

WHITEFISH CITY COUNCIL

May 18, 2015

7:10 P.M.

1) CALL TO ORDER

Mayor Muhlfeld called the meeting to order. Councilors present were Barberis, Frandsen, Feury, Sweeney, Anderson and Hildner. City Staff present were City Manager Stearns, City Clerk Lorang, City Attorney VanBuskirk, Finance Director Smith, Planning Director Taylor, Senior Planner Compton-Ring, Interim Public Works Director Hilding, Parks and Recreation Director Butts, Police Chief Dial, and Interim Fire Chief Page. Approximately 20 people were in the audience.

2) PLEDGE OF ALLEGIANCE

Mayor Muhlfeld asked Vanice Woodbeck to lead the audience in the Pledge of Allegiance.

3) PRESENTATION – Mike Cronquist – Owner’s Representative for City Hall/Parking Structure project – update report (p. 90)

From the report included in the packet, Mike Cronquist reported following Council’s approval of schematic design, Mosaic Architecture is working on design documents for a mid-June submittal. Construction documents; 50% will be issued the last week of June, 90% will be issued by the first week of September. By mid-summer they will be putting together the bid documents. The completion target date is December 2016. Other target dates - City Offices to be moved in August and building abatement and demolition is scheduled for August and September, then site preparation, excavation and piling work begins in September, followed by construction throughout the winter as outlined in the report in the packet. The report included decisions from the sub-committee meetings and issues discussed. City Manager Stearns called Council’s attention to the renderings starting on page 93 and said the mechanical room on top of the building is shown as a much lighter color but in reality will blend in better with overall building colors; it is lighter here for illustrative purposes. Mayor Muhlfeld said the sub-committee will be looking at cost-savings when it is possible; and Councilor Frandsen said by losing the pop-up over the Council chambers and adding skylights allowed more floor space for the future 3rd floor if it ever happens. Councilor Anderson clarified that the 3rd floor is not built with this construction.

4) COMMUNICATIONS FROM THE PUBLIC – (This time is set aside for the public to comment on items that are either on the agenda, but not a public hearing or on items not on the agenda. City officials do not respond during these comments, but may respond or follow-up later on the agenda or at another time. The Mayor has the option of limiting such communications to three minutes depending on the number of citizens who want to comment and the length of the meeting agenda)

Steve Thompson, 545 Ramsey Avenue, made comments regarding Agenda Item 9b, he had a letter included in the packet on page 506. He encouraged the Council to submit comments to the Surface Transportation Board on the Draft EIS that need to be postmarked by June 23, 2015 (see letter in the packet on page 508). Steve said the proposal from Arch Coal to export coal to Asia will impact Whitefish rail traffic as they travel through Whitefish to their planned export terminals in Oregon and Washington. He said US coal markets are shrinking due to competition from natural gas and renewables and new regulatory restrictions on the emission of climate-changing greenhouse gases from coal-fired power plants.

Mayre Flowers, Citizens for a Better Flathead (CBF), 35 4th Street West in Kalispell, gave

two handouts to the Mayor and Council saying the first was a summary of Council actions on the Hwy 93W Corridor Plan at their last two meetings, and the second were comments from CBF. These two handouts have been appended to these minutes. She said the comments from CBF included changes they felt should be included in the final corridor plan for consistency, on pages 44, 45, 46, 51, 53, and 69. In addition CBF thinks that the proposed corridor plan acts more like prescriptive zoning rather than a framework for zoning, and Council should give that additional review in developing zoning for the area.

Marcus Duffy said he was here representing the Chamber of Commerce and thanked the Council for all they do. He announced the Whitefish High School Job Fair to be held on May 21st.

5) COMMUNICATIONS FROM VOLUNTEER BOARDS

a) Ad-hoc Cemetery Committee – Recommendation on location for new City Cemetery and to extend life of the committee (p. 113) (CD 24:14)

City Clerk Lorang who is serving as Chairman of the Committee, spoke from the report in the packet; the existing cemetery has been expanded by adding a columbarium (niche wall) and a memory wall. When the first columbarium is sold out, there is room to add more. In the Committee's recommendation they asked the Council to consider City land adjacent to the Wastewater Treatment Plant as a site that could be developed for a 2nd Cemetery; with the request to preserve and protect as many of the native trees as possible. The Committee recommended their term be extended through June 30, 2016; and requested the Council set aside \$20,000 in the FY17 Budget towards the development of a 2nd Cemetery either on the City's land or on other property if found. The Committee also asks that the City's Real Estate Committee keep in mind during their deliberation of the City's need of land for a 2nd Cemetery. Manager Stearns added the City had received 5 letters (1 in the packet and 4 after packet), from citizens opposing using the City's land next to the treatment plant for a cemetery; and he asked the Council if they would like to hold a public hearing to gather more public comment on location of a cemetery.

Councilor Feury made a motion, second by Councilor Anderson, to extend the term of the Committee through June 30, 2016. The motion passed unanimously. Staff will prepare a resolution extending the committee and bring it back for Council's consideration.

Mayor Muhlfield asked the Council if they wanted a public hearing scheduled about the location of a 2nd Cemetery and the Council agreed. The Mayor asked about the notification process and Manager Stearns said the current zoning on the land allows a cemetery so there aren't any mailing requirements; staff will schedule a public hearing with the notices required. Mayor Muhlfield thanked the committee for their work.

6) CONSENT AGENDA (The consent agenda is a means of expediting routine matters that require the Council's action. Debate does not typically occur on consent agenda items. Any member of the Council may remove any item for debate. Such items will typically be debated and acted upon prior to proceeding to the rest of the agenda. Ordinances require 4 votes for passage – Section 1-6-2 (E)(3) WCC)

- a) **Minutes from the May 4, 2015 City Council special session (p. 125)**
- b) **Minutes from the May 4, 2015 City Council regular session (p. 126)**
- c) **City Clerk's request to correct City Council minutes from February 2, 2015 meeting (p. 157)**
- d) **Consideration of approving application from Cory Izett on behalf of The 1990 Feeny Family Trust and Heidi Schley for Whitefish Lake Lakeshore Permit (#WLP-15-W15) at 1656 and 1660 West Lakeshore Drive to install a new shared dock subject to 13 conditions (p. 160)**

