

**WHITEFISH PLANNING BOARD
MINUTES OF MEETING
JULY 21, 2016**

<p>CALL TO ORDER AND ROLL CALL</p>	<p>Chairman Ken Meckel called the regular meeting of the Whitefish Planning Board to order at 6:00 pm. Board members present were Chairman Ken Meckel, John Ellis, Jim Laidlaw, Rebecca Norton, Melissa Picoli Philips and Ken Stein. Councilor Richard Hildner was absent. Planning Director David Taylor and Senior Planner Wendy Compton-Ring represented the Whitefish Planning and Building Department.</p> <p>There were approximately 17 people in the audience.</p>
<p>APPROVAL OF MINUTES 6:03 pm</p>	<p>Rebecca moved and Melissa seconded to approve the June 16, 2016 minutes with two corrections. The motion passed unanimously.</p>
<p>COMMUNICATIONS FROM THE PUBLIC (ITEMS NOT ON THE AGENDA) 6:05 pm</p>	<p>None.</p>
<p>OLD BUSINESS: 6:05 pm</p>	<p>None.</p>
<p>PUBLIC HEARING 1: WHITEFISH SCHOOL DISTRICT CONDITIONAL USE PERMIT 6:05 pm</p>	<p>A request by Whitefish School District for a Conditional Use Permit to construct a greenhouse with classrooms. The property is zoned WR-1 (One-Family Residential District). It is located at 1143 E. 4th Street and can be legally described as Tract 5E in Section 32, Township 31N, Range 21W.</p>
<p>STAFF REPORT WCUP 16-06 (Compton-Ring)</p>	<p>Planner Compton-Ring reviewed her staff report, findings and two emails received after the Planning Board packets were mailed out.</p> <p>Staff recommended adoption of the findings of fact and conditions of approval within staff report WCUP 16-06, and for approval to the Whitefish City Council.</p>
<p>BOARD QUESTIONS OF STAFF</p>	<p>Melissa asked Compton-Ring if there will be glare from the greenhouse affecting traffic and she said the architect could address that.</p>
<p>APPLICANT / AGENCIES</p>	<p>Dr. Heather Davis Schmidt, Superintendent of the Whitefish School District introduced herself, Shawn Watts, Chair of the Board of Trustees</p>

and Matt Lawrance from Montana Creative Architecture. She understands there are management concerns. She explained this has been a long-term project. Several years ago, a couple of teachers at the high school were interested in reviving the old greenhouse and decided it needs replacing. They worked on some grant proposals and ultimately raised \$70,000. They want it to be a meaningful experiential learning center for students to experience hands-on types of projects they might see in the real world, related to energy, sustainable practices, natural resource management, food production, geographical information systems and many others. It is a learning lab for students and goes beyond high school students. They spent the last year creating a K-12 instructional design. They then contacted an architectural firm and began working on the facilities design.

Shawn Watts said one of the reasons he is here is to represent the School Board's engagement and interest in this project. He is a member of the core team working with Dr. Davis Schmidt and others throughout the design processes, both curriculum and facilities. The Board has some of the same questions the community has in terms of the ability to sustain the program from a curriculum standpoint, achieve optimum outcomes for teaching and learning in the facility and also in terms of the aesthetics in the community, and the ongoing maintenance in the summer. As they progress through this process, there are several points at which the Board will look at the funding and vote whether to continue the process. Those aesthetic and academic questions are in front of their minds and they are heavily engaged and paying attention.

Dr. Davis Schmidt also discussed the ongoing maintenance, both the maintenance of the facility, and the maintenance of the educational program. It requires them to have someone who is dedicated to the educational program and someone else who is dedicated to the maintenance of the farm itself and the greenhouse facility. They have built into their soft-funding plan an initial piece where those two positions would be funded by private funds. Each year over three to five years, those expenses will be embedded into the District's general fund budget until they fully absorb the program. It is important the District fully absorb the long-term expenses of the program in order to demonstrate their commitment and integration into their instructional program.

