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To: Kalispell Planning Board

From: PJ Sorensen, Senior Planner

Date: September 9, 2020 Work Session – B-2 Setbacks and Alleys

BACKGROUND: After the regular Planning Board meeting on August 11, the Board held a work session on B-2 setbacks and alleys. There was a general consensus that reducing the front and side corner setbacks in the B-2 would help encourage better site designs, and that encouraging the use of alleys in new developments would have several positive benefits.

There are several details that come into play, primarily with the location of utilities and utility easements. Reducing the setbacks without accounting for that would create problems with the utilities. Staff has begun discussions on potential options relating to both setbacks and alleys with the utility companies. The discussions are a bit fluid and there are no specific proposals to bring forward at this time, but staff will keep the Board updated as the discussions progress.

NEXT STEPS: Staff will continue to work with other city departments and utilities to explore options.