 40
Date: Monday, November 18, 2019 1:44:46 PM

To: The Whitefish Hwy 93 South Corridor Planning Committee for your Nov. 18th committee meeting and for the Whitefish City Council Nov. 18th meeting

I am writing to ask that you please:

- Postpone any vote on Nov. 18, 2019 recommending the extension of city sewer and water south of Hwy 40 to Blanchard Lake Rd or beyond.
- Please gather and share with the public the pros and cons of such a major policy change and the facts that support or do not support such a major policy change for the city.
- Well in advance of any future vote on this issue, please provide the public research and facts on this proposed policy change and allow for generous time & notice for public comment on this topic.
-
- Finding solutions that do not allow for or enable growing poorly-planned commercial development and sprawl along our Hwy Corridors in the Flathead and particularly along the entrance corridor to Whitefish is a high priority for me.

Mary Person
325 Blanchard Lake Drive
Whitefish, Mt. 59937
EXTERNAL SENDER verified by City of Whitefish IT

From: [Bookworks](#)
To: [Hilary Lindh](#); [Michelle Howke](#)
Subject: hwy 93 south
Date: Monday, November 18, 2019 2:14:45 PM

wait a minute - the county has been approving crazy stuff on the 93 hwy, just outside the city limits - now it is the helicopter pad - suddenly whitefish wants to push through a vote with the 93 hwy committee for an extension of sewer/water , with no public notice, no talk, no debate?? what happened to all the years the city has not wanted to go past hwy 40? - the city of whitefish can't even get adequate sewer/water with current projects - could we just fight the county on their projects? - i was at the work meeting when a council member raised his hand and said "let's just extend the limits to dillion road" - that was an enlightening moment into how this works - how about helping the south whitefish neighborhood association in the helicopter fight??

cheryl watkins

EXTERNAL SENDER verified by City of Whitefish IT

From: [Velma Luke](#)
To: [Hilary Lindh](#); [Michelle Howke](#)
Subject: Please DELAY any decision to extend city services south of Hwy 40!
Date: Monday, November 18, 2019 4:10:53 PM

Please, stop the insanity! Find out WHO is pushing for this overturn of city policy that stops city services at Hwy 40 and WHY. The city infrastructure cannot keep up with current demand. It would be highly irresponsible to change long standing policy and extend services when the existing services are NOT up to the current load. Stop, think and SLOW DOWN, please! Citizens in and around Whitefish deserve careful deliberation where the growth of our community is involved.

Thank You for your consideration,
Velma Luke
144 Old Morris Trail
Whitefish, MT
406-871-2903
EXTERNAL SENDER verified by City of Whitefish IT

From: [Barbara Lewis](#)
To: [Hilary Lindh](#); [Michelle Howke](#)
Subject: City policy
Date: Sunday, November 17, 2019 7:38:36 PM

Dear City of Whitefish,

- Postpone any vote [on Nov. 18, 2019](#) recommending the extension of city sewer and water south of Hwy [40 to Blanchard Lake Rd](#) or beyond.
- Please gather and share with the public the pros and cons of such a major policy change and the facts that support or do not support such a major policy change for the city.
- Well in advance of any future vote on this issue, please provide the public research and facts on this proposed policy change and allow for generous time & notice for public comment on this topic.
- Finding solutions that do not allow for or enable growing poorly-planned commercial development and sprawl along our Hwy Corridors in the Flathead and particularly along the entrance corridor to Whitefish is a high priority for me.
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Thank you for your consideration,
Barbara Lewis

Sent from my iPad
EXTERNAL SENDER verified by City of Whitefish IT

From: lazycpa@aol.com
To: [Hilary Lindh](#); [Michelle Howke](#)
Subject: Whitefish Hwy 93 South Corridor Planning Committee
Date: Sunday, November 17, 2019 7:46:46 PM

Dear Council Members,

To: The Whitefish Hwy 93 South Corridor Planning Committee for your Nov. 18th committee meeting and for the Whitefish City Council Nov. 18th meeting

I am writing to ask that you please:

- Postpone any vote on Nov. 18, 2019 recommending the extension of city sewer and water south of Hwy 40 to Blanchard Lake Rd or beyond.
- Please gather and share with the public the pros and cons of such a major policy change and the facts that support or do not support such a major policy change for the city.
- Well in advance of any future vote on this issue, please provide the public research and facts on this proposed policy change and allow for generous time & notice for public comment on this topic.
- Finding solutions that do not allow for or enable growing poorly-planned commercial development and sprawl along our Hwy Corridors in the Flathead and particularly along the entrance corridor to Whitefish is a high priority for me.

Thank you.

