

2015 Construction, Subdivision and Annexation Report Kalispell, Montana



Three Rivers Bank Remodel/Addition



Kalispell Kids Dental Clinic

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2015 Construction, Land Subdivision and Annexation Report
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2010 through 2015 Building Department Activity Summary

	2010	2011	2012	2013	2014	2015
Total Building Permits Issued (all types)	228	195	178	257	270 (1 void)	276
Commercial, Office, Industrial, Utility	87	63	42	67	79	75
Residential	127	106	113	164	156	163
Government, Public/Quasi Public, Health Care	14	26	23	26	34	38
New or Significant Commercial, Office, Industrial or Utility Permits	4	9	4	8	14	16
Value of New or Significant Commercial, Office, Industrial, Utility & Remod, Additions to	\$1,307,284	\$3,125,000	\$9,542,780	\$13,196,425	\$13,219,709	\$19,841,582
New Residential Units	92	72	98	124	98	184
Single Family, Townhouse and/or Duplex units	63	51	56	124	98	88
Multi-family units	29	21	42	0	0	96
Value of All New Residential Units	\$12,621,702	\$13,228,984	\$11,905,250	\$22,772,625	\$20,478,148	\$22,936,339
Permits for New or Significant Additions to Public/Quasi-Public, Health Care	3	4	2	4	4	7
Value	\$1,685,000	\$5,236,600	\$30,237,000	\$3,364,000	\$6,287,655	\$13,430,783
Value of all Types of New or Significant Construction	\$15,613,986	\$21,590,584	\$51,685,030	\$39,333,050	\$39,985,512	\$56,208,704
Value of all Types of Remodels, Modifications, Additions, etc.	\$11,614,215	\$7,525,563	\$3,070,092	\$7,033,388	\$5,331,397	\$7,303,858
Total Value all Construction Types	\$27,228,201	\$29,116,147	\$54,755,122	\$46,366,438	\$45,316,909	\$63,512,562

2010 through 2015 Planning Department Applications

	2010	2011	2012	2013	2014	2015
• Preliminary Subdivision Plat Applications	2	0	0	2	2	4
○ Total lots	481	0	0	6	32	328
• Preliminary Plat Extension Requests	13	10	7	2	2	1
○ Total Lots in active preliminary plats			*1,378	*1,378	*1,063	*1,055
• Preliminary Plats Expired	2	4	2	0	5	0
○ Total Lots	115	40	5	0	374	0
• Final Subdivision Plat Applications	1	0	2	1	4	4
○ Total lots	7	0	4	10	36	34
• Conditional Use Permit Applications	10	11	5	5	7	8
• Annexation Applications	4	3	2	3	3	1
○ Acres Annexed	13	20.3	1.35	1.21	60.2	4.14
• Zone Change Applications	1	0	2	2	0	2
• PUD (Planned Unit Developments approved)	0	1	0	2	1	1
○ Approximate acres of PUDs approved	0	10	0	13	10	26
• Growth Policy Amendments						2
• Zone Text Amendments	3	1	3	1	2	2
• Floodplain Development Permits	0	**3	**1	0	1	2
• Administrative Adjustments						3
• Agency Exemptions						5
• Sign Permits	86	80	70	73	61	52

*Includes lots in all active/pending preliminary plats

** City of Kalispell permits for bank stabilization on Stillwater River near Golf Course and South Meadows stormwater drainage improvements

2015 CONSTRUCTION, LAND SUBDIVISION AND ANNEXATION REPORT CITY OF KALISPELL

The first section of this report provides information on new housing construction, major commercial construction and divisions of land and annexations for the City of Kalispell, in Flathead County, Montana. A later section of the report provides an overview of how Flathead County is growing in comparison to other counties in Montana. Information on Flathead area housing prices and sales are also provided in the next section. Information for years prior to the period covered in this report is available upon request.

Construction activity data is collected from building permits issued by the City of Kalispell Building Department. Residential construction types are referred to as single family residence (**SFR**), duplex (**DUP**), townhouse (**TH**), multi-family unit (**MFU**), and manufactured home/mobile home (**MH**). For the purpose of this report, townhouse numbers are combined with the duplex category. Townhouses have become more common in recent years, but are not reflected in a separate category until 2003. Townhouses were counted in the SFR or DUP category previously to 2003. Numbers recorded for multi-family units, townhouses and duplexes represent the **actual number of living units** created within the housing projects. The **MH** category includes all classes of manufactured homes including double wide and modular homes. Senior apartment complexes and assisted living units are included in the multi-family category and numbers also represent the actual number of units within the project. This report also includes a summary of major commercial construction projects for which building permits were issued since 2006.

City of Kalispell Population

Kalispell is the 7th largest city in Montana. Of the 10 largest cities in Montana, Kalispell had the highest percentage increase in population between 2000 and 2010. The City of Kalispell had a population of 19,927 on Census Day, April 1, 2010. This represented a 40.1 percent increase since the 2000 Census and about a 3.5 percent average annual population growth during that decade. (Figure 1) Latest Census data estimates Kalispell's population at 21,518 on July 1 of 2014, which represents an 8.0 percent increase between April 1, 2010 and July 1, 2014. (Figure 2) Since 2010, Kalispell has been the 2nd fastest growing of the ten top cities in Montana. (Figure 3)

Local planning staff and economists expect the population of the area to continue to increase at this rate. Communities that had rapid growth prior to the national recession experienced a significant decline in both commercial and residential construction resulting in some residents leaving the area in search of employment. The Flathead area economy has strengthened over the past four years. Although growth has not resumed to pre-recession levels, it appears to be a much more sustainable level.

Figure 1. Montana's Ten Largest Cities
Population Change 2000 – 2010

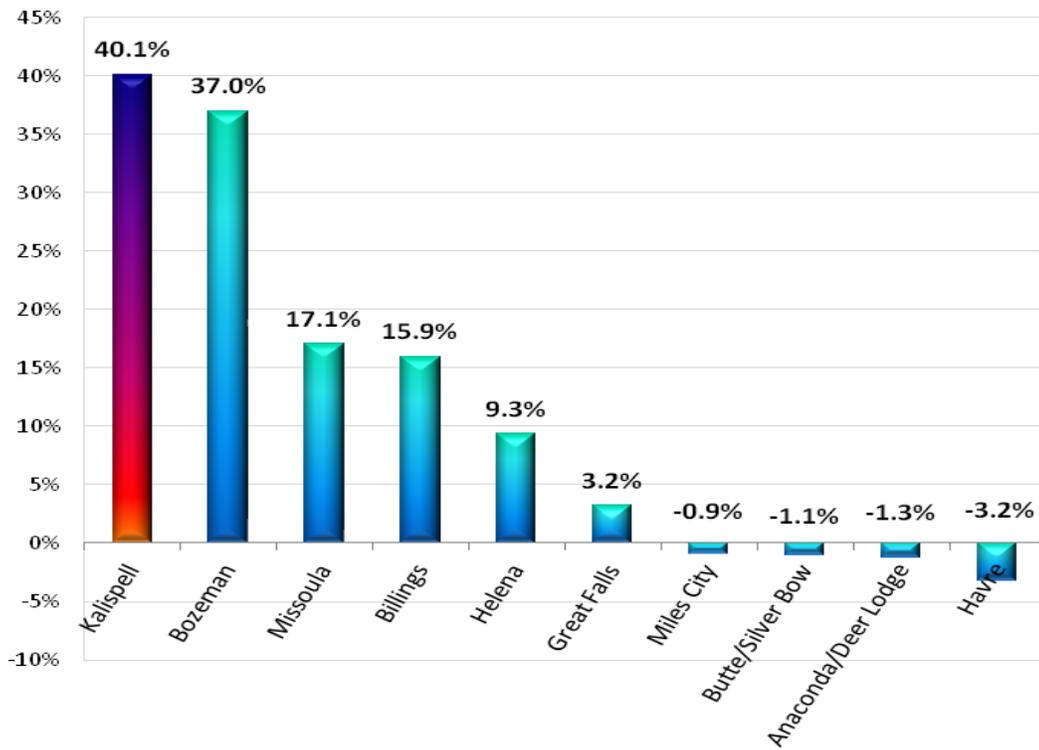


Figure 2. City of Kalispell Population 1950 – July 1, 2014

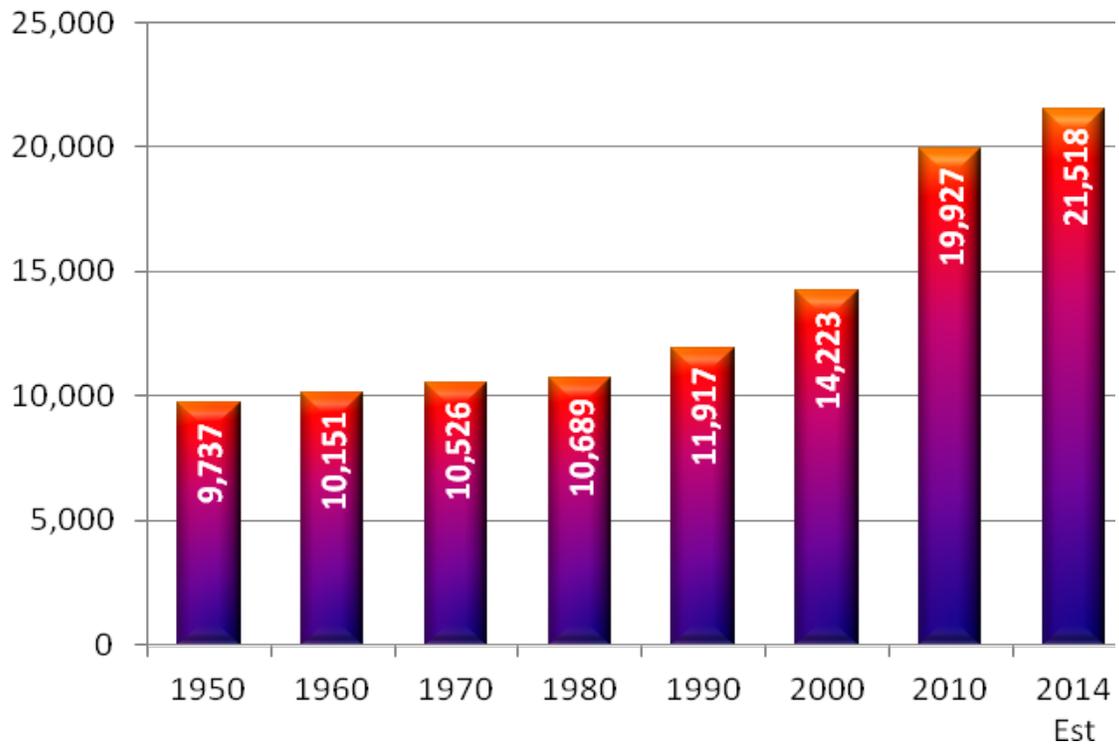
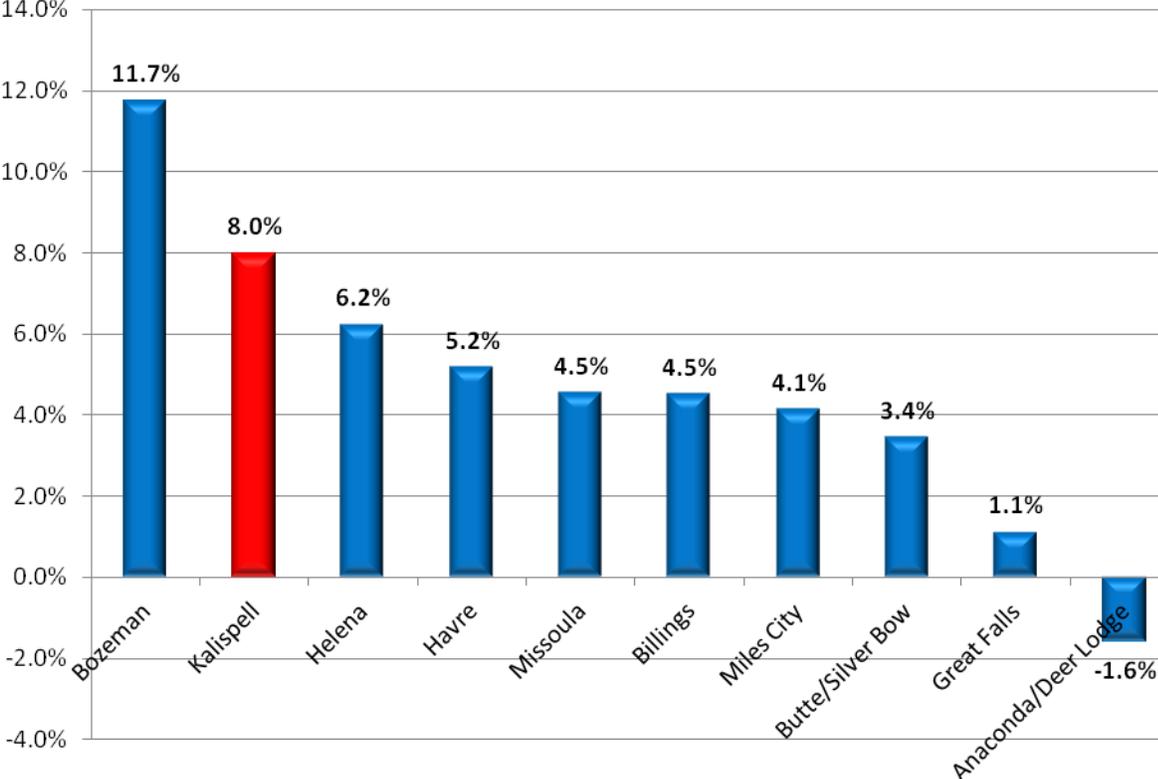


Figure 3. Montana’s Ten Largest Cities
Population Change 2010 – 2014



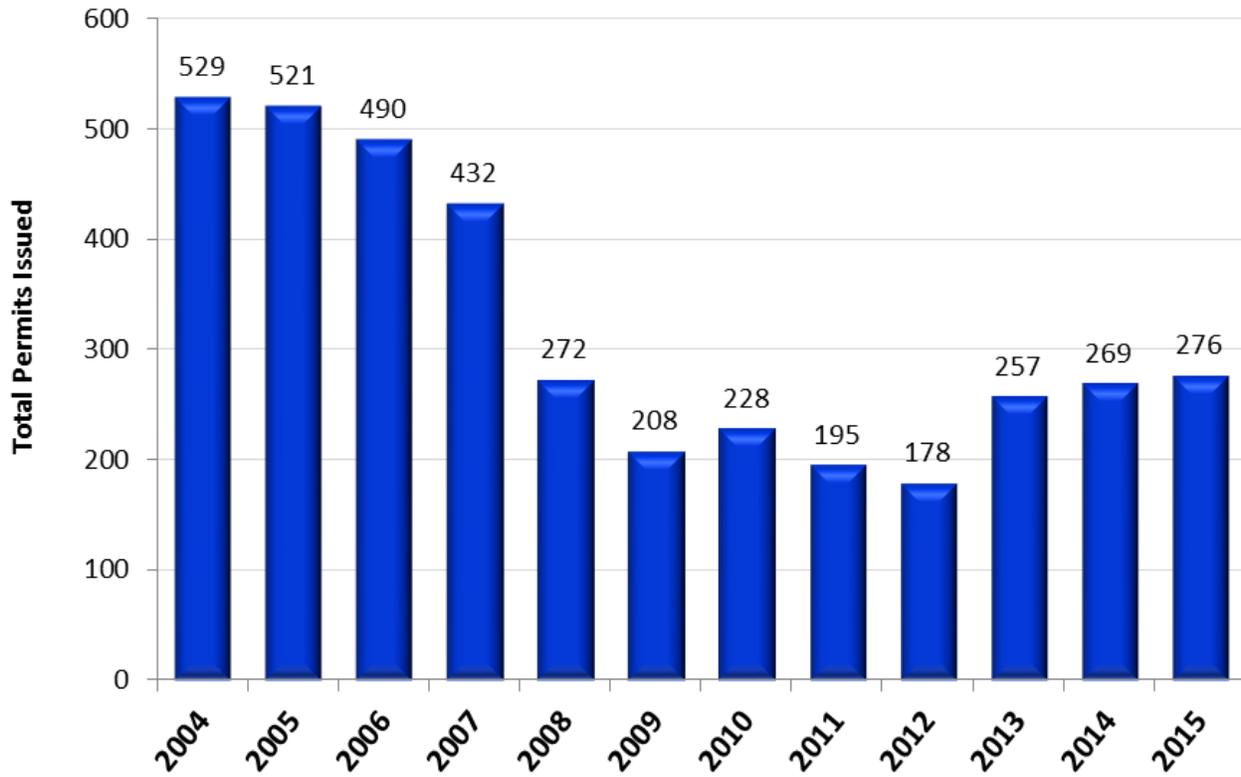
Kalispell Building Permit Summary

The City of Kalispell issues permits for most construction projects in the city. The total number of permits includes all types of construction including new, remodels, additions, installation of commercial fire systems or any other activity requiring a permit.

After several years of declining construction activity, the Flathead Valley is appears to be having a experiencing a resurgence of both residential and non-residential projects.

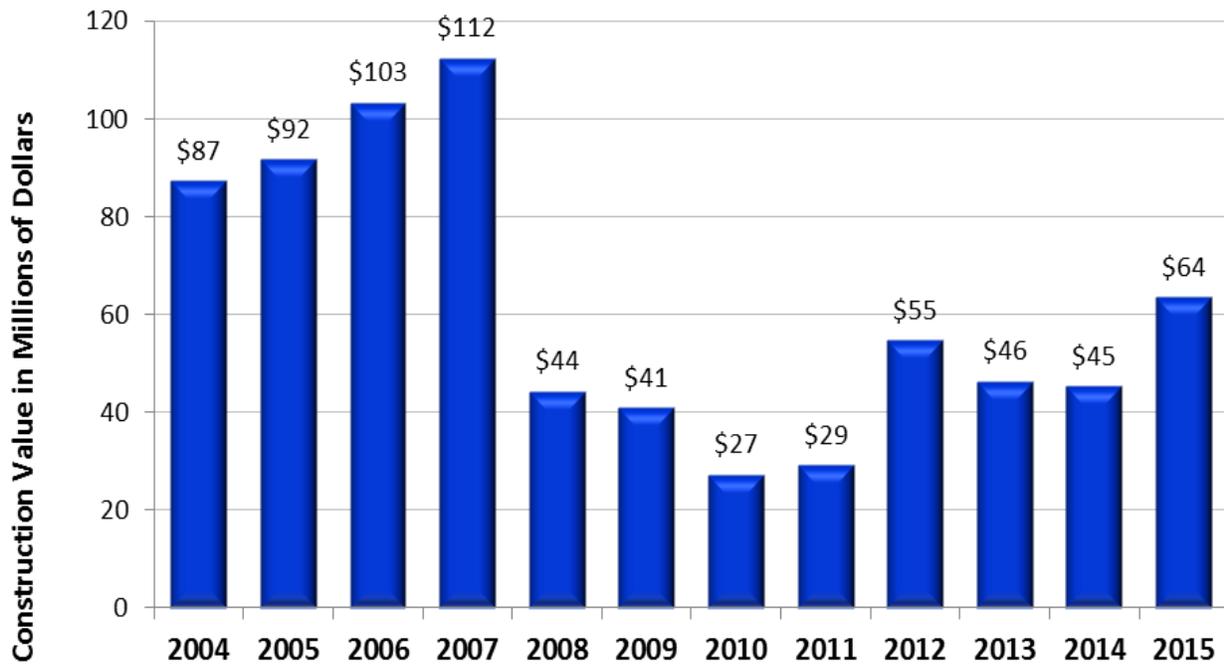
The City of Kalispell Building Department issued 276 building permits during 2015, up by 2.6 percent over 2014. (Figure 3) In addition, the total value of all construction was also up over 40 percent over the previous year. (Figure 4)

Figure 3
Total Building Permits Issued
2004 – 2015



Source: City of Kalispell Building Permits 2004-2015

Figure 4
Total Value of Construction
2004 – 2015



Source: City of Kalispell Building Permits 2004-2015

New Residential Housing Construction

The majority of new housing starts continue to be for single family homes. (Table 1 and Table 3) Since about 2000, there has been increased demand for townhouse, duplex and multi-family housing, which tend to be more affordable than single family housing. Because multi-family projects are usually constructed over a longer period of time, it is more feasible to look at annual averages for this type of housing over a five year period.

2004 was a record year with 480 new housing units being constructed in Kalispell. New housing construction has fallen off significantly since then. 2008. During 2015, there were 184 permits issued for new housing units in Kalispell, up almost 88 percent over 2014. In 2014 there were 98 permits issued for new housing units down by almost 21 percent from 2013. In 2011 only 72 permits were issued for new housing units, representing the lowest number since 1992. (Figure 5)

During 2015 single family home construction was down 11 percent from the previous year at 72 units. There are 96 multi-family units under construction in eight structures in Bloomstone Phase 1A West, whereas there were no multi-family units constructed in 2014. Sixteen (16) townhouse and/or duplex units were constructed in 2015, about 6 percent less than in 2014. (Figure 6)

There were no permits issued for federally subsidized Self-Help homes in 2015 or 2014. Six Self-Help homes were built each year from 2011 through 2013, in Spring Creek Estates during 2011 as well as in 2012. The program is administered by Montana Community Action Partnership (CAPMT) and allows

qualified families to earn down payments, closing costs and equity by investing sweat equity in building their own home and other self-help housing.

Maps showing locations of new residential construction are provided in the appendix of this document.

Figure 5
Building Permits Issued for New Residential Units, 1991 - 2015

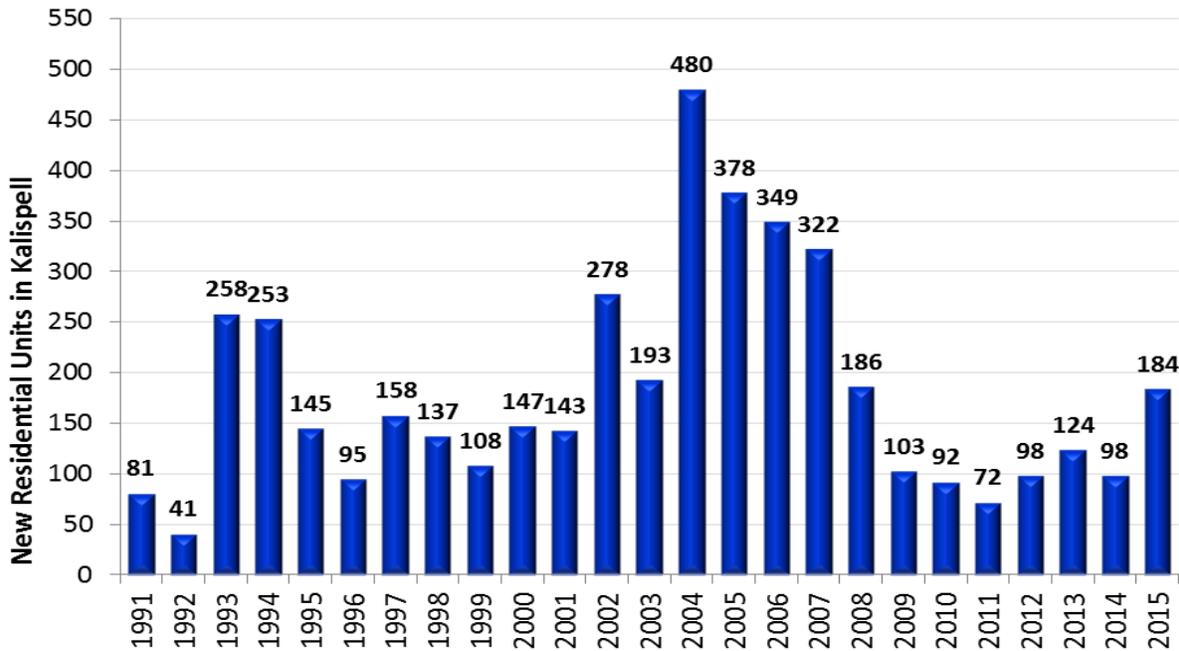
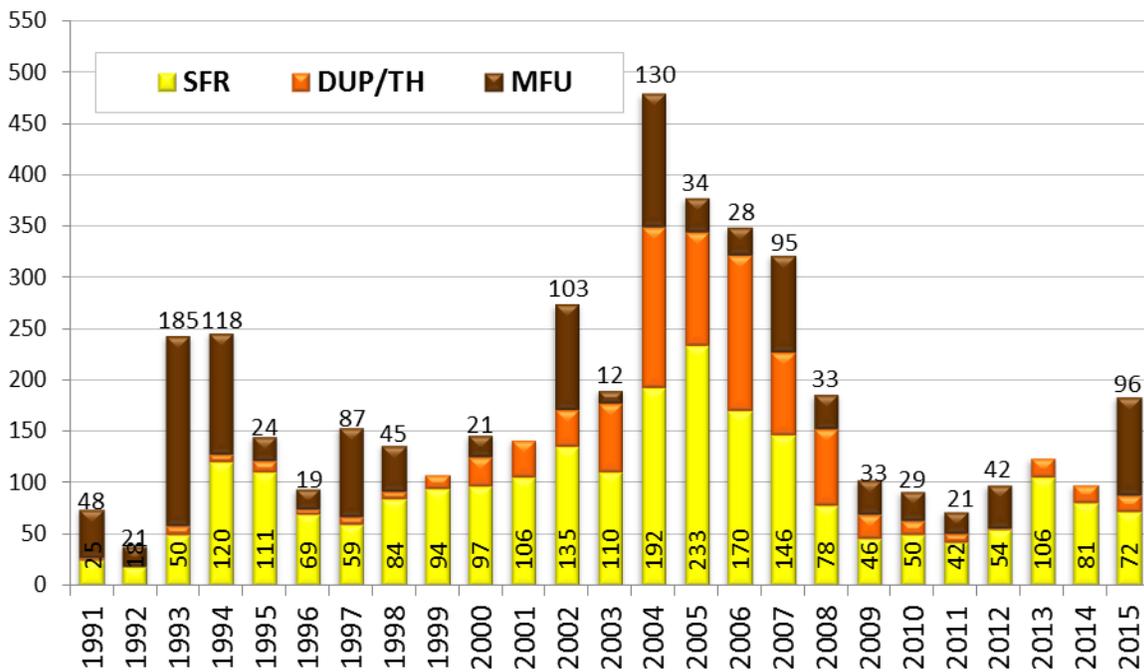


Figure 6
Building Permits Issued for New Residential Units by Type, 1991 – 2015



Source: City of Kalispell Building Permits 1991-2015

Table 1
New Residential Construction Summary by Type
City of Kalispell, 2005-2015

<u>TYPE</u>	05	06	07	08	09	10	11	12	13	14	15	% chg 14-15
Single Family units	233	170	146	78	46	50	42	54	106	81	72	-11.1%
Duplex units	25	23	14	21	8	3	1	0	2	3	4	+33.3%
Townhouse units	86	128	67	54	16	10	8	2	16	14	12	-14.3%
Multi-Family units	34	28	95	33	33	29	21	42	0	0	96	+100%
Manufactured Homes	0	0	0	0	0	0	0	0	0	0	0	0%
TOTAL	378	349	322	186	103	92	72	98	124	98	184	+87.8%

Source: City of Kalispell Building Permits 2005-2015

Table 2
Residential Construction Summary, City of Kalispell, 2005-2015

YEAR	TOTAL	SFR	DUP/TH	MFU	MH
2010-2014 (5 YEAR MEAN ANNUAL)	96.8	66.6	11.8	18.4	0
2005-2014 (10 YEAR MEAN ANNUAL)	182.2	100.6	50.1	31.5	0
2015	184	72	16	96	0

Source: City of Kalispell Building Permits 2005-2015

Table 3
Residential Construction Summary, City of Kalispell, 2005-2015

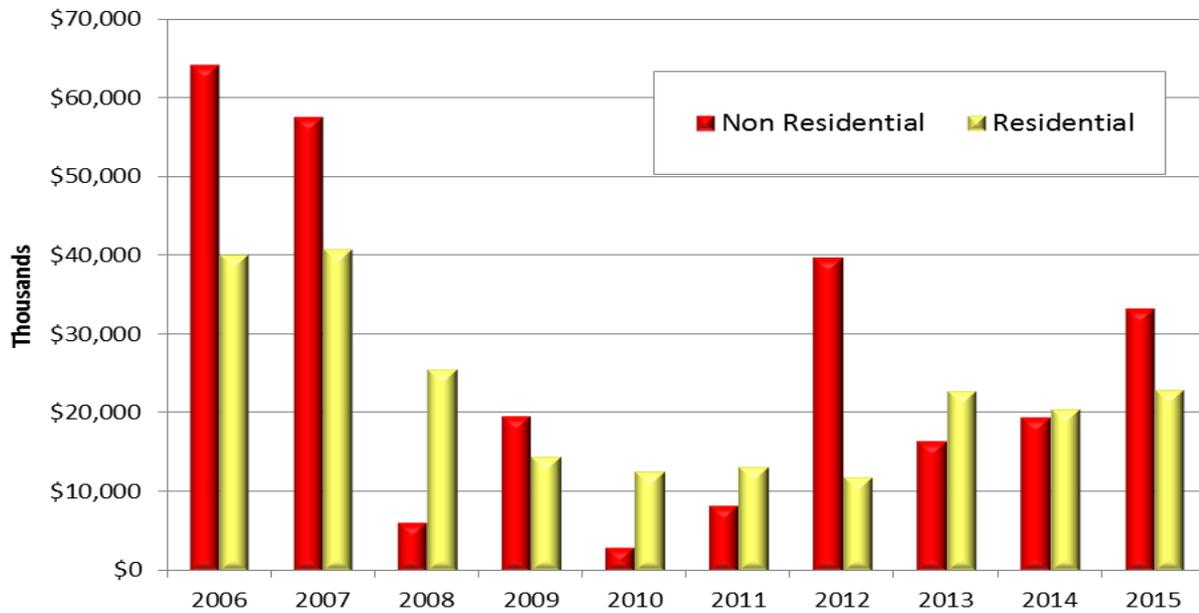
YEAR	SFR	% of total	DUP/TH	% of total	MFU	% of total	MH	% of total	TOTAL UNITS
2005	233	61.6%	111	29.4%	34	9.0%	0	0%	378
2006	170	48.7%	151	43.3%	28	8.0%	0	0%	349
2007	146	45.3%	81	25.2%	95	29.5%	0	0%	322
2008	78	41.9%	75	40.3%	33	17.7%	0	0%	186
2009	46	44.7%	24	23.3%	33	32.0%	0	0%	103
2010	50	54.4%	13	14.1%	29	31.5%	0	0%	92
2011	42	58.3%	9	12.5%	21	29.2%	0	0%	72
2012	54	55.1%	2	2.0%	42	42.9%	0	0%	98
2013	106	85.5%	18	14.5%	0	0%	0	0%	124
2014	81	82.7%	17	17.3%	0	0%	0	0%	98
2015	72	39.1%	16	8.7%	96	52.2%	0	0%	184

Source: City of Kalispell Building Permits, 2005-2015

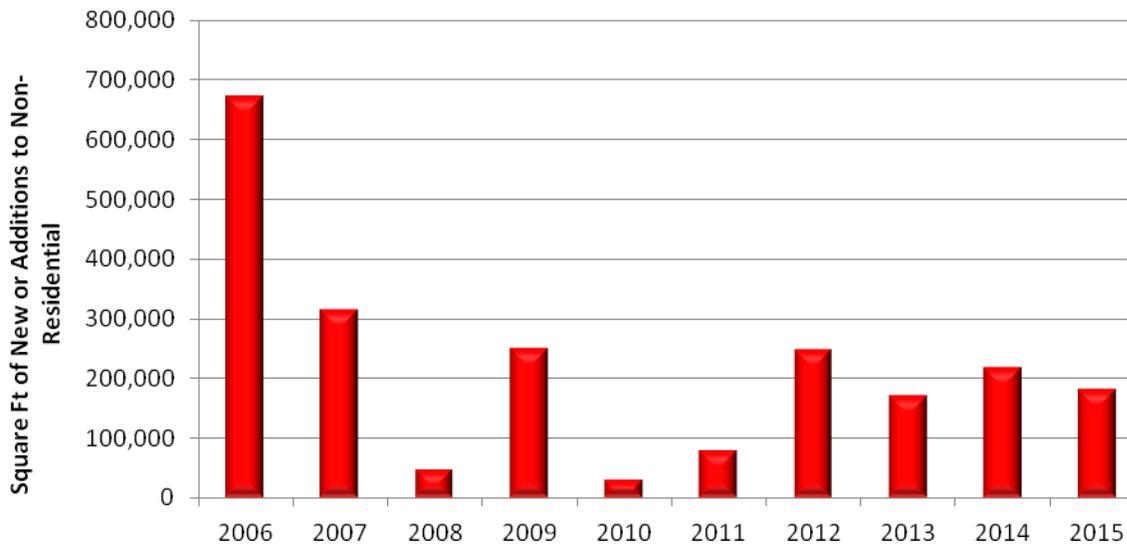
Non-Residential Construction, 2015

After several robust years, new non-residential construction fell dramatically in 2008 when the recession hit. Construction has been on the rebound for a couple of years and new non-residential construction was the highlight of Kalispell’s construction activity during 2015.(Figure 7) New or significant non-residential construction projects during 2015, added 191,934 square feet of non-residential space in Kalispell. (Figure 8)

Figure 7
New or Significant Non-Residential Construction Values, 2006-2015



Square Footage of New or Significant Non-Residential Construction, 2006-2015



Source: City of Kalispell Building Permits, 2006-2015

Commercial/Retail

During 2015, there was 106,153 square feet of new non-residential or commercial/retail space added in Kalispell. Most new retail construction occurred in the commercial area in North Kalispell.

See pages 15 & 16 below.

Offices

No private office square footage was added in 2015.

Public/Quasi Public/Healthcare

Other non-residential construction categories include government, churches, and hospital/health care facilities. In this group, 66,976 square feet of space was added in Kalispell during 2015.

See page 20 below.

Industrial

During 2015, there was 9,565 square feet of new industrial space added in Kalispell.

See page

Highway and Infrastructure Work

In early fall of 2013, a section of the Highway 93 Alternate Route was completed from Highway 93 west along West Reserve Drive to Glacier High School. Also completed was a section of the route that runs southwest from West Reserve Drive to Treeline Road. This creates additional access to all of the new businesses on the west side of Highway 93 North, and other businesses that locate in the northeast portion of the Spring Prairie development. The construction of the north portion of the Highway 93 Alternate Route from Highway 2 West, north to Old Reserve Drive, is now underway with construction beginning in the fall of 2015. The completion of this section will create opportunity for the buildout of the remainder of the State's School Trust Section 36 as planned. Completion of the Alternate Route is planned for 2017. Once the route is complete, the downtown and core area of Kalispell can continue with revitalization plans for the downtown, including the Core Area Plan, which will create a long awaited opportunity for new and creative development.

Non-Residential Construction, Prior Years

The construction of Home Depot in 2002 represented the beginning of the major commercial development along the east side of Highway 93 North. A variety of businesses including Target, Bed Bath & Beyond, Best Buy, TJ Maxx, Ross, Pier One Imports, Petco, IHOP, and multiple other retail stores, offices, and eateries have become established in Mountain View Plaza.

The development of Spring Prairie Center followed, on the west side of Highway 93 North. Lowe's and Costco became the anchor businesses in 2004 and 2005. Since then, a Holiday Inn Express Motel was built near the planned Highway 93 Alternate Route. All of the small commercial lots adjacent to Highway 93 have since been developed. Businesses occupying the sites include a Wells Fargo Bank, Starbucks, Famous Dave's Restaurant, McDonalds, and MedNorth, an urgent care medical facility. A new High School, Glacier High, was completed in 2007, on West Reserve Drive and Stillwater Road. Also in 2007, Eisinger Honda and Eisinger Chevrolet constructed 65,000 square feet of new office and retail space on 15+ acres on the northeast corner of Highway 93 North and West Reserve Drive to accommodate relocation of their Honda and Chevrolet dealership.

Phase 1 of Hutton Ranch Plaza began development in 2006, constructing several structures for future businesses. Sportsman Ski House and a 14-screen theatre became the early anchors of the Hutton Ranch development. A variety of retail businesses, banks, eateries and offices have been established in Phase 1 of Hutton Ranch Plaza. The development of Phase 2 followed, with lots along the highway being first occupied by banks, restaurants, and retail stores. In 2010, a new Walmart Supercenter was completed in Phase 2, leaving only one lot vacant. Just to the south, in 2008, Flathead Valley Community College added a Child Development Center, an Occupational Trades building and an Arts and Technology building.

In 2007, the Kalispell Regional Medical Center cancer treatment facility added 7,165 square feet and the hospital added 5,760 square feet. In 2008, a 15,252 square foot, two story shell was constructed in the hospital area, to accommodate additional offices. As mentioned in the previous section, a 125,000 square foot addition to the hospital began in 2010.

The Hilton Garden Inn South was completed in 2007, in the old National Guard Armory location north of Rosauers on Highway 93 South. The armory was relocated north of Kalispell on the east side of Highway 93 North.

Some major projects of 2008 included adding a 14,050 square foot third story to the Earl Bennett Building, accommodating the expanded Flathead City-County Health Department and Community Clinic. The Veteran's Administration added an 8,976 square foot office building near their new clinic on Three Mile Drive, and a 3,400 square foot Chiropractic Office was constructed on North Meridian Road.

Several projects in 2009 and 2010 included the new Walmart Supercenter and a Five Guys restaurant opening in Hutton Ranch Plaza. New offices for the Department of Natural Resources and Conservation (DNRC) were completed on Stillwater Road in the Spring Prairie development. A Flathead County 911 Call Center also began construction near the same location. Another significant project of 2009 was the complete remodel of the vacant Tidyman's grocery store on 1st Avenue East, which is now a Super One grocery store. Construction of a new Federal Express warehouse was completed in the Old School Station subdivision.

In 2010, the Kalispell Fire Department added a second floor with 5,791 square feet of living and office space, a project valued at about \$1.1 million dollars. The Social Security offices located in Ashley Square, west of Kalispell underwent a major interior and exterior remodel adding additional offices and restrooms. This project was also valued at about \$1.1 million dollars.

Although it is not associated with the Kalispell Building Permit system, another significant construction project completed in 2010 was the south portion of the Highway 93 Alternate Route between Highway 93 South and U. S. Highway 2 West.

In 2011, Syke's grocery store and restaurant added over 13,000 square feet of commercial space and two additional levels of apartment space. A new Applebee's Restaurant was completed along Highway 93 North in Phase 2 of Spring Prairie Center. The Immanuel Lutheran Home added a 5,016 square foot addition to the skilled nursing facility, and an 18,120 square foot addition to the Buffalo Hills Terrace Assisted Living facility. A major renovation of the interior and exterior of the Flathead County Courthouse was completed. Construction began on a new AutoZone store on West Idaho Street. The old King's Buffett restaurant was demolished to make way for the new 7,381 square foot auto parts store.

During 2012, there was 247,685 square feet of new non-residential space added in Kalispell. Construction began in the early summer of 2012, on the 79,844 square foot, four-story Hilton Homewood Suites Motel in Hutton Ranch Plaza, which was also completed in 2013. Flathead Valley Community College also began construction in 2012 on a 35,810 square foot Nursing Center which was also completed in 2013. In the downtown area, a major remodel of the Loading Dock with a 2,205 square foot addition got underway in July, and another 2,000 square foot office building was constructed on East Center Street. A new 2,205 square foot dental office was constructed in Westview Business Park, off of North Meridian Road. Several less significant modifications or additions were completed on existing non-residential structures throughout the City.

In early October of 2012, a section of the Highway 93 Alternate route was completed from W Reserve Drive, that loops behind the east side of Home Depot and Wal-Mart and returns to Highway 93 at the intersection with Costco. The section was constructed to relieve traffic congestion at the intersection of Reserve Drive and Highway 93.

During 2013, there was 171,059 square feet of new non-residential space added in Kalispell. The 42,164 square foot Cabela's retail outlet was completed in November, located in Phase 3 of the Spring Prairie development on Highway 93 North and Treeline Road. Glacier Eye Clinic began construction of a new 14,772 office building west of the new Cabela's store. Prestige Assisted Living began construction of a 11,548 square feet memory care addition. The 29,772 square foot abandoned movie theatre structure in the Gateway West complex was converted to a church.

Peterson School on Meridian Road, constructed a 9,060 square foot addition and Edgerton School on Whitefish Stage Road constructed four new classrooms adding 4,745 square feet to the existing building. School District No. 5 started a 5,414 building on Northwest Lane for a kitchen and offices.

The complete replacement of KRMC's surgical services space, was completed during 2013.

The value of non-residential construction projects in 2014 was up 17.8 percent from 2013. New or significant non-residential construction projects added 217,722 square feet of space to Kalispell during 2014.

During 2014, there was 149,895 square feet of new commercial/retail space added in Kalispell. Most new retail construction occurred in the commercial area in North Kalispell. The Sportsman Ski Haus completed an 83,461 square foot addition to the existing store in Hutton Ranch. Costco added a 3,100 square foot cooler. The Cabela’s store that was completed in 2013, was the center point of most new retail construction that occurred in 2014. New businesses include Palmart, Verizon, the Boot Barn, Ulta, Michael’s, and Sports Clips. A new Starbucks coffee shop was completed on Main and Center Street and new Burger King was completed on Highway 93 South and 18th Street. A Bridge Club building was constructed on Village Loop.

Additions to the Three Rivers Bank on East Idaho (Highway 2) and the Smart Insurance office on 2nd Street East added 17,426 square feet of office space to Kalispell.

Other non-residential construction categories include government, churches, and hospital/health care facilities. In this group, 50,401 square feet of space was added in Kalispell during 2014. Kalispell Regional Medical Center (KRMC) continues work on expansion of its facilities which began in 2010. In 2014, a 14,446 square foot addition to the radiation/oncology building was constructed and 1,856 square feet were added to the emergency waiting room. The Rock building on Heritage Way, added 27,555 square feet of medical office space. A new dentist office was constructed on Meridain Road.

Several other major projects that began in the fall of 2013 were completed in 2014, for which the square footage was calculated in 2013. Fred’s Appliance store on Highway 93 South was completed. A new McKenzie River Pizza Grill and Pub near the new Cabela’s store was also completed. On Main Street, the Kalispell Brewery was completed and opened in 2014. The new Glacier Eye Clinic was completed as well as the Prestige Assisted memory care addition.

A list of major new commercial/retail/office; public structures; and significant additions during 2014 and the previous seven years is provided in Table 4.

