

GLENWOOD WEST, PHASE 2

**REQUEST FOR MAJOR SUBDIVISION
STAFF REPORT #KPP-20-02**

**KALISPELL PLANNING DEPARTMENT
AUGUST 5, 2020**

A report to the Kalispell City Planning Board and the Kalispell City Council regarding a request from Husky Partners, LLC for major preliminary plat approval of Glenwood West, Phase 2, a three lot subdivision on approximately 3.60 acres. A public hearing has been scheduled before the Planning Board for August 11, 2020, beginning at 6:00 PM in the Kalispell City Council Chambers. The Planning Board will forward a recommendation to the Kalispell City Council for final action.

BACKGROUND INFORMATION

Husky Partners, LLC, has submitted a request for major preliminary plat approval for a three lot subdivision called Glenwood West Phase 2. The property contains approximately 3.60 acres and is located at 70 Glenwood Drive, extending to Financial Drive. It currently contains two apartment buildings, which are the initial phase of a multi-family development that received a conditional use permit from the City in 2019. The two buildings are on the proposed Lot 1 with additional buildings proposed for Lots 2 and 3.

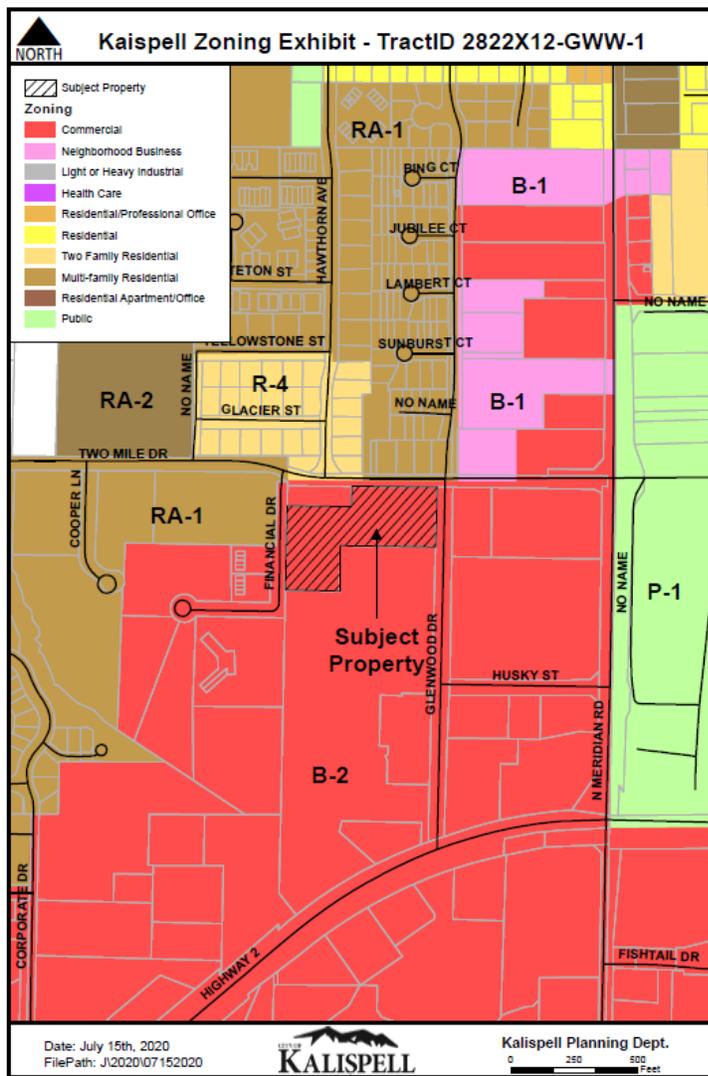
A: Applicant: Husky Partners LLC
2250 Hwy 93 S
Kalispell, MT 59901

Technical Assistance: Jackola Engineering
2250 Hwy 93 S
Kalispell, MT 59901

B: Location: The property is located at 70 Glenwood Drive and can be described as Lot 1 of Glenwood West, as shown on the map or plat thereof on file and of record in the office of the Clerk and Recorder, Flathead County, Montana.



