



Whitefish 93 West Corridor Planning Areas

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See Page 39 of Plan http://www.cityofwhitefish.org/large-files/pdf/Planning/Corridor%20Plan_DRAFT_11-25-2014.pdf

Note that as currently proposed future land uses and zoning for all areas in the plan area are recommended to stay the same EXCEPT for: ► Area B, ► Idaho Timber, ► the “Peace Park”, ► the zoning for areas designated as Parks and Recreation, and ► the zoning where Grouse Mountain Resort currently is located.

Summary of some of the major issues of concern with the Draft Whitefish 93 West Corridor Plan:

1. **Keep existing zoning for Area B:** Residents (renters & property owners) of Area B, some members of plan steering committee for this corridor plan, and other city residents concerned with how Whitefish develops have testified that the existing primarily single-family zoning with limited professional offices in Area B should be retained. The proposed changes as described below are not appropriate for Area B.
2. **Don't allow short-term and overnight rentals or five or more multi-unit rentals in Area B:** Instead develop standards to retain neighborhood character of owner-occupied single-family homes and affordable long-term rental housing. The new zoning proposed for Area B would allow a developer-driven, unlimited proliferation of overnight rentals, multi-unit dwellings in excess of four units for resort and residential condominiums, town houses, time sharing and interval ownership and the undefined “ancillary services” for multi-unit dwellings.
3. **Limit commercial uses along the highway corridor and in Area B:** Instead direct commercial uses toward the downtown core area. Under the current draft plan, a major proliferation of commercial uses would be allowed throughout Area B and along the highway corridor from Whitefish River west to Ramsey Ave. These uses could include coffee shops, sandwich shops, “Manufacturing Artisan,” personal services, professional offices, and hotels and motels along the river north of 1st Street. *Micro-breweries should not be allowed in Area B because of its residential character.* (“Manufacturing Artisan” is a totally new zone the consultants are recommending be created that allows for many potential types of new retail/manufacturing businesses including micro-breweries.)
4. **Limit commercial uses along the river corridor:** All the commercial uses and 5 or more multi-unit and multi-story housing, and short-term housing uses noted above in addition to hotels and motels along the river north of 1st street are allowed along the river corridor. The plan lacks standards that define desired water-front development. The City needs to develop a comprehensive plan for river-front development.
5. **Don't allow the 93 West Corridor to become lined with commercial uses, which would create strip development patterns and traffic issues:** The proposed plan allows for developer-driven zone changes, which would cause eventual patterns of strip development (given lack of clear plan intent to retain residential character of corridor), encourage lot consolidation for non-residential uses, and associated traffic congestion from increased access needs. The plan fails to set standards the growth policy requires for noise, screening, landscaping, and traffic.
6. **Don't allow lot coverage in Area B to increase from 40% to 70%.** Instead establish overall goals and policies to retain this corridor's residential and non-commercial character. Larger-sized structures would lead to the removal of vegetation and trees and would create significant changes in the traditional residential character of the area.
7. **Set clear standards now for private parks like the Peace Park area.** Even before its completion, this park has impacted surrounding neighborhoods with events that generated excessive noise, traffic and parking. The Whitefish Growth Policy calls for adopting park district standards. Parks are a large component of this plan area.