- e) **Consideration of approving application from Dave Stephens on behalf of San Diego Pinecone Ltd. for Whitefish Lake Lakeshore Permit (#WLP-15-W16) at 3500 & 3506 E. Lakeshore Drive to install a new buoy subject to 18 conditions (p. 178)**
- f) **Consideration of approving application from Cory Izett on behalf of Mark & Tara-Dawn Coney for Whitefish Lake Lakeshore Permit (#WLP-15-W17) at NHN West Shore Subdivision - no legal access road to install a new dock & floating trampoline subject to 15 conditions (p. 188)**
- g) **Ordinance No. 15-06; An Ordinance amending Whitefish City Code Section 7-3-9, to require vendor special permits to sell any goods, wares, merchandise, food or services within the waters two hundred feet (200') from Whitefish City Beach, City designated swimming areas and City docks (Second Reading) (p. 201)**
- h) **Ordinance No. 15-07; An Ordinance amending Zoning Regulations in Whitefish City Code Section §11-2L-1 WB-3 General Business District, Intent and Purpose, clarifying the boundaries of the Old Town Central District and Old Town Railway District to make them consistent with the Old Town Central District and Old Town Railway District boundaries of the Architectural Review Standards (Second Reading) (p. 204)**
- i) **Ordinance No. 15-08; An Ordinance amending Ordinance No. 95-15 and Ordinance No. 11-13, the administrative ordinance governing the collection and reporting of Resort Tax revenues, providing for an increase in the Resort Tax from 2% to 3% pursuant to voter approval and revising the uses of the Resort Tax for the increased rate (Second Reading) (p. 207)**
- j) **Resolution No. 15-___; A Resolution adopting the Whitefish Highway 93 West Corridor Plan as an amendment to the 2007 Whitefish City-County Master Plan (2007 Growth Policy) (p. 211) (CD 30:48)**

Councilor Sweeney made a motion, second by Councilor Feury, to remove Item 6j from the Consent Agenda and continue it to the next meeting, June 1, 2015. Councilor Sweeney asked Planning and Building Director Taylor if he had had the time to look at the comments brought forward by the CBF. Director Taylor said he was just seeing them for the first time along with the Council tonight. He said the text of the Plan was through recommendations of the Steering Committee, but in looking over the comments he said he did not have any issues with the changes proposed for those specific pages, (he corrected the last page for corrections to be page 70 not 69). **The motion passed unanimously.**

Councilor Feury made a motion, second by Councilor Hildner, to approve the Consent Agenda with the removal of Item 6j. The motion passed unanimously.

7) PUBLIC HEARINGS (Items will be considered for action after public hearings) (Resolution No. 07-33 establishes a 30 minute time limit for applicant's land use presentations. Ordinances require 4 votes for passage – Section 1-6-2 (E)(3) WCC))

- a) **Consideration of an application from Whitefish Credit Union to extend the Preliminary Plat for the Lookout Ridge subdivision for two years (WPP 10-10/WPUD 10-11) (p. 331) (CD 33:41)**

Senior Planner Compton-Ring spoke from the staff report in the packet saying this request is for the extension of a Preliminary Plat for a 139-lot subdivision on 267.7 acres located off of Big Mountain Road that Whitefish Credit Union has had title to since July 30, 2014. When the Council granted the first 2-year extension to the preliminary plat, the Credit Union was acting on behalf of the owner. Under Time Limits for Preliminary Plat Approval, City Codes provide that the Council may grant additional time “provided the subdivider can show continued good faith in working toward final plat.” Planner Compton-Ring said after only getting title in late July, 2014 there was

not time to plan or accomplish site work, but with the additional extension the Credit Union has established a plan to move the project toward final plat. A letter is in the packet from the neighboring property owners, the Iron Horse Homeowners Association, supporting the extension but they wanted it to be contingent upon the owner re-establishing the natural drainage that was disturbed by a major landslide in June, 2011. Planner Compton-Ring reminded the Council that state law prohibits additional conditions of approval added at the time of any extensions.

Mayor Muhlfeld opened the public hearing.

Bruce Boody, Landscape Architect, 301 E. 2nd Street, and as representative for the Credit Union, explained they got legal title to the property in July 2014, but existing legal claims prohibited them moving forward at the site. Those claims were not all resolved until October and November in 2014. The Credit Union has been committed all along to remediate the damage and the storm drainage on this property. The owners are in agreement with all of the findings of fact. Boody said professionals were on this property 3 ½ years prior to the first preliminary plat submittal, wildlife research and all the other issues up on this land and all the plat applications received unanimous approval. The Credit Union and their planning team feel if the plat is not extended, the value of the land could diminish 30, 40, or 50%. There is definitely value in having an existing preliminary plat. With an active preliminary plat on record, a new developer knows what they are buying – they may come through with a different layout because the market has changed; but without the plat it goes back to tract land. Boody said he personally felt the City has value in this preliminary plat as well because it provides view shed protection, timber management plan, and a wildlife protection plan, and that adds to valuable reasons to extend this plat. An extension allows the Credit Union the time to move forward with their remediation plans; with the extension the Credit Union has said they are ready to sign a contract with the original engineering and planning team of this project. Their plan includes starting remediation on the landslide area and have that completed by this winter; and they will be looking at drainage issues, weed control, and work towards getting approvals and permits from DEQ and their water rights. Moving forward with these plans continues to maintain the value of the property and gives a new developer more certainty. He said the Credit Union has been acting in good faith in working towards a final plat.

There being no further public comment, Mayor Muhlfeld closed the public hearing and turned it over to the Council for their consideration.

Members of Council had some discussion with Bruce Boody and Ryan Purdy, the attorney for the Credit Union.

Councilor Feury made a motion, second by Councilor Frandsen, to extend the Lookout Ridge preliminary plat for 24 months, expiring on June 21, 2017. The motion passed unanimously.

- b) Ordinance No. 15-09; An Ordinance amending the Whitefish City Code Title 2, Title 12, Title 13 and Title 14 pertaining to the Lake and Lakeshore Protection Regulations, remove references to the extraterritorial planning jurisdiction, the Whitefish City-County planning board, and Blanchard Lake, and define city limits (WLTA 15-01) (First Reading) (p. 347) (CD 49:10)**
- c) Ordinance No. 15-10; An Ordinance creating the Whitefish Lake and Lakeshore Protection Committee as a standing committee in Title 2, Chapter 16, to the Whitefish**

City Code and repealing Section 13-4-1 of the Whitefish City Code (First Reading) (p. 428)

Director Taylor said the staff report relates to both Ordinances 15-09 and 15-10. He reported that in July of 2014, the Montana Supreme Court eliminated the interlocal agreement between the city and Flathead County, returning jurisdiction of the county portion of Whitefish Lake to the County, except land within the City Limits, and eliminated the Whitefish Lake and Lakeshore Protection Committee. These two ordinances accomplish some housekeeping in the Lakeshore Regulations, along with some in Title 12 and 14, by removing all references to the extraterritorial jurisdiction and corrects language and creates a City Whitefish Lake and Lakeshore Protection Committee in Title 2. Director Taylor went through the specific changes that are highlighted in the staff report starting on page 359 in the packet, including new language on lakeshore permits. The low water elevation of 2996.44 included in the changes was direction given from Council at the March 2, 2015 Work Session. He also specifically discussed the mean high water number, not currently being changed, and they are recommending it stay at 3,000.79 at this time. Whitefish Lake Institute (WLI) proposed a different number based on their research, but State Law requires 5 years of statistics to change that number and WLI only have 4 years of statistics at this time. Staff's recommendation is that, if a new Lakeshore Protection Committee is created; after 5 years of data is collected by WLI, the Committee can revisit it and come back to the Council if they have recommendations for a change. The Planning Board held a public hearing on the Lakeshore Regulations, and following consideration, recommended approval as proposed by staff.