C: Existing Land Use and Zoning: The zoning of the subject property is B-2 (General Business). It currently contains two recently constructed apartment buildings, each with 24 units (one building is completed and received a certificate of occupancy while the second remains under construction). The apartment buildings are the first phase of a multi-family development that received a conditional use permit in 2019. The B-2 zone is intended to provide “for a variety of sales and service establishments to serve both the residents of the area and the traveling public. This district depends on the proximity to major streets and arterials and should be located in business corridors or in islands. This zoning district would typically be found in areas designated as commercial and urban mixed use on the Kalispell Growth Policy Future Land Use Map.” B-2 zoning also allows various types of residential uses, including multi-family.



D. Size:

The subject property is approximately 3.60 acres.

E: Adjacent Zoning:

North: R-4, RA-1, & B-1
 East: B-2
 South: B-2
 West: B-2 & RA-1

F: Adjacent Land Uses:

North: Single-family; assisted living facility; bank
 East: Commercial
 South: Commercial and office
 West: Multi-family and office

G: General Land Use Character: The property is in a transitional area between general commercial/office uses and a residential area. The predominant use in the immediate

vicinity is the former Gateway West Mall, which now is the Gateway Community Center. It houses a variety of non-profit organizations such as United Way and the Food Bank. The subject property is adjacent to the northern portion of the parking lot for that facility. Other commercial and office uses are also in the area, such as the US Post Office, a day care, and a bank. The residential area to the north and west consists of a mix of single-family and multi-family residential as well as an assisted living facility.

H: Availability of Public Services and Extension of Services: The property is currently located within the City of Kalispell and all services are available to the property. The subdivision will require an extension of water and sewer service along the western boundary of the property in Financial Drive, providing a connection between the mains in Two Mile Drive and the mains to the south.



- Sewer: City of Kalispell
- Water: City of Kalispell
- Refuse: City of Kalispell
- Electricity: Flathead Electric Cooperative
- Gas: NorthWestern Energy
- Telephone: CenturyTel
- Schools: School District #5 - Peterson Elementary/Glacier High School
- Fire: City of Kalispell
- Police: City of Kalispell

Section of the Kalispell Growth Policy includes information from the Montana Department of Fish, Wildlife and Parks relating to deer, elk and moose habitat. As with the majority of the Kalispell area outside of the core downtown, the maps show a whitetail deer density of 5 to 30 per square mile, but no significant elk or moose habitat. Lastly, the property is not considered suitable habitat for wildlife since the subject property is within an urban area and currently surrounded by development.

C. Effects on the Natural Environment:

Topography, Geology and Soils: The overall site is generally flat without significant topography or slopes. A geotechnical investigation was prepared for the site in July 2019. The report included recommendation for design and construction of the site and buildings. The recommendations should be followed as the site is developed.

Surface and Groundwater: The subdivision will be served by public water and sewer thereby minimizing any potential impacts to groundwater. The geotechnical report noted that “groundwater was observed in all subsurface explorations at depths of 10 to 11 ft below the ground surface. We anticipate groundwater levels are typically about 5 to 10 ft below the ground surface in the vicinity of this project.” This finding would be consistent with the Resources and Analysis section of the Kalispell Growth Policy.

Drainage: A storm management plan for the development of the apartments was submitted to Public Works as part of the building permit process. The plan relates to the first phase of the project and will need to be expanded to include the additional proposed development. Any improvements in Financial Drive will need to account for storm drainage as well, and may include curb/gutter and any other improvements necessary to adequately address storm water impacts. The drainage plan will have to comply with the City of Kalispell standards and designed by a professional engineer.

The developer is required to submit for review to the Kalispell Public Works Department an erosion/sediment control plan for review and approval. These plans provide for managing storm water on the site and include stabilizing the construction site through an approved revegetation plan after site grading is completed.

Also, a waiver of right to protest the creation of a Special Improvement District (“SID”) for stormwater maintenance shall be included on the final plat. The SID would only be implemented in the event that stormwater facilities are not maintained in a manner consistent with the approved drainage plan.