Stuart Halpern
PO Box 4780
Whitefish, Montana 59937
EXTERNAL SENDER verified by City of Whitefish IT

From: erineflaherty@gmail.com
To: [Hilary Lindh](#); [Michelle Howke](#)
Subject: Hwy 93 Corridor
Date: Sunday, November 17, 2019 8:57:52 PM

Hello,

I am a physician that provides emergency services to the community and I am writing to ask that you please post-phone any vote on Nov. 18, 2019 recommending the extension of city sewer and water south of Hwy [40](#).

We are seeing unprecedented growth in our community with a complete lack of disregard for the needs for infrastructure to support this growth. I think a decision such as this will require more time, information, and discussion. I am traveling and cannot make the meeting but hope to a later date.

Erin Flaherty

Sent from my iPhone
EXTERNAL SENDER verified by City of Whitefish IT

From: [Michelle Howke](#)
To: [Susan Prilliman](#)
Cc: [Hilary Lindh](#)
Subject: RE: Extension of city sewer and water south of Hwy 40
Date: Monday, November 18, 2019 9:14:01 AM

Susan,

Thank you for your comment. Your letter will be distributed to the Committee at their meeting.

Michelle Howke

Administrative Services Director/City Clerk

PO Box 158/418 E. 2nd Street

Whitefish, MT 59937

mhowke@cityofwhitefish.org

406-863-2402

From: Susan Prilliman <sprilliman@yahoo.com>
Sent: Sunday, November 17, 2019 7:40 PM
To: Michelle Howke <mhowke@cityofwhitefish.org>
Subject: Extension of city sewer and water south of Hwy 40

To: The Whitefish Hwy 93 South Corridor Planning Committee for your Nov. 18th committee meeting and for the Whitefish City Council Nov. 18th meeting

So that we can all be informed and have input on this issue, I urge you to consider the following before taking action:

- Postpone any vote on Nov. 18, 2019 recommending the extension of city sewer and water south of Hwy 40 to Blanchard Lake Rd or beyond.
- Please gather and share with the public the pros and cons of such a major policy change and the facts that support or do not support such a major policy change for the city.
- Well in advance of any future vote on this issue, please provide the public research and facts on this proposed policy change and allow for generous time & notice for public comment on this topic.
- Finding solutions that do not allow for or enable growing poorly-

planned commercial development and sprawl along our Hwy Corridors in the Flathead and particularly along the entrance corridor to Whitefish is a high priority for me.

Sincerely,
Susan Prilliman
211 W 4th Street
Whitefish, MT

EXTERNAL SENDER verified by City of Whitefish IT

From: [Linda Katsuda](#)
To: [Hilary Lindh](#); [Michelle Howke](#); [Hilary Lindh](#); [Michelle Howke](#)
Subject: Extension of city sewer and water south of Hwy 40
Date: Sunday, November 17, 2019 7:47:31 PM

Dear Committee

It has been brought to my attention that you will deliberate on the issue of extending city services without public input. We are concerned that not enough information is available to consider all the pros and cons of such action....Whitefish has prided itself on not becoming any-town USA and with this extension, of our services and the possible annexation....those parts will become Whitefish. We have been experiencing much growth without major infrastructure development to ease the existing summer traffic and congestion. Please consider that old time residents have shouldered the costs of improvements before the resort tax became available. We would like you to be judicious with what you do with these and all city funds.

Thank you,
Linda Katsuda
420 Geddes Avenue
Whitefish, MT
EXTERNAL SENDER verified by City of Whitefish IT

From: [Rebecca Norton](#)
To: [Hilary Lindh](#); [Michelle Howke](#)
Subject: South boundary
Date: Monday, November 18, 2019 7:31:07 AM

I went to most-if not all of the County Planning Board meeting when this area of the county was being discussed. I would urge the committee to delay implementing an extension of services until an official corridor study is agreed to and done between the city and county. The people who live, work, and own property were not told the whole truth-that a few large landowners have big projects that could affect the functionality, safety, livability, and property values in that region. Those plans have been seen by some-but are not vetted completely by the county or city-but would make a very large impact on the region we will likely grow into. Additionally, although a private planner worked on a plan out there-two things were concerning: the landowners involved paid nothing to have their zoning upgraded, and the very minimal standards for aesthetics like berms, plantings, setbacks etc have not been implemented as things have been built-and the County has not corrected this problem. I have spoken to some of the business owners about what has been built-some are alarmed and feel betrayed because of this "bait and switch" tactic. I believe it is wise to plan for our future-possibly considering the area to Happy Valley in 20-30 years-but would not proceed into the southern boundary without the legal certitude of a formal corridor plan with the county that could and would be enforced. Signage and traffic patterns at the least should be determined before the city can guarantee that harm will not be done. Extension of services to this area may be the only carrot left in the basket to make sure that a safe, verifiable and enforceable plan is implemented for the best of all concerned. Respectfully,
Rebecca Norton

