
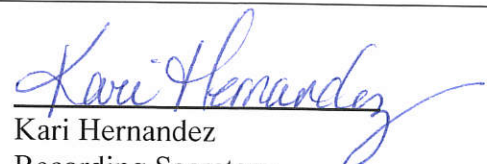


KALISPELL CITY PLANNING BOARD & ZONING COMMISSION
MINUTES OF REGULAR MEETING
April 09, 2019

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	Giavasis moved and Kauffman seconded a motion to approve the minutes of the March 12, 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.
KCU-19-01 – GLACIER VIEW DRIVE COMMUNITY CENTER CONDITIONAL USE PERMIT	File # KCU-19-01 – A request from Terry and Lori Williamson for a residential community center within the R-3 (Residential) Zoning District. The community center would be very similar to a Ronald McDonald House, where it will serve the purpose of offering families a home environment away from the hospital.
STAFF REPORT	Jarod Nygren representing the Kalispell Planning Department reviewed Staff Report #KCU-19-01. Staff outlined the project including the proposed use, site plan and surrounding uses. Staff mentioned that they had received numerous public comment letters in opposition to the application. Staff recommends that the Kalispell City Planning Board and Zoning Commission adopt staff report #KCU-19-01 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	Board discussed sidewalks, crosswalks and ADA requirements; Nygren advised that since this is a single family residence it will not require that the applicant install sidewalks and/or crosswalks and ADA is not required because there will be 8 or less people occupying the home at any given time.
PUBLIC HEARING	Steve Martinez – 425 Sunnyview Lane – opposes project Lori Williamson – applicant – 20 Woodridge Dr., Columbia Falls, MT – gave a brief description of goals for community center. Marianne Lowitz – 50 Grandview Dr. – opposes project Susan Cahill – 425 Sunnyview Lane – opposes project Terry Williamson – applicant – 20 Woodridge Dr., Columbia Falls, MT – offered to answer any questions the board had. Terry mentioned that he and his wife were willing to do any public infrastructure improvements necessary in order to make the area safer for the neighborhood and guests of the home.
MOTION (ORIGINAL)	Kauffman moved and Young seconded a motion that the Kalispell City Planning Board and Zoning Commission adopt staff report #KCU-19-01 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	Giavasis would like to see better pedestrian access by adding sidewalks connecting the subject property to the sidewalk system adjacent the hospital.
MOTION (ADD COND. #6)	Giavasis moved and Graham seconded a motion to add condition #6 to require that the applicant add sidewalks connecting the subject property to the nearest existing walkway on Sunnyview Lane to city standards.

BOARD DISCUSSION	Kauffman inquired about the width of the existing right of way. Nygren advised it would be reviewed by Public Works if the condition is approved and a sidewalk is required. The Board clarified that there was a clear nexus in this case for requiring offsite sidewalks in this case, as the guests of the house would likely be walking from the hospital.
ROLL CALL (ADD COND. #6)	The motion passed 5-1 on a roll call vote. Rory Young is opposed.
MOTION (ADD COND. #7)	Graham moved and Borgardt seconded a motion to add condition #7 to require that the applicant construct the single-family residence per ADA codes.
BOARD DISCUSSION	Board discussed the fact that ADA rules have multiple definitions and that for this application it would not fit. Since the City and State have ADA guidelines that have to be followed, they would be addressed during the plan review phase.
ROLL CALL (ADD COND. #7)	The motion failed unanimously on a roll call vote.
ROLL CALL (ORIGINAL)	The motion passed unanimously on a roll call vote.
OLD BUSINESS	Nygren updated board on last month's Growth Policy Amendments, which were working their way through the public hearing process at the council.
NEW BUSINESS	Nygren updated the board on the May 14 agenda, which will include a work session on sidewalks within the city.
ADJOURNMENT	The meeting adjourned at approximately 7:37pm.
NEXT MEETING	The next meeting of the Kalispell Planning Board will be on Tuesday, May 14, 2019 at 6:00 p.m. and is located in the Kalispell City Council Chambers, 201 1 st Ave East.


Chad Graham
President


Kari Hernandez
Recording Secretary

APPROVED as submitted/amended: 5-14-2019