D. Effects on Local Services:

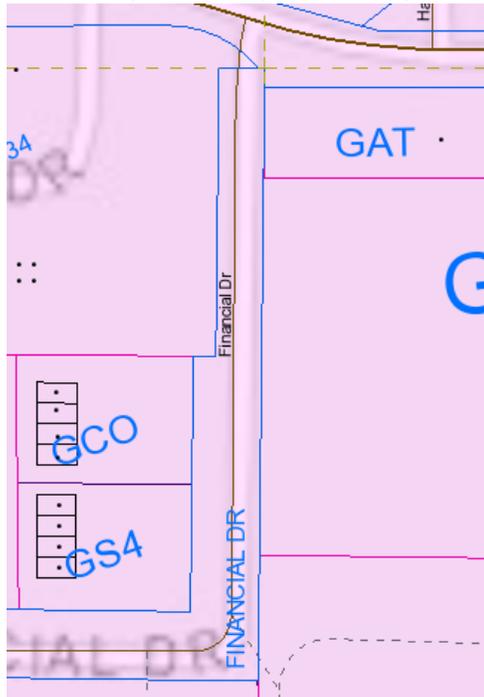
Water: Water to the subdivision will be provided by the City of Kalispell. The applicant will install a water main in Financial Drive to connect the main in Two Mile Drive to the main to the south in order to complete a looped system. The main needs to be placed within the Financial Drive right-of way pursuant to Section 4.1.2B of the City of Kalispell Standards for Design and Construction, which requires the main to be placed in the paved portion of a street or alley. The water system for the subdivision will be reviewed and approved by the Kalispell Public Works Department as part of the

development of the subdivision. There is adequate capacity within the city's water system to accommodate this subdivision.

Sewer: Sanitary sewer to the subdivision will be provided by the City of Kalispell. The applicant will install a sewer main in Financial Drive to connect to the main in Two Mile Drive. A connection to the south is not possible due to the lack of depth of the existing line. The main needs to be placed within the Financial Drive right-of-way pursuant to Section 4.1.2B of the City of Kalispell Standards for Design and Construction, which requires the main to be placed in the paved portion of a street or alley. The sewer system for the subdivision will be reviewed and approved by the Kalispell Public Works Department as part of the development of the subdivision. There is adequate capacity within the city's sewer system to accommodate this subdivision.

Access and Roads: Access for Lot 1, which is already developed, would be off of Glenwood Drive to the eastern side of the site. Lots 2 and 3 would access Financial Drive. However, as part of a common development, the parking lots for all three lots would be connected and allow on-site traffic to utilize either street.

Financial Drive itself is not currently constructed to city standards and will need to be improved to city standards along the property's frontage, including, but not necessarily limited to, sidewalk, boulevard, street trees, and street lights. Improving the street to city



standards may involve dedicating right-of-way to the city or modifying /re-centering the road in the right-of-way to provide a standard street section. A complicating factor in the improvements is the width of the right-of-way for Financial Drive, which varies along the frontage. The applicant will need to work with Public Works to ensure a design which provides the required improvements.

A Traffic Impact Study ("TIS") was required under the conditional use permit for the apartment project and a new TIS from Abelin Traffic Services dated July 2020, was submitted as part of the preliminary plat proposal. The study concluded that "no traffic mitigation measures are recommended at this time with the development," and no further road improvements beyond the upgrade to Financial Drive would be required.

However, additional information related to the TIS is necessary prior to a final review by Public Works, and a full final TIS will need to be submitted prior to final plat. Any improvements recommended as a result would need to be installed by the applicant.

Schools: The property is within the boundaries of School District #5 (Peterson Elementary and Glacier High School). On average, it would be anticipated that there would be about 48 students from the neighborhood at full build-out. Section 76-3-608(1) of the Montana Code Annotated states that the governing body may not deny approval of a proposed subdivision based solely on the subdivision's impacts on educational services.

Police: Police services will be provided by the Kalispell Police Department. The department can adequately provide service to this subdivision.

Fire Protection: Fire protection services will be provided by the Kalispell Fire Department. The department can adequately provide service to this development. Additionally, the road network to the subdivision provides adequate access for fire protection. As part of subdivision review and site review for the apartments, fire protection, including access, fire flow and hydrant location, have been and will be reviewed for further development. Fire station 61 is located approximately 1.2 miles away providing good response time.

