



Development Services Department

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To: Kalispell Planning Board

From: PJ Sorensen, Senior Planner

Date: May 11, 2021 Work Session – Mountain View PUD

BACKGROUND: The work session for the Mountain View PUD would typically begin immediately after the conclusion of the regularly scheduled meeting. Since there isn't a regular meeting, we will go straight to the work session. At this work session, planning staff will give an overview of the project and answer general questions. 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:

File #KPUD-21-01; and KPP-21-02 – A request from Bison Hill, LLC for the Mountain View Planned Unit Development (“PUD”), which is a Residential PUD overlay on approximately 139 acres of land abutting the north side of Foy's Lake Road to the west of the Highway 93 Bypass, along with major preliminary plat approval for Phase 1 of the development. The property was previously annexed with a PUD overlay called Willow Creek, which has since expired. This proposal is for a new PUD by a different applicant. The PUD calls for a total of 407 dwelling units (225 single family lots, 16 cottage lots and 166 townhome lots) along with approximately 49.1 acres of open space and park area. The Phase 1 preliminary plat consists of approximately 21.6 acres with 102 lots (5 single family lots and 97 townhome lots), streets and open space. The property can be described as Tract 9 of Certificate of Survey No. 19234 located in the South Half of the NE ¼, North Half of the SE ¼, North Half of the SW ¼, and in the East Half of the NW ¼ of Section 13, Township 28 North, Range 22 West, P.M.,M., Flathead County, Montana. A specific metes and bounds description is available upon request.

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, June 8, 2021, regularly scheduled Planning Board meeting. The Planning Board may then forward the matter to the City Council.

Attachments: Application materials