

**KALISPELL CITY PLANNING BOARD & ZONING COMMISSION
MINUTES OF REGULAR MEETING
MAY 10, 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, Joshua Borgardt, Kurt Vomfell, Pip Burke, and Kevin Aurich. PJ Sorensen and Jarod Nygren represented the Kalispell Planning Department. Keith Haskins represented the Public Works Department.
ELECTION OF OFFICERS (PRESIDENT)	Graham asked if there were any nominations for President. Kauffman nominated Graham and Vomfell seconded the nomination.
ROLL CALL	The motion passed unanimously on a vote of acclamation.
ELECTION OF OFFICERS (VICE-PRESIDENT)	Graham asked if there were any nominations for Vice-President. Vomfell nominated Kauffman and Young seconded the nomination.
ROLL CALL	The motion passed unanimously on a vote of acclamation.
APPROVAL OF MINUTES	Vomfell moved and Kauffman seconded a motion to approve the minutes of the April 12, 2022, 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.
MORNING STAR COMMUNITY – MEPA REQUIRED PUBLIC COMMENTS	The planning board will receive public comments regarding the environmental review record for the proposed sewer and water project that will provide city service to the Morning Star Court Community, as required by the Montana Environmental Policy Act (MEPA). Morning Star Court is a cooperatively owned affordable-housing mobile home community, consisting of 41 residential units, located at 1717 South Woodland Drive, Kalispell, MT. The community is proposing to abandon their aged onsite water and wastewater infrastructure and connect to adjacent City of Kalispell services. At the public hearing the proposed project will be explained, including the purpose and proposed area of the project, activities, budget, possible sources of funding, environmental review findings and any costs that may result for local citizens as a result of the project. All interested persons will be given the opportunity to ask questions and express opinions regarding the proposed project and any environmental impacts. Comments may be given verbally at the meeting or submitted in writing prior to May 10, 2022, at 5 p.m. Anyone wanting to review the environmental review record and project impacts or submit questions and comments should contact Jonathan Gass at WGM Group, (406) 728-4611. Copies of the draft environmental record is available at Kalispell City Hall Development Services Department, 201 1st Avenue East, Kalispell, MT 59901 and will also be available at the public meeting.
PUBLIC COMMENT	Jon Gass w/ WGM Group, representative for Morning Star Community, presented a brief power point for the board and public about the project


	and the grants they are applying for.
KA-22-04 – MORNING STAR COMMUNITY ANNEXATION	A request from Morning Star Community, Inc. for annexation and initial zoning of R-4 (Residential) for property located at 1717 South Woodland Drive containing 5.88 acres. The proposal would annex an existing mobile home park to allow for the units to connect to city sanitary sewer, which is located within the South Woodland Drive right-of-way. The property to be annexed and zoned can be described as Lots 23, 24, and the North Half of Lot 9 of Block 1 of Greenacres, 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 #KA-22-04. Staff recommends that the Kalispell City Planning Board and Zoning Commission adopt Staff Report #KA-22-04 as findings of fact and recommend to the Kalispell City Council that the property be annexed and the zoning for the property be city R-4 (Residential).
BOARD DISCUSSION	Young asked about the road connections to the property on the south.
PUBLIC COMMENT	None.
MOTION	Vomfell moved and Borgardt seconded a motion that the Kalispell City Planning Board and Zoning Commission adopt Staff Report #KA-22-04 as findings of fact and recommend to the Kalispell City Council that the property be annexed and the zoning for the property be city R-4 (Residential).
BOARD DISCUSSION	None.
ROLL CALL	Motion passed unanimously on a roll call vote.
KA-22-02 & KPUD-22-01 - FARM DISTRICT	Files #KA-22-02 and KPUD-22-01 – A request from Kelcey and Tawnya Bingham for annexation and initial zoning with a Commercial Planned Unit Development overlay on approximately 37.6 acres of land. The development, called the Farm District, would be a mixed-use development with a focus on an indoor youth athletic and arts facility along with commercial and residential uses. The property is located at the northwest corner of Highway 93 North and Church Drive and can be described as a tract of land situated, lying and being in the east half of the southeast quarter of Section 12, Township 29 North, Range 22 West, P.M.M, Flathead County, Montana, and more particularly described as follows to wit: Lot 2 of Patterson Tracts, as shown on Certificate of Survey No. 17246 (both records of Flathead County, Montana) and containing 37.635 acres, subject to and together with a 60 foot county road known as Church Drive, subject to and together with all appurtenant easements of record.
STAFF REPORT	PJ Sorensen representing the Kalispell Planning Department reviewed Staff Report # KA-22-02 and KPUD-22-01.


