

**KALISPELL CITY PLANNING BOARD & ZONING COMMISSION
MINUTES OF REGULAR MEETING
October 8, 2019**

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, Kurt Vomfell, Joshua Borgardt, Rory Young & George Giavasis. Doug Kauffman and Ronalee Skees were absent. Jarod Nygren and Tom Jentz represented the Kalispell Planning Department.
APPROVAL OF MINUTES	Vomfell moved and Young seconded a motion to approve the minutes of the September 20, 2019 meeting of the Kalispell City Planning Board and Zoning Commission.
VOTE BY ACCLAMATION	The motion passed unanimously on a vote of acclamation.
PUBLIC COMMENT	None.
KA-19-03 & KPP-19-03 JAXON RIDGE	File #'s KA-19-03 and KPP-19-03 – Siderius Construction, LLP is requesting permission to annex 3.9-acres into the City of Kalispell with an initial zoning of R-4 and major subdivision approval for a 24-lot townhouse subdivision. The 3.9-acre property will be annexed under the provisions of Sections 7-2-4601 through 7-2-4610, M.C.A., Annexation by Petition. The major subdivision application was reviewed in accordance with Section 28.2.06 of the Kalispell Subdivision Regulations.
STAFF REPORT	<p>Jarod Nygren representing the Kalispell Planning Department reviewed Staff Report #KA-19-03 and #KPP-19-03.</p> <p>Nygren presented the annexation and subdivision requests, including the location of the property, land uses, zoning, growth policy designation and existing city services in the vicinity. Following the presentation, Nygren advised the board that the notice that was sent out to the adjoining landowners on September 27, 2019, however, the notice was not adequate because not all of the adjoining property owners were notified, so another landowner notice will have to be mailed prior to the November 12 Planning Board meeting. He contacted the applicant regarding the issue and they are fine with tabling these applications to the November 12 Planning Board meeting and no special meeting will be needed.</p> <p>Staff recommends that the Kalispell City Planning Board and Zoning Commission open the public hearing and subsequently table staff reports #KA-19-03 and #KPP-19-03 to the November 12 Planning Board Meeting, at which time a proper notice can be mailed to all adjoining property owners where they can be given an opportunity to review the application requests and comment accordingly.</p>
PUBLIC HEARING	Joe Withey – 167 Quincy Loop – concerned with increased traffic.
MOTION (KA-19-03)	Vomfell moved and Young seconded a motion that the Kalispell City Planning Board adopt Staff Report #KA-19-03 as findings of fact and recommend to the Kalispell City Council that the property be annexed and the zoning for the property be City R-4 (Residential).
MOTION (KA-19-03) - TABLED	Vomfell moved and Young seconded a motion that the Kalispell City Planning Board and Zoning Commission table staff report #KA-19-03 to the November 12, 2019 Planning Board meeting so that proper notice can be sent to all the

	adjoining landowners.
ROLL CALL	The motion passed unanimously on a vote of acclamation.
MOTION (KPP-19-03)	Vomfell moved and Giavasis seconded a motion that the Kalispell City Planning Board and Zoning Commission adopt staff report KPP-19-03 as findings of fact and recommend to the Kalispell City Council that the preliminary plat Jaxon Ridge be approved, subject to the conditions listed in the staff report.
MOTION (KPP-19-03) - TABLED	Vomfell moved and Borgardt seconded a motion that the Kalispell City Planning Board and Zoning Commission table staff report #KPP-19-03 to the November 12, 2019 Planning Board meeting so that proper notice can be sent to all the adjoining landowners.
ROLL CALL	The motion passed unanimously on a vote of acclamation.
OLD BUSINESS	None.
NEW BUSINESS	Nygren updated the board on the November 12, 2019 meeting.
ADJOURNMENT	The meeting adjourned at approximately 6:15pm.
NEXT MEETING	The next meeting of the Kalispell Planning Board will be on Tuesday, November 12, 2019 at 6:00 p.m. and is located in the Kalispell City Council Chambers, 201 1 st Ave East.

Chad Graham
President

Kari Hernandez
Recording Secretary

APPROVED as submitted/amended: