

Kalispell City Planning Board and Zoning Commission

Board Members,

We would like to address the issue of the zoning map amendment request by Quail Meadows, LLC in regards the property at 155 Tronstad Road.

We purchased our property at 136 Tronstad Road on December 02, 2002. The charm and beauty of the area was a major factor in the decision to make our purchase. We invested our time and money to make our property an asset to the charm of this neighborhood. Through the years, more homes have been built and the new homeowners also took pride in adding to the charm of the neighborhood. Some of us have horses, cattle, goats, llamas and chickens. A number of the children have the opportunity to participate in 4H programs with large animals. This way of life is what drew us all to this neighborhood.

The long standing R2 zoning with its low density housing has protected the single dwelling character and landscape setting of our neighborhood. It would still allow the inevitable growth in the area, without the detrimental impact R3 zoning would create. A change to R3 zoning would be very detrimental to our investments and the character of our neighborhood.

We oppose the request of re-zoning our neighborhood and ask you to please consider the devastating impact a change of our existing zoning regulations would have to us.

Sincerely,

Tony and Marian Sisneros

136 Tronstad Road

Kalispell, MT 59901

Kalispell City Planning Board and Zoning Commission

Board Members,

We would like to address the issue of the zoning map amendment request by Quail Meadows, LLC in regards the property at 155 Tronstad Road.

We purchased our property at 154 Tronstad Road in October, 2013. The charm and beauty of the area was a major factor in the decision to make our purchase. We invested our time and money to make our property an asset to the charm of this neighborhood. Through the years, more homes have been built and the new homeowners also took pride in adding to the charm of the neighborhood. Some of us have horses, cattle, goats, llamas and chickens. A number of the children have the opportunity to participate in 4H programs with large animals. This way of life is what drew us all to this neighborhood.

The long standing R2 zoning with its low density housing has protected the single dwelling character and landscape setting of our neighborhood. It would still allow the inevitable growth in the area, without the detrimental impact R3 zoning would create. A change to R3 zoning would be very detrimental to our investments and the character of our neighborhood.

We oppose the request of re-zoning our neighborhood and ask you to please consider the devastating impact a change of our existing zoning regulations would have to us.

Sincerely,

Sisneros Family Trust

154 Tronstad Road

Kalispell, MT 59901

Kari Barnhart

From: Amy Vanderbilt <avandy325@live.com>
Sent: Tuesday, March 8, 2022 2:14 PM
To: Kari Barnhart
Subject: EXTERNAL Proposed zoning change at 155 Tronstad Road (Quail Meadow, LLC)
Importance: High

I am a resident of the North Kalispell area (Jackson View Trl) off Whitefish Stage between Rose Cross and Tronstad Road. I have just learned about the proposed zoning changes at 155 Tronstad Road and have MANY concerns about the proposed density of 139 single family units on 10 acres in that vicinity.

With such short notice, I cannot be at the planning board meeting tonight; therefore, I am submitting the following as some preliminary concerns.

- Ongoing incremental building and density creep to the north valley and ALL the accompanying infrastructure and density issues
- Concerns for aquifer water quality
- Concerns for area wildlife
- Concerns for road impacts and further degradation of road safety on Whitefish Stage Road long before that road reconstruction is slated for funding and actual construction.
- Incremental creep of light pollution. Every new business and residential construction adds to the night-sky pollution in the north valley. The Ford dealership is a HUGE affront to preexisting home owners affected by the tremendous overkill from the LED white-poled light pollution from that single business!!! ** (That egregiously situation could be somewhat remedied if the Ford Dealership were required to paint their light poles the pre-approved non-reflective silver-gray of the city poles like the color they were approved for in the presentation to the architectural review committee that was the initial source of their permitting process.) **
- Converting the existing R-2 residential zoning to R-3 (10,000 square foot lots to 6,000 square foot lots in that area would have a notable impact on traffic density at both Highway 93 and on Whitefish Stage Road.
- The added traffic density on Whitefish Stage could only further exacerbate the existing safety hazards from lack of any shoulder and asphalt hazards for existing vehicle AND bicycle traffic!

I'm ending this now to send it before your meeting tonight, but it is by no means a complete list of my concerns as a landowner, resident and concerned community member.

Respectfully,

Amy Vanderbilt
684 Jackson View Trail
Kalispell, MT 59901
406-752-7660

avandy325@live.com

Kari Barnhart

From: Rachel Ezell
Sent: Tuesday, March 8, 2022 11:22 AM
To: PJ Sorensen
Subject: FW: EXTERNAL FW: Tronstad road 39 lot subdivision hearing on March 8

FYI

From: Mary Metzger <mmetzger@flathead.mt.gov>
Sent: Tuesday, March 8, 2022 7:41 AM
To: Rachel Ezell <rezell@kalispell.com>
Subject: EXTERNAL FW: Tronstad road 39 lot subdivision hearing on March 8

From: Robert Nadvornick <robert.nadvornick@gmail.com>
Sent: Tuesday, March 8, 2022 6:55 AM
To: Planning.Zoning <Planning.Zoning@flathead.mt.gov>
Subject: Tronstad road 39 lot subdivision hearing on March 8

The intersection of HW 93 North of Kalispell and Tronstad road is a death trap with all the Silverbrook Subdivision traffic competing with Tronstad Road traffic. Turning on and off the highway is a crapshoot. Please don't approve any more lots until that intersection gets a traffic light.

Robert Nadvornick
Dianne Bitney