



AGENDA
KALISPELL CITY PLANNING BOARD & ZONING COMMISSION
Tuesday, June 8, 2021

The regular meeting of the Kalispell City Planning Board and Zoning Commission will be held on Tuesday, June 8, 2021 beginning at 6:00 p.m. in the Kalispell City Council Chambers, Kalispell City Hall, 201 1st Ave E., Kalispell, MT.

The public may join this meeting in person or via Zoom at the following link:

<https://us02web.zoom.us/j/83996904499?pwd=K1FJN1E1NnZoV2FpQmlCZkpFcVM5dz09>

June 8 Agenda

Documents:

[June 8 Agenda.pdf](#)
[04-13-21 - DRAFT MINUTES.pdf](#)

AGENDA
KALISPELL CITY PLANNING BOARD AND ZONING COMMISSION
TUESDAY, JUNE 8, 2021

The public may join this meeting in person or via Zoom at the following link:
<https://us02web.zoom.us/j/83996904499?pwd=K1FJN1E1NnZoV2FpQmlCZkpFcVM5dz09>

The regular meeting of the Kalispell City Planning Board and Zoning Commission will be held on Tuesday, June 8, 2021 beginning at **6:00 p.m.** in the Kalispell City Council Chambers, Kalispell City Hall, 201 1st Avenue East, Kalispell, Montana.

The Agenda for the meeting will be:

- A. Call to Order and Roll Call
- B. Approval of Minutes of April 13, 2021
- C. Hear the Public – The public may comment on any matter on the agenda or not on the agenda. (Comments are typically held to 3 minutes or less.)
- D. Public Hearing:

The Planning Board will hold a public hearing and take public comments on the agenda items listed below:

1. File #KA-21-02 – A request from Katherine Gates (Mission Impawsible, LLC) for annexation and initial zoning of B-1 (Neighborhood Business) for property located at 100 Ponderosa Lane (Ponderosa Veterinary Hospital), containing approximately 1.48 acres. The request is based on a desire to connect to city sanitary sewer service.
2. File #KCU-21-03 – A request from Tristelle Vu (The Ritz Bar & Salon) for a conditional use permit to allow an accessory casino within the B-4 (Central Business) zone. The property contains an existing bar and will be adding a nail salon in addition to the proposed accessory casino space. The property is located at 110 & 116 Main Street.
3. File #KCU-21-04 – A request from Layne Massie (Edge, LLC) for a conditional use permit to allow a multi-family residential development for property located at 2015 & 2105 Third Avenue East, containing approximately 2.04 acres. The development (Third Avenue East Apartments) would include 48 residential units, parking, and recreational amenities.
4. File #KCU-21-05 – A request from Jason Sharp for a conditional use permit to allow an auto repair business within the B-3 (Core Area Business) zone. The property contains an existing building that was previously used for fleet vehicle maintenance and equipment storage for an internet service company. The property is located at 710 West Montana Street.
5. File #KPP-21-03 – A request from Owl Corporation for major preliminary plat approval for Westview Estates Phases 6 and 7. The property is located within an R-3 (Residential) zoning district, with a total of 34 single-family lots on approximately 15.98 acres of land including the lots, streets, a park area, and other common area. The property is located to the east of Stillwater Road and to the north of Westview Estates Phase 2.
6. Files #KPUD-21-01; and KPP-21-02 – A request from Bison Hill, LLC for the Mountain View Planned Unit Development (“PUD”), which is a Residential PUD overlay on approximately 139 acres of land

abutting the north side of Foy's Lake Road to the west of the Highway 93 Bypass, along with major preliminary plat approval for Phase 1 of the development. The property was previously annexed with a PUD overlay called Willow Creek, which has since expired. This proposal is for a new PUD by a different applicant. The PUD calls for a total of 407 dwelling units (225 single family lots, 16 cottage lots and 166 townhome lots) along with approximately 49.1 acres of open space and park area. The Phase 1 preliminary plat consists of approximately 21.2 acres with 94 lots (5 single family lots and 89 townhome lots), streets and open space.

