



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

**ZONING MAP AMENDMENT**

**Email:** [planning@kalispell.com](mailto:planning@kalispell.com)

**Website:** [www.kalispell.com](http://www.kalispell.com)

<b>Project Name</b> Eagle Valley Ranch Addition	<b>Property Address</b> 3201, Hwy 93 N, Kalispell, MT
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<b>NAME OF APPLICANT</b> Spartan Holdings	<b>Applicant Phone</b> 909.772.7800
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<b>Applicant Address</b> 341 W. Second Street STE 1	<b>City, State, Zip</b> San Bernardino, CA 92401
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**Applicant Email Address**  
joecharger@yahoo.com

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

<b>OWNER OF RECORD</b> See Attached Property Cards	<b>Owner Phone</b>
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<b>Owner Address</b>	<b>City, State, Zip</b>
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**Owner Email Address**

<b>CONSULTANT (ARCHITECT/ENGINEER)</b> Jackola Engineering & Architecture	<b>Phone</b> 406 755 3208
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<b>Address</b> 2250 US Hwy 93 S	<b>City, State, Zip</b> Kalispell, MT, 59901
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**Email Address**  
ryoung@jackola.com

<b>POINT OF CONTACT FOR REVIEW COMMENTS</b> Rory Young	<b>Phone</b> 406 755 3208
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<b>Address</b> 2250 US Hwy 93 S	<b>City, State, Zip</b> Kalispell, MT, 59901
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**Email Address**  
ryoung@jackola.com

**List ALL owners (any individual or other entity with an ownership interest in the property):**

See Attached

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

See Attached CoS 17674 and CoS 6557

\_\_\_\_\_ 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): 1.35 Ac

Present zoning of above property: R-2 Proposed zoning of above property: R-3 PUD

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

This lot and two adjoining lots are being added to the existing Eagle Valley Ranch PUD . The zone change allows for a logical extension of teh existing Eagle Valley Ranch PUD

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 \_\_\_\_\_



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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](mailto: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	\$577.00
*for the next 81+ acres add	\$10 per acre	

**HOW WILL THE PROPOSED ZONING DISTRICT ACCOMPLISH THE INTENT AND PURPOSE OF:**

*a. Promoting the Growth Policy*

The Eagle Valley Ranch Addition is a logical extension to the existing Eagle Valley Ranch subdivision. This subdivision was approved in 2018 and includes a mix of retail, multi-family and single family uses within RA-2 and R-3 zones, both of which have a PUD overlay. The goal of this zone change is similar to that of the original PUD which is to provide a diverse neighborhood close to existing services and commercial developments on the north side of Kalispell, thereby promoting the Growth Policy.

*b. Lessening congestion in the streets and providing safe access*

A new ¾ turn movement approach is planned to US93 to provide access to the Eagle Valley Ranch Addition as well as additional access to the Eagle Valley Ranch Subdivision. The Eagle Valley Ranch subdivision is well served with transportation infrastructure with a connection to Rose Crossing. The installation of the Rose Crossing and US 93 traffic signal later this year will improve safety along this busy highway corridor.

*c. Promoting safety from fire, panic, and other dangers*

Development plans will ensure adequate access to public infrastructure and private structures in the case of an emergency, and there are no proposed features or land uses that may compromise the safety of the public. The development will also be served by municipal services, including police, fire protection, water, and sewer. New construction in the development will be required to be in compliance with current City adopted building codes and relevant City ordinances and design standards. Development infrastructure will be designed in accordance with local regulations to minimize undue risk from fire, panic, and other dangers.

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

The proposed zoning designation will promote the health and general welfare of the public by providing new mixed use and single-family rental units which is needed within the City based on low rental vacancy rates. The proposed development will provide residents with open space and other amenities to further help promote the public's health, comfort, and general welfare.

*e. Preventing the overcrowding of land*

The addition of this property to the Eagle Valley Ranch subdivision allows for more land to be designated mixed-use which will reduce the density of the overall residential dwellings and thereby prevent overcrowding of land. The mix of single family and multi-family units within the subdivision allows for open space and provides the ability to prevent overcrowding.

*f. Avoiding undue concentration of population*

As discussed previously, the proposed zoning districts are consistent with the Growth Policy Future Land Use designations and neighboring urban and suburban development of the area. The proposed development will result in an increase in number and concentration of residents, as compared to the property's current vacant state. However,

the provision of municipal services and facilities, as well as compliance with City design standards will aide in mitigating overcrowding of land or undue concentration of people.