Parks and Recreation: There is no open space or parkland as part of the subdivision, although the conditional use permit includes a standard condition for multi-family developments that requires 500 sq ft of land with recreational value, an equivalent amount of improvements, or a combination thereof. The recreational component is included within the plans for the development.

Solid Waste: Solid waste will be handled by the City of Kalispell. There is sufficient capacity within the landfill to accommodate this additional solid waste generated from this subdivision.

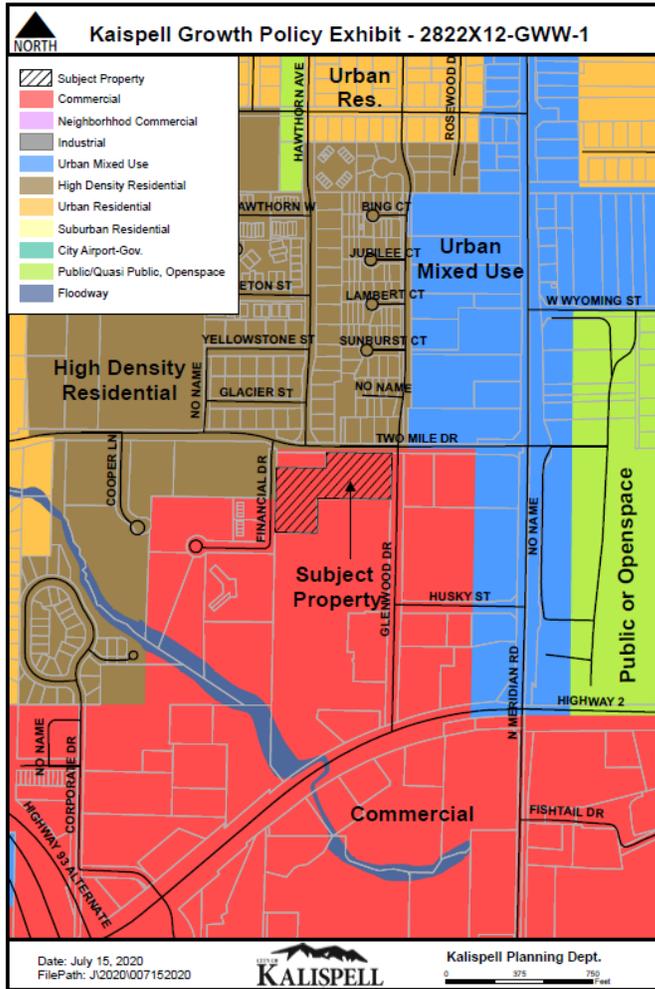
Medical Services: Ambulance service is available from the fire department and ALERT helicopter service. Kalispell Regional Medical Center is just under a mile from the site.

E. Effects on Agriculture and agricultural water user facilities:

The site has not recently been used for agricultural purposes. A significant portion was most recently paved parking and is being converted to multi-family use. The subdivision would have minimal effect on agriculture or agricultural water use.

F: Relation to the Growth Policy: The Kalispell Growth Policy Future Land Use Map designates the subject property as commercial. Multi-family residential is an appropriate

use allowed in most commercial zones. The City of Kalispell Growth Policy Plan-It 2035, Chapter 4A on Housing, encourages a variety of residential development that provides housing for all sectors and income levels within the community. City services including sewer, water and streets are in the vicinity and available to the subject property.



G. Compliance with Zoning: The request complies with the B-2 zoning regulations.

H. Compliance with the Kalispell Subdivision Regulations: This request complies with provisions of the Kalispell Subdivision Regulations.

I. Public Comment: Two public comments were received. One was received in writing and is attached. The second was verbal. Both were concerned about traffic impacts and traffic flow resulting from the project.

