



Development Services Department

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To: Kalispell Planning Board

From: PJ Sorensen, Senior Planner

Date: April 12, 2022 Work Session – Farm District PUD
Noller Truck and RV Center PUD
Eagle Valley Ranch PUD

BACKGROUND: The work session for the Farm District, Noller Truck and RV Center, and Eagle Valley Ranch Planned Unit Developments (“PUDs”) will begin immediately after the conclusion of the regularly scheduled meeting. At this work session, planning staff will give an overview of the projects 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 informational 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 items listed below:

- Farm District:** Files #KA-22-01 and KPUD-22-01 – A request from Kelcey and Tawnya Bingham for annexation and initial zoning with a Commercial Planned Unit Development overlay on approximately 37.6 acres of land. The development, called the Farm District, would be a mixed-use development with a focus on an indoor youth athletic and arts facility along with commercial and residential uses. The property is located at the northwest corner of Highway 93 North and Church Drive and can be described as a tract of land situated, lying and being in the east half of the southeast quarter of Section 12, Township 29 North, Range 22 West, P.M.M, Flathead County, Montana, and more particularly described as follows to wit: Lot 2 of Patterson Tracts, as shown on Certificate of Survey No. 17246 (both records of Flathead County, Montana) and containing 37.635 acres, subject to and together with a 60 foot county road known as Church Drive, subject to and together with all appurtenant easements of record.
- Noller Truck and RV Center:** File #KPUD-22-02 – A request from JCA Management, LLC, for a Commercial Planned Unit Development (“PUD”) overlay on approximately 9.72 acres of land. The property is currently zoned B-2 with a placeholder PUD overlay, which requires a full PUD submittal prior to development. The proposal includes locating a truck and RV Center on the property. The property is located at 3178 Highway 93 South near the intersection of Highway 93 and the Bypass. It can be described as Assessor’s Tract 3C, a tract of land situated, lying and being in the southeast quarter of the southeast quarter of Section 29, Township 28 North, Range 21 West, P.M.M., Flathead County, Montana, shown as Tract 1 of Certificate of Survey 21952 in the office of the Clerk and Recorder, Flathead County, Montana.

3. **Eagle Valley Ranch**: Files #KA-22-03, KGPA-22-01 and KZC-22-03 – A request from Spartan Holdings for a zone change, growth policy map amendment and annexation and initial zoning of property, to be known as Eagle Valley Ranch Addition on 6.8 acres of land. The developer of Eagle Valley Ranch PUD has acquired land adjacent their development (Home Outfitters) and neighboring property currently within the County that is being requested to be included in the Eagle Valley Ranch PUD. The application includes a zone change of the existing Home Outfitters building which is City R-2 to the Eagle Valley Ranch PUD, and annexation and initial zoning of surrounding County property from County SAG-10 to the Eagle Valley Ranch PUD. The request would also include a growth policy map amendment from suburban residential to urban mixed use on those properties annexing into the city, allowing for neighborhood commercial uses, similar to the commercial properties within the current Eagle Valley Ranch PUD. The goal of the change is similar to that of the original PUD which is to provide a diverse neighborhood close to existing services and commercial development on the north side of Kalispell and allows for inclusion of properties that are currently segregated from the development. The proposed development is generally situated along Highway 93 south of Ponderosa Residential Subdivision, east of Northern Pines Golf Course and north of the Montana National Guard facilities in the West ½ of Section 19, Township 29 North, Range 21 West, P.M.M., Flathead County, Montana.

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, May 10, 2022, regularly scheduled Planning Board meeting. The Planning Board may then forward the matter to the City Council.

Attachments: Application materials