

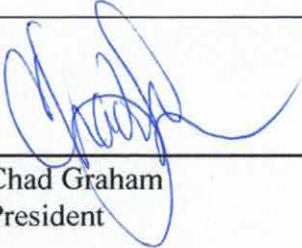
KALISPELL CITY PLANNING BOARD & ZONING COMMISSION
MINUTES OF REGULAR MEETING
May 8, 2018

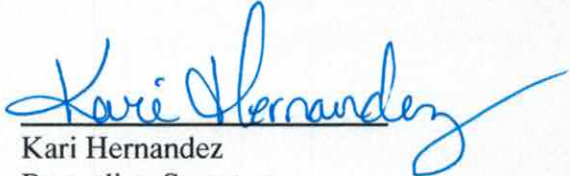
CALL TO ORDER AND ROLL CALL	The regular meeting of the Kalispell City Planning Board and Zoning Commission was called to order at 6:00 p.m. Board members present were: Chad Graham, George Giavasis, Rory Young, Kurt Vomfell, and Joshua Borgardt. Doug Kaufmann & Ronalee Skees were absent. Tom Jentz, Jarod Nygren and PJ Sorensen represented the Kalispell Planning Department.
APPROVAL OF MINUTES	Giavasis moved and Young seconded a motion to approve the minutes of the April 10, 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.
BOARD MEMBER SEATED	Young recused himself from the School District 5 agency exemptions because he is one of the representatives for the applicant.
AGENCY EXEMPTIONS – SCHOOL DISTRICT 5	<p>Under Section 76-2-402, MCA, an entity of state or local government can declare itself exempt from some or all of the provisions of local zoning regulations. Once an agency makes that declaration, the City is responsible for receiving comments on the project. The City typically sends out a public notice like it does in any other application and sets a time to hold a meeting that provides a public forum. Neither the Board nor the City make any decision or recommendation and there is no further action taken or required at or after the meeting. The meeting is for the sole purpose of hearing public comment on the matter. Those comments are provided to the School District for them to consider, but they are not under any legal obligation to take any further steps.</p> <p>In this situation, School District 5 has submitted agency exemptions for seven (7) projects:</p> <p>Linderman School – 124 3rd Avenue East. The plan includes interior remodeling to create more classroom space.</p> <p>Edgerton School – 1400 Whitefish Stage Road. The plan includes a first floor addition near the existing entry for additional office space.</p> <p>Russell School – 227 West Nevada. The plan includes the addition of a new gymnasium adjacent to the old gymnasium, and remodeling of the existing gym space.</p> <p>Hedges School – 827 4th Avenue East. The plan includes an addition at the rear of the building and interior remodeling.</p> <p>Peterson School – 1110 2nd Street West. The plan includes a new gymnasium on the east end of the building and remodel work at the existing entry.</p> <p>Elrod School – 412 3rd Avenue West. The plan includes a new gymnasium adjacent to the existing gymnasium, and interior remodeling of the existing gym.</p> <p>Flathead High School – 644 4th Avenue West. The plan includes the addition of classrooms and gym space on the west side of the building.</p>