	<p>Staff recommends that the Kalispell City Planning Board and Zoning Commission adopt Staff Report #KA-22-02 as findings of fact and recommend to the Kalispell City Council that the property be annexed and the zoning for the property be B-2 (General Business), with a PUD overlay.</p> <p>Staff recommends that the Kalispell City Planning Board and Zoning Commission adopt Staff Report #KPUD-22-01 as findings of fact and recommend to the Kalispell City Council that the Farm District PUD be approved subject to the conditions listed in the staff report.</p>
BOARD DISCUSSION	Discussion regarding pulling building permits prior to final plat, condition #18 access off Church Dr, the geotechnical report requirement in condition #22 and site plans.
PUBLIC COMMENT	Eric Mulcahy – Land Use Planner, Sands Surveying, 2 Village Loop – representative for the applicant. Let the board know they are pleased with the conditions in the staff report.
MOTION – KA-22-02	Kauffman moved and Vomfell seconded a motion that the Kalispell City Planning Board and Zoning Commission adopt Staff Report # KA-22-02 as findings of fact and recommend to the Kalispell City Council that the property be annexed and the zoning for the property be B-2 (General Business), with a PUD overlay.
BOARD DISCUSSION	Vomfell likes the project and feels it's very innovative. Graham noted he likes this visionary project and likes to see something coming though for youth.
ROLL CALL	Motion passed unanimously on a roll call vote.
MOTION – KPUD-22-01	Kauffman moved and Vomfell seconded a motion that the Kalispell City Planning Board and Zoning Commission adopt Staff Report #KPUD-22-01 as findings of fact and recommend to the Kalispell City Council that the Farm District PUD be approved subject to the conditions listed in the staff report.
BOARD DISCUSSION	None.
ROLL CALL	Motion passed unanimously on a roll call vote.
KPUD-22-02 – NOLLER TRUCK & RV	A request from JCA Management, LLC, for a Commercial Planned Unit Development (“PUD”) overlay on approximately 9.72 acres of land. The property is currently zoned B-2 with a placeholder PUD overlay, which requires a full PUD submittal prior to development. The proposal includes locating a truck and RV Center on the property. The property is located at 3178 Highway 93 South near the intersection of Highway 93 and the Bypass. It can be described as Assessor’s Tract 3C, a tract of land situated, lying and being in the southeast quarter of the southeast quarter of Section 29, Township 28 North, Range 21 West, P.M.M., Flathead County, Montana, shown as Tract 1 of Certificate of Survey 21952 in the office of the Clerk and Recorder, Flathead County, Montana.

STAFF REPORT	<p>PJ Sorensen representing the Kalispell Planning Department reviewed Staff Reports #KPUD-22-02.</p> <p>Staff recommends that the Kalispell City Planning Board and Zoning Commission adopt Staff Report #KPUD-22-02 as findings of fact and recommend to the Kalispell City Council that the PUD for Noller Truck and RV Center be approved subject to the conditions listed in the staff report.</p>
BOARD DISCUSSION	<p>Discussion regarding the required developer's agreement in condition #2, sewer main extension requirements in condition #12 and the entrance on Hwy 93 and how it will be affected by the new development and MDT's involvement.</p>
PUBLIC COMMENT	<p>Lonnie Martin – Project Manager, CFS Engineers, Topeka, KS – representative for applicant – offered to answer any questions the board may have.</p> <p>Andy Matthews – 1000 Basecamp Dr – owner of Montana Basecamp RV Park – concerned with how this development will affect his RV Park.</p>
MOTION	<p>Vomfell moved and Kauffman seconded a motion that the Kalispell City Planning Board and Zoning Commission adopt Staff Report #KPUD-22-02 as findings of fact and recommend to the Kalispell City Council that the PUD for Noller Truck and RV Center be approved subject to the conditions listed in the staff report.</p>
BOARD DISCUSSION	<p>Discussion regarding the land use and zoning in the area.</p>
ROLL CALL	<p>Motion passed unanimously on a roll call vote.</p>
BOARD MEMBER SEATED	<p>Young recused himself from the Eagle Valley Ranch Addition</p>
KA-22-03, KGPA-22-01 & KZC-22-03 – EAGLE VALLEY RANCH ADDITION	<p>A request from Spartan Holdings for a zone change, growth policy map amendment and annexation and initial zoning of property, to be known as Eagle Valley Ranch Addition on 6.8 acres of land at 3201 U.S. 93 North. The developer of Eagle Valley Ranch PUD has acquired land adjacent their development (Home Outfitters) and neighboring property currently within the County that is being requested to be included in the Eagle Valley Ranch PUD. The application includes a zone change of the existing Home Outfitters building which is City R-2 to the Eagle Valley Ranch PUD, and annexation and initial zoning of surrounding County property from County SAG-10 to the Eagle Valley Ranch PUD. The request would also include a growth policy map amendment from suburban residential to urban mixed use on those properties annexing into the city, allowing for neighborhood commercial uses, similar to the commercial properties within the current Eagle Valley Ranch PUD. The goal of the change is similar to that of the original PUD which is to provide a diverse neighborhood close to existing services and commercial development on the north side of Kalispell and allows for inclusion of properties that are currently segregated from the development. The proposed development is generally situated along</p>