Matt Lawrance, Montana Creative Architecture and Design, 158 Railway Street became involved when it reached the commercial scale and size it is today. They analyzed Code and safety issues and tried to make it as energy efficient as possible. Many of the systems in the building have

solar energy and they are working with Flathead Electric to put electricity back in the grid through those panels. They have an extensive, in-depth site plan they hope to phase in over years.

John asked and Dr. Davis Schmidt estimated the project as presented will cost \$1.2 million for the facility and landscaping, and soft costs for staff members will be around \$300,000 over the course of four to five years for the initial project and phase in. They have a donor who has indicated financial support and they will not move forward until they have written commitment of \$1.5 million. John asked and Dr. Davis Schmidt said she does not know for sure how much it will cost to maintain this structure and grounds per year, but it is typically about three percent of the value of their buildings. They are very efficient and it is usually less. John asked and Dr. Davis Schmidt said the construction and soft costs will not require any bond issues, but in 2020 they will request a building reserve levy in order to maintain all the facilities in the District. They have \$45 million worth of assets in terms of facilities in the District, so this would be a very small portion of the total.

John asked and Sierra McCartney of White Cloud Design said the experimental forest is currently in the conceptual design phase, but the idea is that different species of plants, trees, and shrubs could be donated to create a native plant area where students could learn about native plants and forestry. A walking trail within the experimental forest is proposed, but will not be built now as it is in one of the later phases of the project. She discussed the landscaping phases of the project in detail.

John asked Dr. Davis Schmidt why this site was chosen over other sites on the high school property. He suggested putting this facility on the 7th Street side of the school property where there are multi-family and commercial type structures. Dr. Davis Schmidt replied they originally looked at that site. There are 38 acres on campus, including Muldown Elementary, the stadium and parking. There is a significant problem with traffic flow as parents drop off and pick up children at Muldown, the Christian Academy and the Montessori School at the same time, so they decided to leave that space open for future consideration related to the Muldown project. The School District is also undergoing a site plan analysis of Muldown Elementary, including traffic safety issues. John pointed to Consideration No. 6 in the staff report regarding traffic generation where Planning staff determined the traffic generation for this site will be the same as the current high school, so he did not think the traffic concerns she addressed would be affected. Dr. Davis Schmidt replied she was talking about traffic related to Muldown Elementary,

	<p>which is on the same site. They want to leave the space on the south side of the high school and west of Muldown for future expansion and to address traffic concerns.</p> <p>Rebecca asked if it would be possible to switch where the forest is proposed with the beds so there would be a visual block for neighbors. Ms. McCartney said one of their goals was to create a visual buffer to the very large parking lot on the east side. They want the garden to feel like it is part of the community; the School is really proud of the garden and want to share it with folks passing by. They will create a boulevard, a bike path and then a planter bed to buffer the fence, the fence and then all the plants within the garden. It will create a large enough visual buffer and the experimental forest can be on the other side buffering the parking lot. Rebecca said one of the neighbors had concerns about looking at the fence, which would not be advantageous to their property, so asked if they were firm on the design. Ms. McCartney said they have put a lot of thought into the fence, which needs to be 8' high to keep deer out. She distributed photographs with the same type of fencing, metal posts with game fencing that has larger squares at the top that get smaller at the bottom, designed to not just look like a chain-link fence.</p> <p>Melissa asked and Dr. Davis-Schmidt said this will not be open for complete community access, but will be open in the way their schools are open to the public, through facility requests or coordinated events. They have begun plans for some structured internship programs for students in this program and other programs they have at the high school to be able to learn some skills in a more laboratory-type setting. Melissa also suggested they provide fresh vegetables to the neighboring care facility, and mentioned the tool library that Missoula offers where homeowners pay an annual fee to check out and use tools as a way of generating income to the School District.</p> <p>Jim asked and Dr. Davis Schmidt said they will have a full time year-round staff member whose responsibility will be totally focused on management and maintenance of the gardens and greenhouse facility. They will have student internship opportunities for both high school and college students, and are looking for an ongoing grant program to pay college interns. They are working on a new agriculture program to deliver some summer agriculture classes that would take place at this facility some days and at a ranch facility some days.</p>
PUBLIC COMMENT	<p>Mike Jenson, 919 Dakota Avenue. A couple of years ago he was invited to be part of small focus group to help identify the needs and questions</p>