STAFF REPORT	PJ Sorensen briefly covered what an agency exemption entails for the board and how to proceed with discussion and public comment.
LINDERMAN SCHOOL – PUBLIC COMMENT	Rory Young – Jackola Engineering, 2250 Hwy 93 S – representing applicant; reviewed project briefly for the board and offered to answer any questions.
EDGERTON SCHOOL – PUBLIC COMMENT	David Mitchel – CTA, 2 Main St, Ste. 205 – representing applicant; reviewed project briefly for the board and offered to answer any questions.
RUSSELL SCHOOL – PUBLIC COMMENT	David Mitchel – CTA, 2 Main St, Ste. 205 – representing applicant; reviewed project briefly for the board and offered to answer any questions.
HEDGES SCHOOL – PUBLIC COMMENT	David Mitchel – CTA, 2 Main St, Ste. 205 – representing applicant; reviewed project briefly for the board and offered to answer any questions.
PETERSON SCHOOL – PUBLIC COMMENT	David Mitchel – CTA, 2 Main St, Ste. 205 – representing applicant; reviewed project briefly for the board and offered to answer any questions.
ELROD SCHOOL – PUBLIC COMMENT	David Mitchel – CTA, 2 Main St, Ste. 205 – representing applicant; reviewed project briefly for the board and offered to answer any questions.
FLATHEAD HIGH SCHOOL – PUBLIC COMMENT	Eric Enz – Axiam Builders, PO Box 8615 – representing applicant; reviewed project briefly for the board and offered to answer any questions.
BOARD PRESIDENT CLOSED HEARING	Chad Graham closed public hearing.
BOARD MEMBER SEATED	Young returned to his seat.
WATERS CUP	A request from SA Properties, LLC for a conditional use permit for a heating, ventilation and air conditioning (HVAC) business within the B-3 Zoning District. HVAC businesses are permitted within the B-3 Zoning District provided a conditional use permit is obtained per 27.14A.030 of the Kalispell Zoning Ordinance.
STAFF REPORT	Jarod Nygren, representing the Kalispell Planning Department reviewed Staff Report #KCU-18-01. Nygren went over the project including the zoning, existing land uses and conditions of approval. Staff recommends that the Kalispell City Planning Board adopt staff report #KCU-18-01 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.
BOARD DISCUSSION	Vomfell asked about type of fencing applicant would be using. Nygren responded that it will be decided once it goes through architectural review. Giavasis questioned staff on how they feel it fits into the vision for this area as it redevelops with the trail, etc. Nygren advised that with the improvements the owner will be making and with the conditions in the staff report that it will be compatible and a significant improvement over what is there currently..
PUBLIC HEARING	Mike Merchant – 288 4 th Ave EN; is concerned with what Center St will look like as the city develops the trails and whether or not it is a good fit. Jeremy Waters – 17 Trillium Way – applicant; commented that he bought this property because they are excited for the new trail and wanted to come in and be a part of the vision the city has planned for the area. He feels this is just a stepping stone right now and that they want to continue with the city's proposed planning.

	Mike Brodie – 816 1 st Ave W; does not feel this would not be a good fit for the future of the area.
MOTION	Vomfell moved and Young seconded a motion that the Kalispell City Planning Board and Zoning Commission adopt Staff Report #KCU-18-01 as findings of fact and recommend to the Kalispell City Council that the conditional use permit be approved.
BOARD DISCUSSION	Giavasis feels the after listening to what the applicant has in mind for this property and that he is excited to move forward with the city's vision he is more comfortable with the use requested. Jentz added that we are in a slow transition and this is a part of the process, land owners coming in and improving the properties and grasping the city's vision early on.
ROLL CALL	The motion passed unanimously on a roll call vote.
MEADOWS EDGE – ANNEXATION, PUD AND PRELIMINARY PLAT	Meadows Edge, LLC is requesting permission to annex a 112-acre property into the city. Upon annexation the applicant is requesting a R-3 and B-1 Zones with a Residential Mixed Use Planned Unit Development (PUD) zoning overlay and major subdivision approval for a 92-lot residential subdivision on 22-acres. The development will consist of 5.7-acres of mixed commercial use at the intersection of Three Mile Drive and W. Springcreek, 171 single-family units, 50 two-family units, 21 three-family units and 80 four-family units for a total of 322 dwelling units, parkland, open space and wetland conservation. The property is undeveloped tract land located at the northwest corner of the intersection of Three Mile Drive and W. Springcreek/Farm to Market.
STAFF REPORT	<p>Jarod Nygren, representing the Kalispell Planning Department reviewed Staff Report #KA-18-04, KPUD-18-02 & KPP-18-05.</p> <p>Nygren presented the proposed project including the zoning, growth policy, conditions and layout. Staff recommends that the Kalispell City Planning Board adopt staff reports #KA-18-04, KPUD-18-02 & KPP-18-05 as findings of fact and recommend to the Kalispell City Council that the annexation, planned unit development and preliminary plat be approved subject to the conditions in the staff report.</p>
BOARD DISCUSSION	Graham asked if the land to the west is owned by the same people. Nygren advised no, there are 2 separate landowners to the west. Graham also asked if the city is allowed to collect impact fees from schools. Nygren responded no, state law prohibits it. Vomfell asked whether there was regulated low income for this development. Nygren advised that the owners will sale at market price, there will be no income requirements to live in the subdivision; however, Nygren noted that the developer intends to have residences that meet a lower income threshold which is why the development includes two, three, and four family attached units. Borgardt asked staff to speak in regards to the 14 acres of wetlands located at the north of the property. Nygren advised it will remain wetlands and that there is an additional 100ft setback adjacent the wetland. Jentz went on to say that the wetlands will provide a corridor for the wild life and provides valuable habitat for them.
PUBLIC HEARING	<p>Bruce Lutz – WGM, 431 1st Ave W – representing applicant; went over the vision of the subdivision and what the owners are developing. They want to create a diverse area. Offered to answer any questions the board may have.</p> <p>Jason McDonald – 1088 N Meridian – project manager; addressed the question in regards to affordable housing. They are trying to create a place that multiple people can afford which is why they are offering more than just single family residences. Also advised that the owners are being very careful not to disturb</p>