Mayor Muhlfeld opened the public hearing; stating that one public hearing will be held for both items 7b and 7c.

Ben Cavin, 2130 Houston Drive, read his letter into the record and it is appended to this packet. He disagreed with Regulation 13-2-5 B5 requiring permits for floating docks because they are not connected to the annexed lakebed.

Charlie Abell, 5 Woodland Place, said he has lived on the lake most of his life and was part of the team that got the initial lakeshore protection legislation into state law in 1975, and served on the local lakeshore protection committee for its first 9 years. In 1975, along with himself, the team included Frank Morrison, Gene Hedman, Jerry Hanson, and was carried through the legislature by Bob Brown. He spoke in support of these ordinances in front of the Council tonight to continue protection of Whitefish's gem, Whitefish Lake. He knew there would be people who both live and own property on the lake as well as those who don't own lakefront property, who will want to serve on the committee to protect the lake.

Marcia Sheffels, 450 Parkway Drive, said she was raised on Whitefish Lake and wanted to give accolades to the Mayor and Council and Staff for recreating the Lakeshore Protection Committee.

Koel Abell, 355 Lost Coon Trail, spoke in support of the proposed regulations and recreating the lakeshore protection committee as presented.

There being no further public comment, Mayor Muhlfeld closed the public hearing and turned it over to the Council for their consideration.

Councilor Hildner made a motion, second by Councilor Sweeney, to approve Ordinance No. 15-09; An Ordinance amending the Whitefish City Code Title 2, Title 12, Title

13 and Title 14 pertaining to the Lake and Lakeshore Protection Regulations, remove references to the extraterritorial planning jurisdiction, the Whitefish City-County planning board, and Blanchard Lake, and define city limits, on its first reading. Councilor Anderson noted a typographical error in the first sentence of 2-10-2:A, should remove the first “are” (page 349 in the packet). The maker of the motion and the second agreed to that correction. The motion passed unanimously.

Councilor Hildner made a motion, second by Councilor Frandsen, to approve Ordinance No. 15-10; An Ordinance creating the Whitefish Lake and Lakeshore Protection Committee as a standing committee in Title 2, Chapter 16, to the Whitefish City Code and repealing Section 13-4-1 of the Whitefish City Code; and correct the text in Section 3.A, (page 428) replacing “or” with “and” so that it reads “...., two (2) shall be lakefront property owners and residents within the corporate limits.....”

Councilor Frandsen offered an amendment, second by Councilor Sweeney, to add “or residents” at the end of Section 3.A so that it reads “...., and two (2) members shall reside outside the corporate limits of the City of Whitefish and shall be lakefront property owners or residents.” Councilor Frandsen said her intent is to include renters be allowed to serve on the committee. It was noted that the first amendment proposed in the motion above took out “or residents” and changed it to “and residents”. **The vote on the motion was one to five, Councilor Frandsen was the singular vote for the motion, the motion failed.**

The original motion with the text correction to Section 3.A passed unanimously.

- 8) **COMMUNICATIONS FROM CITY MANAGER** (CD 1:14:10)
- a) **Written report enclosed with the packet. Questions from Mayor or Council? (p. 433)**
None.
 - b) **Other items arising between May 13th and May 18th**

Manager Stearns asked if the Council had direction to staff to schedule a public hearing regarding possible fee increases at the ice rink as discussed earlier in the work session; Manager Stearns said there are publication requirements they have to meet. The Council agreed with setting it for July 6, 2015.

- c) **Consideration of selecting a realtor to act as the City’s realtor for property purchases and sales and leases (p. 437)**

From the report in the packet, Manager Stearns said a recommendation is coming forward from staff and the real estate advisors to select Chap Godsey as the City’s Realtor.

Councilor Anderson made a motion, second by Councilor Feury, to select Chap Godsey as the City’s Realtor. Councilor Feury thanked all those who applied; they had an excellent field of professionals to choose from. Councilor Sweeney asked if there was a timeframe to the agreement and Manager Stearns said, in the past, the contract is actually at the time of either a purchase or a sale of a property which is brought to Council for their consideration and approval, instead of a retainer contract. The relationship between the City and the Realtor will be up to the Council and whenever they think the time has come to request new proposals, they can give staff the direction to do so. **The motion passed unanimously.**

- d) **Quarterly Financial Report - 3rd Quarter FY15 (p. 451) (CD 1:20:08)**

Finance Director Smith reported from her staff report that the City continues to be in good financial condition and revenues and expenditures are tracking as expected at the end of the 3rd quarter which was March 31st. Her report explains minor deviations and highlights significant changes in cash balances from the prior year-to-date, and she reviewed those. She said departments are tracking well with the budget even though some events happen that are beyond their control. There were no questions from the Council and the Mayor thanked her for a clear and thorough report.

e) Resolution No. 15-11; Resolution relating to up to \$7,400,000 Tax Increment Urban Renewal Revenue Refunding Bonds, Series 2015; Authorizing the issuance and private negotiated sale thereof (p. 463) (CD 1:26:00)

Manager Stearns said this action is in a line of steps to finance the new City Hall and Parking Structure, following previous actions approved by Council and preceding the next steps that follows this one, which he describes in his staff report starting on packet page 475. Part of the funding for the project is in place by Council action on November 17, 2003 by Resolution 03-63 when Tax Increment Funds (TIF) started being set aside annually in a City Hall Construction Fund. That fund currently has \$2,124,145.54, and those dollars plus a new tax increment bond issue will be the primary funding sources for the project. In 2009 the Council approved a TIF bond that has a current interest rate between now and 2020 at 4% - 4.625%. The City's independent financial advisor, David MacGillivray of Springsted, Inc., recommends refunding and refinancing the existing TIF bond to save \$376,821.15 over the remaining five years of the bond; the refinancing will be done locally with First Interstate Bank and Glacier Bank on the remaining principal of approximately \$7,200,000 with a locked-in interest rate ranging from 2.5% to 2.67%, but not over 3.25%. Tonight's resolution, prepared by our Bond Counsel of Dorsey and Whitney, establishes "parameters" for that refund and refinancing. This resolution relating up to \$7,400,000 covers the remaining principal and related costs. The final resolution for this transaction with all the details will come before Council at the June 1, 2015 Council Meeting. Later this year staff will be bringing forward a resolution for the SID for the parking structure, and also the resolution for the new money funding the project.