RECOMMENDATION

Staff recommends that the Kalispell City Planning Board and Zoning Commission adopt staff report #KPP-20-02 as findings of fact and recommend to the Kalispell City Council that the preliminary plat for Glenwood West Phase 2 be approved subject to the conditions listed below:

CONDITIONS OF APPROVAL

1. The development of the site shall be in substantial compliance with the application submitted, the site plan, materials, and other specifications as well as any additional conditions associated with the preliminary plat as approved by the city council.
2. The preliminary plat approval shall be valid for a period of three years from the date of approval.
3. The developer shall submit to the Kalispell Public Works Department for review and approval a storm water report and an engineered drainage plan that meets the requirements of the current city standards for design and construction. Prior to final plat, a certification shall be submitted to the public works department stating that the drainage plan for the subdivision has been installed as designed and approved.
4. The developer shall submit to the Kalispell Public Works Department prior to construction an erosion/sediment control plan for review and approval and a copy of all documents submitted to Montana Department of Environmental Quality for the General Permit for Storm Water Discharge Associated with Construction Activities.
5. The developer shall submit water and sanitary sewer plans, applicable specifications, and design reports to the Kalispell Public Works Department and the Montana Department of Environmental Quality for concurrent review, with approval of both required prior to construction.
6. The applicant shall install a water main extension in Financial Drive to connect the main in Two Mile Drive to the main to the south. The water system for the subdivision will be reviewed and approved by the Kalispell Public Works Department as part of the development of the subdivision.
7. The applicant shall install a sanitary sewer main in Financial Drive to connect the main in Two Mile Drive to the development. The sewer system for the subdivision will be reviewed and approved by the Kalispell Public Works Department as part of the development of the subdivision.
8. Financial Drive shall be improved to city standards along the length of the property's frontage. The developer shall submit the street design to the Kalispell Public Works Department for review and approval prior to construction. Street designs shall meet the city standards for design and construction, and would include, but not necessarily be limited to, sidewalk, boulevard, street trees, and street lights. Improving the street to city standards may involve dedicating right-of-way to the city or modifying /re-centering the road in the right-of-way to provide a standard street section. The applicant will need to work with Public Works to ensure a design which provides the required improvements.
9. A final Traffic Impact Study shall be submitted to Public Works prior to final plat. Any improvements recommended by the TIS would need to be installed by the applicant.

10. Prior to final plat, a letter from the Kalispell Public Works Department shall be submitted stating that all new infrastructure has been accepted by the City of Kalispell or a proper bond has been accepted for unfinished work.
11. All existing and proposed easements shall be indicated on the face of the final plat. A letter from the Kalispell Public Works Department shall be obtained stating that the required easements are being shown on the final plat.
12. The following statement shall appear on the final plat: "The undersigned hereby grants unto each and every person, firm or corporation, whether public or private, providing or offering to provide telephone, telegraph, electric power, gas, cable television, water or sewer service to the public, the right to the joint use of an easement for the construction, maintenance, repair, and removal of their lines and other facilities, in, over, under, and across each area designated on this plat as "Utility Easement" to have and to hold forever."

Developer's Signature

13. Prior to filing the final plat, a letter from the US Postal Service shall be included stating the Service has reviewed and approved of the design and location of the mail delivery site. The mail delivery site shall be installed or bonded for prior to final plat. In addition, the mail delivery site and improvements shall also be included in the preliminary and final engineering plans to be reviewed by the Public Works Department. The mail delivery site shall not impact a sidewalk or proposed boulevard area.
14. A letter from the Kalispell Fire Department approving the access, placement of the fire hydrants and fire flows within the subdivision shall be submitted prior to final plat.
15. A letter shall be obtained from the Parks and Recreation Director approving a landscape plan for the placement of trees and landscaping materials within the landscape boulevards of the streets serving the subdivision.
16. A note shall be placed on the final plat indicating a waiver of the right to protest creation of a stormwater maintenance district. This district shall only be activated in the event that the property owner(s) default on the maintenance of the approved stormwater facilities. The taxes levied within the maintenance district shall be determined by the Public Works Department with approvals by the Kalispell City Council.
17. A minimum of two-thirds of the necessary infrastructure for the subdivision shall be completed prior to final plat submittal.
18. All utilities shall be installed underground.
19. All areas disturbed during development shall be re-vegetated with a weed-free mix immediately after development.