

AGENDA
KALISPELL CITY PLANNING BOARD AND ZONING COMMISSION
TUESDAY, MAY 10, 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, May 10, 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. Welcome of new members/Election of Officers
- C. Approval of Minutes of April 12, 2022
- D. 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.)
- E. Public Hearing:

The Planning Board will hold a public hearing and take public comments on the agenda items listed below:

1. The planning board will receive public comments regarding the environmental review record for the proposed sewer and water project that will provide city service to the Morning Star Court Community, as required by the Montana Environmental Policy Act (MEPA). Morning Star Court is a cooperatively owned affordable-housing mobile home community, consisting of 41 residential units, located at 1717 South Woodland Drive, Kalispell, MT. The community is proposing to abandon their aged onsite water and wastewater infrastructure and connect to adjacent City of Kalispell services. At the public hearing the proposed project will be explained, including the purpose and proposed area of the project, activities, budget, possible sources of funding, environmental review findings and any costs that may result for local citizens as a result of the project. All interested persons will be given the opportunity to ask questions and express opinions regarding the proposed project and any environmental impacts. Comments may be given verbally at the meeting or submitted in writing prior to May 10, 2022, at 5 p.m. Anyone wanting to review the environmental review record and project impacts or submit questions and comments should contact Jonathan Gass at WGM Group, (406) 728-4611. Copies of the draft environmental record is available at Kalispell City Hall Development Services Department, 201 1st Avenue East, Kalispell, MT 59901 and will also be available at the public meeting.
2. File # KA-22-04 – A request from Morning Star Community, Inc. for annexation and initial zoning of R-4 (Residential) for property located at 1717 South Woodland Drive containing 5.88 acres. The proposal would annex an existing mobile home park to allow for the units to connect to city sanitary sewer, which is located within the South Woodland Drive right-of-way. The property to be annexed and zoned can be described as Lots 23, 24, and the North Half of Lot 9 of Block 1 of Greenacres, according to the map or plat thereof on file and of record in the office of the Clerk and Recorder of Flathead County, Montana.
3. Files #KA-22-01 and KPUD-22-01 – A request from Kelcey and Tawnya Bingham for annexation and initial zoning with a Commercial Planned Unit Development overlay on approximately 37.6 acres of land. The development, called the Farm District, would be a mixed-use development with a focus on an indoor youth athletic and arts facility along with commercial and residential uses. The property is located at the northwest corner of Highway 93 North and Church Drive and can be described as a tract of land situated, lying and being in

the east half of the southeast quarter of Section 12, Township 29 North, Range 22 West, P.M.M, Flathead County, Montana, and more particularly described as follows to wit: Lot 2 of Patterson Tracts, as shown on Certificate of Survey No. 17246 (both records of Flathead County, Montana) and containing 37.635 acres, subject to and together with a 60 foot county road known as Church Drive, subject to and together with all appurtenant easements of record.

4. File #KPUD-22-02 – A request from JCA Management, LLC, for a Commercial Planned Unit Development (“PUD”) overlay on approximately 9.72 acres of land. The property is currently zoned B-2 with a placeholder PUD overlay, which requires a full PUD submittal prior to development. The proposal includes locating a truck and RV Center on the property. The property is located at 3178 Highway 93 South near the intersection of Highway 93 and the Bypass. It can be described as Assessor’s Tract 3C, a tract of land situated, lying and being in the southeast quarter of the southeast quarter of Section 29, Township 28 North, Range 21 West, P.M.M., Flathead County, Montana, shown as Tract 1 of Certificate of Survey 21952 in the office of the Clerk and Recorder, Flathead County, Montana.
5. Files #KA-22-03, KGPA-22-01 and KZC-22-03 – A request from Spartan Holdings for a zone change, growth policy map amendment and annexation and initial zoning of property, to be known as Eagle Valley Ranch Addition on 6.8 acres of land at 3201 U.S. 93 North. The developer of Eagle Valley Ranch PUD has acquired land adjacent their development (Home Outfitters) and neighboring property currently within the County that is being requested to be included in the Eagle Valley Ranch PUD. The application includes a zone change of the existing Home Outfitters building which is City R-2 to the Eagle Valley Ranch PUD, and annexation and initial zoning of surrounding County property from County SAG-10 to the Eagle Valley Ranch PUD. The request would also include a growth policy map amendment from suburban residential to urban mixed use on those properties annexing into the city, allowing for neighborhood commercial uses, similar to the commercial properties within the current Eagle Valley Ranch PUD. The goal of the change is similar to that of the original PUD which is to provide a diverse neighborhood close to existing services and commercial development on the north side of Kalispell and allows for inclusion of properties that are currently segregated from the development. The proposed development is generally situated along Highway 93 south of Ponderosa Residential Subdivision, east of Northern Pines Golf Course and north of the Montana National Guard facilities in the West ½ of Section 19, Township 29 North, Range 21 West, P.M.M., Flathead County, Montana. A more particular legal description can be obtained at the Kalispell Planning office.
6. File KZTA-22-01 – A request from the City of Kalispell for a zoning text amendment amending Section 27.07.010 of the Kalispell Zoning Ordinance. The amendment would change the intent of the R-4 (Residential) zoning district to include areas designated as suburban residential in addition to urban residential on the Kalispell Growth Policy Future Land Use Map.

F. Old Business

G. New Business

H. Adjournment

Work Session:

- Aspen Creek West
- Cottages in Kalispell – This project has been postponed at the applicants request and will be rescheduled for a future date

Next Regular Meeting: Tuesday, June 14, 2022