Table 4
City of Kalispell, 2006 through 2015 Building Permits
New Non-Residential Construction and Significant Additions

New Commercial/Retail Construction					
YEAR	ADDRESS	NAME	DESCRIPTION	TYPE	SQ FT
2015	201 18 th St E	Popeye's	Restaurant	New	2,695
2015	250 Old Reserve Dr	Marriot	Hotel/Motel	New	60,401
2015	165 Treeline Rd	Dress Barn	Clothing Store	New	7,526
2015	175 Treeline Rd	Shell	Shell	New	7,501
2015	3201 Hwy 93 S	Captain's Marine	Boat Sales	New	17,607
2015	55 Treeline Rd	Discount Tire	Tire Store	New	9,554

New Commercial/Retail Construction					
YEAR	ADDRESS	NAME	DESCRIPTION	TYPE	SQ FT
2015	115 Hutton Ranch Road	Buffalo Wild Wings	Restaurant	Addition	869
TOTAL	2015				106,153
2014	145 Hutton Ranch Rd	Sportsman Ski Haus	Sporting Goods	Addition	83,461
2014	2330 Hwy 93 N	Costco	Cooler	Addition	3,100
2014	65 Treeline Rd	Petsmart	Pet Store	New	12,211
2014	75 Treeline Rd	Boot Barn	Shoe Store	New	9,746
2014	145 Treeline Rd	Michael's	Arts & Crafts Store	New	18,148
2014	155 Treeline Rd	Ulta	Cosmetics Store	New	9,872
2014	25 Treeline Rd	Verizon	Phone Store	New	4,054
2014	85 Treeline Rd	Sport's Clips (in the Shops)	Barber/Beauty Shop	New	1,341
2014	10 North Main St	Starbucks	Coffee Shop	New	2,018
2014	205 18 th St E	Burger King	Restaurant	New	2,818
2014	22 Village Loop	Bridge Club	Bridge Club	New	3,126
TOTAL	2014				149,895
2013	125 Treeline Rd	Cabela's	Retail Store	New	42,164
2013	412 Main St	Kalispell Brewery	Brewery	New (conversion)	9,500
2013	1645 Airport Rd	The Juicery	Drive Up Coffee	New	264
2013	45 Treeline Rd	McKenzie River Pizza Grill & Pub	Restaurant	New	6,882
2013	3075 Hwy 93 S	Fred's Appliance	Appliance Store	New	23,738
2013	85 Treeline Rd	The Shops	Retail Shell	New	10,000
2013	10 Meridian Court		Repair Shop	New	3,200
TOTAL	2013				95,748
2012	101 E Center St	Loading Dock/Pub	Restaurant/Pub	Addition	2,205
2012	195 Hutton Ranch Rd	Hilton Homewood Suites	Motel/Hotel	New	79,844
TOTAL	2012				82,049
2011	202 2 nd Ave W	Syke's	Grocery Restaurant & Apartments	Demolition & New	13,107
2011	2322 Highway 93 N	Applebee's	Restaurant	New	5,280
2011	1500 Highway 93 S	Salvation Army	Storage & Restrooms	New	4,878
2011	130 W Idaho St	AutoZone	Auto Parts Store	New	7,381

New Commercial/Retail Construction					
YEAR	ADDRESS	NAME	DESCRIPTION	TYPE	SQ FT
2011	1730 Highway 93 S	Spill the Beans	Espresso Shop	New	288
2011	1020 W Center St	Hagestad	Painting Shop	New	2,400
TOTAL	2011				33,334
2010	749 W Center St	The Stove Shop	Retail	New	1,560
2010	202 2 nd Ave W	Sykes	Restaurant & Grocery	Addition	2,099
2010	195 3 rd Ave EN	Smiths Pharmacy Drive Thru	Retail	Addition	No sq ft added
2010	310 Sunnyview Ln	Kalispell Regional Medical Center	Health Care/Offices	Modification & Addition	Project just started see 2011
2010	150 Hutton Ranch Rd	Shell for Retail	Retail or Offices	New	7,058
TOTAL	2010				10,717
2009	170 Hutton Ranch Rd	Walmart	Retail Store	New	188,028
2009	1301 S Main St	Montana Club	Restaurant/Casino/Lounge	New	8,087
2009	155 Hutton Ranch Rd	Shell for Retail Stores	Retail Stores	New	5,610
TOTAL	2009				201,725
2008	300 1 st Ave E	Flathead Health & Fitness	Health Club	Addition	2,483
2008	525 8 th St E	Eastside Brick	Coffee House/Restaurant	Addition	2,743
2008	115 Hutton Ranch Rd	Sizzlers	Restaurant	New	5,524
TOTAL	2008				10,750
2007	190 Meadow Vista Loop	The Meadows	Clubhouse	New	4,948
2007	2340 Hwy 93 N	Famous Dave's	Restaurant	New	8,840
2007	2910 Hwy 93 S	Town Pump Inc	Tavern/Casino	Addition	4,115
2007	1680 Hwy 93 S	Econolodge	Hotel/Motel	Addition	3,684
2007	125 Hutton Ranch Rd	Glacier Quilts	Store	New	5,820
2007	110 Hutton Ranch Rd	Hutton Ranch Food Court	Restaurants	New	6,600
2007	284 N Meridian Rd	Universal Athletics	Retail Store	New	10,853
2007	2545 Hwy 93 N	Eisinger Honda	Car dealership	New	22,700
2007	2563 Hwy 93 N	Eisinger Chevrolet	Car dealership	New	42,690
2007	120 Hutton Ranch Rd	Flathead Bank	Bank	New	6,429
2007	145 Hutton Ranch Rd	Sportsman Ski House	Retail Store	New	58,874
2007	2320 Hwy 93 S	Murdoch's	Greenhouse/ Store	New	7,560
2007	2310 Hwy 93 N	McDonald's	Restaurant	New	3,253

New Commercial/Retail Construction					
YEAR	ADDRESS	NAME	DESCRIPTION	TYPE	SQ FT
2007	35 5 th Ave W	5 th Avenue Salon	Hair Salon	New	3,432
2007	2310 Hwy 93 S	Penco	Store/ Warehouse	New	4,000
2007	2792 Hwy 93	Sem's Car Wash	Car Wash	New	2,800
TOTAL	2007				196,598
2006	20 N Main St	West Coast Hotels	Hotel	Addition	64,100
2006	2210 Hwy 93 S	Montana Liquor & Wine	Liquor Store	New	8,064
2006	139 1st Ave W	North Bay Bar & Grill	Restaurant	Addition	771
2006	1745 3rd Ave E	Western Building Center	Warehouse	Addition	2,200
2006	60 Four Mile Dr	The Greenery	Shell for Offices	New	8,678
2006	330 1st Ave W	Kalispell VFW	Lounge & Casino	New	7,870
2006	2356 Hwy 93 N	Starbucks	Coffee House	New	1,926
2006	175 Hutton Ranch Rd	Hutton Ranch Retail	Retail Spaces	New	17,900
2006	185 Hutton Ranch Rd	Signature Theatres	14 plex Theatre	New	45,134
2006	1745 3rd Ave W	Western Building Center	Store Addition	Addition	11,457
2006	1840 Hwy 93 S	Hilton Garden Inn	Hotel/ Resturant/ Casino	New	117,748
2006	2240 Hwy 93 S	Montana Furniture Store	Furniture Store	New	13,031
2006	130 Hutton Ranch Rd	HuHot Mongolian Grille	Restaurant	New	4,539
2006	275 Treeline Rd	Holiday Inn Express	Motel	New	64,359
TOTAL	2006				367,777

New Office Construction					
YEAR	ADDRESS	NAME	DESCRIPTION	TYPE	SQ FT
TOTAL	2015	0 (no new or significant office construction)			0
2014	233 E Idaho St	Three Rivers Bank	Office	Addition	15,349
2014	724 2 nd St E	Smart Insurance	Office	Addition	2,077
TOTAL	2014				17,426
2013	175 Timberwolf Parkway	Glacier Eye Clinic	Office	New	14,772
TOTAL	2013				14,772
2012	101 Westview Park Place	Alpine Family Dental	Office	New	2,781
2012	138 E Center St (formerly 2 2 nd Ave E)	A2Z Engineering	Shell for Offices	New	2,000
TOTAL	2012				4,781
TOTAL	2011	0 (no new or significant office construction)			
2010	33 Village Loop	Shell for Offices	Offices	New	6,912

New Office Construction					
YEAR	ADDRESS	NAME	DESCRIPTION	TYPE	SQ FT
TOTAL	2010				6,912
TOTAL	2009	0 (no new or significant office construction)			0
2008	115 W Monture Ridge	Silverbrook Estates	Clubhouse	New	4,030
2008	35 Three Mile Dr	Veterans Administration	Offices	New	8,976
2008	1066 N Meridian Rd	Chiropractic Office	Office	New	3,400
2008	2316 Hwy 93 N	Urgent Care Clinic	Offices	New	6,277
TOTAL	2008				22,683
2007	125 School House Loop	Glacier Investment	Offices	New	12,934
2007	3430 Hwy 93 N	Silverbrook Sales	Offices	New	1,380
2007	1050 N Meridian	North Meridian Dental	Dental Office	New	4,200
2007	723 5 th Ave E	Eastside Brick	Offices & Coffeeshouse	New	20,751
TOTAL	2007				39,265
2006	1645 Hwy 93 S	Nalty Real Estate	Entry	Addition	24
2006	610 7th St E	Swanberg	Medical Office	Addition	1,065
2006	30 N Main St	Heritage Bank	Bank	New	2,928
2006	80 Four Mile Dr	The Greenery	Shell for Offices	New	8,678
2006	135 Hutton Ranch Rd	Hutton Ranch	Shell for Offices	New	11,554
2006	100 Hutton Ranch Rd	First Interstate Bank	Bank	New	5,700
2006	121 Financial Dr	Health & Human Services	Office Building	New	33,600
2006	2250 Hwy 93 S	Jackola Engineering	Office Building	New	5,760
TOTAL	2006				69,309

New Industrial Construction					
YEAR	ADDRESS	NAME	DESCRIPTION	TYPE	SQ FT
2015	120 Westview Park Place	Proven Graphics	Graphics Manufacturing/Office	New	3105
2015	165 Schoolhouse Loop	Fed X	Addition	Addition	6,460
TOTAL	2015				9,565
2014		Alt Hwy 93 (south) Turner	Bypass Sound WALL		n/a
TOTAL	2014	n/a			
TOTAL	2013	0 (No New or Significant Industrial Construction)			
TOTAL	2012	0 (No New or Significant Industrial Construction)			
2011	890 N Meridian Rd	Northwestern Energy	Storage Building	New	1,720
TOTAL	2011				1,720
TOTAL	2010	0 (No New or Significant Industrial Construction)			

2009	165 Schoolhouse Loop	Federal Express	Warehouse foundation for steel structure \$1,300,000	New	18,841
TOTAL	2009				18,841
TOTAL	2008	0 (No New or Significant Industrial Construction)			0
TOTAL	2007	0 (No New or Significant Industrial Construction)			0
2006	175 School House Loop	Fun Beverage	Warehouse	New	114,000
2006	1601 3rd Ave E	Denman/Rice	Storage Units	New	9,200
2006	A8 Ryan Ln	Kalispell City Airport	Aircraft Hangar, Storage	New	3,600
2006	59 3rd Ave WN		Warehouse	New	2,698
TOTAL	2006				129,498

New Government, Public, Quasi-Public, Health Care					
YEAR	ADDRESS	NAME	DESCRIPTION	TYPE	SQ FT
2015	40 11 th St W	Flathead County	South Campus Offices	New	30,000
2015	820 S Main St	Flathead County	Juvenile Detention & Old Jail	Remodel & Addition	8,105
2015	242 Stillwater Rd	Beehive Homes	Nursing Home	New	12,149
2015	255 Summit Ridge	Assembly of God Church	Church	Addition	4,968
2015	405 Liberty Street	Faith Free Lutheran Church	Church	Addition	11,754
TOTAL	2015				66,976
2014	Heritage Way	Kalispell Regional Medical Center	Radiation/Oncology	Addition	14,446
2014	1252 N Meridian Rd		Dental Offices	New	6,544
2014	350 Heritage Way	The Rock	Medical Offices	Addition	27,555
2014	310 Sunnyview Ln	Kalispell Regional Medical Center	ER waiting room expansion	Addition	1,856
TOTAL	2014				50,401
2013	1119 2 nd St W	Peterson School	School	Addition	9,060
2013	1400 Whitefish Stage Rd	Edgerton School	School	Addition	4,745
2013	106 Northwest Ln	School District No. 5	School Kitchen & Offices	New	5,414
2013	1275 Hwy 2 W	The River	Church	New	29,772
2013	125 Glenwood Dr	Prestige Memory Care	Assisted Living	Addition	11,548
TOTAL	2013				60,539
2012	725 Grandview Dr	FVCC Nursing Center	School	New	35,810
2012	310 Sunnyview Ln	Kalispell Regional Medical Center	Hospital	Addition	125,045

New Government, Public, Quasi-Public, Health Care					
YEAR	ADDRESS	NAME	DESCRIPTION	TYPE	SQ FT
TOTAL	2012				160,855
2011	2225 Highway 93 N	Flathead Valley Community College	Storage & Maintenance Building	New	10,000
2011	310 Sunnyview Ln	Kalispell Regional Medical Center	Remodel & Addition	Begin Addition	
2011	40 Claremont Ave	Immanuel Lutheran Home – Buffalo Hills Terrace	Assisted Living	New	15,048
2011	25 Claremont Ave	Immanuel Lutheran Home	Skilled Nursing Facility	Addition	18,120
TOTAL	2011				43,168
2010	312 1 st Ave E	Kalispell Fire Dept	Offices/Living quarters	Addition	5,791
2010	935 1 st Ave W	Flathead County Courthouse West	Offices remodel & addition	Addition	1,040
2010	655 Timberwolf Pkwy	Mt Dept of Natural Resources (DNRC)	Warehouse	New	2,324
2010	611 3 rd Ave E	Faith Covenant Church	Church Addition	Addition	3,444
TOTAL	2010				12,599
2009	655 Timberwolf Pkwy	Mt Dept of Natural Resources (DNRC)	Offices	New	16,650
2009	655 Timberwolf Pkwy	Mt Dept of Natural Resources (DNRC)	Fire Cache	New	4,176
2009	625 Timberwolf Pkwy	Flathead County	911 Call Center	New	7,964
TOTAL	2009				28,790
2008	1035 1 st Ave W	Flathead County	Offices	Addition	14,050
TOTAL	2008				14,050
2007	644 4 th Ave. W	School District #5	High School Addition	Addition	18,953
2007	650 Wolfpack Way	USDA – Forest Service	Offices	New	28,120
2007	1434 1 st Ave W	City of Kalispell	Warehouse	New	3,600
2007	171 School House Loop	City of Kalispell	Warehouse	New	1,000
2007	Ryan Lane	City of Kalispell	Aircraft Hangar	New	13,500
2007	310 Sunnyview Ln	Kalispell Regional Medical Center	Cancer Treatment Center	Addition	7,165
2007	310 Sunnyview Ln	Kalispell Regional Medical Center	Hospital	Addition	5,760
TOTAL	2007				78,098
2006	320 Sunnyview Ln	Kalispell Regional Medical Center	MRI Addition	Addition	1,728
2006	205 Northwest Ln	Kalispell Junior High	School Cafeteria	Addition	9,280
2006	2215 Hwy 93 N	Flathead Valley Community College	Occupational Trades Building	New	24,450
2006	745 Grandview Dr	Flathead Valley Community College	Arts & Technology Building	New	57,530

New Government, Public, Quasi-Public, Health Care					
YEAR	ADDRESS	NAME	DESCRIPTION	TYPE	SQ FT
2006	320 Sunnyview Ln	Northwest Health Care	Vestibule	Addition	88
2006	40 Claremont St	Immanuel Lutheran Home	Entry	Addition	525
2006	460 3rd Ave WN	Trinity Lutheran	Youth Center	New	4,800
2006	715 Grandview Dr	Flathead Valley Community College	Child Development Center	New	7,140
TOTAL	2006				105,541

Source: City of Kalispell Building Permits, 2006-2015

City of Kalispell Construction Value Summary

Figures 9 and 10 provide an overview of construction values of the different types of residential and non-residential projects. These values are not market values and do not include land or utility values.

Figure 9
Construction Values by Type

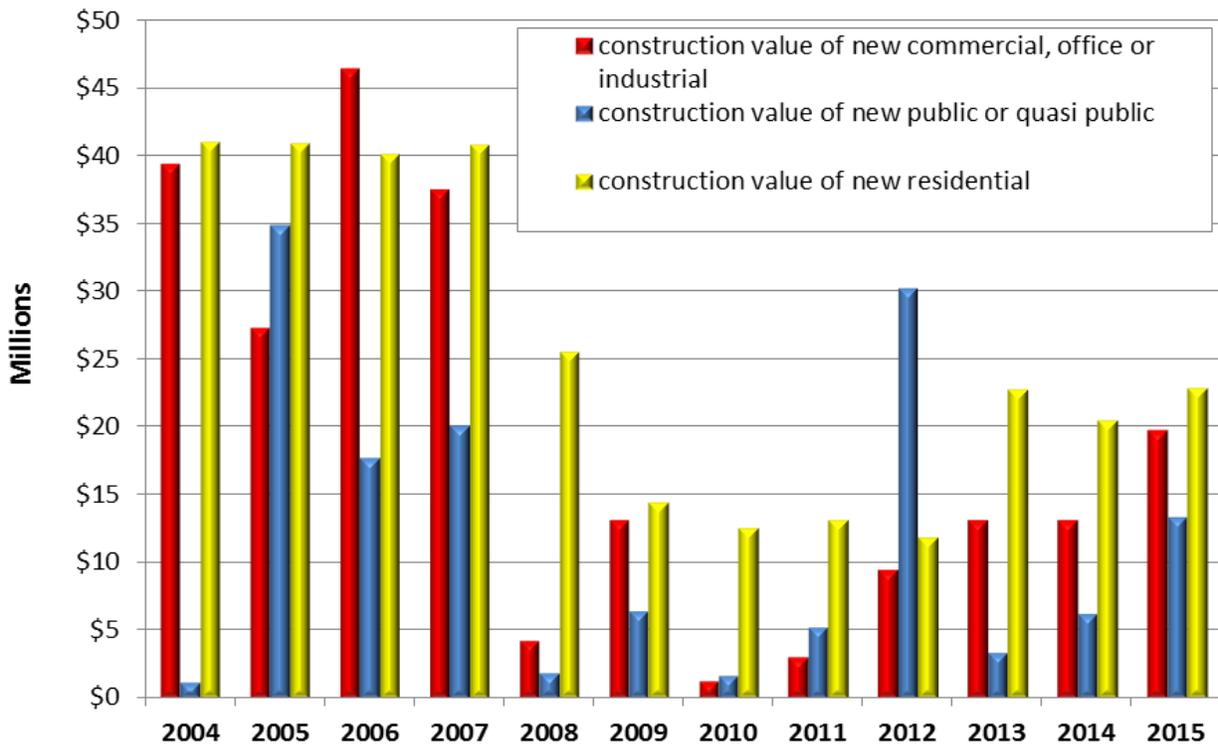
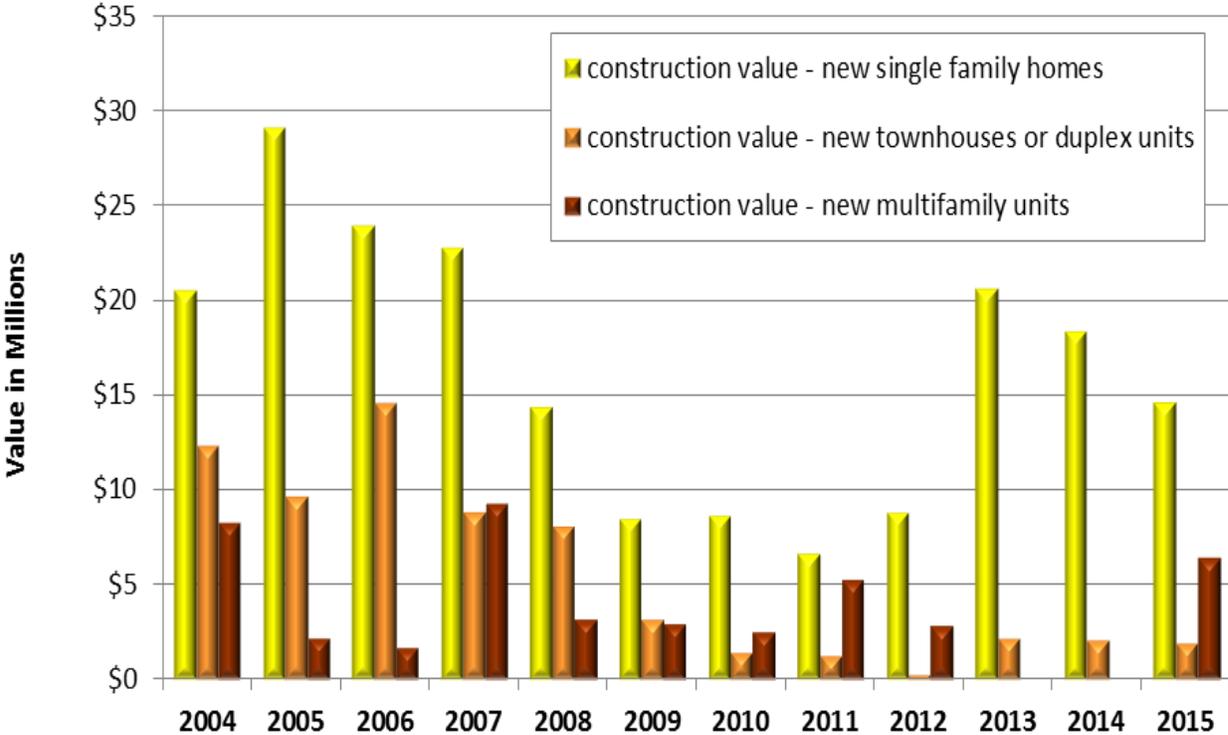


Figure 10

Residential Construction Values



Source: City of Kalispell Building Permits, 2004-2015

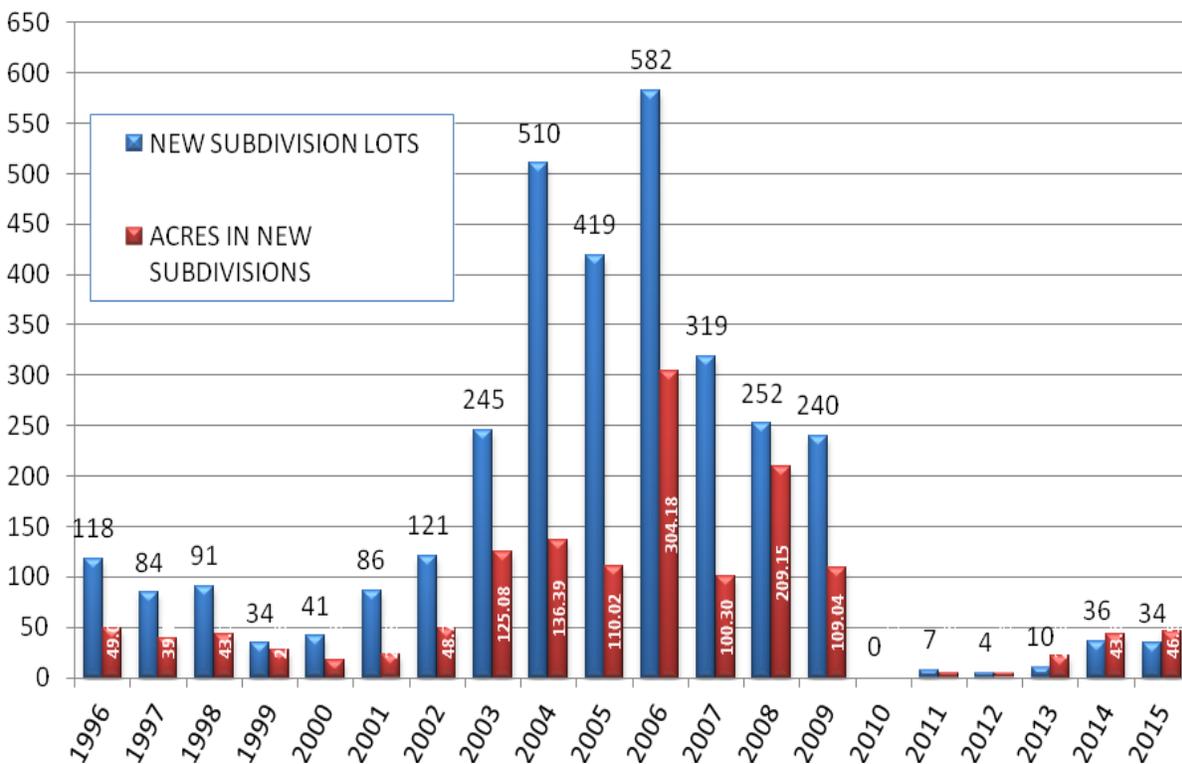
CITY OF KALISPELL LAND SUBDIVISION ACTIVITY

Final Subdivision Plats

The speculative market of two decades prior to the 2008 recession resulted in a significant inventory of vacant lots and parcels in Kalispell and throughout Flathead County. The last six years represent the lowest numbers of new lots created in Kalispell since the City began tracking subdivision activity in 1973.

During 2015, 30 residential lots and 4 commercial lots were created. Final subdivisions approved include Phase 1A West of Bloomstone located adjacent to and east of the Highway 93 Alternate route on which construction began in the fall of 2015. Phase 1A West has 25 single family lots and 1 multi-family lot on which construction is underway for eight (8) 12-unit apartment buildings. Phase One of Spring Prairie Development Four, created one lot on which construction has begun on a new Marriot Hotel, and another lot that will eventually be split into additional lots for commercial development. Subdivision 288 located in the southern part of the city, has two commercial lots on which a new Burger King and Popeye’s restaurant have been constructed. Stillwood Farms on Three Mile Drive, split one lot into four townhouse lots.

Figure 11
Land Subdivision, City of Kalispell 1996-2015
(includes all types of lots including roads and open space)



Source: City of Kalispell Planning Department Subdivision Applications: 1996-2015

During 2014, 33 residential and 3 commercial lots were created. Final subdivisions approved in 2014 include Phase 1 of Bright View which included 3 large commercial lots between the Highway 93 Alternate Route and West Reserve Drive. Lot 1 is occupied by the Glacier Eye Clinic and Lot 3 will be further subdivided into an additional 12 commercial lots. Phase 4 of Northland was final platted for 19 single family residential lots on the south side of Four Mile Drive. Phase 4A of Mountain Vista Estates, north of Three Mile Drive, created 7 single family residential lots, and Phase 22B of Glacier Village Greens located north of West Evergreen Drive, created another 7 single family residential lots.

Only 10 lots were created in Kalispell during 2013, compared to 4 in 2012 and 582 in 2006 which represented the peak of subdivision activity in Kalispell. (Figure 11) The 10 commercial lots that were created were in Spring Prairie Phase 3. Most of these lots have been developed with new retail stores, including Cabela's, Verizon, Ulta, the Boot Barn, Sport's Clips, Michael's Arts and Crafts, PetSmart, and McKenzie River Pizza, and a tire store.

During 2012, a two lot subdivision, Manion Square was approved on East Center Street and 3rd Avenue East North, consisting of one multi-family lot on which a new 40 unit senior housing facility now occupies. One commercial lot remains vacant. Hutton Ranch Plaza 3 created two commercial lots from one original lot, to allow for the expansion of the Sportman Ski Haus. During the previous year, seven single family lots and one open space lot was created in the Resubdivision of Lot 1 of Minor Subdivision 117.

In 2009, Phase 1A of Silverbrook Estates was platted with 178 single family home lots on about 82 acres. Phase 3 of Westview Estates, located north of West Reserve Drive was also approved for 30 single family lots on about 12 acres. Ashley Heights, a 26 single family lot subdivision, located on the south side of Sunnyside Drive, was also approved in late December of 2009.

During 2008, Phase 1B of Phase 1 of Silverbrook Estates was approved for 107 single family lots on about 73 acres. The final plat of Phase 3 of Mountain Vista Estates on Three Mile Drive was also approved in 2008, with 25 single family lots, 14 townhouse lots and 1 lot for a future Fire Station. Phase 2 of Aspen Creek, also on Three Mile Dr, was approved for 30 single family and 10 townhouse lots. Three Mile Views was approved for 14 townhouse lots and 2 lots intended for multi-family structures. Spring Prairie Mixed Professional One was approved for 1 lot, on which the Forest Service Supervisor's and the Tally Lake Ranger District offices are now located. Adjacent to the new Forest Service offices, Lot 1 of Phase 1A of Timberwolf Center was approved and is now the new location of the Department of Natural Resources and Conservation (DNRC) offices. Phase 2 of Hutton Ranch Plaza was originally planned for 9 commercial lots, but was changed to 1 lot to accommodate the new WalMart Supercenter.

The largest subdivision approved in 2007 was Phase 1 of Spring Creek Estates with 174 single family lots on 51 acres located on the south side of Three Mile Drive. Phase 2 of Mountain Vista Estates was approved for 47 single family and 20 townhouse lots. Phase 3 of Northland Subdivision was approved for 25 single family lots.

Prior to 2006, the average lot size was calculated by dividing the total area of a subdivision by the number of lots. Average lot size previously included open space and roads. The City now more actively encourages and requires open space in new subdivisions, especially those with high density lot configurations or those that encompass sensitive areas, such as wetlands or floodplain. Therefore, we have added open space and roads into the tables since 2006, to more accurately depict actual average

lot sizes. (Tables 5, 6 and 7) Table 8 contains a complete list of subdivisions approved since 2006. Maps showing the location of these subdivisions are provided in the appendix of this document.

Table 5
Land Subdivision Activity Summary, City of Kalispell

<u>all types</u>	<u>2006</u>	<u>2007</u>	<u>2008</u>	<u>2009</u>	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>TOTAL</u>
# new lots	582	319	252	240	0	7	4	10	36	34	1,484
Acres in lots	304.2	100.3	209.2	109.0	0	4.1	3.9	21.9	37.7	40.3	830.6
Acres open space	34.1	6.08	26.6	11.7	0	1.4	0	3.7	2.6	3.0	89.18
Acres in roads	44.6	25.0	31.5	24.4	0	.9	.2	0	3.3	3.2	133.1
Total acres	382.9	131.4	267.3	145.1	0	6.4	4.1	25.6	43.6	46.5	1,052.9

Source: City of Kalispell Planning Department Subdivision Applications: 2000-2015

Table 6
Land Subdivision by Type & Average Lot Sizes, City of Kalispell, 2006 – 2015
(rounded to nearest 10th)

Total Residential Lots 2015	Total Residential Acres 2015	Average Residential Lot Size 2015, excluding roads and open space	Total Non Residential Lots 2015	Total Non Residential Acres 2015	Average Non Residential Lot Size 2015, excluding roads and open space
30	16.9	.36	4	29.6	7.4
Acres in open space	3.0			0	
Acres in lots	10.7			29.6	
Acres in roads	3.2			0	
Total Residential Lots 2014	Total Residential Acres 2014	Average Residential Lot Size 2014, excluding roads and open space	Total Non Residential Lots 2014	Total Non Residential Acres 2014	Average Non Residential Lot Size 2014, excluding roads and open space
33	11.4	0.2	3	32.2	10.5
Acres in open space	2.5			0	
Acres in lots	6.1			31.6	
Acres in roads	2.7			.6	
Total Residential Lots 2013	Total Residential Acres 2013	Average Residential Lot Size 2013, excluding roads and open space	Total Non Residential Lots 2013	Total Non Residential Acres 2013	Average Non Residential Lot Size 2013, excluding roads and open space
0	0	0.0	10	21.9	1.8
Acres in open space	0			3.7	
Acres in lots	0			18.2	
Acres in roads	0			0	

Total Residential Lots 2012	Total Residential Acres 2012	Average Residential Lot Size 2012, excluding roads and open space	Total Non Residential Lots 2012	Total Non Residential Acres 2012	Average Non Residential Lot Size 2012, excluding roads and open space
1	1.0	1.0 / 40 units	3	2.9	1.0
Acres in open space	0			0	
Acres in lots	1.0			2.7	
Acres in roads	0			.2	
Total Residential Lots 2011	Total Residential Acres 2011	Average Residential Lot Size 2011, excluding roads and open space	Total Non Residential Lots 2011	Total Non Residential Acres 2011	Average Non Residential Lot Size 2011, excluding roads and open space
7	4.1	.25	0	0	0
Acres in open space	1.4			0	
Acres in lots	1.8			0	
Acres in roads	.9			0	
Total Residential Lots 2010	Total Residential Acres 2010	Average Residential Lot Size 2010, excluding roads and open space	Total Non Residential Lots 2010	Total Non Residential Acres 2010	Average Non Residential Lot Size 2010, excluding roads and open space
0	0	0	0	0	0
Total Residential Lots 2009	Total Residential Acres 2009	Average Residential Lot Size 2009, excluding roads and open space	Total Non Residential Lots 2009	Total Non Residential Acres 2009	Average Non Residential Lot Size 2009, excluding roads and open space
237	103.1	.28	3	5.9	1.2
Acres in open space	11.7			0	
Acres in lots	67.3			5.7	
Acres in roads	24.1			.2	
Total Residential Lots 2008	Total Residential Acres 2008	Average Residential Lot Size 2008, excluding roads & open space	Total Non Residential Lots 2008	Total Non Residential Acres 2008	Average Non Residential Lot Size 2008, excluding roads & open space
247	117.4	.25	5	91.8	17.8
Acres in open space	26.6			0	
Acres in lots	61.8			89.2	
Acres in roads	29.0			2.6	
Total Residential Lots 2007	Total Residential Acres 2007	Average Residential Lot Size 2007, excluding roads & open space	Total Non Residential Lots 2007	Total Non Residential Acres 2007	Average Non Residential Lot Size 2007, excluding roads & open space
311	89.9	.19	8	10.4	1.2
Acres in open space	6.1			0	
Acres in lots	59.4			9.8	
Acres in roads	24.4			.6	

Total Residential Lots 2006	Total Residential Acres 2006	Average Residential Lot Size 2006, excluding roads & open space	Total Non Residential Lots 2006	Total Non Residential Acres 2006	Average Non Residential Lot Size 2006, excluding roads & open space
524	167.5	.19	58	136.7	2.2
Acres in open space	32.2			1.8	
Acres in lots	100.4			125.1	
Acres in roads	34.9			9.8	

Source: City of Kalispell Planning Department Subdivision Applications: 2006-2015

Table 7
Land Subdivision Activity Summary, City of Kalispell, 2001-2015

	% change in total number of lots created	% change in total acres of new subdivisions
% change - 2001 - 2002	+41%	+118.1%
% change - 2002 - 2003	+102%	+156.8%
% change - 2003 - 2004	+108%	+9.0%
% change - 2004 - 2005	-17.8%	-19.3%
% change - 2005 - 2006	+30.7	+176.5%
% change - 2006 - 2007	-45.2%	-67.4%
% change - 2007 - 2008	-21%	+108.5%
% change - 2008 - 2009	-4.8%	-56.2%
% change - 2009 - 2010	-100%	-100%
% change - 2010 - 2011	+100%	+100%
% change - 2011 - 2012	-42.9%	+52.2%
% change - 2012 - 2013	+150%	+661.1%
% change - 2013 - 2014	+260%	+98.9%
% change - 2014 - 2015	-5.6%	-6.2%

Source: City of Kalispell Planning Department Subdivision Applications: 2001-2015

Table 8
Approved Final Subdivision Plats by Lot Type, City of Kalispell
(Total acres include roads, parks and open space)

YEAR	SUBDIVISION NAME	Total # of lots	Com, Ind or Public lots	Single Family lots	Dup or TH lots	Multi family lots	Park-open space acres	Total acres	Road or location
2015	Bloomstone Ph 1A West	26		25		1	3.009	16.32	Treeline Rd
	Subdivision 288	2	2					1.41	Hwy 93 S & 18 th St E
	Stillwood Farms	4			4			.55	Three Mile Dr & N Riding Rd
	Spring Prairie Dev Four – Ph 1	2	2					28.23	Hwy 93 N
	Total 2015	34	4	25	4	1	3.0	46.5	

YEAR	SUBDIVISION NAME	Total # of lots	Com, Ind or Public lots	Single Family lots	Dup or TH lots	Multi family lots	Park-open space acres	Total acres	Road or location
2014	Northland Ph 4	19		19			.15	5.6	Four Mile Dr
	Bright View Ph 1	3	3				0	32.2	W Reserve Dr & Reserve Loop
	Mountain Vista Estates Ph 4A	7		7			2.4	4.6	Mountain Vista Way
	Glacier Village Greens Ph 22B	7		7			.02	1.2	E Nicklaus Ave
Total 2014		36	3	33			2.6	43.6	
2013	Spring Prairie Center Ph 3	10	10					21.92	Hwy 93 N Treeline Rd
Total 2013		10	10					21.92	
2012	Hutton Ranch Plaza No. 3	2	2					1.727	Hutton Ranch Rd Hwy 93
	Manion Square	2	1			(1) 40 units		2.134	E Center St 3 rd Ave EN
Total 2012		4	3			1		3.861	
YEAR	SUBDIVISION NAME	Total # of lots	Com, Ind or Public lots	Single Family lots	Dup or TH lots	Multi family lots	Park-open space acres	Total acres	Road or location
2011	Resub of Lot 1 of Minor Sub 117	7		7			1.37	4.08	Denver Ave
Total 2011		7		7			1.37	4.08	
2010	Total 2010	0						0	
2009	Timberwolf Center Ph1B	1	1 Public				0	1.963	Stillwater Rd Timberwolf Pkwy
	Silverbrook Estates Ph 1A	178		178			8.81	82.05	U S Hwy 93 Lazy Creek Way
	Westview Estates Ph 3	30		30			2.19	12.143	W Reserve Dr Ali Loop
	Ashley Heights	26		26			.198	8.432	Sunnyside Dr Bismark St
	Cornerstone Community Church	2	1 Com 1 Pub				0	3.95	Hwy 93 N Northridge Dr
	Madsen 7 th Ave Sub	3		1	2		0	.5	7 th Ave W
Total 2009		240	3	235	2		11.7	109.04	

YEAR	SUBDIVISION NAME	# of lots	Com, Ind or Public lots	Single family lots	Dup or TH lots	Multi family lots	Park-open space acres	Total acres	Road or location
2008	Diamond Ridge Estates	23		23			0	12.15	Three Mile Dr
	Silverbrook Estates Ph 1	107	1	107			17.49	73.16	Hwy 93 N & Church Dr
	Mountain Vista Estates Ph 3	40	1 (Fire)	25	14		.681	9.74	Three Mile Dr & Jackson Peak Dr
	Aspen Creek Ph 2	40		30	10		1.86	11.54	Three Mile Dr
	Glacier High School	1	1				0	59.81	W Reserve Dr & Stillwater Rd
	Three Mile Views	18			18		.36	2.81	Three Mile Dr
	Hutton Ranch Plaza Ph 2	1	1				0	17.7	Hwy 93 & Hutton Ranch Rd
	Spring Prairie Mixed Professional One	1	1				0	5.31	Stillwater Rd
	Glacier Village Greens Ph 22A	12			12		6.17	8.03	E Nicklaus Ave
	SUBDIVISION NAME	# of lots	Com, Ind or Public lots	Single family lots	Dup or TH lots	Multi family lots	Park-open space acres	Total acres	Road or location
	Timberwolf Center L1 Ph 1A	1	1				0	7.88	Stillwater Rd
	Legends Court	3		3			0	.47	4 th Ave W
	Western Acres Amd L2	3		1	2		0	.47	7 th Ave W
	Eastside Townhouses	2			2		0	.16	4 th Ave E & 13 th St
	TOTAL 2008	252	5	189	58	0	26.56	209.2	
2007	Glacier Village Greens Amd Ph 20	0			convert 20 TH lots to 10 SF lots		n/a	0	W Nicklaus Ave
	Glacier Village Greens Ph 18	12			12		0	2.03	E Nicklaus Ave
	Spring Creek Estates Ph 1	174		174			1.804	51.1	Three Mile Dr
	Westwood Park	29		13	16		2.845	8.96	Corporate Dr
	Holiday Inn Express	1	1				0	3.45	Hwy 93 N & Treeline Rd

Mountain Vista Estates Ph 2	67		47	20		.25	16.94	Three Mile Dr
Westview Business Center No.2	3	3				0	1.89	N Meridian Rd
Northland Ph 3	25		25			1.18	9.31	Northridge Dr
Subdivision # 272	1		1			0	.332	Denver Ave
Fox Trotter Meadows Ph 1	1		1			0	1.06	Stillwater Rd
Amd L6, Blk 251 of Kalispell	2			2		0	.16	3 rd Ave E/14 th St
Amd L2 of Westbrook	2	2				0	4.156	Hwy 2 W & Meridian Rd
Amd L1B, L1 of Blk 1 Adams Add	2	2				0	.911	Meridian Rd & Three Mile Dr
TOTAL 2007	319	8	261	50	0	6.08	100.3	

YEAR	SUBDIVISION NAME	# of lots	Com, Ind or Public lots	Single family lots	DUP or TH lots	Multi family lots	Park open space acres	Total acres	Road or location
2006	Blue Heron Estates Ph 3	14		14			2.434	8.49	Stillwater Rd Three Mile Dr
	Stillwater Bluffs	32		8	24		3.46	12.6	Country Way S
	Northland Ph 2	33		33			2.128	13.42	Parkridge Dr
	LaMew	3		3			0	.69	Center Street
	Granary Ridge	16			16		.73	3.33	Whitefish Stage Rd
	Appleway Business Park	6	6				0	1.47	Appleway Dr
	Old School Station	17	17				1.85	55.13	Hwy 93 S, Demersville Rd
	Ashley Park Ph 8	46		26	20		0	10.8	South Meadows Dr
	Fire Station 62	1	1				0	1.94	W of Costco
	Hutton Ranch Ph1	17	17				0	31.17	Hwy 93 N
	Spring Prairie Center Ph 1	4	4				0	17.38	Hwy 93 N
	Cascade Business Park	6	6				0	11.28	Two Mile Dr Financial Dr
	Mountain Vista Estates Ph 1	59		41	18		6.79	23.48	Three Mile Dr Farm to Market
	Aspen Creek Ph 1	52	2	32	18		5.15	19.23	Three Mile Dr
Terrace View Estates	3		3			6.83	8.34	Whitefish Stage Rd California St	

YEAR	SUBDIVISION NAME	# of lots	Com, Ind or Public lots	Single family lots	DUP or TH lots	Multi family lots	Park open space acres	Total acres	Road or location
	Blue Heron Townhouses	8			8		0	1.02	Three Mile Dr
	West View Estates Ph 1 & 2	51		51			.094	20.43	W Reserve, Stillwater Rd
	Amd Lts 74-78 Stratford Village 3	10			10		0	.88	Stratford Dr South Meadows Dr
	Amd Plat of Empire Estates Ph5	69		35	34		.45	12.27	Stillwater Dr Parkridge Dr
	Lone Pine Trails	81		29	52		3.11	23.08	Foy's Lake Rd Learn Ln,
	Cedar Commons	6				6	.46	1.01	3 rd Ave E
	Stratford Village 4	23		3	20		0	3.37	Bluestone Dr South Meadows
	Village Heights	8			8		.62	2.45	Whitefish Stage Rd
	Spring Prairie Center Ph 2	4	4				0	16.56	Hwy 93 N
	Serenity Lane Addition	4		1		3	0	.58	6 th Ave W, S of 11 th St
	Meadow Park Unit No. 3	2		2			0	1.23	End of S Woodland Dr
	Resub of L1, North East Addition	2		2			0	.98	8 th Ave E N E Oregon St
	Torgerson Add No. 370	2			2		0	.57	7 th Ave W Western Dr
	Heritage Bank	1	1				0	.76	North Main St
	TOTAL 2006	582	58	283	232	9	34.1	304.2	

Source: City of Kalispell Planning Department Subdivision Applications: 2001-2015

Preliminary Subdivision Plats

These are proposed subdivisions that the preliminary plats have been approved and have not had a final plat application submitted or approved yet. When a preliminary plat application is approved, the applicant has 3 years to submit the final plat for approval, or an extension can be requested. The final plat may differ slightly from the preliminary plat, in design and lot configuration, but cannot have more lots than originally approved.

When the recession hit in 2008, subdivision activity dropped to nothing. No preliminary plat applications were submitted during 2011 and 2012 in the City of Kalispell and only one commercial subdivision (Spring Prairie 3) was approved in 2013. Many already approved preliminary development plans were put on hold and many were allowed to expire. (Table 10) Several of the preliminary plats

listed in Table 9 have been extended multiple times to allow developers additional time as the economy and housing market improves, to submit the final plats.

In 2015, the preliminary plat for Phase 4 of Spring Prairie was approved for 14 commercial lots just south of Costco. One of these lots has gone through the final plat process. Outlot J of Spring Prairie Phase 4 is the location for a new Marriott Hotel on which construction has already began.. The remaining 13 lots will go through the final plat process within the next couple of years. The preliminary plat for Subdivision 290 was also approved in 2015. Subdivision 290 includes two commercial lots, one of which the Gateway West Mall is located. The other lot is an open filed north of the mall. As of the end of the year, no firm development plans have been submitted for these lots.

During the previous year, a 40 plus acre parcel on the east side of Whitefish Stage Road was annexed to accommodate a future industrial rail park. The preliminary plat includes 20 lots intended to facilitate current and future rail-served businesses. Existing rail served businesses in the core area of Kalispell will relocate to the rail park, opening up opportunity for re-development of the properties along the railroad tracks which dissects the Kalispell Core Area. A \$10 million TIGER Grant awarded to the City of Kalispell in late 2015 will be used towards the development of the rail park and removing the railroad tracks and re-development of the downtown. The Kalispell Core Area Plan further explains the vision for the downtown.

At the end of 2015, there were approximately 988 residential lots and 67 non-residential lots in Kalispell that have been through the preliminary plat process and are scheduled to go through the final plat process within the next three years.

Table 10 shows the approximate number of lots by type, that are planned for final platting and indicates the expiration date of the preliminary plat. Once again, it is important to note that preliminary subdivision plats are subject to minor changes between preliminary plat and final plat approval.

