2019 ECONOMIC OUTLOOK SEMINAR
FEB 12, 2019

Local Report: Kalispell, MT
RECOVERY FROM 2008 FINANCIAL CRISIS

Then:
• Unemployment over 10% for three years, 2008-2011
• Private sector payroll decreased 10%
• Employment decreased by 5,000 jobs

Now:
• Flathead population growth twice the U.S. rate
• Professional services increased $49M 2007-2017
• Medical services have significant growth
• Air traffic up 13.6%; GNP near high
**2018 Openings**
Bias Brewing
SunRift Beer Company
Vilya Spirits
Scottibelli’s
First American Title
Est. 1989 Salon

**Coming Up**
Fresh Life Church
MontaVino
Saba Pizzeria
Railroad Tracks Out 2020
RETAIL & RESTAURANTS

2018 Openings
Green Nissan
Green Hyundai
Kalispeell Volkswagen
REI
MOD Pizza
Panera Bread
Harbor Freight Tools
Kobe Steak & Sushi
T-Mobile
Urban Bricks
Gunsight Saloon – Columbia Falls
Whitefish Credit Union – Columbia Falls
Sacred Waters Brewing Co.

Coming Up
Big Mountain Ciderworks
Nelson’s Hardware - Whitefish
2016 - 2018
20% increase in rooms
- Marriott Springhill Suites, Kalispell
- Firebrand Hotel, Whitefish
- Hampton Inn and Suites, Whitefish
- Cedar Creek Lodge, Columbia Falls
- Marriott Towneplace Suites, Whitefish
- Country Inn & Suites, Kalispell

Coming Up
MyPlace, Kalispell – 86 rooms
102 RV sites; 25 Cabins, West Glacier
EDUCATION & COMMUNITY

2018 Openings
Rankin Elementary School, $15m
Flathead County Fairgrounds update

Coming Up
FVCC Library, $3M
FVCC Student Center, $15M
FHS & Elementary Updates, $39M
Kalispell Bypass, $20M
West Side Interceptor, $14M
Glacier Park International Airport Terminal Expansion, $50M+ coming 2020
2018 Openings
KRH Emergency Room, $14m
Digestive Health Institute $12.9m
Immanuel Lutheran Communities Villas at Buffalo Hill, $14.5m
Immanuel Lutheran Communities Skilled Care Center, $3.2m
Flathead Oral Surgery
Flathead Endodontics

Coming Up
Montana Children’s Medical Center, $37.8m
2018
World Spice Merchants
Bio Energy Systems

Coming Up
CHS relocation
Northwest Drywall relocation
J Fit
Spotted Bear Spirits – expanded distilling facility

Multi-Family
Surge of multi-family projects seeking approval
AFFORDABLE HOUSING: TWO APPROACHES

Kalispell: Zoning for Density
- B3 Zone: 60ft height limit, -0- setbacks, 50% parking reduction, multi-family permitted. Near jobs and services
- Outlying: Permitting design options that allow for greater density, varied lot sizes

Whitefish: Implementing Affordable Housing Plan
- Voluntary: with a Planned Unity Development (PUD), density bonus is 10% of units are deed restricted as affordable (changed to 20% last year).
  - Saw limited use (around 10 in last 10 years, but 47 new ones with one project approved last week
- Code Amendment Proposal coming soon: requirement of 20% deed restricted units for new subdivisions and developments that need discretionary permits
- Also includes developer offsets such as increased building height limits and density; reduced parking, lot sized, streamlined processed, etc.