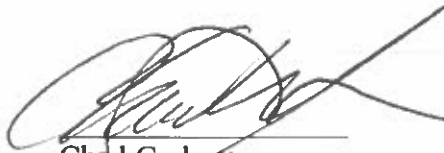


**KALISPELL CITY PLANNING BOARD & ZONING COMMISSION
MINUTES OF REGULAR MEETING
JANUARY 11, 2022**

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, Rory Young, George Giavasis, Kurt Vomfell, Joshua Borgardt and Ronalee Skees. PJ Sorensen, Jarod Nygren and Rachel Ezell represented the Kalispell Planning Department. Keith Haskins represented the Kalispell Public Works Department.
APPROVAL OF MINUTES	Giavasis moved and Vomfell seconded a motion to approve the minutes of the November 9, 2021, meeting of the Kalispell City Planning Board and Zoning Commission.
VOTE BY ACCLAMATION	The motion passed unanimously on a vote of acclamation.
HEAR THE PUBLIC	None.
KCU-21-09 KM SPEAKEASY	A request from Bergen, LLC for a conditional use permit to allow an accessory casino within a proposed bar to be located in the basement of the KM Building located at 29 3 rd Street East. The property is located in the B-4 (Central Business) zone and can be described as Lots 1-12, Block 56 of the Kalispell Original Townsite, according to the map or plat thereof on file and of record in the Office of the Clerk and Recorder of Flathead County, Montana.
STAFF REPORT	PJ Sorensen representing the Kalispell Planning Department reviewed Staff Report #KCU-21-09. Staff recommends that the Kalispell City Planning Board and Zoning Commission adopt Staff Report #KCU-21-09 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	None.
PUBLIC HEARING	None.
MOTION	Kauffman moved and Skees seconded a motion that the Kalispell City Planning Board and Zoning Commission adopt Staff Report #KCU-21-09 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	None.
ROLL CALL	Motion passed unanimously on a roll call vote.
KCU-21-12 FAIRBRIDGE INN	A request from Fortify Holdings, LLC, for a conditional use permit to allow the conversion of an existing hotel (Fairbridge Inn/Outlaw Convention Center) into a multi-family residential dwelling containing up to 250 studio units. The project will involve renovation of all rooms,

	including upgrades to address building/fire code issues. Also included are site improvements to the parking area and upgraded recreational amenities.
STAFF REPORT	PJ Sorensen representing the Kalispell Planning Department reviewed Staff Report #KCU-21-12. Staff recommends that the Kalispell City Planning Board and Zoning Commission adopt Staff Report #KCU-21-12 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	Young asked for clarification regarding the differences in hotel use and multi-family use. There are units currently be rented for 30 days at a time which is not typical of a hotel use. Young also asked how the convention area and restaurant fit into the CUP if the use is being changed to multi-family. Sorensen advised that those areas are not apart of this CUP, the applicant plans on creating shell tenant spaces and under the current zoning of B-2 the applicant would be allowed to use them as commercial spaces. Vomfell asked about how parking requirements can be figured out if they don't know what businesses are going in. Sorensen advised the existing parking is grandfathered in but will be looked at once they submit for a building permit.
PUBLIC HEARING	Cameron Wagar – Fortify Holdings, LLC – 732 NW 19 th Ave, Portland, OR (applicant) – gave a description of their company and what they do as well as what this project entails and offered to answer any questions the board may have.
MOTION	Vomfell moved and Skees seconded a motion that the Kalispell Planning Board adopt staff report #KCU-21-12 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	Board discussed their excitement for the project.
ROLL CALL	Motion passed unanimously on a roll call vote.
OLD BUSINESS	Staff updated board on recent City Council approvals.
NEW BUSINESS	Staff updated board on the February 8 th Planning Board Agenda.
ADJOURNMENT	The meeting adjourned at approximately 6:37pm.



Chad Graham
President



Kari Barnhart
Recording Secretary

APPROVED as submitted/amended: 2/8/22