Table 9
Approved Preliminary Subdivision Plats, Pending Submission & Approval of Final Plat

SUBDIVISION NAME	TOTAL LOTS	COM, IND, PUBLIC LOTS	SINGLE FAMILY LOTS	DUP/TH LOTS	MULTI FAMILY LOTS	ACRES	ROAD OR LOCATION
Spring Prairie Ph 4 (remainder) EXPIRES 10/5/2018	13	13				25.93	Hwy 93 N & Old Reserve Dr
Subdivision 290 EXPIRES 7/6/2018	2	2				16.50	Hwy 2 W & Two Mile Dr
Bright View Resub of Lot 3 EXPIRES 9/2/2016	12	12				25.5	W Reserve Dr & Reserve Loop
FCEDA Industrial Rail Park EXPIRES 5/6/2017	20	20				40.69	Whitefish Stage Rd
Western Acres, Lot 3 Waiver EXPIRES 7/8/2016	3			3		.37	7 th Ave W
Cliff View Sub EXPIRES 5/6/2016	3		3			.58	Mile High Ct & Denver Ave

SUBDIVISION NAME	TOTAL LOTS	COM, IND, PUBLIC LOTS	SINGLE FAMILY LOTS	DUP/TH LOTS	MULTI FAMILY LOTS	ACRES	ROAD OR LOCATION
Willow Creek EXPIRES 8/18/2017	471		397	74		139.9	Foy's Lake Rd
Mountain Vista Estates Ph 4 remainder EXPIRES 8/4/2016	12		12			3.07	Three Mile Dr & Mountain Vista Way
Owl View (part of original Westview Estates)	3	2			1	4.08	Old W Reserve Dr
West View Estates remaining phases) EXPIRES 7/20/2018	45		45			23.52	Stillwater Rd & Three Mile Dr
Glacier Village Greens, remaining phases EXPIRES 10/1/2016	70		8	62		12.84	E & W Nicklaus Ave
Bloomstone Ph 1A & 1B (remainder) EXPIRES 4/17/2017	96		96			24.9	Treeline Rd & Four Mile Dr
Silverbrook Estates Ph 2 EXPIRES 3/23/2016	305	18	197	90		167.1	Church Dr & Hwy 93 N
TOTAL in active Preliminary Plats	1,055	67	758	229	1	485	

Source: City of Kalispell Planning Department Subdivision Applications: 2001-2015

Expired Preliminary Subdivision Plats

As mentioned in the previous section, the demand for new housing locally has declined since 2008, and there are still a substantial inventory of vacant lots. Development plans were put on hold for a number of large projects and several were allowed to expire. Expired preliminary plats are required to be resubmitted for approval.

During the last six years, 15 preliminary plats expired, that included 391 residential lots and 87 commercial lots. (Table 11)

The preliminary plat of Phase 1 of Glacier Town Center was originally approved in 2008 for 37 commercial lots on 191 acres. Extensions were requested but the developer allowed the preliminary plat to expire in November of 2014. The Planned Unit Development approval was extended, however the preliminary plat will have to be resubmitted for development to occur.

Conceptual plans were submitted in 2008 for the Starling Planned Unit Development, encompassing approximately 640 acres which includes all of Section 35 on the west side of Stillwater Road and south of West Reserve Drive. The project was proposed to include 2,500 to 3,000 homes on about 420 acres, 40 acres of mixed use, 147 acres of open space, 15 acres for an elementary school and approximately 19 acres of internal streets. The project was expected to be phased in over a period of approximately 20 years. The preliminary plat of Phase 1 of the Starling development was approved for 99 single family

lots, 98 townhouse lots and 7 multifamily unit lots. Although the Planned Unit Development remains in effect, the preliminary plat was allowed to expire in mid-2014.

Table 10
Expired Preliminary Subdivision Plats

SUBDIVISION NAME	TOTAL LOTS	COM, IND, PUBLIC LOTS	SINGLE FAMILY LOTS	DUP/TH LOTS	MULTI FAMILY LOTS	ACRES	ROAD OR LOCATION
Aspen Creek Remaining phases EXPIRED 4/22/2010	72		16	56		19.99	Three Mile Dr
Autumn Creek EXPIRED 10/2/2010	20		16	4		8.7	Hathaway Ln
Fox Trotter Meadows EXPIRED 9/4/2010	23		23			10.19	Stillwater Rd
Ashley Square Amd L2 of Resub Lots 1 & 3 Gibson Addition #41 EXPIRED 5/7/2011	2	2				3.19	Highway 2 W
Penco Waiver EXPIRED 6/5/2011	2	2				2.47	Highway 93 S
Cottage Gardens EXPIRED 4/2/2011	30		30			10.75	Three Mile Dr
Blue Skies Sub EXPIRED 2/5/2011	6		6			2.07	Valley View Dr
Sparrow Waiver EXPIRED 10/19/2012	2				2 (?) units	3.43	Appleway Dr
Parkwood Plaza II Waiver EXPIRED 1/27/2013	2	2				.47	W Idaho St
Village Plaza 2 EXPIRED 5/19/2014	5	5				.89	Village Loop & W Evergreen Dr
Ashley Park Ph 9 EXPIRED 4/16/2014	34		10	24		8.82	Pintail Dr Merganser Dr
Village Plaza 2 EXPIRED 5/19/2014	5	5				.89	Village Loop & W Evergreen Dr
Glacier Town Center EXPIRED 11/5/2014	37	37				191.6	W Reserve Dr & Whitefish Stage Rd
Herron 5 th Ave WN Waiver EXPIRED 7/9/2014	2	2				3.51	5 th Ave WN & Center St
Starling Ph 1 EXPIRED 5/7/2014	236	32	99	98	7	63.3	W Reserve Dr Stillwater Rd

SUBDIVISION NAME	TOTAL LOTS	COM, IND, PUBLIC LOTS	SINGLE FAMILY LOTS	DUP/TH LOTS	MULTI FAMILY LOTS	ACRES	ROAD OR LOCATION
TOTAL	478	87	200	182	9	330.3	

Source: City of Kalispell Planning Department, December 31, 2015

Vacant Lot Inventory

An existing land use inventory shows that approximately 35 percent of the land in the City of Kalispell is vacant. This is a result of larger parcels of land being annexed in anticipation of construction and completion of the Highway 93 Alternate Route and the proposed Glacier Town Center as well as Siderius Commons Planned Unit Development on the south end of the city. That growth has not occurred as quickly as anticipated resulting in substantial land area in the city that is not platted into subdivision lots yet. The vacant land and lot numbers *do not* include parks, or other open space or vacant school lands.

Beginning with the 2009 report, the Planning Department began an inventory of the *approximate* number of vacant lots in subdivisions that were final platted in the City of Kalispell since 2000. At the end of 2015, there were approximately 593 vacant residential lots and 49 vacant non-residential lots in these subdivisions. These lots have city services available and are ready to be developed. A list of subdivisions approved since 2000 and the approximate number of vacant lots within each subdivision as of December 31, 2015 is provided in Tables 11 and 12.

When looking at these numbers, two points should be made. Between 2004 and 2008, the height of the housing and real estate market, an average of about 250 lots a year were being sold and constructed on. During that peak housing and real estate boom there were not enough lots on the market to keep up with the demand, which drove prices up at record rates. In today's market the demand is more likely to be about 150 lots per year, which means there is still a four year supply of vacant lots in Kalispell.

Secondly, approximately 215 of these lots are in Phase 1 and 1A of Silverbrook Estates. The Silverbrook development was originally intended to accommodate higher end homes. Sales of lots in higher end subdivisions slowed significantly beginning in 2008 and resulted in 159 lots being aggregated back into 15 large lots in Phase 1 and 1A. Since the market has been recovering, all of these large lots have been re-established into the original configuration. This report uses the original number of lots to approximate the number of vacant lots. The preliminary plat of Phase 2 of Silverbrook Estates is about to be approved for an additional 305 lots, 287 of which are residential lots. At the current rate of development, this will add another 1 to 2 years supply of residential lots in Kalispell to the current inventory .

Table 11
 Approximate Number of Vacant Non-Residential Lots in Subdivisions
 Approved in the City of Kalispell between January 1, 2000 and December 1, 2015

Approved	Name	Vacant Lots	Type of Vacant Lots	General Location
2014	Bright View Ph 1	1	Commercial	Reserve Loop/Hwy 93 N
2013	Spring Prairie Phase 3	2	Commercial	Treeline Rd/US Hwy 93 N
2012	Manion Square	1	Commercial	E Center St/3 rd Ave E
2012	Hutton Ranch Plaza 3	1	Commercial	Hutton Ranch Rd
2008	Mountain Vista Estates Ph 3	1	Public/Fire	Three Mile Dr
2007	Westview Business Center & Westview Business Center No 2	4	Commercial	N Meridian Rd
2006	Appleway Business Park	4	Commercial	Appleway Dr
2006	Old School Station	14	Industrial	US Hwy 93 S & Demersville Rd
2005	Daley Field	4	Commercial	US Hwy 93 S
2005	L 2B of Amd L 2A of Amd Three Mile Drive Corner	1	Commercial	N Meridian Rd & Three Mile Dr
2003	Buffalo Commons Ph 5	6	Commercial	Sunnyside Dr
2003	J & L Subdivision	1	Commercial	S Meridian Rd
2002	Buffalo Commons Portions of Ph3 & Ph4	3	Commercial	Commons Loop
2001	Lees Meridian Business Park	1	Commercial	S Meridian Rd
2001	Westgate	1	Commercial	Corporate Way
2001	Buffalo Commons Ph 3 Blk 1 L2 & 3	2	Commercial	Sunnyview Ln
2000	Village Plaza	2	Commercial	Whitefish St/W Evergreen
Total Vacant Non-Residential Lots		49		

Table 12
 Approximate Number of Vacant Residential Lots in Subdivisions
 Approved in the City of Kalispell between January 1, 2001 and December 31, 2015

Approved	Name	Vacant Lots	Type of Vacant Lots	General Location
2015	Bloomstone Ph 1A West	14	Single Family	Alt Hwy 93/Treeline Rd
2014	Mountain Vista Estates Ph 4A	6	Residential	Mountain Vista Way
2014	Northland Ph 4	11	Residential	Northland Dr/ Four Mile Dr
2014	Glacier Village Greens Ph 22B	6	Residential	E Nicklaus Ave
2009	Ashley Heights	2	Single Family	Sunnyside Dr & Bismark St
2009	Madsen 7th Ave Sub	2	Duplex	7th Ave W
2008/2009	Silverbrook Estates Ph 1 & 1A	214	Single Family	US Hwy 93 N & Church Dr
2009	West View Estates Ph 3	19	Single Family	W Reserve Dr
2008	Aspen Creek Ph 2	19	Single Family	Three Mile Dr
2008	Aspen Creek Ph 2	4	Townhouse	Three Mile Dr
2008	Diamond Ridge Estates	8	Single Family	Three Mile Dr
2008	Glacier Village Greens Ph 22A	4	Townhouse	E Nicklaus Ave
2008	Mountain Vista Estates Ph 3	1	Single Family	Three Mile Dr
2007	Glacier Village Greens Ph 20	6	Single Family	W Nicklaus Ave
2007	Mountain Vista Estates Ph 2	5	Single Family	Three Mile Dr
2007	Mountain Vista Estates Ph 2	4	Townhouse	Three Mile Dr
2007	Northland Ph 3	4	Single Family	Northridge Dr
2007	Spring Creek Estates Ph 1	61	Single Family	Three Mile Dr
2007	Westwood Park	11	Single Family	Corporate Dr
2007	Westwood Park	11	Townhouse	Corporate Dr
2006	Aspen Creek Ph 1	26	Single Family	Three Mile Dr
2006	Aspen Creek Ph 1	12	Townhouse	Three Mile Dr
2006	Blue Heron Estates Ph 3	1	Single Family	Stillwater Rd & Three Mile Dr
2006	Meadow Park Unit No 3	2	Single Family	End of S Woodland Dr
2006	Mountain Vista Estates Ph 1	2	Single Family	Three Mile Dr
2006	Mountain Vista Estates Ph 1	4	Townhouse	Three Mile Dr
2006	Northland Ph 2	6	Single Family	Parkridge Dr
2006	Serenity Lane Addition	3	Townhouse	6th Ave W & S of 11th St
2006	Stillwater Bluffs	5	Single Family	Country Way S
2006	Terrace View Estates	2	Single Family	Whitefish Stage Rd & E California St
2006	Village Heights	1	Multi-family	Whitefish Stage Rd
2006	Village Heights	6	Townhouse	Whitefish Stage Rd
2006	West View Estates Ph 1 & 2	30	Single Family	W Reserve Dr & Stillwater Rd
2005	Empire Estates Ph 4	2	Townhouse	Stillwater Rd & Three Mile Dr

Approved	Name	Vacant Lots	Type of Vacant Lots	General Location
2005	Glacier Village Greens Ph 17	2	Single Family	Palmer Dr
2005	Leisure Heights No 2	14	Single Family	Willow Glen Dr
2005	Muskrat Slough	1	Single Family	Willow Glen Dr
2005	Muskrat Slough	20	Duplex Townhouse	Willow Glen Dr
2005	Northland Ph 1	1	Single Family	Stillwater Rd
2005	Sinopah Sub	2	Single Family	Northwest Ln
2005	Sinopah Sub	6	Townhouse	Northwest Ln
2004	Ashley Meadows	1	Single Family	Denver Ave
2004	Leisure Heights No 1	2	Single Family	Willow Glen Dr & Leisure Dr
2003	Flathead (Glacier) Village Greens Ph 15	2	Single Family	Palmer Dr
2003	Flathead (Glacier) Village Greens Ph 16	2	Single Family	W Nicklaus Ave
2003	Glacier Commons	25	Single Family	Whitefish Stage Rd
2001	The Willows Unit 2	1	Single Family	Willow Glen Dr
Total Vacant Residential Lots		593		

Source: City of Kalispell Planning Department; Existing Land Use Inventory, December 31, 2015

The appendix of this document contains a map showing the vacant lands in the City of Kalispell and in the Annexation Policy area as of December 31, 2015. (Maps 8 and 9)

Annexation Activity

Annexations are generally accomplished through a petition by the property owner or developer representing the property, and are requested for the main purpose of accessing city utilities allowing for higher density residential and commercial development.

The area of the City of Kalispell has more than doubled in land area since 2000. U. S. Census data determined that the area of the City of Kalispell in 1990 was 4.4 square miles and 5.5 square miles in 2000. At the end of 2014, the City of Kalispell encompassed approximately 7,613 acres or 11.9 square miles. This represents a 116% increase in area since 2000, and 170% since 1990. (Figure 13)

During 2015, only 4.14 acres on the north side of West Reserve Drive were annexed into Kalispell. The property is adjacent to Eisinger Honda and had an existing church on it. The building will be converted into a convenience store and gas station and a casino will be constructed.

During the previous year, 60.2 acres were annexed. The most significant was that of the 40 plus acre Flathead County Economic Development Authority (FCEDA) Industrial Rail Park. Located on the east side of Kalispell, the annexation was an important component in implementing Kalispell's "Core Area Plan" which facilitates for the relocation of downtown rail-served businesses and replacement of the rail line with linear green space and pedestrian facilities. The revitalization of the "Core Area" will bring new commercial and residential development to the blighted and/or vacant areas of the downtown. An area consisting of about 18 acres along Highway 93 North was also annexed during 2014. The area was annexed to provide for future single family residential homes.

During 2013, two small annexations added 1.2 acres to the City.

One small annexation in 2012 along Highway 93 North, added 1.35 acres to the city with a clinic as the intended use. Three annexations during 2011 added 20 acres to the city. These were done mainly for the purpose of providing access to city utilities. The largest consisted of 19.77 acres north of Kalispell where the Army National Guard Armory is now located. Four small annexations added 13 acres to the city in 2010 which were also done mainly for the purpose of providing access to city utilities. (Table 13)

Approximately 231 acres were annexed into Kalispell during 2009. The most significant annexation was that of 208 acres south of Kalispell between Highway 93 and the Highway 93 Alternate Route. Plans for this area include mixed residential and commercial use and will require a Planned Unit Development (PUD) agreement as development occurs. A 10 acre parcel on Three Mile Drive was annexed and was planned to accommodate an assisted living facility. No plans have come forth yet to complete this project. Other scattered small annexations occurred as a result of an effort to bring wholly surrounded properties into the city. (Table 13)

In 2008, 570 acres were annexed. Two of the largest included approximately 486 acres between Highway 93 North, West Reserve Drive and Whitefish Stage Road, better known as the Glacier Town Center site. The area is planned for mixed residential and commercial use. Gardner Investments annexed approximately 82 acres east of Highway 93, and south of Lower Valley Road. (Table 13) The development of this property is planned to be commercial or industrial in nature and requires a Planned Unit Development (PUD) agreement as development occurs.

Annexations in 2007 resulted in over 1,100 acres being added to the city. (Table 14) Large annexations of vacant land since 2000 have been done in anticipation that the rapid housing and population growth of the past decade would continue. By the end of 2015, the majority of these areas have yet to be developed.

Figure 13
City of Kalispell Land Area

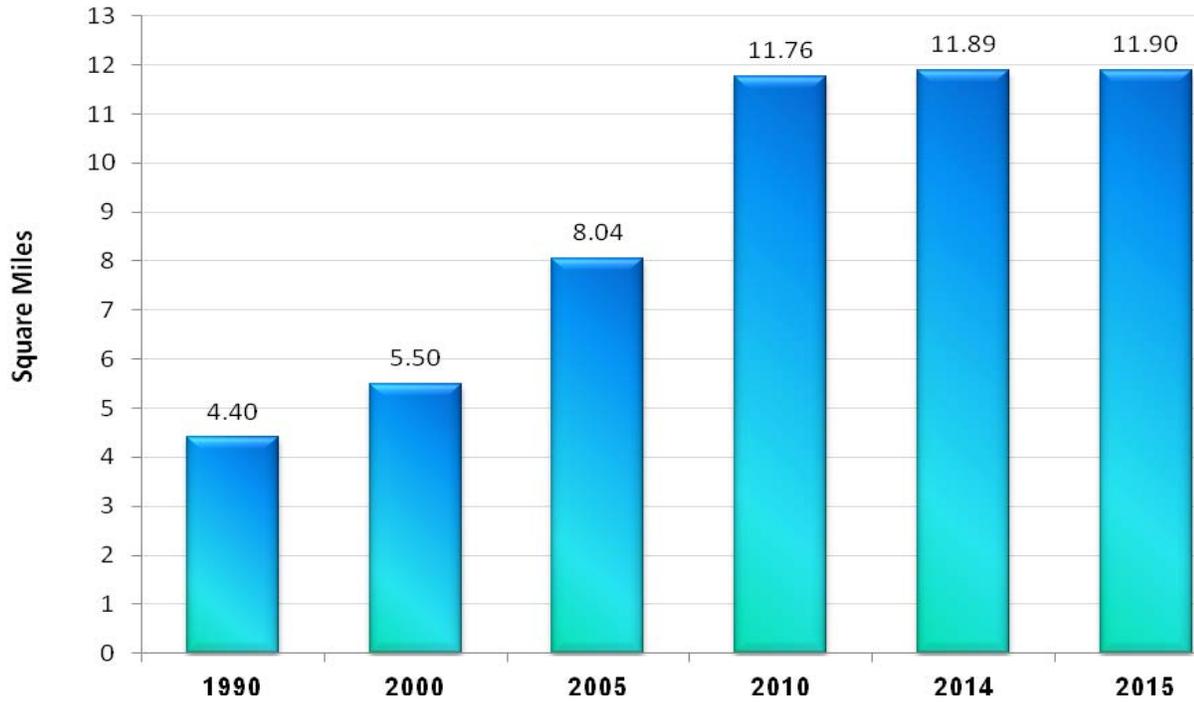


Table 13
City of Kalispell Annexations
2006 – 2015

RES#	DATE	SEC	TWN	RNG	LOCATION	ACRES	PROPOSED LAND USE/ DEVELOPMENT NAME
5708	4/6/2015	30	29	21	W Reserve Dr	4.14	C-Store, Gas Station, Casino
2015 TOTAL ACRES ANNEXED						4.14	
5667	4/7/2014	19	29	21	Hwy 93 N	18.6	Single Family Residential
5669	4/21/2014	8	28	21	Whitefish Stage Flathead Dr	40.7	FCEDA Industrial Rail Park
5674	6/2/2014	20	28	21	Hwy 93 S / 3 rd Ave E	.87	More/Schreiner-connect to utilities
2014 TOTAL ACRES ANNEXED						60.2	
5624	6/3/2013	21	28	21	Leisure Dr	.71	Richter – connect to utilities
5625	6/3/2013	13	28	22	Appleway Dr	.50	Orchard Village
2013 TOTAL ACRES ANNEXED						1.21	

5553	4/16/2012	19	29	21	Hwy 93 N	1.35	Offices/Clinic
2012 TOTAL ACRES ANNEXED						1.35	
5472	5/16/2011	17	28	21	South Woodland Dr	.26	Cardin – connect to utilities
5504	7/5/2011	17	28	21	South Woodland Dr	.26	Cardin – connect to utilities
5532	11/7/2011	19	29	21	Highway 93 N	19.77	National Guard Armory (Public) – connect to utilities
2011	TOTAL ACRES ANNEXED					20.3	
5440	8/16/2010	20	28	22	South Woodland Ave	.37	Everett – connect to utilities
5461	10/4/2010	18	28	21	8 th Ave W	.90	Possible future additional residential units
5462	10/4/2010	13	28	22	Hwy 2 W	2.07	Flathead Beverage (Industrial)
5463	10/4/2010	28	28	21	Hwy 93 S	9.452	Triple W Equipment (Industrial-Business)
2010	TOTAL ACRES ANNEXED					12.8	
5333	1/20/2009	12	28	22	Three Mile Dr	10.2	New Vistas Assisted Living
5335	2/2/2009	29 33	28	21	Hwy 93 S & Cemetery Rd	208	Siderius Commons (Mixed Commercial/Residential)
5363	5/4/2009	29	28	21	Hwy 93 S & Cemetery Rd	2.48	Bertelsen (Commercial)
5373	7/6/2009 10/21/2009				Scattered within city perimeter	10.0	Mixed Use (Wholly surrounded areas)
2009	TOTAL ACRES ANNEXED					230.7	
5253	1/7/2008	18	28	21	7 th Ave W	.47	Single Family & Townhouse (Western Acres Amd L3)
5257	1/22/2008	19	28	21	Hwy 93 N, W Reserve Dr, Whitefish Stage Rd	485.5	Mixed residential & commercial (Glacier Town Center)
5282	5/19/2008	28	28	21	Willow Glen Dr	1.0	Commercial
5285	7/7/2008	8	28	21	Shady Glen Dr / Woodland Park Dr	.24	Existing Single Family
5289	8/18/2008	13	28	22	Meridian Rd	.43	Single Family
5293	10/20/2008	1	28	22	Misc slivers per County audit	.89	Vacant slivers
5326	11/17/2008	28	28	21	Hwy 93 S & Lower Valley Rd	81.6	Gardner's - Mixed Commercial/Industrial (Future PUD)
2008	TOTAL ACRES ANNEXED					570.1	

RES#	DATE	SEC	TWN	RNG	LOCATION	ACRES	PROPOSED LAND USE/ DEVELOPMENT NAME
5175	2/5/2007	13	28	22	Valley View Dr, Foy's Lake Rd	1.85	Single Family (Blue Skies) EXPIRED PLAT
5183	3/5/2007	02	28	22	Stillwater Rd	11.25	Single Family (Fox Trotter Meadows) EXPIRED PLAT
5189	4/2/2007	02	28	22	Three Mile Dr	10.75	Single Family (Cottage Gardens) EXPIRED PLAT
5206	6/4/2007	19	28	21	Merganser Dr	9.08	Single Family & Townhouses (Ashley Park Ph 9)
5208	7/2/2007	19	29	21	Hwy 93 N	80.7	Single Family (Valley Ranch proposed sub)
5211	7/2/2007	24	29	22	Hwy 93 N	181.6	Single Family (Stillwater 180 –proposed sub)
5216	8/6/2007	35	28	22	W Reserve Dr Stillwater Rd	640	Single Family, Townhouses Duplexes & Multi-Family (Starling – proposed sub)
5218	8/6/2007	19	28	21	Sunnyside Dr	11.1	Single Family (Ashley Heights)
5220	8/6/2007	02	28	22	Three Mile Dr	7.6	Single Family (Mountain Vista Ph 4) EXPIRED PLAT
5222	8/6/2007	20	28	21	Hwy 93 S	1.385	Commercial (Fireplace Shop) to connect to utilities
5251	12/3/2007	13	28	22	Foy's Lake Rd	162.33	Single Family, Townhouses Duplexes & Multi-Family (Willow Creek Proposed Sub)
2007	TOTAL ACRES ANNEXED					1,117.6	

RES#	DATE	SEC	TWN	RNG	LOCATION	ACRES	PROPOSED LAND USE/ DEVELOPMENT NAME
5087	2/6/2006	32	29	21	W Evergreen Dr Whitefish Stage Rd	2.54	Single Family Res Existing homes – connect to utilities)
5088	2/6/2006	17	28	21	Woodland Ave	1.0	Single Family Res Existing homes – connect to utilities)
5089	2/6/2006	32	29	21	Whitefish Stage Rd	.55	Residential & Offices Existing home – connect to utilities)
5090	2/6/2006	29	28	21	Hwy 93 S/ Cemetery Rd Willow Glen Dr	.95	Commercial (Town Pump) (Existing Gas Station, Store & Casino)
5096	3/6/2006	20	28	21	Willow Glen Dr Kelly Rd	3.39	Single Family & Townhouses (future development)
5122	6/19/2006	30	29	21	Hwy 93 N Reserve Dr	15.4	Commercial (Eisinger Motors)
5124	7/3/2006	12	28	22	Three Mile Dr	12.8	Single Family & Townhouses (Diamond Ridge Estates)
5152	9/5/2006	12	28	22	Hwy 2 W Hathaway Ln	8.7	Single Family & Townhouses (Autumn Creek Sub) EXPIRED PLAT
5144	9/5/2006	01	28	22	Four Mile Dr	14.65	Condominiums (The Meadows PUD)
5155	10/16/2006	17	28	21	Fifth Ave E	.33	Multi-Family (add units)
5157	11/6/2006	19	28	21	Sunnyside Dr Denver Ave	4.07	Shelter & Single Family (Minor Sub 117)
5167	12/4/2006	25	29	22	Stillwater Rd	57.3	Single Family & Townhouses (Westview Estates Sub)
5168	12/4/2006	13	29	22	Hwy 93 N, Church Dr	325.13	Single Family & Townhouses Commercial (Silverbrook Estates)
2006	TOTAL ACRES ANNEXED					446.8	

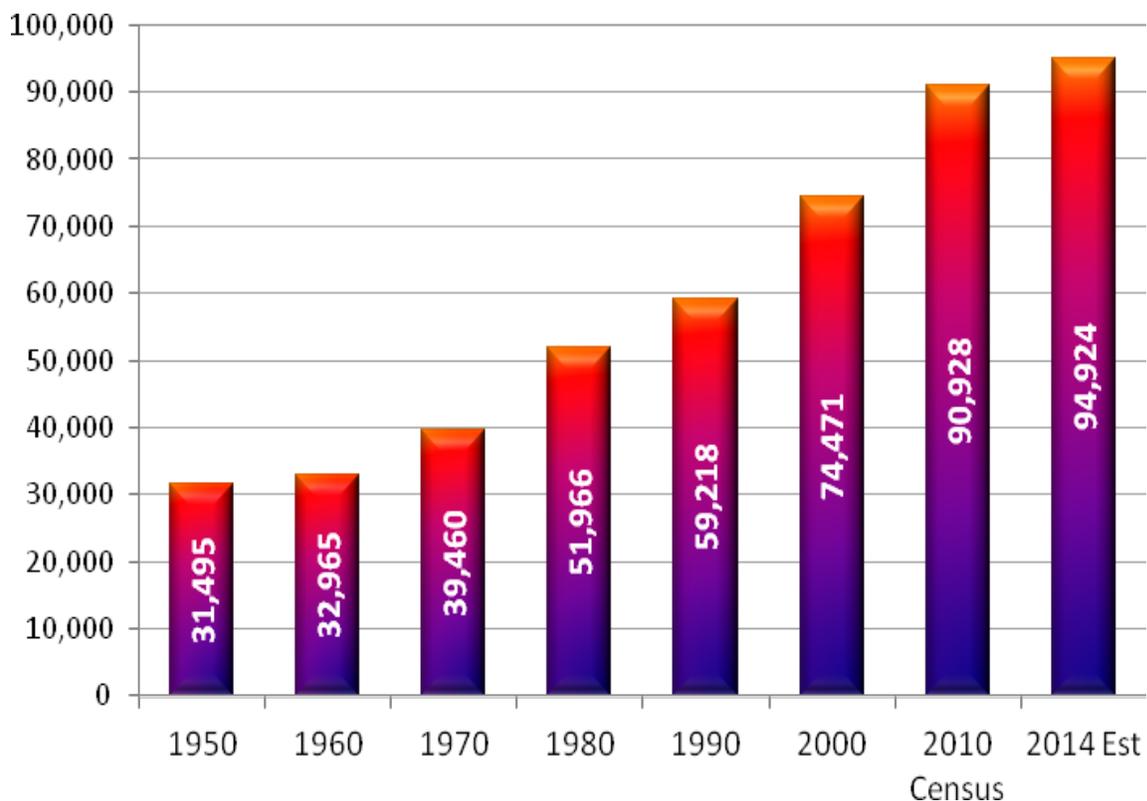
Source: City of Kalispell Planning Department; December 31, 2015

FLATHEAD COUNTY OVERVIEW

According to July 1, 2014 Census estimates, Flathead County is the fourth most populated county in Montana, with an estimated population of 94,924. Flathead County has gained 3,996 people or 4.4 percent since the 2010 Census. During the previous decade, Flathead County grew by over 22 percent gaining 16,421 people. Flathead County currently accounts for 9.3 percent of Montana's total population of 1,023,579.

Of 56 counties, 21 counties have a population of 10,000 or greater. Of these, Flathead County was the second fastest growing between 2000 and 2010 in percentage, and third in numerical increase. (Figure 15 and 16) Flathead County is fifth in percentage growth since 2010, but had the 3rd highest numerical increase in population. (Figure 17 and 18) Three of these most populated counties lost population since 2010. Sixteen (16) counties have lost population since 2010. The Baaken oil exploration in Eastern Montana and Western North Dakota has brought brought people to many counties that were previously losing population. Flathead County has absorbed about 16.8 percent of the population increase of the entire state of Montana since 2000.

Figure 14
Flathead County Population Estimates
July 1, 2014



Source: U.S. Census Bureau, 1950- 2010 Decennial Census and July 1, 2014 Census Estimates

Figure 15
 Percent Population Change, 2000 - 2010
 In Montana Counties with a 2010 Population of 10,000 or Greater

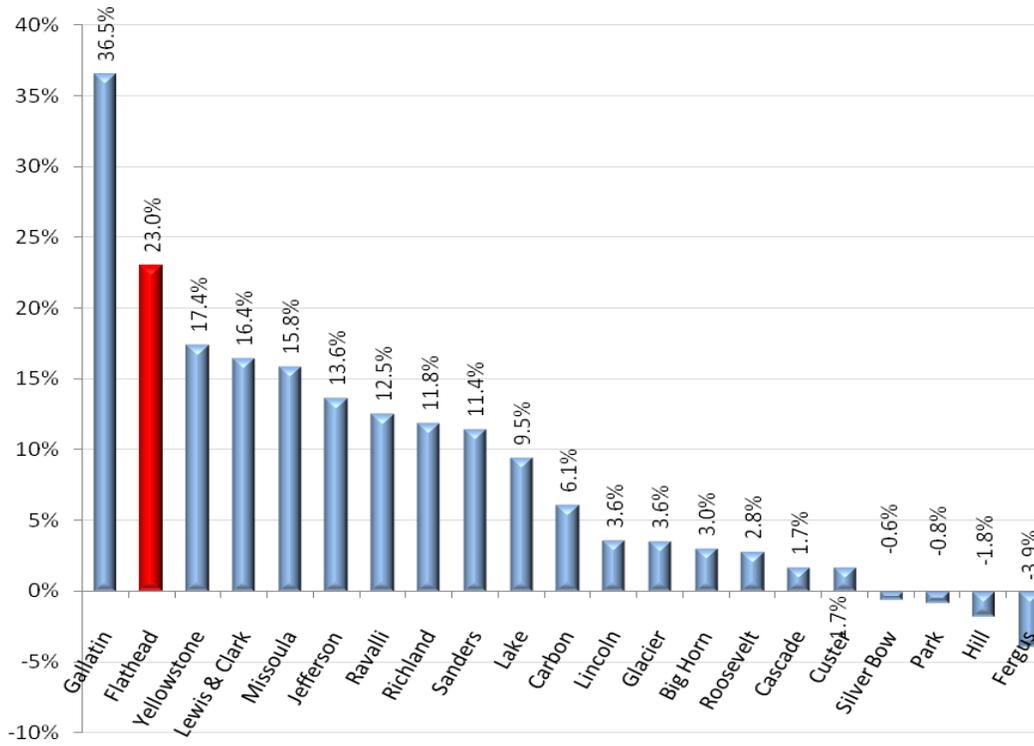


Figure 16
 Numerical Population Change, 2000 - 2010
 In Montana Counties with a 2010 Population of 10,000 or Greater

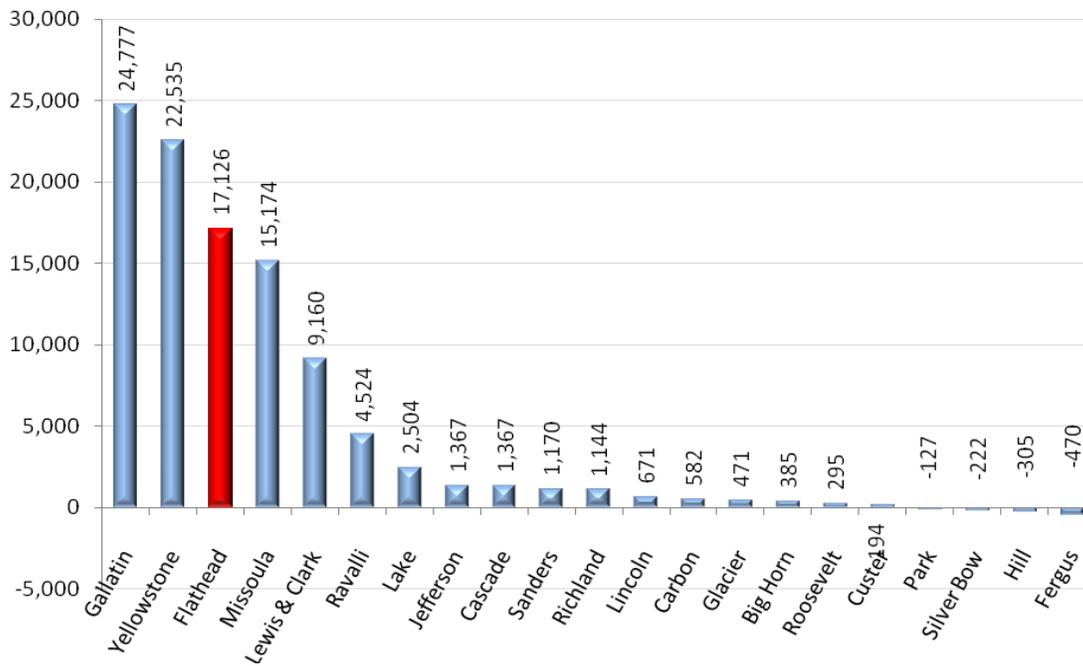


Figure 17
 Percent Population Change, 2010 - 2014
 In Montana Counties with a 2014 Population of 10,000 or Greater

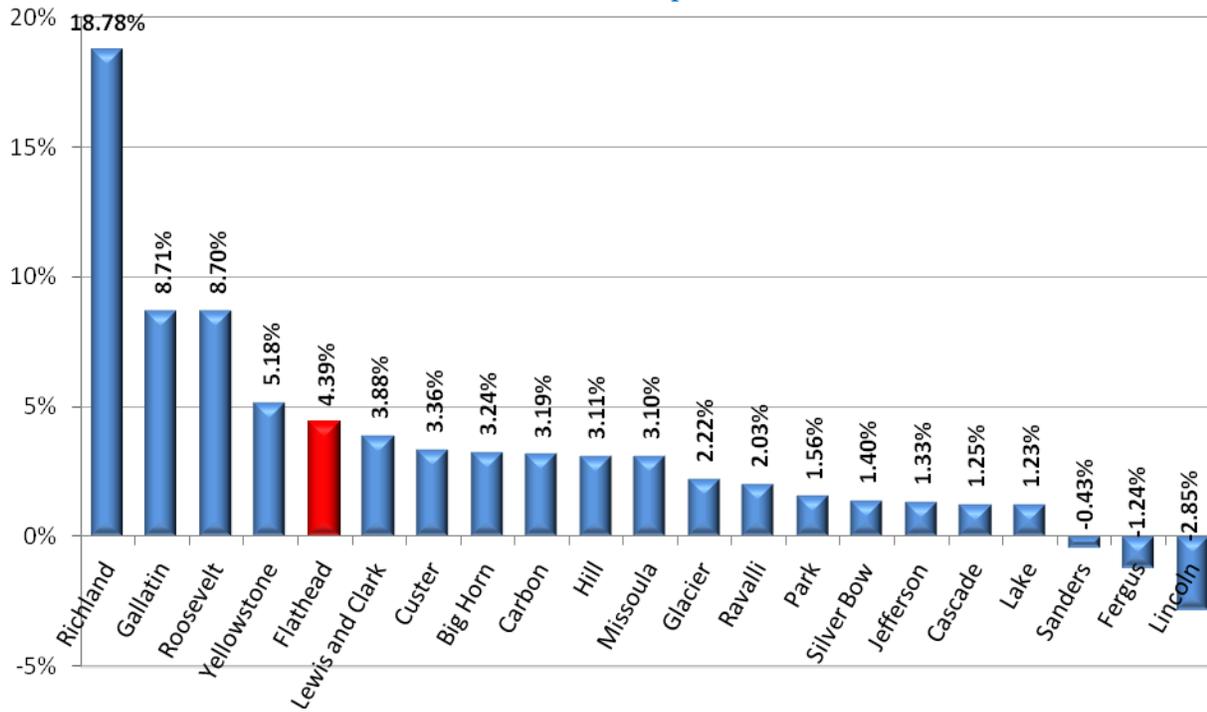
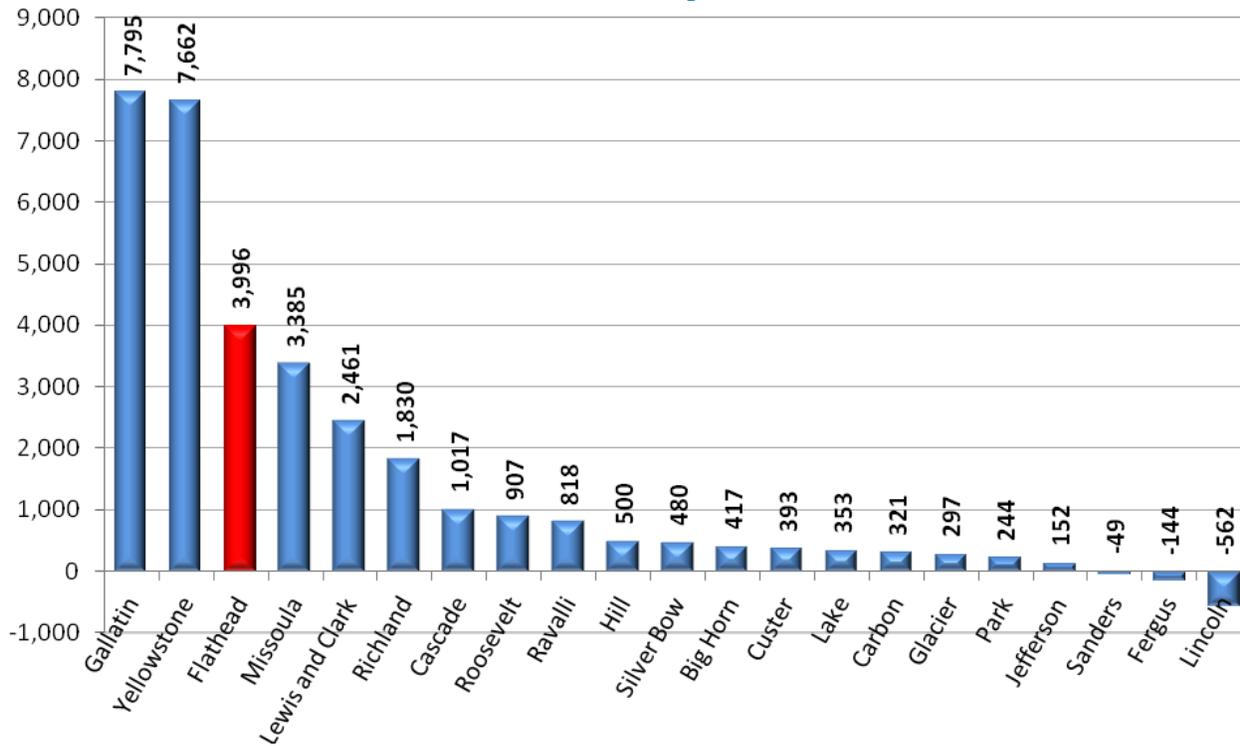


Figure 18
 Numerical Population Change, 2010 - 2014
 In Montana Counties with a 2014 Population of 10,000 or Greater



Source: U.S. Census Bureau, 2000 and 2010 Decennial Census and July 1, 2014 Census Estimates

Incorporated vs. Unincorporated Population

The three incorporated areas in Flathead County have experienced substantial population increases over the last two decades as the cities of Kalispell, Whitefish and Columbia Falls expanded their boundaries for both residential and commercial development. Development projects that are planned within a reasonable distance of incorporated areas, often request to be annexed into the city to receive water and sewer service, allowing for higher density development. 35.1 percent of the population of Flathead County reside within the three cities of Kalispell, Whitefish and Columbia Falls, compared to 30.7 percent in 2000 and 32.4 percent in 1990. Kalispell absorbed 34.7 percent of the population increase countywide between 2000 and 2010. (Table 14) July 2014 estimates indicate that Kalispell has absorbed 39.8 percent of the County's population increase since the 2010 Census.

During the 1960's, there were almost an equal number of people living in the cities as there were living in the rural areas of the Flathead County. While the majority of those now living in Flathead County reside outside of incorporated areas, there has been a notable increase in those who are choosing to reside in the cities. (Figure 19) Several factors may be contributing to this trend. The escalating price of real estate over the past few years may push some of the population into cities as rural large tract development becomes increasingly unaffordable. An aging population, rising fuel costs and longer commutes may also contribute to the increasing urban growth rates.