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

The development will be provided with all municipal water and sewer facilities. Stormwater will be addressed through water quality and flow control measures on site. Transportation infrastructure adequately exists adjacent to the development. The amenities will provide outdoor opportunities for the residents along with open space areas within the original Eagle Valley Ranch PUD. Sidewalks and pathways in the City ROW will allow for convenient pedestrian circulation.

*h. Giving reasonable consideration to the character of the district*

The proposed zoning is consistent with the area, which is experiencing residential, multi-family, and commercial growth.

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

The proposed R-3 PUD zoning district is a logical extension to the existing Eagle Valley Ranch subdivision and is consistent with the growth policy future land use designation.

*j. Protecting and conserving the value of buildings*

By including this area into the existing Eagle Valley Ranch PUD we are encouraging the continuing orderly development of the City as already approved with the original PUD. This serves to maintain the value of buildings in this area.

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

Higher density residential development should be encouraged in areas with access to City-owned services and facilities. The proposed development is consistent with the growth policy future land use designation and is also compatible with current city zoning in the immediate area.

# Property Record Card

## Summary

### Primary Information

**Property Category:** RP **Subcategory:** Commercial Property  
**Geocode:** 07-4078-19-3-01-07-0000 **Assessment Code:** 0000976783  
**Primary Owner:** MEDNORTH MEDICAL CENTRE LLC **PropertyAddress:** 3201 US HIGHWAY 93 N  
PO BOX 10338 KALISPELL, MT 59901  
**COS Parcel:**  
KALISPELL, MT 59904-3338

*NOTE: See the Owner tab for all owner information*

### Certificate of Survey:

#### Subdivision:

#### Legal Description:

S19, T29 N, R21 W, ACRES 1.35, COS 17674-A TR 2BBB IN L2&3 ASSR# 0000976783

**Last Modified:** 9/30/2021 9:10:26 AM

### General Property Information

**Neighborhood:** 207.170.0 **Property Type:** IMP\_R - Improved Property - Rural  
**Living Units:** 0 **Levy District:** 07-031002-75 - S  
**Zoning:** City R-2 **Ownership %:** 100  
**Linked Property:**

No linked properties exist for this property

### Exemptions:

No exemptions exist for this property

### Condo Ownership:

**General:** 0 **Limited:** 0

### Property Factors

**Topography:** **Fronting:**  
**Utilities:** **Parking Type:**  
**Access:** **Parking Quantity:**  
**Location:** **Parking Proximity:**

### Land Summary

<u>Land Type</u>	<u>Acres</u>	<u>Value</u>
Grazing	0.000	00.00
Fallow	0.000	00.00
Irrigated	0.000	00.00
Continuous Crop	0.000	00.00
Wild Hay	0.000	00.00
Farmsite	0.000	00.00
ROW	0.000	00.00
NonQual Land	0.000	00.00
Total Ag Land	0.000	00.00
Total Forest Land	0.000	00.00
Total Market Land	1.350	68,290.00

### Deed Information:

Deed Date	Book	Page	Recorded Date	Document Number	Document Type
4/1/2011			4/1/2011	201100006947	Warranty Deed

**CERTIFICATE OF SURVEY**  
**W1/2, Sec. 19, T29NR21W**  
**Flathead County, Montana**

OWNER: J. K. LE DUC  
 PURPOSES: PARCEL A - OCCASIONAL SALE  
 PARCEL B - REMAINDER  
 PARCEL C - FAMILY TRANSFER  
 DATE: JANUARY 20, 1982

LEGAL DESCRIPTIONS

PARCEL A  
 THOSE PORTIONS OF GOVERNMENT LOTS 2 AND 3, SECTION 19, TOWNSHIP 29 NORTH, RANGE 21 WEST, FLATHEAD COUNTY, MONTANA DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE WEST 1/2 CORNER, SECTION 19; THENCE ALONG THE NORTH LINE OF THE SOUTHWEST 1/4, SECTION 19, SOUTH 89°39'28" EAST 83.65 FEET TO THE EASTERLY LINE OF U.S. HIGHWAY No. 93; THENCE ALONG THE EASTERLY LINE OF THE HIGHWAY NORTH 0°21'42" EAST 64.94 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE EASTERLY LINE OF THE HIGHWAY NORTH 0°21'42" EAST 204.13 FEET; THENCE SOUTH 89°39'125" EAST 660.13 FEET; THENCE SOUTH 0°21'42" WEST 280.21 FEET; THENCE NORTH 89°39'100" WEST 398.13 FEET; THENCE NORTH 17°50'51" WEST 80.00 FEET; THENCE NORTH 89°39'100" WEST 247.00 FEET TO THE POINT OF BEGINNING, CONTAINING 3.793 ACRES OF LAND, ALL AS SHOWN HEREON.