	<p>the wetlands and to keep a place for the wildlife to live and pass through.</p> <p>Kristen Heck – 985 Three Mile Dr; spoke to the board about the agreements that they and the owners have made in regards to protecting their farmland around the subdivision. They are satisfied with the agreement and although they will be sad to see the wildlife move on and the open land go away but they understand that growth is necessary.</p>
MOTION ANNEXATION (KA-18-04)	Vomfell moved and Giavasis seconded a motion that the Kalispell City Planning Board and Zoning Commission adopt Staff Report #KA-18-04 as findings of fact and recommend to the Kalispell City Council that the property be annexed and the initial zoning for this property upon annexation be R-3/PUD and B-1/PUD.
BOARD DISCUSSION	None.
ROLL CALL	The motion passed unanimously on a roll call vote.
MOTION PUD (KPUD-18-02)	Vomfell moved and Giavasis seconded a motion that the Kalispell City Planning Board and Zoning Commission adopt staff report #KPUD-18-02 as findings of fact and recommend to the Kalispell City Council that the PUD for Meadows Edge be approved subject to the conditions listed in the staff report.
BOARD DISCUSSION	None.
ROLL CALL	The motion passed unanimously on a roll call vote.
MOTION PRELIMINARY PLAT (KPP-18-02)	Vomfell moved and Giavasis seconded a motion that the Kalispell City Planning Board and Zoning Commission adopt staff report KPP-18-05 as findings of fact and recommend to the Kalispell City Council that the preliminary plat for Meadows Edge be approved, subject to the conditions listed in the staff report.
BOARD DISCUSSION	Giavasis
ROLL CALL	The motion passed unanimously on a roll call vote.
OLD BUSINESS	Nygren briefed the planning board about the City Council meeting held on May 7. Jentz provided update on the Glacier Rail Park and Kalispell Trail.
NEW BUSINESS	Graham introduced new board member Joshua Borgardt.
ADJOURNMENT	The meeting was adjourned at approximately 7:40pm.
NEXT MEETING	The next meeting of the Kalispell Planning Board will be held on Tuesday, June 12, 2018 at 6:00 p.m. and located in the Kalispell City Council Chambers, 201 1 st Ave East.


 Chad Graham
 President


 Kari Hernandez
 Recording Secretary

APPROVED as submitted/amended: 7-10-2018