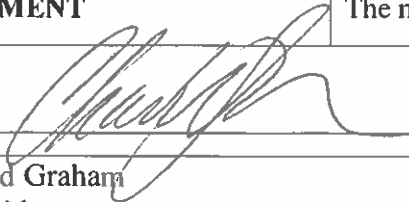



**KALISPELL CITY PLANNING BOARD & ZONING COMMISSION**  
**MINUTES OF REGULAR MEETING**  
**March 9, 2021**

<b>CALL TO ORDER AND ROLL CALL</b>	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, Rory Young, Joshua Borgardt, George Giavasis and Kurt Vomfell. PJ Sorensen and Jarod Nygren represented the Kalispell Planning Department.
<b>APPROVAL OF MINUTES</b>	Giavasis moved and Vomfell seconded a motion to approve the minutes of the January 12, 2021 meeting of the Kalispell City Planning Board and Zoning Commission.
<b>VOTE BY ACCLAMATION</b>	The motion passed unanimously on a vote of acclamation.
<b>HEAR THE PUBLIC</b>	None.
<b>MOTION TO REMOVE AGENDA ITEM #2 (FARMSTEAD)</b>	Kauffman moved and Borgardt seconded a motion to remove files KA-20-04, KPUD-20-03 and KPP-20-05 from the agenda. Per the applicant, due to costs and the inability to get competitive pricing they wish to withdraw at this time.
<b>ROLL CALL</b>	Motion passed unanimously on a roll call vote.
<b>KPP-21-01 – RE-SUBDIVISION OF NORTHLAND LOT 52</b>	A request from Kalispell Public Schools Student Built Homes, LLC for major preliminary plat approval for the Re-subdivision of Lot 52 Northland Subdivision Phase 2, with a total of 2 lots on approximately 0.42 acres of land. The property is located within an R-3 (Residential) zoning district with a Planned Unit Development overlay and contains one house under construction. This subdivision would create another buildable lot on the west side of the existing lot.
<b>STAFF REPORT</b>	PJ Sorensen representing the Kalispell Planning Department reviewed Staff Report #KPP-21-01. Staff recommends that the Kalispell City Planning Board and Zoning Commission adopt Staff Report #KPP-21-01 as findings of fact and recommend to the Kalispell City Council that the preliminary plat for Re-subdivision of Northland Subdivision Phase 2 Lot 52 be approved subject to the conditions listed in the staff report.
<b>BOARD DISCUSSION</b>	None
<b>PUBLIC HEARING</b>	Rick Breckenridge – 2302 Hwy 2 E #6 – representative for applicant, gave brief background on project and offered to answer any questions from the board.
<b>MOTION</b>	Vomfell moved and Kauffman seconded a motion that the Kalispell City Planning Board and Zoning Commission adopt Staff Report #KPP-21-01 as findings of fact and recommend to the Kalispell City Council that the preliminary plat for Re-subdivision of Northland Subdivision Phase 2 Lot 52 be approved subject to the conditions listed in the staff report.

<b>BOARD DISCUSSION</b>	None
<b>ROLL CALL</b>	Motion passed unanimously on a roll call vote.
<b>BOARD MEMBER SEATED</b>	Chad Graham recused himself because he has business relations with one of the adjoining property owners. Doug Kauffman took over as chair for KGPA-21-01.
<b>KGPA-21-01 – GROWTH POLICY MAP AMENDMENT (AIRPORT RD)</b>	File # KGPA-21-01 – A request from the Kalispell City Planning Department to amend the Kalispell Growth Policy Future Land Use Map. The growth policy amendment would change the future land use designation shown on the Kalispell Growth Policy Future Land Use Map from (a) “Industrial” to “Urban Residential” on approximately 2.2 acres on the west side of Airport Road north of Ashley Creek for Tract 1AA in S19 T28N R21W and Lots 1 and 2 of the Re-subdivision of Guest Addition; (b) “Urban Residential” to “Public” on approximately 25 acres on the east side of Airport Road for Tract 6L in S20 T28N R21W and Tract 13 in S29 T28N R21W, owned by School District 5; (c) “Industrial” to “Urban Residential” on approximately 21 acres of land to the west of the intersection of Airport Road and Cemetery Road for Tract 2 in S19 T28N R21W and a portion of Tract 1 in S30 T28N R21W; and (d) approximately 28 acres designated as “Industrial” (1.8 acres), “Suburban Residential” (3.9 acres) and “Urban Residential” (22.4 acres) to “Neighborhood Commercial” (16 acres) and “High Density Residential” (12 acres), located on land surrounding the intersections of Airport Road with both Cemetery Road and the Highway 93 Bypass.
<b>STAFF REPORT</b>	PJ Sorensen representing the Kalispell Planning Department reviewed Staff Report # KGPA-21-01.  Staff recommends that the Kalispell City Planning Board and Zoning Commission adopt Staff Report #KGPA-21-01 as findings of fact and recommend to the Kalispell City Council that the Kalispell Growth Policy Future Land Use Map be amended as detailed in the staff report.
<b>BOARD DISCUSSION</b>	None
<b>PUBLIC HEARING</b>	None
<b>MOTION</b>	Vomfell moved and Young seconded a motion that the Kalispell City Planning Board and Zoning Commission adopt Staff Report #KGPA-21-01 and Resolution KGPA-21-01 as findings of fact and recommend to the Kalispell City Council that the Kalispell Growth Policy Future Land Use Map be amended as detailed in the staff report.
<b>BOARD DISCUSSION</b>	None
<b>ROLL CALL</b>	Motion passed unanimously on a roll call vote.
<b>BOARD MEMBER RE-SEATED</b>	Chad Graham re-seated.
<b>OLD BUSINESS</b>	Nygren gave the board some clarification on the Farmstead withdrawal and an update on the trail.

<b>NEW BUSINESS</b>	Nygren updated the board on the February 9 <sup>th</sup> agenda
<b>ADJOURNMENT</b>	The meeting adjourned at approximately 6:26pm.

  
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Chad Graham  
President  
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Kari Barnhart  
Recording Secretary

APPROVED as submitted/amended: 4/13/21