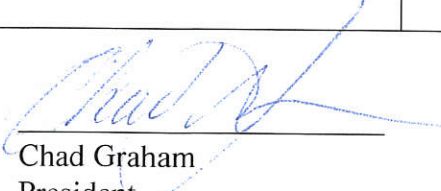


**KALISPELL CITY PLANNING BOARD & ZONING COMMISSION
MINUTES OF REGULAR MEETING
January 8, 2019**

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| 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, Doug Kauffman, Kurt Vomfell, Joshua Borgardt & George Giavasis. Rory Young & Ronalee Skees were absent. Jarod Nygren, Tom Jentz and PJ Sorensen represented the Kalispell Planning Department. |
| APPROVAL OF MINUTES | Kauffman moved and Vomfell seconded a motion to approve the minutes of the December 11, 2018 meeting of the Kalispell City Planning Board and Zoning Commission. |
| VOTE BY ACCLAMATION | The motion passed unanimously on a vote of acclamation. |
| PUBLIC COMMENT | None. |
| KPP-18-10 – EAGLE VALLEY RANCH PHASES 1-3 | A request from Spartan Holdings, LLC for a major subdivision to be known as Eagle Valley Ranch Phases 1-3. The proposed subdivision is located within the Eagle Valley Ranch PUD, which encompasses approximately 99-acres and calls for 225 single-family residential lots, mixed-use office lots, assisted living complex and apartment complex site. The request would subdivide 64-acres of the larger 99-acre Eagle Valley Ranch Development into 18 mixed use office/multi-family lots, 114-single-family residential, common/open space and city streets. |
| STAFF REPORT | <p>Jarod Nygren representing the Kalispell Planning Department reviewed Staff Report #KPP-18-10.</p> <p>Nygren advised that staff would like the board to consider amending condition #12, which requires that a 2-acre utility lot for a water storage facility be dedicated to the city behind lots 106-115 within the common area. Nygren proposed that the board also include language including an area along the highway on the knoll. The amended condition language would provide two areas on the property for the location of an elevated water tank, in accordance with the City of Kalispell Water Facility Plan. This would give the city and developer greater flexibility for where the elevated water storage facility is constructed in the future.</p> <p>Staff recommends that the Kalispell City Planning Board and Zoning Commission adopt staff report #KPP-18-10 as findings of fact and recommend to the Kalispell City Council that the preliminary plat for Eagle Valley Ranch Phases 1-3 be approved, subject to the conditions listed in the staff report.</p> |
| BOARD DISCUSSION | <p>Giavasis inquired about alley access and if the plans were still to include the alleys. Nygren advised that since the new plans do not include townhomes then the alleys would not be required.</p> <p>Vomfell asked how far the pedestrian trail mentioned in condition #21 would be from the highway. Nygren advised it would be approximately 100 feet from the highway.</p> |
| PUBLIC HEARING | Frank Haczewski – 151 Arbour Drive – member of Cowboy Church located at 3171 US Hwy 93 North – concerned with access to and from the church and increased traffic. |

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| | <p>Susan Stark – 318 Ponderosa Lane – inquired about layout of apartments, green space, parking, etc.</p> <p>Jeff Walla – 2250 US Hwy 93 South – Jackola Engineering – representative for applicant – addressed public comment and offered to answer any questions the board may have.</p> |
| MOTION - ORIGINAL | Vomfell moved and Kauffman seconded a motion that the Kalispell City Planning Board and Zoning Commission adopt Staff Report #KPP-18-10 as findings of fact and recommend to the Kalispell City Council that the preliminary plat for Eagle Valley Ranch Phases 1-3 be approved, subject to the conditions listed in the staff report. |
| BOARD DISCUSSION | All board members mentioned they are pleased with the project and mixed use zoning. |
| MOTION – AMENDMENT TO CONDITION #12 | Kauffman moved and Vomfell seconded a motion to amend condition #12 to state the following: As part of final plat of Phase 1, the developer shall provide the City of Kalispell a 2 acre-utility lot that is found to be acceptable by the Kalispell Public Works Director. Two sites have been identified as suitable locations for the water storage facility; a site within the common area behind lots 106-115, and another site locate on the nob adjacent U.S. 93 North, north of Parcel A of COS 6557. The developer shall also provide an easement for a water line extension to the proposed water utility site. |
| ROLL CALL – AMEND #12 | The motion passed unanimously on a roll call vote. |
| ROLL CALL – ORIGINAL MOTION | The motion passed unanimously on a roll call vote. |
| BOARD DISCUSSION | None. |
| ROLL CALL | The motion passed unanimously on a roll call vote. |
| OLD BUSINESS | None. |
| NEW BUSINESS | Nygren updated the board on the February 12 agenda. |
| ADJOURNMENT | The meeting adjourned at approximately 6:45pm. |
| NEXT MEETING | The next meeting of the Kalispell Planning Board will be on Tuesday, February 12, 2019 at 6:00 p.m. and is located in the Kalispell City Council Chambers, 201 1 st Ave East. |


Chad Graham
President


Kari Hernandez
Recording Secretary

APPROVED as submitted/amended: 2-12-2019