

Fresh Life Church
CONDITIONAL USE PERMIT WCUP 17-15
EXHIBIT LIST
JANUARY 18, 2018

1. Staff Report – WCUP 17-15, 1-18-18
2. Application for Conditional Use Permit, 11-30-17
Includes Supplemental Drawing – Exterior Elevations, 12-7-17
and Supplemental Drawing – Floor Plan, 1-9-18
3. Adjacent Landowner Notice, 12-29-17
4. Legal Notice, 1-3-18
5. Public Comments

**FRESH LIFE CHURCH
CONDITIONAL USE PERMIT REPORT
WCUP 17-15
JANUARY 18, 2018**

A report to the Whitefish Planning Board and the Whitefish City Council regarding a request by Fresh Life Church for a conditional use permit to develop a church and ground level retail building with a footprint greater than 7,500 square feet at 334 Central Ave. The property is zoned WB-3, General Business. A public hearing is scheduled before the Whitefish Planning Board for public hearing on January 18, 2018 and a subsequent hearing is set before the City Council on February 20, 2018.

PROJECT SCOPE

The applicant is requesting approval of a conditional use permit to develop a church inside a new building with a footprint greater than 7,500 square feet at 334 Central Avenue, where a single-family residence was converted for business uses and most recently occupied by Lakestream Fly Shop. The front of the building and lot would be developed with three retail units with store frontage on Central Avenue and one retail/office space accessed from a sidewalk along the north side of the building. The back of the building and lot would be developed as a church with an upper level 7' above ground level and a lower level 7' below ground level. Access to the church would be via a sidewalk along the north side of the building and a street level lobby.



The existing structure at 334 Central Avenue would be replaced with a new building with retail spaces fronting the street and a church on the back of the lot.

BACKGROUND

This project is located within the Old Town Central District of the WB-3 (General Business) zone. A Conditional Use Permit is required for churches or similar places of worship in the WB-3 (§11-2L-3 WCC) and for all new structures with a building footprint of 7,500 square feet

or greater in the Old Town Central District (§11-2L-4 WCC). Conditional use churches in the Old Town Central District also are limited to floors other than the ground floor (§11-2L-3 WCC).

The Downtown Business District Master Plan Update adopted in 2015 also addresses items related to the development of this lot and these topics are considered in the staff report.

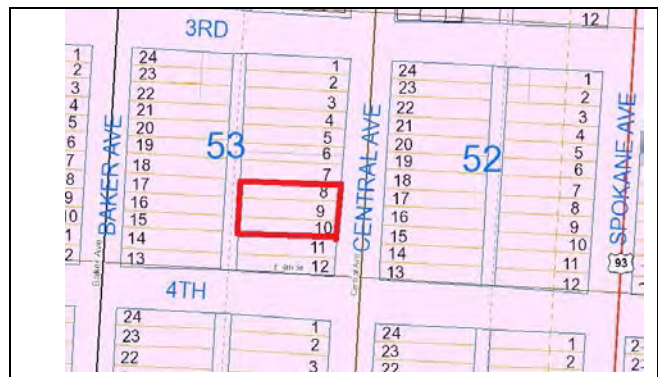
A. Applicant/Owner:

Applicant: Fresh Life Church
120 2nd St. East
Kalispell, MT 59901

Owner: Edwards Outdoors, LLC
200 Parkhill Dr.
Whitefish, MT 59937

B. Size and Location:

The subject site is addressed as 334 Central Avenue and the property is approximately 0.26 acres. The location can be legally described as Lots 8-10, Block 53 Whitefish Original Townsite S36 T31N R22W, P.M.M., Flathead County, Montana



C. Existing Land Use and Zoning:

The site is developed with a single-family house that has been converted for retail/commercial uses and was used for the previous 14 years as a fly fishing shop and outfitters. The property is zoned WB-3, General Business. The purpose of the WB-3 district 'is intended to accommodate financial, retail, governmental, professional, institutional and cultural activities.' The WB-3 zone also encompasses two unique commercial districts which require special considerations: the Old Town Central District and the Old Town Railway District. The site is within the Old Town Central District.

D. Adjacent Land Uses and Zoning:

| | | |
|--------|----------------------------|------|
| North: | Retail | WB-3 |
| West: | Professional Office/Retail | WB-3 |
| South: | Professional Office | WB-3 |
| East: | Single-family Residential | WB-3 |



Looking northbound up the alley on the back of the subject lot (photo right). The existing structure provides for parking in the rear, but the proposed new structure would be built to the lot line. Single-family residential is located east of the lot (photo left), with frontage on Baker Avenue.

E. Zoning District:

The property is zoned WB-3 (General Business). The purpose of the WB-3 District is ‘a broad commercial district intended to accommodate financial, retail, governmental, professional, institutional and cultural activities.’

F. Growth Policy Designation:

The Growth Policy designation is Core Commercial which corresponds primarily to the WB-3 zoning district.

“The major uses are retail commercial, professional and government offices, financial institutions, restaurants and taverns, hotels, and art galleries and studios. The Commercial Core is also characterized by mixed and multi-use developments such as residential above retail, mixed residential and office, and “artist lofts” which may have residential, studio, and gallery components.

Urban forms in the Core are dense and usually multi-level. Street connectivity is high, with minimal or zero setbacks, and accessible, human scale storefronts. Character is decidedly pedestrian. On-street parking is provided for ease of accessibility, but parking serving employees and residents is generally located in parking structures or in small lots accessed from alleys. Streets in the Core are active, and streetscapes are attractive with street trees, planters, and street furniture. Architecture is of very high quality and contributes to the established local theme. Zoning is mostly WB-3, but the Commercial Core can also be implemented through WR-4”

G. Utilities:

| | |
|--------------|---------------------------|
| Sewer: | City of Whitefish |
| Water: | City of Whitefish |
| Solid Waste: | North Valley Refuse |
| Gas: | Northwestern Energy |
| Electric: | Flathead Electric Co-op |
| Phone: | CenturyLink |
| Police: | City of Whitefish |
| Fire: | Whitefish Fire Department |

H. Public Notice:

A notice was mailed to adjacent land owners within 150-feet of the subject parcel on December 29, 2017. A notice was mailed to advisory agencies on December 29, 2017 and a notice was published in the *Whitefish Pilot* on January 3, 2018. As of January 10, we have received 63 comments on the project, all of them against the proposal. Concerns include:

- lack of sufficient parking and increased traffic congestion, primarily on Sunday (three other nearby churches downtown with Sunday services, abundant retail and commercial activity downtown through the weekend, nearby residential areas with on-street parking);
- loss of revenue for city because of the tax-exempt status of the church;
- use of the retail spaces for church-related business(es);
- displacement or loss of use of the property for small businesses and alienation of people who are not members of the congregation;
- out of character, wrong or inappropriate type of development for downtown/Central Avenue (public area);
- wrong location for the proposed structure and for another church; another location outside of downtown is more appropriate for a church;
- benefits the applicant and congregation, but has no benefit to the City of Whitefish or its residents;
- perceived poor track record of applicant's developments in downtown Kalispell;
- possibility of other events hosted by church during the week (or if not used more, there's a lot of wasted space);
- concern about below ground level design of church and presence of high groundwater in neighborhood.

REVIEW AND FINDINGS OF FACT

This application is evaluated based on the "criteria required for consideration of a Conditional Use Permit," per §11-7-8J of the Whitefish Zoning Regulations.

1. **Growth Policy Compliance – Conformance to Applicable Goals and Policies:**

The Growth Policy designates this area as Commercial Core which is consistent with the WB-3 zoning District. Applicable growth policy goals and policies include:

Goal 3) Strengthen the role of Downtown Whitefish as the commercial, financial, and administrative center of the community

The proposal to include 3-4 retail spaces in the building could contribute to the commercial strength of downtown *if* the spaces are leased to for-profit retailers. The proposed church use precludes full use of the parcel for commerce or retail, which detracts from the goal to strengthen the role of downtown as the commercial, financial, or administrative center of the community.

Goal 5) Protect and preserve the special character, scale, and qualities of existing neighborhoods while supporting and encouraging attractive, well-designed, neighborhood compatible infill development

The Growth Policy defines part of Whitefish's character by its diversity of residential types and densities, which is not applicable for this project in the Commercial Core. Another factor that contributes to community character, according to the Growth Policy, is the scale of development relative to surrounding neighborhoods. The proposed structure is at a scale that is consistent with adjacent structures and structures along Central Avenue to the north. The front of the building is single story with the main roof located 15 feet above the elevation of Central Avenue; the back of the building is two-story, but the lower floor is below ground level and the height of the roof relative to Central Avenue is 19 feet.

Policy 3) The City of Whitefish shall continue to implement and update the Downtown Whitefish Business District Plan

In 2015, City Council approved the Downtown Business District Master Plan Update (Downtown Master Plan) as an amendment to the Growth Policy. The Downtown Master Plan states that "Central Avenue is Whitefish's primary retail street." It notes that demand for more retail space on Central Avenue can be met by expanding retail south of 3rd Street. And it defines retail uses as establishments that offer the sale of 'goods' – such as clothing, shoes, or groceries; the sale of food and drink – restaurants, cafes, and bars; and the sale of entertainment – cinemas or night clubs.

Guiding principles of the Downtown Master Plan are to provide opportunities for new, community-serving businesses, and a pedestrian-friendly environment. Fundamental concepts relevant to this proposed project include the following:

- extend the Central Avenue streetscape between Railway and 3rd Street south to 4th Street;
- foster resident-serving retail uses for Central Avenue south of 3rd Street;
- storefront retail is desired along Central Avenue to 4th Street; and

- Shopping Loop Emphasis Streets, which include Central Avenue to 4th Street, need to be pedestrian oriented to expand retail offerings.



The Downtown Master Plan promotes a mix of uses along Central Avenue south of 3rd Street and states that new development should be pedestrian-friendly and compatible in scale, massing, and character relative to existing desirable buildings. Under Land Use Framework, the Master Plan states that “mixed use is optional but not required, *with the exception of parcels where ground floor retail or commercial are indicated.*” The Downtown Master Plan does indicate ground floor retail as the primary land use of Central Avenue west parcels between 3rd and 4th streets. Upper floor uses for ground floor retail spaces along retail streets are indicated as commercial (professional offices and services) and multi-family residential. Retail development standards should be

- street oriented, with continuous edge to edge retail uses along street frontages, uninterrupted by parking or other disruptions; and
- active, foster 18-hour use, promote animated atmosphere by including highly transparent ground floor windows and doors; ground floor blank walls should be prohibited in new construction; and front doors to retail uses should be required to face the street or street-oriented courtyard.

Finally, in the Transportation chapter, Shopping Loop Emphasis Streets should have covered sidewalks along retail frontages.

City of Whitefish Public Works is reconstructing Central Avenue between 3rd and 4th streets in 2018 to upgrade the water main and implement the streetscape enhancements indicated in the Downtown Master Plan. The applicant is proposing pedestrian-friendly retail spaces fronting Central Avenue; the retail uses would not be completely continuous along the face of the building since an awning covered sidewalk is proposed along the north side of the building. Doors to three of the proposed retail spaces would face the street, but the entrances to the fourth space, whether used for retail or office space, and the ground floor lobby of the church, are from the north side of the building. To achieve

conformance with the Downtown Master Plan, continuous edge to edge retail uses should be provided along the street frontage; the entrance could be moved to the middle of the building to access the church and fourth retail/office space.

Buildings along Central Avenue north of 3rd Street and the building directly south of the project are similar in scale, massing and character as the proposed structure. Other buildings on this block of Central Avenue pre-date the zoning code and tend to be set back from the sidewalk, though current zoning does not require it. The building's scale, massing, and character appear to conform with the Downtown Master Plan because they are compatible with existing Central Avenue buildings.

It appears that the north ground floor side of the building facing downtown is a blank wall, with no windows and only a door to enter the fourth retail/office space; this would not conform with the vision of the Downtown Master Plan. If the entrance sidewalk remains and acts to separate the building from a potential future structure on the adjacent lot, the wall should include highly transparent ground floor windows to achieve conformance with the Downtown Master Plan. If the sidewalk entrance were modified or moved to another location, the blank wall along the property line may be an appropriate design to face an adjacent structure in the future.

The project does propose a building that would have mixed-uses, which is a concept promoted by the Downtown Master Plan. However, the Downtown Master Plan envisions commercial or multi-family residential uses for the second floor of buildings with ground floor retail; it does not specifically mention places of worship or split-level designs.

Finally, no awning is proposed for the Central Avenue sidewalk. To be consistent with the Central Avenue streetscape north of the 3rd Street and the vision of the Downtown Master Plan, the sidewalk along Central Avenue should be covered. An encroachment permit would be required from Public Works to construct a covering.

Policy 4) For new development, redevelopment, and infill projects in downtown Whitefish, building height and massing shall be consistent with the scale of existing structures

The applicant is proposing to construct a new 10,650 square foot building at the site. The 2-story church – seven feet above and seven feet below ground – would be sited on the back of the lot, and the single-story retail portion of the building would front Central Avenue. The building is proposed to be built to the zero-lot lines; some neighboring buildings are setback both from the front sidewalk and from the sides. However, no setbacks are required in this zone and the proposed building would be consistent with the scale of structures on Central Avenue north of 3rd Street and the concepts envisioned in the Downtown Master Plan

Finding 1: The proposed use complies with Growth Policy Designation of Commercial Core because it is zoned WB-3 (General Business) and the proposed use is consistent with conditional uses in the WB-3 zone.

Finding 2: The proposed use substantially conforms with Goals 3 and 5 and Policy 4 of the Growth Policy. The proposed retail spaces, if occupied by for-profit entities, will contribute to the strength of downtown as the commercial center of the community; the proposed building height and mass are at a scale that is consistent with adjacent structures, and structures along Central Avenue to the north. The proposed use conforms to some of Policy 3, implementation of the Downtown Master Plan; it offers pedestrian-friendly retail spaces fronting Central Avenue and a structure that is of a scale, mass, and character consistent with other structures on Central Avenue.

Finding 3: The proposed use does not conform with aspects of Policy 3, the Downtown Master Plan, in that it does not provide continuous edge to edge retail uses along the street frontage; it would include a ground floor blank wall; it does not put commercial or multi-family residential units above the ground floor retail spaces; and it does not include a covered sidewalk along Central Avenue. Most of these inconsistencies could be addressed through modifications to the building design, which will be subject to review by the Architectural Review Committee.

2. Compliance with regulations. The proposal is consistent with the purpose, intent, and applicable provisions of these regulations.

The underlying zoning is WB-3 (General Business). The purpose and intent of this zoning category is to “accommodate financial, retail, governmental, professional, institutional and cultural activities.” The proposal is consistent with the purpose and intent of the applicable regulations. There are no front setback requirements from Central Avenue and no side or rear setbacks since the lot does not abut a residential zoning district ((§11-2L-4 WCC). Non-residential uses in the WB-3 district are exempt from parking and loading requirements. The zoning permits a maximum building height of 45-feet with no more than 3 stories. This standard appears to be met and will be confirmed at the time of building permit. There are no lot coverage requirements for this zoning district.

Finding 4: The project complies with the zoning regulations because all the zoning standards are being met or will be met with conditions of approval.

3. Site Suitability. The site must be suitable for the proposed use or development:

Adequate usable land area: The subject parcel is approximately 0.26 acres in size and is adequate to serve the proposed use.

Access that meets the standards set forth in these regulations, including emergency access: Public access to retail spaces will be from the public sidewalk, or from a sidewalk on the north side of the building; access to the church will be from a sidewalk on the north side of the building and a street level lobby. Emergency access will be from the public street, which meets emergency access standards.

Absence of environmental constraints that would render the site inappropriate for the proposed use or development, including, but not necessarily limited to floodplains, slope, wetlands, riparian buffers/setbacks, or geological hazards: The proposed development is not located within the 100-year floodplain. Additionally, there are no wetlands, riparian zones, or geological hazards on or near the subject property. No physical hazards or sensitive areas are apparent, and the site is currently developed. The site is in an area identified as having potential for high groundwater; it is the responsibility of the applicant to determine if high groundwater is present and to design an appropriate structure for the conditions.

Finding 5: The project is suitable for the site because there are no environmental hazards or constraints on the site and access to the property conforms to emergency services standards.

4. Quality and Functionality. The site plan for the proposed use or development has effectively dealt with the following design issues as applicable.

Parking locations and layout: Non-residential uses in the WB-3 district are exempt from parking requirements (§11-6-3-3 WCC); however, parking in downtown Whitefish is limited. According to the applicant, approximately 150 people are expected to attend two Sunday morning church services. Assuming 75 people attend each service, and assuming those 75 people share rides to services, approximately 38 more cars would need to be accommodated on Sunday mornings. Note that the congregation has been meeting in downtown Whitefish for the past six years in both the Performing Arts Center and Casey's, and this proposed location shifts the parking needs a short distance. On Central Avenue and on 3rd and 4th streets within a block of the proposed church are approximately 48 on-street parking spaces; there are about 40 more spaces in the city-owned parking lot at the corner of 3rd Street and Central Avenue. The city-owned lot on Spokane Avenue between 1st and 2nd streets also has more than 80 spaces, which have likely been used by Fresh Life congregants when attending services at the Performing Arts Center. This lot is substantially larger than the 3rd Street and Central Avenue lot. Existing parking is also used by congregations of other nearby churches, as well as residents and visitors to Whitefish supporting downtown businesses, or who live in nearby neighborhoods.

At the time of preparing this report, approximately 60 people have provided comments on the proposal and many of them are concerned that it will exacerbate existing parking problems in this area and impact adjacent land uses, properties and neighborhoods.

In zoning districts other than the WB-3, a church is required to provide one parking space per 5 seats or 40 square feet of gross floor area used for assembly purposes, whichever is greater (§11-6-2C WCC). Preliminary design of the church space shows space for classrooms, bathrooms, a small office, and auditorium. The auditorium would provide about 2,295 square feet of gross floor area for assembly which, in zoning districts other than the WB-3, would require 57 parking spaces. The square footage of the ground floor

retail would require another 16 spaces in other zoning districts (one parking space for each 300 square feet of gross floor area, §11-6-2H WCC).

Open space: Open space is not a requirement for a conditional use permit.

Fencing/Screening: The proposed structure will be built to the zero-lot lines and there are no plans for fencing or screening.

Landscaping: The proposed building would be constructed to the zero-lot line and no landscaping is required or proposed (§11-4-5 WCC).

Signage: Staff has not seen any proposed signage. All new signage is required to obtain a permit from the Planning & Building office.

Undergrounding of new and existing utilities: There are existing overhead utilities within the north-south alley; no changes to the utilities are proposed. As a condition of approval, any new utilities installed as part of the project will be underground.

Finding 6: The site plan for the proposed development has effectively dealt with the design issues that are required. The applicant will submit any signage desired for review.

Finding 7: The project design does not address concerns regarding the availability of parking adequate to serve a congregation of 150 without impact to neighboring businesses and residential areas.

5. Availability and Adequacy of Public Services and Facilities.

Sewer and water: City water is available along Central Avenue and city sewer is available along the alley to the rear of the lot. Water main is scheduled for replacement in 2018; the applicant will need to coordinate with Public Works regarding water services.

Storm Water Drainage: There is a City storm water drainage system downtown with multiple inlets down gradient of the project that feed into the gravity mains under 4th Street and Baker Avenue. Storm water is conveyed to the detention pond in Riverside Park before discharge to the Whitefish River.

Police and Fire Protection: The City of Whitefish serves the site; response times and access are adequate. The proposed use is not expected to have significant impacts on either police or fire services.

Streets: The site will be accessed from Central Avenue, a city owned and maintained street. Central Avenue between 3rd and 4th streets is scheduled for reconstruction during 2018; the water main will be replaced. The applicant will need to coordinate with Public Works regarding construction schedules.

Finding 8: Public facilities and services are available and adequate to serve the development because municipal water and sewer are available, response times for police and fire are not anticipated to be affected, and the property has adequate access to city streets.

6. **Neighborhood/Community Impact:**

Traffic Generation and/or infiltration of neighborhoods: According to the applicant, most of the traffic generated from this project would be limited to Sunday mornings for church services. Approximately 150 people are expected to attend the two services that would be offered (see Parking Locations discussion above). Approximately 38 more cars would need to be accommodated on Sunday mornings at any given time between about 8:30 am and 1:30 pm. Note that the congregation has been meeting in downtown Whitefish for last six years in the Performing Arts Center and at Casey's; this proposed location shifts the traffic generated by the services a short distance. The added Sunday traffic is expected to be accommodated by the existing street system; however, on-street parking is limited and congregants may seek parking in adjacent residential neighborhoods. During the week, traffic generation would be limited to 2-4 church employees, plus the employees and customers of the retail stores, and would be accommodated by existing streets.

As described above, approximately 60 people have provided comments on the proposal and many of them are concerned that it will exacerbate existing parking problems in this area and impact adjacent land uses, properties and neighborhoods.

Noise or Vibration: There are potential noise concerns due to loud, amplified worship services; these could be mitigated by including sound dampening materials in the walls of the church auditorium.

Dust, Glare, or Heat: No impact is anticipated.

Smoke, Fumes, Gas, and Odor: No impact is anticipated.

Hours of Operation: According to the applicant, church hours of operation would include 2-4 employees at the location Monday through Thursday, 9am – 5pm, plus part of the day Saturday, and full church services on Sunday at 9am and 11am with approximately 150 people in total attending the two services. Hours of operation of the 3-4 retail spaces would depend on the lessees, but are expected to have operating hours consistent with other downtown retail businesses.

Finding 9: New traffic generated by this project can be accommodated along Central Avenue, and negative impacts concerning vibration, dust, glare, heat, smoke, fumes, gas or odors, and hours of operation are not expected. Potential negative noise impacts can be mitigated by including sound dampening material in the walls of the church auditorium.

Finding 10: The project design does not address concerns about infiltration and impact to adjacent residential neighborhoods if on-street parking during church services spills over into those neighborhoods.

7. **Neighborhood/Community Compatibility:**

Downtown Whitefish is home to a variety of restaurants, bars, hotels, retail uses, civic centers, and places of worship. The proposed retail plus church uses are consistent with the downtown area.

Structural Bulk, Massing and Scale: *Mass* is defined as a building's bulk, size and magnitude – the overall volume. All new structures with a building footprint of 7,500 square feet or greater in Old Town central district are subject to a conditional use permit. The applicant is proposing to construct a new 10,650 square foot building at the site. The 2-story church – seven feet above and seven feet below ground – would be sited on the back of the lot, and the single-story retail portion of the building would front Central Avenue.

Scale means the spatial relationship with neighboring buildings. This building is proposed to be built to the zero-lot lines, though neighboring buildings are setback both from the front sidewalk and from the sides. However, no setbacks are required in this zone and the proposed building would be consistent with the scale of structures on Central Avenue north of 3rd Street and the concepts envisioned in the Downtown Master Plan. The height of the proposed building is of a scale with neighboring buildings; the front of the building would be 15 feet high, and the back of the building would be 19 feet high. The Architectural Review Committee will consider carefully the massing, bulk and scale of the building to ensure it fits into the downtown and meshes with the community character.

Context of Existing Neighborhood: The neighborhood is located within the downtown core commercial area and is a mix of retail, professional, and places of worship, including a church on the east side of Central Avenue south of 3rd Street. A residential neighborhood is located on the south side of 4th Street.

Density: This project will not change the density of the neighborhood.

Community Character: Central Avenue between Railway and 4th Streets is largely pedestrian-oriented, with on-street curbside parking. As the Downtown Master Plan notes, it is Whitefish's primary retail street. Buildings north of 3rd Street are constructed to the zero-lot line; many, but not all, buildings between 3rd and 4th Streets are setback from the front sidewalk and sides, though zoning in this district does not require it. The vision of the Downtown Master Plan is that the character of Central Avenue north of 3rd Street will be extended south another block to 4th Street, and this building appears to be consistent with that vision. A mix of uses is also consistent with the Downtown Master Plan, but as described above, commercial or multi-family residential are the

uses envisioned for spaces above ground floor retails, not churches. Additionally, ground floor retail is defined in the Downtown Master Plan as places that sell goods, food and drink, and entertainment. Non-profit or church-related retail would not be consistent with the vision of the Downtown Master Plan for street front retail and mixed-use development on Central Avenue.

There is significant community concern about how this proposed structure and use would fit in with the community character. Many of the comments received from the public expressed the opinion that this use is out of character and the wrong or an inappropriate type of development for downtown and for Central Avenue. A location out of downtown is believed to be more appropriate for this type of use.

Finding 11: The project is compatible with the neighborhood and community because the applicant considered the scale of the building fronting the street and set the taller part of the building at the back of the lot. The applicant also considered the retail uses envisioned by the Downtown Master Plan, and provides a structure with street-oriented retail spaces and a pedestrian friendly scale.

Finding 12: The project does not address public concern about compatibility with the community character; Central Avenue is *the* retail street in downtown Whitefish, and use of the building as a church does not appear to conform with the Downtown Master Plan. Additionally, retail spaces that may be non-profit or church-related would not conform with the Downtown Master Plan.

SUMMARY

The applicant has provided ground floor retail space fronting Central Avenue and a design that keeps the church portion of the structure off the ground floor. However, there is overwhelming public opposition to the project expressed to date and staff has concerns regarding parking, conformance with the Downtown Whitefish Business District Master Plan, and the potential for detrimental impact to adjacent land uses and residential areas.

RECOMMENDATION

The findings above generally support the request because the proposal substantially conforms to the criteria standards if impacts are mitigated by special conditions. For that reason, staff recommends that the Whitefish Planning Board adopt all the findings of fact within staff report WCUP 17-15, except for Findings 7, 10 and 12, and recommend **approval** to Whitefish City Council of a conditional use permit for Fresh Life Church, subject to the eight conditions below.

If Planning Board wishes to recommend denial of the request, it is recommended that Findings 7, 10, and 12 are adopted.

It's recommended that the conditional use permit, if approved, be subject to the following conditions:

1. The project shall comply with the application submitted on November 30, 2017 and the exterior elevation drawings received December 7, 2017, except as amended by these conditions. Deviations from the plans shall require review pursuant to §11-7-8E(8) (minor) or §11-7-8 (major). The applicant shall maintain and demonstrate continued compliance with all adopted City Codes and Ordinances.
2. Prior to any ground disturbing activities, the applicant shall coordinate with City of Whitefish Public Works Department to identify any needed utility improvements and will develop a plan that considers timing of construction in relation to the City's project to reconstruct Central Avenue.
3. Prior to any ground disturbing activities, plans for all on and off-site infrastructure shall be submitted to and approved by the Whitefish Public Works Department. The improvements (water, sewer, storm water conveyance, etc.) within the development shall be designed and constructed by a licensed engineer and in accordance with the City of Whitefish's design and construction standards. The Public Works Director shall approve the design prior to construction. Plans for grading, drainage, utilities, and other improvements shall be submitted as a package and reviewed concurrently. No individual improvement designs shall be accepted by Public Works. (Engineering Standards, Chapter 1)
4. Any new utilities connecting to the new structure will be installed underground.
5. The refuse location shall be reviewed and approved by the Public Works Department and North Valley Refuse. (§4-2, WCC).
6. The Fire Department requires the applicant to comply with all fire codes for this classification of occupancy. A structure such as this with mixed uses must be fully sprinklered and include a full alarm system. Additionally, ignition-resistant building materials must be used in the Wildland Urban Interface Area, which includes all of Whitefish (refer to Chapter 5, 2012 International Wildland-Urban Interface Code).
7. Approval from the Architectural Review Committee shall be obtained prior to applying for a building permit. (§11-3-3B, WCC) The building shall be redesigned to address the following inconsistencies with the vision of the Downtown Master Plan:
 - a. Relocate the entrance to the church and fourth retail/office space such that the building provides continuous edge-to-edge retail uses fronting Central Avenue
 - b. Avoid a blank side wall facing downtown, if adequate space from the lot line is provided; a blank wall may be appropriate if the wall is constructed to the lot line and a new building is ever constructed to the north
 - c. Provide a covering for the sidewalk along Central Avenue to extend the street scape from the north; obtain an encroachment permit from Public Works for the sidewalk covering
 - d. Include sound dampening materials in the walls of the church auditorium

8. The conditional use permit is valid for 18 months and shall terminate unless commencement of the authorized activity has begun. (§11-7-8, WCC)



**City of Whitefish
Planning & Building Department**

PO Box 158
418 E 2nd Street
Whitefish, MT 59937
Phone: 406-863-2410 Fax: 406-863-2409

File #: _____
Date: _____
Intake Staff: _____
Check # _____
Amount _____
Date Complete: _____

CONDITIONAL USE PERMIT

FEE ATTACHED \$ 1,065⁰⁰

(See current fee schedule)

INSTRUCTIONS:

- A Site Review Meeting with city staff is required. Date of Site Review Meeting: _____
- Submit the application fee, completed application and appropriate attachments to the Whitefish Planning & Building Department a minimum of **forty five (45) days prior** to the Planning Board meeting at which this application will be heard.
- The regularly scheduled meeting of the Whitefish City Planning Board is the third Thursday of each month at 6:00PM in the Council Chambers at 418 E 2nd Street.
- After the Planning Board hearing, the application is forwarded with the Board's recommendation to the next available City Council meeting for hearing and final action.

A. PROJECT INFORMATION:

Project Name: Fresh Life Church

Project Address: 334 Central Ave.

Assessor's Tract No.(s) _____ Lot No(s) 8, 9, 10

Block # _____ Subdivision Name COS #12157

Section 36 Township 31N Range 22W

I hereby certify that the information contained or accompanied in this application is true and correct to the best of my knowledge. The signing of this application signifies approval for the Whitefish staff to be present on the property for routine monitoring and inspection during the approval and development process.

Tony D. Edwards
Owner's Signature

10/24/17
Date

Edwards Outdoors, LLC
Print Name

[Signature]
Applicant's Signature

10/25/17
Date

Fresh Life Church
Print Name

Representative's Signature




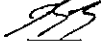
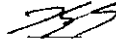


Date

Print Name

¹ May be signed by the applicant or representative, authorization letter from owner must be attached. If there are multiple owners, a letter authorizing one owner to be the authorized representative for all must be included

APPLICATION CONTENTS:

Attached ALL ITEMS MUST BE INCLUDED - INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

-  Conditional Use Permit Application – **8 copies**
-  Written description how the project meets the criteria in Section D – **8 copies**
-  Site Plan – **8 copies** The site plan, drawn to scale, which shows in detail your proposed use, your property lines, existing and proposed buildings, traffic circulation, driveways, parking, landscaping, fencing, signage, and any unusual topographic features such as slopes, drainage, ridges, etc.
-  Reduced copy of the site plan not to exceed 11" x 17" – **1 copy**
-  Where new buildings or additions are proposed, building sketches and elevations shall be submitted.
-  Electronic version of entire application such as .pdf
-  Any other additional information requested during the pre-application process

When all application materials are submitted to the Planning & Building Department, the application will be scheduled for public hearing before the Planning Board and City Council.

B. OWNER(S) OF RECORD:

Name: Edwards Outdoors, LLC Phone: 717-419-5023
Mailing Address: 200 Parkhill Dr.
City, State, Zip: Whitefish, MT 59937
Email: _____

APPLICANT (if different than above):

Name: Fresh Life Church Phone: 406-257-3339
Mailing Address: 120 2nd St. East
City, State, Zip: Kalispell, MT. 59901
Email: brad@freshlife.church

TECHNICAL/PROFESSIONAL:

Name: _____ Phone: _____
Mailing Address: _____
City, State, Zip: _____
Email: _____

C. DESCRIBE PROPOSED USE:

Church

ZONING DISTRICT: WB-3

D. FINDINGS: The following criteria form the basis for approval or denial of the Conditional Use Permit. The burden of satisfactorily addressing these criteria lies with the applicant. Review the criteria below and discuss how the proposal conforms to the criteria. If the proposal does not conform to the criteria, describe how it will be mitigated.

1. Describe how the proposal conforms to the applicable goals and policies of the Whitefish City-County Growth Policy.

Better use of 3 city lots with infill style construction.

2. Describe how the proposal is consistent with the purpose, intent and applicable provisions of the regulations.

Zoned for approved use by a church with conditional use permit.

3. How is the property location suitable for the proposed use? Is there adequate usable land area? Does the access, including emergency vehicle access, meet the current standards? Are environmentally sensitive areas present on the property that would render the site inappropriate for the proposed use?

Central Ave. location, with no sensitive areas on the property. Construction to meet Central Ave. WB-3 recommended standards.

4. How are the following design issues addressed on the site plan?
 - a. Parking locations and layout
 - b. Traffic circulation
 - c. Open space
 - d. Fencing/screening
 - e. Landscaping
 - f. Signage

- g. Undergrounding of new utilities
- h. Undergrounding of existing utilities

- A. N/A
- B. N/A
- C. N/A
- D. N/A
- E. Per City guidelines
- F. Per city guidelines
- G. N/A
- H. N/A

5. Are all necessary public services and facilities available and adequate? If not, how will public services and facilities be upgraded?
- a. Sewer
 - b. Water
 - c. Stormwater
 - d. Fire Protection
 - e. Police Protection
 - f. Street (public or private)
 - g. Parks (residential only)
 - h. Sidewalks
 - i. Bike/pedestrian ways – including connectivity to existing and proposed developments

Available and adequate.

6. How will your project impact on adjacent properties, the nearby neighborhoods and the community in general? Describe any adverse impacts under the following categories.
- a. Excessive traffic generation and/or infiltration of traffic into neighborhoods
 - b. Noise, vibration, dust, glare, heat, smoke, fumes, odors

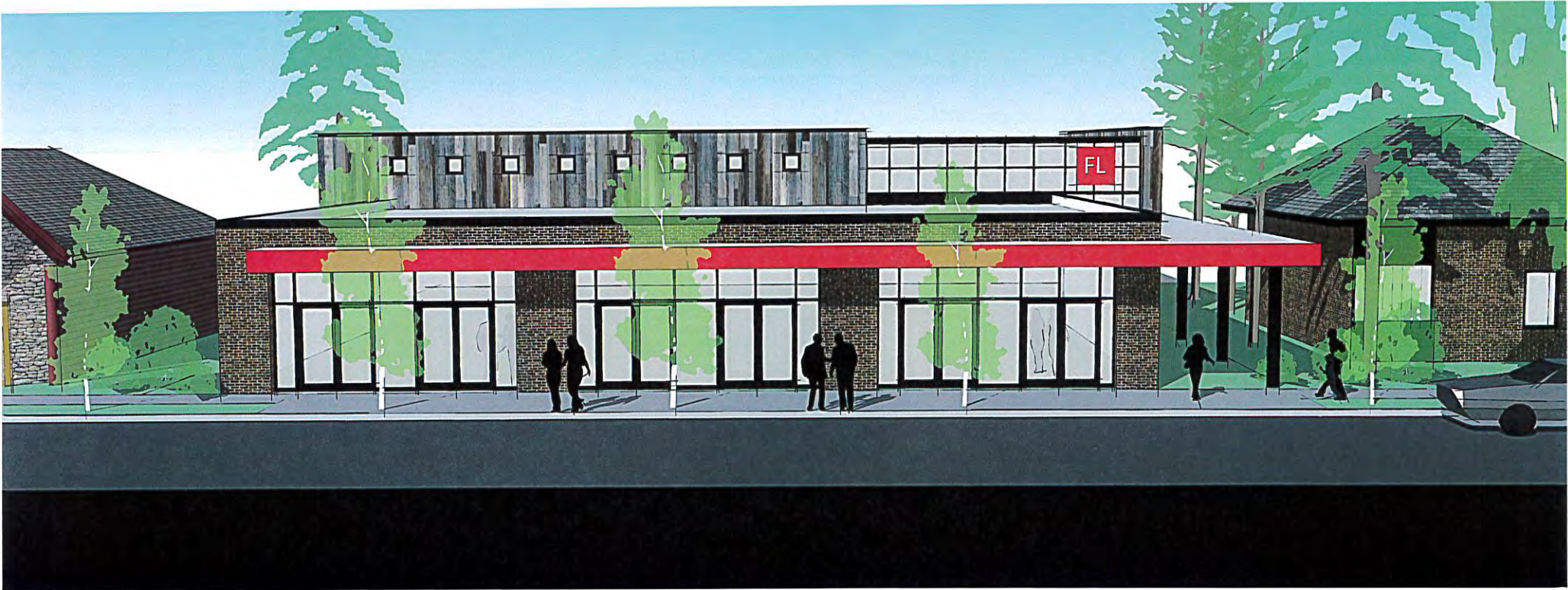
A. Increased retail traffic due to 5 retail spaces. Church portion would have minimal impact Monday - Saturday with an increase in parking demand on Sunday mornings.

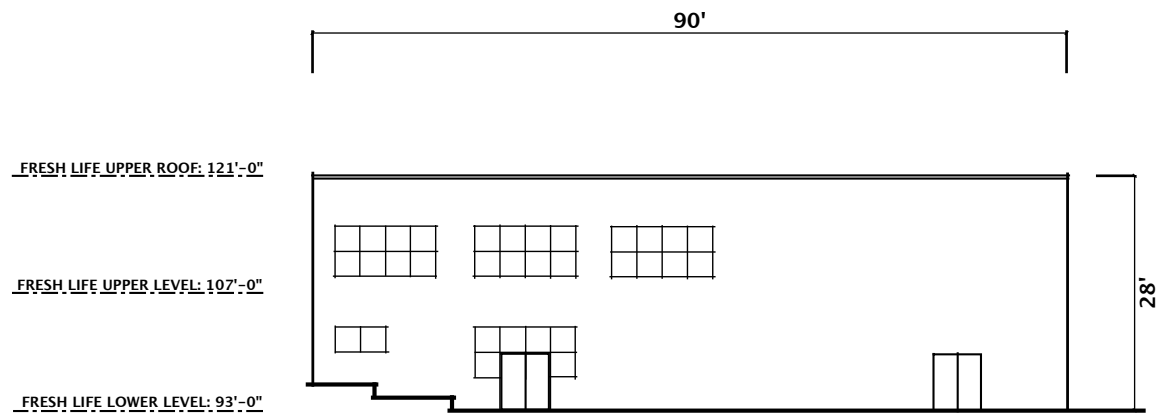
B. None

7. What are the proposed hours of operation?

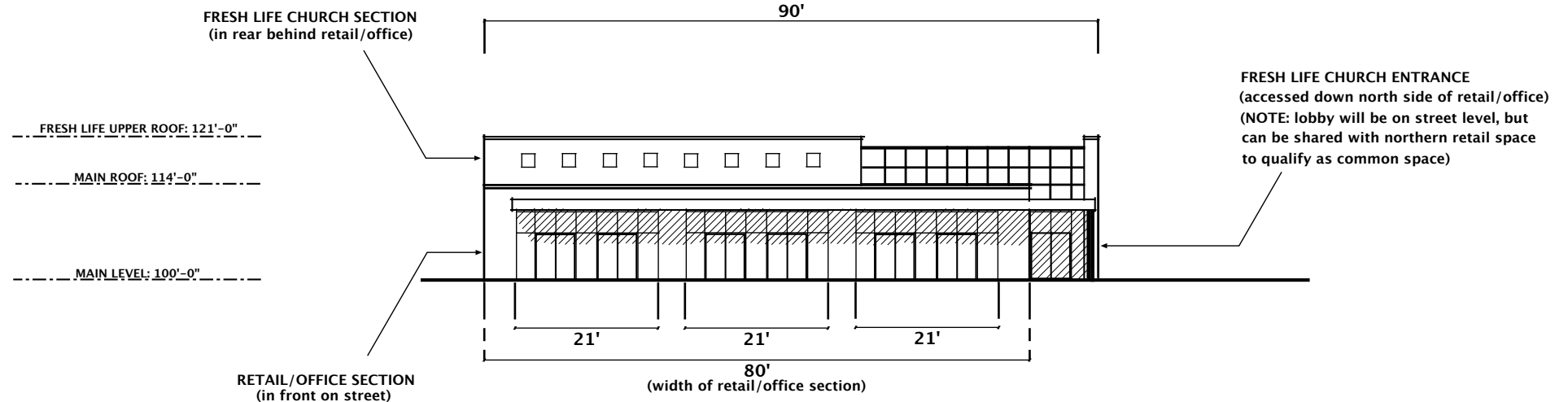
Church Hours of operation would be 2 - 4 employees at location Monday - Thursday 9:00 a.m. to 5:00 p.m. as well as part of the day on Saturday. Sunday would be full church services at 9:00 am and 11:00 am with an approximate total attendance for the day of 150 people. Retail space hours are unknown at this time.

8. How is the proposal compatible with the surrounding neighborhood and community in general in terms of the following:
- a. Structural bulk and massing
 - b. Scale
 - c. Context of existing neighborhood
 - d. Density
 - e. Community Character
- A. Similar to existing structures on same block of Central Ave.
 - B. Similar to existing structures on same block of Central Ave. with 1 - 2 levels with minimal impact to neighborhood.
 - C. Mix use of existing neighbors varying from churches, retail and professional.
 - D. Very low density. No residential units.
 - E. Will be designed to compliment and enhance this block of Central Ave.

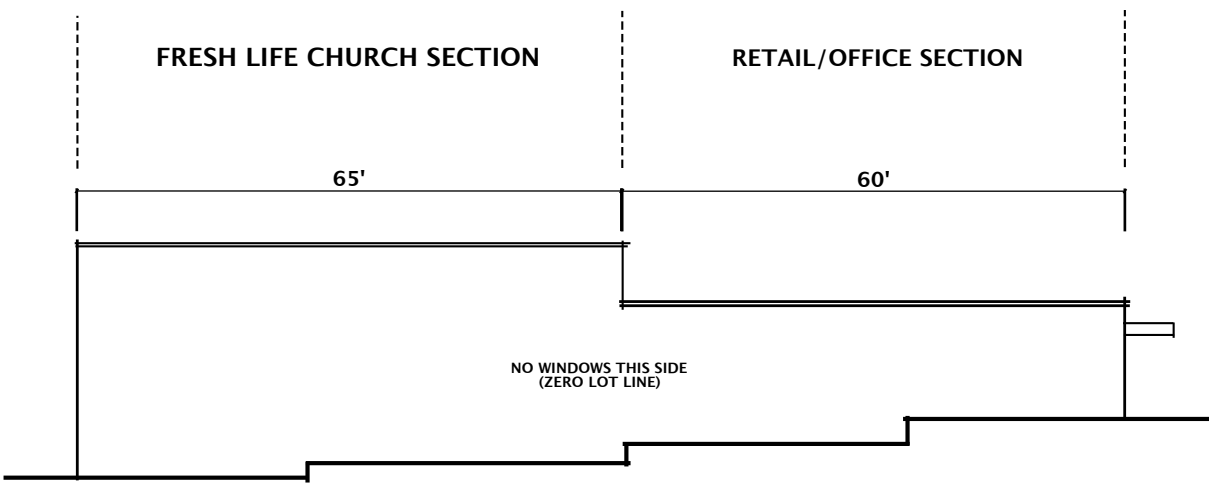




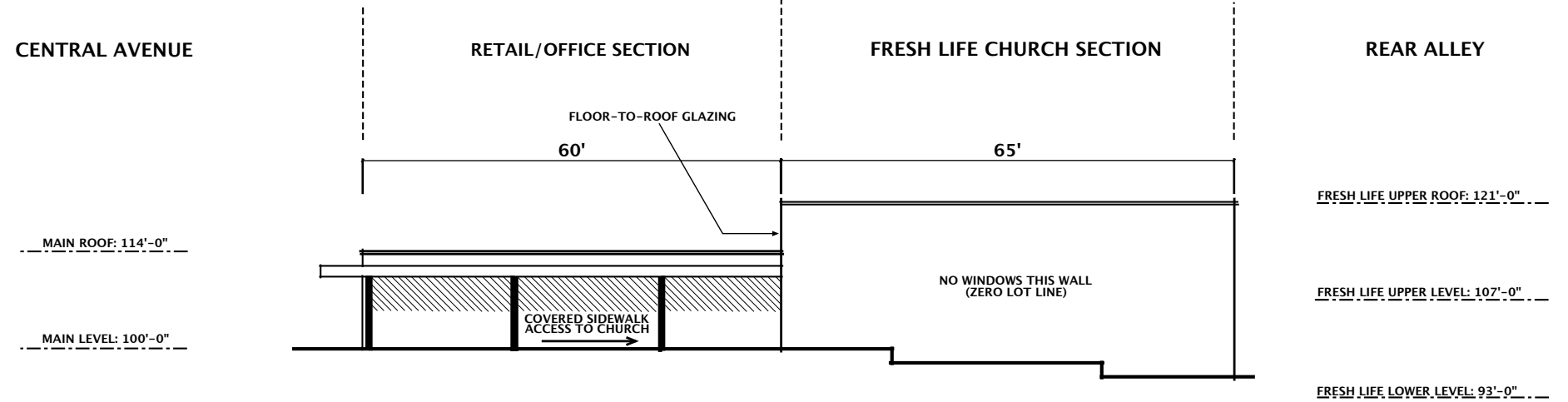
WEST (REAR) ELEVATION



EAST (FRONT) ELEVATION

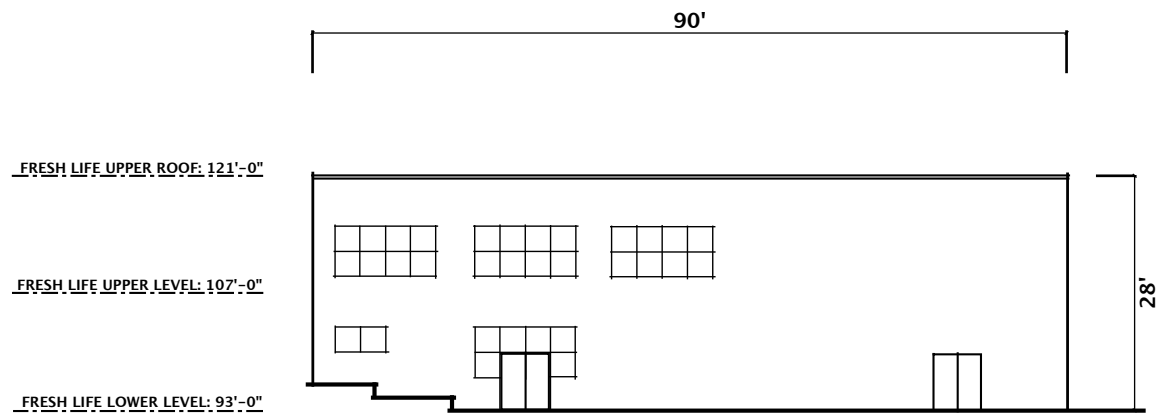


SOUTH ELEVATION

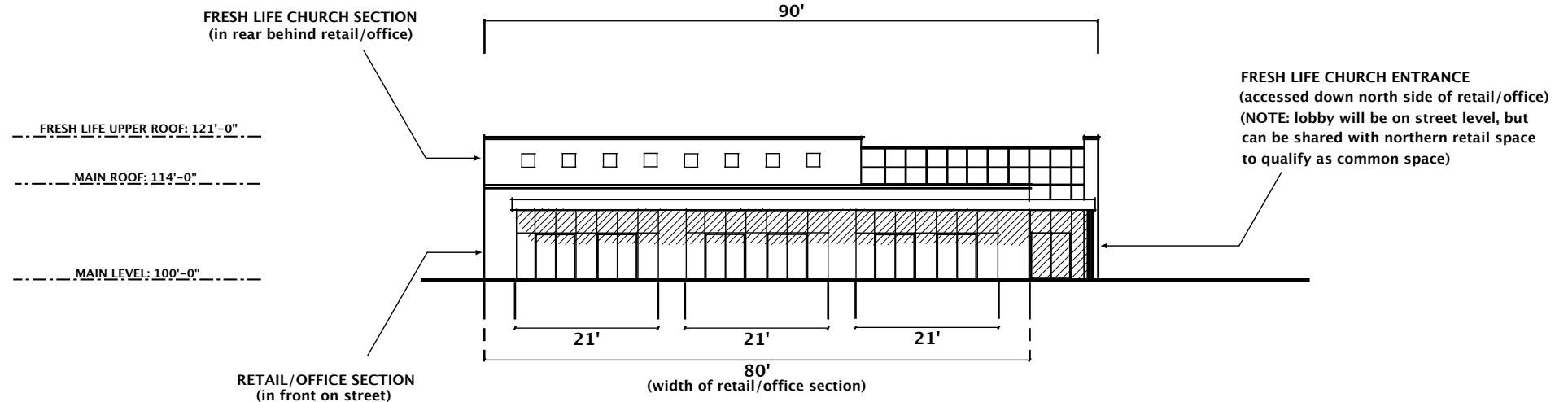


NORTH ELEVATION

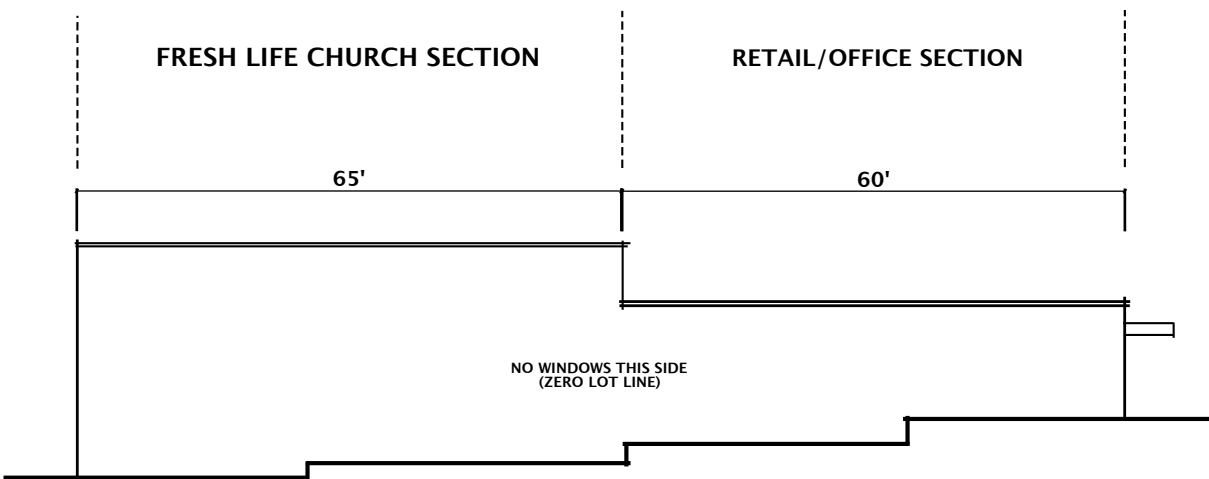
FRESH LIFE CHURCH
 334 CENTRAL AVE :: WHITEFISH MT
 PROPOSED EXTERIOR ELEVATIONS



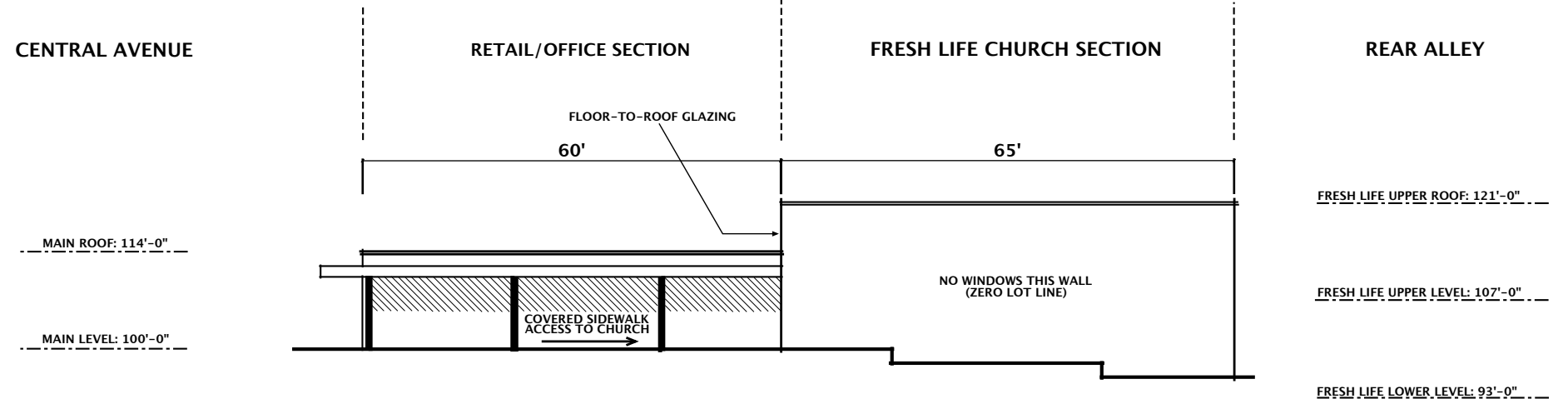
WEST (REAR) ELEVATION



EAST (FRONT) ELEVATION



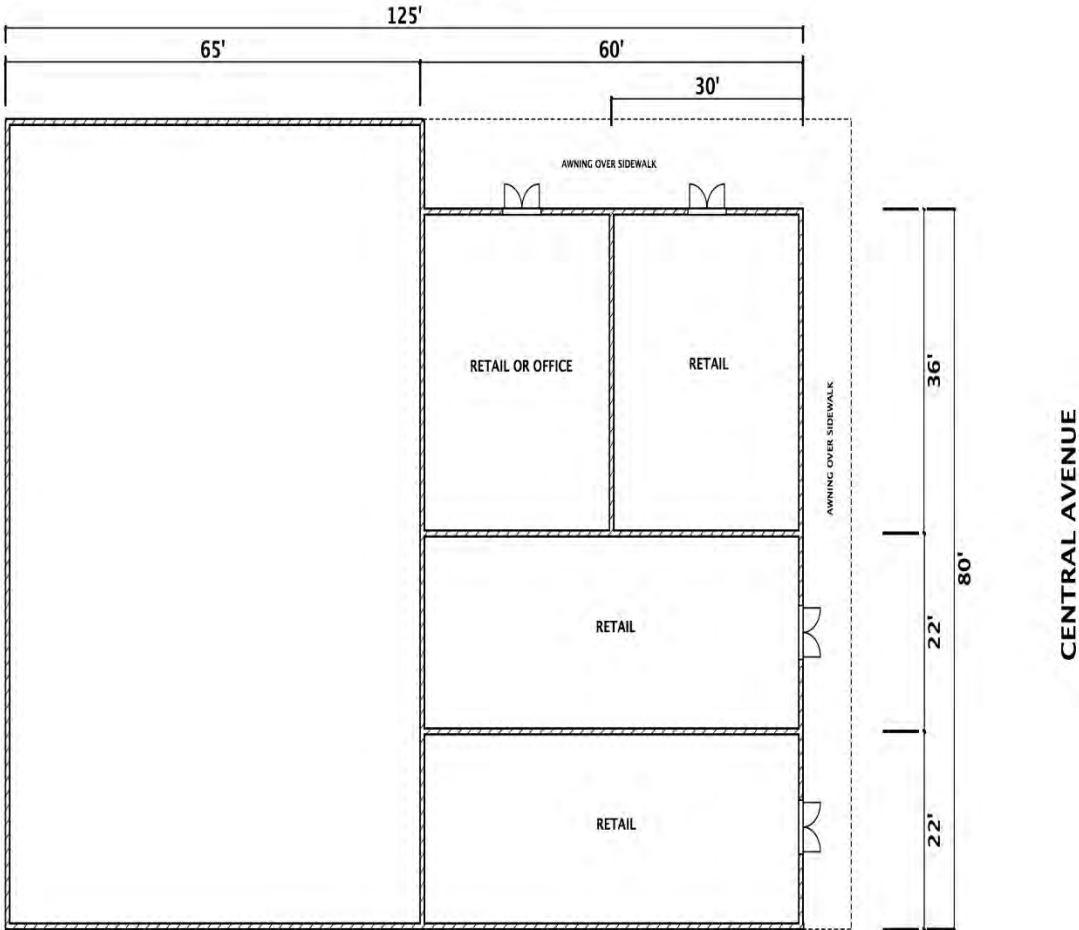
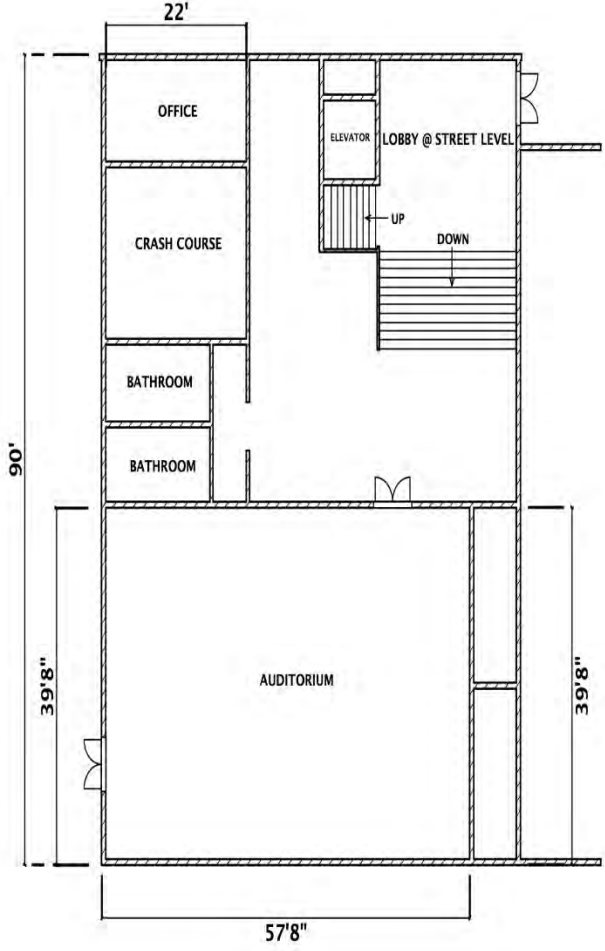
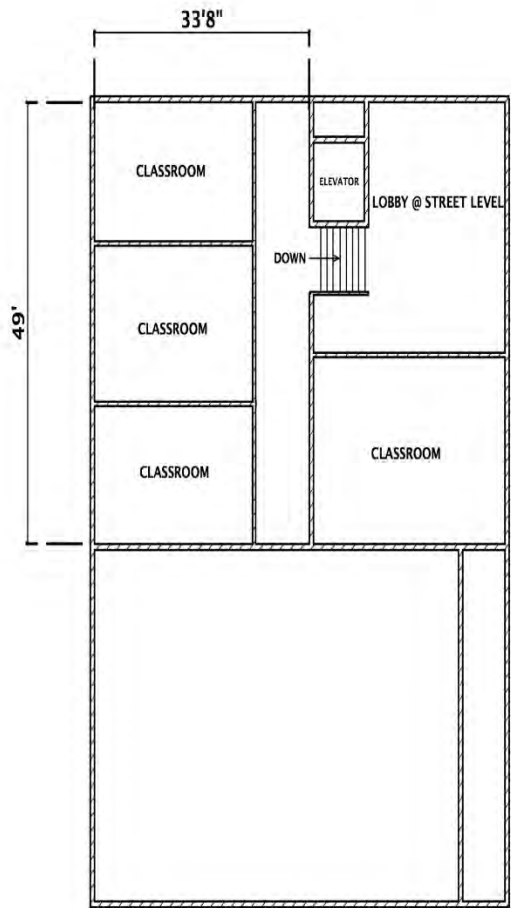
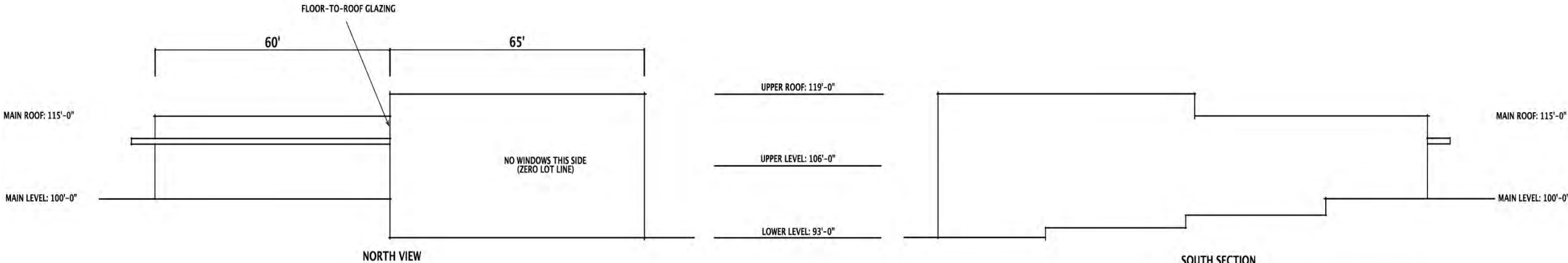
SOUTH ELEVATION



NORTH ELEVATION

FRESH LIFE CHURCH
 334 CENTRAL AVE :: WHITEFISH MT
 PROPOSED EXTERIOR ELEVATIONS

Floor Plan
Received from Fresh Life Church 1/9/18



Planning & Building Department
PO Box 158
418 E 2nd Street
Whitefish, MT 59937
(406) 863-2410 Fax (406) 863-2409



Public Notice of Proposed Land Use Action

The City of Whitefish would like to inform you that Fresh Life Church is requesting a Conditional Use Permit to construct a new building with a church and retail spaces. The property is developed with a building that was previously occupied by the Lakestream Fly Shop and is zoned WB-3 (General Business District). The property is located at 334 Central Avenue and can be legally described as Lots 8, 9, and 10, Block 53 in Section 36 Township 31 North Range 22 W, P.M.M., Flathead County.

You are welcome to provide comments on the project. Comments can be in written or email format. The Whitefish Planning Board will hold a public hearing for the proposed project request on:

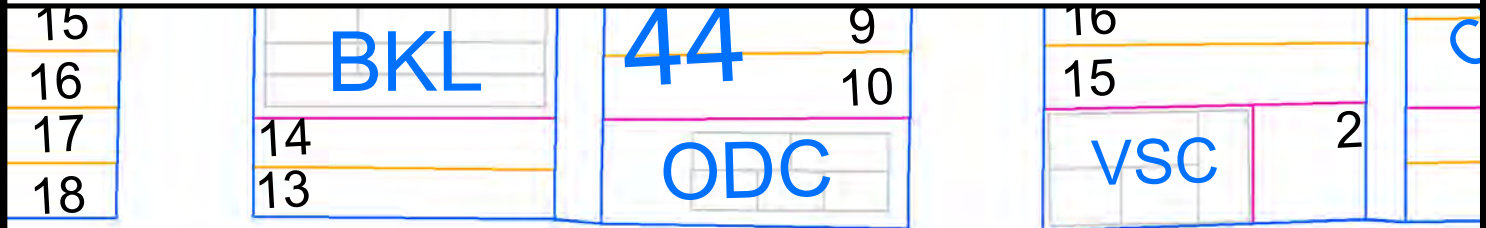
Thursday, January 18, 2018
6:00 p.m.
Whitefish City Council Chambers, City Hall
418 E 2nd Street, Whitefish MT 59937

The Whitefish Planning Board will make a recommendation to the City Council, who will then hold a public hearing and take final action on **Tuesday, February 20, 2018** at 7:10 p.m., also in the Whitefish City Council Chambers.

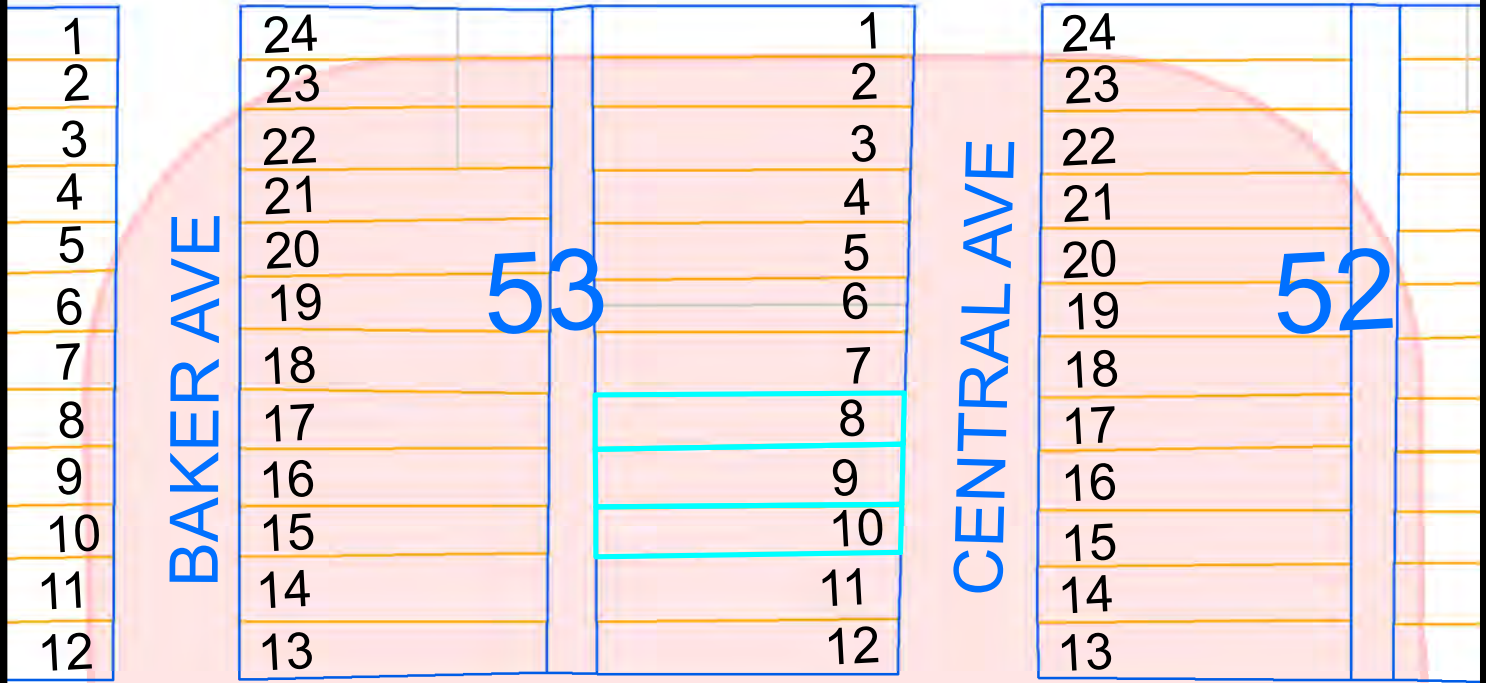
On the back of this flyer is a site plan of the project. Additional information on this proposal can be obtained at the Whitefish Planning Department located at 418 E 2nd Street. The public is encouraged to comment on the above proposals and attend the hearings. Please send comments to the Whitefish Planning Department, PO Box 158, Whitefish, MT 59937, or by phone (406) 863-1254, fax (406) 863-2409 or email at hlindh@cityofwhitefish.org. Comments received by the close of business on Monday, January 8, 2018 will be included in the packets to the Planning Board members. Comments received after the deadline will be summarized to the Planning Board members at the public hearing.

PLEASE SHARE THIS NOTICE WITH YOUR NEIGHBORS

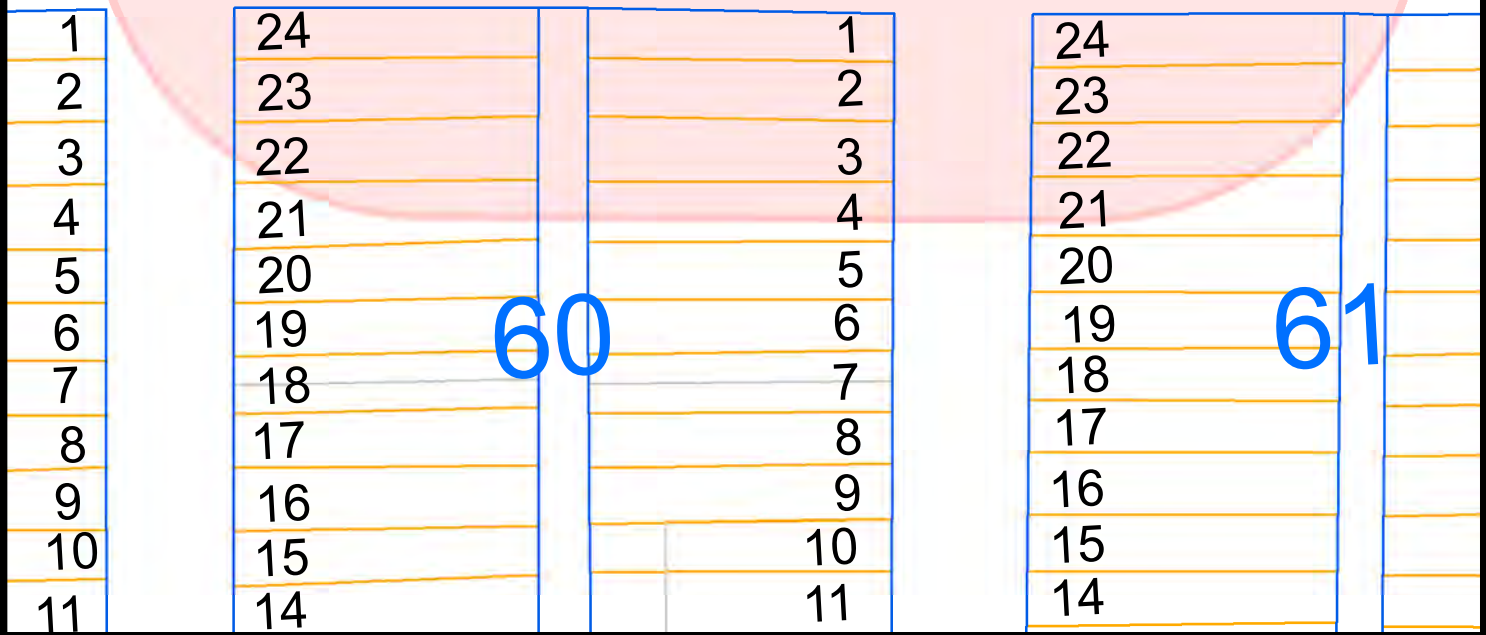
WHITEFISH LOTS 8, 9, 10 BLOCK 53 IN S36 T31N R22W PMM
150 FOOT OWNERSHIP



3RD



4TH



FLATHEAD COUNTY GIS



ZAMPIERI, RAY
PO BOX 5667
KALISPELL MT 59903

328 CENTRAL LLC
2626 COLE AVE #504 LB 24
DALLAS TX 75204

346 CENTRAL AVENUE PARTNERSHIP
LLP
PO BOX 1368
WHITEFISH MT 59937

404 CENTRAL LLC
201 GARLAND ST
KALISPELL MT 59901

ABELL LIFE ESTATE
TERRELL LOUIS, CHARLES RUSSELL &
LOUISE B
PO BOX 68
WHITEFISH MT 59937

ABELL, TARN M & KOEL C R
PO BOX 68
WHITEFISH MT 59937

FIRST INTERSTATE BANK
CORPORATE FACILITIES
PO BOX 30918
BILLINGS MT 59116

GREENBERG, ERIC L & KARI AKA
416 CENTRAL AVE
WHITEFISH MT 59937

BAD LLC
333 BAKER AVE
WHITEFISH MT 59937

CAMPBELL, LARRY J
111 LARCH LN
COLUMBIA FALLS MT 59912

MORTON, MICHAEL T & WANDA J
PO BOX 997
WHITEFISH MT 59937

PRESBYTERIAN CHURCH
BUSINESS ADMINISTR
301 CENTRAL AVE
WHITEFISH MT 59937

PETERSEN, JOHN S & JEAN A
415 CENTRAL AVE
WHITEFISH MT 59937

EDWARDS' OUTDOORS
334 CENTRAL AVE
WHITEFISH MT 59937

REBMANN FAMILY TRUST,
THEODORE A & MARILYN W
2285 HOUSTON POINT DR
WHITEFISH MT 59937

RUIS HOLDINGS LLC
PO BOX 1928
COLUMBIA FALLS MT 59912

WAYMAN LIVING TRUST,
SAMUEL E
PO BOX 4670
WHITEFISH MT 59937

WHITEFISH CREDIT UNION
ASSOCIATION
PO BOX 37
WHITEFISH MT 59937

TO: rrooney@dailyinterlake.com

PLEASE PUBLISH THE FOLLOWING LEGAL NOTICE ONCE ON
January 3, 2018 IN THE WHITEFISH PILOT

PLEASE BILL: City of Whitefish

Do not publish above this line

**WHITEFISH PLANNING BOARD
NOTICE OF PUBLIC HEARING**

The regular meeting of the Whitefish Planning Board will be held on Thursday, January 18, 2018 at 6:00 pm in the Whitefish City Council Chambers at **418 E Second Street**. During the meeting, the Board will hold a public hearing on the items listed below. Upon receipt of the recommendation from the Planning Board, the Whitefish City Council will hold a subsequent public hearing for items 1-4 on February 5, 2018, and items 5-8 on Tuesday February 20, 2018. City Council meetings start at 7:10 pm at **418 E Second Street** in the Whitefish City Council Chambers on the second floor.

