

**PLANNING COMMISSION**  
**JANUARY 15, 2026**  
**6:00 PM**

**A) CALL TO ORDER**

[\(YouTube Video 1:45\)](#)

Chair Whitney Beckham called the regular meeting of the Planning Commission to order. Board members present were Phil Boland, Marti Brandt, Mike Hein, Mallory Phillips, Scott Wurster, Andy Feury, and Whitney Beckham. City staff present were Planning Director David Taylor, Senior Planner Wendy Compton-Ring, Planner I Lauren Macdonald, Long Range Planner Alan Tiefenbach, City Attorney Angela Jacobs, Public Works Director, Craig Workman and Legal Assistant Bree James.

There were approximately 19 people attending in addition to Commission Members and Staff.

**B) AGENDA CHANGES**

None

**C) APPROVAL OF THE DECEMBER 18, 2025, MINUTES**

Wurster made a motion, seconded by Phillips to approve the minutes. **The motion passed unanimously.**

**D) COMMUNICATIONS FROM THE PUBLIC (Items not on the agenda)**

[\(YouTube Video 4:38\)](#)

Chris Schustrom, 504 Spokane Avenue, chair of the Heart of Whitefish, summarized concerns and issues regarding the Vision Whitefish 2045 Community Plan. He handed out an analysis prepared by Crandall Arambula.

Nathan Dugan, 937 Kalispell Avenue, provided feedback on the proposed Heart of Whitefish changes.

Giuseppe Caltabiano, 207 Lion Mountain Road, reminded the Commission to not just listen to input from groups such as Heart of Whitefish and Shelter Whitefish.

Keegan Siebanaler, 306 Lupfer Avenue, Executive Director of Shelter WF, shared his comments.

Paul McCann, 347 Somers Avenue, provided his thoughts on traffic coming into Whitefish.

Karin Hilding, 1016 Creek View Drive, spoke about town sprawl, walking, wastewater treatment plant, and traffic issues.

Mayre Flowers, 137 Main Street, Kalispell, Citizens for a Better Flathead, is concerned about the Growth Policy.

Jamie Goguen, 117 Washington Avenue, provided her thoughts on retail and downtown.

Rhonda Fitzgerald, 412 Lupfer Avenue, Heart of Whitefish, commented on wages and price increases.

**E) PRESENTATION AND DISCUSSION – VISION WHITEFISH 2045 LAND USE ELEMENT  
(czb, LLC)**

[\(YouTube Video 34:35\)](#)

Thomas Eddington, Partner and Director of Community Planning and Engagement with czb, LLC presents the draft Land Use Element of the Vision Whitefish 2045 plan.

**PUBLIC COMMENT**

Richard Hilder, 104 E 5<sup>th</sup> Street, asked for clarity on uses by right.

Keegan Siebanaler, 306 Lupfer Avenue, asked how much of the draft land use recommendations pertain to new development versus redevelopment.

Paul McCann, 340 Somers Avenue, inquired whether projects currently in the pipeline are included in the stated 715 units in development.

Alan Tiefenbach follow-up on the housing element.

Paul McCann, directed question about zoning to Tiefenbach and Taylor.

Mayre Flowers, 137 Main Street, Kalispell, asked for more details on the identified vacant properties, including how they were evaluated for high water and transportation considerations.

Eddington explained how the land use analysis was conducted and outlined some of the parameters used.

Jamie Goguen, 117 Washington Avenue, suggests using a pattern book since we don't have an architectural review board anymore.

Eddington explained, under MLUPA extensive regulations, architecture review committee will not be permitted. Instead, Eddington recommends incorporating some of the architectural review standards into the code based on building pattern and form.

Dick Zoellner, 1320 Voerman Road, wants to look at traffic and biking before we jump too far ahead with more homes.

Eddington discussed transit and improved infrastructure.

## **BOARD COMMENTS**

Beckham's recap of the plan and discussions will follow at the February 4<sup>th</sup> Land Use work session to review the compiled draft and information gathering. Tiefenbach reminds everyone to bring comments to the City Council meeting on Tuesday January 20, 2026.

### **F) PLANNING COMMISSION APPOINTMENTS:**

([YouTube Video 1:26:08](#))

#### **1. Selection of Planning Commission Chair**

Feury made a motion to nominate Whitney Beckham as Planning Commission Chair, seconded by Hein. **The motion passed unanimously. Beckham accepted the nomination.**

#### **2. Selection of Planning Commission Vice Chair**

Boland made a motion to nominate Scott Wurster as Vice Chair, seconded by Beckham. Brandt made a motion to nominate Mike Hein as Vice Chair, seconded by Phillips. **The nomination for Mike Hein passed on a 4-3 vote with Phillips, Hein, Brandt, and Feury voting for Hein while Wurster, Boland and Beckham voting for Wurster. Hein accepted the nomination.**

#### **3. Appointment of Planning Commission Member to: The Lake and Lakeshore Protection Committee**

Hein made a motion to nominate Scott Wurster to the Lake and Lakeshore Protection Committee, seconded by Beckham. **The motion passed unanimously. Wurster accepted the nomination.**

#### 4. APPROVAL OF THE PLANNING COMMISSION RULE OF PROCEDURE

Wurster made a motion, seconded by Feury to approve the Rule of Procedure. **The motion passed unanimously.**

#### G) UNFINISHED BUSINESS

None

#### H) PUBLIC HEARINGS

None

#### I) GOOD AND WELFARE

- **Matters from Board**

None

- **Matters from Board**

None

- **Poll of Commission members available for next regular meeting (February 19, 2026)**

All Board Members present indicated they would be at the February 19<sup>th</sup>, 2026, regular meeting.

- **Growth Policy Meeting with staff and czb, LLC on Land Use Chapter February 4<sup>th</sup>, 2026.**

All Board Members present indicated they would be at the February 4<sup>th</sup>, 2026, Growth Policy Meeting except Hein.

#### J) ADJOURNMENT

Phillips made a motion, seconded by Wurster, to adjourn the meeting at 7:38pm.