	<p>about this facility. He is very happy to see it moving forward, it has a lot of public support, is a fantastic thing for the students, and he is happy to see it going down into the lower grades.</p> <p>There being no further comment, Chairman Meckel closed the public hearing and turned the matter over to the Planning Board for consideration.</p>
<p>MOTION / BOARD DISCUSSION</p>	<p>Rebecca moved and Melissa seconded to adopt the findings of fact within staff report WCUP 16-06, with the ten (10) Conditions of Approval, as proposed by City Staff. Rebecca loves this idea but has concerns for the neighbors across the street whose property may be devalued by looking at a fence instead of a forest, and she would like the forest swapped if possible to create a buffer. She also pointed out the two emails received concerned this issue.</p>
<p>VOTE</p>	<p>Chairman Meckel called for the question and the motion passed five to one, with John voting in opposition. The matter is scheduled to go before the Council on August 1, 2016.</p>
<p>PUBLIC HEARING 2: EDWARD JUSTIN LAWRENCE OF LAKESTREAM OUTFITTERS ZONING TEXT AMENDMENT 6:40 pm</p>	<p>A request by Justin Lawrence of Lakestream Outfitters for a Zoning Text Amendment to add "Recreational Guides and Outfitters" as a permitted use in Section 11-2K-2, WB-2 Secondary Business District, as well as a new definition for "Recreational Guides and Outfitters" in Section 11-9-2.</p>
<p>STAFF REPORT WZTA 16-02 (Taylor)</p>	<p>Director Taylor reviewed his staff report and findings. They have received letters in support from neighbors (Sean Frampton, Morrison & Frampton, Brian Murphy, Rocky Mountain Real Estate, Bob McConnell who has a business in the Frank Lloyd Wright Building, Great Northern Cycle & Ski, Joseph Akey at Tim Murphy's) attesting to problems with parking and congestion from constant truck, boat and trailer activity. There are no off-street parking requirements in the WB-3 zone, and the intent seems to justify adding this use to the WB-2 zone where it would be more appropriate.</p> <p>Staff recommended adoption of the findings of fact within staff report WZTA 16-02, and for approval to the Whitefish City Council.</p>

<p>BOARD QUESTIONS OF STAFF</p>	<p>Rebecca asked and Taylor said the reason this use was not in the WB-2 District before is because there has not been a business like that before and no one has requested it. He said there was discussion years ago regarding sporting goods, personal services, etc., but at that time, it had not been contemplated. Currently the zoning district provides for car sales, a large boat dealership and other businesses with similar amounts of traffic generation and the need for outside storage. They have a right to ask for this and it seems reasonable to staff.</p>
<p>APPLICANT / AGENCIES</p>	<p>Justin Lawrence, Lakestream Fly Shop, 334 Central Avenue. Lakestream is an outfitting based fly shop in business for 30 years and has approximately 2,000 guests per year. There is no question it has outgrown Central Avenue. The business model has changed over the 30 years and it is no longer a small "mom and pop" fly shop, but has become one of the largest outfitting businesses in Montana, and the largest in Northwest Montana. It has evolved into a need for more space. About 25% of their business is true retail with drift boats and rafts, not giant powerboats. Their guide traffic is mostly in the mornings and sometimes evenings, with five to twelve boats and trailers per day for five months a year. He distributed photos of parking problems on Central Avenue.</p> <p>Rebecca said the proposed location has pretty heavy traffic and asked how they will safely maneuver with drift boats, trailers, and trucks, etc. Mr. Lawrence said there are two driveways, so they will pull in an entrance, loop around and exit back out on Highway 93. National Parks Realty has also offered their large parking lot for lease to park boats and trailers. They will utilize the alley, go north and loop around the other way to alleviate having to cross traffic.</p>
<p>PUBLIC COMMENT</p>	<p>Mike Jenson, 919 Dakota, said Director Taylor said it very well, and he wanted to give some background from a personal nature. He was one of George Widener's better customers when the shop opened on the other end, through the alliteration of the Fitzgeralds when they bought the shop and each owner since then, and down to where it is currently located. The business has changed and is no longer a downtown retail business. While it does still sell flies, retail is very minor, and this is mainly now an outfitting business.</p> <p>Mayre Flowers, Citizens for a Better Flathead, 35 4th Street West Kalispell. This issue is legislative in nature. The Planning Board is being asked to make a decision not on one location, but if this use is appropriate within any of the areas currently zoned WB-2, because it would affect all areas zoned WB-2. It is not a decision that should be</p>

