

**KALISPELL CITY PLANNING BOARD & ZONING COMMISSION
MINUTES OF REGULAR MEETING
FEBRUARY 8, 2022**

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, Rory Young, George Giavasis, Kurt Vomfell, Joshua Borgardt and Ronalee Skees. Doug Kauffman was absent. PJ Sorensen, Jarod Nygren and Rachel Ezell represented the Kalispell Planning Department. Keith Haskins represented the Kalispell Public Works Department.
APPROVAL OF MINUTES	Giavasis moved and Vomfell seconded a motion to approve the minutes of the January 11, 2022, 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.
KPP-22-01 SILVERBROOK ESTATES PH 3	A request from Silvermont Properties, LLLP, for preliminary plat approval for Silverbrook Estates Phase 3, a major subdivision containing 12 lots (10 residential and 2 commercial) on approximately 22.12 acres including the lots, roads, and open space. The property is located in the northeast portion of Silverbrook Estates.
STAFF REPORT	PJ Sorensen representing the Kalispell Planning Department reviewed Staff Report #KPP-22-01. Staff recommends that the Kalispell City Planning Board and Zoning Commission adopt Staff Report #KPP-22-01 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.
BOARD DISCUSSION	None.
PUBLIC HEARING	None.
MOTION	Vomfell moved and Skees seconded a motion that the Kalispell City Planning Board and Zoning Commission adopt Staff Report #KPP-22-01 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.
BOARD DISCUSSION	None.
ROLL CALL	Motion passed unanimously on a roll call vote.
KPUD-21-05/KPP-21-08/KZC-21-04 SPRING CREEK PARK	A request from GKM Associates, LLC, for a zone change and Planned Unit Development (“PUD”) overlay on approximately 90.87 acres located to the east of West Springcreek Road between Two Mile Drive and Three Mile Drive, as well as and preliminary plat for Phase 1 of the development. The property is currently zoned B-1 (Neighborhood

	<p>Business – about 3.9 acres) and R-3 (Residential – about 87 acres) with a PUD overlay. The proposed zone change would change approximately 25.60 acres of the R-3 to RA-1 (Residential Apartment). It would also realign and expand the B-1 area to approximately 5.82 acres. The existing PUD overlay would be replaced with a new PUD over the entire property. The PUD would include 65 single-family dwellings, 113 townhome/rowhouse dwellings, and 464 multi-family dwelling units, along with 2 commercial lots, park area, and open space. The preliminary plat would cover approximately 40.52 acres in the southeastern portion of the property and include the 65 single-family lots and 95 of the townhome/rowhouse lots, as well as 6.2 acres of open space and 1.52 acres of parkland.</p>
<p>STAFF REPORT</p>	<p>PJ Sorensen representing the Kalispell Planning Department reviewed Staff Report #KPUD-21-05, #KPP-21-08 & #KZC-21-04.</p> <p>Staff recommends that the Kalispell City Planning Board and Zoning Commission adopt Staff Reports #KPUD-21-05, #KPP-21-08 & #KZC-21-04 as findings of fact and recommend to the Kalispell City Council that the PUD, the preliminary plat, and the zone change be approved subject to the conditions listed in the staff report.</p>
<p>BOARD DISCUSSION</p>	<p>Board members and staff discussed the increase in density from 229 units in the existing PUD to 642 units in the new PUD, the new traffic study, the level of service changes on the traffic study at Three Mile and Springcreek, as well as what triggers signal lights, stop signs, speed limit changes, etc.</p> <p>Graham asked staff to clarify the adjoining landowner notification process. Sorensen explained the notification is a state law at 150 feet, but the city does 200 feet as a courtesy.</p>
<p>PUBLIC HEARING</p>	<p>Mike Brodie – 431 1st Ave W – WGM Group – representative for applicant, talked about the project, addressed some of the board members questions and offered to answer any questions.</p> <p>Diane Etter – 301 Aspen Loop – feels the 40-foot height on the row houses is too high and is concerned with too much density.</p> <p>William Etter – 301 Aspen Loop – concerned with traffic increase, both vehicular and pedestrian.</p> <p>Carol Chilton – 235 Camp Crook – concerned with increase in traffic and the impact the increased density will have on our schools.</p> <p>Carol White – 385 Westland Dr – does not agree with the row houses and would like to see ponds and bike paths.</p> <p>Bob Albert – 265 Aspen Loop – does not agree with the request for variance on lot sizes and building height from 35 to 40 feet.</p> <p>Tracy Rickel – 1058 Blue Grouse Dr – owns 12 properties in the area, she is concerned with increased traffic and density.</p>

	<p>Bridget Pellett – 1362 Two Mile Dr – representing numerous homeowners in the area, concerned with density and increased traffic, both vehicular and pedestrian, decrease in wildlife, safety for children entering and exiting school buses. She is also concerned with drainage and how it might affect the wetlands.</p> <p>Mary Gravlee – 545 Triple Creek Dr – concerned with too high of density, losing her view.</p>
MOTION – KZC-21-04	Vomfell moved and Young seconded a motion that the Kalispell Planning Board adopt staff report #KZC-21-04 as findings of fact and recommend to the Kalispell City Council that the zoning for the property be changed from B-1 (Neighborhood Business) and R-3 (Residential) to B-1, R-3, and RA-1 (Residential Apartment), with a PUD overlay.
BOARD DISCUSSION	Board discussed comments regarding zone change and how it fits in the growth policy, the buffer required around the wetlands, storm drainage, traffic impact study and heights of buildings.
ROLL CALL	Motion passed unanimously on a roll call vote.
MOTION – KPUD-21-05	Vomfell moved and Borgardt seconded a motion that the Kalispell Planning Board adopt staff report #KPUD-21-05 as findings of fact and recommend to the Kalispell City Council that the PUD for Spring Creek Park be approved subject to the conditions listed in the staff report.
BOARD DISCUSSION	Board discussed deviation requested to increase height from 35 to 40 feet, they feel the increase is not enough to make an impact on the surrounding neighborhoods.
ROLL CALL	Motion passed unanimously on a roll call vote.
MOTION – KPP-21-08	Vomfell moved and Giavasis seconded a motion that the Kalispell Planning Board adopt staff report #KPP-21-08 as findings of fact and recommend to the Kalispell City Council that the preliminary plat for Spring Creek Park Phase 1 be approved subject to the conditions listed in the staff report.
BOARD DISCUSSION	<p>Giavasis noted that he likes that there is more open space in this proposed PUD than in the existing PUD.</p> <p>Board discussed the fact that the engineers and professionals have expertise in these areas, that we rely on their professional evaluations, and cannot easily discard their judgment just because we might disagree with their conclusions</p>
ROLL CALL	Motion passed unanimously on a roll call vote.
OLD BUSINESS	Staff updated board on recent City Council approvals.
NEW BUSINESS	Staff updated board on the April 12 th Planning Board Agenda and noted the upcoming board terms expiring.

ADJOURNMENT

The meeting adjourned at approximately 8:12pm.

Chad Graham
President

Kari Barnhart
Recording Secretary

APPROVED as submitted/amended:

DRAFT