Table 14
Flathead County Rural vs. Urban Population Trends 1990-2014

	July 1, 2014 Estimates	% of total	2010 Census	% of Total	2000 Census	% of Total	1990 Census
Kalispell	21,518	22.7	19,927	21.9	14,223	19.1	11,917
Whitefish	6,864	7.2	6,357	7	5,032	6.6	4,368
Columbia Falls	4,922	5.2	4,688	5.2	3,645	4.9	2,921
Total Urban Population	33,304	35.1	30,972	34	22,900	30.7	19,206
Total Rural Population	61,620	64.9	59,956	66	51,571	69.3	40,012
Total Flathead County	94,924	100	89,624	100	74,471	100	59,218
Kalispell - Numerical increase = 1,591 (2010-2014); 5,704 (2000-2010); 8,010 (1990-2010); 39.8% of countywide increase (2010-2014); 34.7% (2000-2010) and 25.3% (1990-2010)							
Whitefish - Numerical increase = 507 (2010-2014); 1,325 (2000-2010); and 1,989 (1990-2010); 12.7% of countywide increase (2010-2014); 8.1% (2000-2010) and 6.3% (1990-2010)							
Columbia Falls - Numerical increase = 234 (2010-2014); 1,043 (2000-2010); and 1,767 (1990-2010); 5.9% of countywide increase (2010-2014); 6.3% (2000-2010) and 5.6% (1990-2010)							
Total Urban Numerical increase = 2,332 (2010-2014); 8,072 (2000-2010); and 11,766 (1990-2010); 58.4% of countywide increase (2010 – 2014); 49.0% (2000-2010) and 37.1% (1990-2010)							
Total Rural - Numerical increase = 1,664 (2010-2014); 8,385 (2000-2010); and 19,944 (1990-2010); 41.6% of countywide increase (2010 – 2014); 51.0% (2000-2010) and 62.9% (1990-2010)							
Total Flathead County - Numerical increase = 3,996 (2010 – 2014); 16,457 (2000-2010); and 31,710 (1990-2010)							

Source: U.S. Census Bureau, Decennial Census 1990, 2000, 2010, and 2014 Estimates

Figure 20 depicts the the changing trend of where people choose to live in Flathead County. Again, in 1960, there was almost an even number of people living in the cities as were living outside of the cities. During the 40 years that followed, the rural lifestyle was much more desirable. However, since 2000, that trend appears to be changing with almost an equal number of people having moved to the cities as into the rural areas of the county. (Figure 19)

Figure 19
Flathead County Population
Incorporated vs Unincorporated

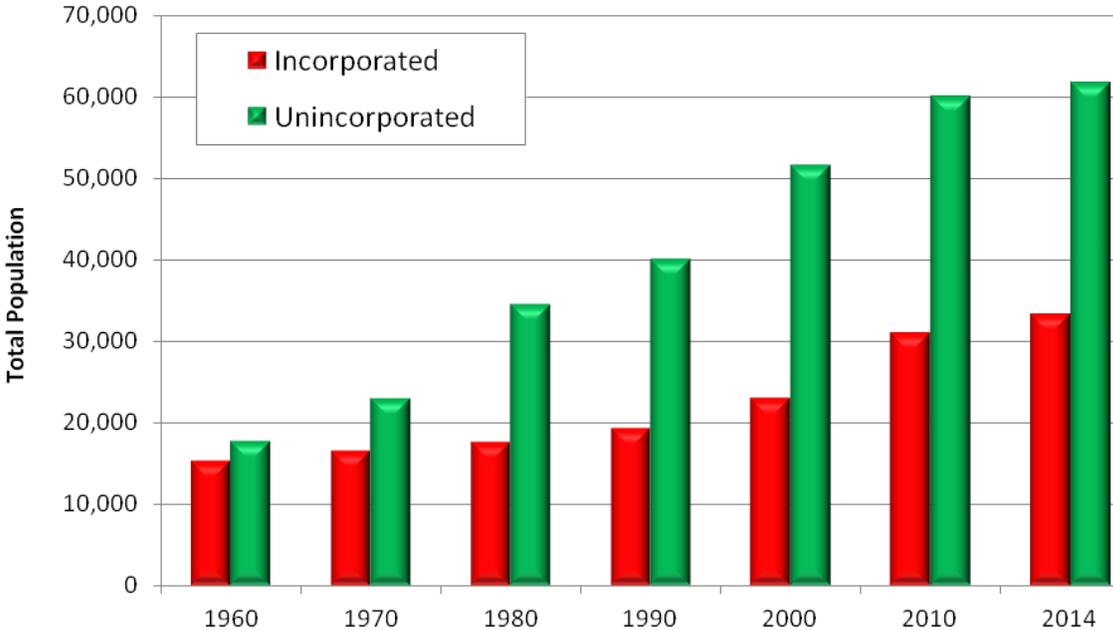
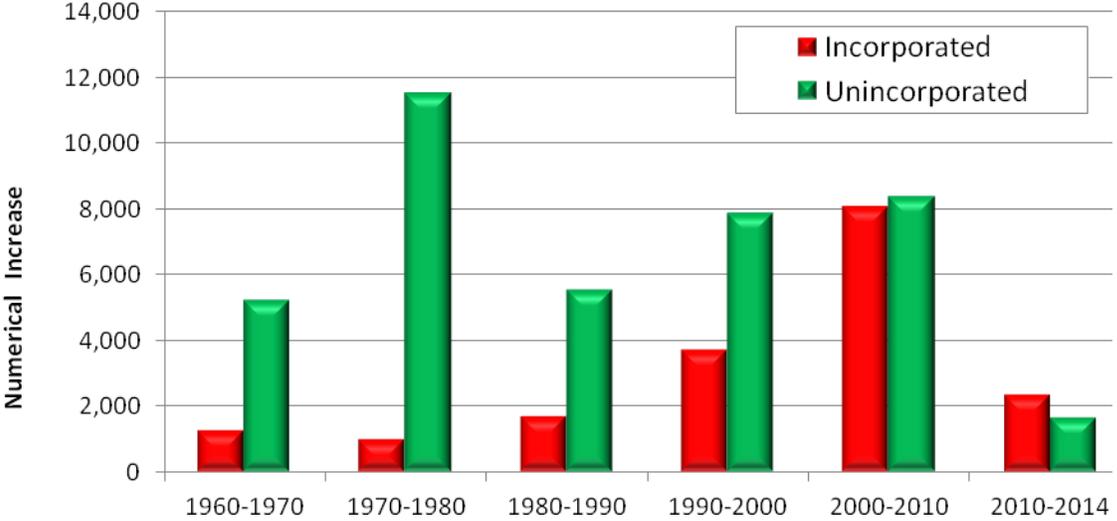


Figure 20
Flathead County Numerical Increase, 1960-2014
Incorporated vs Unincorporated



Source: U.S. Census Bureau, Decennial Census 1960- 2010, 2014 Census estimates

Flathead County Housing Market

Many factors caused considerable softening of the housing market nationwide beginning in 2008. The National Association of Realtors stresses that markets are very local. The Flathead area enjoyed several years of a new housing and commercial construction boom, which created jobs in most sectors of the local economy. When the recession hit in 2008, in Flathead County, many jobs were lost in the construction, timber, and several other sectors. The housing and real estate market dynamically changed both locally and nationally. Beginning in 2012, the local market began to stabilize and has been slowly improving each year since and through 2015.

The cost of purchasing a home in Flathead County rapidly increased during the 1990's thru 2007. The most significant increases in price and number of sales were between 2003 and 2007. However, the number of sales and the median sale price of homes began dropping in 2008 and continued to drop through 2011. Home foreclosures also began to increase in 2008 and continued to rise through 2011, far surpassing foreclosure rates nationally or statewide. A high inventory of homes available for sale, either through foreclosures or short sales, brought prices down and as inventory decreased, sales began to pick up. By mid 2012, foreclosures in Flathead County had started to come down, and by the end of the year, the foreclosure rate was comparable to that of the entire United States, but was still much higher than statewide. In early 2013 Flathead County foreclosure rates dropped significantly below the national level, but remained above the state level, as has been the case throughout 2014 and 2015.

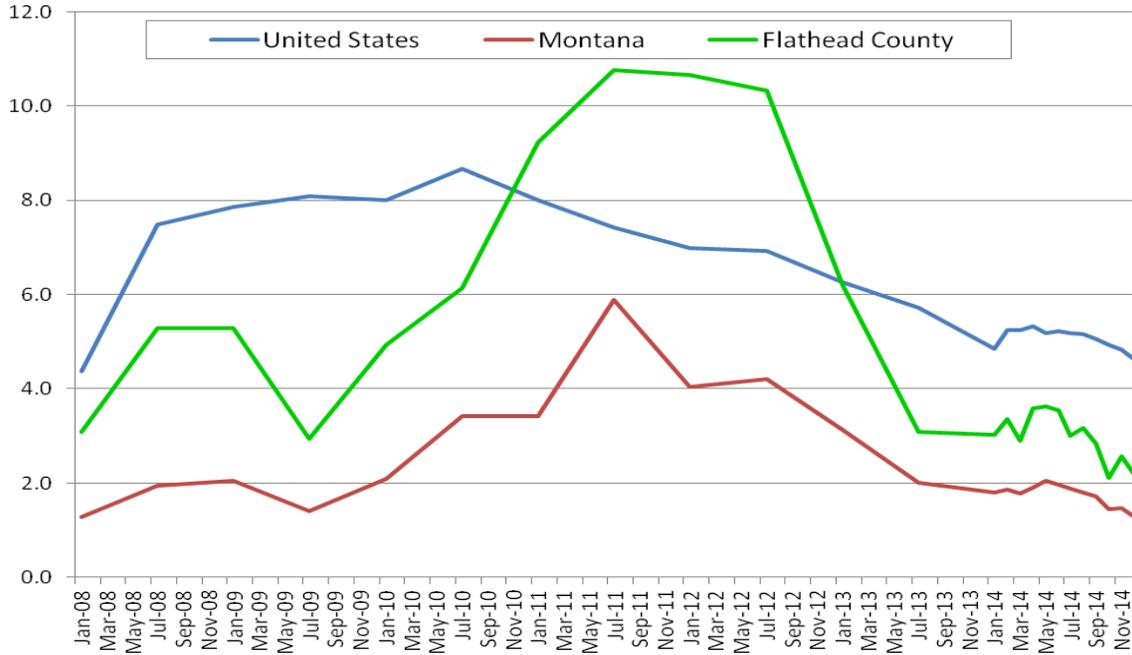
Jim Kelley of Kelley Appraisal in Kalispell collects data regarding sales, home prices, foreclosures and other information regarding real estate market trends in Flathead County and selected communities. Jim Kelley's data is the most accurate and up-to-date information available for the local real estate market. The numbers provided include all types of housing and represent the entire Flathead County market area, including the cities of Kalispell, Whitefish, Columbia Falls, Bigfork and Lakeside and their surrounding market areas.

In late 2015, Kelley Appraisal stopped sending out a monthly summary of the Flathead area housing market to those that had been receiving it, and replaced the monthly summary with a weekly column on market trends in the Flathead Beacon. The articles can be found online at <http://flatheadbeacon.com>. Jim will continue to complete his annual comprehensive report which usually becomes available in January of each year. The latest annual market trends report can be found at his website at: <http://www.kelleyappraisal.net/>

The following information was provided by Jim Kelley of Kelley Appraisal and is only up to date through 2014. It will remain in this report and may be updated as the 2015 information becomes available.

Figure 21 (to be updated February 2016)

Home Foreclosures
(includes Preforclosures, Sheriffs Sales and Foreclosures)



Source: Kelley Appraisal, Foreclosure.com; February, 2016

The following figures and tables show trends for home sales in the Flathead area, but *do not* reflect sales of real estate without homes.

Figure 22
Flathead County Home Sales
1984 through 2015

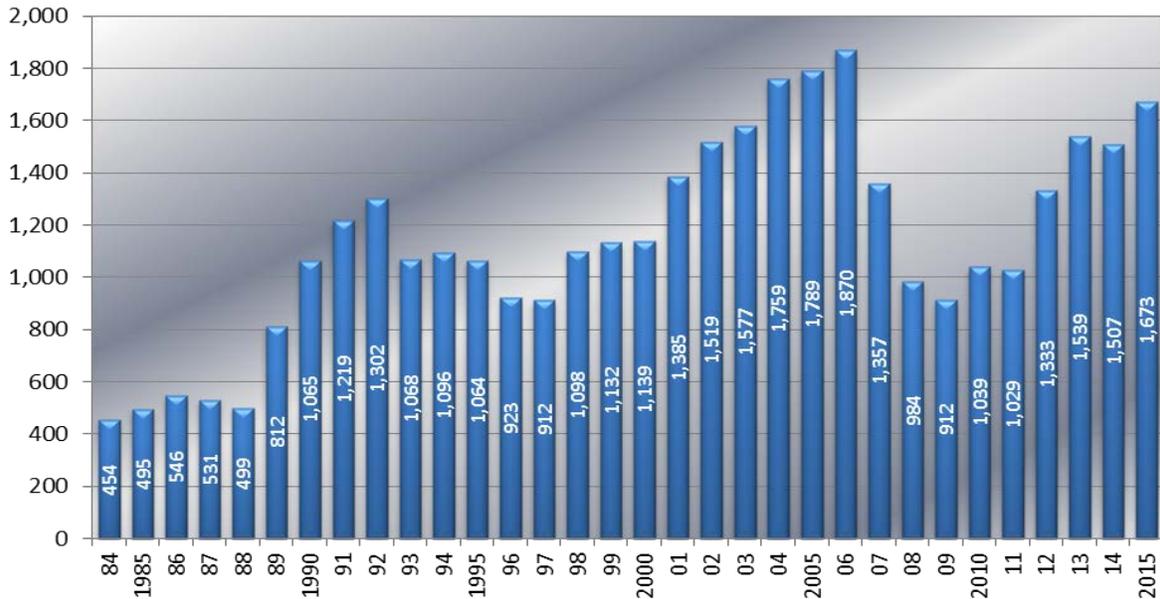
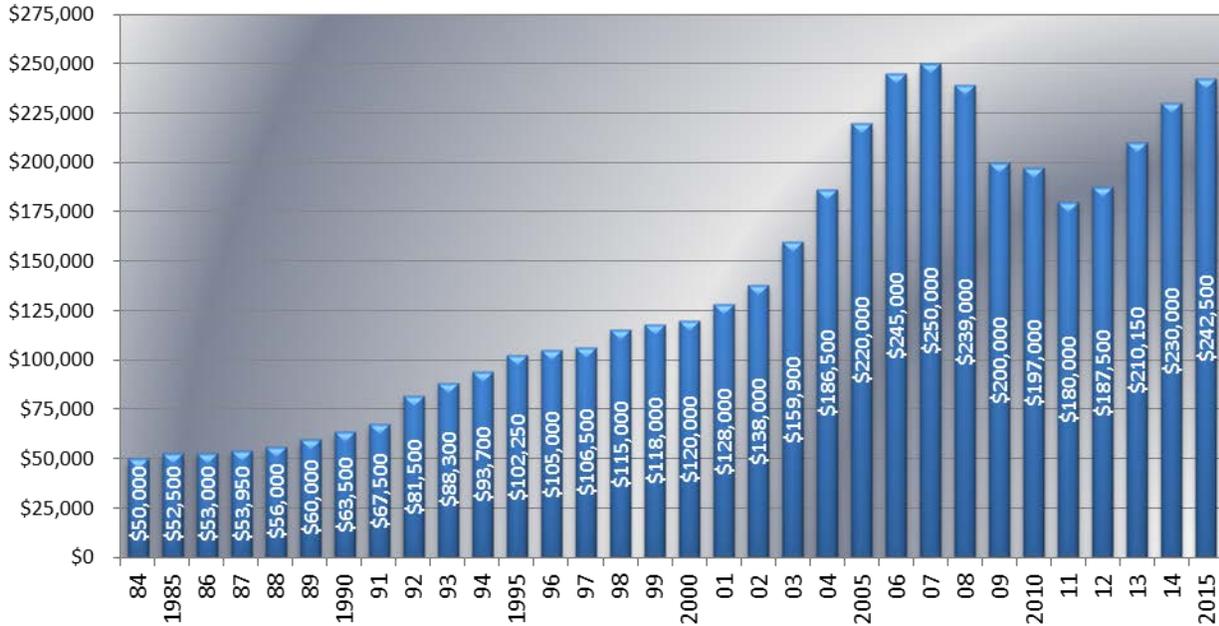


Figure 23
Flathead County Home Sales, Median Sales Price
1984 through 2015



Source: Kelley Appraisal, January, 2016

Table 15
Flathead County Home Sales
1984 through 2015

Year	# of sales	% change over previous year	Average Price	% change over previous year	Median Price	% change over previous year
83			\$51,185		\$47,500	
84	454		\$54,657	+6.8	\$50,000	+5.3
1985	495	+9.0	\$59,181	+8.3	\$52,500	+5.0
86	546	+10.3	\$58,298	-1.5	\$53,000	+1.0
87	531	-2.7	\$60,044	+3.0	\$53,950	+1.8
88	499	-6.0	\$64,260	+7.0	\$56,000	+3.8
89	812	+62.7	\$72,319	+12.5	\$60,000	+7.1
1990	1,065	+31.2	\$78,285	+8.2	\$63,500	+5.8
91	1,219	+14.5	\$87,950	+12.3	\$67,500	+6.3
92	1,302	-6.8	\$110,896	+26.1	\$81,500	+20.7
93	1,068	-18.0	\$112,823	+1.7	\$88,300	+8.3
94	1,096	-2.6	\$121,790	+7.9	\$93,700	+6.1
1995	1,064	-3.0	\$137,716	+13.1	\$102,250	+9.1
96	923	-13.3	\$133,520	-3.0	\$105,000	+2.7

Year	# of sales	% change over previous year	Average Price	% change over previous year	Median Price	% change over previous year
97	912	-1.2	\$136,827	+2.5	\$106,500	+1.4
98	1,098	+20.4	\$147,195	+7.6	\$115,000	+8.0
99	1,132	+3.1	\$150,780	+2.4	\$118,000	+2.6
2000	1,139	+0.6	\$169,538	+12.4	\$120,000	+1.7
01	1,385	+21.6	\$168,974	-0.3	\$128,000	+6.7
02	1,519	+9.7	\$184,054	+8.9	\$138,000	+7.8
03	1,577	+3.8	\$225,547	+22.5	\$159,900	+15.9
04	1,759	+11.5	\$278,201	+23.3	\$186,500	+16.6
2005	1,789	+1.7	\$309,299	+11.2	\$220,000	+18.0
06	1,870	+4.5	\$356,683	+15.3	\$245,000	+11.4
07	1,357	-27.4%	\$361,798	+1.4%	\$250,000	+2.0
08	984	-28.5%	\$327,882	-4.4%	\$239,000	-9.4%
09	912	-7.3%	\$277,622	-15.3%	\$200,000	-16.3%
2010	1,039	+13.9%	\$271,890	-2.1%	\$197,000	-1.5%
2011	1,029	-1.0%	\$251,824	-7.4%	\$180,000	-8.6%
2012	1,333	+29.5%	\$267,850	+6.4%	\$188,000	+4.4%
2013	1,539	+15.5%	\$286,230	+6.9%	\$210,150	+11.8%
2014	1,507	-2.1%	\$295,780	+3.3%	\$230,000	+9.4%
2015	1,673	+11.2%	\$313,106	+5.8%	\$242,500	+5.4%

Source:Kelley Appraisal; January, 2016

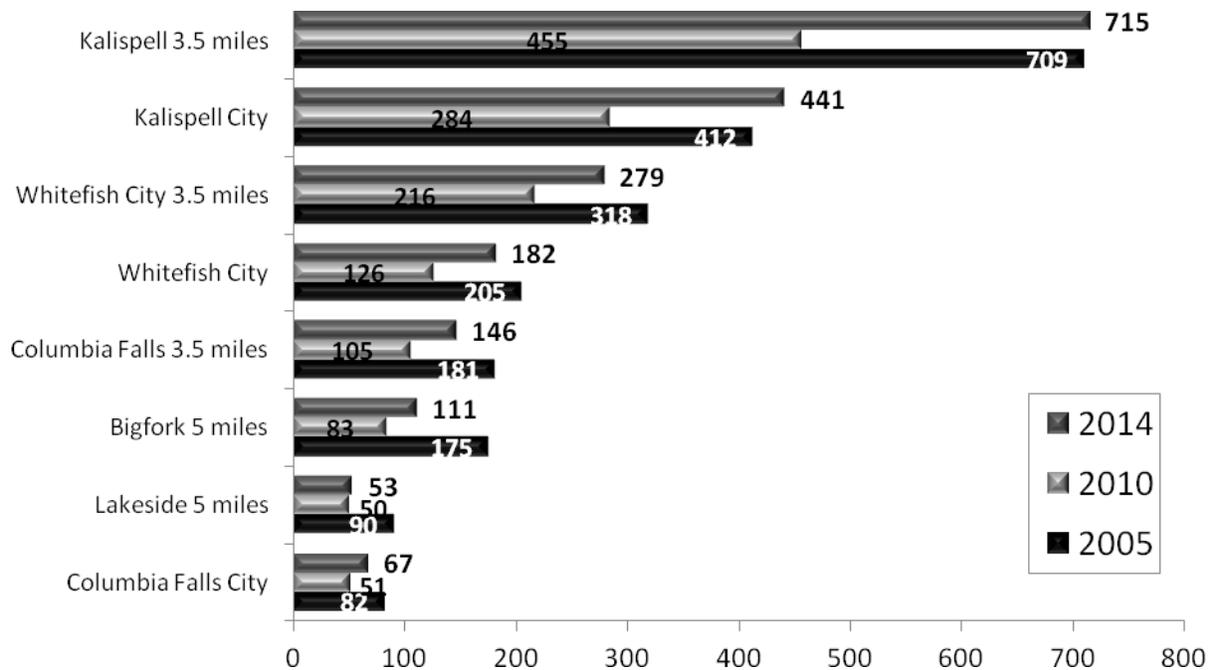
Table 16 (to be updated February 2016)
Selected Flathead County Communities Home Sales
2005 – 2015

	2005		2006		2007	
	# of homes sold	Median Price \$	# of homes sold	Median Price \$	# of homes sold	Median Price \$
Kalispell City	412	167,250	311	180,000	355	190,000
Kalispell + 3.5 miles	709	180,000	770	203,000	583	207,000
Whitefish City	205	268,100	169	290,000	171	322,000
Whitefish + 3.5 miles	318	302,500	273	320,000	278	335,000
Columbia Falls	82	170,250	58	160,000	73	183,000
Columbia Falls + 3.5 miles	181	199,000	212	196,750	151	211,500
Bigfork + 5 miles	175	288,000	111	429,000	96	370,937
Lakeside + 5 miles	90	258,250	108	394,750	58	405,000
Total all Flathead County	1,789	220,000	1,870	245,000	1,357	250,000
	2008		2009		2010	
Kalispell City	275	188,500	268	173,000	284	156,000
Kalispell + 3.5 miles	444	199,450	416	185,000	455	169,000
Whitefish City	115	315,000	105	250,000	126	223,750
Whitefish + 3.5 miles	182	305,000	157	256,825	216	226,000
Columbia Falls	58	189,500	56	161,500	51	142,900
Columbia Falls + 3.5 miles	115	202,000	118	179,000	105	170,000
Bigfork + 5 miles	78	305,000	67	315,000	83	336,000
Lakeside + 5 miles	42	294,950	43	305,000	50	238,450
Total all Flathead County	984	239,000	912	200,000	1,037	197,500

	2011		2012		2013		2014	
	# of homes sold	Median Price \$	# of homes sold	Median Price \$	# of homes sold	Median Price \$	# of homes sold	Median Price \$
Kalispell City	254	\$145,050	320	\$143,300	385	\$167,000	441	\$177,500
Kalispell + 3.5 miles	442	\$158,250	558	\$160,000	659	\$177,900	415	\$192,000
Whitefish City	129	\$240,000	163	\$226,500	198	\$245,000	182	\$287,500
Whitefish + 3.5 miles	218	\$246,550	256	\$245,000	330	\$264,500	279	\$285,000
Columbia Falls	54	\$100,000	61	\$132,000	61	\$153,000	67	\$175,600
Columbia Falls + 3.5 miles	101	\$142,900	139	\$162,000	128	\$182,000	146	\$213,375
Bigfork + 5 miles	72	\$247,300	127	\$238,840	129	\$246,000	111	\$291,555
Lakeside + 5 miles	48	\$243,500	69	\$220,000	74	\$260,000	53	\$295,000
Total all Flathead County	1,029	\$180,000	1,333	\$188,000	1,538	\$210,150	1,507	\$230,000

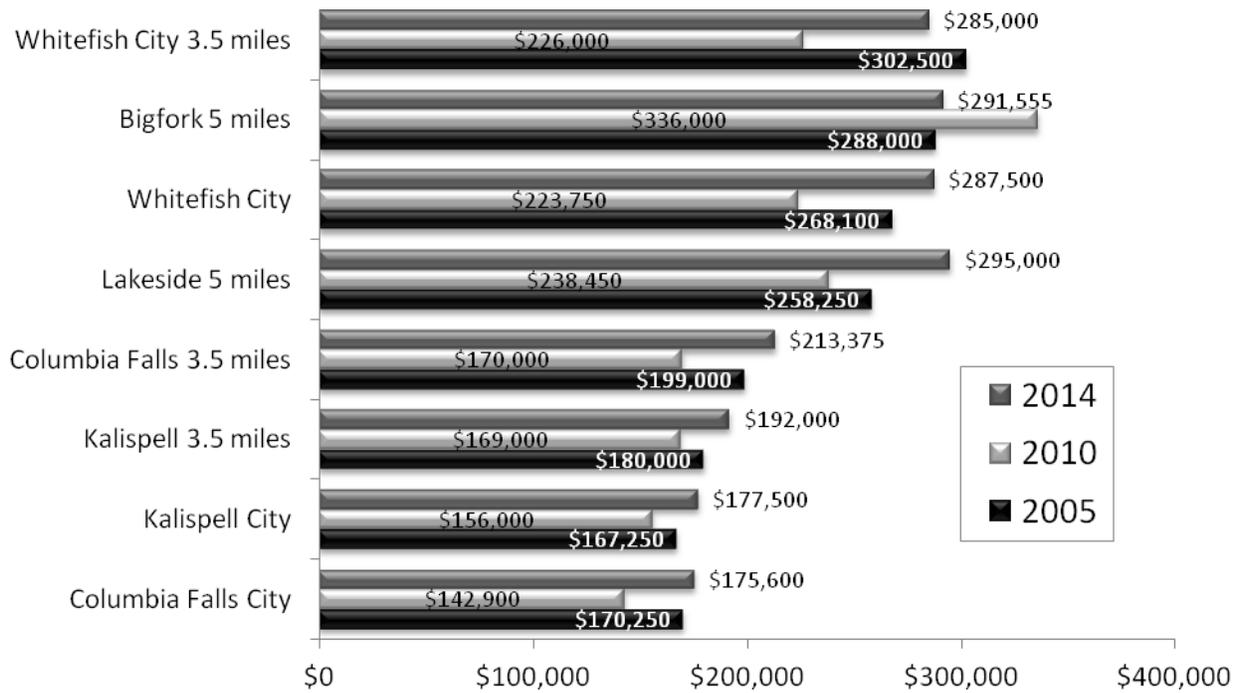
Source: Jim Kelley, Kelley Appraisal; February 2016

Figure 24
Home Sales in Selected Flathead County Communities (to be updated February 2016)
2005, 2010 and 2015



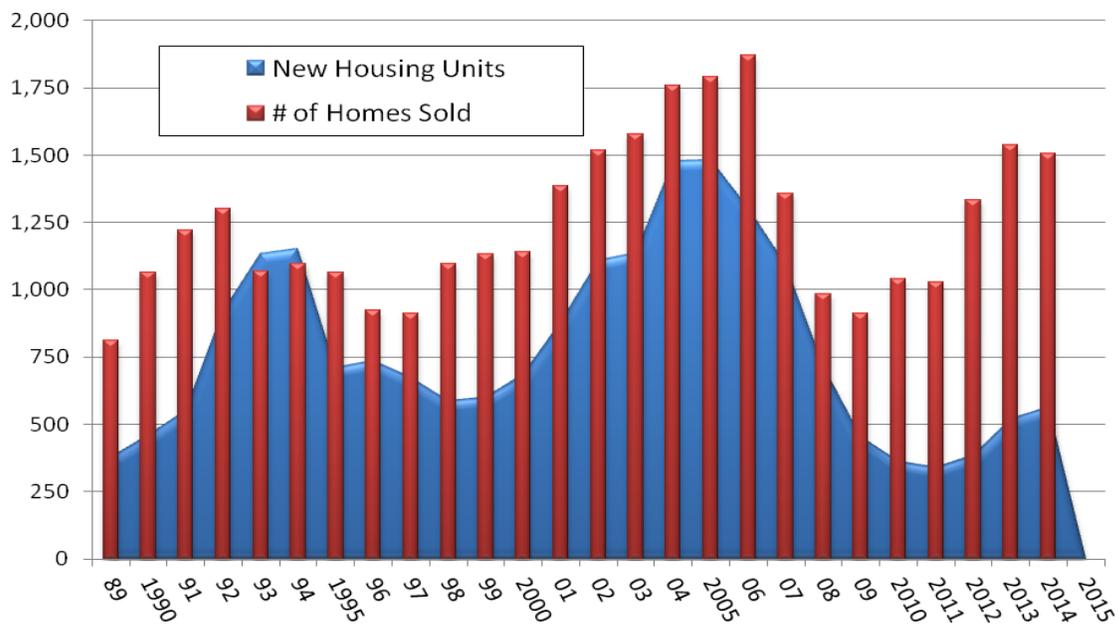
Source: Jim Kelley, Kelley Appraisal; February 2016

Figure 25 (to be updated February 2016)
 Median Home Price in Selected Flathead County Communities
 2005, 2010 and 2015



Source: Jim Kelley, Kelley Appraisal; February 2016

Figure 26 (to be updated February 2016)
 Homes Sold and New Housing Starts in Flathead
 1989-2015



Source: City of Kalispell Building Permits; Flathead County Septic Permits, Source: Jim Kelley, Kelley Appraisal; February 2016

DATA LIMITATIONS

The information in this report has been collected from various sources. Building permits were used to calculate residential construction. The data is believed to be reliable but all data is subject to limitations. Subdivision information was obtained from applications that are reviewed by the City of Kalispell Planning Department, the Planning Board and the Kalispell City Council. Annexation information was obtained by mapping annexation resolutions as they occur.

New housing information in this report is not related to Census information. More information regarding population, economics and housing can be obtained from the Montana Census and Economic Center at: <http://ceic.mt.gov/>. The Census and Economic Information Center is a comprehensive site containing current and historical census data, as well as business, economic and other demographic data for the State of Montana. In addition, the U.S. Census Bureau is the repository for all 2010 Census and Demographic data. The Census Bureau Factfinder2 webpage is a searchable site that provides both the 2010 Decennial Census and the American Community Survey data for most geographies. The website is <http://factfinder2.census.gov/>.

Questions and comments regarding this report should be directed to:

Carol (Cookie) Davies or Tom Jentz
City of Kalispell Planning Office
201 1st Avenue East
Kalispell, MT 59901
Phone (406) 758-7940

Additional information can be obtained at the City of Kalispell Planning Department and the Kalispell Building and Public Works Departments. Information regarding activity outside of the City of Kalispell can be obtained from the Flathead County Planning and Zoning Office and the Flathead City-County Health/Sanitation Department. Information for the cities of Whitefish and Columbia Falls can be obtained by contacting that city's Building Department.

A hard copy of this report is available for purchase at the City of Kalispell Planning Department or can be viewed or downloaded online at <http://www.kalispell.com/planning>.

APPENDIX - Maps

Map 1	City of Kalispell, New Residential Construction, 2015
Map 2	City of Kalispell, New Residential Construction, 2000 through 2015
Map 3	City of Kalispell, Significant New Commercial, Industrial Office or Public Construction, 2000 through 2015
Map 4	City of Kalispell Subdivision Activity, 2015 (includes pending subdivisions)
Map 5	City of Kalispell Subdivision Activity, 2000 -2015
Map 6	City of Kalispell Annexations, 2015
Map 7	City of Kalispell Annexations, 2000-2015
Map 8	Vacant Lots & Parcels within the Perimeter of the City of Kalispell, December 31, 2015
Map 9	Vacant Lots & Parcels in the Kalispell Annexation Policy Area, December 31, 2015 (does not include the City of Kalispell)

2015 Construction, Land Subdivision and Annexation Report
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KALISPELL PLANNING AND BUILDING DEPARTMENT ACTIVITY
 Tom Jentz, Director

Planning Department

Senior Planner – Jarod Nygren
 Planner 2 – P.J. Sorensen
 GIS Specialist – Jason Singleton
 Office Coordinator – Michelle Anderson

Building Department

Building Official – Jeff Clawson
 Plans Examiner/Bldg/Fire Inspector- Rick Parker
 Fire/Bldg Inspector – Gary T. Hoes
 Bldg Inspectors– Dale Westphal, Shane Cooke

2010 through 2015 Building Department Activity Summary

	2010	2011	2012	2013	2014	2015
Total Building Permits Issued (all types)	228	195	178	257	270 (1 void)	276
Commercial, Office, Industrial, Utility	87	63	42	67	79	75
Residential	127	106	113	164	156	163
Government, Public/Quasi Public, Health Care	14	26	23	26	34	38
New or Significant Commercial, Office, Industrial or Utility Permits	4	9	4	8	14	16
Value of New or Significant Commercial, Office, Industrial, Utility & Remod, Additions to	\$1,307,284	\$3,125,000	\$9,542,780	\$13,196,425	\$13,219,709	\$19,841,582
New Residential Units	92	72	98	124	98	184
Single Family, Townhouse and/or Duplex units	63	51	56	124	98	88
Multi-family units	29	21	42	0	0	96
Value of All New Residential Units	\$12,621,702	\$13,228,984	\$11,905,250	\$22,772,625	\$20,478,148	\$22,936,339
Permits for New or Significant Additions to Public/Quasi-Public, Health Care	3	4	2	4	4	7
Value	\$1,685,000	\$5,236,600	\$30,237,000	\$3,364,000	\$6,287,655	\$13,430,783
Value of all Types of New or Significant Construction	\$15,613,986	\$21,590,584	\$51,685,030	\$39,333,050	\$39,985,512	\$56,208,704
Value of all Types of Remodels, Modifications, Additions, etc.	\$11,614,215	\$7,525,563	\$3,070,092	\$7,033,388	\$5,331,397	\$7,303,858
Total Value all Construction Types	\$27,228,201	\$29,116,147	\$54,755,122	\$46,366,438	\$45,316,909	\$63,512,562

2010 through 2015 Planning Department Applications

	2010	2011	2012	2013	2014	2015
• Preliminary Subdivision Plat Applications	2	0	0	2	2	4
○ Total lots	481	0	0	6	32	328
• Preliminary Plat Extension Requests	13	10	7	2	2	1
○ Total Lots in active preliminary plats			*1,378	*1,378	*1,063	*1,055
• Preliminary Plats Expired	2	4	2	0	5	0
○ Total Lots	115	40	5	0	374	0
• Final Subdivision Plat Applications	1	0	2	1	4	4
○ Total lots	7	0	4	10	36	34
• Conditional Use Permit Applications	10	11	5	5	7	8
• Annexation Applications	4	3	2	3	3	1
○ Acres Annexed	13	20.3	1.35	1.21	60.2	4.14
• Zone Change Applications	1	0	2	2	0	2
• PUD (Planned Unit Developments approved)	0	1	0	2	1	1
○ Approximate acres of PUDs approved	0	10	0	13	10	26
• Growth Policy Amendments						2
• Zone Text Amendments	3	1	3	1	2	2
• Floodplain Development Permits	0	**3	**1	0	1	2
• Administrative Adjustments						3
• Agency Exemptions						5
• Sign Permits	86	80	70	73	61	52

*Includes lots in all active/pending preliminary plats

** City of Kalispell permits for bank stabilization on Stillwater River near Golf Course and South Meadows stormwater drainage improvements

2015 CONSTRUCTION, LAND SUBDIVISION AND ANNEXATION REPORT CITY OF KALISPELL

The first section of this report provides information on new housing construction, major commercial construction and divisions of land and annexations for the City of Kalispell, in Flathead County, Montana. A later section of the report provides an overview of how Flathead County is growing in comparison to other counties in Montana. Information on Flathead area housing prices and sales are also provided in the next section. Information for years prior to the period covered in this report is available upon request.

Construction activity data is collected from building permits issued by the City of Kalispell Building Department. Residential construction types are referred to as single family residence (**SFR**), duplex (**DUP**), townhouse (**TH**), multi-family unit (**MFU**), and manufactured home/mobile home (**MH**). For the purpose of this report, townhouse numbers are combined with the duplex category. Townhouses have become more common in recent years, but are not reflected in a separate category until 2003. Townhouses were counted in the SFR or DUP category previously to 2003. Numbers recorded for multi-family units, townhouses and duplexes represent the **actual number of living units** created within the housing projects. The **MH** category includes all classes of manufactured homes including double wide and modular homes. Senior apartment complexes and assisted living units are included in the multi-family category and numbers also represent the actual number of units within the project. This report also includes a summary of major commercial construction projects for which building permits were issued since 2006.

City of Kalispell Population

Kalispell is the 7th largest city in Montana. Of the 10 largest cities in Montana, Kalispell had the highest percentage increase in population between 2000 and 2010. The City of Kalispell had a population of 19,927 on Census Day, April 1, 2010. This represented a 40.1 percent increase since the 2000 Census and about a 3.5 percent average annual population growth during that decade. (Figure 1) Latest Census data estimates Kalispell's population at 21,518 on July 1 of 2014, which represents an 8.0 percent increase between April 1, 2010 and July 1, 2014. (Figure 2) Since 2010, Kalispell has been the 2nd fastest growing of the ten top cities in Montana. (Figure 3)

Local planning staff and economists expect the population of the area to continue to increase at this rate. Communities that had rapid growth prior to the national recession experienced a significant decline in both commercial and residential construction resulted in some residents leaving the area in search of employment. The Flathead area economy has strengthened over the past four years. Although growth has not resumed to pre-recession levels, it appears to be a much more sustainable level.

Figure 1. Montana's Ten Largest Cities
Population Change 2000 – 2010

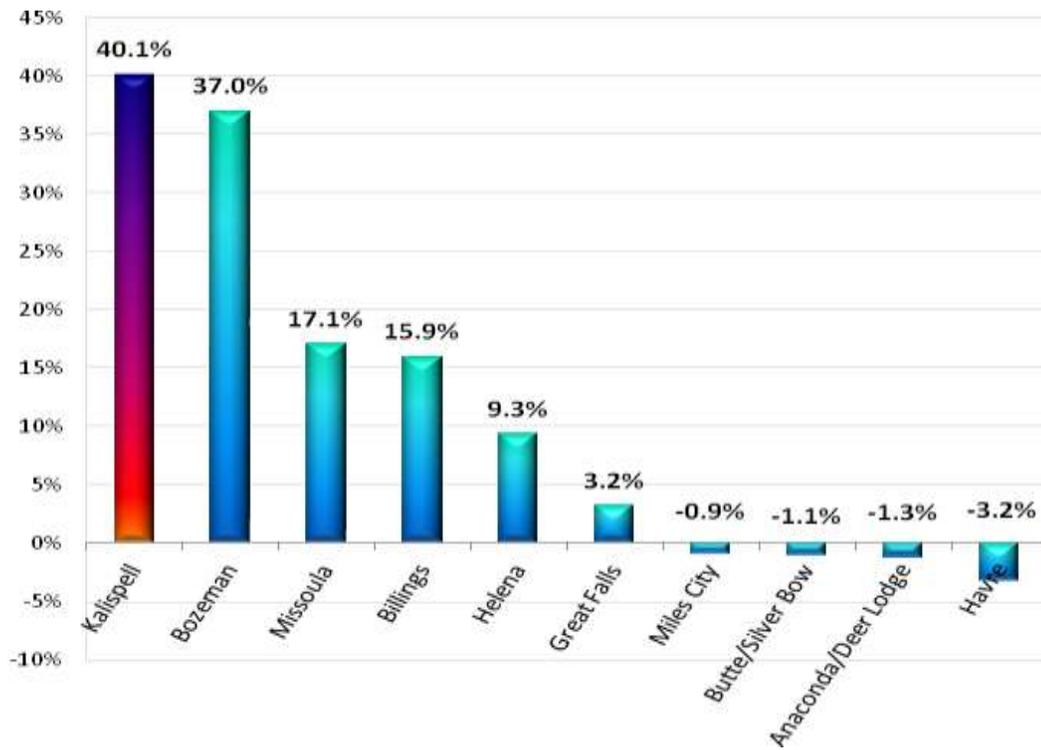


Figure 2. City of Kalispell Population 1950 – July 1, 2014

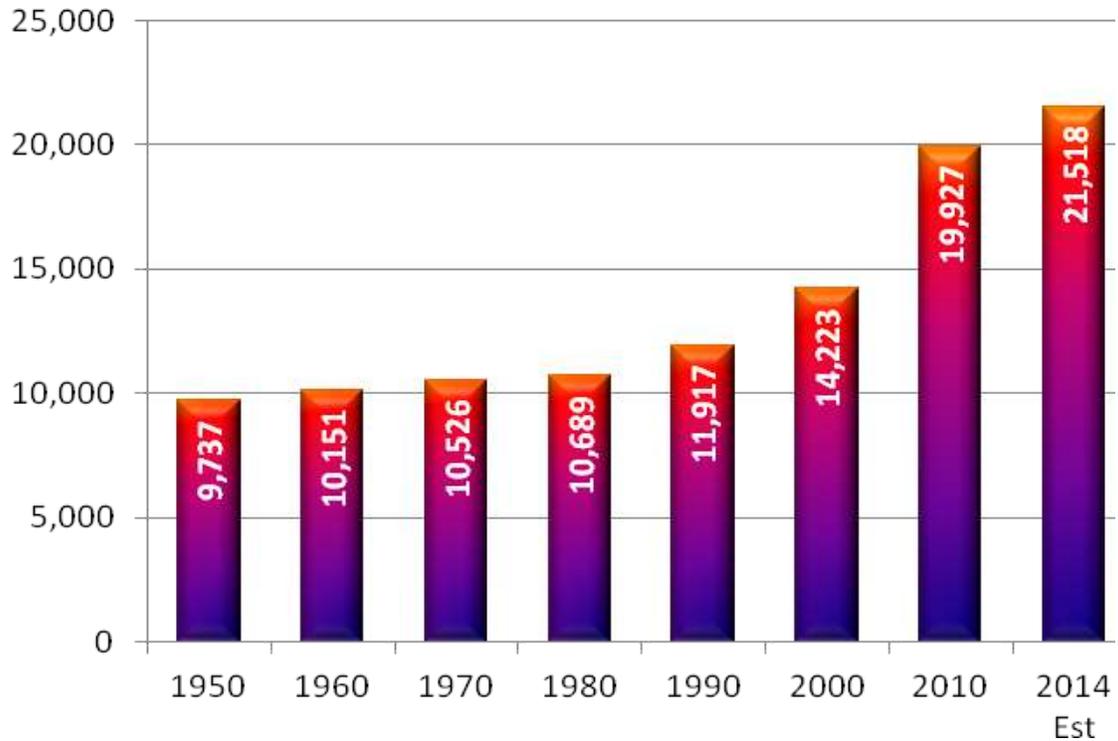
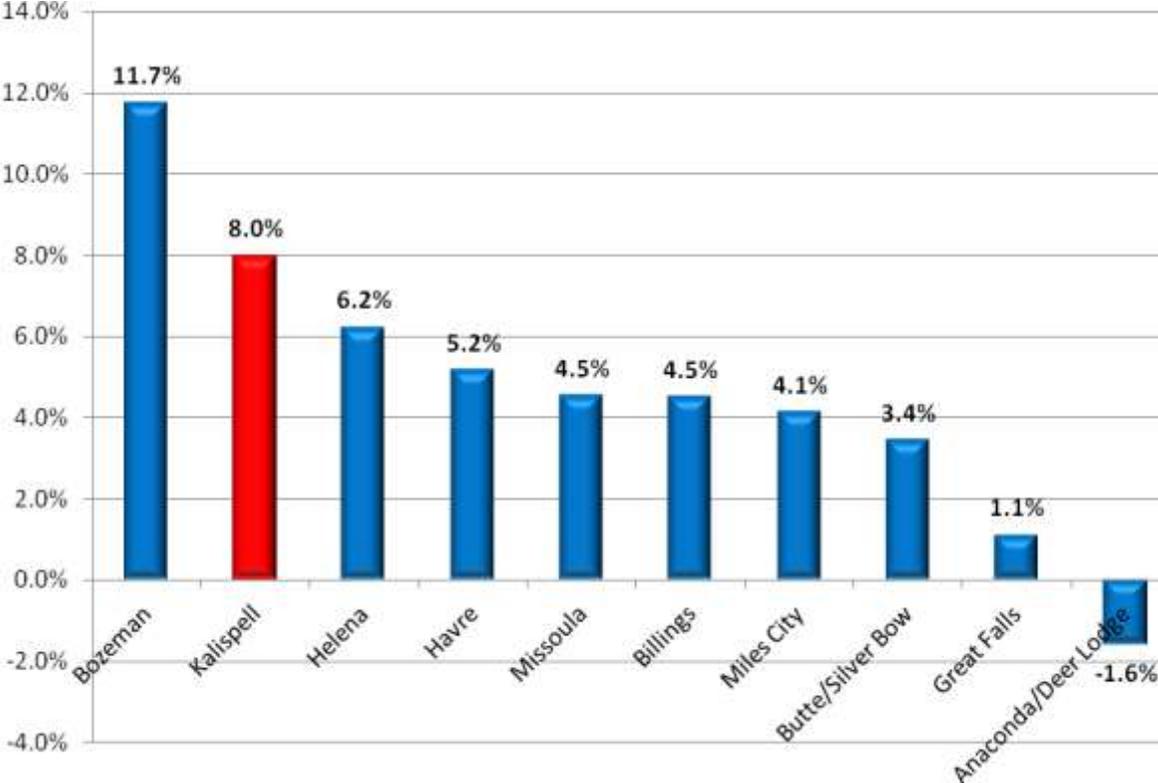


Figure 3. Montana’s Ten Largest Cities
Population Change 2010 – 2014



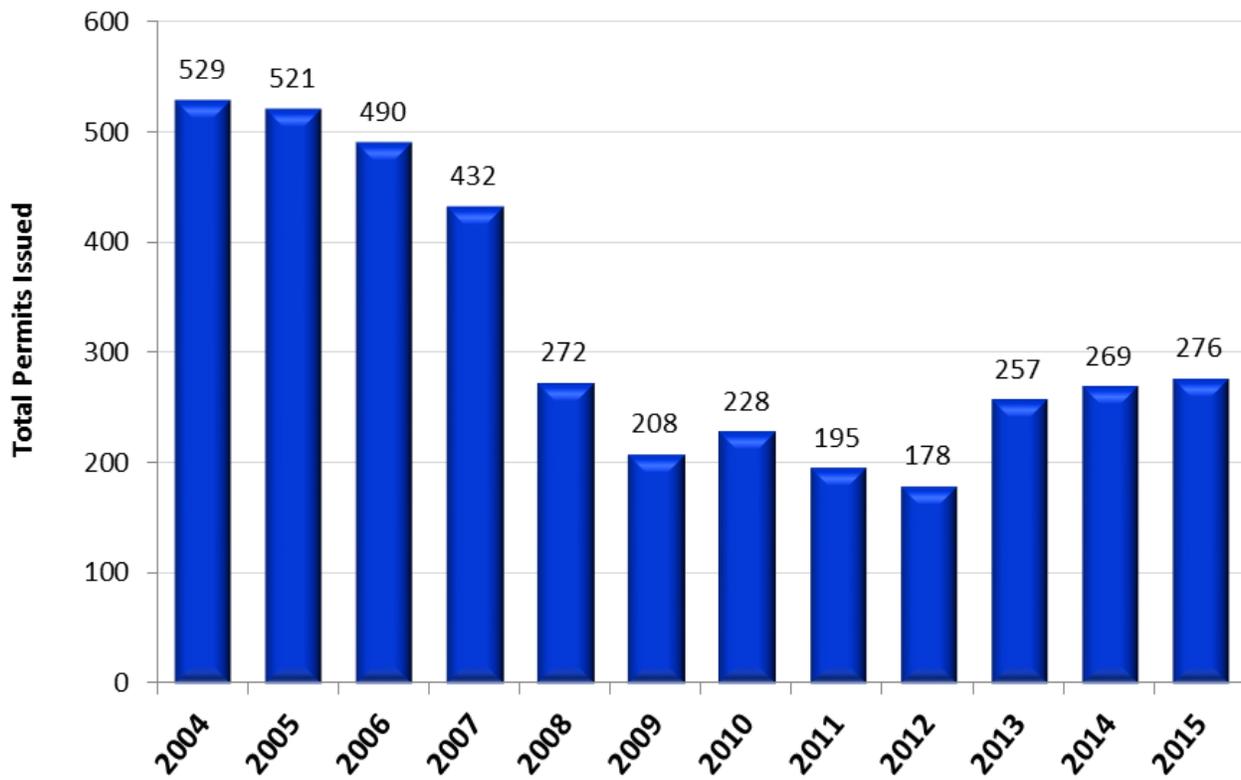
Kalispell Building Permit Summary

The City of Kalispell issues permits for most construction projects in the city. The total number of permits includes all types of construction including new, remodels, additions, installation of commercial fire systems or any other activity requiring a permit.

