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REPORT TO: Doug Russell, City Manager *DR*
FROM: Jarod Nygren, Senior Planner
SUBJECT Cliff View Subdivision – Request for a preliminary plat extension
MEETING DATE: April 16, 2018

BACKGROUND: This is a request by Skadi Properties, LLC for a two-year extension of the preliminary plat for Cliff View Subdivision. The Cliff View Subdivision would create three lots ranging in size from 7,900 square feet to 10,800 square feet. The original preliminary plat for Cliff View was approved on May 6, 2013 by the Kalispell City Council subject to 13 conditions.

The proposed subdivision is located on the west end of Mile High Court. The 26,789 square feet site can be described as Lot 7 of the Amended Plat of Lots 4 and 7 of the Resubdivision of Lot 1 of Minor Subdivision Plat No. 117 in the NE4 of the NW4 of Section 19, Township 28 North, Range 21 West, P.M.M., Flathead County, Montana.

Section 28.2.06 (E.7) of the Kalispell Subdivision Regulations allows the subdivider to request a two-year extension of the preliminary plat. This is the second and final such request for this subdivision.

RECOMMENDATION: It is recommended that the Kalispell City Council adopt Resolution 5866, a resolution granting an additional two-year extension to the preliminary plat approval for Cliff View Subdivision.

FISCAL EFFECTS: Positive impacts once fully developed.

ALTERNATIVES: As suggested by the City Council.

Report compiled: April 11, 2018

Attachments: Resolution 5866
Letter of plat extension request
Vicinity and preliminary plat map

c: Aimee Brunckhorst, Kalispell City Clerk

RESOLUTION NO. 5866

A RESOLUTION APPROVING A TWO-YEAR EXTENSION TO THE PRELIMINARY PLAT OF CLIFF VIEW SUBDIVISION.

WHEREAS, the city council of the City of Kalispell granted preliminary plat approval for Cliff View Subdivision on May 6, 2013; and

WHEREAS, the city council of the City of Kalispell granted a two-year extension of the preliminary plat for Cliff View Subdivision on February 1, 2016; and

WHEREAS, Noah Bodman, on behalf of Skadi Properties, LLC, has requested an additional two-year extension to the preliminary plat of Cliff View Subdivision due to economic conditions; and

WHEREAS, Section 28.2.06.E.7.b of the Kalispell Subdivision Regulations states that if a final plat has not been filed at the end of the additional two-year extension period, the owner may appeal to the city council in writing for one final extension not to exceed two years provided certain conditions are met; and

WHEREAS, Skadi Properties, LLC has met the certain conditions and it is in the best interests of the city that the two-year extension be given.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF KALISPELL, MONTANA AS FOLLOWS:

SECTION 1. That the application of Skadi Properties, LLC for an additional two-year extension of the preliminary plat of Cliff View Subdivision, Kalispell, Flathead County, Montana is hereby approved.

PASSED AND APPROVED BY THE CITY COUNCIL AND SIGNED BY THE MAYOR OF THE CITY OF KALISPELL, THIS 16TH DAY OF APRIL, 2018.

Mark Johnson
Mayor

ATTEST:

Aimee Brunckhorst, CMC
City Clerk