Councilor Frandsen made a motion, second by Councilor Barberis, to approve Resolution No. 15-11; Resolution relating to up to \$7,400,000 Tax Increment Urban Renewal Revenue Refunding Bonds, Series 2015; Authorizing the issuance and private negotiated sale thereof. The motion passed unanimously.

9) COMMUNICATIONS FROM MAYOR AND CITY COUNCILORS (CD 1:33:40)

a) Consideration of proposed budget for FY16 for Aquatic Invasive Species efforts - Mayor Muhlfeld (p. 482)

Mayor Muhlfeld said the report in the packet from Whitefish Lake Institute (WLI) is for Council to consider in the upcoming budget worksessions. Each task is described in detail in the WLI report in the packet, but a summary of requested funds by task is listed below, and is a \$5,000 decrease from requests of the last two years:

- \$5,000 Beaver Lake EWM Monitoring & Control
- \$5,000 Early AIS Plant Detection Monitoring and Survey of Nearby Lakes via NWMTLVMN
- \$5,000 eDNA Analysis of Local Lakes

- \$10,000 City Beach Boat Inspection Station (\$5,000 to City of Whitefish Parks and Recreation Department to extend the boat inspection station calendar window and the remaining \$5,000 to WLI to supervise and report on the program).
- \$5,000 Commercial Use Permit Program Implementation and Level II Training
- \$5,000 Support Browning Boat Inspection Station
- \$35,000 Total

Councilor Frandsen made a motion, second by Councilor Hildner, to include this report and consider the appropriations during the FY16 Preliminary Budget deliberations from the Water Fund. The motion passed unanimously.

b) Discussion and consideration of making comments on the Tongue River Railroad project Draft Environmental Impact Statement (p. 504)

Councilor Hildner said the Mayor, on behalf of the Council, sent a letter to the Surface Transportation Board (STB) encouraging local hearings on the proposed Tongue River Railroad and its effect in Whitefish and the surrounding area; and the STB instead distributed a Draft Environmental Impact Statement with the information that comments must be received or postmarked by June 23, 2015; and scheduled public meetings will be in Lame Deer, Ashland, Colstrip, Miles City and Forsyth. This is the same issue which Steve Thompson directed his comments to earlier this evening during Public Comment. Council Hildner thought the potential increased rail traffic an important issue and a response should be formulated. The rest of the Council indicated their unanimous consensus and Mayor Muhlfeld said he would work with Manager Stearns on a response, Councilor Hildner could work with them as well, and it will be distributed to the Council before it goes out.

c) Discussion of options to support a “buy-local” campaign – Councilor Feury

Councilor Feury said this came to the forefront once again in the recent campaign for the 1% increase in the Resort Tax; a number of local businesses expressed their concern of that measure driving business out of Whitefish, and he, along with others, agree that could be a result of that increase. When the campaign committee reached out to those businesses, they agreed to seek measures that would mitigate those impacts as much as possible. He said it was not uncommon for cities to participate in buy local programs, and he thinks it would be a good investment for the City of Whitefish to do at this time; if the anticipated growth in the resort tax doesn't gain the funds necessary to pay for the measures now in place for the Haskill Basin Conservation District, the City would have to turn to its utilities' rate-payers to make up the difference, which we don't want to do. He would like the Council to consider a \$25,000 appropriation in the FY16 Budget for a buy local campaign. It would not be a typical buy local campaign but designed specifically for Whitefish's needs and be in partnership with the Whitefish Convention and Visitors Bureau, there may be money available from the budget from Trust for Public Lands, possibly the Heart of Whitefish and the Whitefish Chamber of Commerce. He said these groups have not had a chance to meet yet to vote on their commitment, but he has talked with representatives from those groups and they have indicated their support of the idea. He would like the City to be the lead organization in this campaign because the City has a lot at stake here. The shape and character of what that campaign

CHANGES MADE TO WF HWY 93 CORRIDOR PLAN by the WF City Council

WHITEFISH CITY COUNCIL MINUTES

April 20, 2015

1. Councilor Hildner made a motion, second by Councilor Frandsen, **to remove Short Term Rentals from Area B proposed WT-3 zoning.** The motion passed unanimously.
2. Councilor Frandsen made a motion, second by Councilor Hildner, **to remove the area south of the highway from the Whitefish River to Good Avenue from Area B to become part of Area A.** The motion passed unanimously.
3. Councilor Frandsen made a motion, second by Councilor Barberis, **to change Manufacturing, Artisan from a permitted use to a conditional use in the proposed WI-T District. (Note: during the motion Councilor Frandsen referred to the chart on page 225 of the packet, Item J. Manufacturing, Artisan, changing the "P" to "C" in the column for Proposed WI-T District).** The motion passed unanimously.
4. Councilor Hildner made a motion, second by Councilor Sweeney, to add Item CC to Uses on page 225 to be "CC. Nursing and Retirement Homes as a conditional use in the WI-T District." The Mayor noted this item is the last bullet point on packet page 66 in the WGM Memorandum; and then he recognized consultant Nick Kaufman who advised the Council that, in addition to Nursing and Retirement Homes; Personal Care Facilities and Community Residential Facilities, Types I and II as listed in the bullet are required by State Law to be allowed in any district that allows residential. Councilor Hildner amended his motion, Councilor Sweeney amended his second to agree, **to add Nursing and Retirement Homes, Personal Care Facilities, Community Residential Facilities, Types I and II as a conditional use in the WI-T District.** The motion passed unanimously.
5. Councilor Hildner made a motion, second by Councilor Sweeney, **to allow Coffee Shops and Sandwich Shops in the WI-T District.** Following discussion, Councilor Hildner **amended the motion to add as a conditional use,** Councilor Sweeney who had the second on the original motion agreed to the amendment. The motion passed with 3 aye votes and 1 no vote, Councilor Frandsen voted no. (City Manager Stearns later asked for clarification if the intent of this motion was to allow this use in the WI-T only and as a conditional use; and **the use is not to be allowed in the WT-3,** which Mayor Muhlfeld said was correct).

