

**KALISPELL CITY PLANNING BOARD & ZONING COMMISSION  
MINUTES OF REGULAR MEETING  
May 12, 2020**

<b>CALL TO ORDER AND ROLL CALL</b>	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, Rory Young, Doug Kauffman, Ronalee Skees, George Giavasis and Joshua Borgardt. PJ Sorensen represented the Kalispell Planning Department.
<b>APPROVAL OF MINUTES</b>	Vomfell moved and Kauffman seconded a motion to approve the minutes of the March 10, 2020 meeting of the Kalispell City Planning Board and Zoning Commission.
<b>VOTE BY ACCLAMATION</b>	The motion passed unanimously on a vote of acclamation.
<b>HEAR THE PUBLIC</b>	None.
<b>KA-19-02 – VANDER ARK ANNEXATION</b>	File #KA-19-02 – A request from Matthew Vander Ark to annex a 2.39-acre parcel into the city and zone the land R-3 (Residential) upon annexation. The subject property is currently within the county and zoned county SAG-10. The property is developed with a single-family residence and accessory structure. Water and sanitary sewer service are in the vicinity of the property and upon annexation extensions can be constructed to serve the property. The property is located at 155 Three Mile Drive.
<b>STAFF REPORT</b>	PJ Sorensen representing the Kalispell Planning Department reviewed Staff Report # KA-19-02.  Staff recommends that the Kalispell City Planning Board and Zoning Commission adopt Staff Report #KA-19-02 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 R-3 (Residential).
<b>BOARD DISCUSSION</b>	Young asked that since this annexation would create an island between the city utilities and the parcels behind the subject property would the applicant be required to run the utilities to the very back property line for future connections? Sorensen advised that the applicant has not entered the design phase yet and that will be determined once designs are submitted.
<b>PUBLIC HEARING</b>	None.
<b>MOTION</b>	Kauffman moved and Vomfell seconded a motion that the Kalispell City Planning Board and Zoning Commission adopt Staff Report #KA-19-02 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 R-3 (Residential).
<b>BOARD DISCUSSION</b>	None.
<b>ROLL CALL</b>	Motion passed unanimously on a roll call vote.
<b>BOARD MEMBER SEATED</b>	Rory Young recused himself from #KA-20-01 & #KGPA-20-01 because he is a representative for the applicant.
<b>KA-20-01 &amp; KGPA-20-01 COLTON LEE COMMUNITIES</b>	File #KA-20-01 and #KGPA-20-01 – A request from Colton Lee Communities, LLC, to annex a 3.27-acre parcel into the city with an initial zoning designation of B-2 (General Business) upon annexation. The subject property is currently within the county and zoned county SAG-10. It is undeveloped at this time, although city services are available. The request also includes a growth policy amendment for the property. It is currently designated as Urban Residential and the proposed amendment would change the designation to Commercial. The property is located at 216 Hutton Ranch Road.
<b>STAFF REPORT</b>	<p>PJ Sorensen representing the Kalispell Planning Department reviewed Staff Report #KA-20-01 and #KGPA-20-01.</p> <p>Staff recommends that the Kalispell City Planning Board and Zoning Commission adopt staff report #KGPA-20-01 and recommend to the Kalispell City Council that the Kalispell Growth Policy Future Land Use Map be amended from Urban Residential to Commercial on the entire property.</p> <p>Staff recommends that the Kalispell City Planning Board and Zoning Commission adopt Staff Report #KA-20-01 as findings of fact and recommend to the Kalispell City Council that the subject property be annexed and zoned B-2 (General Business) upon annexation.</p>
<b>BOARD DISCUSSION</b>	Graham asked for clarification on the undeveloped property between the subject property and Stillwater River. Sorensen clarified that the intent of this entry in the staff report was to show that on the other side of the river there is some single family and office use development near the subject property.
<b>PUBLIC HEARING</b>	None
<b>MOTION – KGPA-20-01</b>	Vomfell moved and Kauffman seconded a motion that the Kalispell City Planning Board and Zoning Commission adopt Staff Reports #KGPA-20-01 and recommend to the Kalispell City Council that the Kalispell Growth Policy Future Land Use Map be amended from Urban Residential to Commercial on the entire

	property.
<b>BOARD DISCUSSION</b>	None.
<b>ROLL CALL</b>	Motion passed unanimously on a roll call vote.
<b>MOTION – KA-20-01</b>	Kauffman moved and Vomfell seconded a motion that the Kalispell City Planning Board and Zoning Commission adopt Staff Report #KA-20-01 as findings of fact and recommend to the Kalispell City Council that the subject property be annexed and zoned B-2 (General Business) upon annexation.
<b>BOARD DISCUSSION</b>	None.
<b>ROLL CALL</b>	Motion passed unanimously on a roll call vote.
<b>BOARD MEMBER RE-SEATED</b>	Young re-seated
<b>KA-20-02 – BEHE ANNEXATION</b>	File #KA-20-02 – A request from Connie Behe to annex an approximately 0.5-acre parcel into the city with an initial zoning designation of R-2 (Residential) upon annexation. The subject property is currently within the county and zoned county R-2. The property is developed with a single-family residence. The annexation request is due to an existing septic field for the residence which is failing. City sanitary sewer service is adjacent to the property as the Westside Interceptor sanitary sewer line was recently installed within the Two-Mile Drive right-of-way. The property is located at 1100 Two Mile Drive.
<b>STAFF REPORT</b>	PJ Sorensen representing the Kalispell Planning Department reviewed Staff Report # KA-20-02.  Staff recommends that the Kalispell City Planning Board and Zoning Commission adopt Staff Report #KA-20-02 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 R-2 (Residential).
<b>BOARD DISCUSSION</b>	None.
<b>PUBLIC HEARING</b>	Sorensen read the email from Sara Ebert (attached).
<b>MOTION - ORIGINAL</b>	Vomfell moved and Giavasis seconded a motion that the Kalispell City Planning Board and Zoning Commission adopt staff report #KA-20-02 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 R-2 (Residential).

<b>BOARD DISCUSSION</b>	None.
<b>ROLL CALL</b>	Motion passed unanimously on a roll call vote.
<b>OLD BUSINESS</b>	Nygren updated the board on the status of the Kalispell Trail.
<b>NEW BUSINESS</b>	Nygren updated the board on June agenda and introduced new Planner II, Rachel Ezell.
<b>ADJOURNMENT</b>	The meeting adjourned at approximately 6:31pm.
<b>NEXT MEETING</b>	The next meeting of the Kalispell Planning Board will be on Tuesday, June 9, 2020 at 6:00 p.m. and is in the Kalispell City Council Chambers, 201 1 <sup>st</sup> Ave East.

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Chad Graham  
President

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Kari Hernandez  
Recording Secretary

APPROVED as submitted/amended:

DRAFT