TOGETHER WITH A 40 FOOT PRIVATE ROAD AND UTILITY EASEMENT AS SHOWN.

PARCEL B

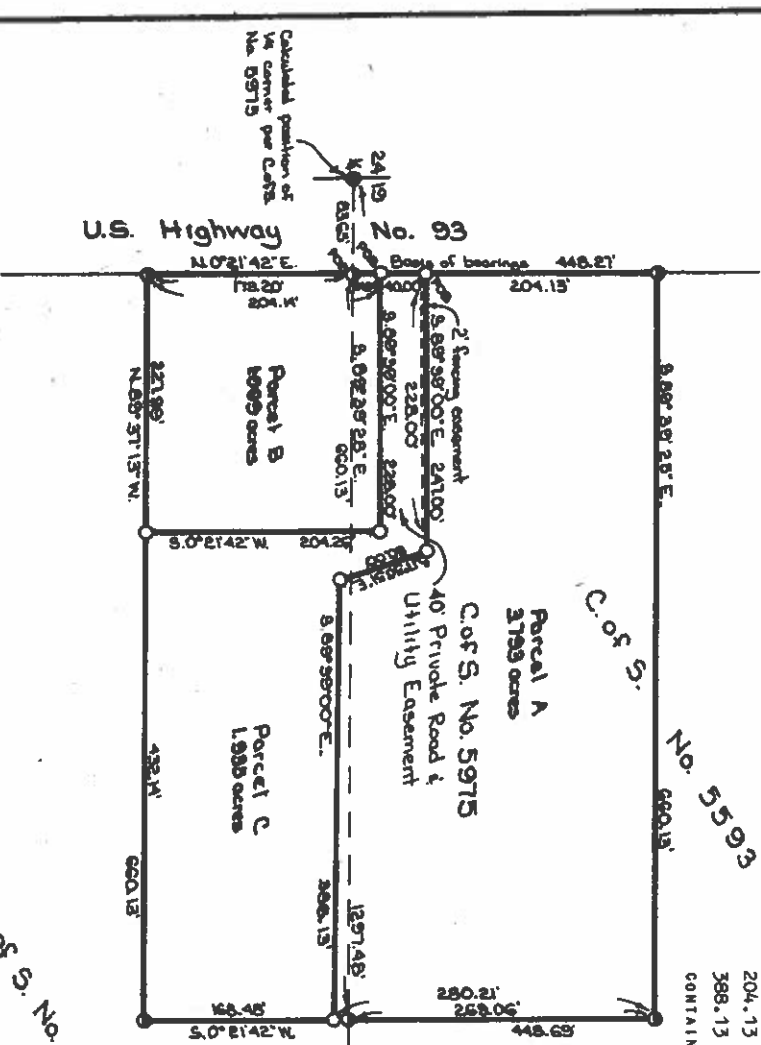
THOSE PORTIONS OF GOVERNMENT LOTS 2 AND 3, SECTION 19, TOWNSHIP 29 NORTH, RANGE 21 WEST, FLATHEAD COUNTY, MONTANA DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE WEST 1/2 CORNER, SECTION 19; THENCE ALONG THE NORTH LINE OF THE SOUTHWEST 1/4, SECTION 19 SOUTH 89°39'28" EAST 83.65 FEET TO A POINT ON THE EASTERLY LINE OF U.S. HIGHWAY No. 93 AT THE POINT OF BEGINNING;  
 THENCE ALONG THE EASTERLY LINE OF THE HIGHWAY NORTH 0°21'42" EAST 24.94 FEET; THENCE SOUTH 89°39'100" EAST 228.00 FEET; THENCE SOUTH 0°21'42" WEST 204.26 FEET; THENCE NORTH 89°37'13" WEST 227.99 FEET TO THE EASTERLY LINE OF SAID HIGHWAY; THENCE ALONG THE EASTERLY LINE NORTH 0°21'42" EAST 179.20 FEET TO THE POINT OF BEGINNING, CONTAINING 1.069 ACRES OF LAND, ALL AS SHOWN HEREON.

TOGETHER WITH A 40 FOOT PRIVATE ROAD AND UTILITY EASEMENT AS SHOWN.

PARCEL C

THOSE PORTIONS OF GOVERNMENT LOTS 2 AND 3, SECTION 19, TOWNSHIP 29 NORTH, RANGE 21 WEST, FLATHEAD COUNTY, MONTANA DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE WEST 1/2 CORNER, SECTION 19; THENCE ALONG THE NORTH LINE OF THE SOUTHWEST 1/4, SECTION 19 SOUTH 89°39'28" EAST 83.65 FEET TO THE EASTERLY LINE OF U.S. HIGHWAY No. 93; THENCE ALONG THE EASTERLY LINE OF THE HIGHWAY NORTH 0°21'42" EAST 40.00 FEET; THENCE SOUTH 89°39'100" EAST 247.00 FEET; THENCE SOUTH 17°50'51" EAST 80.00 FEET; THENCE SOUTH 89°39'100" EAST 398.13 FEET; THENCE SOUTH 0°21'42" WEST 168.48 FEET; THENCE NORTH 89°37'13" WEST 432.14 FEET; THENCE NORTH 0°21'42" EAST 204.26 FEET; THENCE NORTH 89°39'100" WEST 228.00 FEET TO THE POINT OF BEGINNING, CONTAINING 1.935 ACRES OF LAND, ALL AS SHOWN HEREON.

SUBJECT TO A 40 FOOT PRIVATE ROAD AND UTILITY EASEMENT WITH A 2 FOOT FENCING EASEMENT RESERVED THEREFROM AS SHOWN.



I CERTIFY THAT THE PURPOSE OF THIS SURVEY IS TO CREATE A PARCEL AS AN OCCASIONAL SALE, AND THAT THIS DIVISION OF LAND COMPLETES WITH ALL CONDITIONS IMPOSED ON ITS USE; THEREFORE THIS SURVEY IS EXEMPT FROM REVIEW AS A SUBDIVISION PURSUANT TO SECTION 76-3-207 (1)(b), M.C.A., 1975. I ALSO CERTIFY THAT THE PURPOSE OF THIS SURVEY IS TO TRANSFER PARCEL C TO Michelle Le Duc AND THAT THIS DIVISION OF LAND COMPLETES WITH ALL CONDITIONS IMPOSED ON ITS USE; THEREFORE THIS SURVEY IS EXEMPT FROM REVIEW AS A SUBDIVISION PURSUANT TO SECTION 76-3-207 (1)(b), M.C.A., 1975.

STATE OF MONTANA )  
 COUNTY OF FLATHEAD ) ss.

ON THIS 19th DAY OF February, 1982, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE AFORESAID, PERSONALLY APPEARED J. K. Le Duc, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

APPROVED: Ernest S. ...  
 EXAMINING LAND SURVEYOR  
 REGISTRATION NO. 4738 S

STATE OF MONTANA  
 COUNTY OF FLATHEAD

FILED ON THE 10 DAY OF Feb, 1982, A.D., AT 3:29 O'CLOCK P.M.

COUNTY CLERK AND RECORDER  
 BY David H. ... Deputy

CERTIFICATE OF SURVEYOR

U.K. Marquardt  
 U.K. MARQUARDT  
 REGISTRATION NO. 2989 ES

DEED BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
 INSTRUMENT REC. NO. 2069

CERTIFICATE OF SURVEY NO. 6557

6557

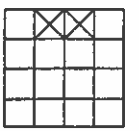
Le Duc

OWNERS: F.T. Corporation  
 PURPOSE: Boundary Line Adjustment  
 DATE: February 16, 2006

# CERTIFICATE OF SURVEY

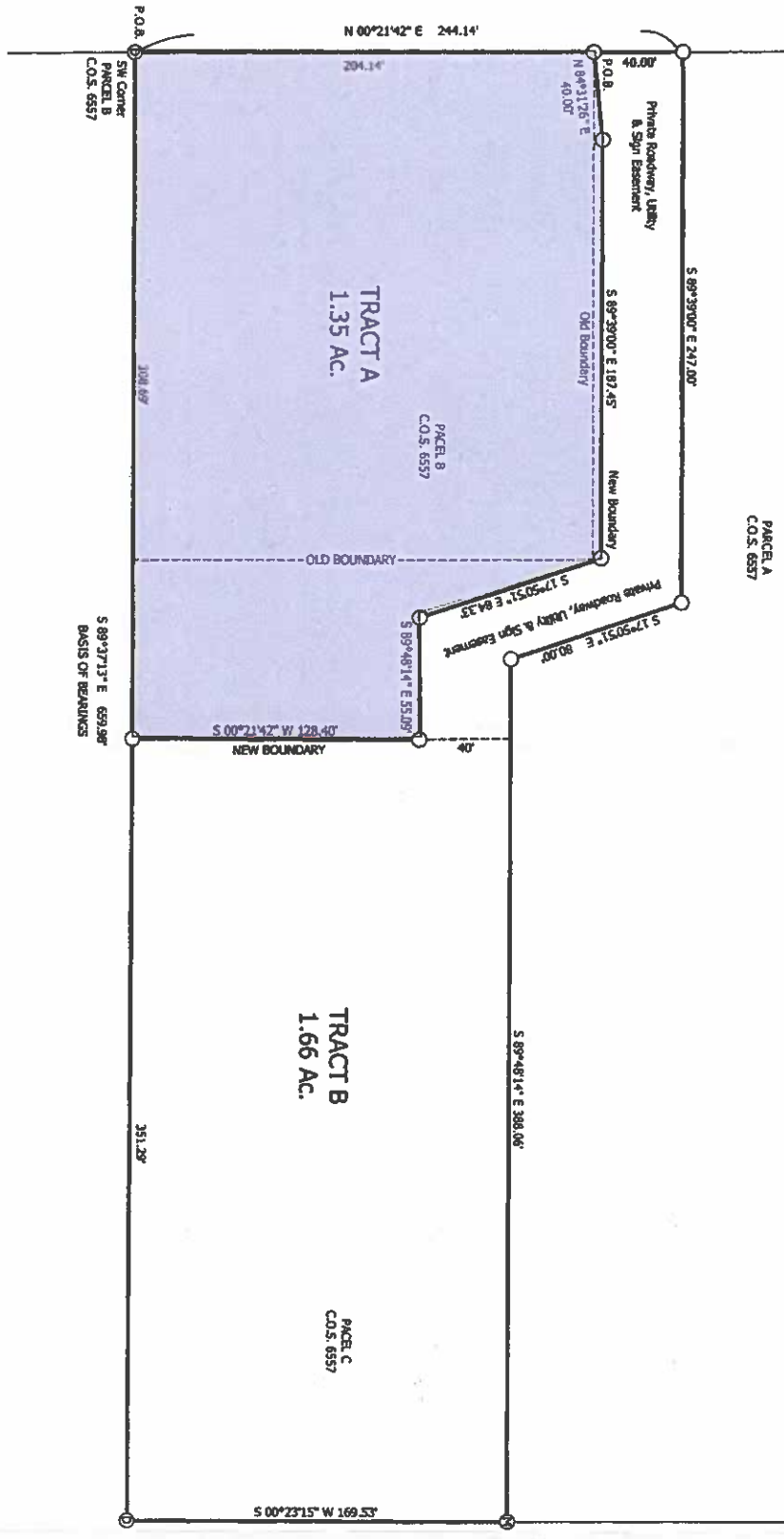
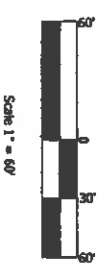
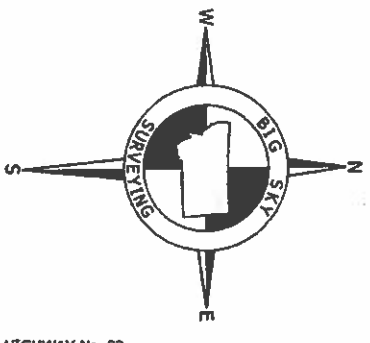
## W1/2, Section 19, T 29 N, R 21 W, P.M., M. Flathead County, Montana