	Highway 93 south of Ponderosa Residential Subdivision, east of Northern Pines Golf Course and north of the Montana National Guard facilities in the West ½ of Section 19, Township 29 North, Range 21 West, P.M.M., Flathead County, Montana. A more particular legal description can be obtained at the Kalispell Planning office.
BOARD DISCUSSION	Discussion regarding the development of the property where the existing building sits and what requirements there might be if the building were to be torn down and the signal light that will be installed by MDT at Rose Crossing.
PUBLIC COMMENT	None.
MOTION – KGPA-22-01	Kauffman moved and Vomfell seconded a motion that the Kalispell City Planning Board and Zoning Commission adopt Staff Report #KGPA-22-01 and recommend to the Kalispell City Council that the Kalispell Growth Policy Future Land Use Map be amended from Suburban Residential to Urban Mixed Use.
BOARD DISCUSSION	None.
ROLL CALL	Motion passed unanimously on a roll call vote.
MOTION – KA-22-03	Kauffman moved and Vomfell seconded a motion that the Kalispell City Planning Board and Zoning Commission adopt Staff Report #KA-22-03 as findings of fact and recommend to the Kalispell City Council that the property be annexed and the zoning for the property be City RA-2 (Residential Apartment) with the Eagle Valley Ranch PUD zoning overlay and conditions herein.
BOARD DISCUSSION	None.
ROLL CALL	Motion passed unanimously on a roll call vote.
MOTION – KZC-22-03	Kauffman moved and Vomfell seconded a motion that the Kalispell City Planning Board and Zoning Commission adopt Staff Report #KZC-22-03 as findings of fact and recommend to the Kalispell City Council that the property be rezoned from City R-2 to City RA-2 with the Eagle Valley Ranch PUD zoning overlay and conditions herein.
BOARD DISCUSSION	None.
ROLL CALL	Motion passed unanimously on a roll call vote.
BOARD MEMBER RESEATED	Young re-seated.
KZTA-22-01 – R-4 INTENT	A request from the City of Kalispell for a zoning text amendment amending Section 27.07.010 of the Kalispell Zoning Ordinance. The amendment would change the intent of the R-4 (Residential) zoning district to include areas designated as suburban residential in addition to urban residential on the Kalispell Growth Policy Future Land Use Map.
STAFF REPORT	PJ Sorensen representing the Kalispell Planning Department reviewed Staff Report #KZTA-22-01.

	Staff recommends that the Kalispell City Planning Board and Zoning Commission adopt Staff Report #KZTA-22-01 and recommend to the Kalispell City Council that the proposed amendment be adopted as provided herein.
BOARD DISCUSSION	Discussion regarding how this will affect future land growth, the difference between R-3 and R-4, and allowable density with this change.
PUBLIC COMMENT	None.
MOTION	Vomfell moved and Young seconded a motion that the Kalispell City Planning Board and Zoning Commission adopt Staff Report # KZTA-22-01 and recommend to the Kalispell City Council that the proposed amendment be adopted as provided herein.
BOARD DISCUSSION	None.
ROLL CALL	Motion passed unanimously on a roll call vote.
OLD BUSINESS	Nygren updated the board on the recent city council meeting.
NEW BUSINESS	Nygren updated the board on the June planning board meeting.
ADJOURNMENT	The meeting adjourned at approximately 7:41pm.


 Chad Graham
 President


 Kari Barnhart
 Recording Secretary

APPROVED as submitted/amended: 06/14/22