

**KALISPELL CITY PLANNING BOARD & ZONING COMMISSION
MINUTES OF REGULAR MEETING
APRIL 12, 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 Doug Kauffman (acting President), Rory Young, Joshua Borgardt, Ronalee Skees, George Giavasis and Kurt Vomfell. Chad Graham was absent. PJ Sorensen and Jarod Nygren represented the Kalispell Planning Department. Keith Haskins represented the Public Works Department.
APPROVAL OF MINUTES	Giavasis moved and Skees seconded a motion to approve the minutes of the March 8, 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.
BOARD MEMBER RECUSED	Young recused himself.
KA-22-01 – KOISTINEN ANNEXATION	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 5 th 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 5 th 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.
STAFF REPORT	PJ Sorensen representing the Kalispell Planning Department reviewed Staff Report #KA-22-01. Staff recommends that the Kalispell City Planning Board and Zoning Commission adopt Staff Report #KA-22-01 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 RA-1 (Residential Apartment)
BOARD DISCUSSION	None.

PUBLIC HEARING	Toby McIntosh – Jackola Engineering – 2250 Hwy 93 South – representative for applicant, offered to answer any questions the board may have.
MOTION – KZC-22-01	Vomfell moved and Giavasis seconded a motion that the Kalispell City Planning Board and Zoning Commission adopt Staff Report #KA-22-01 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 RA-1 (Residential Apartment).
BOARD DISCUSSION	None.
ROLL CALL	Motion passed unanimously on a roll call vote.
BOARD MEMBER RESEATED	Young re-seated.
KZC-22-02 – BLUE DUCK ZONE CHANGE	File #KZC-22-02 – A request from John Todd to change the current zoning of properties located at 128 and 130 2 nd 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.
STAFF REPORT	PJ Sorensen representing the Kalispell Planning Department reviewed Staff Report #KZC-22-02. Staff recommends that the Kalispell City Planning Board and Zoning Commission adopt Staff Report #KZC-22-02 as findings of fact and recommend to the Kalispell City Council that the subject properties currently zoned RA-2 (Residential Apartment/Office) be rezoned to B-4 (Central Business).
BOARD DISCUSSION	Young inquired about any impacts this zone change may have on the city regarding the parking lot. Staff advised that parking is allowed in either zone so there would be no impact.
PUBLIC HEARING	None.
MOTION	Skees moved and Vomfell seconded a motion that the Kalispell City Planning Board and Zoning Commission adopt Staff Report #KZC-22-02 as findings of fact and recommend to the Kalispell City Council that the subject properties currently zoned RA-2 (Residential Apartment/Office) be rezoned to B-4 (Central Business).
BOARD DISCUSSION	None.
ROLL CALL	Motion passed unanimously on a roll call vote.
KPP-22-03 & KCU-22-01 CREEKSIDE COMMONS	Files #KPP-22-03 and KCU-22-01 – A request from Housing Solutions, Inc, for a conditional use permit for a multi-family residential

	<p>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.</p>
STAFF REPORT	<p>PJ Sorensen representing the Kalispell Planning Department reviewed Staff Reports #KPP-22-03 & KCU-22-01.</p> <p>Staff recommends that the Kalispell City Planning Board and Zoning Commission adopt Staff Report #KCU-22-01 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> <p>Staff recommends that the Kalispell City Planning Board and Zoning Commission adopt staff report #KPP-22-03 as findings of fact and recommend to the Kalispell City Council that the preliminary plat for Creekside Commons be approved subject to the conditions listed in the staff report.</p>
BOARD DISCUSSION	<p>Borgardt asked about the access on the south end of the property and who would regulate that. Staff advised that since it is currently one of the main accesses into the parking lot currently it is being maintained so this would not impact that access.</p> <p>Rory inquired about the reduced amount of parking spaces that are called out seeing as this is a multi-family use. Staff advised that under the zoning ordinance since this is a senior housing complex there is only 1 parking space per 2 units required. If the complex ever were to change from senior housing to regular rentals, then more parking would be required.</p>
PUBLIC HEARING	<p>Alex Burkhalter – Housing Solutions – Missoula, MT – applicant for project, briefly explained the tax credits, land use attached to the tax credits and the 45-year deed restriction.</p>
MOTION – KCU-22-01	<p>Vomfell moved and Skees seconded a motion that the Kalispell City Planning Board and Zoning Commission adopt Staff Report #KCU-22-02 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>
BOARD DISCUSSION	<p>Board all agreed that this project is much needed and like to see it happening.</p>

ROLL CALL	Motion passed unanimously on a roll call vote.
MOTION – KPP-22-03	Skees moved and Vomfell seconded a motion that the Kalispell City Planning Board and Zoning Commission adopt Staff Report #KPP-22-03 as findings of fact and recommend to the Kalispell City Council that the preliminary plat for Creekside Commons be approved subject to the conditions listed in the staff report.
BOARD DISCUSSION	None.
ROLL CALL	Motion passed unanimously on a roll call vote.
BOARD MEMBER RECUSED	Young recused himself.
KPP-22-04 KNTC PHASE 5	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.
BOARD DISCUSSION	None.
PUBLIC HEARING	None.
MOTION	Skees moved and Vomfell seconded a motion that the Kalispell City Planning Board and Zoning Commission adopt Staff Report #KPP-22-04 as findings of fact and recommend to the Kalispell City Council that the preliminary plat for Kalispell North Town Center Phase 5 be approved subject to the conditions listed in the staff report.
BOARD DISCUSSION	None.
ROLL CALL	Motion passed unanimously on a roll call vote.
BOARD MEMBER RESEATED	Young re-seated.
OLD BUSINESS	Nygren updated the board on recently approved projects.
NEW BUSINESS	Sorensen announced that this meeting would be Skees last meeting and Kauffman presented her with a certificate. He also updated the board on the May 10 th Planning Board, including a potential zoning text amendment to be proposed by the City relating to the intent of the R-4 zone.
ADJOURNMENT	The meeting adjourned at approximately 6:45pm.

Chad Graham
President

Kari Barnhart
Recording Secretary

APPROVED as submitted/amended:

DRAFT