After several years of declining construction activity, the Flathead Valley is appears to be having a experiencing a resurgence of both residential and non-residential projects.

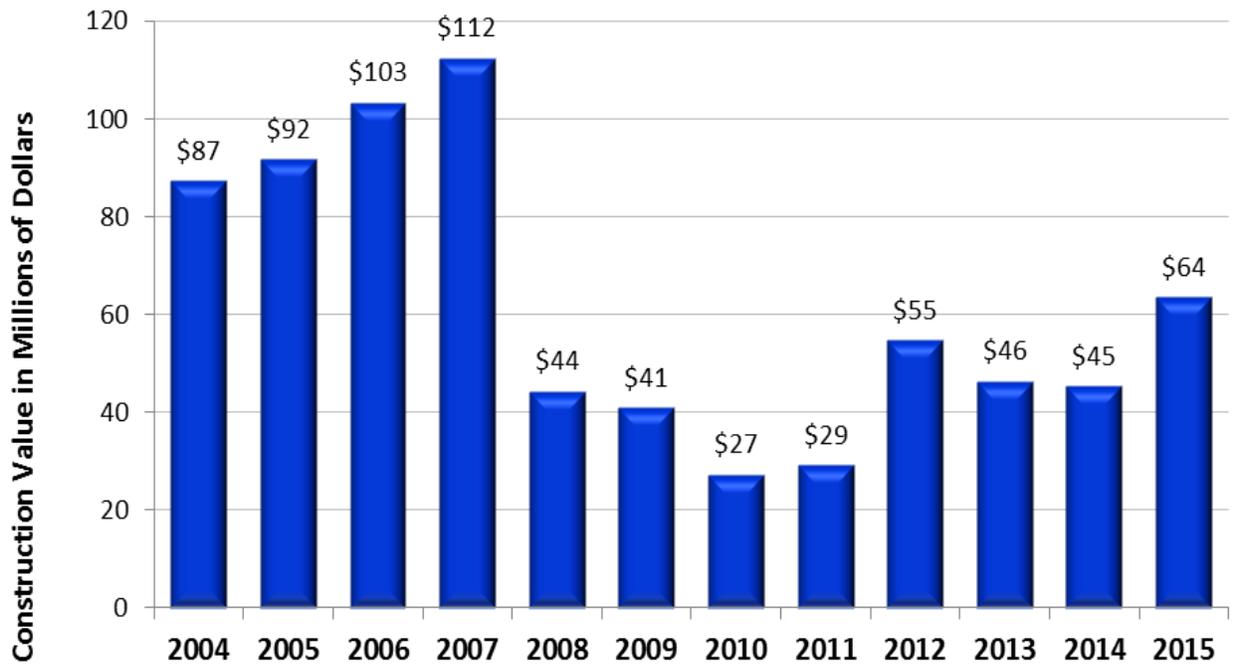
The City of Kalispell Building Department issued 276 building permits during 2015, up by 2.6 percent over 2014. (Figure 3) In addition, the total value of all construction was also up over 40 percent over the previous year. (Figure 4)

Figure 3
Total Building Permits Issued
2004 – 2015



Source: City of Kalispell Building Permits 2004-2015

Figure 4
Total Value of Construction
2004 – 2015



Source: City of Kalispell Building Permits 2004-2015

New Residential Housing Construction

The majority of new housing starts continue to be for single family homes. (Table 1 and Table 3) Since about 2000, there has been increased demand for townhouse, duplex and multi-family housing, which tend to be more affordable than single family housing. Because multi-family projects are usually constructed over a longer period of time, it is more feasible to look at annual averages for this type of housing over a five year period.

2004 was a record year with 480 new housing units being constructed in Kalispell. New housing construction has fallen off significantly since then. 2008. During 2015, there were 184 permits issued for new housing units in Kalispell, up almost 88 percent over 2014. In 2014 there were 98 permits issued for new housing units down by almost 21 percent from 2013. In 2011 only 72 permits were issued for new housing units, representing the lowest number since 1992. (Figure 5)

During 2015 single family home construction was down 11 percent from the previous year at 72 units. There are 96 multi-family units under construction in eight structures in Bloomstone Phase 1A West, whereas there were no multi-family units constructed in 2014. Sixteen (16) townhouse and/or duplex units were constructed in 2015, about 6 percent less than in 2014. (Figure 6)

There were no permits issued for federally subsidized Self-Help homes in 2015 or 2014. Six Self-Help homes were built each year from 2011 through 2013, in Spring Creek Estates during 2011 as well as in 2012. The program is administered by Montana Community Action Partnership (CAPMT) and allows

qualified families to earn down payments, closing costs and equity by investing sweat equity in building their own home and other self-help housing.

Maps showing locations of new residential construction are provided in the appendix of this document.

Figure 5
Building Permits Issued for New Residential Units, 1991 - 2015

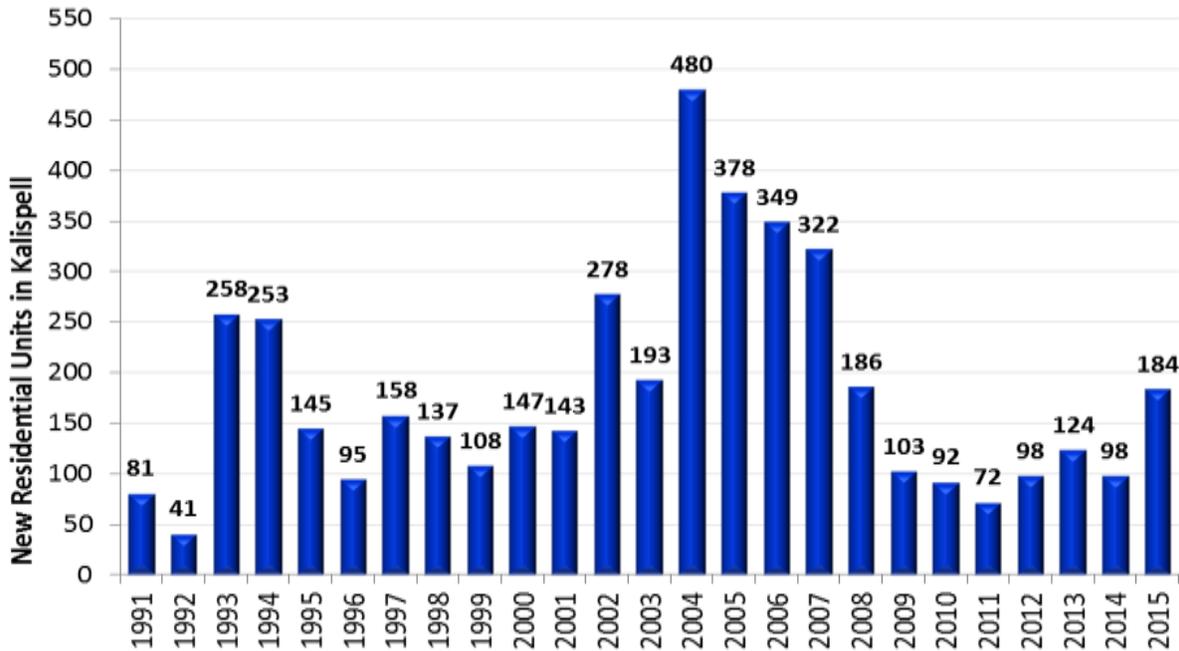
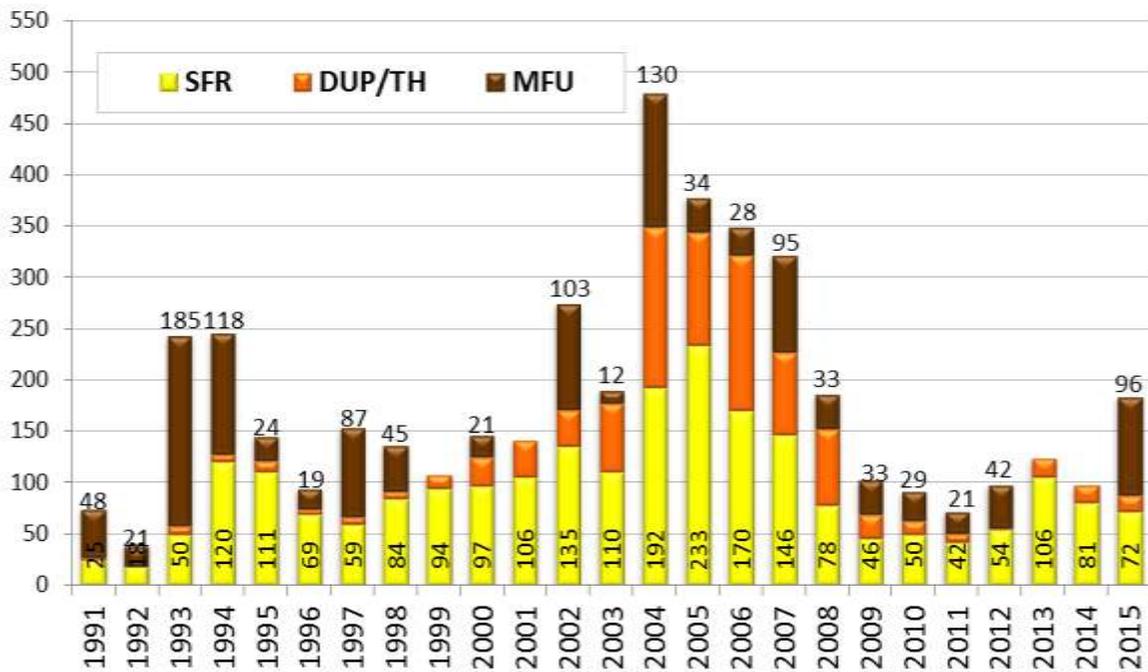


Figure 6
Building Permits Issued for New Residential Units by Type, 1991 – 2015



Source: City of Kalispell Building Permits 1991-2015

Table 1
New Residential Construction Summary by Type
City of Kalispell, 2005-2015

<u>TYPE</u>	05	06	07	08	09	10	11	12	13	14	15	% chg 14-15
Single Family units	233	170	146	78	46	50	42	54	106	81	72	-11.1%
Duplex units	25	23	14	21	8	3	1	0	2	3	4	+33.3%
Townhouse units	86	128	67	54	16	10	8	2	16	14	12	-14.3%
Multi-Family units	34	28	95	33	33	29	21	42	0	0	96	+100%
Manufactured Homes	0	0	0	0	0	0	0	0	0	0	0	0%
TOTAL	378	349	322	186	103	92	72	98	124	98	184	+87.8%

Source: City of Kalispell Building Permits 2005-2015

Table 2
Residential Construction Summary, City of Kalispell, 2005-2015

YEAR	TOTAL	SFR	DUP/TH	MFU	MH
2010-2014 (5 YEAR MEAN ANNUAL)	96.8	66.6	11.8	18.4	0
2005-2014 (10 YEAR MEAN ANNUAL)	182.2	100.6	50.1	31.5	0
2015	184	72	16	96	0

Source: City of Kalispell Building Permits 2005-2015

Table 3
Residential Construction Summary, City of Kalispell, 2005-2015

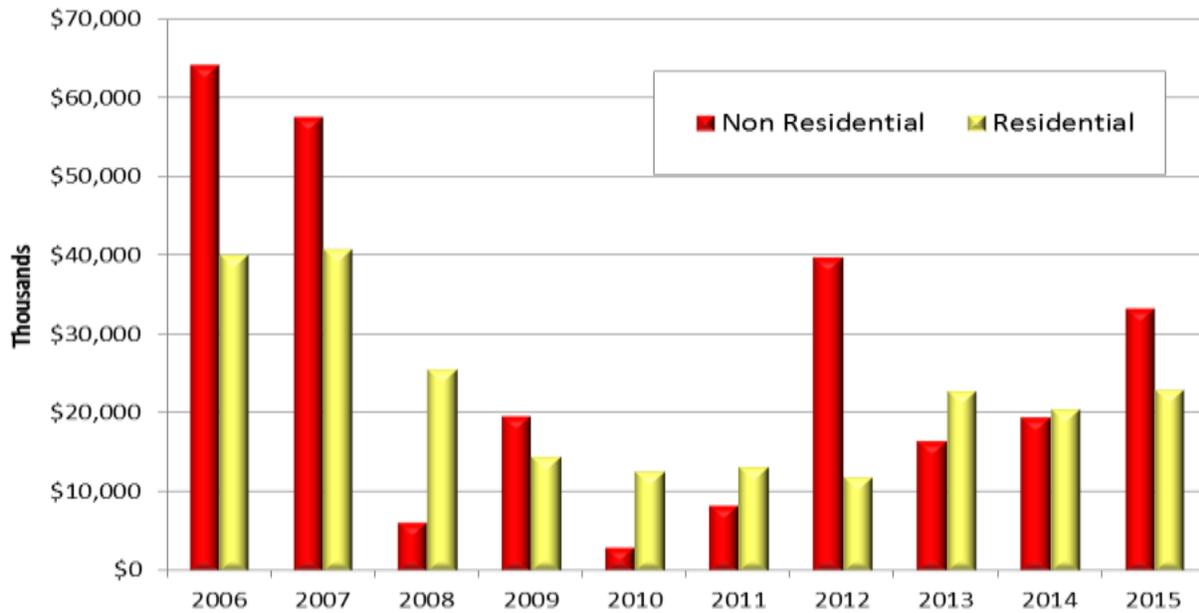
YEAR	SFR	% of total	DUP/TH	% of total	MFU	% of total	MH	% of total	TOTAL UNITS
2005	233	61.6%	111	29.4%	34	9.0%	0	0%	378
2006	170	48.7%	151	43.3%	28	8.0%	0	0%	349
2007	146	45.3%	81	25.2%	95	29.5%	0	0%	322
2008	78	41.9%	75	40.3%	33	17.7%	0	0%	186
2009	46	44.7%	24	23.3%	33	32.0%	0	0%	103
2010	50	54.4%	13	14.1%	29	31.5%	0	0%	92
2011	42	58.3%	9	12.5%	21	29.2%	0	0%	72
2012	54	55.1%	2	2.0%	42	42.9%	0	0%	98
2013	106	85.5%	18	14.5%	0	0%	0	0%	124
2014	81	82.7%	17	17.3%	0	0%	0	0%	98
2015	72	39.1%	16	8.7%	96	52.2%	0	0%	184

Source: City of Kalispell Building Permits, 2005-2015

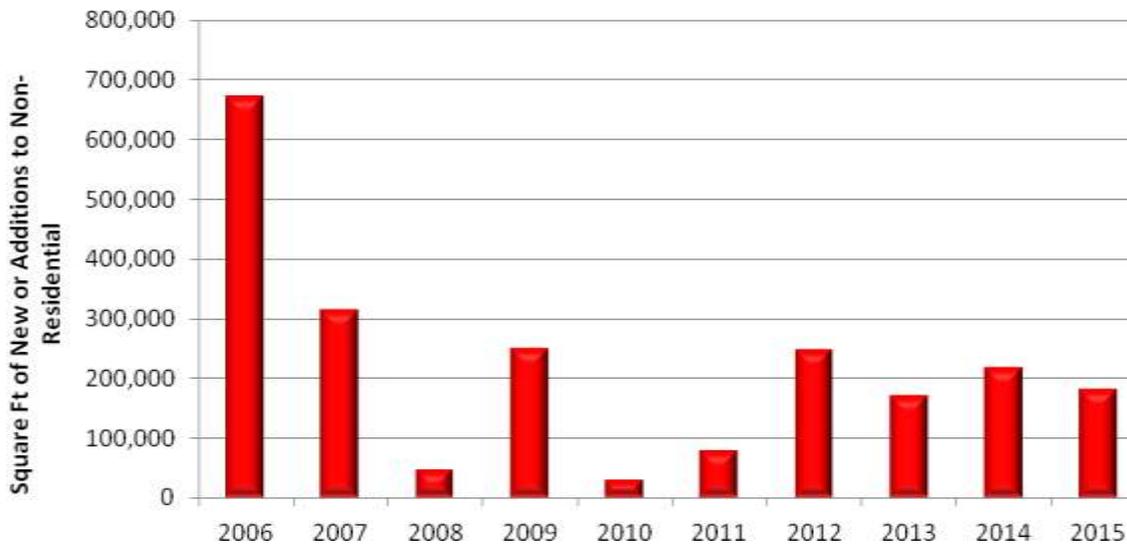
Non-Residential Construction, 2015

After several robust years, new non-residential construction fell dramatically in 2008 when the recession hit. Construction has been on the rebound for a couple of years and new non-residential construction was the highlight of Kalispell’s construction activity during 2015.(Figure 7) New or significant non-residential construction projects during 2015, added 191,934 square feet of non-residential space in Kalispell. (Figure 8)

Figure 7
New or Significant Non-Residential Construction Values, 2006-2015



Square Footage of New or Significant Non-Residential Construction, 2006-2015



Source: City of Kalispell Building Permits, 2006-2015

Commercial/Retail

During 2015, there was 106,153 square feet of new non-residential or commercial/retail space added in Kalispell. Most new retail construction occurred in the commercial area in North Kalispell.

See pages 15 & 16 below.

Offices

No private office square footage was added in 2015.

Public/Quasi Public/Healthcare

Other non-residential construction categories include government, churches, and hospital/health care facilities. In this group, 66,976 square feet of space was added in Kalispell during 2015.

See page 20 below.

Industrial

During 2015, there was 9,565 square feet of new industrial space added in Kalispell.

See page

Highway and Infrastructure Work

In early fall of 2013, a section of the Highway 93 Alternate Route was completed from Highway 93 west along West Reserve Drive to Glacier High School. Also completed was a section of the route that runs southwest from West Reserve Drive to Treeline Road. This creates additional access to all of the new businesses on the west side of Highway 93 North, and other businesses that locate in the northeast portion of the Spring Prairie development. The construction of the north portion of the Highway 93 Alternate Route from Highway 2 West, north to Old Reserve Drive, is now underway with construction beginning in the fall of 2015. The completion of this section will create opportunity for the buildout of the remainder of the State's School Trust Section 36 as planned. Completion of the Alternate Route is planned for 2017. Once the route is complete, the downtown and core area of Kalispell can continue with revitalization plans for the downtown, including the Core Area Plan, which will create a long awaited opportunity for new and creative development.

Non-Residential Construction, Prior Years

The construction of Home Depot in 2002 represented the beginning of the major commercial development along the east side of Highway 93 North. A variety of businesses including Target, Bed Bath & Beyond, Best Buy, TJ Maxx, Ross, Pier One Imports, Petco, IHOP, and multiple other retail stores, offices, and eateries have become established in Mountain View Plaza.

The development of Spring Prairie Center followed, on the west side of Highway 93 North. Lowe's and Costco became the anchor businesses in 2004 and 2005. Since then, a Holiday Inn Express Motel was built near the planned Highway 93 Alternate Route. All of the small commercial lots adjacent to Highway 93 have since been developed. Businesses occupying the sites include a Wells Fargo Bank, Starbucks, Famous Dave's Restaurant, McDonalds, and MedNorth, an urgent care medical facility. A new High School, Glacier High, was completed in 2007, on West Reserve Drive and Stillwater Road. Also in 2007, Eisinger Honda and Eisinger Chevrolet constructed 65,000 square feet of new office and retail space on 15+ acres on the northeast corner of Highway 93 North and West Reserve Drive to accommodate relocation of their Honda and Chevrolet dealership.

Phase 1 of Hutton Ranch Plaza began development in 2006, constructing several structures for future businesses. Sportsman Ski House and a 14-screen theatre became the early anchors of the Hutton Ranch development. A variety of retail businesses, banks, eateries and offices have been established in Phase 1 of Hutton Ranch Plaza. The development of Phase 2 followed, with lots along the highway being first occupied by banks, restaurants, and retail stores. In 2010, a new Walmart Supercenter was completed in Phase 2, leaving only one lot vacant. Just to the south, in 2008, Flathead Valley Community College added a Child Development Center, an Occupational Trades building and an Arts and Technology building.

In 2007, the Kalispell Regional Medical Center cancer treatment facility added 7,165 square feet and the hospital added 5,760 square feet. In 2008, a 15,252 square foot, two story shell was constructed in the hospital area, to accommodate additional offices. As mentioned in the previous section, a 125,000 square foot addition to the hospital began in 2010.

The Hilton Garden Inn South was completed in 2007, in the old National Guard Armory location north of Rosauers on Highway 93 South. The armory was relocated north of Kalispell on the east side of Highway 93 North.

Some major projects of 2008 included adding a 14,050 square foot third story to the Earl Bennett Building, accommodating the expanded Flathead City-County Health Department and Community Clinic. The Veteran's Administration added an 8,976 square foot office building near their new clinic on Three Mile Drive, and a 3,400 square foot Chiropractic Office was constructed on North Meridian Road.

Several projects in 2009 and 2010 included the new Walmart Supercenter and a Five Guys restaurant opening in Hutton Ranch Plaza. New offices for the Department of Natural Resources and Conservation (DNRC) were completed on Stillwater Road in the Spring Prairie development. A Flathead County 911 Call Center also began construction near the same location. Another significant project of 2009 was the complete remodel of the vacant Tidyman's grocery store on 1st Avenue East, which is now a Super One grocery store. Construction of a new Federal Express warehouse was completed in the Old School Station subdivision.

In 2010, the Kalispell Fire Department added a second floor with 5,791 square feet of living and office space, a project valued at about \$1.1 million dollars. The Social Security offices located in Ashley Square, west of Kalispell underwent a major interior and exterior remodel adding additional offices and restrooms. This project was also valued at about \$1.1 million dollars.

Although it is not associated with the Kalispell Building Permit system, another significant construction project completed in 2010 was the south portion of the Highway 93 Alternate Route between Highway 93 South and U. S. Highway 2 West.

In 2011, Syke's grocery store and restaurant added over 13,000 square feet of commercial space and two additional levels of apartment space. A new Applebee's Restaurant was completed along Highway 93 North in Phase 2 of Spring Prairie Center. The Immanuel Lutheran Home added a 5,016 square foot addition to the skilled nursing facility, and an 18,120 square foot addition to the Buffalo Hills Terrace Assisted Living facility. A major renovation of the interior and exterior of the Flathead County Courthouse was completed. Construction began on a new AutoZone store on West Idaho Street. The old King's Buffett restaurant was demolished to make way for the new 7,381 square foot auto parts store.

During 2012, there was 247,685 square feet of new non-residential space added in Kalispell. Construction began in the early summer of 2012, on the 79,844 square foot, four-story Hilton Homewood Suites Motel in Hutton Ranch Plaza, which was also completed in 2013. Flathead Valley Community College also began construction in 2012 on a 35,810 square foot Nursing Center which was also completed in 2013. In the downtown area, a major remodel of the Loading Dock with a 2,205 square foot addition got underway in July, and another 2,000 square foot office building was constructed on East Center Street. A new 2,205 square foot dental office was constructed in Westview Business Park, off of North Meridian Road. Several less significant modifications or additions were completed on existing non-residential structures throughout the City.

In early October of 2012, a section of the Highway 93 Alternate route was completed from W Reserve Drive, that loops behind the east side of Home Depot and Wal-Mart and returns to Highway 93 at the intersection with Costco. The section was constructed to relieve traffic congestion at the intersection of Reserve Drive and Highway 93.

During 2013, there was 171,059 square feet of new non-residential space added in Kalispell. The 42,164 square foot Cabela's retail outlet was completed in November, located in Phase 3 of the Spring Prairie development on Highway 93 North and Treeline Road. Glacier Eye Clinic began construction of a new 14,772 office building west of the new Cabela's store. Prestige Assisted Living began construction of a 11,548 square feet memory care addition. The 29,772 square foot abandoned movie theatre structure in the Gateway West complex was converted to a church.

Peterson School on Meridian Road, constructed a 9,060 square foot addition and Edgerton School on Whitefish Stage Road constructed four new classrooms adding 4,745 square feet to the existing building. School District No. 5 started a 5,414 building on Northwest Lane for a kitchen and offices.

The complete replacement of KRMC's surgical services space, was completed during 2013.

The value of non-residential construction projects in 2014 was up 17.8 percent from 2013. New or significant non-residential construction projects added 217,722 square feet of space to Kalispell during 2014.

During 2014, there was 149,895 square feet of new commercial/retail space added in Kalispell. Most new retail construction occurred in the commercial area in North Kalispell. The Sportsman Ski Haus completed an 83,461 square foot addition to the existing store in Hutton Ranch. Costco added a 3,100 square foot cooler. The Cabela’s store that was completed in 2013, was the center point of most new retail construction that occurred in 2014. New businesses include Palmart, Verizon, the Boot Barn, Ulta, Michael’s, and Sports Clips. A new Starbucks coffee shop was completed on Main and Center Street and new Burger King was completed on Highway 93 South and 18th Street. A Bridge Club building was constructed on Village Loop.

Additions to the Three Rivers Bank on East Idaho (Highway 2) and the Smart Insurance office on 2nd Street East added 17,426 square feet of office space to Kalispell.

Other non-residential construction categories include government, churches, and hospital/health care facilities. In this group, 50,401 square feet of space was added in Kalispell during 2014. Kalispell Regional Medical Center (KRMC) continues work on expansion of its facilities which began in 2010. In 2014, a 14,446 square foot addition to the radiation/oncology building was constructed and 1,856 square feet were added to the emergency waiting room. The Rock building on Heritage Way, added 27,555 square feet of medical office space. A new dentist office was constructed on Meridain Road.

Several other major projects that began in the fall of 2013 were completed in 2014, for which the square footage was calculated in 2013. Fred’s Appliance store on Highway 93 South was completed. A new McKenzie River Pizza Grill and Pub near the new Cabela’s store was also completed. On Main Street, the Kalispell Brewery was completed and opened in 2014. The new Glacier Eye Clinic was completed as well as the Prestige Assisted memory care addition.

A list of major new commercial/retail/office; public structures; and significant additions during 2014 and the previous seven years is provided in Table 4.

Table 4
City of Kalispell, 2006 through 2015 Building Permits
New Non-Residential Construction and Significant Additions

New Commercial/Retail Construction					
YEAR	ADDRESS	NAME	DESCRIPTION	TYPE	SQ FT
2015	201 18 th St E	Popeye's	Restaurant	New	2,695
2015	250 Old Reserve Dr	Marriot	Hotel/Motel	New	60,401
2015	165 Treeline Rd	Dress Barn	Clothing Store	New	7,526
2015	175 Treeline Rd	Shell	Shell	New	7,501
2015	3201 Hwy 93 S	Captain's Marine	Boat Sales	New	17,607
2015	55 Treeline Rd	Discount Tire	Tire Store	New	9,554

New Commercial/Retail Construction					
YEAR	ADDRESS	NAME	DESCRIPTION	TYPE	SQ FT
2015	115 Hutton Ranch Road	Buffalo Wild Wings	Restaurant	Addition	869
TOTAL	2015				106,153
2014	145 Hutton Ranch Rd	Sportsman Ski Haus	Sporting Goods	Addition	83,461
2014	2330 Hwy 93 N	Costco	Cooler	Addition	3,100
2014	65 Treeline Rd	Petsmart	Pet Store	New	12,211
2014	75 Treeline Rd	Boot Barn	Shoe Store	New	9,746
2014	145 Treeline Rd	Michael's	Arts & Crafts Store	New	18,148
2014	155 Treeline Rd	Ulta	Cosmetics Store	New	9,872
2014	25 Treeline Rd	Verizon	Phone Store	New	4,054
2014	85 Treeline Rd	Sport's Clips (in the Shops)	Barber/Beauty Shop	New	1,341
2014	10 North Main St	Starbucks	Coffee Shop	New	2,018
2014	205 18 th St E	Burger King	Restaurant	New	2,818
2014	22 Village Loop	Bridge Club	Bridge Club	New	3,126
TOTAL	2014				149,895
2013	125 Treeline Rd	Cabela's	Retail Store	New	42,164
2013	412 Main St	Kalispell Brewery	Brewery	New (conversion)	9,500
2013	1645 Airport Rd	The Juicery	Drive Up Coffee	New	264
2013	45 Treeline Rd	McKenzie River Pizza Grill & Pub	Restaurant	New	6,882
2013	3075 Hwy 93 S	Fred's Appliance	Appliance Store	New	23,738
2013	85 Treeline Rd	The Shops	Retail Shell	New	10,000
2013	10 Meridian Court		Repair Shop	New	3,200
TOTAL	2013				95,748
2012	101 E Center St	Loading Dock/Pub	Restaurant/Pub	Addition	2,205
2012	195 Hutton Ranch Rd	Hilton Homewood Suites	Motel/Hotel	New	79,844
TOTAL	2012				82,049
2011	202 2 nd Ave W	Syke's	Grocery Restaurant & Apartments	Demolition & New	13,107
2011	2322 Highway 93 N	Applebee's	Restaurant	New	5,280
2011	1500 Highway 93 S	Salvation Army	Storage & Restrooms	New	4,878
2011	130 W Idaho St	AutoZone	Auto Parts Store	New	7,381

New Commercial/Retail Construction					
YEAR	ADDRESS	NAME	DESCRIPTION	TYPE	SQ FT
2011	1730 Highway 93 S	Spill the Beans	Espresso Shop	New	288
2011	1020 W Center St	Hagestad	Painting Shop	New	2,400
TOTAL	2011				33,334
2010	749 W Center St	The Stove Shop	Retail	New	1,560
2010	202 2 nd Ave W	Sykes	Restaurant & Grocery	Addition	2,099
2010	195 3 rd Ave EN	Smiths Pharmacy Drive Thru	Retail	Addition	No sq ft added
2010	310 Sunnyview Ln	Kalispell Regional Medical Center	Health Care/Offices	Modification & Addition	Project just started see 2011
2010	150 Hutton Ranch Rd	Shell for Retail	Retail or Offices	New	7,058
TOTAL	2010				10,717
2009	170 Hutton Ranch Rd	Walmart	Retail Store	New	188,028
2009	1301 S Main St	Montana Club	Restaurant/Casino/Lounge	New	8,087
2009	155 Hutton Ranch Rd	Shell for Retail Stores	Retail Stores	New	5,610
TOTAL	2009				201,725
2008	300 1 st Ave E	Flathead Health & Fitness	Health Club	Addition	2,483
2008	525 8 th St E	Eastside Brick	Coffee House/Restaurant	Addition	2,743
2008	115 Hutton Ranch Rd	Sizzlers	Restaurant	New	5,524
TOTAL	2008				10,750
2007	190 Meadow Vista Loop	The Meadows	Clubhouse	New	4,948
2007	2340 Hwy 93 N	Famous Dave's	Restaurant	New	8,840
2007	2910 Hwy 93 S	Town Pump Inc	Tavern/Casino	Addition	4,115
2007	1680 Hwy 93 S	Econolodge	Hotel/Motel	Addition	3,684
2007	125 Hutton Ranch Rd	Glacier Quilts	Store	New	5,820
2007	110 Hutton Ranch Rd	Hutton Ranch Food Court	Restaurants	New	6,600
2007	284 N Meridian Rd	Universal Athletics	Retail Store	New	10,853
2007	2545 Hwy 93 N	Eisinger Honda	Car dealership	New	22,700
2007	2563 Hwy 93 N	Eisinger Chevrolet	Car dealership	New	42,690
2007	120 Hutton Ranch Rd	Flathead Bank	Bank	New	6,429
2007	145 Hutton Ranch Rd	Sportsman Ski House	Retail Store	New	58,874
2007	2320 Hwy 93 S	Murdoch's	Greenhouse/ Store	New	7,560
2007	2310 Hwy 93 N	McDonald's	Restaurant	New	3,253

New Commercial/Retail Construction					
YEAR	ADDRESS	NAME	DESCRIPTION	TYPE	SQ FT
2007	35 5 th Ave W	5 th Avenue Salon	Hair Salon	New	3,432
2007	2310 Hwy 93 S	Penco	Store/ Warehouse	New	4,000
2007	2792 Hwy 93	Sem's Car Wash	Car Wash	New	2,800
TOTAL	2007				196,598
2006	20 N Main St	West Coast Hotels	Hotel	Addition	64,100
2006	2210 Hwy 93 S	Montana Liquor & Wine	Liquor Store	New	8,064
2006	139 1st Ave W	North Bay Bar & Grill	Restaurant	Addition	771
2006	1745 3rd Ave E	Western Building Center	Warehouse	Addition	2,200
2006	60 Four Mile Dr	The Greenery	Shell for Offices	New	8,678
2006	330 1st Ave W	Kalispell VFW	Lounge & Casino	New	7,870
2006	2356 Hwy 93 N	Starbucks	Coffee House	New	1,926
2006	175 Hutton Ranch Rd	Hutton Ranch Retail	Retail Spaces	New	17,900
2006	185 Hutton Ranch Rd	Signature Theatres	14 plex Theatre	New	45,134
2006	1745 3rd Ave W	Western Building Center	Store Addition	Addition	11,457
2006	1840 Hwy 93 S	Hilton Garden Inn	Hotel/ Resturant/ Casino	New	117,748
2006	2240 Hwy 93 S	Montana Furniture Store	Furniture Store	New	13,031
2006	130 Hutton Ranch Rd	HuHot Mongolian Grille	Restaurant	New	4,539
2006	275 Treeline Rd	Holiday Inn Express	Motel	New	64,359
TOTAL	2006				367,777

New Office Construction					
YEAR	ADDRESS	NAME	DESCRIPTION	TYPE	SQ FT
TOTAL	2015	0 (no new or significant office construction)			0
2014	233 E Idaho St	Three Rivers Bank	Office	Addition	15,349
2014	724 2 nd St E	Smart Insurance	Office	Addition	2,077
TOTAL	2014				17,426
2013	175 Timberwolf Parkway	Glacier Eye Clinic	Office	New	14,772
TOTAL	2013				14,772
2012	101 Westview Park Place	Alpine Family Dental	Office	New	2,781
2012	138 E Center St (formerly 2 2 nd Ave E)	A2Z Engineering	Shell for Offices	New	2,000
TOTAL	2012				4,781
TOTAL	2011	0 (no new or significant office construction)			
2010	33 Village Loop	Shell for Offices	Offices	New	6,912

New Office Construction					
YEAR	ADDRESS	NAME	DESCRIPTION	TYPE	SQ FT
TOTAL	2010				6,912
TOTAL	2009	0 (no new or significant office construction)			0
2008	115 W Monture Ridge	Silverbrook Estates	Clubhouse	New	4,030
2008	35 Three Mile Dr	Veterans Administration	Offices	New	8,976
2008	1066 N Meridian Rd	Chiropractic Office	Office	New	3,400
2008	2316 Hwy 93 N	Urgent Care Clinic	Offices	New	6,277
TOTAL	2008				22,683
2007	125 School House Loop	Glacier Investment	Offices	New	12,934
2007	3430 Hwy 93 N	Silverbrook Sales	Offices	New	1,380
2007	1050 N Meridian	North Meridian Dental	Dental Office	New	4,200
2007	723 5 th Ave E	Eastside Brick	Offices & Coffeeshouse	New	20,751
TOTAL	2007				39,265
2006	1645 Hwy 93 S	Nalty Real Estate	Entry	Addition	24
2006	610 7th St E	Swanberg	Medical Office	Addition	1,065
2006	30 N Main St	Heritage Bank	Bank	New	2,928
2006	80 Four Mile Dr	The Greenery	Shell for Offices	New	8,678
2006	135 Hutton Ranch Rd	Hutton Ranch	Shell for Offices	New	11,554
2006	100 Hutton Ranch Rd	First Interstate Bank	Bank	New	5,700
2006	121 Financial Dr	Health & Human Services	Office Building	New	33,600
2006	2250 Hwy 93 S	Jackola Engineering	Office Building	New	5,760
TOTAL	2006				69,309

New Industrial Construction					
YEAR	ADDRESS	NAME	DESCRIPTION	TYPE	SQ FT
2015	120 Westview Park Place	Proven Graphics	Graphics Manufacturing/Office	New	3105
2015	165 Schoolhouse Loop	Fed X	Addition	Addition	6,460
TOTAL	2015				9,565
2014		Alt Hwy 93 (south) Turner	Bypass Sound WALL		n/a
TOTAL	2014	n/a			
TOTAL	2013	0 (No New or Significant Industrial Construction)			
TOTAL	2012	0 (No New or Significant Industrial Construction)			
2011	890 N Meridian Rd	Northwestern Energy	Storage Building	New	1,720
TOTAL	2011				1,720
TOTAL	2010	0 (No New or Significant Industrial Construction)			

2009	165 Schoolhouse Loop	Federal Express	Warehouse foundation for steel structure \$1,300,000	New	18,841
TOTAL	2009				18,841
TOTAL	2008	0 (No New or Significant Industrial Construction)			0
TOTAL	2007	0 (No New or Significant Industrial Construction)			0
2006	175 School House Loop	Fun Beverage	Warehouse	New	114,000
2006	1601 3rd Ave E	Denman/Rice	Storage Units	New	9,200
2006	A8 Ryan Ln	Kalispell City Airport	Aircraft Hangar, Storage	New	3,600
2006	59 3rd Ave WN		Warehouse	New	2,698
TOTAL	2006				129,498

New Government, Public, Quasi-Public, Health Care					
YEAR	ADDRESS	NAME	DESCRIPTION	TYPE	SQ FT
2015	40 11 th St W	Flathead County	South Campus Offices	New	30,000
2015	820 S Main St	Flathead County	Juvenile Detention & Old Jail	Remodel & Addition	8,105
2015	242 Stillwater Rd	Beehive Homes	Nursing Home	New	12,149
2015	255 Summit Ridge	Assembly of God Church	Church	Addition	4,968
2015	405 Liberty Street	Faith Free Lutheran Church	Church	Addition	11,754
TOTAL	2015				66,976
2014	Heritage Way	Kalispell Regional Medical Center	Radiation/Oncology	Addition	14,446
2014	1252 N Meridian Rd		Dental Offices	New	6,544
2014	350 Heritage Way	The Rock	Medical Offices	Addition	27,555
2014	310 Sunnyview Ln	Kalispell Regional Medical Center	ER waiting room expansion	Addition	1,856
TOTAL	2014				50,401
2013	1119 2 nd St W	Peterson School	School	Addition	9,060
2013	1400 Whitefish Stage Rd	Edgerton School	School	Addition	4,745
2013	106 Northwest Ln	School District No. 5	School Kitchen & Offices	New	5,414
2013	1275 Hwy 2 W	The River	Church	New	29,772
2013	125 Glenwood Dr	Prestige Memory Care	Assisted Living	Addition	11,548
TOTAL	2013				60,539
2012	725 Grandview Dr	FVCC Nursing Center	School	New	35,810
2012	310 Sunnyview Ln	Kalispell Regional Medical Center	Hospital	Addition	125,045

New Government, Public, Quasi-Public, Health Care					
YEAR	ADDRESS	NAME	DESCRIPTION	TYPE	SQ FT
TOTAL	2012				160,855
2011	2225 Highway 93 N	Flathead Valley Community College	Storage & Maintenance Building	New	10,000
2011	310 Sunnyview Ln	Kalispell Regional Medical Center	Remodel & Addition	Begin Addition	
2011	40 Claremont Ave	Immanuel Lutheran Home – Buffalo Hills Terrace	Assisted Living	New	15,048
2011	25 Claremont Ave	Immanuel Lutheran Home	Skilled Nursing Facility	Addition	18,120
TOTAL	2011				43,168
2010	312 1 st Ave E	Kalispell Fire Dept	Offices/Living quarters	Addition	5,791
2010	935 1 st Ave W	Flathead County Courthouse West	Offices remodel & addition	Addition	1,040
2010	655 Timberwolf Pkwy	Mt Dept of Natural Resources (DNRC)	Warehouse	New	2,324
2010	611 3 rd Ave E	Faith Covenant Church	Church Addition	Addition	3,444
TOTAL	2010				12,599
2009	655 Timberwolf Pkwy	Mt Dept of Natural Resources (DNRC)	Offices	New	16,650
2009	655 Timberwolf Pkwy	Mt Dept of Natural Resources (DNRC)	Fire Cache	New	4,176
2009	625 Timberwolf Pkwy	Flathead County	911 Call Center	New	7,964
TOTAL	2009				28,790
2008	1035 1 st Ave W	Flathead County	Offices	Addition	14,050
TOTAL	2008				14,050
2007	644 4 th Ave. W	School District #5	High School Addition	Addition	18,953
2007	650 Wolfpack Way	USDA – Forest Service	Offices	New	28,120
2007	1434 1 st Ave W	City of Kalispell	Warehouse	New	3,600
2007	171 School House Loop	City of Kalispell	Warehouse	New	1,000
2007	Ryan Lane	City of Kalispell	Aircraft Hangar	New	13,500
2007	310 Sunnyview Ln	Kalispell Regional Medical Center	Cancer Treatment Center	Addition	7,165
2007	310 Sunnyview Ln	Kalispell Regional Medical Center	Hospital	Addition	5,760
TOTAL	2007				78,098
2006	320 Sunnyview Ln	Kalispell Regional Medical Center	MRI Addition	Addition	1,728
2006	205 Northwest Ln	Kalispell Junior High	School Cafeteria	Addition	9,280
2006	2215 Hwy 93 N	Flathead Valley Community College	Occupational Trades Building	New	24,450
2006	745 Grandview Dr	Flathead Valley Community College	Arts & Technology Building	New	57,530

New Government, Public, Quasi-Public, Health Care					
YEAR	ADDRESS	NAME	DESCRIPTION	TYPE	SQ FT
2006	320 Sunnyview Ln	Northwest Health Care	Vestibule	Addition	88
2006	40 Claremont St	Immanuel Lutheran Home	Entry	Addition	525
2006	460 3rd Ave WN	Trinity Lutheran	Youth Center	New	4,800
2006	715 Grandview Dr	Flathead Valley Community College	Child Development Center	New	7,140
TOTAL	2006				105,541

Source: City of Kalispell Building Permits, 2006-2015

City of Kalispell Construction Value Summary

Figures 9 and 10 provide an overview of construction values of the different types of residential and non-residential projects. These values are not market values and do not include land or utility values.

