



Development Services
Department
201 1st Avenue East
Kalispell, MT 59901
Phone (406) 758-7940

ZONING MAP AMENDMENT

Email: planning@kalispell.com

Website: www.kalispell.com

Project Name: **Blue Duck** Property Address: **130 2ND ST. EAST KALISPELL, MT 59901**

NAME OF APPLICANT: **JOHN TODD** Applicant Phone: **406-407-8421**

Applicant Address: **535 5TH AVE EAST** City, State, Zip: **KALISPELL, MT 59901**

Applicant Email Address: **jrRichardtodd@gmail.com**

If not current owner, please attach a letter from the current owner authorizing the applicant to proceed with the application.

OWNER OF RECORD: **JOHN TODD** Owner Phone: **406-407-8421**

Owner Address: **535 5TH AVE EAST** City, State, Zip: **KALISPELL, MT 59901**

Owner Email Address: **jrRichardtodd@gmail.com**

CONSULTANT (ARCHITECT/ENGINEER): **Lyndon Steinmetz** Phone: **406 257-5463**

Address: City, State, Zip:

Email Address: **lsdesign@centurylink.net**

POINT OF CONTACT FOR REVIEW COMMENTS: Phone:

Address: City, State, Zip:

Email Address:

List ALL owners (any individual or other entity with an ownership interest in the property):
JOHN TODD (sole owner)

Legal Description (please provide a full legal description for the property and attach a copy of the most recent deed):

JT Please initial here indicating that you have verified the description with the Flathead County Clerk and Recorder and that the description provided is in a form acceptable to record at their office.



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Land in zone change (acres): _____

Present zoning of above property: RA-2 Proposed zoning of above property: 4B

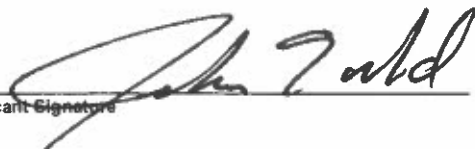
State the changed or changing conditions that make the proposed amendment necessary:

THE "BLUE DUCK" IS APPLYING FOR A ZONE CHANGE FROM RA-2 to a 4B FOR RECREATIONAL USE. OUR VISION FOR THE BUILDING IS TO PROMOTE HEALTHY INDOOR ACTIVITY FOR THE COMMUNITY WITH GOLF AND HUNTING SIMULATION. THIS WILL BE A HEALTHY AND EDUCATIONAL OPTION FOR RECREATION THAT DOWNTOWN KALISPELL NEEDS. WE EXPECT TO CREATE FINANCIAL PROSPERITY FOR THE CITY, ALONG WITH DONATING TIME AND EFFORT FOR THE COMMUNITY YOUTH. PLEASE CONSIDER THIS ZONE CHANGE SO THE "BLUE DUCK" CAN CONTRIBUTE TO FULFILLING DOWNTOWN KALISPELL'S POTENTIAL.
THANK YOU.

HOW WILL THE PROPOSED CHANGE ACCOMPLISH THE INTENT AND PURPOSE OF (attach separate sheet w/ answers):

- a. Promoting the Growth Policy
- b. Lessening congestion in the streets and providing safe access
- c. Promoting safety from fire, panic and other dangers
- d. Promoting the public interest, health, comfort, convenience, safety and general welfare
- e. Preventing the overcrowding of land
- f. Avoiding undue concentration of population
- g. Facilitating the adequate provision of transportation, water, sewage, schools, parks and other public facilities
- h. Giving reasonable consideration to the character of the district
- i. Giving consideration to the peculiar suitability of the property for particular uses
- j. Protecting and conserving the value of buildings
- k. Encouraging the most appropriate use of land by assuring orderly growth

I hereby certify under penalty of perjury and the laws of the State of Montana that the information submitted herein, on all other submitted forms, documents, plans or any other information submitted as a part of this application, to be true, complete, and accurate to the best of my knowledge. Should any information or representation submitted in connection with this application be incorrect or untrue, I understand that any approval based thereon may be rescinded, and other appropriate action taken. The signing of this application signifies approval for the Kalispell City staff to be present on the property for routine monitoring and inspection during the approval and development process.

Applicant Signature 

Date 02/15/22



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APPLICATION PROCESS

(application must be received and accepted by the Kalispell
Planning Department 35 days prior to the Planning Board
Hearing)

A pre-application meeting with a member of the planning staff is required.

Application Contents:

1. Completed application form & attachments
2. Petition for zone change signed by the real property owner(s).
3. A bona fide legal description of the subject property and a map showing the location and boundaries of the property.
*Note - verify with the Flathead County Clerk & Recorder that the legal description submitted is accurate and recordable. They can be reached at (406) 758-5526.
4. Electronic copy of the application materials submitted. Either copied onto a disk or emailed to planning@kalispell.com (Please note the maximum file size to email is 20MB)
5. Application fee based on the schedule below, made payable to The City of Kalispell:

Zone Change: Base Fee	\$550
*for the first 80 acres of area of the request add	\$20 per acre
*for the next 81+ acres add	\$10 per acre

HOW WILL THE PROPOSED CHANGE ACCOMPLISH THE INTENT AND PURPOSE OF (attach separate sheet w/ answers):

a. Promoting the Growth Policy

The Blue Duck will promote growth by developing a new form of entertainment for the downtown Kalispell: Golf and hunting simulation. We are hoping to inspire new small businesses and restaurants to invest in the community.

b. Lessening congestion in the streets and providing safe access

There will 4 private parking spots in the south lot that will adequately accommodate the guest.

c. Promoting safety from fire, panic and other dangers

All additions will up to fire code. The building will be provided with multiple emergency exits on either side of the structure. The foundation and the building itself are extremely well built. Any modifications made to the building are to improve safety.

d. Promoting the public interest, health, comfort, convenience, safety and general welfare

We intend to be good for the moral interest and health of the community. We will provide a family friendly environment that parents can enjoy with their children, and visitors of all backgrounds will feel welcome.

e. Preventing the overcrowding of land

Preventing overcrowding will be accomplished by giving the community an alternative option for entertainment.

f. Avoiding undue concentration of population

Each simulator bay houses four occupants with two simulators. We are expecting minimal to no impact on concentration of population.

g. Facilitating the adequate provision of transportation, water, sewage, schools, parks and other public facilities

All utilities are going to be upgraded and up to code to suite the need for water, sewage, schools, and parks. We want to stimulate interest of the youth to encourage healthy indoor hobbies.

h. Giving reasonable consideration to the character of the district

Downtown Kalispell is beautiful destination for visitors from around world. We intend to maintain the historical integrity of Kalispell, with a tasteful modernization that compliments it's unique character.

f. Giving consideration to the peculiar suitability of the property for particular uses

Our distinctive trait is that we are the only golf/ hunting simulation lounge in town.

j. Protecting and conserving the value of buildings

Changing the zoning to 4B will make all properties within the jurisdiction more valuable and versatile. The property value will increase after significant investment into the buildings utilities: ADA accessibility, modernized energy, and internal/ external esthetics.

k. Encouraging the most appropriate use of land by assuring orderly growth

We are utilizing every square inch of this unique property. The building is sized to allow a maximum of two simulator bays. The private parking behind the building is expected to accommodate customers with minimal impact on city parking congestion.



AND WHEN RECORDED MAIL TO:

John R. Todd
535 5th Ave. E
Kalispell, MT 59901

Filed for Record at Request of:
Insured Titles

Space Above This Line for Recorder's Use Only

Order No.: 1018448-FT
Parcel No.: 0844600

WARRANTY DEED

FOR VALUE RECEIVED,

S & B Rental, LLC

hereinafter called Grantor(s), do(es) hereby grant, bargain, sell and convey unto

John R. Todd

whose address is: **535 5th Ave. E, Kalispell, MT 59901**

Hereinafter called the Grantee, the following described premises situated in **Flathead County, Montana**, to-wit:

The Easterly 25 feet of Lots 1 and 2, and the Easterly 25 feet of the Northerly 37.5 feet of Lot 3, all in Block 57 of Kalispell, according to the recorded plat thereof, records of Flathead County, Montana, more particularly described as follows:

Beginning at the Northeast corner of said Lot 1; thence Southeasterly along the Easterly line of said Lots 1,2 and 3, a distance of 137.5 feet to a point; thence Southwesterly on a line parallel with the Northerly boundary of said Lot 3, a distance of 25 feet to a point; thence Northwesterly and parallel with the Easterly line of said Block 57 a distance of 137.5 feet to a point on the Northerly line of said Block 57; thence Northeasterly along the said Northerly boundary of Block 57 a distance of 25 feet to the place of beginning.

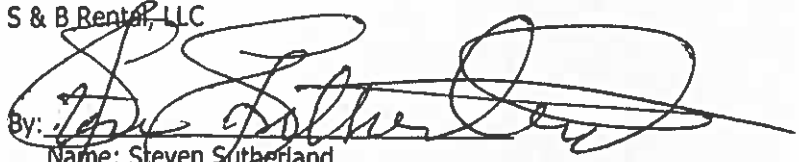
SUBJECT TO covenants, conditions, restrictions, provisions, easements and encumbrances apparent or of record.

TO HAVE AND TO HOLD the said premises, with its appurtenances unto the said Grantees and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all

encumbrances except current years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record, and easements visible upon the premises, and that Grantor will warrant and defend the same from all lawful claims whatsoever.

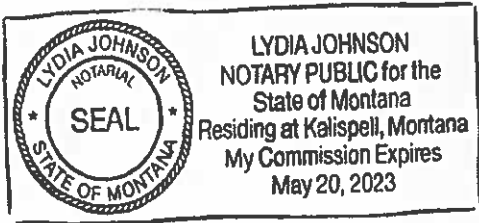
Dated: January 6, 2022

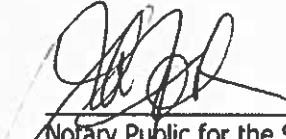
S & B Rental, LLC

By: 
Name: Steven Sutherland
Title: Sole Member

STATE OF Montana)
) ss.
COUNTY OF Flathead)

This instrument was acknowledged before me on January 6, 2022, by S & B Rental, LLC by Steven Sutherland as Sole Member .





Notary Public for the State of Montana
Residing at: _____
My Commission Expires: _____

February 16, 2022

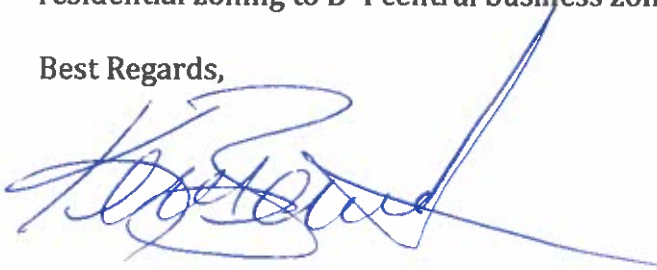
To the Development Services Department,

City of Kalispell, Mt.

To Whom it may concern;

I consent to changing our property at 128 2nd St E, Kalispell MT 59901 from RA-2 residential zoning to B-4 central business zoning.

Best Regards,



Villa Normandy, LLC
67 Overlook Ridge
Kalispell, Mt. 59901
Ken Benesh
Chief Executive Manager

406-225-2039,