1. A request by the City of Whitefish to amend §11-3-35, Short Term Rental Standards and §11-9-2 Definitions as they relate to updated procedures for short-term rentals. (WZTA 18-01) Compton-Ring
2. A request by Tom DeAngelo with technical assistance by Christine Bleyhl, for a 14-lot residential subdivision. The property is located at 633 Colorado Avenue and can be legally described as Lot 5 in Blk 2 of Whitefish Townsite Company's Five Acre Tracts Subdivision in S25 T31N R22W, P.M.M., Flathead County. (WPP 17-07) Minnich
3. A request by Gordon Tait, with technical assistance by Territorial Landworks, Inc., for a major lakeshore variance to dredge approximately 1.31 acres of the Lazy Bay Channel, located at the north end of Whitefish Lake. The proposed area is located within Whitefish Lake, adjacent to the properties between 647 Delrey Road and 695 Delrey Road. (WLV-17-W37) Minnich
4. A request by the City of Whitefish to adopt the Wisconsin Avenue Corridor Plan (Edgewood to Big Mountain Road) as an addendum to the 2007 Whitefish City-County Growth Policy (WGPA-18-02) Taylor
5. A request by the City of Whitefish to change the zoning on the eastern half of an abandoned road right-of-way adjacent to Maple Ridge Subdivision from County R-4 to WR-2 (Two-family Residential). The properties are located north of Haugen Heights Road and west of Lots 1-8 on Icehouse Road and can be legally described as Tract ID 3122X26-MDG-1 through MDG-8 (West Parts) in S27 T31N R22W, P.M.M., Flathead County. (WZC 17-24) Lindh
6. A request by Fresh Life Church for a Conditional Use Permit to construct a new building with a church and retail spaces. The property is developed with a

building that previously housed the Lakestream Fly Shop and is zoned WB-3 (General Business District). The property is located at 334 Central Avenue and can be legally described as Lots 8, 9, and 10, Block 53 Whitefish Original Townsite in S36 T 31N R 22W, P.M.M., Flathead County. (WCUP 17-15) Lindh

7. A request by Whitefish 57 llc for a 70-acre neighborhood plan, an amendment to the 2007 Whitefish Growth Policy, to change the Suburban and Rural land use designations to Urban and High Density land use designations. The properties are located at 6204 & 6208 Highway 93 S and can be legally described at Tracts 3B, 3BB, 3BD, 3BCBA & 7A in S1, T30N, R22W P.M.M., Flathead County. (WGPA 18-01) Compton-Ring
8. A request by Mark Panasiddi for a 53-lot subdivision (166 sublots). The property is located southwest of the JP Road/Riverlakes Parkway intersection and can be legally described as Tract 1 of COS 17810 in S12, T30N, R22W P.M.M., Flathead County. (WPP 17-06) Compton-Ring

Documents pertaining to these agenda items are available for review at the Whitefish Planning & Building Department, 418 E Second Street, during regular business hours and on the City's webpage: www.cityofwhitefish.org under Planning Board. Inquiries are welcomed. Interested parties are invited to attend the meeting and make known their views and concerns. Comments in writing may be forwarded to the Whitefish Planning & Building Department at the above address prior to the hearing or via email: dtaylor@cityofwhitefish.org. For questions or further information regarding these proposals, phone 406-863-2410.

WHITEFISH PLANNING BOARD

Steve Qunell, Chair

WCUP 17-15

PUBLIC COMMENTS AS OF JANUARY 10, 2018

(Personal Information Other than Name and Address Redacted)

From: Agatha Kerry
To: [Hilary Lindh](#)
Subject: Potential Parking Crisis 2018 City Hall Mtg Jan. 18, 2018
Date: Tuesday, January 9, 2018 3:03:26 PM

Dear Mr. Richard Hinder,

Reference: Limited Public parking on 3rd and Central street for First Presbyterian Church (**FPC**) elderly members.

City Planning Board Meeting January 18, 6pm City Council Chambers, City Hall

The potential parking dilemma in 2018 for First Presbyterian Church established **1903** <http://fpcwhitefish.org/>

and it's elderly members can be avoided because it is foreseeable.

The new building structures for Fresh Life Church and FrankLloyd Wright, adjacent to the First Presbyterian Church on

3rd and Central streets **will require added public parking spaces for the church where there isn't any, presently.**

Question: Can the Planning Board find a solution to the **FPC** parking problem that will keep Whitefish a 'continued' viable

growing community without killing off the tour de force, elderly **FPC** residents, who have long provided vital services to the community since 1903;

that made Whitefish a place where people wanted to live and invest.

The Church provides food, shelter and aid to many underprivileged people living and passing through Whitefish who would, otherwise, be sleeping on Central Ave sidewalks.

<http://fpc.livehatched.com/connect/#SmallGroups-Ministries>

These services also include a daily meeting place for Alcoholics Anonymous (**AA**) members.

Church membership spreads nationwide with members, extended

families coming together from all across the nation to the First Presbyterian Church.

The problem is that Whitefish is a small community with limited parking; and First Presbyterian Church is a small community

with limited resources, especially, since City Hall is taking the First Presbyterian Church's donations to pay for the new City Hall

'parking' structure on Baker street. It is convenient parking for City Hall employees, but not convenient for the **FPC** elderly church members

to have to walk a few blocks in the snow to get to church on Central and 3rd streets.

May God give you guidance to find a solution that benefits all concerned.

Agatha Kerry

[REDACTED]
[REDACTED]

From: John Barr
To: [Hilary Lindh](#)
Subject: Fresh Life Church Conditional Use Permit
Date: Tuesday, January 9, 2018 10:25:45 AM

Dear Councilman Hildner and the Whitefish City Planning Board:

I am writing to you to express my opposition to the approval of the Fresh Life Church Conditional Use Permit.

As you probably know, the parking situation on the Southern end of the Central Ave. business district is barely sufficient to serve the current businesses and churches already in this area. Adding another tenant that will require 50-75 additional parking places on Sunday's will significantly impact this area's existing businesses and churches. Many members of the existing churches are elderly or disabled which prevents them from taking advantage of parking options 2-3 blocks away from their destination. This would be a disservice to those individuals.

In addition, the impact of tearing down a building that fits in with the ecology of the existing neighborhood and building a more modern structure extending to the property lines would harm the current nature of this block of Central Avenue which has two historical registry buildings. Allowing a building that is designed to accommodate 150 or more people in this area that is adjacent to prime residential blocks as well as an already crowded business district, would seem to be contrary to the long term health of Whitefish's charming downtown qualities.

I recommend that you do not approve the conditional use permit and suggest other options for the Fresh Life Church in the greater Whitefish area.

Regards, John Barr
P.O.Box 753, Whitefish, MT

Hilary Lindh

From: Webmaster [REDACTED]
Sent: Monday, January 8, 2018 7:57 AM
To: Hilary Lindh
Subject: Please say no to Fresh Life "Church"

Hi folks. I'm writing you to please, please, please not let the "church" calling itself Fresh Life besmirch the local landscape of Whitefish. I've been living in Whitefish since 1996 and have a seven month old son. My wife Ryan, who is a born and raised Whitefishian, and I have seen the growth of Whitefish as, mostly, a "good thing", but there are certain boundaries that we feel cannot be crossed and this so called "church" crosses those boundaries for us in a big way.

Their leader preaches and pushes a very dangerous agenda on easily manipulated and impressionable youth and we do not want our son to be subject this. I urge you to do your own due diligence on this establishment and am confident you'll find their ways do not align with the greater good of Whitefish.

Not to mention their very dodgy tax exempt status, which does nothing for the local economy. Not to mention that Whitefish has had enough controversial "alternative" press in the last few years. We do not need to be fostering this and helping word get out even further that Whitefish will tolerate hateful attitudes, anarchical agendas etc. etc.

Thank you for your time and I trust you and your City of Whitefish peers will do the right thing here.

Parker Beeson

PS - Your email address is incorrect on this page: <http://www.cityofwhitefish.org/planning-and-building/planning-and-zoning.php>

From: Vicki Bernstein
To: [Hilary Lindh](#)
Subject: Fresh Life Church
Date: Friday, January 5, 2018 7:26:16 AM

I don't think that this is the right location for the proposed structure. There is already so little parking on the south end of Central Avenue and this will only cause more congestion.

Vicki Bernstein

From: Michelle Berry
To: [Hilary Lindh](#)
Subject: Under consideration
Date: Thursday, January 4, 2018 5:24:21 PM

I do not support Fresh Life bringing a building into downtown Whitefish. They already have a huge chunk of real estate in downtown Kalispell, where they have displaced business owners and tarnished classic buildings. Our downtown area is better used for SMALL BUSINESSES who contribute as taxpayers to this fine community. I'm dubious that the "mixed use" portion of this church will be for businesses that don't have an agenda that matches with the church. I would love my personal business to be downtown. I don't think that this is the right location for the proposed structure. Furthermore, there is already so little parking on the south end of Central Avenue and this will only cause more congestion.

Thank you,

Michelle Berry

From: Karen Blackwood
To: [Hilary Lindh](#)
Subject: land use proposal
Date: Tuesday, January 9, 2018 12:01:10 PM

To:
Richard Hildner,
Members of Planning Committee,

Dear Committee Members;

I am writing this to oppose the land use plan for the areas behind the First Presbyterian Church, of which I am a member.

I am 75 years old, and have two hip replacements and a spinal fusion. Parking near our church is already difficult; in the winter because of weather conditions, and increasing winter and spring seasonal traffic in downtown Whitefish ; And also in the busy summer season. If there is any more loss of parking, it will be very difficult for me to continue to attend church.

First Presbyterian Church in Whitefish is not only an historic church presence, but it is a vibrant Christian ministry and also a part of our community in other services it has offered to downtown Whitefish.

We need the parking adjacent to the church to keep our church an accessible and growing Christian place of worship. Please consider that and do not agree to allow a land use that will diminish us as an accessible and vital part of the Whitefish community in the future.

Sincerely,

Karen Blackwood

From: Kim Collier
To: [Hilary Lindh](#)
Subject: Walking Downtown Whitefish : need tax paying attractor/developments
Date: Friday, January 5, 2018 8:47:20 AM

Hello Ms. Lindh,

Writing to express concern about expansion of FreshLife into Central downtown Whitefish.

There are much better places and spaces for such a "business", which it is, yet does not pay property taxes.

We need development to be something for everyone, more of an attractor, entertainment or enriching gathering space for the community to participate.

With all due respect, Fresh Life is a tax shelter for its wealthy owners, and adding to their portfolio with a swanky Central Ave Whitefish location, only does them good, and does NOTHING for the charm and appeal of "Walking Downtown Whitefish".

It's a no go, there must be other options to consider, AND those that pay property taxes too...

Respectfully,

Kim Collier
Whitefish Resident
Since 2000

From: carrie corbett
To: [Hilary Lindh](#)
Subject: Fresh Life Downtown Whitefish
Date: Thursday, January 4, 2018 7:19:35 PM

Hey there!

I'm just a concerned citizen of this awesome valley writing to urge you NOT to approve a new Fresh Life building in downtown Whitefish. Prime retail real estate should be left for tax paying land/building/business owners. This would be a totally inappropriate, and has potential to quite negatively impact downtown Whitefish.

Best,

Carrie Corbett

From: CDC
To: [Hilary Lindh](#)
Subject: Fresh Life Church
Date: Friday, January 5, 2018 7:32:52 AM

Hi Hilary,

I'm writing in regards to the plans for a church at 334 Central Ave in Whitefish. These people have such a poor track record in their other locations that as a resident of Whitefish I have to voice my opposition to their plans. Added to that is the fact that they would appear to thrive on their tax free status and this in itself would keep the City from benefiting from it's inclusion in such a prime downtown location.

I totally oppose any plan to build a church at that location.

Chris Crumal
Whitefish, MT

From: Tim Dalstrom
To: [Hilary Lindh](#)
Subject: 344 Central Ave.
Date: Tuesday, January 9, 2018 11:36:11 AM

Dear Planning Board Members,

I am writing this letter in opposition to the proposed Conditional Use Permit for Fresh Life Church at 334 Central Ave.

With only one public parking lot at 3rd and Central and limited on street spaces, parking on the southern end of Central Ave. is already at a premium for the businesses and churches located in the area. This applies not only to Monday thru Saturday but Sunday as well. While I am certainly not opposed to building churches in Whitefish, the increased parking needs for this project will seriously impact the existing churches and business in the area. In addition, many members of these churches are elderly and disabled. To now require them to walk a great distance to attend services would be a tremendous disservice to them. I strongly urge you to deny the permit and recommend to Fresh Life Church that they find a more suitable Whitefish location.

Sincerely,
Tim Dalstrom, Pastor
First Presbyterian Church
301 Central Ave.
Whitefish, MT

From: Morgan Delaney
To: [Hilary Lindh](#)
Subject: Fresh Life proposal comment
Date: Tuesday, January 9, 2018 7:56:13 PM

We, as a town, need to be frugal about how we allow zoning exemptions, and understand why we have them in place: to protect and preserve the town's historic aesthetic, culture and to mitigate over-development. Regardless of the business, organization or church (which isn't even zoned for in the first place), to propose a complex that is over 2,300 square feet larger than what is zoned for is not only counter-intuitive to the downtown aesthetic, but obnoxious and borderline disrespectful.

Furthermore, I don't understand the logic behind FL trying to curtail the "no churches at ground level" regulation by building underground; would the underground segment be used for their services? Would the retail space be for Fresh Life retail only? An underground service area seems like a stretch, especially when they are already filling the Performing Arts center for their Sunday services.

As a 37-year-old Whitefish native, I understand and respect the value of faith-based institutions in our town, but I stand firmly against this proposed development.

Morgan Delaney
215 Lost Coon Trail
Whitefish, Montana

From: Ross Doty
To: [Hilary Lindh](#)
Subject: Fresh Life Church
Date: Tuesday, January 9, 2018 2:36:36 PM

Dear Mr. Hildner:

I am writing this email so it will be distributed and included in the Whitefish Planning Boards Members packets for their upcoming meeting on Thursday, January 18, 2018.

As a resident of Whitefish and a member an Elder of the Whitefish Presbyterian Church I think it's wonderful that Fresh Life Church is considering locating a satellite church in our community. However, I am extremely concerned over the parking problem it will create if they are allowed to build across the street for our church.

In past years the management of the Frank Loyd Wright building has allowed our members to use their parking lot during our Sunday service. This has been eliminated and we are now parking on the street and in the public parking lot across from the church, which will be used by Fresh Life if allowed to build in the proposed location. Also the majority of our congregation is composed of mostly elderly people and it would be virtually impossible for them to park in the new parking garage and walk to our church.


In conclusion, it would be wonderful for another church to build in Whitefish but it would present a huge parking problem for the existing churches and merchants if located in the purposed location.

Thank You,

Ross Doty

2019 Ridgecrest Dr.

Whitefish, Mt. 59937



2410 Jensen Trail
Whitefish, Montana
January 8, 2018

Whitefish Planning Board
Whitefish City Hall
Whitefish, Montana

To: Whitefish Planning Board Members

My name is Kathryn Duncan and I am an elder of the First Presbyterian Church in Whitefish.

I am writing today to explain my objections to the new Fresh Life project for Whitefish.

First, I do not object to a new church coming to Whitefish. But I do object to their proposed location for these reasons:

1. People are the essence of our lives... not buildings or money but people. Our congregation has many members who are elderly and who cannot walk long distances to attend their church. I have listed below some of our elder members, the number of years that they have lived in Whitefish and the members who grew up here attending our church.

They cannot walk from the city parking structure to attend our church. We love our members. We are family and we honor all members and we want them to be with us on Sunday morning.

2. The proposed Fresh Life congregation would begin their first service before ours.

JAN 09 2018

2. continued

Our service begins at 10:00 AM. When our members arrive, there would be no parking available.

3. Prior to January 2018, we have used the parking at the Frank Lloyd Wright building on Sunday mornings. With the proposed demolition of that building and the new condo/apartment/office building, there will be no parking there and in fact, the residents and occupants of that building may also have parking problems.

4. Along with the Buffalo Cafe customers and our church members, we compete for the few parking spaces that we have near our church.

5. Our church building has been at the same location since 1921. We are a historical building in Whitefish. We have never chosen to leave our location to move to a larger space. Fresh Life has no history in Whitefish and it could be a choice of theirs to move to a larger space outside of the downtown area so that they could have more space and more parking spaces.