Figure 9
Construction Values by Type

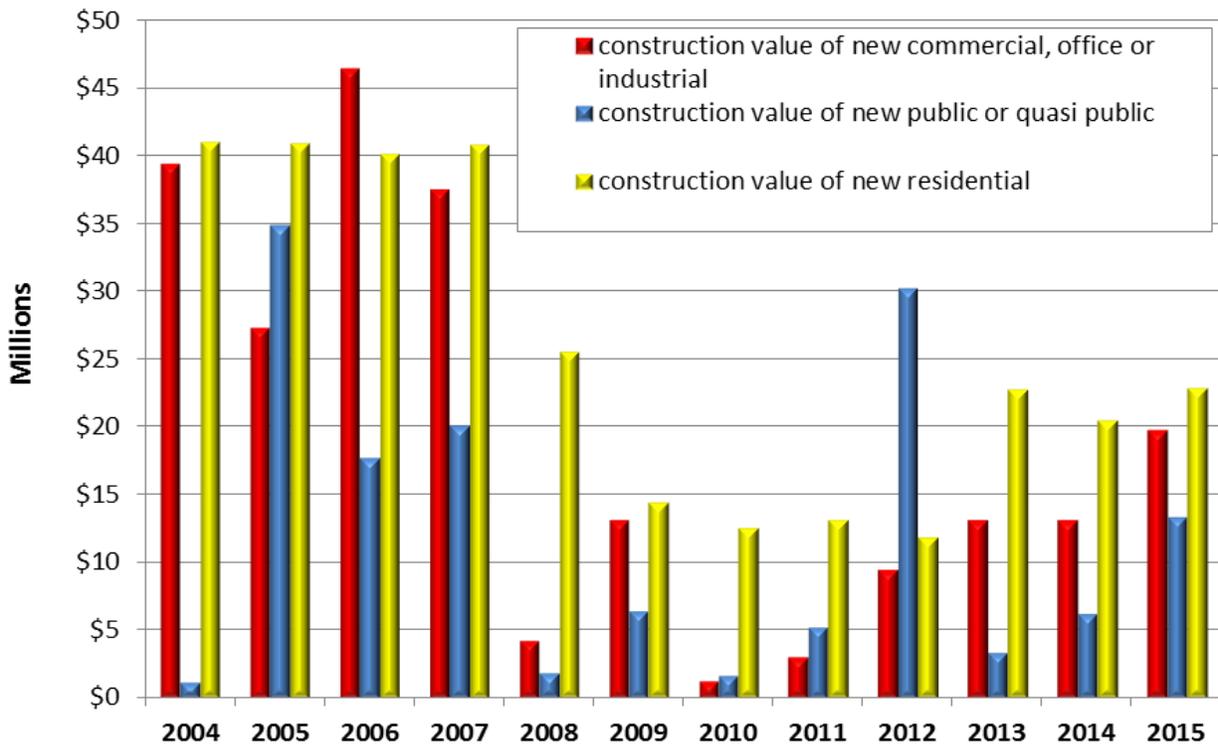
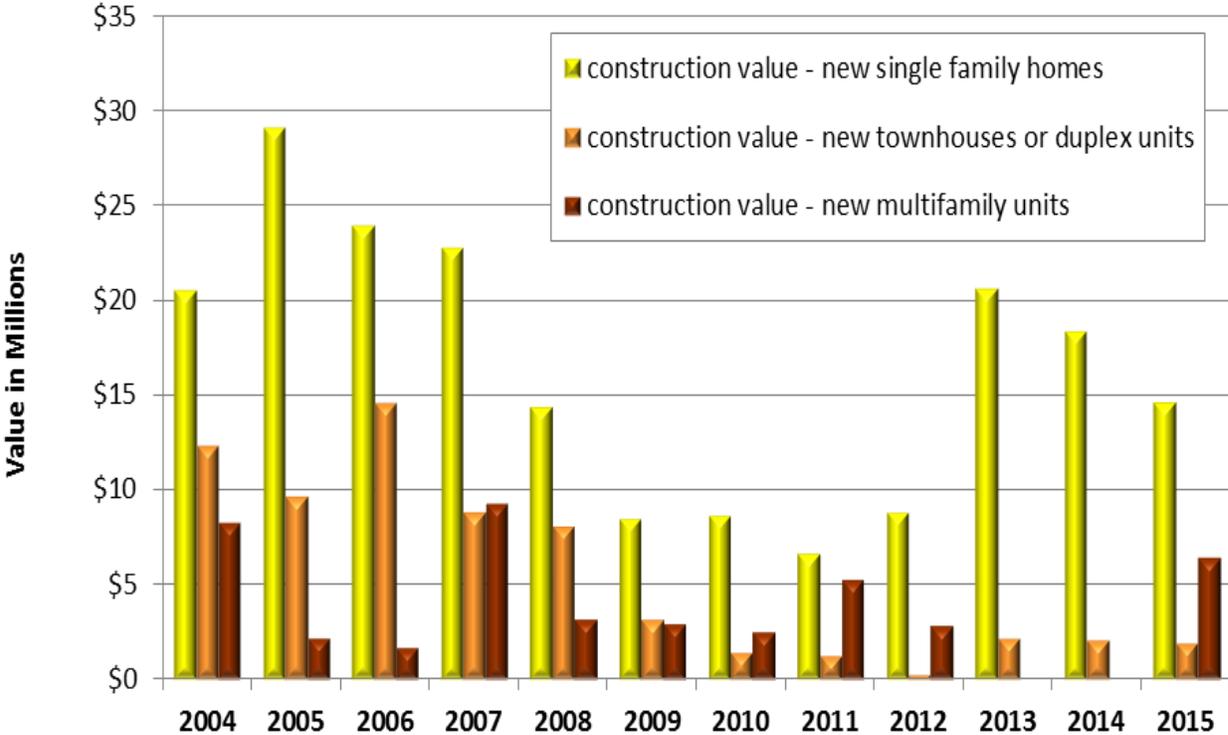


Figure 10

Residential Construction Values



Source: City of Kalispell Building Permits, 2004-2015

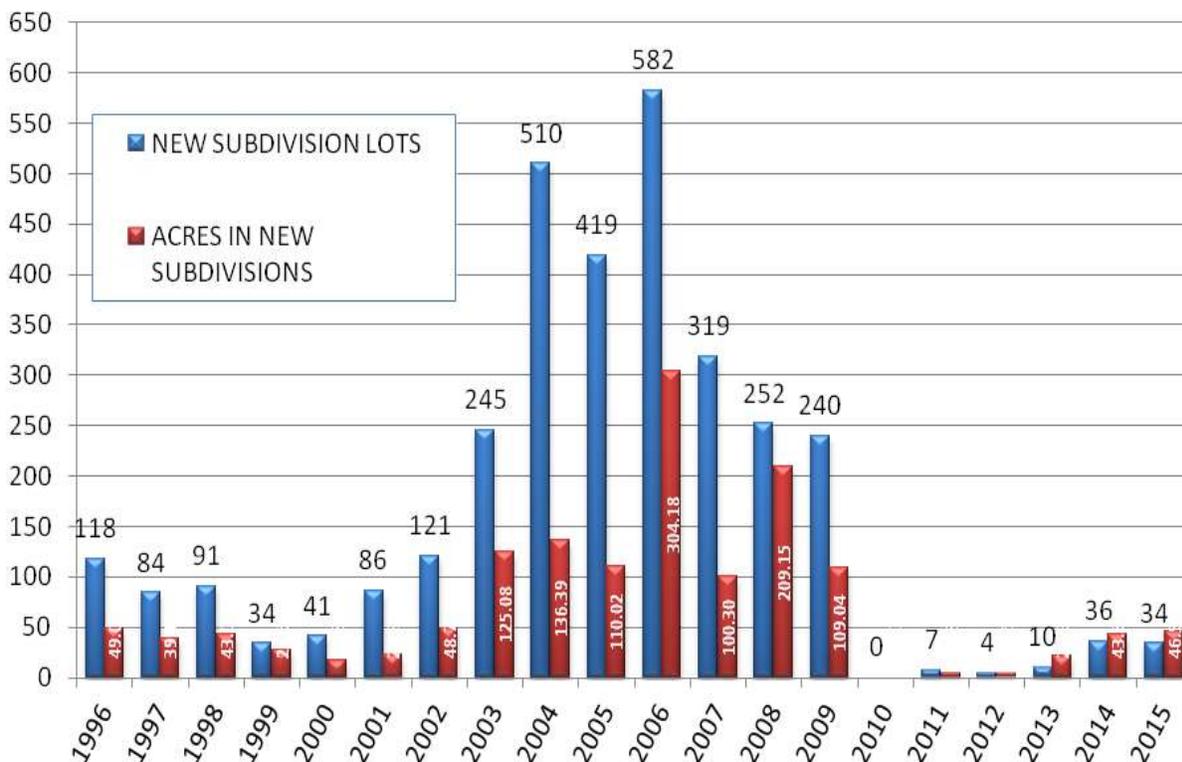
CITY OF KALISPELL LAND SUBDIVISION ACTIVITY

Final Subdivision Plats

The speculative market of two decades prior to the 2008 recession resulted in a significant inventory of vacant lots and parcels in Kalispell and throughout Flathead County. The last six years represent the lowest numbers of new lots created in Kalispell since the City began tracking subdivision activity in 1973.

During 2015, 30 residential lots and 4 commercial lots were created. Final subdivisions approved include Phase 1A West of Bloomstone located adjacent to and east of the Highway 93 Alternate route on which construction began in the fall of 2015. Phase 1A West has 25 single family lots and 1 multi-family lot on which construction is underway for eight (8) 12-unit apartment buildings. Phase One of Spring Prairie Development Four, created one lot on which construction has begun on a new Marriot Hotel, and another lot that will eventually be split into additional lots for commercial development. Subdivision 288 located in the southern part of the city, has two commercial lots on which a new Burger King and Popeye’s restaurant have been constructed. Stillwood Farms on Three Mile Drive, split one lot into four townhouse lots.

Figure 11
Land Subdivision, City of Kalispell 1996-2015
(includes all types of lots including roads and open space)



Source: City of Kalispell Planning Department Subdivision Applications: 1996-2015

During 2014, 33 residential and 3 commercial lots were created. Final subdivisions approved in 2014 include Phase 1 of Bright View which included 3 large commercial lots between the Highway 93 Alternate Route and West Reserve Drive. Lot 1 is occupied by the Glacier Eye Clinic and Lot 3 will be further subdivided into an additional 12 commercial lots. Phase 4 of Northland was final platted for 19 single family residential lots on the south side of Four Mile Drive. Phase 4A of Mountain Vista Estates, north of Three Mile Drive, created 7 single family residential lots, and Phase 22B of Glacier Village Greens located north of West Evergreen Drive, created another 7 single family residential lots.

Only 10 lots were created in Kalispell during 2013, compared to 4 in 2012 and 582 in 2006 which represented the peak of subdivision activity in Kalispell. (Figure 11) The 10 commercial lots that were created were in Spring Prairie Phase 3. Most of these lots have been developed with new retail stores, including Cabela's, Verizon, Ulta, the Boot Barn, Sport's Clips, Michael's Arts and Crafts, PetSmart, and McKenzie River Pizza, and a tire store.

During 2012, a two lot subdivision, Manion Square was approved on East Center Street and 3rd Avenue East North, consisting of one multi-family lot on which a new 40 unit senior housing facility now occupies. One commercial lot remains vacant. Hutton Ranch Plaza 3 created two commercial lots from one original lot, to allow for the expansion of the Sportman Ski Haus. During the previous year, seven single family lots and one open space lot was created in the Resubdivision of Lot 1 of Minor Subdivision 117.

In 2009, Phase 1A of Silverbrook Estates was platted with 178 single family home lots on about 82 acres. Phase 3 of Westview Estates, located north of West Reserve Drive was also approved for 30 single family lots on about 12 acres. Ashley Heights, a 26 single family lot subdivision, located on the south side of Sunnyside Drive, was also approved in late December of 2009.

During 2008, Phase 1B of Phase 1 of Silverbrook Estates was approved for 107 single family lots on about 73 acres. The final plat of Phase 3 of Mountain Vista Estates on Three Mile Drive was also approved in 2008, with 25 single family lots, 14 townhouse lots and 1 lot for a future Fire Station. Phase 2 of Aspen Creek, also on Three Mile Dr, was approved for 30 single family and 10 townhouse lots. Three Mile Views was approved for 14 townhouse lots and 2 lots intended for multi-family structures. Spring Prairie Mixed Professional One was approved for 1 lot, on which the Forest Service Supervisor's and the Tally Lake Ranger District offices are now located. Adjacent to the new Forest Service offices, Lot 1 of Phase 1A of Timberwolf Center was approved and is now the new location of the Department of Natural Resources and Conservation (DNRC) offices. Phase 2 of Hutton Ranch Plaza was originally planned for 9 commercial lots, but was changed to 1 lot to accommodate the new WalMart Supercenter.

The largest subdivision approved in 2007 was Phase 1 of Spring Creek Estates with 174 single family lots on 51 acres located on the south side of Three Mile Drive. Phase 2 of Mountain Vista Estates was approved for 47 single family and 20 townhouse lots. Phase 3 of Northland Subdivision was approved for 25 single family lots.

Prior to 2006, the average lot size was calculated by dividing the total area of a subdivision by the number of lots. Average lot size previously included open space and roads. The City now more actively encourages and requires open space in new subdivisions, especially those with high density lot configurations or those that encompass sensitive areas, such as wetlands or floodplain. Therefore, we have added open space and roads into the tables since 2006, to more accurately depict actual average

lot sizes. (Tables 5, 6 and 7) Table 8 contains a complete list of subdivisions approved since 2006. Maps showing the location of these subdivisions are provided in the appendix of this document.

Table 5
Land Subdivision Activity Summary, City of Kalispell

<u>all types</u>	<u>2006</u>	<u>2007</u>	<u>2008</u>	<u>2009</u>	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>TOTAL</u>
# new lots	582	319	252	240	0	7	4	10	36	34	1,484
Acres in lots	304.2	100.3	209.2	109.0	0	4.1	3.9	21.9	37.7	40.3	830.6
Acres open space	34.1	6.08	26.6	11.7	0	1.4	0	3.7	2.6	3.0	89.18
Acres in roads	44.6	25.0	31.5	24.4	0	.9	.2	0	3.3	3.2	133.1
Total acres	382.9	131.4	267.3	145.1	0	6.4	4.1	25.6	43.6	46.5	1,052.9

Source: City of Kalispell Planning Department Subdivision Applications: 2000-2015

Table 6
Land Subdivision by Type & Average Lot Sizes, City of Kalispell, 2006 – 2015
(rounded to nearest 10th)

Total Residential Lots 2015	Total Residential Acres 2015	Average Residential Lot Size 2015, excluding roads and open space	Total Non Residential Lots 2015	Total Non Residential Acres 2015	Average Non Residential Lot Size 2015, excluding roads and open space
30	16.9	.36	4	29.6	7.4
Acres in open space	3.0			0	
Acres in lots	10.7			29.6	
Acres in roads	3.2			0	
Total Residential Lots 2014	Total Residential Acres 2014	Average Residential Lot Size 2014, excluding roads and open space	Total Non Residential Lots 2014	Total Non Residential Acres 2014	Average Non Residential Lot Size 2014, excluding roads and open space
33	11.4	0.2	3	32.2	10.5
Acres in open space	2.5			0	
Acres in lots	6.1			31.6	
Acres in roads	2.7			.6	
Total Residential Lots 2013	Total Residential Acres 2013	Average Residential Lot Size 2013, excluding roads and open space	Total Non Residential Lots 2013	Total Non Residential Acres 2013	Average Non Residential Lot Size 2013, excluding roads and open space
0	0	0.0	10	21.9	1.8
Acres in open space	0			3.7	
Acres in lots	0			18.2	
Acres in roads	0			0	

Total Residential Lots 2012	Total Residential Acres 2012	Average Residential Lot Size 2012, excluding roads and open space	Total Non Residential Lots 2012	Total Non Residential Acres 2012	Average Non Residential Lot Size 2012, excluding roads and open space
1	1.0	1.0 / 40 units	3	2.9	1.0
Acres in open space	0			0	
Acres in lots	1.0			2.7	
Acres in roads	0			.2	
Total Residential Lots 2011	Total Residential Acres 2011	Average Residential Lot Size 2011, excluding roads and open space	Total Non Residential Lots 2011	Total Non Residential Acres 2011	Average Non Residential Lot Size 2011, excluding roads and open space
7	4.1	.25	0	0	0
Acres in open space	1.4			0	
Acres in lots	1.8			0	
Acres in roads	.9			0	
Total Residential Lots 2010	Total Residential Acres 2010	Average Residential Lot Size 2010, excluding roads and open space	Total Non Residential Lots 2010	Total Non Residential Acres 2010	Average Non Residential Lot Size 2010, excluding roads and open space
0	0	0	0	0	0
Total Residential Lots 2009	Total Residential Acres 2009	Average Residential Lot Size 2009, excluding roads and open space	Total Non Residential Lots 2009	Total Non Residential Acres 2009	Average Non Residential Lot Size 2009, excluding roads and open space
237	103.1	.28	3	5.9	1.2
Acres in open space	11.7			0	
Acres in lots	67.3			5.7	
Acres in roads	24.1			.2	
Total Residential Lots 2008	Total Residential Acres 2008	Average Residential Lot Size 2008, excluding roads & open space	Total Non Residential Lots 2008	Total Non Residential Acres 2008	Average Non Residential Lot Size 2008, excluding roads & open space
247	117.4	.25	5	91.8	17.8
Acres in open space	26.6			0	
Acres in lots	61.8			89.2	
Acres in roads	29.0			2.6	
Total Residential Lots 2007	Total Residential Acres 2007	Average Residential Lot Size 2007, excluding roads & open space	Total Non Residential Lots 2007	Total Non Residential Acres 2007	Average Non Residential Lot Size 2007, excluding roads & open space
311	89.9	.19	8	10.4	1.2
Acres in open space	6.1			0	
Acres in lots	59.4			9.8	
Acres in roads	24.4			.6	

Total Residential Lots 2006	Total Residential Acres 2006	Average Residential Lot Size 2006, excluding roads & open space	Total Non Residential Lots 2006	Total Non Residential Acres 2006	Average Non Residential Lot Size 2006, excluding roads & open space
524	167.5	.19	58	136.7	2.2
Acres in open space	32.2			1.8	
Acres in lots	100.4			125.1	
Acres in roads	34.9			9.8	

Source: City of Kalispell Planning Department Subdivision Applications: 2006-2015

Table 7
Land Subdivision Activity Summary, City of Kalispell, 2001-2015

	% change in total number of lots created	% change in total acres of new subdivisions
% change - 2001 - 2002	+41%	+118.1%
% change - 2002 - 2003	+102%	+156.8%
% change - 2003 - 2004	+108%	+9.0%
% change - 2004 - 2005	-17.8%	-19.3%
% change - 2005 - 2006	+30.7	+176.5%
% change - 2006 - 2007	-45.2%	-67.4%
% change - 2007 - 2008	-21%	+108.5%
% change - 2008 - 2009	-4.8%	-56.2%
% change - 2009 - 2010	-100%	-100%
% change - 2010 - 2011	+100%	+100%
% change - 2011 - 2012	-42.9%	+52.2%
% change - 2012 - 2013	+150%	+661.1%
% change - 2013 - 2014	+260%	+98.9%
% change - 2014 - 2015	-5.6%	-6.2%

Source: City of Kalispell Planning Department Subdivision Applications: 2001-2015

Table 8
Approved Final Subdivision Plats by Lot Type, City of Kalispell
(Total acres include roads, parks and open space)

YEAR	SUBDIVISION NAME	Total # of lots	Com, Ind or Public lots	Single Family lots	Dup or TH lots	Multi family lots	Park-open space acres	Total acres	Road or location
2015	Bloomstone Ph 1A West	26		25		1	3.009	16.32	Treeline Rd
	Subdivision 288	2	2					1.41	Hwy 93 S & 18 th St E
	Stillwood Farms	4			4			.55	Three Mile Dr & N Riding Rd
	Spring Prairie Dev Four – Ph 1	2	2					28.23	Hwy 93 N
	Total 2015	34	4	25	4	1	3.0	46.5	

YEAR	SUBDIVISION NAME	Total # of lots	Com, Ind or Public lots	Single Family lots	Dup or TH lots	Multi family lots	Park-open space acres	Total acres	Road or location
2014	Northland Ph 4	19		19			.15	5.6	Four Mile Dr
	Bright View Ph 1	3	3				0	32.2	W Reserve Dr & Reserve Loop
	Mountain Vista Estates Ph 4A	7		7			2.4	4.6	Mountain Vista Way
	Glacier Village Greens Ph 22B	7		7			.02	1.2	E Nicklaus Ave
Total 2014		36	3	33			2.6	43.6	
2013	Spring Prairie Center Ph 3	10	10					21.92	Hwy 93 N Treeline Rd
Total 2013		10	10					21.92	
2012	Hutton Ranch Plaza No. 3	2	2					1.727	Hutton Ranch Rd Hwy 93
	Manion Square	2	1			(1) 40 units		2.134	E Center St 3 rd Ave EN
Total 2012		4	3			1		3.861	
YEAR	SUBDIVISION NAME	Total # of lots	Com, Ind or Public lots	Single Family lots	Dup or TH lots	Multi family lots	Park-open space acres	Total acres	Road or location
2011	Resub of Lot 1 of Minor Sub 117	7		7			1.37	4.08	Denver Ave
Total 2011		7		7			1.37	4.08	
2010	Total 2010							0	
2009	Timberwolf Center Ph1B	1	1 Public				0	1.963	Stillwater Rd Timberwolf Pkwy
	Silverbrook Estates Ph 1A	178		178			8.81	82.05	U S Hwy 93 Lazy Creek Way
	Westview Estates Ph 3	30		30			2.19	12.143	W Reserve Dr Ali Loop
	Ashley Heights	26		26			.198	8.432	Sunnyside Dr Bismark St
	Cornerstone Community Church	2	1 Com 1 Pub				0	3.95	Hwy 93 N Northridge Dr
	Madsen 7 th Ave Sub	3		1	2		0	.5	7 th Ave W
Total 2009		240	3	235	2		11.7	109.04	

YEAR	SUBDIVISION NAME	# of lots	Com, Ind or Public lots	Single family lots	Dup or TH lots	Multi family lots	Park-open space acres	Total acres	Road or location
2008	Diamond Ridge Estates	23		23			0	12.15	Three Mile Dr
	Silverbrook Estates Ph 1	107	1	107			17.49	73.16	Hwy 93 N & Church Dr
	Mountain Vista Estates Ph 3	40	1 (Fire)	25	14		.681	9.74	Three Mile Dr & Jackson Peak Dr
	Aspen Creek Ph 2	40		30	10		1.86	11.54	Three Mile Dr
	Glacier High School	1	1				0	59.81	W Reserve Dr & Stillwater Rd
	Three Mile Views	18			18		.36	2.81	Three Mile Dr
	Hutton Ranch Plaza Ph 2	1	1				0	17.7	Hwy 93 & Hutton Ranch Rd
	Spring Prairie Mixed Professional One	1	1				0	5.31	Stillwater Rd
	Glacier Village Greens Ph 22A	12			12		6.17	8.03	E Nicklaus Ave
	SUBDIVISION NAME	# of lots	Com, Ind or Public lots	Single family lots	Dup or TH lots	Multi family lots	Park-open space acres	Total acres	Road or location
	Timberwolf Center L1 Ph 1A	1	1				0	7.88	Stillwater Rd
	Legends Court	3		3			0	.47	4 th Ave W
	Western Acres Amd L2	3		1	2		0	.47	7 th Ave W
	Eastside Townhouses	2			2		0	.16	4 th Ave E & 13 th St
	TOTAL 2008	252	5	189	58	0	26.56	209.2	
2007	Glacier Village Greens Amd Ph 20	0			convert 20 TH lots to 10 SF lots		n/a	0	W Nicklaus Ave
	Glacier Village Greens Ph 18	12			12		0	2.03	E Nicklaus Ave
	Spring Creek Estates Ph 1	174		174			1.804	51.1	Three Mile Dr
	Westwood Park	29		13	16		2.845	8.96	Corporate Dr
	Holiday Inn Express	1	1				0	3.45	Hwy 93 N & Treeline Rd

Mountain Vista Estates Ph 2	67		47	20		.25	16.94	Three Mile Dr
Westview Business Center No.2	3	3				0	1.89	N Meridian Rd
Northland Ph 3	25		25			1.18	9.31	Northridge Dr
Subdivision # 272	1		1			0	.332	Denver Ave
Fox Trotter Meadows Ph 1	1		1			0	1.06	Stillwater Rd
Amd L6, Blk 251 of Kalispell	2			2		0	.16	3 rd Ave E/14 th St
Amd L2 of Westbrook	2	2				0	4.156	Hwy 2 W & Meridian Rd
Amd L1B, L1 of Blk 1 Adams Add	2	2				0	.911	Meridian Rd & Three Mile Dr
TOTAL 2007	319	8	261	50	0	6.08	100.3	

YEAR	SUBDIVISION NAME	# of lots	Com, Ind or Public lots	Single family lots	DUP or TH lots	Multi family lots	Park open space acres	Total acres	Road or location
2006	Blue Heron Estates Ph 3	14		14			2.434	8.49	Stillwater Rd Three Mile Dr
	Stillwater Bluffs	32		8	24		3.46	12.6	Country Way S
	Northland Ph 2	33		33			2.128	13.42	Parkridge Dr
	LaMew	3		3			0	.69	Center Street
	Granary Ridge	16			16		.73	3.33	Whitefish Stage Rd
	Appleway Business Park	6	6				0	1.47	Appleway Dr
	Old School Station	17	17				1.85	55.13	Hwy 93 S, Demersville Rd
	Ashley Park Ph 8	46		26	20		0	10.8	South Meadows Dr
	Fire Station 62	1	1				0	1.94	W of Costco
	Hutton Ranch Ph1	17	17				0	31.17	Hwy 93 N
	Spring Prairie Center Ph 1	4	4				0	17.38	Hwy 93 N
	Cascade Business Park	6	6				0	11.28	Two Mile Dr Financial Dr
	Mountain Vista Estates Ph 1	59		41	18		6.79	23.48	Three Mile Dr Farm to Market
	Aspen Creek Ph 1	52	2	32	18		5.15	19.23	Three Mile Dr
Terrace View Estates	3		3			6.83	8.34	Whitefish Stage Rd California St	

YEAR	SUBDIVISION NAME	# of lots	Com, Ind or Public lots	Single family lots	DUP or TH lots	Multi family lots	Park open space acres	Total acres	Road or location
	Blue Heron Townhouses	8			8		0	1.02	Three Mile Dr
	West View Estates Ph 1 & 2	51		51			.094	20.43	W Reserve, Stillwater Rd
	Amd Lts 74-78 Stratford Village 3	10			10		0	.88	Stratford Dr South Meadows Dr
	Amd Plat of Empire Estates Ph5	69		35	34		.45	12.27	Stillwater Dr Parkridge Dr
	Lone Pine Trails	81		29	52		3.11	23.08	Foy's Lake Rd Learn Ln,
	Cedar Commons	6				6	.46	1.01	3 rd Ave E
	Stratford Village 4	23		3	20		0	3.37	Bluestone Dr South Meadows
	Village Heights	8			8		.62	2.45	Whitefish Stage Rd
	Spring Prairie Center Ph 2	4	4				0	16.56	Hwy 93 N
	Serenity Lane Addition	4		1		3	0	.58	6 th Ave W, S of 11 th St
	Meadow Park Unit No. 3	2		2			0	1.23	End of S Woodland Dr
	Resub of L1, North East Addition	2		2			0	.98	8 th Ave E N E Oregon St
	Torgerson Add No. 370	2			2		0	.57	7 th Ave W Western Dr
	Heritage Bank	1	1				0	.76	North Main St
	TOTAL 2006	582	58	283	232	9	34.1	304.2	

Source: City of Kalispell Planning Department Subdivision Applications: 2001-2015

Preliminary Subdivision Plats

These are proposed subdivisions that the preliminary plats have been approved and have not had a final plat application submitted or approved yet. When a preliminary plat application is approved, the applicant has 3 years to submit the final plat for approval, or an extension can be requested. The final plat may differ slightly from the preliminary plat, in design and lot configuration, but cannot have more lots than originally approved.

When the recession hit in 2008, subdivision activity dropped to nothing. No preliminary plat applications were submitted during 2011 and 2012 in the City of Kalispell and only one commercial subdivision (Spring Prairie 3) was approved in 2013. Many already approved preliminary development plans were put on hold and many were allowed to expire. (Table 10) Several of the preliminary plats

listed in Table 9 have been extended multiple times to allow developers additional time as the economy and housing market improves, to submit the final plats.

In 2015, the preliminary plat for Phase 4 of Spring Prairie was approved for 14 commercial lots just south of Costco. One of these lots has gone through the final plat process. Outlot J of Spring Prairie Phase 4 is the location for a new Marriott Hotel on which construction has already began.. The remaining 13 lots will go through the final plat process within the next couple of years. The preliminary plat for Subdivision 290 was also approved in 2015. Subdivision 290 includes two commercial lots, one of which the Gateway West Mall is located. The other lot is an open filed north of the mall. As of the end of the year, no firm development plans have been submitted for these lots.

During the previous year, a 40 plus acre parcel on the east side of Whitefish Stage Road was annexed to accommodate a future industrial rail park. The preliminary plat includes 20 lots intended to facilitate current and future rail-served businesses. Existing rail served businesses in the core area of Kalispell will relocate to the rail park, opening up opportunity for re-development of the properties along the railroad tracks which dissects the Kalispell Core Area. A \$10 million TIGER Grant awarded to the City of Kalispell in late 2015 will be used towards the development of the rail park and removing the railroad tracks and re-development of the downtown. The Kalispell Core Area Plan further explains the vision for the downtown.

At the end of 2015, there were approximately 988 residential lots and 67 non-residential lots in Kalispell that have been through the preliminary plat process and are scheduled to go through the final plat process within the next three years.

Table 10 shows the approximate number of lots by type, that are planned for final platting and indicates the expiration date of the preliminary plat. Once again, it is important to note that preliminary subdivision plats are subject to minor changes between preliminary plat and final plat approval.

Table 9
Approved Preliminary Subdivision Plats, Pending Submission & Approval of Final Plat

SUBDIVISION NAME	TOTAL LOTS	COM, IND, PUBLIC LOTS	SINGLE FAMILY LOTS	DUP/TH LOTS	MULTI FAMILY LOTS	ACRES	ROAD OR LOCATION
Spring Prairie Ph 4 (remainder) EXPIRES 10/5/2018	13	13				25.93	Hwy 93 N & Old Reserve Dr
Subdivision 290 EXPIRES 7/6/2018	2	2				16.50	Hwy 2 W & Two Mile Dr
Bright View Resub of Lot 3 EXPIRES 9/2/2016	12	12				25.5	W Reserve Dr & Reserve Loop
FCEDA Industrial Rail Park EXPIRES 5/6/2017	20	20				40.69	Whitefish Stage Rd
Western Acres, Lot 3 Waiver EXPIRES 7/8/2016	3			3		.37	7 th Ave W
Cliff View Sub EXPIRES 5/6/2016	3		3			.58	Mile High Ct & Denver Ave

SUBDIVISION NAME	TOTAL LOTS	COM, IND, PUBLIC LOTS	SINGLE FAMILY LOTS	DUP/TH LOTS	MULTI FAMILY LOTS	ACRES	ROAD OR LOCATION
Willow Creek EXPIRES 8/18/2017	471		397	74		139.9	Foy's Lake Rd
Mountain Vista Estates Ph 4 remainder EXPIRES 8/4/2016	12		12			3.07	Three Mile Dr & Mountain Vista Way
Owl View (part of original Westview Estates)	3	2			1	4.08	Old W Reserve Dr
West View Estates remaining phases) EXPIRES 7/20/2018	45		45			23.52	Stillwater Rd & Three Mile Dr
Glacier Village Greens, remaining phases EXPIRES 10/1/2016	70		8	62		12.84	E & W Nicklaus Ave
Bloomstone Ph 1A & 1B (remainder) EXPIRES 4/17/2017	96		96			24.9	Treeline Rd & Four Mile Dr
Silverbrook Estates Ph 2 EXPIRES 3/23/2016	305	18	197	90		167.1	Church Dr & Hwy 93 N
TOTAL in active Preliminary Plats	1,055	67	758	229	1	485	

Source: City of Kalispell Planning Department Subdivision Applications: 2001-2015

Expired Preliminary Subdivision Plats

As mentioned in the previous section, the demand for new housing locally has declined since 2008, and there are still a substantial inventory of vacant lots. Development plans were put on hold for a number of large projects and several were allowed to expire. Expired preliminary plats are required to be resubmitted for approval.

During the last six years, 15 preliminary plats expired, that included 391 residential lots and 87 commercial lots. (Table 11)

The preliminary plat of Phase 1 of Glacier Town Center was originally approved in 2008 for 37 commercial lots on 191 acres. Extensions were requested but the developer allowed the preliminary plat to expire in November of 2014. The Planned Unit Development approval was extended, however the preliminary plat will have to be resubmitted for development to occur.

Conceptual plans were submitted in 2008 for the Starling Planned Unit Development, encompassing approximately 640 acres which includes all of Section 35 on the west side of Stillwater Road and south of West Reserve Drive. The project was proposed to include 2,500 to 3,000 homes on about 420 acres, 40 acres of mixed use, 147 acres of open space, 15 acres for an elementary school and approximately 19 acres of internal streets. The project was expected to be phased in over a period of approximately 20 years. The preliminary plat of Phase 1 of the Starling development was approved for 99 single family

lots, 98 townhouse lots and 7 multifamily unit lots. Although the Planned Unit Development remains in effect, the preliminary plat was allowed to expire in mid-2014.

Table 10
Expired Preliminary Subdivision Plats

SUBDIVISION NAME	TOTAL LOTS	COM, IND, PUBLIC LOTS	SINGLE FAMILY LOTS	DUP/TH LOTS	MULTI FAMILY LOTS	ACRES	ROAD OR LOCATION
Aspen Creek Remaining phases EXPIRED 4/22/2010	72		16	56		19.99	Three Mile Dr
Autumn Creek EXPIRED 10/2/2010	20		16	4		8.7	Hathaway Ln
Fox Trotter Meadows EXPIRED 9/4/2010	23		23			10.19	Stillwater Rd
Ashley Square Amd L2 of Resub Lots 1 & 3 Gibson Addition #41 EXPIRED 5/7/2011	2	2				3.19	Highway 2 W
Penco Waiver EXPIRED 6/5/2011	2	2				2.47	Highway 93 S
Cottage Gardens EXPIRED 4/2/2011	30		30			10.75	Three Mile Dr
Blue Skies Sub EXPIRED 2/5/2011	6		6			2.07	Valley View Dr
Sparrow Waiver EXPIRED 10/19/2012	2				2 (?) units	3.43	Appleway Dr
Parkwood Plaza II Waiver EXPIRED 1/27/2013	2	2				.47	W Idaho St
Village Plaza 2 EXPIRED 5/19/2014	5	5				.89	Village Loop & W Evergreen Dr
Ashley Park Ph 9 EXPIRED 4/16/2014	34		10	24		8.82	Pintail Dr Merganser Dr
Village Plaza 2 EXPIRED 5/19/2014	5	5				.89	Village Loop & W Evergreen Dr
Glacier Town Center EXPIRED 11/5/2014	37	37				191.6	W Reserve Dr & Whitefish Stage Rd
Herron 5 th Ave WN Waiver EXPIRED 7/9/2014	2	2				3.51	5 th Ave WN & Center St
Starling Ph 1 EXPIRED 5/7/2014	236	32	99	98	7	63.3	W Reserve Dr Stillwater Rd

SUBDIVISION NAME	TOTAL LOTS	COM, IND, PUBLIC LOTS	SINGLE FAMILY LOTS	DUP/TH LOTS	MULTI FAMILY LOTS	ACRES	ROAD OR LOCATION
TOTAL	478	87	200	182	9	330.3	

Source: City of Kalispell Planning Department, December 31, 2015

Vacant Lot Inventory

An existing land use inventory shows that approximately 35 percent of the land in the City of Kalispell is vacant. This is a result of larger parcels of land being annexed in anticipation of construction and completion of the Highway 93 Alternate Route and the proposed Glacier Town Center as well as Siderius Commons Planned Unit Development on the south end of the city. That growth has not occurred as quickly as anticipated resulting in substantial land area in the city that is not platted into subdivision lots yet. The vacant land and lot numbers *do not* include parks, or other open space or vacant school lands.

Beginning with the 2009 report, the Planning Department began an inventory of the *approximate* number of vacant lots in subdivisions that were final platted in the City of Kalispell since 2000. At the end of 2015, there were approximately 593 vacant residential lots and 49 vacant non-residential lots in these subdivisions. These lots have city services available and are ready to be developed. A list of subdivisions approved since 2000 and the approximate number of vacant lots within each subdivision as of December 31, 2015 is provided in Tables 11 and 12.

When looking at these numbers, two points should be made. Between 2004 and 2008, the height of the housing and real estate market, an average of about 250 lots a year were being sold and constructed on. During that peak housing and real estate boom there were not enough lots on the market to keep up with the demand, which drove prices up at record rates. In today's market the demand is more likely to be about 150 lots per year, which means there is still a four year supply of vacant lots in Kalispell.

Secondly, approximately 215 of these lots are in Phase 1 and 1A of Silverbrook Estates. The Silverbrook development was originally intended to accommodate higher end homes. Sales of lots in higher end subdivisions slowed significantly beginning in 2008 and resulted in 159 lots being aggregated back into 15 large lots in Phase 1 and 1A. Since the market has been recovering, all of these large lots have been re-established into the original configuration. This report uses the original number of lots to approximate the number of vacant lots. The preliminary plat of Phase 2 of Silverbrook Estates is about to be approved for an additional 305 lots, 287 of which are residential lots. At the current rate of development, this will add another 1 to 2 years supply of residential lots in Kalispell to the current inventory .

Table 11
 Approximate Number of Vacant Non-Residential Lots in Subdivisions
 Approved in the City of Kalispell between January 1, 2000 and December 1, 2015

Approved	Name	Vacant Lots	Type of Vacant Lots	General Location
2014	Bright View Ph 1	1	Commercial	Reserve Loop/Hwy 93 N
2013	Spring Prairie Phase 3	2	Commercial	Treeline Rd/US Hwy 93 N
2012	Manion Square	1	Commercial	E Center St/3 rd Ave E
2012	Hutton Ranch Plaza 3	1	Commercial	Hutton Ranch Rd
2008	Mountain Vista Estates Ph 3	1	Public/Fire	Three Mile Dr
2007	Westview Business Center & Westview Business Center No 2	4	Commercial	N Meridian Rd
2006	Appleway Business Park	4	Commercial	Appleway Dr
2006	Old School Station	14	Industrial	US Hwy 93 S & Demersville Rd
2005	Daley Field	4	Commercial	US Hwy 93 S
2005	L 2B of Amd L 2A of Amd Three Mile Drive Corner	1	Commercial	N Meridian Rd & Three Mile Dr
2003	Buffalo Commons Ph 5	6	Commercial	Sunnyside Dr
2003	J & L Subdivision	1	Commercial	S Meridian Rd
2002	Buffalo Commons Portions of Ph3 & Ph4	3	Commercial	Commons Loop
2001	Lees Meridian Business Park	1	Commercial	S Meridian Rd
2001	Westgate	1	Commercial	Corporate Way
2001	Buffalo Commons Ph 3 Blk 1 L2 & 3	2	Commercial	Sunnyview Ln
2000	Village Plaza	2	Commercial	Whitefish St/W Evergreen
Total Vacant Non-Residential Lots		49		

Table 12
 Approximate Number of Vacant Residential Lots in Subdivisions
 Approved in the City of Kalispell between January 1, 2001 and December 31, 2015

Approved	Name	Vacant Lots	Type of Vacant Lots	General Location
2015	Bloomstone Ph 1A West	14	Single Family	Alt Hwy 93/Treeline Rd
2014	Mountain Vista Estates Ph 4A	6	Residential	Mountain Vista Way
2014	Northland Ph 4	11	Residential	Northland Dr/ Four Mile Dr
2014	Glacier Village Greens Ph 22B	6	Residential	E Nicklaus Ave
2009	Ashley Heights	2	Single Family	Sunnyside Dr & Bismark St
2009	Madsen 7th Ave Sub	2	Duplex	7th Ave W
2008/2009	Silverbrook Estates Ph 1 & 1A	214	Single Family	US Hwy 93 N & Church Dr
2009	West View Estates Ph 3	19	Single Family	W Reserve Dr
2008	Aspen Creek Ph 2	19	Single Family	Three Mile Dr
2008	Aspen Creek Ph 2	4	Townhouse	Three Mile Dr
2008	Diamond Ridge Estates	8	Single Family	Three Mile Dr
2008	Glacier Village Greens Ph 22A	4	Townhouse	E Nicklaus Ave
2008	Mountain Vista Estates Ph 3	1	Single Family	Three Mile Dr
2007	Glacier Village Greens Ph 20	6	Single Family	W Nicklaus Ave
2007	Mountain Vista Estates Ph 2	5	Single Family	Three Mile Dr
2007	Mountain Vista Estates Ph 2	4	Townhouse	Three Mile Dr
2007	Northland Ph 3	4	Single Family	Northridge Dr
2007	Spring Creek Estates Ph 1	61	Single Family	Three Mile Dr
2007	Westwood Park	11	Single Family	Corporate Dr
2007	Westwood Park	11	Townhouse	Corporate Dr
2006	Aspen Creek Ph 1	26	Single Family	Three Mile Dr
2006	Aspen Creek Ph 1	12	Townhouse	Three Mile Dr
2006	Blue Heron Estates Ph 3	1	Single Family	Stillwater Rd & Three Mile Dr
2006	Meadow Park Unit No 3	2	Single Family	End of S Woodland Dr
2006	Mountain Vista Estates Ph 1	2	Single Family	Three Mile Dr
2006	Mountain Vista Estates Ph 1	4	Townhouse	Three Mile Dr
2006	Northland Ph 2	6	Single Family	Parkridge Dr
2006	Serenity Lane Addition	3	Townhouse	6th Ave W & S of 11th St
2006	Stillwater Bluffs	5	Single Family	Country Way S
2006	Terrace View Estates	2	Single Family	Whitefish Stage Rd & E California St
2006	Village Heights	1	Multi-family	Whitefish Stage Rd
2006	Village Heights	6	Townhouse	Whitefish Stage Rd
2006	West View Estates Ph 1 & 2	30	Single Family	W Reserve Dr & Stillwater Rd
2005	Empire Estates Ph 4	2	Townhouse	Stillwater Rd & Three Mile Dr

Approved	Name	Vacant Lots	Type of Vacant Lots	General Location
2005	Glacier Village Greens Ph 17	2	Single Family	Palmer Dr
2005	Leisure Heights No 2	14	Single Family	Willow Glen Dr
2005	Muskrat Slough	1	Single Family	Willow Glen Dr
2005	Muskrat Slough	20	Duplex Townhouse	Willow Glen Dr
2005	Northland Ph 1	1	Single Family	Stillwater Rd
2005	Sinopah Sub	2	Single Family	Northwest Ln
2005	Sinopah Sub	6	Townhouse	Northwest Ln
2004	Ashley Meadows	1	Single Family	Denver Ave
2004	Leisure Heights No 1	2	Single Family	Willow Glen Dr & Leisure Dr
2003	Flathead (Glacier) Village Greens Ph 15	2	Single Family	Palmer Dr
2003	Flathead (Glacier) Village Greens Ph 16	2	Single Family	W Nicklaus Ave
2003	Glacier Commons	25	Single Family	Whitefish Stage Rd
2001	The Willows Unit 2	1	Single Family	Willow Glen Dr
Total Vacant Residential Lots		593		

Source: City of Kalispell Planning Department; Existing Land Use Inventory, December 31, 2015

The appendix of this document contains a map showing the vacant lands in the City of Kalispell and in the Annexation Policy area as of December 31, 2015. (Maps 8 and 9)

Annexation Activity

Annexations are generally accomplished through a petition by the property owner or developer representing the property, and are requested for the main purpose of accessing city utilities allowing for higher density residential and commercial development.

The area of the City of Kalispell has more than doubled in land area since 2000. U. S. Census data determined that the area of the City of Kalispell in 1990 was 4.4 square miles and 5.5 square miles in 2000. At the end of 2014, the City of Kalispell encompassed approximately 7,613 acres or 11.9 square miles. This represents a 116% increase in area since 2000, and 170% since 1990. (Figure 13)

During 2015, only 4.14 acres on the north side of West Reserve Drive were annexed into Kalispell. The property is adjacent to Eisinger Honda and had an existing church on it. The building will be converted into a convenience store and gas station and a casino will be constructed.