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6. Councilor Barberis made a motion, second by Councilor Sweeney, **for Artisan Manufacturing be a conditional use in WT-3.** The motion passed with 3 aye votes and 1 no vote, Councilor Frandsen voted no.

7. Councilor Hildner made a motion to deny alcohol production in the WI-T and the WT-3 Districts. The motion died for a lack of a second. Councilor Hildner recognized Nick Kaufman who advised micro-breweries are advancing in today's commerce and becoming a big demand for land use; if the City does not allow it within their lands, those companies will find adjacent non-city lands to start their businesses on. Council discussion followed.

8. Councilor Frandsen made a motion to define and allow alcohol production as a conditional use as part of the Artisan Manufacturing in the WI-T District only. Clarification was made that the definition already exists in both the WI-T and WT-3 Districts. Councilor Frandsen changed her motion, second by Councilor Hildner, **to remove the definition of alcohol production in Artisan Manufacturing from the WT-3 District; making it neither a permitted or conditionally permitted use in the WT-3 District.** The vote on the motion was a tie vote with Councilors Frandsen and Hildner voting in favor and Councilor Barberis and Sweeney voting in opposition. Mayor Muhlfeld voted in favor; removing alcohol production from the WT-3 District. There was some discussion among the Councilors and the Mayor regarding this last decision and whether or not to bring it back for reconsideration, but no action at this time. Mayor Muhlfeld recognized Nick Kaufman who reminded the Council of discussions at the work session about possible sub districts for some properties, more discussion but no further action on it at this time.

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9. Councilor Sweeney made a motion, second by Councilor Barberis, **to retain Sample Zoning Districts in the appendix of the document and that the Sample Zoning District be specific to Area B and to the recommended portion of the Idaho Timber site, with a preface stating that they are samples only and not considered to be in place without going through the established zoning process.** The motion passed unanimously.

10. Councilor Hildner made a motion, second by Councilor Sweeney, to add new language to the WT-3 District at the end of the sentence **".....areas which are transitioning from their tradition uses, add "and lots primarily border either the Whitefish River or industrial zoned property. The boundary of this district is along the north side of Highway 93 from both side of north Karrow Avenue to the Veteran's Bridge. This zoning classification is not intended for general application throughout the Whitefish area."** The motion passed unanimously.

11. Councilor Sweeney made a motion, second by Councilor Barberis, **to have set clear boundaries for Area A and Area B.** The motion passed unanimously.

P114 minutes

12. Councilor Barberis made a motion, second by Councilor Frandsen, regarding short term occupation of the rail spurs for passenger cars to add the language:

“private railway cars with living accommodations are allowed to park on rail lines.” Councilor Hildner made an amendment, second by Councilor Sweeney, to add **“not to exceed 30 days.”**

13. Councilor Frandsen made a second amendment, second by Councilor Sweeney, to add **“no short term rentals are allowed on railcars.”** The second amendment made by Councilor Frandsen regarding not short term rentals was approved unanimously. The first amendment made by Councilor Hildner regarding not to exceed 30 days was approved unanimously. The original motion regarding private railway cars, as amended, passed unanimously.

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1. Councilor Barberis made a motion, second by Councilor Sweeney, **to add “Professional Artist Studio and Gallery” to WT-3 as a conditional use.** The motion passed unanimously.
2. Councilor Hildner made a motion, second by Councilor Barberis **to change item C in Artisan Special Provisions to read: “C. Shipping and receiving shall be limited to 7am to 7pm except for rail-related shipments.”** Following discussion among Council, the motion passed unanimously.

Councilor Barberis made a motion, second by Councilor Sweeney, to add language to the proposed WT-3 under Property Development Standards: “Bulk and scale: All new structures with a building footprint 7,500 square feet or greater, existing structures where an addition causes the total footprint to be 7,500 square feet or greater, and additions to structures where the footprint is already 7,500 square feet or greater, are subject to a conditional use permit pursuant to section 11-7-8 of this title.” Following discussion among Council and Staff and the consultant regarding bulk and scale of a 7,500 square foot building, this motion was withdrawn by the maker and second of the motion, to give staff the opportunity to bring back more information and comparisons of other buildings in this area.

Councilor Hildner made a motion, second by Councilor Barberis, to continue the meeting past 11:00 p.m. The motion passed unanimously.

3. Councilor Sweeney made a motion, second by Councilor Frandsen, **to reduce the proposed lot coverage provision in the WT-3 District to 50%.** There was some discussion by the Council followed by a vote of 3 to 1, Councilor Hildner voting in the negative. The motion passed.

Mayor Muhlfeld said that during the recess he had contacted City Attorney VanBuskirk who advised that he could be the one to make the motion to reconsider an earlier motion that he broke the tie on – and that was the motion regarding alcohol production in the WT-3 District.

Mayor Muhlfeld made a motion, second by Councilor Barberis, to reconsider the motion

that removed the definition of alcohol production in Artisan Manufacturing from the WT-3 District; making it neither a permitted or conditionally permitted use in the WT-3 District. The vote on the motion was a tie vote with Councilors Frandsen and Hildner voting in favor and Councilor Barberis and Sweeney voting in opposition. Mayor Muhlfeld voted in favor, which brought the issue back for reconsideration.

Discussion followed and part of the Council thought it would be best to reconsider this issue with a fuller Council. Councilor Barberis made a motion to define and allow alcohol production in Artisan Manufacturing in the WT-3 District as a conditional use. The motion died because of a lack of a second.

Page 115 minutes

Councilor Frandsen made a motion, second by Councilor Barberis, to add Colleges, business, and trade schools to the WI-T District as conditional uses. The motion was withdrawn as it was noted that those uses are already included in the proposed WI-T District on the list on packet page 225.

Councilor Barberis made a motion, second by Councilor Sweeney, to add Grocery stores, not exceeding 4,000 square feet to be allowed as a conditional use in the WI-T District. Discussion followed regarding bulk and scale and comparison to existing structures; i.e. Alpine Village Market and Markus Foods, and staff said they could bring back more information. The motion failed on a 1 to 3 vote, Councilor Barberis was the single vote for the motion.

4. Councilor Frandsen made a motion, second by Councilor Hildner, **to change the permitted use of Bed and Breakfasts in the proposed WT-3 District to a conditional use** to be similar with other established residential zones. The motion passed unanimously.

