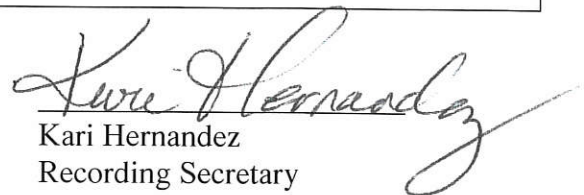


**KALISPELL CITY PLANNING BOARD & ZONING COMMISSION
MINUTES OF REGULAR MEETING
February 12, 2019**

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, Rory Young & George Giavasis. Ronalee Skees was absent. Jarod Nygren, Tom Jentz and PJ Sorensen represented the Kalispell Planning Department.
APPROVAL OF MINUTES	Young moved and Giavasis seconded a motion to approve the minutes of the January 8, 2019 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; he is a representative for the Husky/Glenwood Apartments application.
KCU-18-05 GLENWOOD APARTMENTS CONDITIONAL USE PERMIT	A request from Husky Partners, LLC for a conditional use permit for multi-family apartments within the B-2 (General Business) Zoning District. The multi-family project would include five (5) buildings with twenty four (24) units each for a total of one hundred twenty (120) units.
STAFF REPORT	Jarod Nygren representing the Kalispell Planning Department reviewed Staff Report #KCU-18-05. Staff reviewed the application including the zoning, growth policy, site layout, elevations, land uses, traffic circulation and pedestrian connectivity. Staff recommends that the Kalispell City Planning Board and Zoning Commission adopt staff report #KCU-18-05 as findings of fact and recommend to the Kalispell City Council that the conditional use permit be approved subject to the conditions in the staff report.
BOARD DISCUSSION	Board discussed fencing and/or buffer between the Gateway Mall and the apartment complex, connections to the downtown via the bike path and parking issues, if any, for the mall once the apartments were completed. There was also brief discussion regarding the parking lot layout.
PUBLIC HEARING	Rosemary Higham – 76 Hawthorn West – concerned with increased traffic on Two Mile Dr. Sherry Stevens – 1203 US Hwy 2 – is in favor of the project and likes that it will bring more housing to the valley.
MOTION	Kauffman moved and Vomfell seconded a motion that the Kalispell City Planning Board and Zoning Commission adopt Staff Report #KCU-18-05 as findings of fact and recommend to the Kalispell City Council that the conditional use permit be approved subject to the conditions in the staff report.
BOARD DISCUSSION	Board discussed the value of the project and feels it will blend in well with the area, as it provides needed housing and is a good infill project.
ROLL CALL	The motion passed unanimously on a roll call vote.
BOARD MEMBER RE-SEATED	Young re-seated.

KZTA-19-01 ZONING ORDINANCE TEXT UPDATE	Zoning Ordinance Text Update - A request from the City of Kalispell for a series of updates to the zoning ordinance. Every few years, the City initiates a set of text amendments to clean-up areas of the ordinance that need additional clarification or to adopt general provisions that are needed to keep the ordinance operating in an effective, user-friendly manner. The Board held a work session on the proposed amendments at the previous meeting.
STAFF REPORT	PJ Sorensen representing the Kalispell Planning Department reviewed Staff Report #KZTA-19-01. Staff went through the proposed text amendments individually, explaining to the board the impacts of each proposed change. Staff recommends that the Kalispell City Planning Board and Zoning Commission adopt the findings in staff report #KZTA-19-01 and recommend to the Kalispell City Council that the proposed amendments be adopted as provided herein.
BOARD DISCUSSION	Board asked clarification questions of staff as report was read.
PUBLIC HEARING	None.
MOTION	Giavasis moved and Vomfell seconded a motion that the Kalispell City Planning Board and Zoning Commission adopt Staff Report #KZTA-19-01 as findings of fact and recommend to the Kalispell City Council that the proposed amendments be adopted as provided herein.
BOARD DISCUSSION	None.
ROLL CALL	The motion passed unanimously on a roll call vote.
OLD BUSINESS	Nygren updated the board on the Eagle Valley ranch preliminary plat, which had been approved by the council.
NEW BUSINESS	Nygren updated the board on Agenda items for March 12, 2019 meeting. Graham advised he would not be present at the March 12, 2019 meeting.
ADJOURNMENT	The meeting adjourned at approximately 7:03pm.
NEXT MEETING	The next meeting of the Kalispell Planning Board will be on Tuesday, March 12, 2019 at 6:00 p.m. and is located in the Kalispell City Council Chambers, 201 1 st Ave East.


Doug Kauffman
Vice President


Kari Hernandez
Recording Secretary

APPROVED as submitted/amended: 3/12/2019