6. Whitefish is a charming town with a small, hometown feel. The two buildings that would be removed and demolished are lovely, picturesque buildings. I do not object to progress and change but I do believe that we must consider our existing infrastructure. I do believe that it is important to retain a sense of history in our town.

Thank you for your consideration of these points and your consideration of our older congregation.

Sincerely,
Kathryn D. Duncan

Older members of our congregation and their years of residency in Whitefish or if they need special assistance:

- Phyllis Bjorsness - 50+ years
- Mallene Barnes - 50+ years
- Flora Baker - 50+ years
- John + Fay Atchinson - 50+ years
- Jacque + Willo Harris - 50+ years
- Janice Maddux - 50+ years
- Jeanne Thorsen - 50+ years
- Allyce Street - 50+ years

Page Four - Duncan

- A. G. Alexander - handicapped eligible
- Jean Rohm - handicapped eligible
- John Forsberg - handicapped eligible
- Phyllis Galloway - uses a walker; grew up here
- Barb Jensen - uses a walker
- Larry Schroeder - handicapped eligible

Members who grew up in Whitefish. May have left but have returned to their home town.

- Jack & Flossie Fletcher
- Rodger and Arline Hankins
- Sandra and Dewey Hartman
- Bob and Sheila Paulus
- Jean and John Petersen
- Karen Rosenberg
- Diana Stephens
- Bruce and Susan Tate

The ones underlined grew up in Whitefish.

Thank ~~you~~ you. Kathryn Duncan

From: Elise Van Valkenburg
To: [Hilary Lindh](#)
Subject: Public comment in regards to proposed Fresh Life Church
Date: Thursday, January 4, 2018 10:17:58 PM

I'm writing in regards to the proposed building of the combination retail and worship center that Fresh Life wants in downtown Whitefish.

I understand their desire to build in a centralized location, however there are three existing churches in the area. As a Whitefish resident, I have noticed a significant increase in congestion for several hours surrounding the worship times of the respective congregations, especially the Catholic Church on Baker Avenue. It is my impression that parking is a serious concern in Whitefish and the City Hall/Parking structure was built with the intention of alleviating some of those issues. With the building of a new Church/Retail Center by Fresh Life congestion will only increase and although they claim it will only be a problem during services, I know this is not the case. Churches host more than just services and parking will be an issue for those events as well. If plans are not made by this Church/Retail Center to accommodate for additional parking, it will cause people to turn away from Whitefish and cause strife for those who attempt to run businesses in downtown. Customers who cannot find parking may leave, complain, or spend less time shopping/dining in downtown Whitefish simply because it is too crowded.

Is this a church? Is this a retail center? In Whitefish we have both churches and retail centers, but nothing that functions as both. Churches reside in lots where they do not pay property taxes. Retail centers, businesses, and offices reside in lots where property taxes are paid to improve the city. What does this structure qualify as? What does that mean for the tax base in the City of Whitefish?

Please note that I am adamantly against this structure and would like to be informed if there is to be further public comment.

Sincerely,
Elise Van Valkenburg

From: chris edwards
To: [Hilary Lindh](#)
Subject: Fresh life
Date: Thursday, January 4, 2018 4:59:34 PM

Please keep The churches from taking over your downtown. Please continue to have shops and Restaurants for everyone to enjoy. Look at Kalispell they took over first avenue east and continue to expand. That will be the same plan for your town. Please don't let this happen. Thank you- a concerned resident!

Sent from my iPhone

From: Courtney Erickson
To: [Hilary Lindh](#)
Subject: Fresh Life building
Date: Tuesday, January 9, 2018 11:16:21 AM

I am a long time resident of Montana and Whitefish is my current home. I reside with my children and my husband since 2010. I have to say I am in opposition to the fresh life church in downtown. This is not the town for them. We are a tourist town that relays heavily on our local businesses to tax to help support our infrastructure. I have seen them ruin the downtown of kalispell by their loud speakers and security guards on the sidewalk. If we want to maintain an affluent downtown this is not the place or the time to allow them to come into our town.

Sent from my iPhone

From: Jessie Farnes
To: [Hilary Lindh](#)
Subject: Fresh Life
Date: Tuesday, January 9, 2018 5:00:40 PM

To Whom it May Concern,

I am strongly opposed to the proposed building for the new Fresh Life Church in Downtown Whitefish. I was told this email needed to be in today so I don't have the time I'd like to go into detail.

In this town we have a variety of beliefs from religion to politics to use of space, but there is one ideal we all hold paramount to the others: our love for Whitefish. We fight to be inclusive, keep our home beautiful, and provide a sanctuary for world travelers who allow us all the possibility to live here and thrive by spending their vacation in our perfect corner of the world. To keep the delicate balance of small hometown yet global tourist destination the City of Whitefish puts thought into everything that happens within the city. Flower baskets brighten the summer streets, covered pathways give comfortable strolling and shopping space on rainy days, and the warm embrace welcomes everyone.

The plans for the Fresh Life space goes against all of that. The building itself falls outside of the carefully cultivated Downtown aesthetic. The size and style again don't fit with the buildings on Central. Fresh Life is known for their security guards and street / sidewalk presence which is uncomfortable and off-putting to those outside of the church. We want our residents and tourists to wander into Sweet Peaks for ice cream and head to the kiddie park without an uncomfortable, exclusive obstruction. The church also draws a crowd and adding that to an area struggling with traffic and parking especially during peak tourism months takes away from the income all the businesses need to keep their doors open.

As a tourist town full of second homes we need every tax dollar possible to make Whitefish livable for families. Taking up prime future business real estate for a church doesn't make sense or add to the community in any way. A location outside of downtown where there is room to grow and ample parking would give the congregation a comfortable space to gather while leaving the long term goals of Whitefish in tact.

I implore all with decision making power to consider the town as a whole, the image we work tirelessly to protect, and the people we value who come through our town every year and to not allow the building of a Fresh Lige church in Downtown Whitefish.

Sincerely,
Jessie Farnes

From: Z-FUNK
To: [Hillary Lindh](#)
Subject: FreshLife church
Date: Thursday, January 4, 2018 5:34:05 PM

Hi Hillary,

I am writing to express my concern about the tax-exempt mega church Fresh Life going into downtown whitefish. Kalispell has been ransacked by this cultish organization and while I dont have any beef with religion, but the insidious nature of how this particular group utilizes tax loopholes to monopolize historic buildings while pushing out tax-paying commerce-producing job-creating character-building small business, is maligned with what I believe whitefish and our community represents. Please consider my voice in this matter and say NO to Fresh Life.

Sincerely,
Zachary Fawcett
822 Park Ave
Whitefish, MT

Sent from my iPhone

From: Lacie Fleming
To: [Hilary Lindh](#)
Subject: Fresh life
Date: Thursday, January 4, 2018 5:04:29 PM

Hello,

My name is Lacie, and I am a born and raised Whitefish citizen. Fresh life church does NOT belong downtown Whitefish. They are corporate christians that dont pay tax. Downtown whitefish is for small business NOT for cults. Please say no.

From: Bruce Fraser
To: [Hilary Lindh](#)
Subject: Proposed Conditional Use Permit for First Life Church
Date: Tuesday, January 9, 2018 4:13:26 PM

As a member of the First Presbyterian Church in Whitefish, I want to let you know of my concerns that this use will eliminate the necessary parking in the area Sunday mornings. We have several elderly and handicapped persons attending our services and can not walk far. With the loss of the parking at the Frank Loyd Wright building on Sundays and the addition of new services added to Sundays, I am afraid that many of our congregation will not be able to attend our services.

Bruce Fraser
Whitefish resident.

From: Brit Gagne
To: [Hilary Lindh](#)
Subject: Another Church
Date: Thursday, January 4, 2018 6:47:46 PM

Hi there,

I understand this is where one should direct concerns about the potential downtown Whitefish church mentioned in the Flathead Beacon.


In an attempt to get to know my new home better, I have gradually toured more of it. When I drove past the giant construction zone of a church taking up central real estate in Kalispell's downtown, it was frankly upsetting. I may have audibly groaned. The Flathead Valley is growing by leaps and bounds (over 30% in the last 10-15 years?), yet instead of using prime downtown locations to urge business growth and stimulate the economy, we're dedicating property with huge economic potential to an exclusionary business which offers no tax revenue?? What. A. Waste.

When our family has had visitors, we've taken them around both Kalispell and Whitefish. While quaint, both have limitations, and it seems there is enormous potential to supplement and bolster the economies of both communities through strategic business development and entrepreneurship. If you plop another church (there are sooooo many here already...) in the middle, that's an economic dead zone for many days and nights of the week. I find it highly doubtful their congregants would offer patronage above and beyond that of locals and tourists, and while in town and not contributing to the economy, they are also taking up parking space that can be extremely hard to come by in Whitefish.

Altogether, it seems ridiculous to allow this to happen in Whitefish. The church won't suffer for being a short drive to the another part of the valley, but the city could be hobbled with repercussions that may not be felt or understood until a few years down the road. By then, the church is ensconced, and as a result, the issue has become extremely complicated. Please bypass that potential eventuality.

Thank you,

Brit Gagne, resident of Kalispell, frequenter of Whitefish businesses



From: Robin Greenwood
To: [Hilary Lindh](#)
Date: Tuesday, January 9, 2018 4:34:42 PM

To Whom it may concern,

I am writing this letter to show my concern for building another business , specifically a church in the downtown area of Whitefish..

There already exists three churches in the same block area and parking is an issue already.. I drop off an elderly man who is handicapped because he already cannot find adequate parking on sunday mornings.. All the spots are taking at the time of church and he can not walk, especially in the snow.. I also would hate to see a modern church deter from the traditional style historic presbyterian church that now stands in the downtown area..

Fresh life has a wonderful following and is very successful I just don't think that down town whitefish is a place for its televised public approach to religion.

This town has already been put on the map with Richard Spencer , services and singing and rocking out on main street goes against the grain in my book..

Thank you for your time.

Robin Greenwood
April Simson

From: Ian S. Griffiths
To: [Hilary Lindh](#)
Subject: No to Fresh Life Church in downtown
Date: Tuesday, January 9, 2018 12:26:06 PM

<http://flatheadbeacon.com/2018/01/04/fresh-life-church-seeking-open-downtown-whitefish-location/>

Dear Hilary-

I am opposed to the new fresh life church building in downtown Whitefish. With already limited and strained parking this will create more traffic and congestion.

In fact, I think there needs to be something done about the bottleneck that is occurring on second street due to the Selah Church's lack of off-street parking. They take up an entire side of the road - especially in winter time, causing traffic snarls delays and dangerous driving conditions. This is the major thorough fare for all the schools in whitefish and yet they park their vehicles basically in the middle of the road so that if you're trying to get by in a school bus is coming the other way you have to stop in delay traffic in both directions. We need to change the zoning in that part of town to make it so that churches need to have their own dedicated parking spots.

No dedicated off-street parking? No church.

Sincerely,
Ian Griffiths

Sent from my iPhone

From: arline hankins
To: [Hilary Lindh](#)
Subject: Fresh Life Church
Date: Tuesday, January 9, 2018 3:32:30 PM

Dear Sir,

As a long time resident of Whitefish and a member of First Presbyterian Church, I have become increasingly concerned at the dwindling parking space available in downtown Whitefish and surrounding area as more construction takes place. Now I hear of another building being proposed near the Presbyterian Church which will require additional parking in an area already limited in providing adequate parking. I would sincerely recommend that the Planning Commission deny this conditional use permit.

Sincerely,
Arline Hankins

From: Sarah Harding
To: [Hilary Lindh](#)
Subject: Fresh Life
Date: Thursday, January 4, 2018 8:34:18 PM

Hello,

I am writing to you about the proposed Fresh Life church building in S. downtown Whitefish. I encourage the city to deny their request for this building in favor of small TAXPAYING businesses. The parking situation in S. Whitefish is already tricky, and 2 church services every Sunday are only going to make matters much worse. Especially in the summer tourist season. Can you imagine the congestion?

Thank you for considering resident's opinions.
Sincerely, Sarah Harding

From: Christiane Hinterman
To: [Hilary Lindh](#)
Subject: Fresh Life concerns
Date: Thursday, January 4, 2018 11:19:22 PM

A little over a year ago my therapist in a cozy downtown office in a historic building of Kalispell told me she was moving locations. Abruptly to be honest. Turns out her building had been bought by Fresh Life church and although they had told the tenants they'd be able to stay, this was not the case. I didn't know much about the church at the time besides parking for my bimonthly sessions outside their dark, mysterious theatre-like entrance which, besides a few awkward teenagers in beanies and torn jeans hanging out outside it's doors, seemed uninhabited. My therapist was embarrassed that she had backed the church's word to let the tenants stay amongst her neighbors. So in the coming weeks I had to drive 5 minutes further to my appointments and have my sessions in a far less cozy and driveable location. This was one of the main reasons I stopped 4 years of sessions with my therapist. Seriously. This is the direct ramifications of a church taking over downtown spaces from other uses that don't alienate non-fresh lifers. I see all the concerns about parking and tax exemptions, and I agree...however my direct experience with the church's treatment of other businesses in the community is my top concern. I do not want to see what's happening in downtown Kalispell happening in downtown Whitefish.

Thank you for reading my concerns.

Sincerely,
Christiane Hinterman

Hilary Lindh

From: Brett Holmquist [REDACTED]
Sent: Friday, January 5, 2018 12:17 PM
To: Hilary Lindh
Subject: Fresh Life in Whitefish

Hello,

I write to express my opposition to the proposed Fresh Life Church/business complex in downtown Whitefish. We already have one church on the block and parking on Sunday mornings is already tricky for breakfast goers, Fresh Life Church would negatively impact the adjoining neighborhoods no doubt. I feel the property is better suited for small business only and have questions about tax liability for the proposed retail portion of the Fresh Life project. My understanding is the church is exempt from property tax and perhaps other tax revenue generating activities from the proposed retail businesses? If so, I think the community would be better served to keep this property in the traditional business sector and generate needed tax revenue.

I appreciate any clarification or information you may have regarding this matter and thank you and all our city staff for your service, especially given the challenges of providing balanced decisions for the public benefit.

Best,

Brett Holmquist
Whitefish, MT
[REDACTED]

From: Joyce
To: [Hilary Lindh](#)
Subject: Conditional use permit on 300 block of Central Ave.
Date: Tuesday, January 9, 2018 10:11:56 AM

To Whom it May Concern,

I have serious reservations on the granting of the conditional use permit for new construction next to the building and business we own at 346 Central Ave. A new building which houses many retail businesses plus a busy church would hamper and impede the quaintness of that area of Central Avenue. I am very concerned about the impact this will make on the business we've owned there for over 20 years. Whitefish is a wonderful little thriving community. One we need to watch over and protect to preserve the uniqueness we all enjoy here. I am a woman of faith and not against religion or places of worship. I do, however, think this group could find a larger space to build and expand without cramping what little space we have in downtown Whitefish. Please consider voting down the permit for this building to move forward on the 300 block of Central Ave.

Thank you.

With kind regards and a love for the integrity of Whitefish, Joyce Murphy

From: Robin Kelson
To: [Hilary Lindh](#)
Cc: [Robin Kelson](#)
Subject: No Church in Downtown Whitefish
Date: Tuesday, January 9, 2018 11:59:41 PM

Dear Ms. Lindh,



I am writing to voice my opposition to the Fresh Life Church proposal to buy 3 lots and have a presence on Central Avenue in downtown Whitefish.

Central Avenue should be dedicated to creative retail businesses that pay property taxes and serve the whole community, not just a segment of the community. I know the church plans to have retail space, though I do not think a church belongs in downtown Whitefish — certainly not at this point in our town's evolution with people coming in droves to visit and live. Downtown space is precious and needs to be utilized strategically from a planning perspective.

Based on Fresh Life's growth history in Kalispell, I also am concerned of the impact its proposed location on Central Ave would have on parking, which already is an issue. It seems more logical for a church like this to find some property on the outskirts of town, with ample parking and easy access. Other newer churches in the valley have done this quite successfully.

In summary, Fresh Life Church's proposed use of downtown Whitefish space takes more than it gives to downtown Whitefish. I oppose it.

Thank you.

Robin Kelson



From: Kim Kerry
To: [Hilary Lindh](#)
Subject: Proposed Construction at Lakestream Fly Shop
Date: Tuesday, January 9, 2018 10:49:42 AM

To Whom It May Concern,

I want to express my deep concern and opposition regarding the proposed Conditional Use Permit that is being sought by Fresh Life Church to construct a new building and retail space on the property of the old Lakestream Fly Shop, Central Avenue. With the recent closing of the Frank Lloyd Wright building and associated parking, now construction of a new church, people will be fighting for parking between the existing 3 churches and businesses that are all within 2 blocks of each other. Use of the new city parking structure is not practical for many people (especially the elderly and infirm) to attend church or visit existing businesses in the east 3rd street/Central Ave area.

I strongly oppose addition of any business or church to Central Ave that will significantly exacerbate parking. The current request for a permit by Fresh Life Church will tremendously exacerbate parking.

Concerned citizen,
Kim Kerry



From: Kris Kramer
To: [Hilary Lindh](#)
Subject: NO to Fresh Life Church in Whitefish
Date: Friday, January 5, 2018 8:41:50 AM

I've been a resident of Whitefish for 26 years. I just wanted to voice my opinion about Fresh Life Church. If there is anything you can do to not allow this in our little town, please do it.

I know the "congregation" might consist of well-intending people, but the leader and those high up in the organization are the usual mercenary-type, greedy, unconscionable, slippery individuals.

Thanks,

Kris Kramer

From: Alan Kuntz
To: [Hilary Lindh](#)
Subject: Fresh Life Church
Date: Tuesday, January 9, 2018 3:45:05 PM

Mr Richard Hildner,

This letter is in response to Fresh Life Church's request to construct a facility on Central Ave on property previously occupied by the Lakestream Fly Shop.