Councilor Sweeney made a motion, second by Councilor Barberis, to approve the Resolution of Intention indicating its intent to adopt the Whitefish Highway 93 West Corridor Plan as an amendment to the 2007 Whitefish City-County Master Plan (2007 Growth Policy). Discussion followed regarding the issues that are outstanding without Council action tonight because staff is coming back with more information, and also with the hopes that a fuller Council could be in attendance for the approval of this resolution. Councilor Sweeney withdrew his motion with agreement from the second.

Councilor Frandsen made a motion, second by Councilor Hildner, to continue Item 7a of tonight's agenda to the next meeting and keep the public hearing open. The motion passed unanimously.

Page 116 minutes

WHITEFISH CITY COUNCIL MINUTES May 4, 2015

1. Councilor Sweeney made an amendment, second by Councilor Frandsen, **to establish a**

3,500 square-foot footprint for all uses as the threshold in WT-3 for when a Conditional Use Permit (CUP) be required. Following discussion the vote on the amendment was tied with Councilors Sweeney and Frandsen voting for the amendment and Councilors Feury and Barberis voting against the amendment. Mayor Muhlfeld voted for the amendment and the amendment passed on a 3 to 2 vote.

P131 of minutes

2. Councilor Barberis made an amendment, second by Councilor Sweeney, **to add grocery stores/markets as a Conditional Use in WI-T, and limit them to a footprint of 5,000 square feet.** Following discussion the vote on the amendment was tied with Councilors Sweeney and Frandsen voting for the amendment and Councilors Feury and Barberis voting against the amendment. Mayor Muhlfeld voted for the amendment and the amendment passed on a 3 to 2 vote.
3. Councilor Feury made an amendment, second by Councilor Frandsen, to have **50% lot coverage in WT-3.** The amendment passed unanimously.

Page 132 of minutes

Councilor Sweeney made an amendment, second by Councilor Frandsen, to have the City initiate the plan to rezone Area B to the new transitional zoning. Following more discussion, Councilor Sweeney and the second, withdrew the amendment.

4. Councilor Feury made an amendment, second by Councilor Sweeney, that **the City initiate the process of developing the two transitional zones and we will go ahead and then decide, once the transitional zones have been developed and gone through the process, then the decision will be made as to how those zones be applied to the areas; whether it be initiated either by the City or the individual property owners.** The amendment was approved unanimously.

Councilor Barberis made an amendment to allow Artisan Manufacturing and Micro-Breweries in the WT-3 Zone. The amendment died for a lack of the second.

Page 132 of minutes

5. Councilor Feury made an amendment, second by Councilor Frandsen, **to remove alcohol manufacturing from the definition of artisan manufacturing and add it as a Conditional Use in WIT.** The vote on the amendment was a tie vote with Councilor Feury and Frandsen voting for the amendment and Councilors Barberis and Sweeney voting against the amendment. Mayor Muhlfeld voted for the amendment and it passed on a 3 to 2 vote.
6. Vote on the original motion to **adopt Resolution No 15-08; A Resolution of Intention of the City Council of the City of Whitefish, Montana, indicating its intent to adopt the Whitefish Highway 93 West Corridor Plan as an amendment to the 2007 Whitefish City-County Master Plan (2007 Growth Policy),** as amended herein, was approved on a three (3) to one (1) vote, with Councilor Frandsen voting in opposition.

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To: Whitefish City Council

Re: Whitefish Highway 93 West Corridor Plan Planning Staff Report: Growth Policy Amendment
WGPA 15-02

Date: May 18, 2015

Citizens for a Better Flathead is providing additional comments for your consideration prior to your final action on the Highway 93 West Corridor Plan tonight. We ask that you give consideration to the following:

- 1. Additional changes to the final corridor plan proposed for adoption are needed to reflect amendments made by the council to the corridor plan at the 4/20/15 and 5/4/15.** While most of the changes were made to the sample zoning districts they were not made within the text of the corridor plan. The Highway 93 West Corridor Plan dated 5/18/15 posted on the city website, to be consistent with the amendments made by the city council, needs to include the following revisions: (note page numbers refer to the plan page numbers) Underlined text is to be added and strike through text needs to be removed.

Page 44 -- Changes needed

Recommended Land Uses

Residential Uses—(No short-term rentals)

~~Resort Residential~~—*Note that Whitefish Resort Residential zones include WRR1 and WRR2 which allow short-term rentals as permitted or conditional uses in conflict with council amendment to not allow short-term rentals in Area B*

~~Artisan Manufacturing~~—*Note that this was amended to be a conditional use in Area B*

~~Coffee Shops and Sandwich Shops~~—*Note that this use was limited to only the WI-T area as a conditional use*

Permitted and conditional uses in the current zoning including:

Professional Offices

Personal Services

Suggested additional conditional uses in WT-3 sample zone:

Artisan Manufacturing (no alcohol production)

Page 45—Changes needed

Recommended Land Uses - The public, while noting Area B as the gateway to the downtown, with some frontage against the Idaho Timber site, also noted the potential of the area for other specific non-residential uses as the area continues to transition naturally from its current residential character. From the survey and public input during the planning process the following land uses were recommended. These can occur as standalone uses or as part of a mixed-use pattern.

- Residential Uses—(no short-term rentals)
- Professional Offices—Conditional Use
- Personal Services—Conditional Use
- ~~Resort Residential~~
- Artisan Manufacturing (no alcohol production)---Conditional Use
- ~~Coffee Shops and Sandwich Shops~~
- Professional Artist Studio and Gallery—Conditional Use

Page 46—Changes needed

Implementation Steps

1. Adopt new Neighborhood Mixed-Use Transitional land use designation.
2. ~~Consider new WT-3 zoning when requested by landowners.~~ The City will initiate the process of developing the two transitional zones and then a decision will be made as to how those zones will be applied to the areas.

(In Chart form in original document.)

Recommended Land Uses Growth Policy Land Use Zoning

Residential Uses—(no short-term rentals)

~~Resort Residential~~

Artisan Manufacturing (no alcohol production)---Conditional Use

~~Coffee Shops and Sandwich Shops~~

Permitted and conditional uses allowed in the current zoning including:

Professional Offices

Personal Services

Growth Policy Land Use

Current Designation:

High Density Residential

Recommended Designation:

Neighborhood Mixed-Use Transitional and High Density Residential

Zoning

Existing Zoning:

WR-3

Recommended Zoning:

WT-3 and WR-3

Page 51---Changes Needed

Recommended Land Uses

Recreational Facilities

Artisan Manufacturing—Conditional Use

Multi-Family Residential

Resort Residential

Nursing and Retirement Homes, Personal Care Facilities, Community Residential Facilities, Types I and II ---Conditional Use

Coffee shops and Sandwich Shops—Conditional Use

Private railway cars with living accommodations are allowed to park on rail lines not to exceed 30 days.
No short term rentals are allowed on railcars.
Grocery stores/markets as a Conditional Use with a footprint limit of 5,000 square feet.
Permitted and conditional uses allowed in the current zoning

Page 53—Changes Needed

From the survey and public input during the planning process, the following land uses were recommended for the transition of the site. These can occur as standalone uses or as part of a mixed-use pattern.

