

**KALISPELL CITY PLANNING BOARD & ZONING COMMISSION  
MINUTES OF REGULAR MEETING  
MARCH 8, 2022**

<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, Rory Young, Joshua Borgardt, Ronalee Skees and Doug Kauffman. George Giavasis and Kurt Vomfell were absent. PJ Sorensen, Jarod Nygren and Rachel Ezell represented the Kalispell Planning Department.
<b>APPROVAL OF MINUTES</b>	Skees moved and Kauffman seconded a motion to approve the minutes of the February 8, 2022, 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>BOARD MEMBER SEATED</b>	Kauffman recused himself.
<b>KZC-22-01 &amp; KPP-22-01 QUAIL MEADOWS</b>	A request from Quail Meadows, LLC, for a zoning map amendment and preliminary plat approval for Quail Meadows Subdivision, a major subdivision containing 39 single-family lots on approximately 10.01 acres including the lots, roads, and open space. The zoning map amendment request would change the zoning from R-2 (Residential) to R-3 (Residential). The property is located at 155 Tronstad Road and can be described as a tract of land located in Government Lot 3, Section 18, Township 29 North, Range 21 West, P.M.M., City of Kalispell, Flathead County, Montana, and being more particularly described as Parcel 3 of Certificate of Survey 1500, Records of Flathead County, Montana (Assessors Tracts 4CC and 4BA). A full metes and bounds description is available upon request.
<b>STAFF REPORT</b>	<p>PJ Sorensen representing the Kalispell Planning Department reviewed Staff Report #KZC-22-01 &amp; #KPP-22-01.</p> <p>Staff recommends that the Kalispell City Planning Board and Zoning Commission adopt Staff Report #KZC-22-01 &amp; #KPP-22-01 as findings of fact and recommend to the Kalispell City Council that the subject properties currently zoned R-2 (Residential) be rezoned to R-3 (Residential) and that the preliminary plat for Quail Meadows be approved subject to the conditions listed in the staff report.</p>
<b>BOARD DISCUSSION</b>	Young asked for clarification regarding the conditions relating to water and sewer.
<b>PUBLIC HEARING</b>	<p>Doug Peppmeier – 450 Corporate Dr, TD&amp;H engineering, representative for applicant – noted that they have gone through the public comment and offered to answer any questions the board may have.</p> <p>Dan Munzing – 213 Tronstad Rd – noted that his comments represent his feelings as well as neighbor Tom Osbourne who resides at 67</p>

	<p>Tronstad Dr. Concerns are with increased traffic on Tronstad as well as the increase in traffic at the intersection of Tronstad and Hwy 93. They also have concerns with the water quality.</p> <p>Colby Shaw – 89 Tronstad Rd – Concerned with increase in traffic, both vehicular and pedestrian, feels this zoning does not fit the theme of the existing neighborhood and worries the additional lighting will disturb the rural atmosphere. He was under the understanding that during the annexation process the neighbors were supposed to be notified via certified mail and he says he never got one.</p> <p>Jeff Muller – 45 Tronstad Dr – Concerned with increase traffic, additional lighting and would like to see the area kept as rural as possible.</p> <p>Rocky Williams – 138 Tronstad Rd – Concerned with increase in traffic, safety, and additional lighting.</p> <p>Roger Boucch – 44 Tronstad Dr – Concerned with increased traffic and additional lighting.</p> <p>Howard Mann – PO Box 206, Lakeside, applicant – commented on some of the public comment advising that they have been in conversations with Public Works in Planning and will be doing everything they are required to do to. Noted that the reason they asked for this type of density is to hopefully make the housing affordable.</p> <p>Mike Saudefer – 160 Tronstad Rd – Concerned with houses being “crackerjack” houses, feels 39 houses is too many on 10 acres.</p>
<b>MOTION – KZC-22-01</b>	<p>Skees moved and Young seconded a motion that the Kalispell City Planning Board and Zoning Commission adopt Staff Report #KZC-22-01 as findings of fact and recommend to the Kalispell City Council that the subject properties currently zoned R-2 (Residential) be rezoned to R-3 (Residential).</p>
<b>BOARD DISCUSSION</b>	<p>Nygren advised the board that they have looked back at the annexation file from 2019 and verified that every adjoining landowner that was required to be notified was. He also noted that annexations do not require a certified noticed.</p> <p>Borgardt discussed the fact that the difference between the requested zone of R-3 provides 4 more homes than the existing zoning of R-2 which he feels is not a huge difference.</p> <p>Graham discussed affordable housing and how it can have some different meanings depending on the project. He pointed out that in this case it is not low income. He noted that growth and change are happening and that it affects everyone here in Kalispell and thanked everyone for their public comment.</p>
<b>ROLL CALL</b>	<p>Motion passed unanimously on a roll call vote.</p>

<b>MOTION – KPP-22-02</b>	Skees moved and Young seconded a motion that the Kalispell City Planning Board and Zoning Commission adopt Staff Report #KPP-22-02 as findings of fact and recommend to the Kalispell City Council that the preliminary plat for Quail Meadows be approved subject to the conditions listed in the staff report.
<b>BOARD DISCUSSION</b>	<p>Young asked staff for clarification regarding the street frontage improvement requirement and if the city can only require that the owner improve the frontage that they touch. Staff confirmed and advised that the only thing that could change that would be if the traffic impact study showed otherwise.</p> <p>Graham discussed traffic and that where anything where MDT is involved, they use warrants to determine if a signal light, stop sign, etc. is needed. A property owner can not choose to just put up a signal light or stop sign.</p> <p>Board and staff discussed the dark sky ordinance and lighting standards and the difference in halogen lights vs led lights, which are used more frequently now.</p>
<b>ROLL CALL</b>	Motion passed unanimously on a roll call vote.
<b>BOARD MEMBER SEATED</b>	Kauffman re-seated.
<b>OLD BUSINESS</b>	Nygren updated board on the March 7 <sup>th</sup> City Council Meeting.
<b>NEW BUSINESS</b>	Nygren updated board on the upcoming April 12 <sup>th</sup> Planning Board Meeting.
<b>ADJOURNMENT</b>	The meeting adjourned at approximately 7:07pm.



Chad Graham  
President



Kari Barnhart  
Recording Secretary

APPROVED as submitted/amended: 4-12-22