Sent from my iPhone
EXTERNAL SENDER verified by City of Whitefish IT

From: [Kim Sands](#)
To: [Hilary Lindh](#); [Michelle Howke](#)
Subject: Hwy 93 South Corridor
Date: Monday, November 18, 2019 8:06:24 AM

As a county resident directly affected by development and traffic on Hwy 93 South (and the Blanchard Lake Road intersection), I am asking the planning board to allow more time and investigation into the effects of extending city water and sewer south of Hwy 40 before voting. I am asking that you please:

- Postpone any vote on Nov. 18, 2019 recommending the extension of city sewer and water south of Hwy 40 to Blanchard Lake Rd or beyond.
- Please gather and share with the public the pros and cons of such a major policy change and the facts that support or do not support such a major policy change for the city.
- Well in advance of any future vote on this issue, please provide the public research and facts on this proposed policy change and allow for generous time & notice for public comment on this topic.

Thank you,

Kim Sands
48 Crane Marsh Way
Whitefish

EXTERNAL SENDER verified by City of Whitefish IT

From: redbeams@cyberport.net
To: [Hilary Lindh](#); [Michelle Howke](#)
Subject: Hwy 93 corridor
Date: Monday, November 18, 2019 6:34:09 AM

To: The Whitefish Hwy 93 South Corridor Planning Committee for your Nov. 18th committee meeting and for the Whitefish City Council Nov. 18th meeting

I am writing to ask that you please:

- Postpone any vote on Nov. 18, 2019 recommending the extension of city sewer and water south of Hwy 40 to Blanchard Lake Rd or beyond.
- Please gather and share with the public the pros and cons of such a major policy change and the facts that support or do not support such a major policy change for the city.
- Well in advance of any future vote on this issue, please provide the public research and facts on this proposed policy change and allow for generous time & notice for public comment on this topic.
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To me, the corridor west of Kalispell along hwy 2 is a perfect example of how NOT to control and guide growth. As a native Montanan, this corridor reminds me of what is present in most small and larger towns throughout our State. Whitefish, however, is different or at least should be. Like it or not, tourism is a large part of our economy and keeping our “gem” is more and more difficult with the pressure of monied interests that move here attracted to our beauty and people and then immediately go about trying to change it to benefit them financially; not necessarily because they need the money but because it’s what they do. Please don’t hasten our trip to be just like “any other western tourist town”. We don’t need to rush this decision.

Sincerely,

Ralph Simpson

EXTERNAL SENDER verified by City of Whitefish IT

From: [David Hunt](#)
To: [Hilary Lindh](#); [Michelle Howke](#)
Cc: markavoelker@charter.net; duffy@montanasky.net
Subject: Comments for Whitefish Hwy 93 South Corridor Planning Committee meeting item
Date: Monday, November 18, 2019 8:14:35 AM

To: The Whitefish Hwy 93 South Corridor Planning Committee for your Nov. 18th committee meeting and for the Whitefish City Council Nov. 18th meeting

I am writing to ask that you please:

- Postpone any vote on Nov. 18, 2019 recommending the extension of city sewer and water south of Hwy [40 to Blanchard Lake Rd](#) or beyond.
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- Well in advance of any future vote on this issue, please provide the public research and facts on this proposed policy change and allow for generous time & notice for public comment on this topic.
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Thanks for your attention to this important issue.

David and Linda Hunt
113 Park Knoll Lane
Whitefish, MT 59937

Sent from my iPad
EXTERNAL SENDER verified by City of Whitefish IT

From: [Michelle Howke](#)
To: [Mark Voelker](#)
Cc: [Hilary Lindh](#)
Subject: RE: 93 South sterring committee and city council comments
Date: Monday, November 18, 2019 10:01:35 AM

Mark,

Thank you for your comment. Your letter will be distributed to the Committee at their meeting.

Michelle Howke

Administrative Services Director/City Clerk

PO Box 158/418 E. 2nd Street

Whitefish, MT 59937

mhowke@cityofwhitefish.org

406-863-2402

From: Mark Voelker <kathynocona@gmail.com>
Sent: Monday, November 18, 2019 9:56 AM
To: Michelle Howke <mhowke@cityofwhitefish.org>
Subject: 93 South sterring committee and city council comments

To: The Whitefish Hwy 93 South Corridor Planning Committee for your Nov. 18th committee meeting and for the Whitefish City Council Nov. 18th meeting.

I am writing to ask that you please:

- Postpone any vote on Nov. 18, 2019 recommending the extension of city sewer and water south of Hwy 40 to Blanchard Lake Rd or beyond.
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- Finding solutions that do not allow for or enable growing poorly-planned commercial development and sprawl along our Hwy Corridors in the Flathead and particularly along the entrance corridor to Whitefish is a high priority for us.