- Artisan Manufacturing—Conditional Use.
- Recreational facilities, including parks and playgrounds along the Whitefish River.
- Multi-Family Residential.
- Resort Residential.

Recommended Guidelines - The vision for the Idaho Timber Area is to gradually transition away from heavy manufacturing to adaptive, clean industries and a mixed-use environment while developing the Whitefish River as a recreational amenity. Two new zoning districts, WI-T and WT-3, will be used to accomplish this transition. The transition will be initiated by the landowner or the City at a suitable time to remain sensitive to existing uses. Concerns from the public input process are addressed in the new zoning districts. Refer to Appendix D for the complete WI-T and WT-3 zoning districts.

Implementation Steps

1. Incorporate two new land use designations, Industrial Transitional & Neighborhood Mixed-Use Transitional, into the Growth Policy.
2. ~~At such time that a re-zoning of the property may be appropriate, the new WT-3 or WI-T zoning could be adopted for the site to accommodate additional land uses.~~ The City will initiate the process of developing the two transitional zones and then a decision will be made as to how those zones will be applied to the areas.

Page 69---Changes Needed*

Earlier versions of this plan included limits to formula coffee shops and similar uses, but it was dropped in recent edits to the plan. Add to the definitions for the three proposed zoning districts the clarification that: **No formula retail, restaurant, or hotel/lodging is permitted under this plan or in zoning districts created to implement this plan.**

2. As you move forward with further consideration of this corridor plan and it's implementation it will be very important that the council keep in mind the following issues that we believe have not been adequately addressed by this planning process to date:

1. **How much more commercial is viable in Whitefish without harming the currently economically healthy and vibrant downtown core area?** The recently approved update to the Whitefish Downtown Master Plan allows the capacity to add 200,000 sq. ft. of new retail and commercial, and 90,000 sq. ft. of lodging.
2. **Although the West Highway 93 Corridor plan is required to be compatible and consistent with the downtown plan, the corridor plan does not even provide a review of this critical factor.** When will this review be done to assist with future zoning decisions in the corridor?

3. **What land use tools are most appropriate for limiting the proliferation of uses in a zoning district even if they are listed as conditional uses?** It has been suggested that the conditional use process can be used to control the proliferation of uses like breweries, but this is not necessarily true as once one conditional use is granted it can become an issue of violating due process if other similar requests are denied in the same zone.
4. **What incentives and standards can be built into new zones to be adapted for this plan area to better retain workforce/affordable housing and long-term rentals close to the city center?**
5. Given recommendations by the American Planning Association made part of the hearing record, **should the City of Whitefish to step back and look at a more comprehensive policy for where and where not microbreweries are appropriate within the city limits** and what standards need to be in place to address impacts this use can create.
6. **Take time to step back and look at how other areas in the state are defining Artisan Manufacturing.**
 - Artisan Manufacturing is only allowed in industrial zoned areas in Missoula. In Bozeman it may also be allowed outside of an industrial zone with a conditional use permit but only in business districts. (Note that Helena also only allows microbreweries in business districts).
 - There is NO provision for "ancillary retail" in Bozeman or Missoula in this Artisan Manufacturing zone. (Thus these zones are designed not to compete with downtown retail or to generate excess traffic in a residential area.)
 - There is no out door storage or operation allowed in the Artisan Manufacturing Districts in Bozeman and Missoula. Everything must occur in an enclosed building. Allowing outdoor storage even with screening, as the proposed Highway 93 West Corridor plan does, will further degrade the character of the neighborhood and existing homes. As the APA report notes; "The two basic rationales for storage restrictions are aesthetics and public health. Outdoor storage can be an uninviting eyesore, especially in pedestrian-oriented areas. And left unattended, production waste may produce foul odors and attract vermin."
7. Given other land use priorities including implementation of the recently adopted downtown master plan and addressing long-term concerns about incompatible zoning in some neighborhood areas or the emerging issue of proposed county zoning in the two mile area around the city to which little staff or council attention and time has been given, **what are the City's priorities and where should additional work on implementing this corridor plan fall on that priority list?**
8. **Parking and traffic are additional concerns that need to be addressed in standards and future zoning in this plan area.** In the plan for example it is proposed that parking be allowed in front yard setback and green belt areas. Smart growth principles call for

parking in the rear and given the recent upgrades of sidewalks and boulevards why would this plan allow for 40% parking in the green belt? Parking reductions should be reviewed as a tool to promote affordable housing. Parking standards in general need to be reviewed.

9. **Additional concerns and specific plan page numbers are included in our May 4th comments** and should be given additional review in developing zoning for this area.

- State law provides that your Growth Policy contain a list of conditions that will lead to the revision of the Whitefish Growth Policy. State law also distinguishes between the content and nature of growth policy and that of zoning. This proposed corridor plan however acts more like prescriptive zoning rather than a framework for zoning, which growth policies general provide. **This prescriptive zoning though a growth policy should be avoided and a point you should discuss with your county attorney to understand pros and cons of this practice so as to avoid future issues.**

76-1-601. Growth policy

(3) A growth policy must include:

(f) an implementation strategy that includes:

(i) a timetable for implementing the growth policy;

(ii) a list of conditions that will lead to a revision of the growth policy;

- **The Whitefish 2007 Growth Policy states that procedures and criteria for text and map amendments to the Growth Policy shall be set forth in the land development regulations, but a review of the code not show that this has ever been done. This oversight should be corrected.**
- **The Resolution before you tonight does not address these growth policy criteria for amendments and the staff report for this Growth Policy Amendment—WGPA 15-02--also fails to review or consider these criteria and thus this resolution before you is not consistent with your own regulations.**
- **The corridor plan prepared for you blurs the line between a growth policy amendment and pure zoning. A growth policy as set forth under statue and case law is to be comprised of goals and policies that can guide development of future zoning and subdivision regulations and applications of those regulations. In this case the proposed Whitefish Highway 93 West Corridor Plan is more of a detailed prescription of site-specific zoning rather than the broader and needed goals and policies.**

