

Kalispell council nears decisions on three large projects



Kalispell City Hall is seen at the corner of First Avenue East and Second Street East in this July 21, 2021, file photo. (Chad Sokol/Daily Inter Lake)

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Three items on the Kalispell City Council's Tuesday meeting agenda have the potential to reshape the city's landscape.

The council will decide whether to approve a comprehensive new transportation plan called Move 2040, a proposal to build a five-story boutique hotel on Main Street and a conditional-use permit to turn the former CHS grain silos into a large mixed-use development.

The agenda also includes five additional items related to smaller developments, budgeting and state agencies.

The transportation plan, Move 2040, could have the most widespread effects on the city if the council approves it on Monday.

The document details 90 proposed traffic improvements that could go into place throughout the city limits in the coming years. It's the first large-scale update to the city's transportation infrastructure plan since 2008, and it's designed to accommodate traffic loads until 2040.

Lane expansions, roundabout installations and road reconfigurations are all possibilities under Move 2040. The city has been developing the plan for two years.

The council will vote whether to include Move 2040 as an amendment to the city's growth policy.

ANOTHER BIG

proposal up for approval is a plan to build a five-story hotel in the parking lot at the intersection of Third Street West and Main Street.

Montana Hotel Dev Partners LLC has proposed the \$47 million project, which would include adding a parking garage at the corner of First Avenue and First Street West. The proposal lays out plans for a three-story, 165-space parking structure.

The Charles Hotel — named for Kalispell founder Charles Conrad — is the brainchild of Bill Goldberg, owner of Compass Construction in Whitefish. Goldberg teamed up with Alchemy Development and BOND Partners, a hotel development and hospitality management company based in San Diego.

Goldberg also recently purchased the Kalispell Mercantile building in downtown and Scotty's Bar in South Kalispell; Alchemy Development CEO John Costa recently converted the First Avenue Taphouse and Casino in Kalispell into the Interim Bar.

The Charles Hotel proposal came in response to the city announcing a request for proposals to redevelop the parking lot at Third Street West and Main Street. It was the only proposal the city received.

JUST OFF

Main Street, another large development is in its infancy.

Developer Mick Ruis is requesting a conditional-use permit to build above the city's 60-foot height limit on the site of the now-defunct grain silos located at 505 W. Center S./740 W. Railroad St.

Ruis has unveiled plans to turn the industrial property into a 264-unit apartment complex with a bar and restaurant on top of the silos, as well as retail space and parking on-site. Ruis has carried out development projects throughout the Flathead, particularly in Columbia Falls.

A few smaller projects are also up for approval at the city council meeting Monday.

Go Development LLC is requesting annexation and R-4 Residential Zoning for a 0.02-acre property on Palmer Lane, in order to add approximately 2 feet in depth to seven existing city sublots.

Meadows Edge LLC is asking for final plat approval and a subdivision improvement agreement for a 37-lot residential subdivision on 10 acres along Three Mile Drive.

Kalispell Public Schools Student Built Homes program is requesting final plat approval for the re-subdivision of Lot 52 of Northland Subdivision, Phase 2, at 176 Parkridge Drive.

The council will meet at 7 p.m. Tuesday at Kalispell City Hall.

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