Thanks,

Mark Voelker
VP Park Knoll HOA
128 Park Knoll Lane
Whitefish Montana 59937
406-253-7559
EXTERNAL SENDER verified by City of Whitefish IT

From: [Sharlot Battin](#)
To: [Hilary Lindh](#); [Michelle Howke](#)
Subject: Hiway 93 Corridor
Date: Monday, November 18, 2019 9:57:59 AM

To Whom It May Concern,

Please do not be so hasty to vote on a project that needs more study and more PUBLIC INPUT. Unless the 'public' keeps close tabs on meetings and proposals, entirely too much information and the ability to respond falls between the cracks. The vested interest parties manage to push their agendas through, usually out of financial gain, and the rest of us are unpleasantly surprised when there's new development in our faces. Unfortunately it's usually a game of kick ball between Whitefish and the County and the most money and/or political pressure wins. To the detriment of the locals, long time or recent.

The south 'entrance' to Whitefish is already awash in **ugly** commercial buildings and traffic. Just because a business isn't right in town doesn't mean they can or should do whatever they want in terms of building—or display for that matter. Nobody expects this place to be cute and homogenous any more but there is a matter of 'taste' that will attract or repel the tourist trade that everyone sucks up to so relentlessly.

There's also a WATER issue. If I read and heard correctly, the State told the City last summer that they couldn't have any more water hook ups. That's probably putting it too simply. But even more simply we are messing with a natural resource that is irreplaceable if it is abused long enough. Those of us who live here will be taking short showers, flushing every other time, brushing dry, watching our gardens dry up and drinking bottled water while the tourists frolic in the swimming pools, hot tubs, take extended showers and recreate on our perfect golf courses. The people who are growing our food and other famers will suffer as well. We are not being careful enough to keep it RUNNING and keep it CLEAN. Our children will certainly suffer, if not the rest of us older folk.

Please ADVERTISE to the public and listen to the INPUT. No vote today.

Thank you for your attention,
Sharlot Battin
185 Reservoir Road
Whitefish
EXTERNAL SENDER verified by City of Whitefish IT

From: [Lauren Walker](#)
To: [Hilary Lindh](#); [Michelle Howke](#)
Subject: STOP THE GROWTH
Date: Monday, November 18, 2019 10:13:46 AM

Please do not push through an agenda that hasn't been discussed AT ALL!

Extending sewer is LUDICROUS! just ask all those who live around the poop pond. You are opening yourself up to serious lawsuits if you continue to push through this aged system to tons of new poopers without adequate oversight and a REALISTIC growth policy in place.

Whitefish is on the precipice! We can grow smartly and kindly. Or we can become another trashed, ugly, overused tourist trap. we MUST have input to the decisions being made. NO MORE SHADY PUSHING THROUGH DEALS, like happened with the Wisconsin corridor plan. That was egregious!

DO THE RIGHT THING! Let the PUBLIC have input on these plans. MAKE good plans. and FOLLOW THEM!

Thank you for taking your responsibility seriously.

Lauren Walker

EXTERNAL SENDER verified by City of Whitefish IT

From: [Jon L. Heberling](#)
To: [Hilary Lindh](#); [Michelle Howke](#)
Subject: Comments on extension of water and sewer south
Date: Monday, November 18, 2019 11:01:41 AM

Dear City, Please postpone the Nov 18 vote. This is a major decision. Please make all pros and cons available to citizens, including research on the cumulative impacts. I think the citizens should vote on what size Whitefish should have in 10 and 20 years. 8000? 15,000? 30,000? Do we want the Los Angeles look, with sprawl everywhere? In communities that often say no to growth such as Aspen, CO, all property values rise. Let's keep the charm of Whitefish and its size at 8000. Jon

EXTERNAL SENDER verified by City of Whitefish IT

From: [Gail Linne](#)
To: [Hilary Lindh](#); [Michelle Howke](#)
Subject: Highway 40/93 city sewer and water extension
Date: Monday, November 18, 2019 11:29:22 AM

To: The Whitefish Hwy 93 South Corridor Planning Committee for your Nov. 18th committee meeting and for the Whitefish City Council Nov. 18th meeting

I am writing to ask that you please:

- Postpone any vote on Nov. 18, 2019 recommending the extension of city sewer and water south of Hwy 40 to Blanchard Lake Rd or beyond.
- Gather and share with the public the pros and cons of such a major policy change and the facts that support or do not support such a major policy change for the city.
- Well in advance of any future vote on this issue, provide the public research and facts on this proposed policy change and allow for generous time & notice for public comment on this topic.
- Finding solutions that do not allow for or enable growing poorly-planned commercial development and sprawl along our Hwy Corridors in the Flathead and particularly along the entrance corridor to Whitefish is a high priority for me.

I do not support a vote to make a major policy change for the city, now or in the future. The entrance corridor to Whitefish would be negatively impacted should the city sewer and water extension occur. We cannot allow commercial sprawl at our city's entrance.

I urge you to postpone any vote on November 18 on this issue and find solutions that do not allow for or enable commercial sprawl along our Highway 40/93 corridor, or any entrance to our city.

Sincerely,

Gail Shay Linne

106 Murray Avenue

Whitefish, Montana

EXTERNAL SENDER verified by City of Whitefish IT

From: [diane taylor](#)
To: [Hilary Lindh](#); [Michelle Howke](#)
Subject: Comments regarding extension of city sewer and water south of Hwy 40
Date: Monday, November 18, 2019 12:28:24 PM

Dear Hwy 93 Corridor Committee,

I just became aware this morning of proposed plans to extend city sewer and water along Hwy 93 south of Hwy 40 to Blanchard Lake Rd.

I am a resident of Blanchard Lake Dr. While I realize this extension may not have an immediate impact on me or my neighbors, the potential for impact in the future is certainly there.

It would seem, therefore, that our comments, both pro and con, should be considered before a decision is finalized.

I am requesting that you postpone any vote on the proposed extension until we (the residents of Blanchard Lake Dr. and others in the potential impact area) have a chance to research the issue and relay our support or concerns to your committee.

Thank you for being responsive to the requests of the citizens you represent.

Diane Taylor-Mahnke
100 Blanchard Lake Dr.
Whitefish, Montana
59937

EXTERNAL SENDER verified by City of Whitefish IT



Mayre Flowers
CommUnity Consulting, LLC
PO Box 3094
Kalispell, MT 59903
(406) 755-4521
MayreFlowers@Montanasky.net

Oct. 20, 2019

To: The Whitefish Highway 93 South Corridor Plan Committee and the Whitefish City Council

For: The Oct. 21, 2019 committee meeting and the Oct. 21, 2019 WF City Council Meeting

RE: WF Hwy 93 Corridor committee process and issues that need additional review

Please accept the following comments and make these comments part of the public hearing record of the Committee and the Whitefish City Council on behalf of CommUnity Consulting, and other Whitefish and Whitefish area residents, who join me in making these comments.

► **The Committee Agenda—Identification of Action Items:**

Background: I became very concerned at the last meeting in September when there was an attempt to take a vote of the committee on extending the southern urban growth boundary of the city, after a very limited and cursory discussion, absence critical factual information or findings to support or form a clear basis for such a committee vote. The fact that your agenda for this meeting failed to provide notice that such a critical vote would be taken was of equal concern, given Montana's constitution provision for public notice on agendas and opportunities for public comment on issues of significant concern.

To withstand an open meetings/right to participate challenge, the agenda needs to be specific enough to permit interested members of the public to decide whether to attend the meeting and that notice must occur before any action is taken on any decision. And, of course, the public must be given access to any information distributed to committee members in advance of and related to any decision of significant public interest.¹

¹ CHAPTER 3. PUBLIC PARTICIPATION IN GOVERNMENTAL OPERATIONS, Part 2. Open Meetings 2-3-201. Legislative intent -- liberal construction. **The legislature finds and declares that public**

boards, commissions, councils, and other public agencies in this state exist to aid in the conduct of the peoples' business. It is the intent of this part that actions and deliberations of all public agencies shall be conducted openly. The people of the state do not wish to abdicate their sovereignty to the agencies which serve them. Toward these ends, the provisions of the part shall be liberally construed.

"2-3-103. Public participation -- governor to ensure guidelines adopted. (1) (a) Each agency shall develop procedures for permitting and encouraging the public to participate in agency decisions that are of significant interest to the public. The procedures must ensure adequate notice and assist public participation before a final agency action is taken that is of significant interest to the public. The agenda for a meeting, as defined in 2-3-202, must include an item allowing public comment on any public matter that is not on the agenda of the meeting and that is within the jurisdiction of the agency conducting the meeting. **However, the agency may not take action on any matter discussed unless specific notice of that matter is included on an agenda and public comment has been allowed on that matter.** Public comment received at a meeting must be incorporated into the official minutes of the meeting, as provided in 2-3-212.

Prepared by the MSU Local Government Center. For Educational use only. For interpretation of the law, please seek competent legal counsel. Updated 10/2015

► **The Committee Agenda—Identification of Action Items** (continued from page 1)

Request: As a committee, adopt public participation guidelines that assure that votes or “consensus polls” on policy recommendations by this committee, on items of significant concern to the public, will be noticed on agendas as action items. Please also allow for public comment on these agenda items prior to the committee vote.

► **Minutes---posting of draft minutes**

Background: Minutes should be a tool for the public to stay informed particularly when they are not able to attend meetings, but the failure to post DRAFT minutes shortly after the meeting hampers public involvement.