As a Whitefish resident since 2000, I can say that I am very impressed with the improvements that have been made to downtown Whitefish. I think it would be a shame to take a major step backwards by allowing this new facility in this specific location. I am a member of the Presbyterian Church, having served as an Elder for over 6 years, specifically in charge of the building and grounds. The convenience of our location downtown is wonderful, yet the major concern we deal with is ample parking not only on Sundays but also every other day of the week throughout the year. Our church hosts Alcoholics Anonymous, North Valley Music School recitals, Bike & Build (Habitat for Humanity), numerous weddings due to the beauty and historical nature of our building, Christmas Stroll events -- and numerous other events throughout the year. Nearly all events include elderly and disabled persons for whom the parking garage is not a viable option. With the recent loss of the parking next door (former Frank Lloyd Wright building), and potential loss of the lot across the street next to Sweet Peaks, I envision a major headache not just for our church, but also businesses located nearby.

I'm all for Fresh Life Church acquiring their own facility -- this location just doesn't pass the practical test.

Sincerely,
Al Kuntz
150 Stageline Dr

From: Mark "lucky" Loncar
To: [Hilary Lindh](#)
Subject: Proposed New Church on Central Ave.
Date: Thursday, January 4, 2018 11:26:35 PM

Ms. Lindh,

My name is Mark Loncar and I am a resident of downtown Whitefish.

I do not know how or if we, as citizens, can halt the planned development of a new church/religious building on Central Avenue but I would like to formally voice my concern over the proposed project as I do not believe this is a positive solution for our central thoroughfare.

I do not have a problem with any religious institution being in the City, but I do not think any religious institution should be located on Central Ave. beyond the one that is already there for the following reasons:

- 1) we lose tax revenue for that property.
- 2) traffic (both pedestrian and automotive) will increase significantly for a variety of ongoing, religious events throughout the week - all with no added parking.
- 3) loss of prime retail space in an already limited area

My concern is not with this specific church as it is with ANY religious institution wishing to build a new location on Central Ave. It seems that this is a unique public area that should be protected by separation of church and state and should not subject residents to religious retailing and messages while on Central Ave.

I am unable to attend the City hearing on this matter and simply wanted to voice my concern formally.

Thank you,

Mark Loncar
Central Avenue resident

From: Bob McConnell
To: [Hilary Lindh](mailto:hlind@cityofwhitefish.org)
Subject: Comment for Planning regarding Fresh Life Church development on Central Ave.
Date: Tuesday, January 9, 2018 11:05:17 AM

2nd sending with a different address

Bob McConnell
PO Box 1648
Whitefish, MT 59937



From: Bob McConnell
Sent: Tuesday, January 09, 2018 11:01 AM
To: 'hlind@cityofwhitefish.org' <hlind@cityofwhitefish.org>
Subject: Comment for Planning regarding Fresh Life Church development on Central Ave.

I would like to express my opinion of the Fresh Life proposal to develop property in the 300 block of Central Ave. There are multiple concerns that I have:

Downtown parking is at a premium now. But on Sunday mornings that block of Central has increased demand because there are already 3 churches that utilize the city parking lot on the corner of 3rd and Central Ave. and the street parking in every direction of that corner. The Buffalo Café also attracts heavy Sunday morning traffic. If you approve Fresh Life's proposal, in their own words, another 150 people will need a place to park during that same period. I have a feeling that this will push people to park in the residential blocks to the south. Clearly, the lives of those residences will be negatively impacted as will the older members of the Presbyterian Church if they are forced to walk a farther distance to go to church. Let's not forget that 20 – 30 parking spaces have been lost with destruction of the Frank Lloyd Wright building. The entire downtown area will feel that loss – especially on the weekends. I don't understand why the city continues to approve development without running ahead with improved infrastructure to support the increased traffic. If the City can't afford to improve the infrastructure, don't approve the development.

As of the time of this writing, it appears that the FLW building will be demolished. It's a building that is on the National Historic Register and now it's gone. I hate to see another old and viable building on Central Ave. disappear to make room for the Fresh Life development. The design of the proposed building doesn't complement the architecture of the neighborhood. I was speaking with a gentleman from out of town last Sunday morning as he surveyed the proposed changes in that block of downtown. He described the buildings in the area as making beautiful music because they all fit together so nicely. Then he added, that the proposed architecture on Central would add nothing but clanging cymbals. He was right. Let's save the buildings in Whitefish that make our town the quaint little community that people expect to see when they come to visit.

I hope that you will recommend that the development not be approved and save what's left of the history on Central Avenue and avoid a parking nightmare on Sunday mornings.

Thank you,

Bob McConnell

Bob McConnell
PO Box 1648
Whitefish, MT 59937
[REDACTED]

Hilary Lindh

From: Clare Menzel [REDACTED]
Sent: Friday, January 5, 2018 3:59 PM
To: Hilary Lindh
Subject: Comment Re: Fresh Life Church Proposal

Hello Ms. Lindh,

My name is Clare Menzel, I live in Whitefish at 40 2nd St W. I would like to submit a formal comment urging the Whitefish planning board to deny Fresh Life Church the conditional-use permit that would allow it to proceed with its proposed church, office, and retail project.

I support thoughtful, limited, and purposeful development of retail spaces, not development for development's sake, and particularly not development for the sake of installing, in the heart of downtown Whitefish, a new church.

I do not believe that parking downtown is adequate to support the influx of visitors to the church not least on Sundays, but also throughout the week during other church meeting times and events. Parking downtown is often difficult, and excessive traffic around this church will not help.

Furthermore, I have no reason to believe that Fresh Life's project is in line with the core character of downtown Whitefish, or of the Old Town Central District. Through its development of historic/core Kalispell spaces, this voracious church has repeatedly shown that it does not respect the character of Montana downtowns. The heart of Whitefish is not a place for chain-style businesses or organizations.

Thank you.

Clare W. Menzel

From: Jered Milligan
To: [Hilary Lindh](#)
Subject: Fresh life Church plan.
Date: Tuesday, January 9, 2018 3:06:05 PM

My concern focuses upon the unintended consequences that will come with the building. As we are all aware, parking is becoming more of a premium in downtown. The only nearby public parking lot is across the street at 3rd and Central. The loss of the Frank Lloyd Wright parking lot and limited on street parking, puts more pressure on the surrounding neighborhood to absorb the additional parking needs. And the city parking garage is not a viable option for elderly and disabled people who want to do anything on that end of town. There is just no place to park. Add to the existing parking problems a new church and retail space and what ever they might do with the Frank Loyd building we could very quickly end up with no parking at all. Also, it is not fair to the residents to have no boundary property lines. This will directly affect there home values. Let's look out for our neighbors. There is plenty of useable land with more parking to allow the church to build and call home within Whitefish. If they do build the also need to pay the \$8000. For the build and use of the public parking garage like ever other business and church had to. Let's be smart about our planning and building of our beautiful downtown Whitefish. I am not opposed the the church what so ever but believe it will add undo stress to the downtown community throughout the weekend of tourists seasons. This will affect business directly.

Thank you,
Jered Milligan.
Sent from the mountains.

From: Joe Mock
To: [Hilary Lindh](#)
Subject: Proposed Fresh Life Church
Date: Tuesday, January 9, 2018 10:45:32 PM

Building a new church at this site and the loss of the parking at the Wright Building will greatly reduce the parking for the Presbyterian Church and for that matter the proposed Fresh Life Church itself. Having two churches competing for limited parking at the same time will negatively affect both of the churches. A current survey of the parking on Sunday morning for just the Presbyterian church and adjacent businesses will prove the fact that there just is not enough parking for both churches. I therefore urge you to oppose the building of another church at this site.

Thank you.

Sincerely

Joseph W Mock
624 Masters Court
Whitefish MT, 59937

From: Cassie Monaco
To: [Hilary Lindh](#)
Subject: Proposed church central Ave
Date: Tuesday, January 9, 2018 2:01:51 PM

Dear Commission,

I am writing to express my opinion against development that is currently proposed by the Planning Commission on Central Avenue in Whitefish. As a resident of Whitefish, I am concerned about the continued development and abolishment of existing buildings in the "historical" part of town.

My husband and I choose Whitefish as a place to call home after relocating from the east coast a few years ago. What attracted us to Whitefish was the small town feel and the quaintness of the downtown area. We would hate to lose that incredible character as a result of over-development. In addition, as you are aware, parking is already limited in town and the elimination of currently available parking would only compound the problem and discourage the support of downtown businesses.

I would strongly encourage you to consider the impact of further development in this part of the town. It would not only further negatively impact existing businesses and local churches in that part of town (who already struggle to attract customers and parishioners, due to the lack of parking), but new structures that would replace existing buildings would aesthetically change the feel and the "old-world" charm that exists in Whitefish and gives it its character.

Thank you in advance for your thoughtful consideration.

Sincerely,

Cassie J. Monaco
[336 Sawtooth Drive](#)
[Whitefish, Montana 59937](#)

From: shawna moore
To: [Hilary Lindh](#)
Subject: Downtown Zoning/Fresh Life
Date: Friday, January 5, 2018 11:37:28 AM

I am opposed to the Fresh Life Church's request for conditional use changes in downtown Whitefish.

Urban Design visioning has been done and the character of downtown has been established.

Parking concerns alone in this residential and commercial interface should raise red flags.

Please note one opposing voice from a full time Whitefish resident who pays taxes on property.

Shawna Moore
120 Washington Ave
Whitefish, MT

Sent from my iPhone

From: Tim Murphy
To: [Hillary Lindh](#)
Subject: Fresh Life Church Building Proposal
Date: Monday, January 8, 2018 4:55:04 PM

My partner Kurt Blades and I presently own the building located on the corner at 346 Central Ave. We have the following concerns of the board approving the construction of the new Fresh Life Church building.

- There is no way there is adequate parking for this church. We are only approved for 2 parking places on Central Ave. which is totally inadequate and one of them is for the handicap. This is for our building that has 2 commercial businesses located in it! We don't have enough parking for our staffs and our customers now! Once you allow a church with retail in the front on Central Avenue it will not work. The streets are going to be narrower once the new street is completed and depending on what happens with the Frank Lloyd Wright building they may end up with retail at that location also! The traffic will be over loaded! With two churches located on Central Ave. where are people going to park for services?

- When we built our building in 1995 we wanted to put a full basement in it to lease out but our contractor informed us that there is a water issue in the ground below us and so we could only do a partial storage area. The church wants to build 7 feet below street level which will never work because they will have complications from water!

If the Frank Lloyd Wright location ends up building a new commercial structure we will have construction going at the same time for a new street and their building and this new church! It will be total chaos! The two new buildings are proposing to build as far forward toward the front as they can get with no parking lots. With all this retail where are people going to park!

Churches do not have to pay taxes! Why would we want to approve a building that is going to have retail but would be excluded from taxation?

As the owners of commercial businesses and a building that would be located next to the church we feel it will hurt our market value in the future!

You need to read and research the negative input from the public that has been written on social media since an article was written about this proposal in the Flathead Beacon and the Fresh Life Church relocating in downtown Kalispell because it is very alarming!

We request that you not approve this conditional use permit proposal!

Tim Murphy 
Owners – 346 Central Ave. Building

From: New Wave Time Trippers
To: [Hilary Lindh](#)
Subject: Fresh Life
Date: Thursday, January 4, 2018 8:17:30 PM

Hi Lindh.

Fresh Life Church in the Old Town district.

Please, no.

Thanks!

Nick

From: Paul Van Valkenburg
To: [Hilary Lindh](#)
Subject: Re: Comment on proposed Fresh Life church
Date: Thursday, January 4, 2018 8:57:59 PM

Sorry for the additional email but I wanted to correct some gramatical errors.

I want to comment against the proposed Fresh Life church.

The project will decrease city revenue (no property taxes), increase conjection, and would need conditional use permits because it doesn't comply with existing zoning regulations.

Additionally, it hasn't been explained why they need to build the church at that location. Are there no other locations that meet their needs? Why should the city of Whitefish allocate valuable downtown real estate to a church that won't pay any property tax on that valuable real estate?

Parking and conjection are concerns for the city, so why should Whitefish allow the church to be built without any parking besides the existing limited curbside spaces? Most other churches have their own parking lots (particularly new churches). The church may claim there won't be more conjection but even thirty more cars downtown would cause significant conjection and maybe even turn business away from the town if people can't find places to park.

If the city has to issue special permits for the building, then the building should be an asset to the city. Right now it decreases revenue and increases congestion. For what? Why does this development need to happen? How does this development benefit the city and the taxpayers enough to merit special permits for a building that is half-retail and half-church and doesn't appear to be in our development plan. That is unless we are a town that allows retail stores guised as churches to be built in the core of our city so that their small congregation and ambitious pastor can exploit other taxpayers and businesses downtown.

Paul Van Valkenburg
714 Cedar St
Whitefish, MI 59937

On Thu, Jan 4, 2018 at 8:13 PM, Paul Van Valkenburg wrote:

I want to comment against the proposed Fresh Life church.

The project will decrease city revenue (no property tax), increase conjection, and would need conditional use permits because it doesn't comply with existing zoning regulations.

Additionally, it hasn't been explained why they need to build the church at that location? Are there no other locations that meet their needs? Why should the city of whitefish allocate valuable downtown real estate to a church that won't pay any taxes that reflect the value of the land?

Parking and conjection are concerns for the city, so why should whitefish allow the church to be built without any parking besides the limited curbside spaces? Most other churches have their own parking lots (particularly new churches). They may say there won't be more conjection but even thirty more cars downtown would cause significant conjection and maybe even turn business away from the town if people can't find places to park.

If the city has to issue special permits for the building, then the building should be an asset to the city. Right now: it decreases revenue and increases congestion. For what? Why does this development need to happen? How does this development benefit the city and the taxpayers enough to merit special permits for a building that is half retail and half church doesn't appear to be in our development plan. That is unless we are a town that allows retail

stores guised as churches to be built in the core of our city so that their small congregation and ambitious pastor to exploit the other taxpayers and businesses downtown.

Paul Van Valkenburg
711 Cedar St
Whitefish, MT 59937
[REDACTED]

Hilary Lindh

From: Ted Patten [REDACTED]
Sent: Friday, January 5, 2018 12:36 PM
To: Hilary Lindh
Subject: Fresh Life "Church"

~~Hilary Lindh, Thank you for providing an email for comments.~~

This church like business has cheated and lied in Kalispell. Please hold them accountable in Whitefish. Come down to Kalispell and see for yourself the armed guards and lack of parking on Sunday. Do not believe a single word from these liars. They promised a building that would fit the historic district and are constructing a space age monstrosity instead.

Thank you & have a great day!

Sincerely,

Ted Patten

1000 Two Mile Dr

Kalispell, MT
[REDACTED]

Sent from my iPhone using electrons and magnetic fields.

From: Tessa Pitman
To: [Hilary Lindh](#)
Subject: Opposition of Fresh life church CUP
Date: Tuesday, January 9, 2018 4:16:51 PM

Hi,

I am a resident of Whitefish and I strongly oppose the conditional use permit being requested by Fresh life church. I have several concerns about their request and intentions to have a location in Whitefish. Their placement in Kalispell is uncomfortable as it is.

Sincerely,

Tessa Pitman
505 Dakota Ave
WF, MT 59937

Sent from my iPhone. Please excuse brevity and typos.

From: Chris Prew
To: [Hilary Lindh](#)
Subject: Fresh life conditional use permit
Date: Thursday, January 4, 2018 10:48:25 PM

Hello-

I want to provide comment on the FL Church request for a conditional use permit. The building plan does not fit the character of whitefish and I believe that the parking and congestion is being grossly underestimated.

I do not believe that they should be given variance on the square foot requirements and do not think that this is the appropriate place for this type of development.

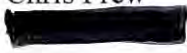
Finally, based on their track record and treatment of businesses and neighbors in Kalispell, I question their sincerity and motives. I know that can't be considered in this for the planning board.

If they do not want to adhere to current requirements, they should look elsewhere to build their church to suit their needs.

Thank you for the opportunity to comment.

Chris Prew
383 Sawtooth
Whitefish, MT

--

Chris Prew


Whitefish, MT

From: Karen Rosenberg
To: [Hilary Lindh](#)
Subject: Church Parking
Date: Tuesday, January 9, 2018 1:23:05 PM

Mr. Hildner,

I am a member of First Presbyterian Church. Another church going in across the street is very concerning.

We have a lot of older folks that require easy access to the building. They are not capable of walking any distance from a parking space, unless it is right in front of the church.

We are a thriving church. Through out the week we have meetings, gatherings, fundraisers, Bible study groups, luncheons and ministries such as AA. We all require convenient parking spaces.

Thank you for your time.

Karen Rosenberg

From: Sankar-gorton, Jedd
To: [Hilary Lindh](#)
Subject: No to Fresh Life
Date: Tuesday, January 9, 2018 5:04:36 PM

I am deeply troubled to hear of Fresh Life's plans to move into downtown Whitefish. Though some would say that the church has helped downtown Kalispell, I disagree. Instead, the church has taken over Kalispell and kept vital tax revenue from the city. Fresh Life would look to grow and grow after this initial footprint in Whitefish and the community would not benefit from it.

This is nothing to say about the predatory tactics that I have personally seen the Fresh Life pastor use in recruiting youth to the church. Whitefish is better than this. Do the right thing.

Also, I am a whitefish resident and community member.