driven by the need of one applicant although they would directly benefit from the decision. It is a very fine line to walk here in terms of a decision that can veer into spot zoning as opposed to a zone that is good for the community as a whole and for the corridor as a whole. The letters of support received speak to a specific business not a corridor or zone. The zoning of Highway 93 South has been a contentious issue for decades in this community. Director Taylor referenced the issue of compliance with growth policy, but what the growth policy calls for is development of a corridor study to address the appropriateness of the zoning in the corridor. There was a stakeholders group formed in 2011, which she served on, to try to identify what can be fair and reasonable uses until the City could move forward with the development and implementation of a corridor plan. The second point of the 2011 Agreement the stakeholder group signed, which was later adopted by the City, was to encourage the City to endorse and promptly commence a corridor plan for the WB-2 zone, as called for in the growth policy. This has not been done and the text amendment before the Planning Board is not consistent with our growth policy because the City has not moved forward to adopt this corridor plan. This is an important, long-time business in our community, but we have a different task other than looking at the needs of an individual business. She feels the Staff Report and application are deficient in addressing the nature of what the impact of this proposed text change might be. She feels the Planning Board needs to look at this as a legislative issue and not looking at a site specific applicant or business because then we are going to veer into the area of spot zoning which we all know is illegal. She handed out a copy of the 2011 Agreement referenced above.

Brian Murphy, 1032 Creek View Drive. He cannot think of an opportunity for a business to change locations that would be more beneficial for our community. They are obviously not located in the most ideal location and although they are most gracious and try to adhere to everyone around them, the fact is they are pulling trailers and Central Avenue is not designed to handle that type of traffic. This gives us an opportunity to have a business just coming into town that is part of the Montana dream and introduces visitors to all the fun and exciting things we have going on here. He applauds Justin for being willing to make a change and move to a location that benefits us all.

Chris Schustrom, 504 Spokane Avenue. As an officer and founding board member of the Heart of Whitefish, here on behalf of Heart of Whitefish. The Heart of Whitefish has been an important stakeholder in the discussion of WB-2/WB-3 zoning issues for many years. This included the involvement of their chair on the WB-2/WB-3 ad hoc

