


**KALISPELL CITY PLANNING BOARD & ZONING COMMISSION
MINUTES OF REGULAR MEETING
JUNE 14, 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, Kari Barnhart, and Jarod Nygren represented the Kalispell Planning Department.
APPROVAL OF MINUTES	Vomfell moved and Kauffman seconded a motion to approve the minutes of the May 10, 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.
KPP-22-05, KPUD-22-03, AND KZC-22-04 – ASPEN CREEK WEST	Files KPP-22-05, KPUD-22-03, and KZC-22-04 - A request from 520 Three Mile Drive Associates, LLC, for a zone change with a Residential Planned Unit Development (“PUD”) overlay and major preliminary plat on approximately 20.0 acres of land. The development, called Aspen Creek West, would include 60 residential lots (31 detached single-family and 29 townhomes) along with roads, parks, and open space. The property is located at 520 Three Mile Drive.
STAFF REPORT	<p>PJ Sorensen representing the Kalispell Planning Department reviewed Staff Report # KPP-22-05, KPUD-22-03, and KZC-22-04.</p> <p>Staff recommends that the Kalispell City Planning Board and Zoning Commission adopt Staff Report # KPP-22-05, KPUD-22-03, and KZC-22-04 as findings of fact and recommend to the Kalispell City Council that the zoning for the property be changed from R-2 (Residential) to R-3 (Residential), and that the PUD overlay and preliminary plat be approved subject to 37 conditions.</p>
BOARD DISCUSSION	Graham noted that the city does not have jurisdiction on Three Mile Drive in response to a public comment pertaining to the speed limit. Sorensen speed limits are not part of PUD approval. Nygren stated that a speed study would be required.
PUBLIC COMMENT	<p>Karla Ryan – 145 Theodore St – feels that the city is sacrificing the quality of life for its current residents, there is not enough infrastructure to support more housing, and the additional traffic will make exiting her neighborhood next to impossible. She also feels that West Valley School cannot support the additional students. She would like this project to be tabled until it can be managed without further hinderance to the community.</p> <p>Margaret Satchell – 102 Matthew Ct – agreed with Ms. Ryan’s comments and stated that she presently experiencing significant traffic going to work. She feels that the additional traffic will make it worse. She would like to know what the egress plan is for construction vehicles since there are 20-25 children that live on her street. Lastly, she asked if there have been any wildlife studies for this area.</p>

	Robin Speer – 431 1 st Ave W - WGM Group –land planner for this project, talked about this project, addressed some of the public comments.
MOTION – KZC-22-04	Kauffman moved and Vomfell seconded a motion that the Kalispell City Planning Board and Zoning Commission adopt Staff Report #KZC-22-04 as findings of fact and recommend to the Kalispell City Council that the zoning for the property be changed from R-2 (Residential) to R-3 (Residential) with a PUD overlay.
BOARD DISCUSSION	Graham stated that the zone change fits the current growth policy.
ROLL CALL	Motion passed unanimously on a roll call vote.
MOTION – KPUD-22-03	Vomfell moved and Kauffman seconded a motion that the Kalispell Planning Board adopt staff report #KPUD-22-03 as findings of fact and recommend to the Kalispell City Council that the PUD for Aspen Creek West be approved subject to conditions listed.
BOARD DISCUSSION	Board members discussed the benefit of more housing, traffic concerns are being addressed. Nygren addressed public comments regarding infrastructure, transportation plans, improvements, and wildlife. Sorensen stated that Fish & Wildlife did not have concerns with this development. Graham noted that all City streets are public infrastructure.
ROLL CALL	Motion passed unanimously on a roll call vote.
MOTION – KPP-22-05	Vomfell moved and Kauffman seconded a motion that the Kalispell Planning Board adopt staff report #KPP-22-05 as findings of fact and recommend to the Kalispell City Council that the preliminary plat for Aspen Creek West be approved subject to the conditions listed in the staff report.
BOARD DISCUSSION	Nygren advised that the bridge that services a single-family home may provide some traffic relief. Graham and Sorensen discussed potential tax revenue.
ROLL CALL	Motion passed unanimously on a roll call vote.
KZTA-22-02 - RECREATIONAL AMENITIES	A request from the City of Kalispell for a zoning text amendment amending Section 27.34.060 of the Kalispell Zoning Ordinance. The amendment would add a subsection outlining the process for determining fair market value of unimproved land for recreational amenities associated with multi-family developments. The amendment would also outline how equivalent funds could be used if they were to be paid to the City.
STAFF REPORT	Kari Barnhart representing the Planning Department reviewed Staff Report KZTA-22-02. Staff recommends that the Kalispell City Planning Board adopt Staff Report KZTA-22-02 as findings of fact and recommend to the Kalispell City Council that the proposed text amendment be approved.
BOARD DISCUSSION	Young asked for clarification of the “arms’ length transaction; Sorensen advised it as a general legal description. Nygren stated that this amendment addresses inequities in the end result of recreational amenities.
PUBLIC COMMENT	None.
MOTION – KZTA-22-02	Kauffman moved and Vomfell seconded a motion that the Kalispell Planning Board adopt staff report #KZTA-22-02 and recommend to the

	Kalispell City Council that the proposed amendment be adopted as provided.
BOARD DISCUSSION	Kauffman stated this is a huge improvement. Logical way that defines recreational amenities.
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 July planning board meeting.
ADJOURNMENT	The meeting adjourned at approximately 7:41pm.


 Chad Graham
 President


 Kirstin Robinson
 Recording Secretary

APPROVED as submitted/amended: 7/12/22