



Planning & Building Department: 2017 Annual Report



New Marriott Hotel under construction

Inside this issue:

Land Use Permits	2
Population/Annexation	3
Subdivision Activity	3
Building Permit Activity	4

Housing, Growth, and Planning for the Future

2017 continued the trend of a strong residential construction market. Total residential numbers declined from 2016 due to less multi-family, but were still higher than any other year in the last decade with 103 new dwelling units permitted. That contributed over 33 million dollars in community investment. Commercial construction followed a similar trend with fewer new buildings than in 2016, but more than most other years in the last decade. A total of five new commercial buildings were permitted, totaling over 11 million dollars in estimated project costs. Total valuation of all permits issued last year was about 51 million dollars.

For long range planning in 2017, the final draft of the Wisconsin Avenue Corridor Plan was completed with the help of Applied Communications, LLC and a stakeholder Steering Committee. The plan makes recommendations on land use, transportation, and future growth from the viaduct to the Big Mountain Road intersection. For 2018, the Planning Office anticipates working on implementing the results of the recently adopted 2017 Whitefish Strategic Housing Plan as well starting a corridor plan for Highway 93 South. Additionally, we will be completing other council goals and working on changes to our sign code to better withstand legal challenges.

Current planning, which includes subdivisions, conditional use permits, and other types of land use applications, continued to be busy in 2017. Eight new subdivisions were approved, with 34 new lots preliminarily platted. The number of subdivisions was higher than at any time in the previous decade, but the number of lots fewer since most were for single family rather than multi-family residences. Zone change requests more than doubled compared to 2016, which is directly related to the over 141 new acres that were added to city limits through annexations.

2017 saw the Planning and Building offices move into the beautiful, recently completed City Hall building with Parks, Public Works, and City Administration. We also saw some staffing changes in the Planning Department. Wade Humphries was hired as our new Code Enforcement Officer, a position he formerly held with the City of Missoula, and Hilary Lindh was hired as the city's new Long Range Planner.

We look forward to the new year filled with many interesting new projects and challenges. All the best,

Dave Taylor, AICP, Director

Special points of interest:

- 141.38 acres annexed
- 34 lots preliminary platted
- 105 lots final platted
- 15 conditional use permits
- 26 architectural reviews
- 8 variances
- 36 lakeshore permits
- 56 sign permits
- 140 code violations resolved
- 57 single family building permits
- 103 total new dwelling units
- 5 new commercial building permits
- \$51 million in construction-related community investment

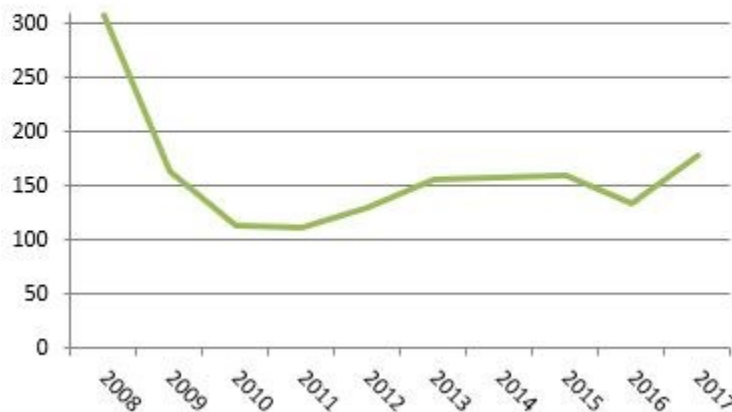
2017 Land Use Permit Activity

Total land use permit activity was higher than any year since 2008. Increased permit activity was primarily a result of conditional use permits, zone changes, short-term rentals, and lakeshore permits. The Planning Department processed a total of 177 permits in 2017.

The department also processed 30 sign permits and 26 temporary sign permits, which is fewer than previous years.

There are a number of large projects on the horizon, so we anticipate 2018 to be another busy year for the Planning Department.

Total Land Use Permits Processed

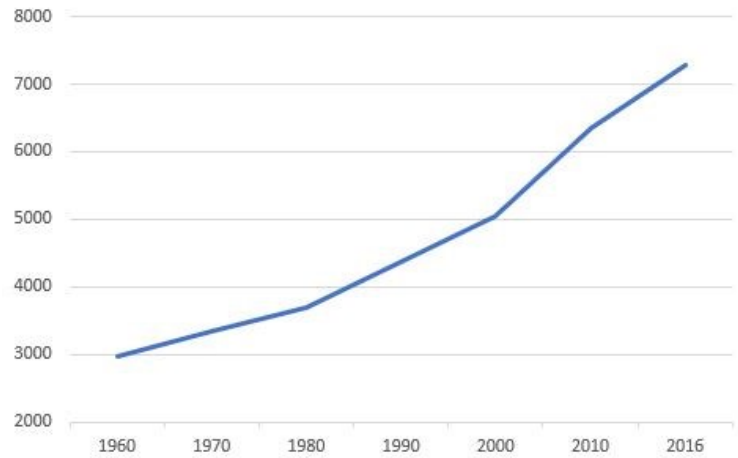


Land Use Permits: 2008-2017

	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Preliminary Plat Applications	5	5	4	1	1	6	5	12	7	8
Final Plat Applications	15	5	4	1	1	5	5	6	4	9
Conditional Use Permit	7	6	5	9	13	15	11	20	9	15
Planned Unit Development	2	2	2	1	3	3	4	0	2	3
Architectural Review	17	15	20	14	22	21	31	38	29	26
Zone Change	6	1	0	4	0	6	9	5	10	24
Variance	9	2	5	8	4	7	2	4	2	8
Water Quality Permits	144	41	10	8	11	11	3	1	2	1
New Food Vendor Permit		4	1	1	3	2	2	3	2	6
Temporary Use Permit	0	3	1	5	7	5	3	2	1	0
Short-Term Rental Permit						1	5	3	15	25
Floodplain Permit	4	6	1	1	5	4	1	2	2	0
Lakeshore Permit	54	47	35	28	40	40	41	38	26	36
Subdivision Exemption	31	17	21	20	13	25	29	17	19	13
Zoning Text Amendment	11	8	4	7	5	2	5	4	2	2
Subdivision Text Amendment	0	0	1	1	1	1	1	1	0	0
Growth Policy Amendment	3	1	0	2	0	2	1	2	1	1
Total Land Use Permits Processed	308	164	114	112	129	156	158	159	133	177

Population Growth

According to the July 1, 2016 US Census Bureau estimate for Whitefish, the population was 7,279. This is a 14.4% increase in population from April 1, 2010. Flathead County grew by 7.9% and the State of Montana grew by approximately 5.4% since the 2010 census.



	1960	1970	1980	1990	2000	2010	2016
Whitefish	2,965	3,349	3,703	4,368	5,032	6,357	7,279
Flathead County	32,965	39,460	51,966	59,218	74,471	90,928	98,082
Montana	674,767	694,407	786,690	799,065	902,195	989,415	1,042,520

Subdivision Activity: 2008-2017

The city reviewed 8 preliminary plat applications for a total of 34 lots. This is a similar number of applications but fewer lots than in 2016. Final plat applications increased with 9 reviewed and a total of 105 lots final platted in 2017.

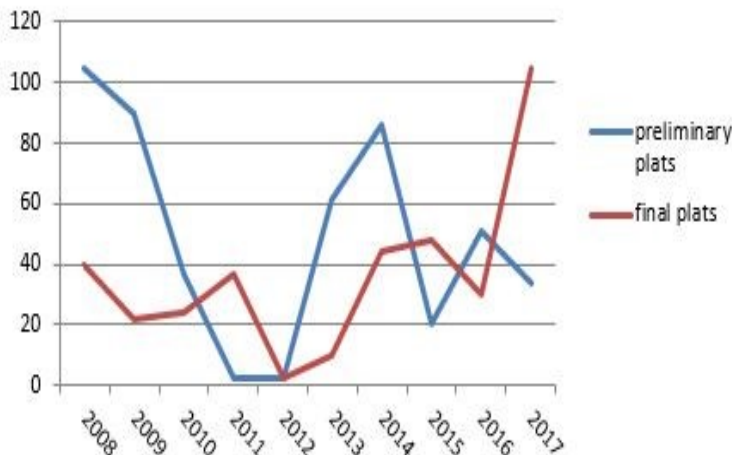
2017 looks to be another busy year for subdivision activity with a number of larger subdivisions potentially submitting for final plat.

Annexations: 2008-2017

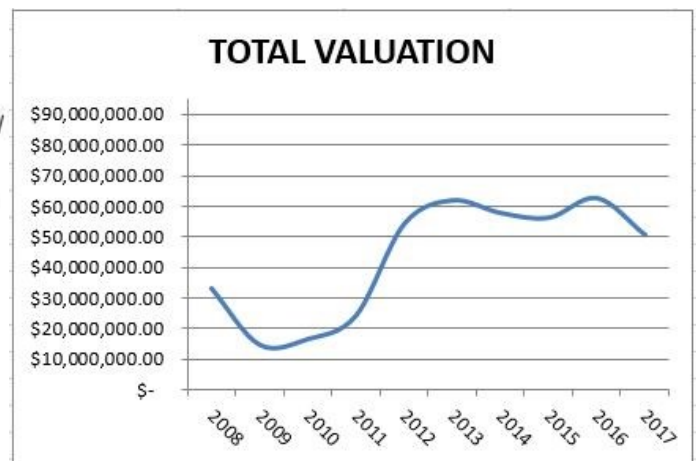
The City of Whitefish expanded its boundaries by 141.38 acres in 2017. Over the past decade, the city has expanded its boundaries by approximately 637 acres.

2008	360
2009	0.34
2010	3.52
2011	4.65
2012	28.827
2013	2.02
2014	53.934
2015	16.7
2016	26.44
2017	141.38

Number of Lots Created



Construction Permit Valuation 2008-2017



City of Whitefish

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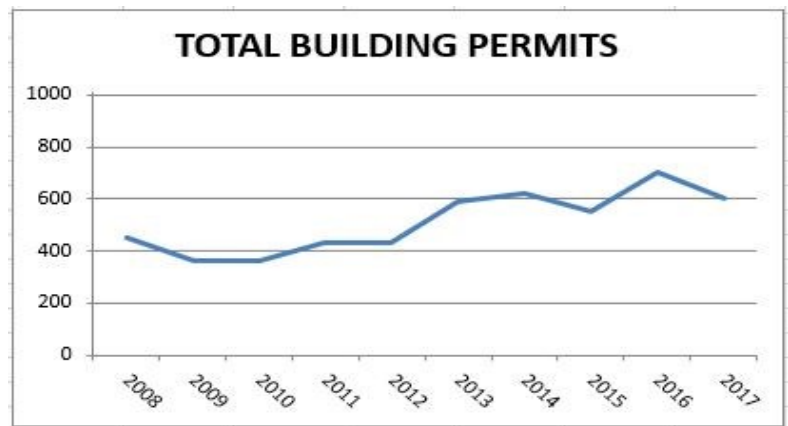
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High Point on Second Street has seen a number of new single family homes built after the Final Plat was approved in 2017

Building Permit Activity

The total number of new residential construction units was down significantly from 2016, but was still higher than most other years in the last decade. The number of single family and townhouse/duplex units was up somewhat, so the overall decrease is due to the reduced number of multi-family units. Commercial permit activity decreased slightly from 2016, but was still high relative to other years in the last decade.



	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Single Family Residential	26	14	23	36	51	75	72	48	49	57
remodel - SFR	73	59	61	66	75	68	65	55	39	57
addition - SFR	25	27	16	17	25	14	27	31	42	44
Townhouse/Duplex	8	0	0	2	6	6	6	12	16	22
remodel - TH/DU	0	0	0	0	0	2	2	1	0	0
addition - TH/DU	0	0	0	0	0	0	0	0	0	1
Multifamily (units)	0	0	3	0	3	0	15	7	91	24
remodel - MF	0	0	0	0	1	3	7	0	0	5
addition - MF	0	0	0	0	0	0	1	0	1	1
TOTAL RESIDENTIAL UNITS	34	14	26	38	60	81	93	67	156	103
Commercial	4	3	1	3	2	5	2	4	11	5
remodel - com	18	23	36	30	22	40	28	22	35	30
addition - com	3	2	4	2	0	8	8	7	11	6
TOTAL COMMERCIAL	25	28	41	35	24	53	38	33	57	41
Electrical permits	154	135	137	156	159	176	184	170	208	181
Mechanical permits	137	112	77	107	97	134	157	144	135	141
Plumbing permits	102	77	79	95	95	148	152	139	147	133
TOTAL PERMITS	452	366	360	431	435	592	624	553	703	599