During the previous year, 60.2 acres were annexed. The most significant was that of the 40 plus acre Flathead County Economic Development Authority (FCEDA) Industrial Rail Park. Located on the east side of Kalispell, the annexation was an important component in implementing Kalispell's "Core Area Plan" which facilitates for the relocation of downtown rail-served businesses and replacement of the rail line with linear green space and pedestrian facilities. The revitalization of the "Core Area" will bring new commercial and residential development to the blighted and/or vacant areas of the downtown. An area consisting of about 18 acres along Highway 93 North was also annexed during 2014. The area was annexed to provide for future single family residential homes.

During 2013, two small annexations added 1.2 acres to the City.

One small annexation in 2012 along Highway 93 North, added 1.35 acres to the city with a clinic as the intended use. Three annexations during 2011 added 20 acres to the city. These were done mainly for the purpose of providing access to city utilities. The largest consisted of 19.77 acres north of Kalispell where the Army National Guard Armory is now located. Four small annexations added 13 acres to the city in 2010 which were also done mainly for the purpose of providing access to city utilities. (Table 13)

Approximately 231 acres were annexed into Kalispell during 2009. The most significant annexation was that of 208 acres south of Kalispell between Highway 93 and the Highway 93 Alternate Route. Plans for this area include mixed residential and commercial use and will require a Planned Unit Development (PUD) agreement as development occurs. A 10 acre parcel on Three Mile Drive was annexed and was planned to accommodate an assisted living facility. No plans have come forth yet to complete this project. Other scattered small annexations occurred as a result of an effort to bring wholly surrounded properties into the city. (Table 13)

In 2008, 570 acres were annexed. Two of the largest included approximately 486 acres between Highway 93 North, West Reserve Drive and Whitefish Stage Road, better known as the Glacier Town Center site. The area is planned for mixed residential and commercial use. Gardner Investments annexed approximately 82 acres east of Highway 93, and south of Lower Valley Road. (Table 13) The development of this property is planned to be commercial or industrial in nature and requires a Planned Unit Development (PUD) agreement as development occurs.

Annexations in 2007 resulted in over 1,100 acres being added to the city. (Table 14) Large annexations of vacant land since 2000 have been done in anticipation that the rapid housing and population growth of the past decade would continue. By the end of 2015, the majority of these areas have yet to be developed.

Figure 13
City of Kalispell Land Area

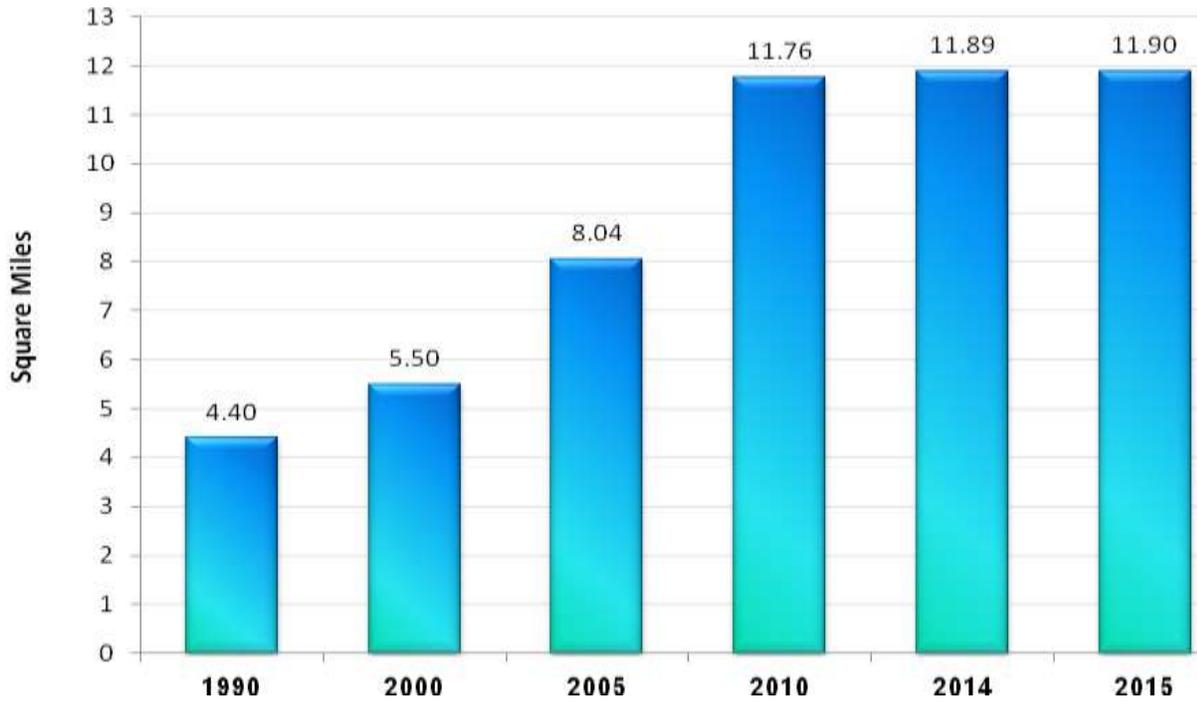


Table 13
City of Kalispell Annexations
2006 – 2015

RES#	DATE	SEC	TWN	RNG	LOCATION	ACRES	PROPOSED LAND USE/ DEVELOPMENT NAME
5708	4/6/2015	30	29	21	W Reserve Dr	4.14	C-Store, Gas Station, Casino
2015 TOTAL ACRES ANNEXED						4.14	
5667	4/7/2014	19	29	21	Hwy 93 N	18.6	Single Family Residential
5669	4/21/2014	8	28	21	Whitefish Stage Flathead Dr	40.7	FCEDA Industrial Rail Park
5674	6/2/2014	20	28	21	Hwy 93 S / 3 rd Ave E	.87	More/Schreiner-connect to utilities
2014 TOTAL ACRES ANNEXED						60.2	
5624	6/3/2013	21	28	21	Leisure Dr	.71	Richter – connect to utilities
5625	6/3/2013	13	28	22	Appleway Dr	.50	Orchard Village
2013 TOTAL ACRES ANNEXED						1.21	

5553	4/16/2012	19	29	21	Hwy 93 N	1.35	Offices/Clinic
2012 TOTAL ACRES ANNEXED						1.35	
5472	5/16/2011	17	28	21	South Woodland Dr	.26	Cardin – connect to utilities
5504	7/5/2011	17	28	21	South Woodland Dr	.26	Cardin – connect to utilities
5532	11/7/2011	19	29	21	Highway 93 N	19.77	National Guard Armory (Public) – connect to utilities
2011	TOTAL ACRES ANNEXED					20.3	
5440	8/16/2010	20	28	22	South Woodland Ave	.37	Everett – connect to utilities
5461	10/4/2010	18	28	21	8 th Ave W	.90	Possible future additional residential units
5462	10/4/2010	13	28	22	Hwy 2 W	2.07	Flathead Beverage (Industrial)
5463	10/4/2010	28	28	21	Hwy 93 S	9.452	Triple W Equipment (Industrial-Business)
2010	TOTAL ACRES ANNEXED					12.8	
5333	1/20/2009	12	28	22	Three Mile Dr	10.2	New Vistas Assisted Living
5335	2/2/2009	29 33	28	21	Hwy 93 S & Cemetery Rd	208	Siderius Commons (Mixed Commercial/Residential)
5363	5/4/2009	29	28	21	Hwy 93 S & Cemetery Rd	2.48	Bertelsen (Commercial)
5373	7/6/2009 10/21/2009				Scattered within city perimeter	10.0	Mixed Use (Wholly surrounded areas)
2009	TOTAL ACRES ANNEXED					230.7	
5253	1/7/2008	18	28	21	7 th Ave W	.47	Single Family & Townhouse (Western Acres Amd L3)
5257	1/22/2008	19	28	21	Hwy 93 N, W Reserve Dr, Whitefish Stage Rd	485.5	Mixed residential & commercial (Glacier Town Center)
5282	5/19/2008	28	28	21	Willow Glen Dr	1.0	Commercial
5285	7/7/2008	8	28	21	Shady Glen Dr / Woodland Park Dr	.24	Existing Single Family
5289	8/18/2008	13	28	22	Meridian Rd	.43	Single Family
5293	10/20/2008	1	28	22	Misc slivers per County audit	.89	Vacant slivers
5326	11/17/2008	28	28	21	Hwy 93 S & Lower Valley Rd	81.6	Gardner's - Mixed Commercial/Industrial (Future PUD)
2008	TOTAL ACRES ANNEXED					570.1	

RES#	DATE	SEC	TWN	RNG	LOCATION	ACRES	PROPOSED LAND USE/ DEVELOPMENT NAME
5175	2/5/2007	13	28	22	Valley View Dr, Foy's Lake Rd	1.85	Single Family (Blue Skies) EXPIRED PLAT
5183	3/5/2007	02	28	22	Stillwater Rd	11.25	Single Family (Fox Trotter Meadows) EXPIRED PLAT
5189	4/2/2007	02	28	22	Three Mile Dr	10.75	Single Family (Cottage Gardens) EXPIRED PLAT
5206	6/4/2007	19	28	21	Merganser Dr	9.08	Single Family & Townhouses (Ashley Park Ph 9)
5208	7/2/2007	19	29	21	Hwy 93 N	80.7	Single Family (Valley Ranch proposed sub)
5211	7/2/2007	24	29	22	Hwy 93 N	181.6	Single Family (Stillwater 180 –proposed sub)
5216	8/6/2007	35	28	22	W Reserve Dr Stillwater Rd	640	Single Family, Townhouses Duplexes & Multi-Family (Starling – proposed sub)
5218	8/6/2007	19	28	21	Sunnyside Dr	11.1	Single Family (Ashley Heights)
5220	8/6/2007	02	28	22	Three Mile Dr	7.6	Single Family (Mountain Vista Ph 4) EXPIRED PLAT
5222	8/6/2007	20	28	21	Hwy 93 S	1.385	Commercial (Fireplace Shop) to connect to utilities
5251	12/3/2007	13	28	22	Foy's Lake Rd	162.33	Single Family, Townhouses Duplexes & Multi-Family (Willow Creek Proposed Sub)
2007	TOTAL ACRES ANNEXED					1,117.6	

RES#	DATE	SEC	TWN	RNG	LOCATION	ACRES	PROPOSED LAND USE/ DEVELOPMENT NAME
5087	2/6/2006	32	29	21	W Evergreen Dr Whitefish Stage Rd	2.54	Single Family Res Existing homes – connect to utilities)
5088	2/6/2006	17	28	21	Woodland Ave	1.0	Single Family Res Existing homes – connect to utilities)
5089	2/6/2006	32	29	21	Whitefish Stage Rd	.55	Residential & Offices Existing home – connect to utilities)
5090	2/6/2006	29	28	21	Hwy 93 S/ Cemetery Rd Willow Glen Dr	.95	Commercial (Town Pump) (Existing Gas Station, Store & Casino)
5096	3/6/2006	20	28	21	Willow Glen Dr Kelly Rd	3.39	Single Family & Townhouses (future development)
5122	6/19/2006	30	29	21	Hwy 93 N Reserve Dr	15.4	Commercial (Eisinger Motors)
5124	7/3/2006	12	28	22	Three Mile Dr	12.8	Single Family & Townhouses (Diamond Ridge Estates)
5152	9/5/2006	12	28	22	Hwy 2 W Hathaway Ln	8.7	Single Family & Townhouses (Autumn Creek Sub) EXPIRED PLAT
5144	9/5/2006	01	28	22	Four Mile Dr	14.65	Condominiums (The Meadows PUD)
5155	10/16/2006	17	28	21	Fifth Ave E	.33	Multi-Family (add units)
5157	11/6/2006	19	28	21	Sunnyside Dr Denver Ave	4.07	Shelter & Single Family (Minor Sub 117)
5167	12/4/2006	25	29	22	Stillwater Rd	57.3	Single Family & Townhouses (Westview Estates Sub)
5168	12/4/2006	13	29	22	Hwy 93 N, Church Dr	325.13	Single Family & Townhouses Commercial (Silverbrook Estates)
2006	TOTAL ACRES ANNEXED					446.8	

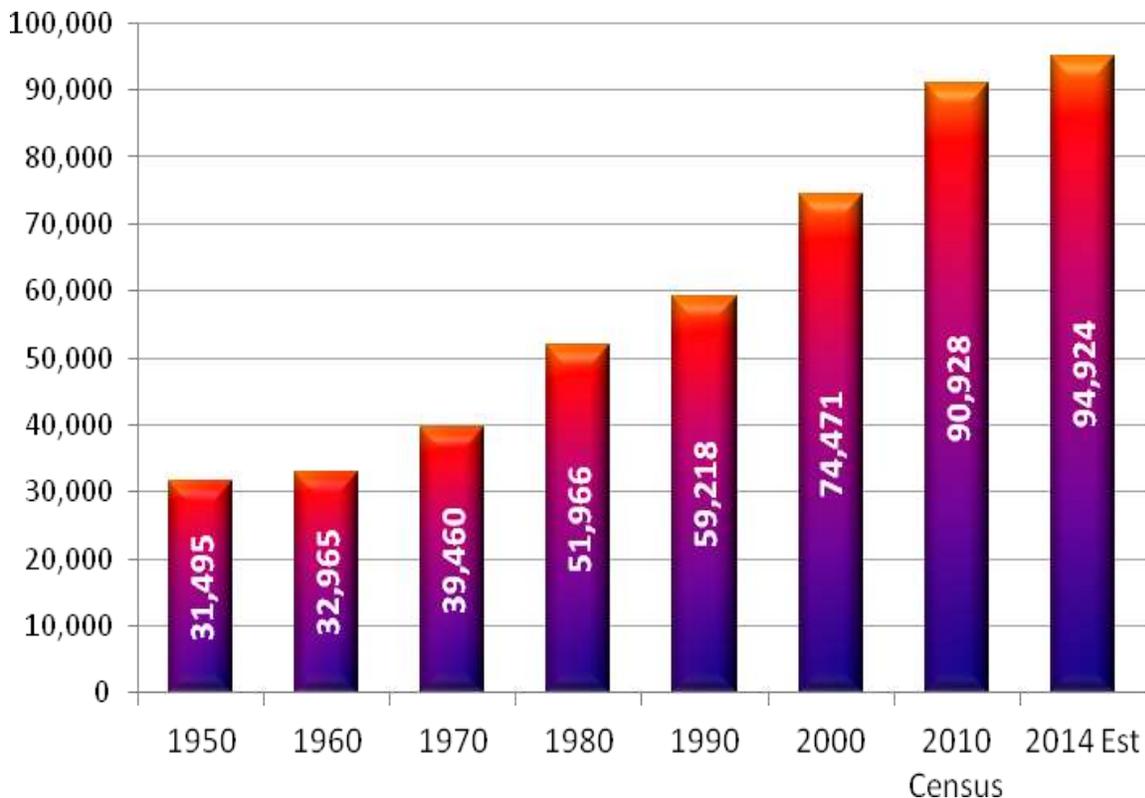
Source: City of Kalispell Planning Department; December 31, 2015

FLATHEAD COUNTY OVERVIEW

According to July 1, 2014 Census estimates, Flathead County is the fourth most populated county in Montana, with an estimated population of 94,924. Flathead County has gained 3,996 people or 4.4 percent since the 2010 Census. During the previous decade, Flathead County grew by over 22 percent gaining 16,421 people. Flathead County currently accounts for 9.3 percent of Montana's total population of 1,023,579.

Of 56 counties, 21 counties have a population of 10,000 or greater. Of these, Flathead County was the second fastest growing between 2000 and 2010 in percentage, and third in numerical increase. (Figure 15 and 16) Flathead County is fifth in percentage growth since 2010, but had the 3rd highest numerical increase in population. (Figure 17 and 18) Three of these most populated counties lost population since 2010. Sixteen (16) counties have lost population since 2010. The Baaken oil exploration in Eastern Montana and Western North Dakota has brought brought people to many counties that were previously losing population. Flathead County has absorbed about 16.8 percent of the population increase of the entire state of Montana since 2000.

Figure 14
Flathead County Population Estimates
July 1, 2014



Source: U.S. Census Bureau, 1950- 2010 Decennial Census and July 1, 2014 Census Estimates

Figure 15
 Percent Population Change, 2000 - 2010
 In Montana Counties with a 2010 Population of 10,000 or Greater

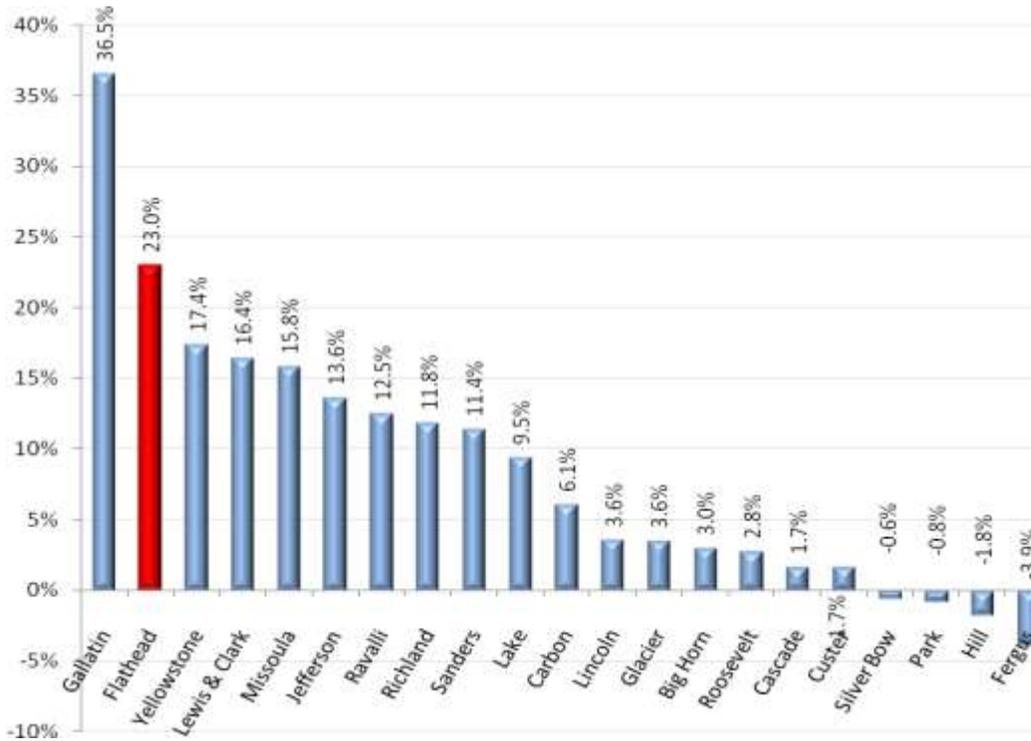


Figure 16
 Numerical Population Change, 2000 - 2010
 In Montana Counties with a 2010 Population of 10,000 or Greater

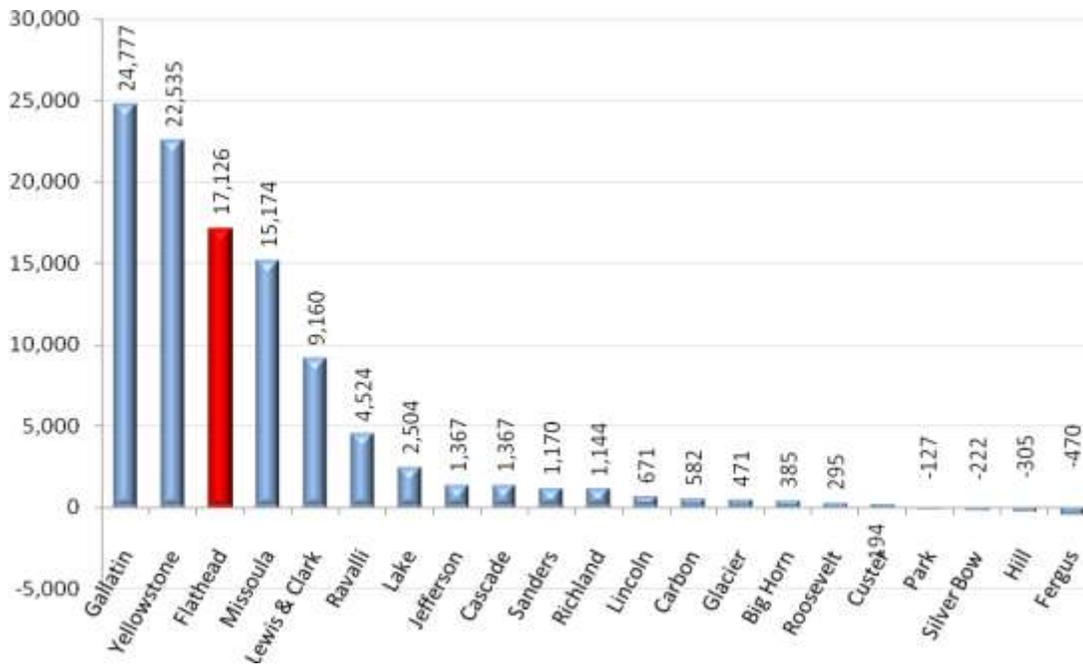


Figure 17
 Percent Population Change, 2010 - 2014
 In Montana Counties with a 2014 Population of 10,000 or Greater

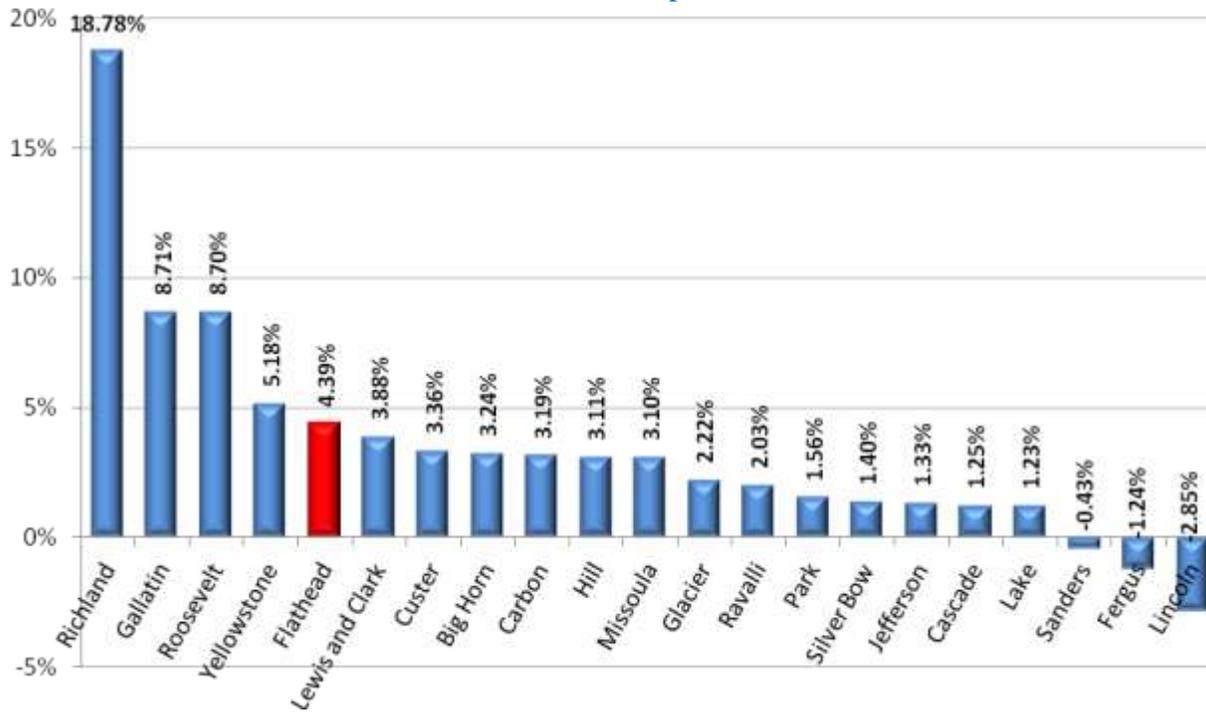
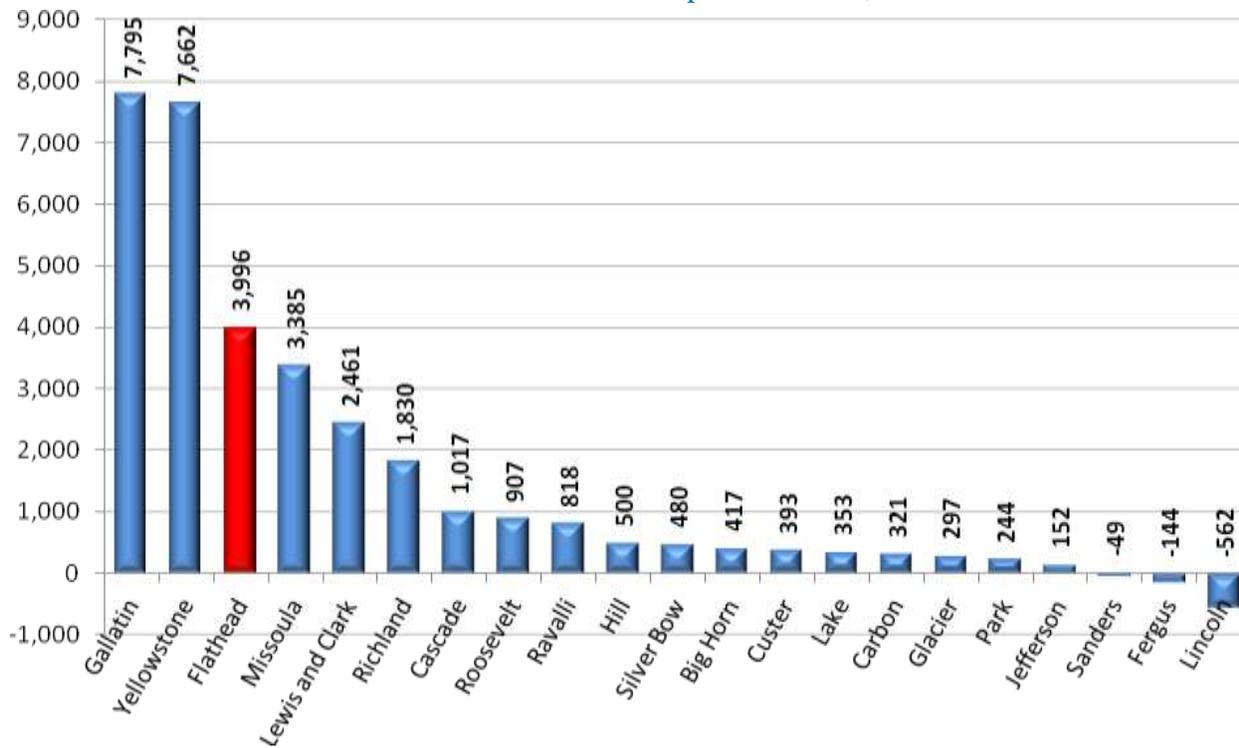


Figure 18
 Numerical Population Change, 2010 - 2014
 In Montana Counties with a 2014 Population of 10,000 or Greater



Source: U.S. Census Bureau, 2000 and 2010 Decennial Census and July 1, 2014 Census Estimates

Incorporated vs. Unincorporated Population

The three incorporated areas in Flathead County have experienced substantial population increases over the last two decades as the cities of Kalispell, Whitefish and Columbia Falls expanded their boundaries for both residential and commercial development. Development projects that are planned within a reasonable distance of incorporated areas, often request to be annexed into the city to receive water and sewer service, allowing for higher density development. 35.1 percent of the population of Flathead County reside within the three cities of Kalispell, Whitefish and Columbia Falls, compared to 30.7 percent in 2000 and 32.4 percent in 1990. Kalispell absorbed 34.7 percent of the population increase countywide between 2000 and 2010. (Table 14) July 2014 estimates indicate that Kalispell has absorbed 39.8 percent of the County's population increase since the 2010 Census.

During the 1960's, there were almost an equal number of people living in the cities as there were living in the rural areas of the Flathead County. While the majority of those now living in Flathead County reside outside of incorporated areas, there has been a notable increase in those who are choosing to reside in the cities. (Figure 19) Several factors may be contributing to this trend. The escalating price of real estate over the past few years may push some of the population into cities as rural large tract development becomes increasingly unaffordable. An aging population, rising fuel costs and longer commutes may also contribute to the increasing urban growth rates.

Table 14
Flathead County Rural vs. Urban Population Trends 1990-2014

	July 1, 2014 Estimates	% of total	2010 Census	% of Total	2000 Census	% of Total	1990 Census
Kalispell	21,518	22.7	19,927	21.9	14,223	19.1	11,917
Whitefish	6,864	7.2	6,357	7	5,032	6.6	4,368
Columbia Falls	4,922	5.2	4,688	5.2	3,645	4.9	2,921
Total Urban Population	33,304	35.1	30,972	34	22,900	30.7	19,206
Total Rural Population	61,620	64.9	59,956	66	51,571	69.3	40,012
Total Flathead County	94,924	100	89,624	100	74,471	100	59,218
Kalispell - Numerical increase = 1,591 (2010-2014); 5,704 (2000-2010); 8,010 (1990-2010); 39.8% of countywide increase (2010-2014); 34.7% (2000-2010) and 25.3% (1990-2010)							
Whitefish - Numerical increase = 507 (2010-2014); 1,325 (2000-2010); and 1,989 (1990-2010); 12.7% of countywide increase (2010-2014); 8.1% (2000-2010) and 6.3% (1990-2010)							
Columbia Falls - Numerical increase = 234 (2010-2014); 1,043 (2000-2010); and 1,767 (1990-2010); 5.9% of countywide increase (2010-2014); 6.3% (2000-2010) and 5.6% (1990-2010)							
Total Urban Numerical increase = 2,332 (2010-2014); 8,072 (2000-2010); and 11,766 (1990-2010); 58.4% of countywide increase (2010 – 2014); 49.0% (2000-2010) and 37.1% (1990-2010)							
Total Rural - Numerical increase = 1,664 (2010-2014); 8,385 (2000-2010); and 19,944 (1990-2010); 41.6% of countywide increase (2010 – 2014); 51.0% (2000-2010) and 62.9% (1990-2010)							
Total Flathead County - Numerical increase = 3,996 (2010 – 2014); 16,457 (2000-2010); and 31,710 (1990-2010)							

Source: U.S. Census Bureau, Decennial Census 1990, 2000, 2010, and 2014 Estimates

Figure 20 depicts the the changing trend of where people choose to live in Flathead County. Again, in 1960, there was almost an even number of people living in the cities as were living outside of the cities. During the 40 years that followed, the rural lifestyle was much more desirable. However, since 2000, that trend appears to be changing with almost an equal number of people having moved to the cities as into the rural areas of the county. (Figure 19)

Figure 19
Flathead County Population
Incorporated vs Unincorporated

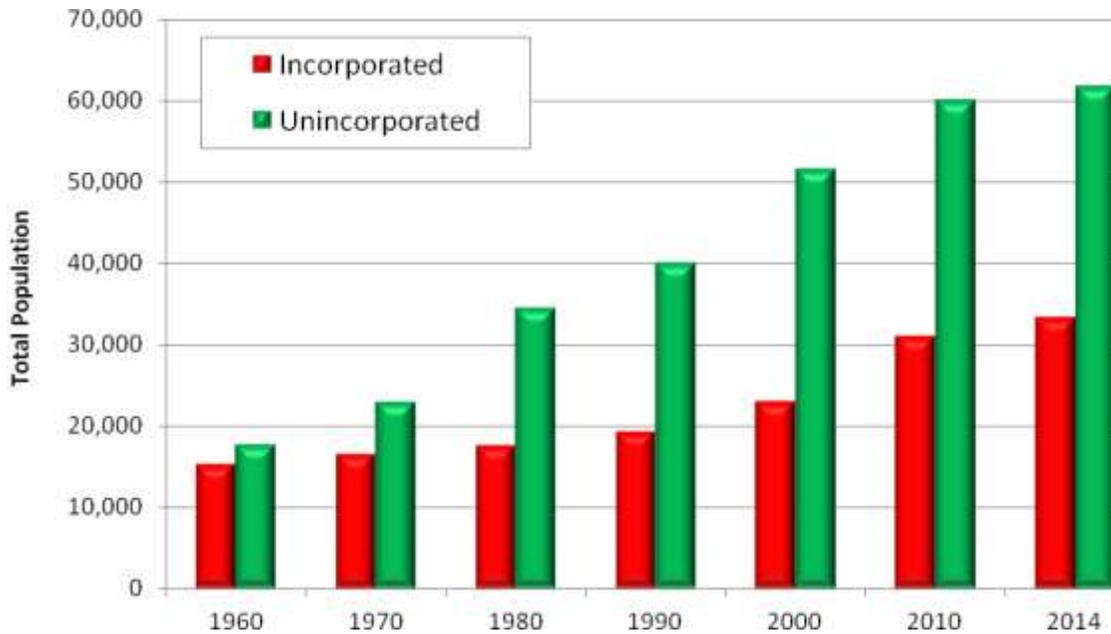
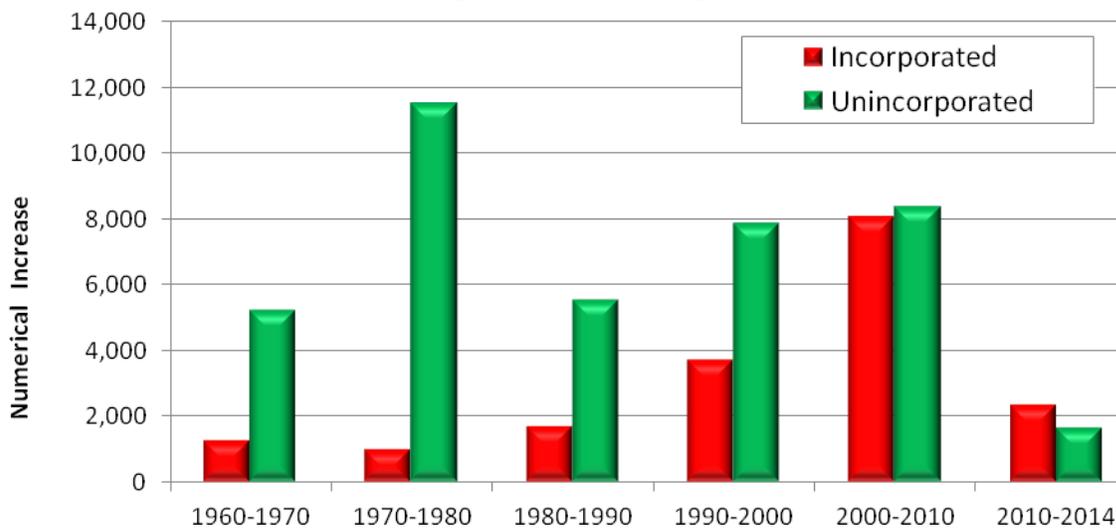


Figure 20
Flathead County Numerical Increase, 1960-2014
Incorporated vs Unincorporated



Source: U.S. Census Bureau, Decennial Census 1960- 2010, 2014 Census estimates

Flathead County Housing Market

Many factors caused considerable softening of the housing market nationwide beginning in 2008. The National Association of Realtors stresses that markets are very local. The Flathead area enjoyed several years of a new housing and commercial construction boom, which created jobs in most sectors of the local economy. When the recession hit in 2008, in Flathead County, many jobs were lost in the construction, timber, and several other sectors. The housing and real estate market dynamically changed both locally and nationally. Beginning in 2012, the local market began to stabilize and has been slowly improving each year since and through 2015.

The cost of purchasing a home in Flathead County rapidly increased during the 1990's thru 2007. The most significant increases in price and number of sales were between 2003 and 2007. However, the number of sales and the median sale price of homes began dropping in 2008 and continued to drop through 2011. Home foreclosures also began to increase in 2008 and continued to rise through 2011, far surpassing foreclosure rates nationally or statewide. A high inventory of homes available for sale, either through foreclosures or short sales, brought prices down and as inventory decreased, sales began to pick up. By mid 2012, foreclosures in Flathead County had started to come down, and by the end of the year, the foreclosure rate was comparable to that of the entire United States, but was still much higher than statewide. In early 2013 Flathead County foreclosure rates dropped significantly below the national level, but remained above the state level, as has been the case throughout 2014 and 2015.

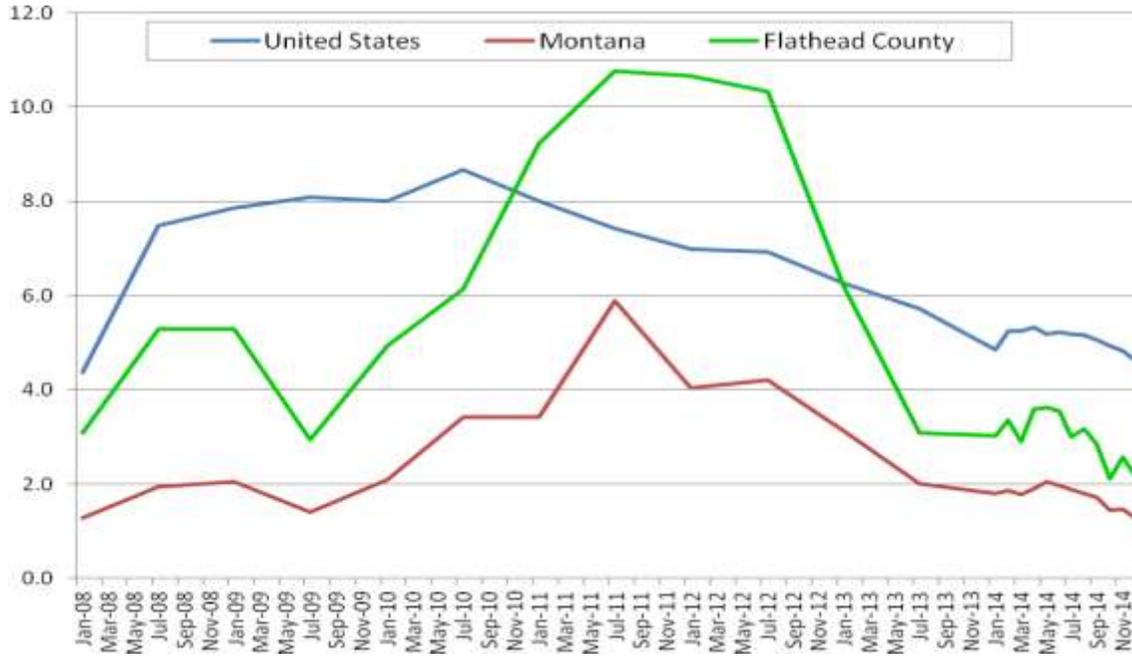
Jim Kelley of Kelley Appraisal in Kalispell collects data regarding sales, home prices, foreclosures and other information regarding real estate market trends in Flathead County and selected communities. Jim Kelley's data is the most accurate and up-to-date information available for the local real estate market. The numbers provided include all types of housing and represent the entire Flathead County market area, including the cities of Kalispell, Whitefish, Columbia Falls, Bigfork and Lakeside and their surrounding market areas.

In late 2015, Kelley Appraisal stopped sending out a monthly summary of the Flathead area housing market to those that had been receiving it, and replaced the monthly summary with a weekly column on market trends in the Flathead Beacon. The articles can be found online at <http://flatheadbeacon.com>. Jim will continue to complete his annual comprehensive report which usually becomes available in January of each year. The latest annual market trends report can be found at his website at: <http://www.kelleyappraisal.net/>

The following information was provided by Jim Kelley of Kelley Appraisal and is only up to date through 2014. It will remain in this report and may be updated as the 2015 information becomes available.

Figure 21 (to be updated February 2016)

Home Foreclosures
(includes Preforclosures, Sheriffs Sales and Foreclosures)



Source: Kelley Appraisal, Foreclosure.com; February, 2016

The following figures and tables show trends for home sales in the Flathead area, but *do not* reflect sales of real estate without homes.