E. Old Business

F. New Business

G. Adjournment

Next Regular Meeting: Tuesday, July 13, 2021

**KALISPELL CITY PLANNING BOARD & ZONING COMMISSION
MINUTES OF REGULAR MEETING
APRIL 13, 2021**

CALL TO ORDER AND ROLL CALL	The regular meeting of the Kalispell City Planning Board and Zoning Commission was called to order at 6:00 p.m. Board members present were Chad Graham, Doug Kauffman, Rory Young, Joshua Borgardt, George Giavasis and Kurt Vomfell. Ronalee Skees was absent. PJ Sorensen, Jarod Nygren and Rachel Ezell represented the Kalispell Planning Department.
APPROVAL OF MINUTES	Vomfell moved and Giavasis seconded a motion to approve the minutes of the March 9, 2021 meeting of the Kalispell City Planning Board and Zoning Commission.
VOTE BY ACCLAMATION	The motion passed unanimously on a vote of acclamation.
HEAR THE PUBLIC	None.
KCU-21-02 – PATRICK JENTZ CUP	A request from Patrick Jentz for a conditional use permit to allow a second single-family structure on a lot within an RA-1 (Residential Apartment) zone. The property contains an existing single-family home towards the front of the lot with the proposed second home to be placed towards the alley.
STAFF REPORT	PJ Sorensen representing the Kalispell Planning Department reviewed Staff Report #KCU-21-02. Staff recommends that the Kalispell Planning Board adopt staff report #KCU-21-02 as findings of fact and recommend to the Kalispell City Council that the conditional use permit be approved subject to the conditions listed in the staff report.
BOARD DISCUSSION	None
PUBLIC HEARING	Vince Matzke – 480 1 st Ave EN – feels the lot is too small and concerned with increased traffic. Patrick Jentz – 469 1 st Ave EN – applicant, offered to answer any questions.
MOTION	Kauffman moved and Vomfell seconded a motion that the Kalispell City Planning Board and Zoning Commission adopt Staff Report #KCU-21-02 as findings of fact and recommend to the Kalispell City Council that the conditional use permit be approved subject to the conditions listed in the staff report.
BOARD DISCUSSION	Vomfell feels the requirements have been met and is in favor of approval. Graham sees no reason to not approve since it is a permitted use in this zone through the CUP process.
ROLL CALL	Motion passed unanimously on a roll call vote.
KA-21-01 – WOODLAND QWIKSTOP ANNEXATION	A request from Manpreet Singh (Kalispell Properties, LLC) for annexation and initial zoning of B-1 (Neighborhood Business) for property located at 81

	Woodland Park Drive (Woodland Quick Stop), containing approximately 0.53 acres. The request is based on a desire to connect to city sanitary sewer service.
STAFF REPORT	PJ Sorensen representing the Kalispell Planning Department reviewed Staff Report # KA-21-01. Staff recommends that the Kalispell City Planning Board and Zoning Commission adopt Staff Report #KA-21-01 as findings of fact and recommend to the Kalispell City Council that the property be annexed and the zoning for the entire property be city B-1 (Neighborhood Business).
BOARD DISCUSSION	Graham inquired about the sale of bread to feed the ducks at Woodland Park and if that would change if the property were annexed into the city. Sorensen advised that this annexation would have no control over whether the store sells bread or not, however he did point out that there is a city ordinance against feeding the ducks but that is not the responsibility of the store owner to monitor.
PUBLIC HEARING	Kathy Bradley – 538 Linwood Lane– representative for homeowners in the Phillips Addition subdivision – asked about how this annexation may affect this subdivision. Wade Lindsay – 1500 Memory lane – representative for applicant – offered to answer any questions.
MOTION	Vomfell moved and Kauffman seconded a motion that the Kalispell City Planning Board and Zoning Commission adopt Staff Report #KA-21-01 as findings of fact and recommend to the Kalispell City Council that the property be annexed and the zoning for the entire property be city B-1 (Neighborhood Business).
BOARD DISCUSSION	None
ROLL CALL	Motion passed unanimously on a roll call vote.
KZTA-21-01 – DOWNTOWN HISTORIC DISTRICT	A request by the City of Kalispell Planning Department on behalf of the Downtown Business Improvement District for a text amendment to the Kalispell Zoning Ordinance for the creation of a Downtown Historic District Overlay and the addition of the Downtown Historic District Design Standards. The Business Improvement District received a grant from the Montana Department of Commerce Main Street Program in 2020 to establish historic design standards as part of an effort to implement the goals of the Downtown Plan and Growth Policy. Staff, in conjunction with consultant A&E Architects, has drafted the proposal.
STAFF REPORT	Rachell Ezell representing the Kalispell Planning Department reviewed Staff Report # KZTA-21-01. Staff recommends that the Kalispell City Planning Board and Zoning Commission adopt Staff Report #KZTA-21-01 and recommend to the Kalispell City Council that the proposed amendments be adopted as provided in the staff report.
BOARD DISCUSSION	Graham asked if this would affect affordable housing in the area. Ezell advised it may or may not and pointed out that these standards are strictly in the main street historic district.

PUBLIC HEARING	None
MOTION	Vomfell moved and Young seconded a motion that the Kalispell City Planning Board and Zoning Commission adopt Staff Report #KZTA-21-01 and recommend to the Kalispell City Council that the proposed amendments be adopted as provided in the staff report.
BOARD DISCUSSION	Giavasis pointed out a few typos in the building materials and color section. He also noted his concern for murals not being located on front facing side corner facades. He suggested possibly changing that to no more than 15% of one of those facades.
MOTION – AMEND SECTION 4	Giavasis moved and Kauffman seconded a motion to amend section 4, subpoint b of 27.21A.040 to say wall murals shall not be located on more than 15% of the front façade or the side facing façade of a side corner lot and shall not cover, destroy, or materially alter a historically significant architectural element (Section 27.21A.040(2)(c)(5)) of the building or an existing ghost sign.
BOARD DISCUSSION	None
ROLL CALL – ORIGINAL MOTION	Motion passed unanimously on a roll call vote.
ROLL CALL - AMENDED MOTION	Motion failed unanimously on a roll call vote.
OLD BUSINESS	Nygren updated the board on the status of the Kalispell Parkline Trail.
NEW BUSINESS	Nygren updated the board on the upcoming May Work Session.
ADJOURNMENT	The meeting adjourned at approximately 7:08pm.

Chad Graham
President

Kari Barnhart
Recording Secretary

APPROVED as submitted/amended: