

TO: Planning Commission

FROM: Jerry Bohnsack

Applicant: Whitebirch, Inc.

Meeting of September 16, 2025

Rezone – Vacate easements. Subdivision of proposed Zoned properties
NE Quadrant Whitebirch Golf Course.

- A. The NE Quadrant of the Whitefish Golf Course currently hosts holes 7, 8, and 9 and Outlot C of Whitebirch Seven. Abutting the NE Quadrant in Block 5 and Outlot B of Whitebirch seven current zoning of the properties is:
- Golf Course: RC
 - Outlot B: Commercial
 - Outlot C: R-4
 - Block 5: R-4

Whitebirch Inc. is proposing to reconfigure the NE Quadrant of the Whitebirch Golf Course by utilizing the south and west portions of Outlot C for a reroute of holes 7, 8, and 9. This area is proposed to become RC. The area is proposed currently hosts holes 8 and 9 and the East portion of the lot C is proposed to become R-4.

- B. At the time that Whitebirch 7 was platted access to Outlot C was proposed from Shawnee Pass. Since Vacated (1983). Utility and Drainage easements from Osceola Circle to and into Outlot C were included in the Plat.

Whitebirch is reevaluating the access to Outlot C and is considering access from Osceola Circle. Access Option and replat of the area negate the need for the easements. This is the request to Vacate the easements.

- C. With the rerouting of Golf Holes 8 and 9 and the rezoning of the property Whitebirch Inc. has made application for a proposed Subdivision Whitebirch Fairway. Two Lots Subdivision Outlot A and Outlot B (R-4)

Prior to utilizing Outlot A or B the Outlots would need to be re-platted.