



Development Services Department

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To: Kalispell Planning Board

From: PJ Sorensen, Senior Planner

Date: June 9, 2020 Work Session – 430 Stillwater Road PUD

BACKGROUND: The work session for 430 Stillwater Road PUD will begin immediately after the conclusion of the regularly scheduled meeting. A prior work session on the project was held after the March 10, 2020, meeting and comments were provided to the developer. At this work session, planning staff will give an update of the project and answer general questions about the project. Per Section 27.19.020(5)(a), a work session for a PUD application must be completed prior to any public meeting. The work session is intended for information purposes only to inform both the public and the planning board about the various aspects of the project. It is not intended to be a public hearing and the planning board will not take any formal action on the application.

The planning board will hold a work session on the item listed below. It should be noted that the specific number of lots and dwelling units may be adjusted based on design updates since the last work session.

File # KPUD-20-01– 430 Stillwater Road LLC has submitted a PUD application on approximately 28.2 acres of land within an R-3/PUD Zone. The subject property is located at 430 Stillwater Road at the intersection of Stillwater Road and Four Mile Drive, and was part of the now expired Starling PUD covering Section 35. The project envisions a mixture of single family residential and multi-family residential uses along with a retail area intended to serve the development and the greater area. The plan includes 93 single family lots, 192 multi-family units, and approximately 1.77 acres of commercial/retail area, along with a clubhouse and approximately 3.5 acres of park areas. The PUD would provide for smaller lot sizes/widths and longer block lengths than typical standards. The property can be described as Tract 1 on Certificate of Survey 21158 in the South ½ of Section 35, Township 29N, Range 22W, P.M.M., Flathead County, Montana.

Questions for the Planning Board to consider

1. Are the application requests appropriate for the project?
2. Is there other information that the Board would need in order to be able to make a recommendation to the City Council on this application requests?

Next Steps

Following the discussion in the work session format, the Planning Board may hold a public hearing on the application requests at the Tuesday, July 14 regularly scheduled Planning Board meeting. The Planning Board may then forward the matter to the City Council.

Attachments: Application materials