25b + 3b . 091006 > 25b + 25ppd . 091006 >



**BIG SKY**  
**Surveying**  
 222 Goat Trail  
 Whitefish, MT 59937  
 (406) 863-8223

- LEGEND**
- ⊙ Find 5/8" rebar with plastic cap marked DOYLE 2515 S.
  - ⊙ Find 5/8" rebar with plastic cap marked MARQUARDT 2969 ES
  - Set 5/8" x 24" rebar with plastic cap marked KAUFFMAN 12211LS



**LEGAL DESCRIPTION**

**TRACT A**  
 That portion of the W1/2 of Section 19, Township 29 North, Range 21 West, Principal Meridian, Montana, Flathead County, Montana described as follows:  
**BEGINNING** at the Southwest corner of PARCEL B of Certificate of Survey No. 6557, records of Flathead County; Thence N 00°21'42" E and along the easterly right-of-way of U.S. Highway No. 93 a distance of 204.14 feet; Thence N 84°31'26" E 40.00 feet; Thence S 89°39'00" E 187.45 feet; Thence S 17°50'51" E 84.33 feet; Thence S 89°48'14" E 55.09 feet; Thence S 00°21'42" W 128.40 feet; Thence N 89°37'13" W 308.69 feet to the Point of Beginning and containing 1.35 acres of land. Together with a Private Roadway, Utility & Sign Easement as shown hereon. Subject to all easements of record.

**TRACT B**  
 That portion of the W1/2 of Section 19, Township 29 North, Range 21 West, Principal Meridian, Montana, Flathead County, Montana described as follows:  
**Commencing** at the Southwest corner of PARCEL B of Certificate of Survey No. 6557, records of Flathead County; Thence N 00°21'42" E and along the easterly right-of-way of U.S. Highway No. 93 a distance of 204.14 feet to the TRUE POINT OF BEGINNING; Thence continuing along said right-of-way N 00°21'42" E 40.00 feet; Thence S 89°39'00" E 247.00 feet; Thence S 17°50'51" E 80.00 feet; Thence S 89°48'14" E 388.06 feet; Thence S 00°21'42" W 169.53 feet; Thence N 89°37'13" W 351.29 feet; Thence N 00°21'42" E 128.40 feet; Thence N 89°48'14" W 55.09 feet; Thence N 17°50'51" W 84.33 feet; Thence N 89°39'00" W 187.45 feet; Thence S 84°31'26" W 40.00 feet to the Point of Beginning and containing 1.66 acres of land. Subject to and Together with a Private Roadway, Utility & Sign Easement as shown hereon. Subject to all easements of record.

**OWNERS CERTIFICATE:**

We F.T. Corporation hereby certify that the purpose of this division of land is to relocate a common boundary line between adjoining properties outside a plat subdivision and that no additional parcels are hereby created. Therefore, this division of land is exempt from review as a subdivision pursuant to Section 76-3-207(1)(a), MCA.

We also hereby certify that Tract A and Tract B are exempt from sanitation review by the Department of Environmental Quality pursuant to ARM 17.36.605 (2) (b) as a parcel that has no existing facilities for water supply, wastewater disposal, or solid waste disposal other than those that were previously approved by the reviewing authority under Title 76, chapter 4, part 1, M.C.A. or that were exempt from such review because no new facilities will be constructed on the parcel and the division of land will not cause approved facilities to violate any conditions of approval, and will not cause exempt facilities to violate any condition of exemption.

*Michael Konig*  
 Michael Konig,  
 President of F.T. Corporation



**CERTIFICATE OF SURVEYOR**  
 Joseph L. Kauffman  
 Registration No. 12211 LS  
 Date: 12-27-06  
 Approved: [Signature] 12/26 2006  
 Equalizing Land Surveyor  
 Registration No. 5428 S

