



**KALISPELL CITY PLANNING BOARD & ZONING COMMISSION**  
**MINUTES OF REGULAR MEETING**  
**July 09, 2019**


<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, Kurt Vomfell, Joshua Borgardt, Rory Young, George Giavasis & Ronalee Skees. Tom Jentz represented the Kalispell Planning Department.
<b>APPROVAL OF MINUTES</b>	Kauffman moved and Skees seconded a motion to approve the minutes of the May 14 <sup>th</sup> & May 22 <sup>nd</sup> , 2019 meetings of the Kalispell City Planning Board and Zoning Commission.
<b>VOTE BY ACCLAMATION</b>	The motion passed unanimously on a vote of acclamation.
<b>PUBLIC COMMENT</b>	None.
<b>KCU-19-03 – WOODLAND APARTMENTS CONDITIONAL USE PERMIT</b>	File # KCU-19-03 – A request from Woodland Apartments, LLC for a conditional use permit for multi-family apartments with the B-1 (Neighborhood Commercial) Zoning District.
<b>STAFF REPORT</b>	Jarod Nygren representing the Kalispell Planning Department reviewed Staff Report #KCU-19-03.  Staff recommends that the Kalispell City Planning Board and Zoning Commission adopt staff report #KCU-19-03 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.
<b>BOARD DISCUSSION</b>	Board discussed layout of the site and location of the trash bins, parking, sidewalks and buffers. Young inquired about the partial alley on the east side of the property and whom it belongs to. Staff advised it currently belongs to the county.
<b>PUBLIC HEARING</b>	Mary McLoy – 525 Shady Glen Dr. – opposed to proposed trash location, feels it is too close to her property and his concerned about the smell. Randy Davis – 529 Shady Glen Dr. – concerned with additional traffic. Chris McLoy – 525 Shady Glen Dr. – opposed to trash location and additional traffic. Shane Komenda – 533 Shady Glen Dr. – concerned with additional traffic in regards to pedestrian safety. Brian Topp – 1496 Whalebone Dr. – family friend of the McLoy’s, spends a lot of time at their home, and is concerned with additional traffic. Denise Stone – 529 Shady Glen Dr. – concerned with safety of children with increased traffic.
<b>MOTION (ORIGINAL)</b>	Vomfell moved and Skees seconded a motion that the Kalispell City Planning Board and Zoning Commission adopt staff report #KCU-19-03 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.
<b>BOARD DISCUSSION</b>	Board discussed the possibility of screening or shielding the trash enclosures. Staff advised the board that it is within their purview to add a condition to require that the trash enclosures be enclosed to screen from the neighbor directly to the east. Borgardt inquired about the partial alley that is owned by the county and if it would help with the trash location if it was annexed into the city. Staff advised that the owners could petition to have it abandoned if they so choose.

<b>MOTION (ADD COND. #13)</b>	Skees moved and Graham seconded a motion to add condition #13 to require that the applicant completely enclose the trash containers to include walls, doors and a roof.
<b>BOARD DISCUSSION</b>	None.
<b>ROLL CALL (ADD COND. #13)</b>	The motion passed 6-1 on a roll call vote. Rory Young is opposed to adding the condition.
<b>ROLL CALL (ORIGINAL)</b>	The motion passed unanimously on a roll call vote.
<b>OLD BUSINESS</b>	None.
<b>NEW BUSINESS</b>	Jentz updated the board on the August 13 agenda.
<b>ADJOURNMENT</b>	The meeting adjourned at approximately 7:25pm.
<b>NEXT MEETING</b>	The next meeting of the Kalispell Planning Board will be on Tuesday, August 13, 2019 at 6:00 p.m. and is located in the Kalispell City Council Chambers, 201 1 <sup>st</sup> Ave East.

 (ACTING PRESIDENT)  
 Chad Graham  
 President

  
 Kari Hernandez  
 Recording Secretary

APPROVED as submitted/amended:

  
 July 9, 2019  
 Aug 13