Thank you

Jedd Sankar-Gorton

Get [Outlook for iOS](#)

From: Michelle Edland
To: [Hillary Lindh](#)
Subject: Fresh Life special use permit
Date: Thursday, January 4, 2018 4:56:15 PM

I am contacting you to share my disapproval of allowing fresh life a conditional use permit to build a church/retail space on central avenue. I find this disheartening in what I see as a concerted way to simply acquire property by a church, tax free & I believe it is not conducive to the downtown retail district & future development of Whitefish. One of the obvious issues is the status of property tax exemption.....how will the retail space portion of this "business" be separated & accounted for as far as property tax purposes....the church & owner would be exempt from paying property taxes making it apparent that any business renting from them would not have that extra burden of contributing to property tax base whether they are private/for profit or not. The rent I pay for my retail space in downtown Whitefish includes an amount that helps cover the property tax that the private owner has to pay. What kind of businesses (I am assuming something like mudman burgers or other Christian mission based businesses will end up taking residency there.....like attracts like) will be renting from a church & will they be exempt from collecting city taxes on their products? Will the products & what I call church propaganda that the church sells be taxed like other retail products under our luxury tax or will those sales be exempt too? As far as the split level design, I believe this is a dubious way to get around zoning regulations....the retail spaces would be ground level, but will there be an entrance connecting the church to those retail spaces through the front or will they just be playing games & have a separate "back door" entrance to their church in order to "avoid" zoning issues? This organization (business as far as I can see, literally selling a redundant message wrapped up in a different package) has been buying up property all over the state in downtown business districts & I think Whitefish needs to stand strong against this pushing of religious non-profit tax exempt status boundaries. They apparently have the funding to buy & build in what's probably a fairly expensive zoning district, I believe they would have no problem in acquiring a location that allows church development without conditional use permits & possible tax issues. If they find they have the "need" to build a church in Whitefish, find an appropriate location & don't take up potential tax contributing private retail space on central avenue. I have no problem with their personal contributions to other non-profits, whether mission/Christian based or not....individuals & churches should have that freedom to contribute to charities they support, but I have questions & issues with what I see as a way to acquire a lot of money for a church organization & specific individuals that seem more interested in simply expanding, building & property development at a tax free status, rather than actual charity. "Saving people's souls & bringing people to Jesus" is not a charitable action in my opinion & should not be technically supported or made easier through tax loopholes & status by our local city government. And what other church needs or requires what looks to be bouncers or security standing outside their services? Does Whitefish really need that kind of energy surrounding our downtown retail spaces? They can speak of church activities only occurring on Sunday morning but that's not how it will work out....if so, what an apparent waste of a large space on central standing empty the rest of the week? Most likely they will eventually have Christian based music events & gatherings beyond regular church hours. Thanks for your time....Michelle Saurey, tax paying Whitefish business owner & resident...107 Dakota Avenue [REDACTED], call me if you have any questions or clarification for me on any of my concerns.

From: scarlett schindler
To: [Hilary Lindh](#)
Subject: Fresh Life Controversy
Date: Friday, January 5, 2018 8:56:11 AM

Dear City of Whitefish,

I, for one, do not support Fresh Life bringing a building into downtown Whitefish. They already have a huge chunk of real estate in downtown Kalispell, where they have displaced business owners and tarnished classic buildings. Our downtown area is better used for SMALL BUSINESSES who contribute as taxpayers to this fine community. I'm dubious that the "mixed use" portion of this church will be for businesses that don't have an agenda that matches with the church. Don't get me wrong, I have no beef with religion, however, I don't think that this is the right location for the proposed structure. Furthermore, there is already so little parking on the south end of Central Avenue and this will only cause more congestion.

Sincerely,

Scarlett Schindler
Whitefish Resident and Taxpayer

From: Sandra Schott
To: [Hilary Lindh](#)
Subject: Fresh Life Church
Date: Wednesday, January 10, 2018 1:24:11 PM

Dear Ms. Lindh,

I am Sandra Schott. I am the owner of a Central Avenue commercial building, which is home to three thriving businesses. I have always prided myself in offering reasonable rents to businesses that can enjoy long-term success, in my retail spaces, which I believe benefits the entire economic, tourist, and social/local sects for Whitefish. It is a benefit to all of us to have thriving, long-term businesses that we can all depend on, and with which we all can grow economically.

Fresh Life Church is bad for our downtown, and I am strongly opposed to Fresh Life Church's proposal to open in downtown Whitefish.

To keep downtown Whitefish thriving, we need MORE NOT LESS new retail businesses moving in. A church doesn't serve us downtown. We as the residents, along with the tourism we love and depend on, need that, want more retail.

Using our precious commercial space for retail, instead of a church, is good for business and Whitefish. More retail businesses increases revenue, more people, more diversity for our locals and the tourists. Having businesses that pay property taxes and all other taxes is good for our municipality, county, and state.

Having businesses downtown that serve all of the people, vs only a sect of the population, is good for downtown.

I know the church plans to have some retail space, but I DO NOT believe a church belongs in our downtown Whitefish! Downtown space is precious and needs to be utilized very carefully, from a city-planning perspective. Not to mention the utter drain and strain that will be for our already maxed-out parking and traffic situation.

Based on Fresh Life's growth history in Kalispell, It seems more logical for a church like this to find some property on the outskirts of town, with ample parking and easy access. Other churches in the valley have done this quite successfully.

Therefore, due to all of these reasons and more, I believe very strongly that Fresh Life Church goes not belong in downtown Whitefish, it's a bad use of space takes more than it gives to downtown Whitefish. I oppose it.

Thank you for your time and taking feedback.

Hilary Lindh

From: [REDACTED]
Sent: Friday, January 5, 2018 8:16 PM
To: Hilary Lindh
Subject: Fresh Life proposed church

My partner, Jim Corbett, and I are in strong opposition to this proposal. The long boxlike appearance does not blend well w/ a downtown tourist atmosphere. Parking will be a huge issue even if mainly on Sundays. They have many other events and activities on other days and evenings, so We believe it unrealistic that parking would not become an eventual problem as well as traffic in general. Also, more "businesses" need to help support the downtown tax basis or we will lose the small business-base we have. A church of this size and caliber would be better served on or off Hwy 93 where appropriate parking and traffic activity will not become a problem for shoppers and local neighborhood residents. We are really disappointed they would even consider such prime Real Estate or even that they have the money for such a huge endeavor then can in good faith not have to pay taxes.. Come on, whose this really going to help.. Not our City.
Sheila Shapiro& Jim Corbett [REDACTED]

Note to File by H. Lindh: Comment regarding Fresh Life Church CUP 17-15

Date Received: January 7, 2018

Caller: Unknown – left message on main City Hall line with no name or number

Comments:

Opposed to Fresh Life CUP because of the church's track record in downtown Kalispell, poor relations with downtown neighbors, and changes to historic buildings.

RECEIVED

1/9/18

2:45 pm

Bruce D. Tate
1800 West Lakeshore Drive
Whitefish, Montana 59937
Phone: [REDACTED], cell [REDACTED]
Email: [REDACTED]

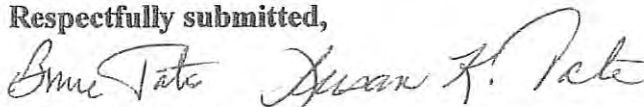
TO : Councilman Richard Hildner 1/9/2018
Email: rhildner@cityofwhitefish.org; hilarylind@hlindh@cityofwhitefish.org

Re: Input for the Planning Board Meeting on 1/18/2018

I would like to share our concern for the plan put forward by the Fresh Life Church to be considered for their structure on Central Ave. by the planning board on January 18/2018.

1. The preliminary plan apparently has the entrance to the new structure on the north side of the building facing the city parking lot. We are concerned that this will hamper public parking use for other businesses and churches by creating a 'perceived monopoly' of that parking lot by the placement of their entrance to their building.
2. The potential loss of the Frank Lloyd Wright Building in the 300 block, and the loss of the existing parking there to the public will put additional pressure to an already tight parking situation on that block. The city parking garage is not well suited to help with that issue due to its' distance from the corner of 3rd and Central. With a majority of our congregation in their senior years, proximity parking is a necessity for continued church access.
3. The Catholic Church on Baker (originally at the corner of Baker and 3rd) as well as the Presbyterian Church (since 1921 at the corner of central and 3rd) are both users of the public lot at the corner of Central and 3rd.
4. Wouldn't it make good sense to locate the new Fresh Life church somewhere other than on the overcrowded 300 block of Central, and continue new development with uses to strengthen the commercial core already present on Central Ave.?
5. Though we welcome a new Christian member to the community, there may be more suitable locations where parking would not be such a challenge. One such place might be the Hamilton property on the river on south Baker. Thanks for considering the above in your deliberations.

Respectfully submitted,



Bruce and Susan Tate

Hilary Lindh

From: Holli Tidwell [REDACTED]
Sent: Sunday, January 7, 2018 9:41 AM
To: Hilary Lindh
Subject: Fresh life church

I do not agree with putting this massive Church on three city lots. Why should they get a pass on going against city code regulations for a massive building that's not stimulating the local government economy by only "employing" a few people in a massive space. There is a reason we don't have box and chain stores in whitefish and this massive corporate church seems to go against this ideal so how can one just look aside at all the limits set in place to allow this to happen?

Thank you for your time,
Holli Tidwell
Downtown resident
[REDACTED]

Sent from my iPhone

From: M.Kristine Tregidga
To: [Hilary Lindh](#)
Subject: Building for Retail and Fresh Life Church
Date: Tuesday, January 9, 2018 11:12:02 AM

Dear Mr. Hildner,

I am 71 years old and a regular attendee of Whitefish First Presbyterian Church downtown. When I saw in the Flathead Beacon the story on Fresh Life Church's plans to build on center street and that they had said there would be no impact on parking,

I was upset. I use the lot across from the FPC church to park on Sunday mornings. During the summer it is quite crowded.

The Fresh Life people say that they will have services at 9am and 11am. Our service is at 10am. Where will I park?

I am

able currently to walk but there are members of our faith community with walkers and canes.

Please, do not approve of the Fresh Life request to build unless they can come up with a parking garage or something that

will meet their needs without violating ours. We are a community with many people older than I am.

I do not oppose other churches only the mistaken willingness to impose upon others.

Thank you for listening.

Maja K. Tregidga

From: Kelly Trufant
To: [Hilary Lindh](#)
Subject: Fresh life
Date: Tuesday, January 9, 2018 11:54:19 AM

Please do not allow fresh life church in our downtown! They are tax exempt and will cause too much traffic in our already busy town! Thankyou Kelly Trufant [REDACTED]

Sent from my iPhone

From: Danielle Tuhy
To: [Hilary Lindh](#)
Subject: Fresh Life Church
Date: Thursday, January 4, 2018 9:53:46 PM

Dear Ms. Lindh,

As a very community involved business owner in Whitefish I am deeply concerned at the building proposal by Fresh Life Church. I have a wide, wide range of concerns, but most concisely I'd like an explanation of how this can possibly be considered a church building. 11,000sqft for 150 parishioners constitutes 75sqft of space per parishioner. There is no way that is necessary. Let's say each parishioner somehow even requires 15sqft to worship (which would be quite a gymnastic service, wow), that still means that less than a quarter of this building is actually for "church." And that's assuming that all 150 parishioners attend two back to back services every week.

Looked at another way - two services, twice a week, for a few hours, let's even say 4 hours to be conservative. That's 8 hours of "church" business. Let's say that only two businesses are run out of the building, "church" and "other." And let's cap it at a 40hr work week (which would be an astounding waste of that much space). That's a fifth of the amount of business time in this building being "church" business.

There is no measure by which this building is actually a church location, regardless of anyone's feelings on the church itself. This is a major business building, with a miniscule church inside.

Putting the church below ground to meet regulations makes that even more obvious - the entirety of the above ground business won't even be a church. Therefore it should in no way receive treatment as a nonprofit church. If the above ground building is business, it should be treated as such, and subject to the same laws, regulations etc, including taxes, as are every other business entities in the town.

Please demand transparency from Fresh Life. Presenting this building as a "church" location is fraudulence and deception at worst, and disingenuous at best. I can't imagine you appreciate being presented with something so blatantly deceptive, as if you wouldn't be able to see through it.

Thank you for your time and consideration.

Sincerely,
Danielle Tuhy

From: Vicki McConnell
To: [Hilary Lindh](#)
Subject: Conditional Use Permit on Central Ave Whitefish
Date: Tuesday, January 9, 2018 12:03:18 PM

To: Planning Board Members

This is regarding the Conditional Use Permit that Fresh Life Church is requesting for Central Ave. in Whitefish. Once again, another lovely and perfectly usable old building in downtown is to be destroyed and an unacceptable replacement building thrown up in its place. Parking in that area of town is already a challenge and this would make it much worse, particularly on Sundays. There are already 3 churches in the neighborhood then combine that with a very popular breakfast restaurant and most of the available parking places are filled. With the extra parking that was available from the Frank Lloyd Wright building we managed. Now that parking lot is no longer available, so it will be that much harder to park. The area is too far from the parking garage for most of the congregations to walk so that is not an option.

My other thought on the building is that Whitefish is a unique town that I'm usually proud of. We constantly hear how we must save our "uniqueness" and not become like every other resort town in the west. Well tearing down the old buildings and putting up another of those unattractive, too tall for the neighborhood, "retail on the bottom, etc." will make us just like the other towns.

I think it's wonderful that a church is growing in our community and are glad they're here, but that location is not the right spot for that density of use.

Sincerely,

Vicki McConnell

From: Lauren Walker
To: [Hilary Lindh](#)
Subject: NO FRESH LIFE (pseudo) Church
Date: Friday, January 5, 2018 9:23:13 AM

Hi,

I'm not sure how much real power you have on the planning board, as over and over again I see things happen in this town that seem absolutely absurd. But in the vain attempt to hope that the WF planning board and city council can do something right, do NOT let this faux church, come in, scoop up property and NOT pay taxes.

Please!
Lauren Walker
Concerned Citizen

Hilary Lindh

From: Diane Ward [REDACTED]
Sent: Sunday, January 7, 2018 1:34 PM
To: Hilary Lindh
Subject: Fresh Life

Please vote NO to Freshlife coming to Whitefish. This is NOT our town and once in, we'll never get them out. Kalispell is close enough for anyone to drive to if they want to attend this church. I know they have rented various spaces in Whitefish but a permanent building here is a step too far. PLEASE do not allow this to happen by granting any variances to ordinances already in place. PLEASE! Diane Ward

From: Leslee Washer
To: [Hilary Lindh](#)
Subject: Central Street Rezoning
Date: Tuesday, January 9, 2018 12:30:31 PM

01/09/18

MEMO TO: Whitefish Development Planning Board
Attn: Richard Hildner

FROM: Chris and Leslee Washer
1789 U.S. Hwy 93W
Whitefish, MT 59937

SUBJECT: Development Plans for Rezoning Central Ave in Whitefish

Mr. Hildner,

It has come to our attention that the Whitefish Development Planning Board has received a request to consider rezoning the area to construct a new commercial building with a church and retail spaces on the property that was previously occupied by the Lakestream Fly Shop. We are all for planned growth and development but we are concerned about the impact of retail and the proposed church regarding parking in that part of town. The neighborhood south of 3rd St is a transitional district between the downtown business district and the residences along Central St. There is limited on-street parking and the city lot on the corner of 3rd St and Central is often full on Sunday mornings with use from churches, restaurants, and businesses. While this is often seasonal, adding another facility with Sunday demand will affect the neighborhood. The option to use the new city parking structure is also not an option for the elderly and is not considered by tourists who line up outside the Buffalo every Sunday morning.

Before taking action, we request the city review the parking situation to include whatever plans are intended for the Frank Lloyd Wright building site. Until this is determined and shared with the community, we oppose the conditional permit and the rezoning of the area.

Sincerely,

Chris and Leslee Washer

Chris and Leslee Washer

[REDACTED]

H: [REDACTED]

C: [REDACTED]

Hilary Lindh

From: Lindy Woods Young [REDACTED]
Sent: Sunday, January 7, 2018 9:36 PM
To: Hilary Lindh
Subject: Fresh life conditional use changes

City of Whitefish
Hilary Lindh

Dear Ms. Lindh,

I am opposed to Fresh Life's request for conditional use changes in downtown Whitefish.

Whitefish residents have spent years developing a long-range plan for the spirit of its downtown. I do not believe a church fits in with this vision.

The first issue is parking. I note the church's modest predictions for parking resources. However, it wouldn't be possible to guarantee that these demands will not increase substantially going forward even a year or two. One might imagine its new location could generate more interest in the church, yielding increased traffic and demanding parking resources. Also, there very well could be activities throughout the week – socials on the weekends, for example -- all this requiring a great deal of parking and other resources that the city cannot possibly predict. The city of Whitefish already operates a parking lot that is less than one block northwest of the proposed site of this church.

The second issue is that of a church versus retail space. There is a chance to foster a thriving retail space in this area of town, which is just a block from the center of downtown Whitefish's retail core. The goal is to have a thriving downtown, and more retail space yields better results for ALL area retailers. I do realize they propose retail as a part of their church, but, mostly I don't feel the church should be taking any space in the area at all. This very public section of town should be for retail and for a planned use that will benefit all members of our community.

In short, this proposed use of space will take more and give less than what a simple retail space would involve, and I very strongly oppose it.

Linda Young
103 Idaho Ave
Whitefish MT 59937

Note to File by H. Lindh: Comment regarding Fresh Life Church WCUP 17-15

Date Received: January 5, 2018

Caller: J.M. Linam

Comments:

Opposed to the Fresh Life CUP because

- it would negatively impact the character of Whitefish;
- their developments in downtown Kalispell have had a negative impact there;
- questions whether the retail spaces would operate without paying property tax

Note to File by H. Lindh: Comment regarding Fresh Life Church CUP 17-15

Date Received: January 9, 2018

Caller: Dr. MacKinnon-Lyman left a phone message

Comments:

Opposed to Fresh Life CUP because of the church's track record in downtown Kalispell; the tax exempt status of the church; the proposed use and design of the building to the zero-lot line is not appropriate for downtown Whitefish.

January 10, 2018

Whitefish Planning Board
c/o 418 E. Second Street
Whitefish, MT 59937

Dear members of the planning board,

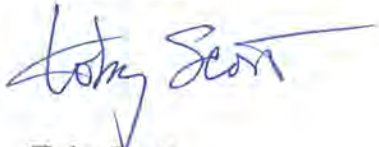
I have read about the proposed Fresh Life Church application for a permit to build on Central Avenue.

I am not in favor of approval of this construction.

- The illustration of the building design is inappropriate to downtown Whitefish
- Their side-step of the regulation not allowing a church at ground level and therefore building it so that the "church" portion is either above or below street level is a despicable move on their part.
- Parking should be a consideration as there are already 2 churches one block away that have overflow parking lining the streets on Sundays at the same time as their services are proposed.

Please consider all aspects of this proposed construction and do not allow it.

Thank you,



Toby Scott
PO Box 367
Whitefish, MT 59937

(Resident of Whitefish, former Planning Board member)

JAN 10 2018