

**KALISPELL CITY PLANNING BOARD & ZONING COMMISSION**  
**MINUTES OF REGULAR MEETING**  
**July 14, 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, George Giavasis and Joshua Borgardt. Doug Kauffman and Ronalee Skees were absent. PJ Sorensen represented the Kalispell Planning Department.
<b>APPROVAL OF MINUTES</b>	Vomfell moved and Giavasis seconded a motion to approve the minutes of the June 9, 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>HOUSING SOLUTIONS LLC</b>	<p>A request by Housing Solutions LLC to hold a public meeting and seek input on a competitive application to be submitted to the Montana Board of Housing for a new affordable senior development called Creekside Commons. The project consists of 24 one-bedroom and 12 two-bedroom units specifically designed for seniors, located at 120 Financial Drive.</p> <p>Alex Burkhalter with Housing Solutions LLC presented information on the proposed housing project. Offered to answer any questions that the board or the public may have.</p>
<b>PUBLIC HEARING</b>	Lisa Sheppard with the Flathead County Agency on Aging spoke in support of this project and provided planning staff with a letter of support (see attached).
<b>BOARD DISCUSSION</b>	Vomfell and Giavasis both said they are happy to see a project like this and feel it is much needed and in a great location.
<b>BOARD MEMBER SEATED</b>	Young recused himself from the next agenda item, as he is a representative for Colton Lee Communities.
<b>KCU-20-04 – COLTON LEE COMMUNITIES</b>	<p>PJ Sorensen representing the Kalispell Planning Department reviewed Staff Report #KCU-20-04.</p> <p>Sorensen presented the project location, surrounding land uses, existing zoning, City services and Growth Policy. Staff informed the board that no written public comments have been received. Staff further recommended that the Kalispell Planning Board adopt staff report #KCU-20-04 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.</p>

<b>BOARD DISCUSSION</b>	Giavasis asked about pedestrian access and crossing at the roundabout. Sorensen discussed pedestrian access along Hutton Ranch Road and potential access to the property to the west. Graham asked about Hutton Ranch design standards. Sorensen explained that this project is separate from that PUD. Vomfell noted his support for the project.
<b>PUBLIC HEARING</b>	Rory Young (Jackola Engineering) represented the applicant. They are happy with the conditions, but would suggest a change in condition 9 related to size of the sewer main.
<b>MOTION (ORIGINAL)</b>	Giavasis moved and Vomfell seconded a motion that the Kalispell City Planning Board and Zoning Commission adopt staff report #KCU-20-04 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.
<b>BOARD DISCUSSION</b>	Giavasis and Vomfell both noted that the project provides a good mixed use. Graham asked about the pipe size. Nygren noted that the existing main is 12 inches, but that the language in the condition could be modified to allow flexibility if Public Works agrees to a smaller size.
<b>MOTION (AMEND COND. #9)</b>	Vomfell moved to amend condition 9 in relevant part to read “ <del>12-inch</del> water and <del>12-inch</del> sewer mains shall be extended to the north property line <u>as agreed by public works.</u> . . .” Graham seconded.
<b>BOARD DISCUSSION</b>	None.
<b>ROLL CALL (AMEND COND. #9)</b>	Motion passed unanimously on a roll call vote.
<b>ROLL CALL (ORIGINAL)</b>	Motion passed unanimously on a roll call vote.
<b>BOARD MEMBER SEATED</b>	Young re-seated after the vote.
<b>KPUD-20-01 &amp; KPP-20-01 STILLWATER CROSSING</b>	PJ Sorensen representing the Kalispell Planning Department reviewed Staff Report #KPUD-20-01 and KPP-20-01.  Sorensen presented the project location, surrounding land uses, existing zoning, proposed zoning, City services and Growth Policy. Staff informed the board that no written public comments have been received. Staff further recommended that the Kalispell Planning Board adopt staff report #KPUD-20-01 and KPP-20-01 as findings of fact and recommend to the Kalispell City Council that the Planned Unit Development, rezoning and preliminary plat be approved subject to the conditions listed in the staff report.
<b>BOARD DISCUSSION</b>	Young asked about the road names and ADA ramps, and whether a CUP was needed for multifamily. Sorensen discussed the

	<p>problem with the road name changing mid block, and that a CUP would not be necessary in a PUD. Graham asked about condition 11 relating to the home designs and layouts, snow storage, parking and curb length. Sorensen noted the layout plan which was recently added, and the exhibit showing a typical street frontage. Borgardt asked about the tight driveways, and further discussion regarded the function of the streets given the size of the lots without alleys.</p>
<b>PUBLIC HEARING</b>	<p>Mike Brodie (WGM) represented the applicant. He commented regarding the separate PUD submittal for the B-1 area, the driveway width, the sewer extension up Stillwater, and the clubhouse spaces backing into the street. Sorensen responded to each comment.</p>
<b>MOTION (PUD)</b>	<p>Vomfell moved and Young seconded a motion that the Kalispell City Planning Board and Zoning Commission adopt staff report #KPUD-20-01 as findings of fact and recommend to the Kalispell City Council that the planned unit development be approved subject to the conditions listed in the staff report.</p>
<b>BOARD DISCUSSION</b>	<p>Giavasis stated that he likes the mixed use, but doesn't want to compromise on the alley requirement. He also thinks the driveway flares could be reduced. Graham agrees on the flares and would prefer alleys, although he understands why they are proposing none. Vomfell feels the same about alleys, but is generally supportive. Borgardt is concerned about the impact of the lot width and lack of alleys.</p>
<b>ROLL CALL</b>	<p>Motion passed 4-1 on a roll call vote (Giavasis voted no).</p>
<b>MOTION (REZONING)</b>	<p>Vomfell moved and Giavasis seconded a motion that the Kalispell City Planning Board and Zoning Commission adopt staff report #KPUD-20-01 as findings of fact and recommend to the Kalispell City Council that the rezoning from R-3/PUD to RA-1/PUD and B-1/PUD be approved.</p>
<b>BOARD DISCUSSION</b>	<p>None</p>
<b>ROLL CALL</b>	<p>Motion passed unanimously on a roll call vote.</p>
<b>MOTION (PRELIMINARY PLAT)</b>	<p>Vomfell moved and Young seconded a motion that the Kalispell City Planning Board and Zoning Commission adopt staff report #KPP-20-01 as findings of fact and recommend to the Kalispell City Council that the preliminary plat be approved subject to the conditions listed in the staff report.</p>
<b>BOARD DISCUSSION</b>	<p>None</p>
<b>ROLL CALL</b>	<p>Motion passed 4-1 on a roll call vote (Giavasis voted no).</p>

<b>OLD BUSINESS</b>	Nygren gave updates on the trail.
<b>NEW BUSINESS</b>	Nygren advised the board of August agenda items. Looking at work session on B-2 setbacks and alleys.
<b>ADJOURNMENT</b>	The meeting adjourned at approximately 7:35pm.

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Chad Graham  
President

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Kari Barnhart  
Recording Secretary

APPROVED as submitted/amended: