

AGENDA
KALISPELL CITY PLANNING BOARD AND ZONING COMMISSION
TUESDAY, APRIL 12, 2022

The public can participate in person in the Council Chambers or via videoconferencing.

Register to join the video conference at:

<https://us02web.zoom.us/j/84349303201?pwd=UVE3emRjWnQvS0pzdGJZQnFtUWdqUT09>

Public Comment can also be provided via email to planning@kalispell.com

The regular meeting of the Kalispell City Planning Board and Zoning Commission will be held on Tuesday, April 12, 2022, 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 March 8, 2022
- 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-22-01 – A request from Ryan Koistinen for annexation and initial zoning of RA-1 (Residential Apartment) for property located at 1801 and 1823 5th Avenue East. The proposal involves two properties that will be subject to a boundary line adjustment (Assessors Tracts 8D and 8KA). The applicant owns Tract 8D/1823 5th Avenue East, which is partially in the city. Flathead Electric Cooperative, Inc. owns Tract 8KA, which is also partially in the city. The boundary line adjustment would take approximately 0.256 acres of land from Tract 8KA and add it to Tract 8D. This request would annex the entirety of the expanded Tract 8D into the city with an RA-1 zoning designation, with a total of 0.43 acres to be annexed. The property to be annexed and zoned can be described as A tract of land situated, lying and being in northeast 1/4 of the northwest 1/4 of Section 20, Township 28 North, Range 21 West, P.M., M., City of Kalispell, Flathead County, Montana and being more particularly described as follows: Commencing at the north 1/4 corner of said Section 20; Thence S00°06'49"W, a distance of 27.97 feet to the true Point of Beginning; Thence S00°06'49"W, a distance of 176.47 feet; Thence S76°43'12"W, a distance of 88.75 feet; Thence N13°23'48"W, a distance of 171.63 feet; Thence N76°42'06"E, a distance of 129.97 feet to the Point of Beginning, containing 0.43 acres.
2. File #KZC-22-02 – A request from John Todd to change the current zoning of properties located at 128 and 130 2nd Street East and certain adjoining properties from RA-2 (Residential Apartment/Office) to B-4 (Central Business). The combined properties (other owners include the City of Kalispell and Villa Normandy, LLC) contain approximately 0.44 acres of land and can be described as Lots 1, 2, and the northern 37.5 feet of Lot 3, Block 57 of Kalispell Original Township, according to the map or plat thereof in the Office of the Clerk and Recorder, Flathead County, Montana.
3. Files #KPP-22-03 and KCU-22-01 – A request from Housing Solutions, Inc, for a conditional use permit for a multi-family residential development and major preliminary plat approval for one additional lot within an existing subdivision. The new lot would contain approximately 1.01 acres. The development would include 31 senior housing units which are rent and income restricted, supported by tax credits administered through the Montana Board of Housing. The property is in a B-2 (General Business) zone

at 1203 Highway 2 West (Gateway West Mall) with the project to be located in the northern portion of the property. The property can be described as Lot 1A of Gateway Community Center, according to the map or plat thereof on file and of record in the office of the Clerk and Recorder of Flathead County, Montana, excepting therefrom Parcel A of Glenwood West, according to the map or plat thereof on file and of record in the office of the Clerk and Recorder of Flathead County, Montana.

4. File #KPP-22-04 – A request from Stillwater Corporation for preliminary plat approval for Kalispell North Town Center Phase 5, a major residential subdivision with 37 lots on approximately 10.6 acres in lots, roads, and common area. The property is zoned R-3 (Residential) with a Planned Unit Development overlay. It is located on the east side of Jefferson Boulevard and can be described as Tract 9-A of the Amended Plat of Block 3 of Kalispell North Town Center, Phase 2, located in the southwest quarter of Section 19, Township 29 North, Range 21 West, P.M, City of Kalispell, Flathead County, Montana.

E. Old Business

F. New Business

G. Adjournment

Work Session:

- Farm District
- Noller Truck & RV Center
- Eagle Valley Ranch Addition

Next Regular Meeting: Tuesday, May 10, 2022