Request: Post clearly marked draft minutes on the city web site as soon as possible after the meeting to encourage public participation and post final minutes after approval.

► **Background material provided the committee**

Background: It has come to my attention that the city at times emails documents to committees or committee members that the public is not provide prior to or in between meetings.

Request: the public must be given access to any information distributed to this committee as a matter of fairness and the furtherance of informed public participation and absolutely in advance of and related to any decision of significant public interest.

► **Need for Findings and Fact Sheets to Better Inform Committee and Public Input**

Background: What may have worked for Kalispell or another town for that matter may not be right for Whitefish as you consider plans for the Hwy 93 Corridor. Again I was deeply concerned with the committee’s eagerness to endorse extending sewer and water to development south of the WF city limits with no clearly identified findings and facts set forth to basis such a decision on.

Request: Please adopt a practice of developing fact sheets for yourselves and the public that set forth the existing conditions and issues in the corridor and pros and cons of potential solutions. While many presenters or staff have quoted facts these need to be capture and set forth in summary fact sheets for easy reference as you and the public are asked to make important policy recommendations and review if issues have been adequately addressed in the plan. Fact sheets are needed on the following for example:

- **Sewer and Water**—capacity, timeline, and estimated cost for extension. Legal requirements for hook ups, and how costs will be covered.

- **Transportation---Capacity.** Where are we at and what is the timeline and funding source for providing a better network of roads to ensure safety and capacity issues are addressed. Concurrency. The WF Growth Policy establishes the need for concurrency—meaning facilities are developed concurrent with development, but how should it be enforced in a corridor that is at capacity? Proposed TIF District. How can it help to address and pay for transportation issues/needs. Highway Design. Landscaped center median, landscaped setbacks and tree retention or additions, transit and pedestrian facilities.
- **Housing---**What role is and should the corridor play in providing housing. Where is the city in meeting its goals for single-family affordable homes and can this corridor help provide those?
- **Annexation Tools--** What are they and what are the pros and cons of each? What are additional tools like for example Kalispell has requirements that annexation placeholders options can be done by PUD.
- **Zoning---**Review of where city and county zoning are consistent and where they aren't. Tools to ensure that development in the corridor continues to reflect the character of Whitefish and the needs of the city residents and not the vision of some here today gone tomorrow developers. How to be consistent with goals of the downtown master plan? Open space—where is it and tools to preserve it.

► **Need for outside expertise to review the best thinking of the committee and to provide additional solutions. This plan is too critical to the future of Whitefish not to bring in consultants for additional review and input.**

From: [Lisa Jones](#)
To: [Hilary Lindh](#)
Subject: Highway 93 corridor comments
Date: Monday, February 18, 2019 1:07:14 PM

Thanks for the opportunity to provide public comment on the Hwy 93 Corridor Plan. I would like to see better traffic solutions, more landscaping, less commercial spawl, and more green space near the highway with business set backs. Also, no big box stores!

Best, LJ

--

Lisa Jones

ljcommpr@gmail.com

406.261.9020

Primary residence outside of city in 59937, property owner in the city of Whitefish (1 office and 2 homes)

EXTERNAL SENDER verified by City of Whitefish IT

From: [Mtn5](#)
To: [Hilary Lindh](#)
Subject: Highway 93 South Corridor Plan
Date: Tuesday, January 15, 2019 12:49:15 PM

Hi Hilary,

Thank you so much for gathering public comments regarding the Highway 93 South Corridor! Although we were unable to attend the recent meeting, we wanted to share just a couple thoughts with you. (We live in the West Valley, right near the Whitefish/Kalispell border.) Since we drive the Highway 93 South corridor quite frequently, we would love to see the natural landscape maintained as much as possible. Our thoughts are to encourage you to keep the trees! They add an incredible amount of beauty to that corridor. Another suggestion is to keep any buildings low profile. We understand that close to and in downtown Whitefish buildings with 3 or 4 stories might be o.k. but further south on 93, especially south of 40, 2-story buildings (or preferably only 1-story) would fit much better with the natural landscape.

Thank you for taking the time to read this!

Best regards,
Jan and Tom Finkle

EXTERNAL SENDER verified by City of Whitefish IT

From: [John Connelly](#)
To: [Hilary Lindh](#)
Subject: U.S. 93 South Corridor
Date: Tuesday, January 8, 2019 10:07:04 AM

Hilary Lindh, U.S 93 South Corridor Plan Steering Committee and Whitefish City Council,

I am a 20-year residence of Park Knoll Estates as a result I am very familiar with the U.S. 93 South corridor.

Considering that U.S. 93 South and Hwy 40 West are arterials and with U.S. 93 possible considered a major arterial the U.S. 93 South corridor is ripe for medium and high-density mixed-use development. I am including the stretches between W 19th St on the north and Blanchard Lake Rd on the south on US. 93 South and Hwy 40 east to Whitefish Stage.

This would include automobile orientated retail as well as commercial and residential development. Most of the infrastructure is in place to support this type of development including collector streets particularly east of U.S. 93. This makes the area very accessible and with the medical center and Alta Views near by could offer opportunities for pedestrian and bicycle corridors.

The SE corner of the intersection of U.S. 93 and Hwy 40 West is the perfect spot for a gas station/mini-mart.

With the use of setbacks, architectural features, buffer zones etc. the built environment could be a most attractive gateway to the south portion of the Whitefish community.

Regards,

John Connelly

Whitefish

EXTERNAL SENDER verified by City of Whitefish IT

From: [John Connelly](#)
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Regards,

John Connelly

Whitefish

EXTERNAL SENDER verified by City of Whitefish IT

From: [Carpet Studio, Inc.](#)
To: [Hilary Lindh](#)
Subject: Highway 93 South Corridor input
Date: Thursday, October 18, 2018 10:58:25 AM

Hello there,

I have been unable to attend any of the steering committee meetings thus far. I apologize if these issues have already been discussed.

As a representative of Carpet Studio, Inc. which is located on the Hwy 93 S Corridor I would like to share just a couple of thoughts for your consideration.

1. No medians separating southbound and northbound traffic.
 - a. if there will be then no vegetation obstructing the sightline of traffic entering the roadway.

2. All curbside vegetation needs to be held back from the roadway considerably so that vehicles entering the roadway do not block the sidewalk in order to see oncoming traffic.

Thank you for your time.

Tom West
Carpet Studio, Inc.
406-862-2880
cstudio@aboutmontana.net
EXTERNAL SENDER verified by City of Whitefish IT

From: JA
To: [Hilary Lindh](#)
Subject: Comments on Hwy 93 South Corridor Plan
Date: Monday, October 1, 2018 5:42:20 PM

Greetings!

We were glad to attend your open house on September 5. it was very informative and we were glad to offer our thought, comments and concerns. Here are a few more...

- In our knowledge, the Baker Street extension was supposed to give big rig vehicles loading and unloading access to the loading dock backsides of the future large businesses on Highway 93. That part of Highway 93 is now mostly built out with smaller businesses and the remainder of the proposals do not show any large businesses that will need that kind of big rig access. Baker Street originally was envisioned as a straight, north to south alignment. Now we see a meandering circuitous pathway which creates a pointless alignment. The time and necessity of a Baker Street extension has run its course and is now of marginal benefit.
- Any new snow quantities removed from any newly created roads in Whitefish will need a newly established location for that storage, as the current snow lot will soon be repurposed into housing. Part of the south corridor plan will need to take into account the added cost burdens to the city taxpayers for removal and storage lot acquisition costs.
- The ideas of changing the zoning of the 93 corridor north of Highway 93 need to be looked at very carefully and due diligence must be made to ensure that the best use of this area. For the most part, there is no residential housing, other than the apartments just south of the Pizza Hut, nor should there be any. This is a highly commercial area with the propensity to become more dense as businesses and other commercial developments build.
- Traffic is a major concern. Additional traffic from residential units in this area would be detrimental to the (barely) manageable 'flow' that we experience now. Traffic exiting Whitefish from where Baker Street enters Highway 93 is running fast to get to Highway 40 and also to go south to Kalispell. The speed limit exceeded and not enforced. The center turn only lane is great for those drivers who understand and follow its function. In our experience it serves as a single lane for those who do not desire to drive in the other two lanes either side of it. We have friends who live in the area behind Super 1 and we hear complaints daily about the traffic that drives through their neighborhood (trying to avoid an exit onto Highway 93, perhaps) from the new Marriot on Highway 93. It is definitely something that needs viewing!
- Any plan needs to include opinions from all residents, business and property owners in

the corridor area and their thoughts must be weighed and considered carefully. Those who drive through the corridor everyday on their way to work, either traveling to Highway 40 to Whitefish Stage or straight down Highway 93 to Kalispell and points south and west of there need to put in their thoughts. Those who walk along Highway 93 to connect to the trails in the Monterra development and river area need to be heard from. Kids and their families who bicycle to the schools from the southernmost part (Blanchard Lake Road) of the corridor need to be heard from.

- We definitely need to make our entrances (north and south) to Whitefish a pleasant one, not only for the benefit of the 'visitors' who plunk down a good share of their vacation dollars into our economy, but for the residents who plunk down plenty of their hard dollars to live and play in our city. Please consider that 'image' when figuring the Highway 93 South Corridor Plan. We would not like to see it looking like the entrance to some of our other western towns, such as north Couer d'Alene or even Missoula. Not every square inch of highway frontage needs to be built out. Leave some green space, please.