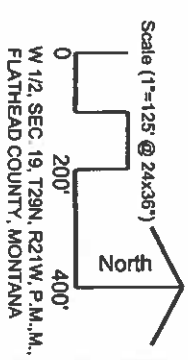
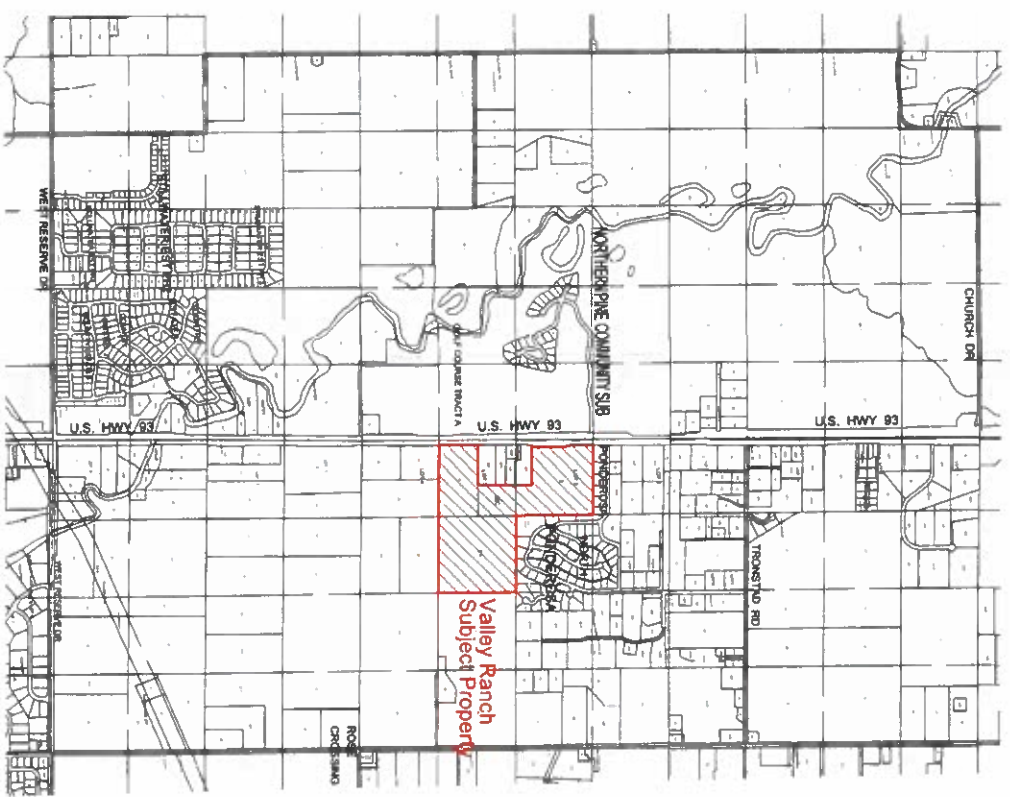
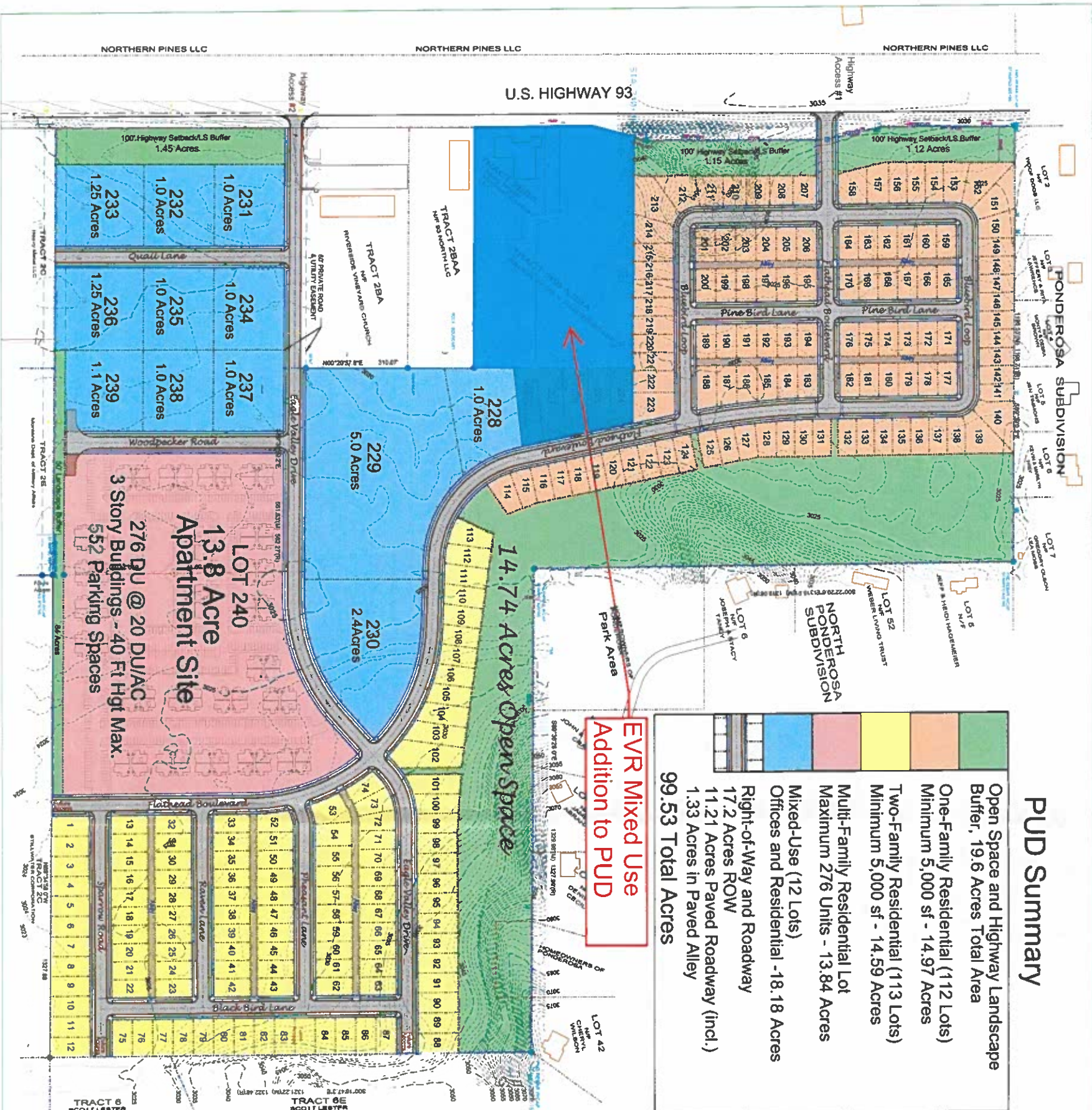
STATE OF MONTANA  
 County of Flathead )  
 I, Paula Robinson, County Clerk and Recorder, do hereby certify that this instrument was acknowledged before me on this 12th day of December, 2006, by Michael Konig, President of F.T. Corporation.  
 Filed on the 11 day of JAN 2006, A.D., at 4:11 o'clock P.M.  
 Paula Robinson  
 County Clerk and Recorder  
 BY: [Signature] Deputy  
 Instrument Record No. 00070111110  
 Fees \$ 6.00