committee. Their vice chair and another board member served on the 19-member committee to reach agreement on the WB-2/WB-3 zoning issues including inconsistencies, archaic language and existing illegal uses that had begun to creep into the WB-2 and threatened to erode the vitality of downtown Whitefish. As a result of the three-month process, the 19-member committee reached unanimous agreement on the language to be included in the WB-2 zoning. They specifically addressed sporting goods as a result of the Army-Navy. He referenced 2011 Council Minutes, where the zoning text amendments were to resolve all of these issues, as a result of that process the Council unanimously agreed instead of "sporting goods," "military surplus" would be listed in the permitted uses and a definition be created to define "military surplus" in a way for Army-Navy to be a legal use. But other sporting goods would be excluded. All 19 members agreed to this idea and signed the Agreement, including former Mayor Jenson. There is a lot of history about migration out of the WB-3 into the WB-2 zone and he described the community-wide effort to restore the economic vitality of downtown. The WB-3 is the general business district and retail will always want to relocate where it is cheaper. The WB-2/WB-3 Agreement was reached by all parties involved; the question of sporting goods was thoroughly discussed and determined not to be appropriate in WB-2. He described the purpose of the WB-2 district and any business can argue that they need more parking. He distributed photos of parking available in the proposed location. He noted the City owns a 60' right-of-way on which it intends to build the 7th Street connector and there are landscape requirements that will cut into parking. This is a well-meaning request for a text amendment, but the ramifications would be deep and are potentially very harmful because it would affect the entire WB-2 zone. Lakestream is a small retail fly shop and guiding does not require large display or highway frontage. It is a business with its fifth owner and has existed in downtown Whitefish since the mid-1980s. While well-meaning, it would be inappropriate to recommend approval of this zoning text amendment. These decisions and questions have been asked and answered in a long public process and community-wide effort involving stakeholders from the downtown business core, Heart of Whitefish, City of Whitefish, and from the WB-2 zone including numerous property and business owners, and they all agreed. He requested the Planning Board recommend denial of the text amendment and hoped Justin could find an appropriate spot or be able to invest in the WB-3 zone.

Bill Frazier, 557 Park Avenue. Businesses morph and change over time and he believes there is language about serving the tourist and traveler, and the guide service and business Justin operates fits into that

	<p>description. The business that started out on 2nd Street as a tiny little fly shop selling fishing equipment is no longer the business that has become Lakestream Fly Shop and he wants that recognized in the discussion.</p> <p>Mike Jenson said the 2011 Agreement correctly states it was driven by the Army-Navy and general sporting goods. If you listen to the Heart of Whitefish and Citizens for a Better Flathead's comments, there would be zero that could ever happen to the WB-2 going forward from here. Justin is trying to do this right. He applied for and paid for the zone text amendment, which is all it is, it is not a zone change. It has been recommended for approval by staff, and is a process was also put in place for the evolution for our zoning. Ms. Flowers is correct in saying they were charged with and intended and still intend, he assumes, to go forward with a corridor study, but life does not stop until that is done. There are still issues before us and adjustments need to be made. He was a signatory to what happened at that time, but he is also in support of evolution of our zoning documents.</p> <p>There being no further comment, Chairman Meckel closed the public hearing and turned the matter over to the Planning Board for consideration.</p>
<p>MOTION / BOARD DISCUSSION</p>	<p>John asked and Taylor said Lakestream is currently in the WB-3 zoning classification, the downtown core commercial zone. John asked and Taylor said the Sportsman is in the WB-2, Secondary Business District. Since Sportsman rents boats, kayaks, paddleboards, and other similar equipment, John asked and Taylor said the difference is the Sportsman is part of the Mountain Mall. When the Mountain Mall was put into effect, the zoning code specifically put in malls and all associated retail businesses within the Mall, which is now a nonconforming use. If it stood alone, it could not be in that zone.</p> <p>Ken S. moved and Jim seconded to adopt the findings of fact within staff report WZTA 16-02. Ken S. thinks there are several things brought up that are not really issues, one of which is storage of boats. The guides come and go on a daily basis, they do not store their boats there. There are some rafts and maybe a couple of boats on display but it is not an issue. Taylor said that Section references commercial boat and RV storage, like a storage unit that would specifically be for storage. Ken S. thinks it is a prime location for this type of business as you enter into town.</p> <p>Melissa sees both the City and this Board caring for and focusing on the</p>

best interests of this community and valley as a whole. She thanked Citizens for a Better Flathead and the Heart of Whitefish for what they do, but feels this is a good business at the entrance to Whitefish. It is hard to sustain a business in Whitefish, and she hopes an eye for evolution continues to happen because if everything is contained within a two-block radius, no one else can come in. Having a little bit of space for trusting we are all working together and not against each other over the next couple of years will make us a stronger place.