Thank you for letting us share our thoughts.

Dave and Skeeter Johnston
Whitefish residents for 19 years

EXTERNAL SENDER verified by City of Whitefish IT

From: lobopac@centurytel.net
To: [Hilary Lindh](#)
Subject: 93 corridor study
Date: Friday, September 7, 2018 9:29:25 AM

Hilary,

I attended the kickoff meeting for the 93 south corridor study on Wednesday, Sept. 5. Thank you for the excellent presentation and helpful staff at the open house.

I have two comments/recommendations to share:

1. Regarding the Baker Avenue extension and 93 "couplet" proposals. It seems that if Baker could be extended to tie in with the Highway 40/93 junction, it would provide an alternative entry into and exit from town as well as facilitate through traffic using both the hwy 40 and 93 major routes. Stopping at JP road might be useful for in-town traffic patterns, but continues to concentrate traffic entering and leaving town to US 93. It just makes a new congested terminus similar to the current 19th street feed-in to 93.

2. Find someone who is not rooted in past problems and pursue a working relationship with Flathead County planning. If any fruitful planning is going to happen south of Mt 40, there is nothing to be gained by continuing the acrimonious relationship that exists today. Everyone knows that neither the county or Whitefish can always get its own way, so open a dialog to find a way to cooperatively solve planning issues.

Thanks for the opportunity to comment.

Allen Wolf
115 Emerald Drive
Whitefish.

EXTERNAL SENDER verified by City of Whitefish IT

Comments



Highway 93 South Corridor Plan

Fill and submit your comments now or take the form home and fill at your leisure. You can scan and email your completed form to hlindeh@cityofwhitefish.org or drop it off with the Planning Department at City Hall, 418 E 2nd Street.

Median is critical.

I love the bike paths and sidewalks on each side.

Let's consider making the landscape fit our precious northwest Montana landscape.

Not - lines of shade trees every 30 feet.

How about groves/clumps of ponderosa, pine, doug fir - drought resistant evergreens.

Name (optional): Betsy Kohnstamm Email (optional): twinjuniipers@gmail.com

Comments



Highway 93 South Corridor Plan

Fill and submit your comments now or take the form home and fill at your leisure. You can scan and email your completed form to hlindeh@cityofwhitefish.org or drop it off with the Planning Department at City Hall, 418 E 2nd Street.

1. Get rid of culverts !!! They are dangerous!
It would really enhance the river!
2. Put in a meadow into town and bike paths to
bike lane to the river.

Name (optional): Mike Lippard Email (optional): _____

Whitefish Planning Board Members,

Feb. 8, 2018

My family, our neighbors and I would like to encourage you to look to the long term and plan responsibly as you consider growth and new development on the southern edge of Whitefish.

As noted in the newspaper, the Whitefish City Council has recently identified areas of interest on the south side of Whitefish that they intend to keep an eye on in terms of future annexation. These areas include land parcels that are along Highway 93 south.

We are aware that a Corridor Plan is being considered for Highway 93 south. This narrow scope of planning is insufficient for the area. A Corridor Plan will not take into consideration the diverse properties that front along the highway and extend up to half a mile away from the highway. Specifically, I am referring to the Hedman Property that is currently being proposed for development by Whitefish 57 LLC and Eagle Enterprises.

The Hedman Property extends west from Highway 93 for one half mile. The topography varies widely in that half mile and any corridor plan that meets the natural constraints on the east end of the property will not adequately address the natural constraints of the west end or any in between. Steep slopes, high groundwater, tight clay soils and sensitive wetlands are all natural limitations for development of this property.

The land on the east side of the highway, while it may not be in large parcels, also has complex natural constraints for development such as the Whitefish River and natural drainage into the river. A Corridor Plan will not be able to address the sensitive issues that growth and development will create nearer the river.

We encourage you to complete a full Neighborhood Plan for the future growth and development on the south side of Whitefish- a Neighborhood Plan that will follow the existing Whitefish Growth Policy. The extra time and research required for a full Neighborhood Plan will afford you the time to complete an Extension of Services Plan as well as a Traffic Plan for the area.

No new housing developments should be approved on the south side of Whitefish until these important growth plans are completed. Properly prepared land use development plans will help to ensure that the City of Whitefish will not inherit expensive problems caused by housing developments that were not required to meet high community standards. That, we believe, is responsible land use planning.

Thank you for your time and consideration.

Eddie & Betty Luke
1805 S. Karrow Ave
Whitefish, MT

Bryan & Velma Luke
144 Old Morris Trail
Whitefish, MT

Denise Luke
705 Blanchard Lake Rd
Whitefish, MT

Dorothy Anderson
S. Karrow Ave
Whitefish, MT