*Joseph L. Kauffman*  
 Joseph L. Kauffman  
 Notary Public for the State of Montana  
 Residing at Whitefish  
 My Commission Expires 4-1-2007

CERTIFICATE OF SURVEY NO. 17674

F.T. Corporation





**Planned Unit Development**  
**Eagle Valley Ranch**  
Developer: Spartan Holdings Kalispell, Montana

Land Planner and Landscape Architect: WGM Group  
Civil Engineer: WGM Group  
Traffic Engineer: WGM Group  
Surveyor: Sam Cordi Surveying  
Geo-technical Consultant: CMG Engineering Inc.

**WGM GROUP**  
Date: 06-04-2018

Key (See PUD Plan for additional detail)



- Proposed R3 Zoning with PUD Overlay  
Lots 53-74 and Lots 84-113 proposed Two-Family Lots  
Lots 228-230 proposed Mixed-Use Lots **59.12 Acres**
- Proposed RA-2 Zoning with PUD Overlay  
Lots 1-52 and Lots 75-83 proposed Two-Family Lots  
Lots 231-239 proposed Mixed-Use Lots  
Lot 240 proposed for Residential Apartments **40.57 Acres**

**EVR Addition - 6.8 Ac R-3 PUD**

14.74 Acres Open Space

## Zoning Exhibit



Scale (1"=125' @ 24"x36")  
W 1/2, SEC. 19, T29N, R21W, P.M.M.,  
FLATHEAD COUNTY, MONTANA

Planned Unit Development  
**Eagle Valley Ranch**  
Developer: Spartan Holdings Kalispell, Montana

Land Planner and Landscape Architect: WGM Group  
Civil Engineer: WGM Group  
Traffic Engineer: WGM Group  
Surveyor: Sam Cordi Surveying  
Geo-technical Consultant: CMG Engineering Inc



WGM GROUP  
Date: 05-17-2018