



**Planning Department**  
201 1st Avenue East  
Kalispell, MT 59901  
Phone: (406) 758-7940  
Fax: (406) 758-7739  
[www.kalispell.com/planning](http://www.kalispell.com/planning)

PROJECT NAME Hammerquist Casalegno construction laydown yard

1. NAME OF APPLICANT: Hammerquist Casalegno, LLC

2. MAIL ADDRESS: 1417 First Avenue East,

3. CITY/STATE/ZIP: Kalispell, MT 59901 PHONE: 406-257-6856

NAME AND ADDRESS OF OWNER IF DIFFERENT THAN APPLICANT:

4. NAME: Finntana, LLC

5. MAIL ADDRESS: 345 Sunny Dene Lane

6. CITY/STATE/ZIP: Kalispell, MT 59901 PHONE: 406-471-8685

7. TECHNICAL ASSISTANCE: Thor Jackola P.E. - Jackola Engineering & Architecture, PC

8. MAIL ADDRESS: 2250 US Highway 93 South

9. CITY/STATE/ZIP: Kalispell, MT 59901 PHONE: 406-755-3208

If there are others who should be notified during the review process, please list those.

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Check One:

Initial PUD proposal

Amendment to an existing PUD

A. Property Address: 145 & 151 Snowline Lane, Kalispell, MT 59901

B. Total Area of Property: 2.558 gross acres, 2.26 net acres

C. Legal description including section, township & range:

In the NW1/4 of S.33, T.28.N, R.21.W, P.M., M., Flathead County Lots 5 and 4 of Lost Creek Subdivision

D. The present zoning of the above property is: B-5 / PUD



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E. Please provide the following information in a narrative format with supporting drawings or other format as needed:

a. An overall description of the goals and objectives for the development of the project.

Lot 4 (151 Snowline Lane) will be constructed as a secure construction laydown yard, Lot 5 (145 Snowline Lane) will be graded, seeded and maintained as a grass area for a future B-5 development.

b. In cases where the development will be executed in increments, a schedule showing the time within phase will be completed.

The construction yard for Lot 4 (151 Snowline Lane) would like to be constructed as soon as possible, there is no current plan nor is there any schedule for improvements beyond grading, seeding and maintenance of lot 5 (145 Snowline Lane).

c. The extent to which the plan departs from zoning and subdivision regulations including but not limited to density, setbacks and use, and the reasons why such departures are or are not deemed to be in the public interest;

No deviations to B-5 foreseen.

d. The nature and extent of the common open space in the project and the provisions for maintenance and conservation of the common open space; and the adequacy of the amount and function of the open space in terms of the land use, densities and dwelling types proposed in the plan;

Gentle swales and set back to Lot 4's screen/security fencing off snowline lane's north ROW easement will allow most of the current trees to remain as a buffer and screen public views into the construction yard from the south.

Nearly ¼ of an acre (~60' X 150') will be dedicated to an openly graded and shallow grass swale area between the Lot 5 and Lot 4. This area will be grass/mowed and double as a storm water retention area for both lots 4 & 5 and will be maintained as part of the landscape area.

The western boundary of Lot 5 (along U.S. 93 S) will have the view corridor set-back (~30') and is planned to be graded and grassed with swale for ROW drainage to the south.

e. The manner in which services will be provided such as water, sewer, storm water management, schools, roads, traffic management, pedestrian access, recreational facilities and other applicable services and utilities.

Sewer, water and storm utilities are available adjacent to the project in the U.S. 93 ROW. Flathead electric and NW Energy gas services are available at the site.



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James Freyholtz from (MDT Kalispell Area Traffic Engineer) confirmed that the right-turn only will be allowed to remain for Lot 5 onto U.S. 93 S northbound at the current approach location.

A new approach off Snowline Lane at the east property line to Lot 4 (151 Snowline Lane) mitigates construction of structures in front of the east neighbor's residence and improves the site line for westbound traffic on Snowline Lane for vehicles entering/exiting the construction yard.

Additionally, Snowline Lane's connectivity to Rocky Cliff, Demersville Road, Lower Valley Road and ultimately the traffic light at U.S. 93 at 4-corners allows additional options for safe ingress/egress to primary highways and arterial streets/roads from the development.

There are no pedestrian or recreational provisions planned, nor are there any of these types of provisions that can be extended from neighboring properties. Note that the current bike-path traverses north-south of along the west (opposite side) of U.S. 93 and does not cross under U.S. 93 to the east side until well south of Snowline lane.

f. The relationship, beneficial or adverse, of the planned development project upon the neighborhood in which it is proposed to be established

Development perfectly suited for the City of Kalispell's B-5 underlying zoning designation.

g. How the plan provides reasonable consideration to the character of the neighborhood and the peculiar suitability of the property for the proposed use.

Compatible with underlying City of Kalispell B-5 zoning designation, see also attached development plan and responses above.

h. Where there are more intensive uses or incompatible uses planned within the project or on the project boundaries, how with the impacts of those uses be mitigated.

No intensive or incompatible uses planned.