Rebecca said she is conflicted as she feels we are approving a spot zoning application as people are addressing not the issues of changing the zoning but it is all about one business. We want to ensure successful long-term businesses stay in Whitefish, so that is the awkward part for her. But we had an Agreement to do a certain plan for the corridor, if we say yes to one zone text amendment, we have changed the plan. She asked about being bound to the agreement and Taylor said that particular Agreement was a group of stakeholders agreeing what to change at that particular time, which nonconforming uses they decided to legitimize. For instance, hair salons and the group decided to put it in as a permitted use even though in general personal services were not part of the list. However, guides and outfitters were never discussed. General large sporting goods stores were discussed quite a bit. As far as spot zoning is only a concern for rezoning a piece of property to a zone that is different than the zones around it. This request is not rezoning any property, it is a request to the overall Code and adding a compatible use based on the intent of the zone.

Rebecca asked about being compliant with the downtown master plan transitioning from high volume to smaller and smaller as we get closer to downtown and Taylor said the WR-3 zone goes down Spokane Avenue to 6th Street. With a conditional use, guides and outfitters or personal services could be along Spokane Avenue. It is the same with going out Highway 93 West; however, none of those properties are big enough to support this particular type of business. He looked at it from the perspective of if we were starting completely from scratch with the Code where would these types of businesses be appropriate in order to have the least amount of traffic impact and the most amount of parking. It is not an easy decision because this is a business that has been downtown for a long time and people are used to seeing it on Central Avenue. But all that aside, the applicant is requesting a holistic text amendment - should this type of use be in the WB-2, apart from whatever his location is now or where he wants to move to. He is asking us to look at this particular use and its appropriateness in the WB-2.

	<p>Rebecca asked and Taylor said anyone can use the 60' right-of-way that belongs to the City of Whitefish in the meantime until we plan to build the connector. Construction of E 7th Street connector would be constructed by the State when they build the bridge as the City will never be able to afford to build a bridge across the River. It has been used as a parking lot by the businesses on either side for many years. The City could construct the road and anyone who purchases the property will have to realize that. E 7th Street may never be built or could be built in the next couple of years. We are not looking at the appropriateness of their business as they could go anywhere in the WB-2 and this applicant may not buy that property. Rebecca asked and Taylor said we are looking at the concept of allowing guides and outfitters to be in the WB-2 zone.</p> <p>Rebecca asked and Taylor said the corridor study has been on the list of things to do, but the Council decided to do Highway 93 West first, then Wisconsin Avenue which is just starting and will probably be a year or two-year process, so Highway 93 South is going to be a few years out. Jim said there is also money appropriated from the Highway 93 South project to do the corridor study on Highway 93 West; he believed \$25,000 was shifted over to do the first study, then Wisconsin Avenue, and the next one will be Highway 93 South.</p> <p>Chairman Meckel said we all try hard to listen to both sides and have a great deal of appreciation for the Heart of Whitefish, but he also has a lot of respect for and personally is in agreement with the points made by Mr. Jenson. Planning needs to be flexible and holistic, and this is in concert with the intent of the Regulations.</p>
<p>VOTE</p>	<p>Chairman Meckel called for the question and the motion passed five to one, with Rebecca voting in opposition. The matter is scheduled to go before the Council on August 1, 2016.</p>
<p>PUBLIC HEARING 3: CITY OF WHITEFISH REZONE REQUEST 7:40 pm</p>	<p>A request by the City of Whitefish to rezone a parcel recently annexed into City limits from County R-3 (One Family Residential) to WR-1 (One-Family Residential District). The subject property is located at 1436 W. Lakeshore and can be legally described as Lot 9-BLK7 and Lot 9-BLK7-ABDRD of Lake Park Addition in Section 26, Township 31N, Range 22W.</p>
<p>STAFF REPORT WZC 16-05 (Minnich)</p>	<p>Planner Compton-Ring reviewed Minnich's staff report and findings. To date, no comments have been received.</p> <p>Staff recommended adoption of the findings of fact within staff report</p>