Quote from the 2007 Whitefish Growth Policy

“Amendments: This Growth Policy and the Whitefish Zoning Jurisdiction regulations shall provide that any person may apply for an amendment to the text of the Growth Policy. Provisions shall also be made for owners of real property or their authorized agents to petition for amendments to the Future Land Use Map. **All procedures and criteria for text and map amendments shall be set forth in the land development regulations,** but generally those criteria shall include:

- **A specific error was made in the Growth Policy that necessitates an amendment to the text or map in order to preserve a property right, or to preserve or achieve equal protection under the law.** (Example: A property may have been treated differently than a similarly situated property in the same general area under the same general conditions.)
- **Community conditions have changed to the degree that amendments to the map and/or text will facilitate achieving community goals and the overall vision of the citizens of Whitefish.** (Example: Increased infrastructure capacity may render a property or an entire area more advantageous for additional community growth.)
- **There is a clear, extraordinary community benefit** in terms of achieving goals, resolving problems or issues, or furthering the realization of the Whitefish community vision. (Example: A proposed amendment may produce desired community benefits such as affordable housing, bike and pedestrian trails, or a needed transportation corridor.)” p. 143-144 WFGP 2007

1-17-15
Benton C. Cavin
PO Box 965
Whitefish, MT 59937
(406)862-3733

Monday May 18, 2014

Mayor Muhlfeld & City Council
City of Whitefish
Whitefish, MT 59937

PUBLIC HEARING MAY 18, 2015
WHITEFISH LAKE
RE: DEFINE CITY LIMITS

Mayor Muhlfeld & City Council,

My name is Ben Cavin. I live at 2130 Houston Drive in the Houston Lakeshore Tract, formerly part of the donut.

Regarding your proposed ordinance redefining the city limits: I understand City position is that their 2005 annexation of Whitefish Lake included everything enclosed by the low water mark of Whitefish Lake vertically to the heavens. In other words, the water and air above, enclosed by the exterior perimeter of Whitefish Lake's low water mark is to be included in the city limits.

This is contrary to my understanding which has long been that city annexed the lakebed only and not the water and air above. Therefore, I take exception to proposed new Title 2 Regulation 13-2-5 B5 regarding requiring permits for floating docks as an illegal extension of City authority, since same are not connected to the City's annexed lakebed.

To support my position I point out:

1. DNRC letter dated 7/26/2005 to City of Whitefish, Packet page 415, consenting to annexation up to the low water mark. "Up to" indicates no City jurisdiction at elevations above low water mark.
2. State of MT letter August 30, 2005 to City of Whitefish, Packet page 417, with lengthy legal analysis proving fee simple State ownership of the **bed of Whitefish Lake** to the low water perimeter. Discussion is very clearly limited to the bed of Whitefish Lake and not the water or air above. Thus it is clear what the State of Montana was thinking at that time.
3. No other city has annexed a Lake in Montana per recent City Council meeting I attended. Thus there is no precedent in this regard for City of Whitefish to "hang its hat on" which implies to me there will be further litigation if this ordinance is approved by the City as written.

As you discuss this matter, I urge you to listen to the affected citizens.

Thank you.



Benton C. Cavin

Copy: Sean Frampton, Morrison and Frampton, Whitefish, MT

will look like will come together once the funding has been committed. He said the City's Attorney will be consulted regarding the way this has to be organized for the City's participation. He said his request tonight is for the Council to say whether or not they are in agreement with committing City Funds to this project. Some of the Council had questions and comments for Councilor Feury.

Councilor Frandsen made a motion, second by Councilor Anderson, to consider a \$25,000 appropriation during the FY16 Preliminary Budget deliberations from the TIF Fund. Councilor Feury said along with that he would like to have the City Attorney's opinion on the City's role as they partner with other organizations in this campaign. The motion passed unanimously.

d) Appointments – consideration of any appointments not made during Special Session prior to tonight's Regular Meeting (p. 53) (CD 1:49:57)

Mayor Muhlfeld said the following appointments were made during tonight's Special Session.

Resort Tax Monitoring Committee – Brian Averill and Doug Reed were both reappointed for another term.

Whitefish Convention and Visitors Bureau – Rhonda Fitzgerald, Zak Anderson and Erica Terrell were all reappointed for another term.

Architectural Review Committee – Jillian Lawrance and Chad Phillips were appointed as new members to this committee.

Council Comments:

Councilor Feury said he participated in the Wag Race over the weekend, a successful race with about 400 entries; he congratulated everybody that worked on it.

Councilor Hildner said he had the opportunity, along with Councilor Barberis and others, to tour the ice rink facility – it was impressive and a good learning experience. Councilor Barberis agreed with Councilor Hildner, it was a great opportunity to tour the ice rink, she really appreciated their time and efforts.

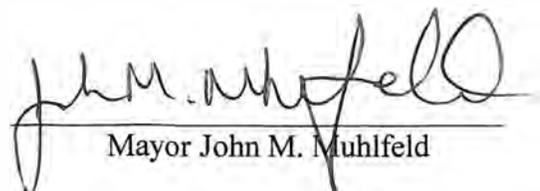
City Clerk Lorang asked the Council when they wanted to schedule interviews for the Lakeshore Committee and the Council decided they would interview on June 15th.

10) ADJOURNMENT (Resolution 08-10 establishes 11:00 p.m. as end of meeting unless extended to 11:30 by majority) (CD 1:53:58)

Mayor Muhlfeld adjourned the meeting at 9:03 p.m.

Attest:


Necile Lorang, Whitefish City Clerk


Mayor John M. Muhlfeld

Please return to Necile

PUBLIC HEARINGS
PLEASE SIGN IN TO SPEAK ON A SPECIFIC PUBLIC HEARING 5/18/15

PLEASE PRINT NAME and ADDRESS

Lookout Ridge - Request
to extend Preliminary Plat

Text Amendments Regarding
Lakeshore Regulations & Committee

	PLEASE PRINT NAME and ADDRESS	Lookout Ridge - Request to extend Preliminary Plat	Text Amendments Regarding Lakeshore Regulations & Committee
1.	Ryan Rudy 341 Central Ave.	Yes - Attorney WCU	
2.	Paul Boady 301 2nd St	✓	
3.	ANDY MOSHER 132 WOODLAND ST. CIR.	YES	
4.	BEN CAVIN 2130 HOUSTON DRIVE		YES
5.	Marcus Duffey Whitefish Chamber of Commerce		
6.	Charlie Abell 5 Woodland Pl.		yes
7.	Marcia Sheffels 450 Parkway Drive		yes
8.	Kole Abell 355 Lost COON TRAIL		
10.			
11.			
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