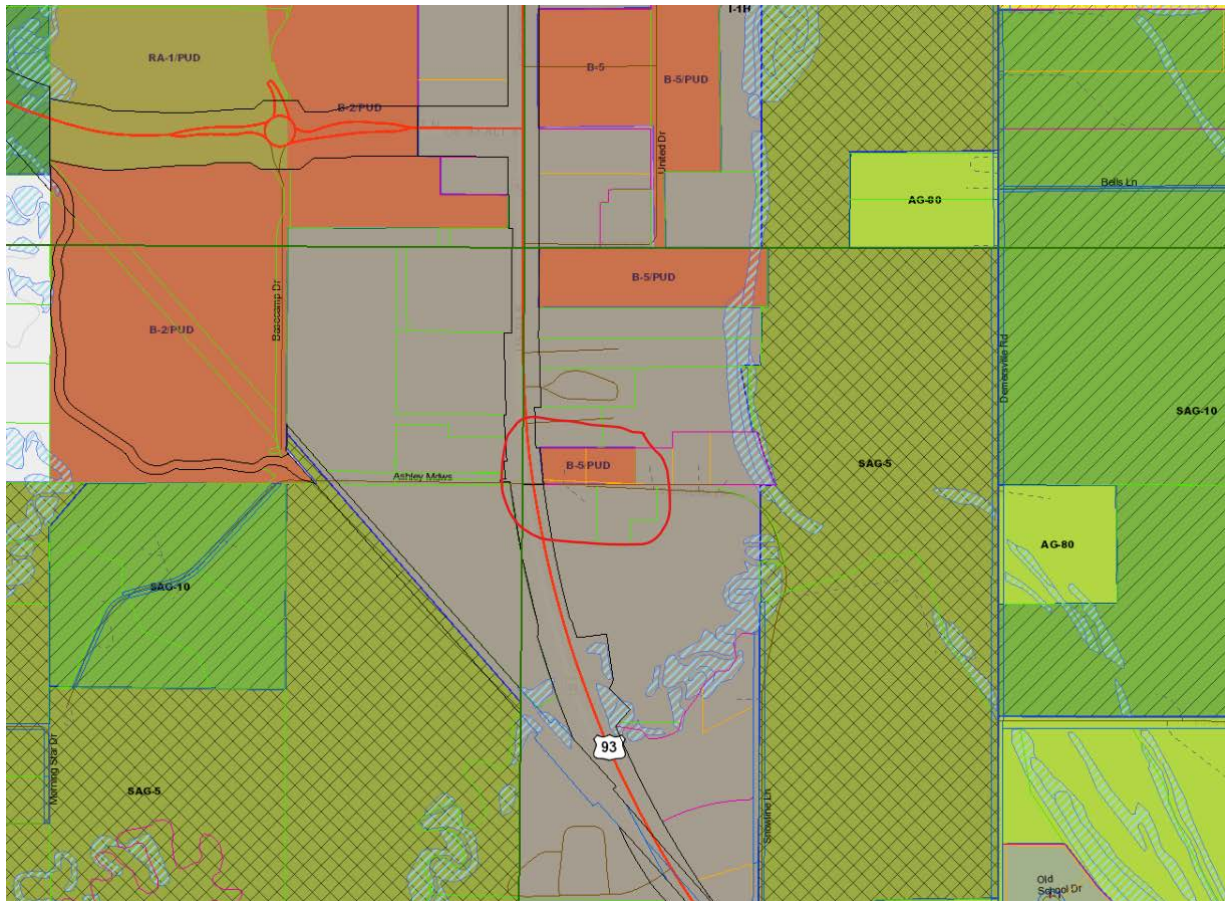
i. How the development plan will further the goals, policies and objectives of the Kalispell Growth Policy.

This development fits the City's "Highway 93 South Corridor Area Plan" within Kalispell Growth policy for contribution to local commercial and industrial economic growth and aligns with the policies developed for this Plan.

j. Include site plans, drawings and schematics with supporting narratives where needed that includes the following information:

See attached

- (1). Total acreage and present zoning classifications;
- (2). Zoning classification of all adjoining properties;



- (3). Density in dwelling units per gross acre;
- (4). Location, size height and number of stories for buildings and uses proposed for buildings;
- (5). Layout and dimensions of streets, parking areas, pedestrian walkways and surfacing;
- (6). Vehicle, emergency and pedestrian access, traffic circulation and control;
- (7). Location, size, height, color and materials of signs;



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- (8). Location and height of fencing and/or screening;
- (9). Location and type of landscaping;
- (10). Location and type of open space and common areas;
- (11). Proposed maintenance of common areas and open space;
- (12). Property boundary locations and setback lines
- (13). Special design standards, materials and / or colors;
- (14). Proposed schedule of completions and phasing of the development, if applicable;
- (15). Covenants, conditions and restrictions;
- (16). Any other information that may be deemed relevant and appropriate to allow for adequate review.

If the PUD involves the division of land for the purpose of conveyance, a preliminary plat shall be prepared in accordance with the requirements of the subdivision regulations.

Please note that the approved final plan, together with the conditions and restrictions imposed, shall constitute the zoning for the district. No building permit shall be issued for any structure within the district unless such structure conforms to the provisions of the approved plan.

The signing of this application signifies that the aforementioned information is true and correct and grants approval for Kalispell Planning staff to be present on the property for routine monitoring and inspection during review process.

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(Applicant Signature) (Date)