Figure 22
Flathead County Home Sales
1984 through 2015

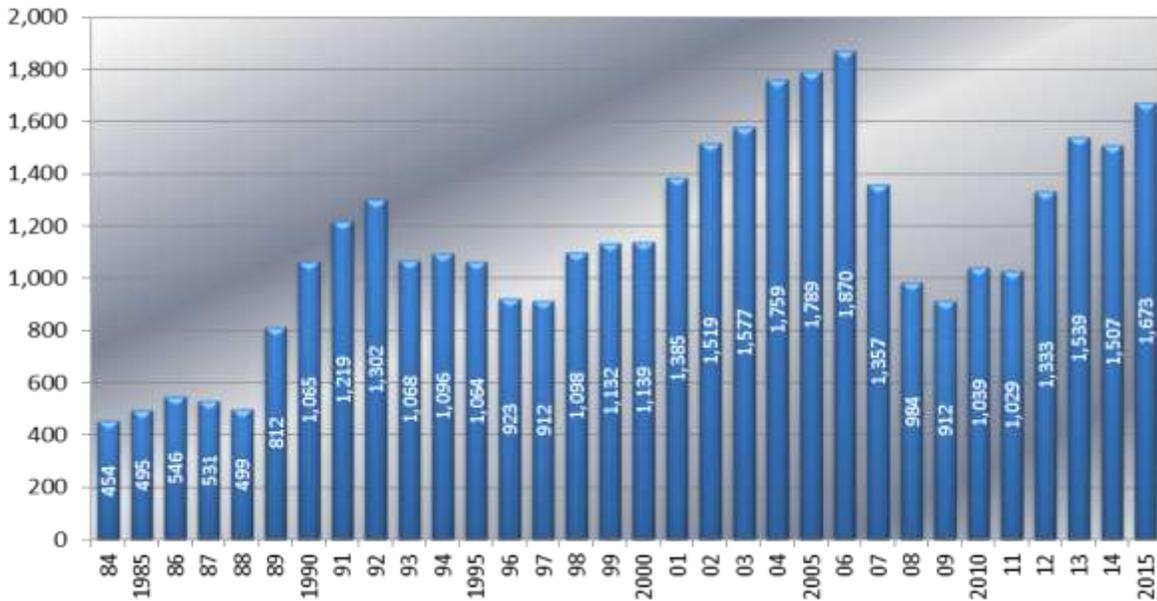
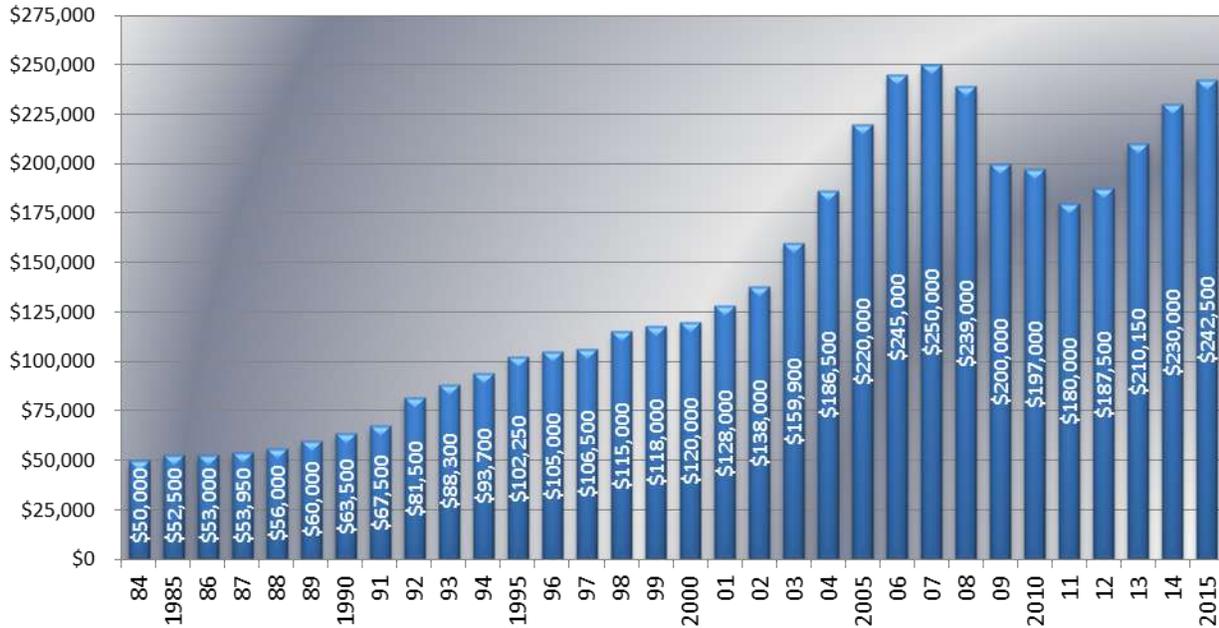


Figure 23
Flathead County Home Sales, Median Sales Price
1984 through 2015



Source: Kelley Appraisal, January, 2016

Table 15
Flathead County Home Sales
1984 through 2015

Year	# of sales	% change over previous year	Average Price	% change over previous year	Median Price	% change over previous year
83			\$51,185		\$47,500	
84	454		\$54,657	+6.8	\$50,000	+5.3
1985	495	+9.0	\$59,181	+8.3	\$52,500	+5.0
86	546	+10.3	\$58,298	-1.5	\$53,000	+1.0
87	531	-2.7	\$60,044	+3.0	\$53,950	+1.8
88	499	-6.0	\$64,260	+7.0	\$56,000	+3.8
89	812	+62.7	\$72,319	+12.5	\$60,000	+7.1
1990	1,065	+31.2	\$78,285	+8.2	\$63,500	+5.8
91	1,219	+14.5	\$87,950	+12.3	\$67,500	+6.3
92	1,302	-6.8	\$110,896	+26.1	\$81,500	+20.7
93	1,068	-18.0	\$112,823	+1.7	\$88,300	+8.3
94	1,096	-2.6	\$121,790	+7.9	\$93,700	+6.1
1995	1,064	-3.0	\$137,716	+13.1	\$102,250	+9.1
96	923	-13.3	\$133,520	-3.0	\$105,000	+2.7

Year	# of sales	% change over previous year	Average Price	% change over previous year	Median Price	% change over previous year
97	912	-1.2	\$136,827	+2.5	\$106,500	+1.4
98	1,098	+20.4	\$147,195	+7.6	\$115,000	+8.0
99	1,132	+3.1	\$150,780	+2.4	\$118,000	+2.6
2000	1,139	+0.6	\$169,538	+12.4	\$120,000	+1.7
01	1,385	+21.6	\$168,974	-0.3	\$128,000	+6.7
02	1,519	+9.7	\$184,054	+8.9	\$138,000	+7.8
03	1,577	+3.8	\$225,547	+22.5	\$159,900	+15.9
04	1,759	+11.5	\$278,201	+23.3	\$186,500	+16.6
2005	1,789	+1.7	\$309,299	+11.2	\$220,000	+18.0
06	1,870	+4.5	\$356,683	+15.3	\$245,000	+11.4
07	1,357	-27.4%	\$361,798	+1.4%	\$250,000	+2.0
08	984	-28.5%	\$327,882	-4.4%	\$239,000	-9.4%
09	912	-7.3%	\$277,622	-15.3%	\$200,000	-16.3%
2010	1,039	+13.9%	\$271,890	-2.1%	\$197,000	-1.5%
2011	1,029	-1.0%	\$251,824	-7.4%	\$180,000	-8.6%
2012	1,333	+29.5%	\$267,850	+6.4%	\$188,000	+4.4%
2013	1,539	+15.5%	\$286,230	+6.9%	\$210,150	+11.8%
2014	1,507	-2.1%	\$295,780	+3.3%	\$230,000	+9.4%
2015	1,673	+11.2%	\$313,106	+5.8%	\$242,500	+5.4%

Source:Kelley Appraisal; January, 2016

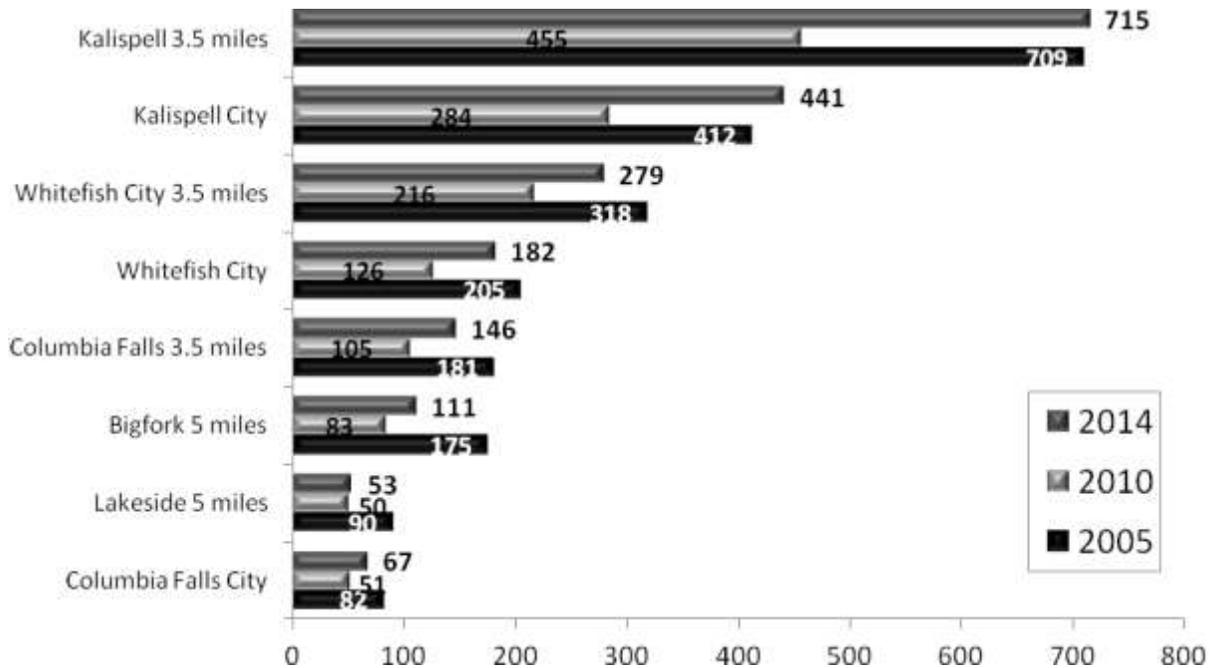
Table 16 (to be updated February 2016)
Selected Flathead County Communities Home Sales
2005 – 2015

	2005		2006		2007	
	# of homes sold	Median Price \$	# of homes sold	Median Price \$	# of homes sold	Median Price \$
Kalispell City	412	167,250	311	180,000	355	190,000
Kalispell + 3.5 miles	709	180,000	770	203,000	583	207,000
Whitefish City	205	268,100	169	290,000	171	322,000
Whitefish + 3.5 miles	318	302,500	273	320,000	278	335,000
Columbia Falls	82	170,250	58	160,000	73	183,000
Columbia Falls + 3.5 miles	181	199,000	212	196,750	151	211,500
Bigfork + 5 miles	175	288,000	111	429,000	96	370,937
Lakeside + 5 miles	90	258,250	108	394,750	58	405,000
Total all Flathead County	1,789	220,000	1,870	245,000	1,357	250,000
	2008		2009		2010	
Kalispell City	275	188,500	268	173,000	284	156,000
Kalispell + 3.5 miles	444	199,450	416	185,000	455	169,000
Whitefish City	115	315,000	105	250,000	126	223,750
Whitefish + 3.5 miles	182	305,000	157	256,825	216	226,000
Columbia Falls	58	189,500	56	161,500	51	142,900
Columbia Falls + 3.5 miles	115	202,000	118	179,000	105	170,000
Bigfork + 5 miles	78	305,000	67	315,000	83	336,000
Lakeside + 5 miles	42	294,950	43	305,000	50	238,450
Total all Flathead County	984	239,000	912	200,000	1,037	197,500

	2011		2012		2013		2014	
	# of homes sold	Median Price \$	# of homes sold	Median Price \$	# of homes sold	Median Price \$	# of homes sold	Median Price \$
Kalispell City	254	\$145,050	320	\$143,300	385	\$167,000	441	\$177,500
Kalispell + 3.5 miles	442	\$158,250	558	\$160,000	659	\$177,900	415	\$192,000
Whitefish City	129	\$240,000	163	\$226,500	198	\$245,000	182	\$287,500
Whitefish + 3.5 miles	218	\$246,550	256	\$245,000	330	\$264,500	279	\$285,000
Columbia Falls	54	\$100,000	61	\$132,000	61	\$153,000	67	\$175,600
Columbia Falls + 3.5 miles	101	\$142,900	139	\$162,000	128	\$182,000	146	\$213,375
Bigfork + 5 miles	72	\$247,300	127	\$238,840	129	\$246,000	111	\$291,555
Lakeside + 5 miles	48	\$243,500	69	\$220,000	74	\$260,000	53	\$295,000
Total all Flathead County	1,029	\$180,000	1,333	\$188,000	1,538	\$210,150	1,507	\$230,000

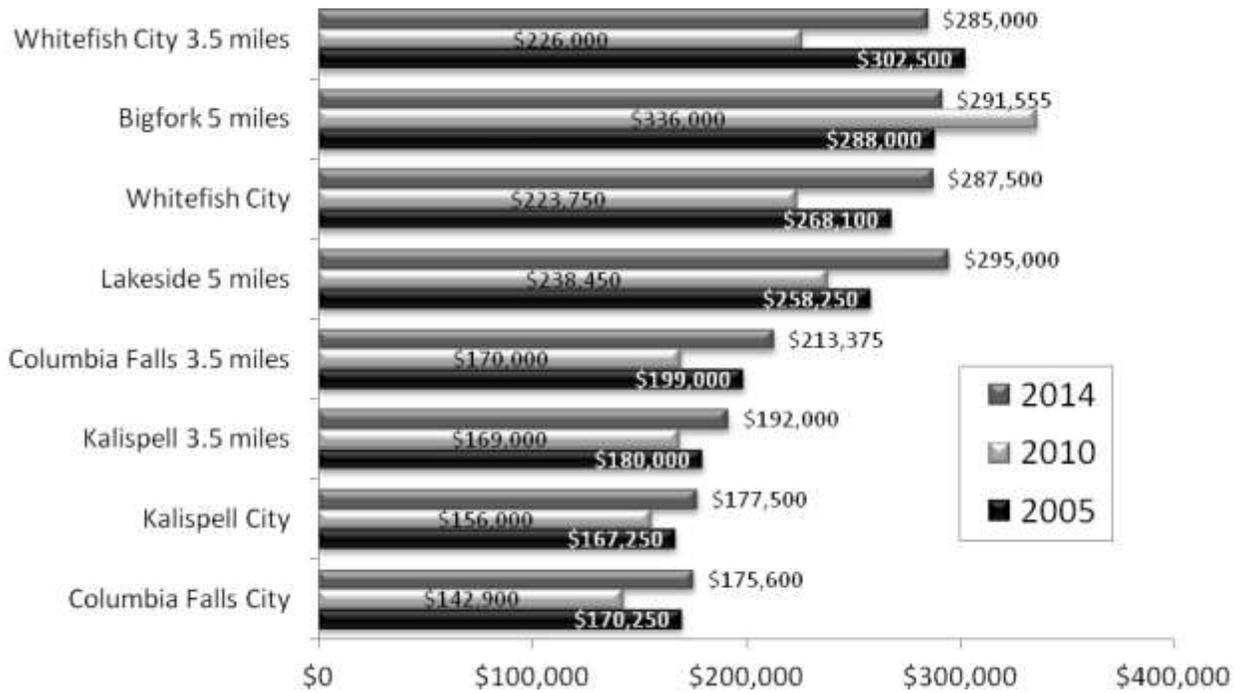
Source: Jim Kelley, Kelley Appraisal; February 2016

Figure 24
Home Sales in Selected Flathead County Communities (to be updated February 2016)
2005, 2010 and 2015



Source: Jim Kelley, Kelley Appraisal; February 2016

Figure 25 (to be updated February 2016)
 Median Home Price in Selected Flathead County Communities
 2005, 2010 and 2015



Source: Jim Kelley, Kelley Appraisal; February 2016

Figure 26 (to be updated February 2016)
 Homes Sold and New Housing Starts in Flathead
 1989-2015



Source: City of Kalispell Building Permits; Flathead County Septic Permits, Source: Jim Kelley, Kelley Appraisal; February 2016

DATA LIMITATIONS

The information in this report has been collected from various sources. Building permits were used to calculate residential construction. The data is believed to be reliable but all data is subject to limitations. Subdivision information was obtained from applications that are reviewed by the City of Kalispell Planning Department, the Planning Board and the Kalispell City Council. Annexation information was obtained by mapping annexation resolutions as they occur.

New housing information in this report is not related to Census information. More information regarding population, economics and housing can be obtained from the Montana Census and Economic Center at: <http://ceic.mt.gov/>. The Census and Economic Information Center is a comprehensive site containing current and historical census data, as well as business, economic and other demographic data for the State of Montana. In addition, the U.S. Census Bureau is the repository for all 2010 Census and Demographic data. The Census Bureau Factfinder2 webpage is a searchable site that provides both the 2010 Decennial Census and the American Community Survey data for most geographies. The website is <http://factfinder2.census.gov/>.

Questions and comments regarding this report should be directed to:

City of Kalispell Planning Office
201 1st Avenue East
Kalispell, MT 59901
Phone (406) 758-7940

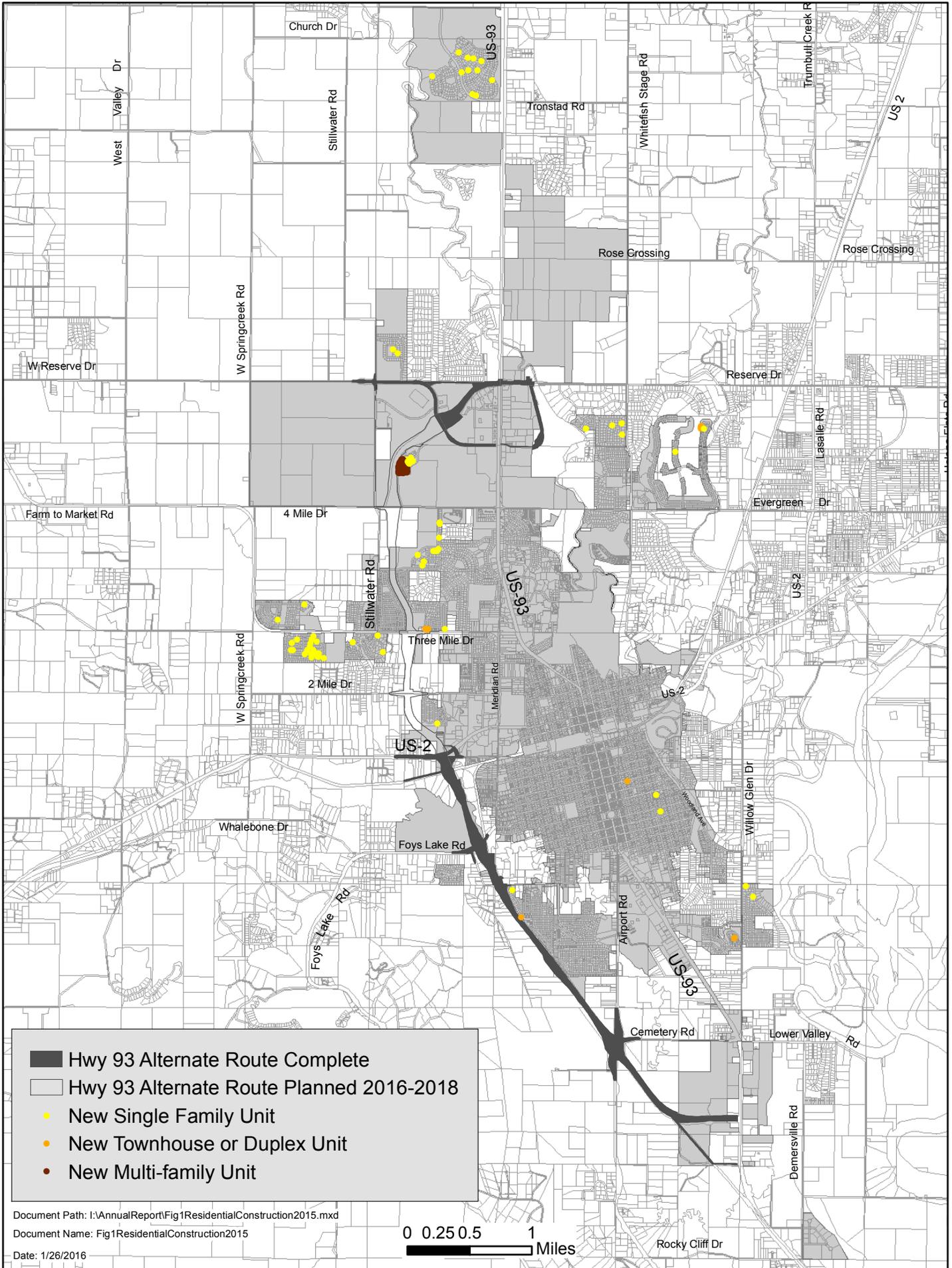
Additional information can be obtained at the City of Kalispell Planning Department and the Kalispell Building and Public Works Departments. Information regarding activity outside of the City of Kalispell can be obtained from the Flathead County Planning and Zoning Office and the Flathead City-County Health/Sanitation Department. Information for the cities of Whitefish and Columbia Falls can be obtained by contacting that city's Building Department.

A hard copy of this report is available for purchase at the City of Kalispell Planning Department or can be viewed or downloaded online at <http://www.kalispell.com/planning>.

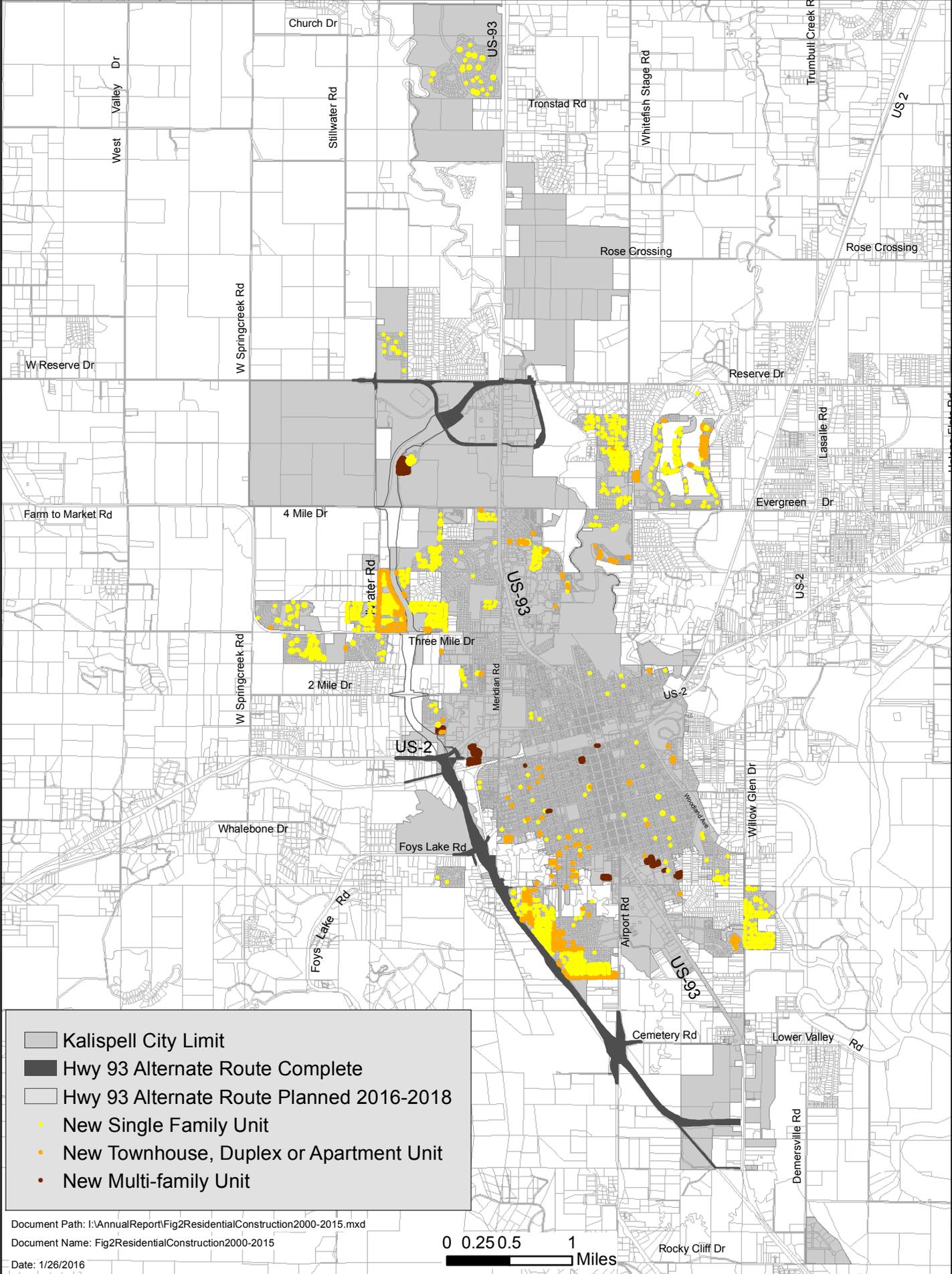
APPENDIX - Maps

Map 1	City of Kalispell, New Residential Construction, 2015
Map 2	City of Kalispell, New Residential Construction, 2000 through 2015
Map 3	City of Kalispell, Significant New Commercial, Industrial Office or Public Construction, 2000 through 2015
Map 4	City of Kalispell Subdivision Activity, 2015 (includes pending subdivisions)
Map 5	City of Kalispell Subdivision Activity, 2000 -2015
Map 6	City of Kalispell Annexations, 2015
Map 7	City of Kalispell Annexations, 2000-2015
Map 8	Vacant Lots & Parcels within the Perimeter of the City of Kalispell, December 31, 2015
Map 9	Vacant Lots & Parcels in the Kalispell Annexation Policy Area, December 31, 2015 (does not include the City of Kalispell)

Map 1. City of Kalispell, New Residential Construction - 2015



Map 2. City of Kalispell, New Residential Construction - 2000 through 2015

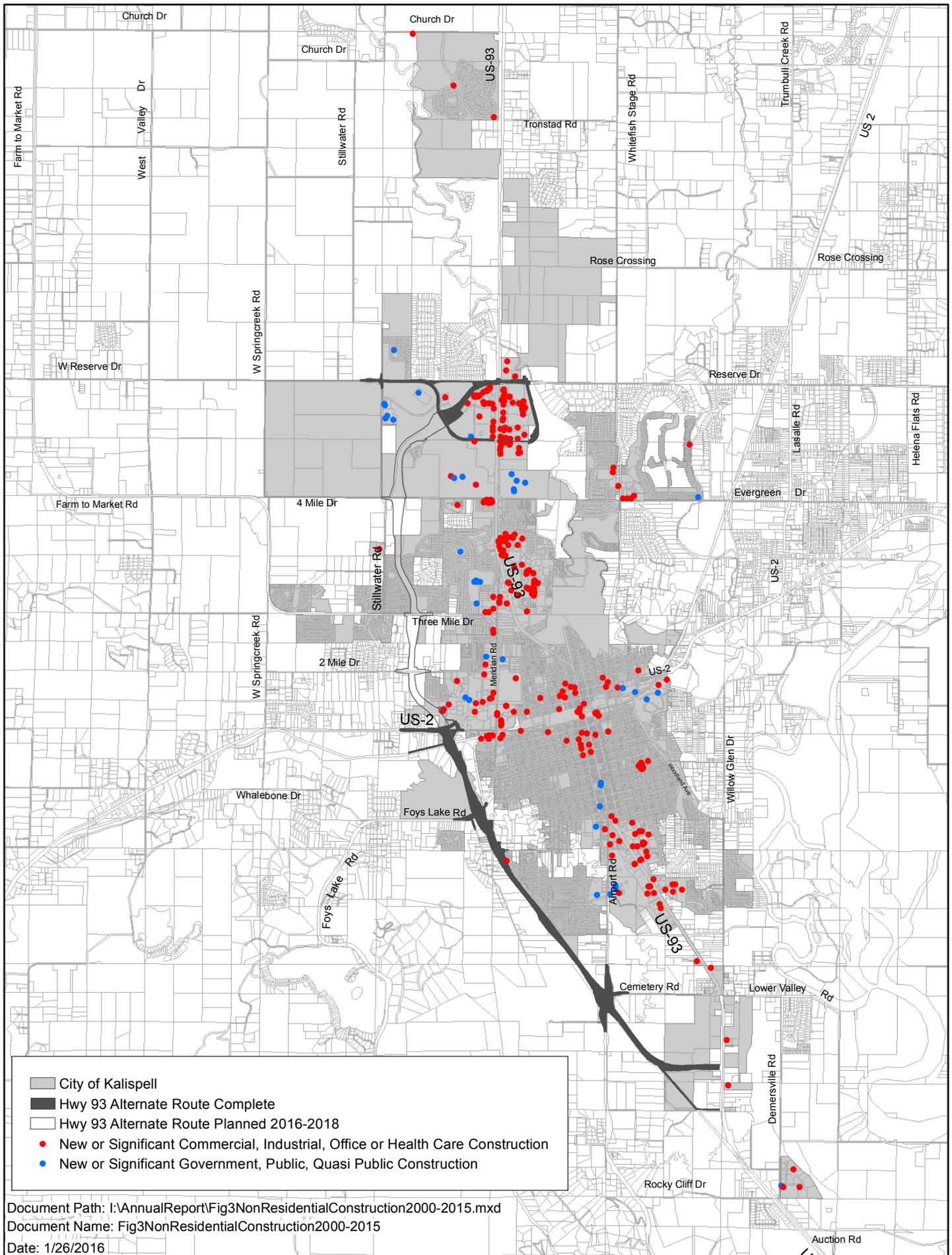


- Kalispell City Limit
- Hwy 93 Alternate Route Complete
- Hwy 93 Alternate Route Planned 2016-2018
- New Single Family Unit
- New Townhouse, Duplex or Apartment Unit
- New Multi-family Unit

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 Date: 1/26/2016

0 0.25 0.5 1 Miles

Map 3. City of Kalispell, New or Significant Non-Residential Construction - 2000-2015

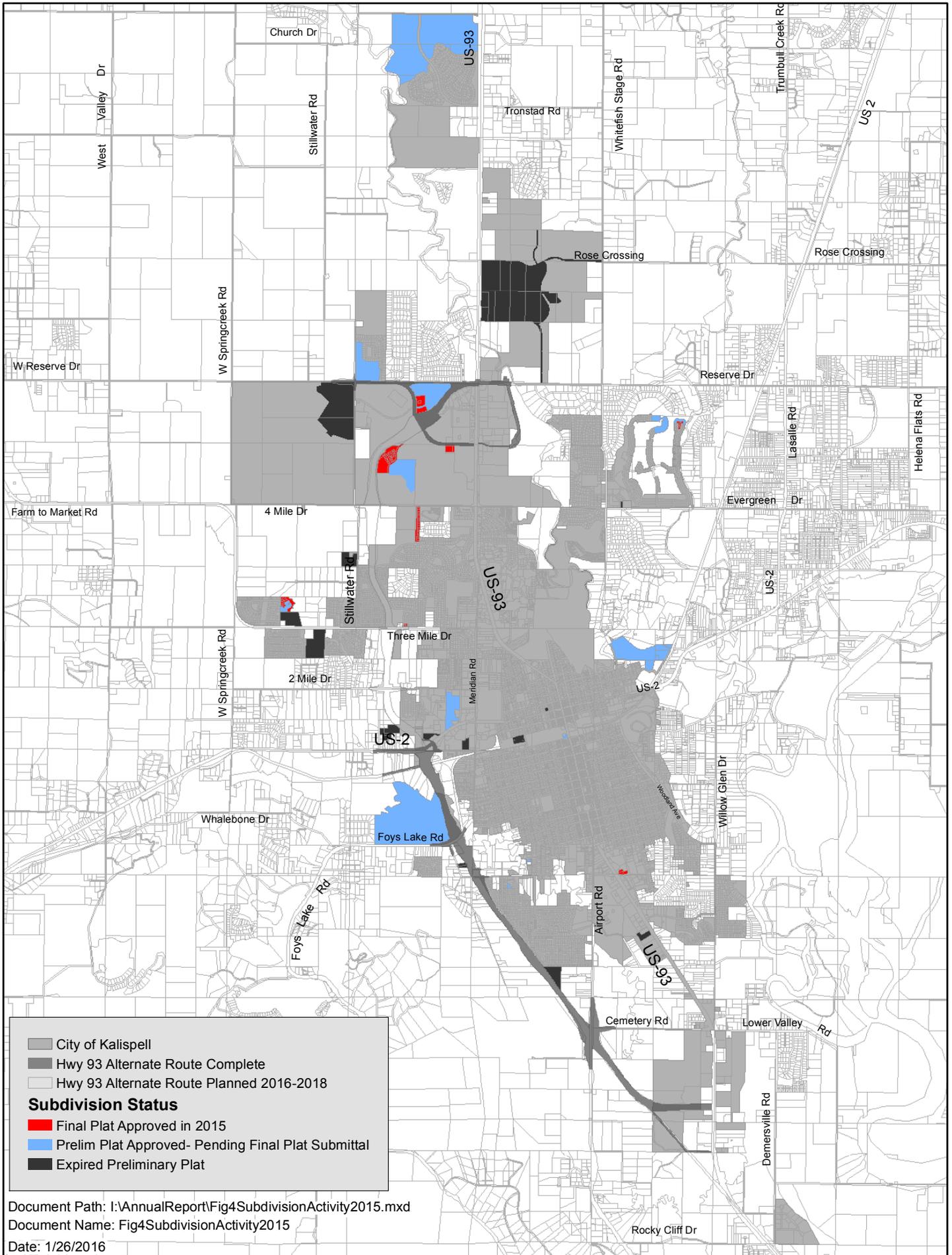


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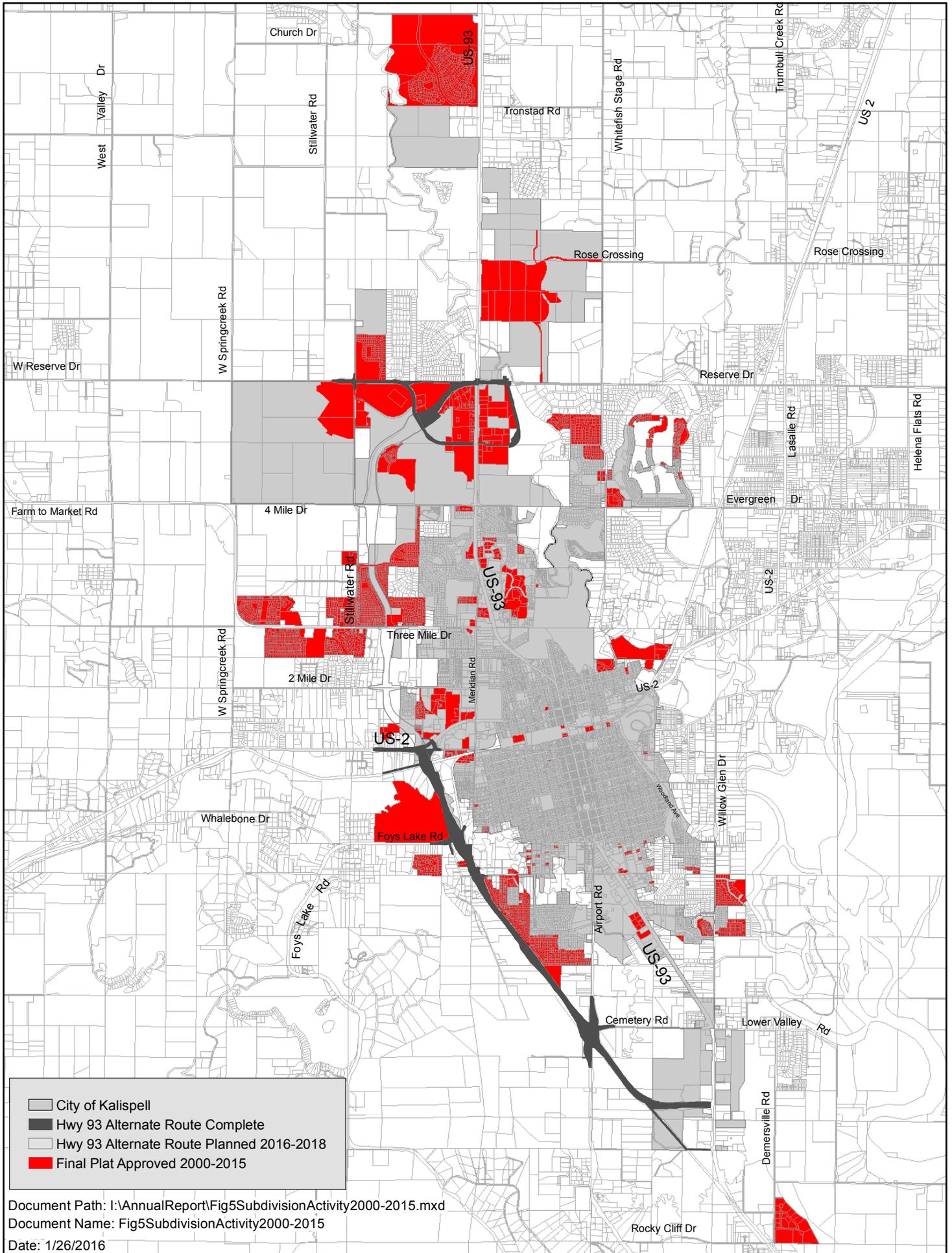
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Date: 1/26/2016

Map 4. City of Kalispell, Subdivision Activity - 2015



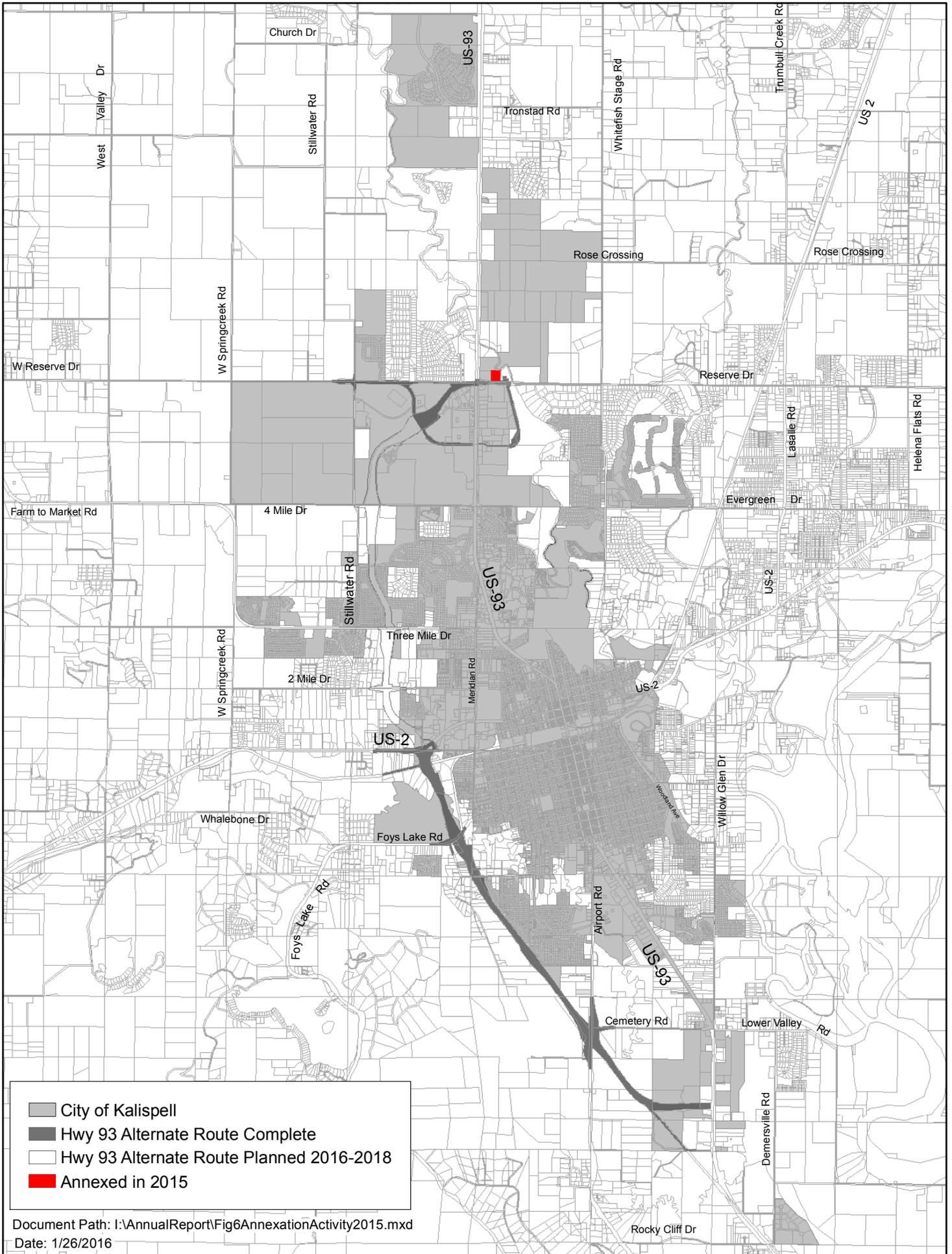
Map 5. City of Kalispell, Subdivision Activity 2000 - 2015



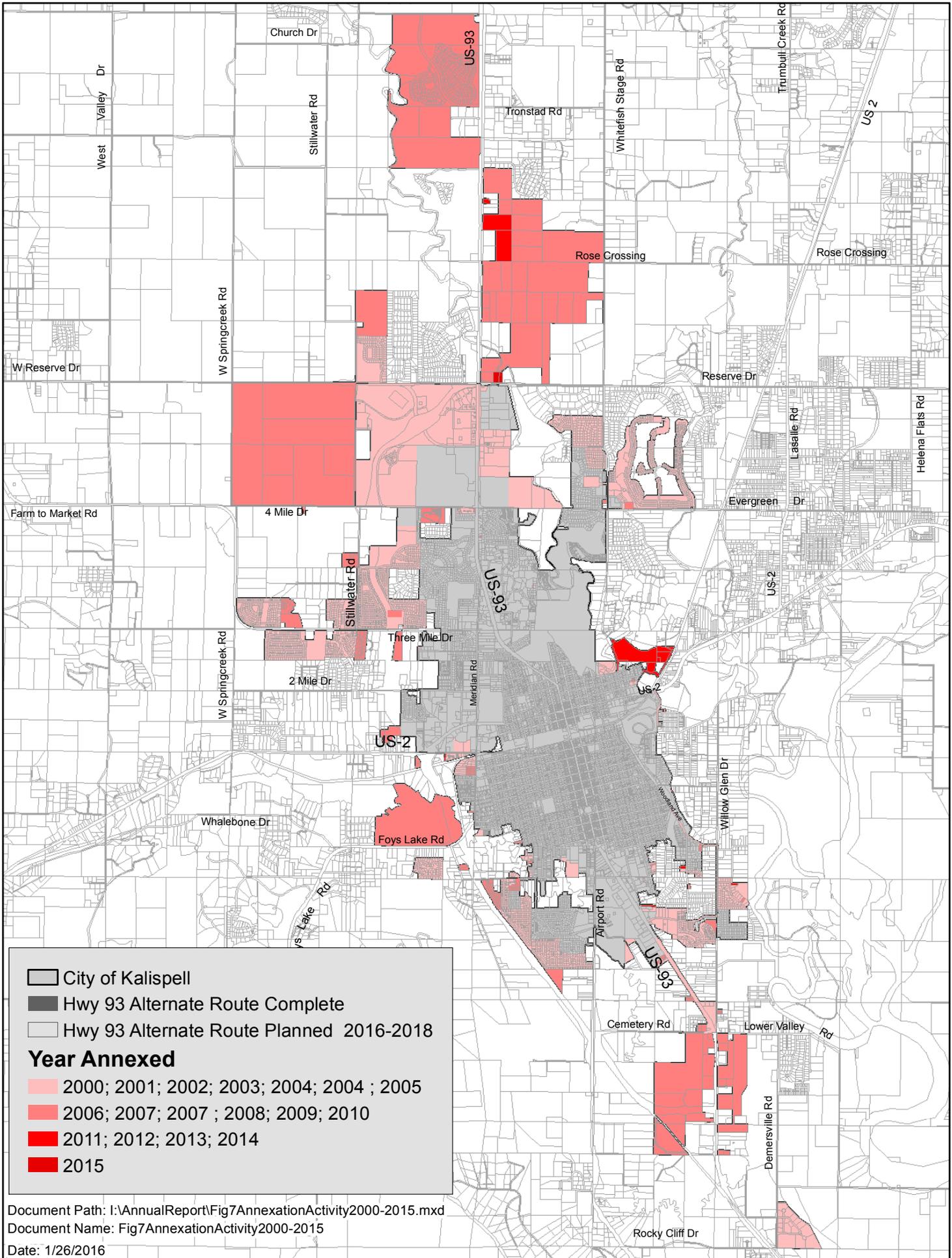
- City of Kalispell
- Hwy 93 Alternate Route Complete
- Hwy 93 Alternate Route Planned 2016-2018
- Final Plat Approved 2000-2015

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Document Name: Fig5SubdivisionActivity2000-2015
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Map 6. City of Kalispell, Annexation Activity - 2015



Map 7. City of Kalispell, Annexation Activity, 2000 - 2015

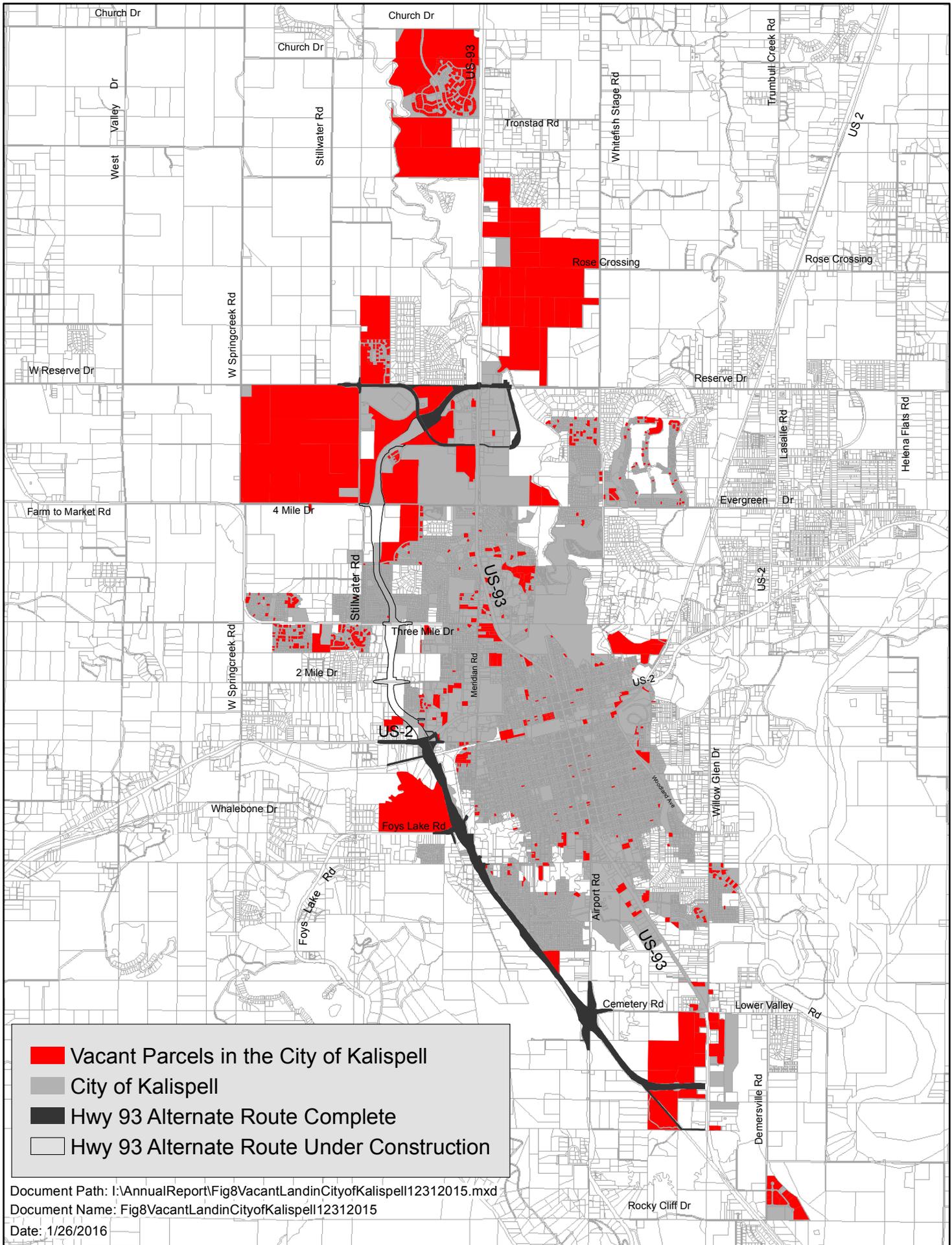


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Document Name: Fig7AnnexationActivity2000-2015

Date: 1/26/2016

Map 8. Vacant Land in Kalispell - December 31, 2015 (excluding parks, roads and vacant school land)



Map 9. Vacant Land in Kalispell Annexation Policy Area - December 31, 2015 (excluding parks, roads and vacant school land)