	WZC 16-05, and for approval to the Whitefish City Council.
BOARD QUESTIONS OF STAFF	None.
APPLICANT / AGENCIES	None.
PUBLIC COMMENT	There were no longer any members of the public present, so there being no comment, Chairman Meckel closed the public hearing and turned the matter over to the Planning Board for consideration.
MOTION / BOARD DISCUSSION	Rebecca moved and John seconded to adopt the findings of fact within staff report WZC 16-05 as proposed by City Staff.
VOTE	Chairman Meckel called for the question and the motion passed unanimously . The matter is scheduled to go before the Council on August 1, 2016.
NEW BUSINESS 7:40 pm	None.
GOOD AND WELFARE 7:45 pm	<p>1. Matters from Board. Chairman Meckel said we need to appoint a member to the Wisconsin Avenue Corridor Plan Steering Committee and Rebecca volunteered. There were no objections.</p> <p>2. Matters from Staff. Taylor reported the PUD Re-write Committee was meeting weekly, and switched to every other week for July because folks were traveling and they could not get a quorum. They are progressing ahead and will probably have a draft available after two or three more meetings. They will bounce it off the development community and then it will be forwarded to the Planning Board for review. The moratorium the City Council placed on blended zoning is still in effect but will expire in August and it will be up before the Council to extend it.</p> <p>They have been having a hard time getting people to apply for the Wisconsin Avenue Corridor Plan Committee and there is one open seat for a residential owner/occupied property owner on Wisconsin Avenue. Anyone interested should send a letter of interest to the City Clerk. Once it is established, they will have a kickoff meeting and start the process. Rebecca asked and Taylor said it is an 11-member committee.</p> <p>The Council appointed Steve Qunell to the Planning Board to</p>

	<p>take Melissa's place. Mr. Stein has also resigned his seat on the Board so will be another opening if anyone knows anyone who might be interested.</p> <p>John asked what happened with the hotel approval at the last Council meeting and Taylor said there was a presentation to City Council, there was a motion made to approve but the motion failed two to four and there was not any discussion by those who voted in opposition. So rather than vote to deny it, the Council postponed action and asked staff to come up with findings for denial, even though there was not any discussion to give them much to go on. The Council saw their best course of action was to approve it with some conditions rather than allow it just to be approved as a use by right without any special conditions. John asked and Compton-Ring said they added a couple of conditions regarding no building-wash lighting. The site plan showed a garbage area in southwest corner along the highway and they did not want to see that, they wanted to see more landscaping in the area instead of just a fence and dumpster. They also added a second pedestrian/bike connection from the parking lot through the landscaping out to Highway 93 South. Jim said it was a short discussion with no argument or opposition and the vote was unanimous. Ken S. said it came down to that they did not have a leg to stand on. Taylor said you have to have findings for denial based on the criteria in the Code, you cannot just vote against something for economic reasons or because you do not like it. There are certain findings you have to come up with whether for or against whether its neighborhood character, transportation issues, there has to be something.</p> <p>Chairman Meckel said we will miss Ken S. and Melissa.</p> <p>3. Poll of Board members available for the next meeting on August 18, 2016. Chairman Meckel said he might not be available, but all others indicated they thought they would be available.</p>
<p>ADJOURNMENT 7:47 pm</p>	<p>John moved and Melissa seconded to adjourn the meeting at approximately 7:47 pm. The motion passed unanimously. The next regular meeting of the Whitefish Planning Board is scheduled to be held on August 18, 2016, at 6:00 pm, at 1005 Baker Avenue.</p>

/s/ Steve Qunell
Ken Meckel, Chair of the Board

/s/ Keni Hopkins
Keni Hopkins, Recording Secretary

APPROVED AS SUBMITTED / CORRECTED: 8-18-16