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## **CALL TO ORDER & ATTENDANCE**

Chair Pete Woll called the November 27, 2023, Business meeting to order at 7:00 P.M. in the conference room.

**Board members present:** Pete Woll, Chair; Donna Pridmore, Secretary/Treasurer; Scott Rumsey, Supervisor; Bill Yankee, Supervisor; Roger Marsonette, Supervisor; Mike Kopitzke, Supervisor; being a quorum of the Board.

**Board members absent:** John Ellis, Vice-Chair. Absence is excused.

Also, in attendance were Samantha Tappenbeck, Jessie Walthers, Ginger Kauffman, Flathead CD Staff; Constanza von der Phalen, Flathead Lakers; Don Murray; Amber Burch, Beaverhead Weed District; Leo Rosenthal, Fish Wildlife & Parks; Caitlin Overland, DNRC Legal Counsel; Brig Klyce; Randy Hohf and Megan Chaisson, Whitefish Middle School; Constanza von der Pahlen, Flathead Lakers; Don Murray; Brian Bay, Kalispell SD #5 Ag Center.

## **CONSENT AGENDA**

### **Consent Agenda Item 1: Signature Authority**

- Authorization for Samantha Tappenbeck to sign on behalf of Supervisors attending the meeting virtually.

### **Consent Agenda Item 2: Minutes**

- 10/23/2023 Business Meeting

### **Consent Agenda Item 3: Financial**

Check Detail dated 11/22/2023.

1. Charter Communications \$222.95
2. CHS \$75.00

### **Consent Agenda Item 4: Correspondence**

- Living in Flathead Guide announcement and information

Donna Pridmore motioned “to accept the consent agenda as presented.” Mike Kopitzke seconded. Motion carried unanimously.

## **PUBLIC COMMENT**

No one was present to comment on items not listed on the agenda.

### **310's**

**Stalowy**, FL-2023-083C, Bear Creek, complaint: Samantha Tappenbeck explained that the onsite inspection was completed 10/30/2023. A violation was determined, and the order was issued on 11/13/2023. The order on the violation requires the landowner to hire a professional consultant to submit a remediation plan, in the form of an application submitted to the district to restore the Grassy Marsh area.

Videos submitted by complainant, Brig Klyce, were viewed during discussion of FL-2023-101C. He noted that more digging has taken place on Grassy Marsh.

Caitlin Overland, DNRC legal counsel, stated she wanted to discuss the next steps for pursuing this violation. The Flathead CD's Adopted Rules allow for the Board to require a surety bond of a certain amount for a person undertaking a project which could be executed if they did not complete the project to the required specifications. She noted this situation is a little different as the district would be pursuing this as a violation and would be requiring a surety bond for the remediation plan. Given the large scale of the possible remediation, a surety bond would be something the Board may want to require as part of any remediation plan that Stalowy submits. This all hinges on the landowner submitting a remediation plan, and if he does follow through with the Board's request, a surety bond would be beneficial to make sure the remediation gets done. She discussed with Hailey Graf, DNRC, how to calculate how much of a surety bond to place on this project, not knowing how much the remediation would cost. The DNRC recommended that the district could have a technical review done, which could potentially provide a professional estimate on how much the remediation could cost and attach that amount to the surety bond. She recommended if he does go through with the remediation plan, the district condition a surety bond as part of the 310-permit. We would not get to the point of a surety bond until an application is submitted for review. Caitlin stated that the surety bond is him agreeing that he will comply and if he does not then the district can execute on the bond. If he does not agree to it, then you are not going to get a bond because he is the one that must purchase that bond as that insurance policy. Assuming he does not submit a remediation plan by January 15<sup>th</sup>, then we proceed with a violation.

Scott Rumsey asked if a stop work order could be issued. Samantha stated per the Flathead CD Adopted Rules, a cease-and-desist order can only be issued at a certain point in the process. After the Board has determined a violation, we send a certified letter specifying the nature of the violation and order them to remediate by a specific deadline. They must indicate that they do not intend to comply with the order to remediate. At that time, a cease-and-desist can be issued. We have not reached that point yet as the order was issued for Stalowy to hire a professional to submit a remediation plan in the form of a 310-permit application to our office by January 15, 2024.

Samantha noted that a letter is currently in draft form, and we could send a letter advising that all work in the vicinity of Bear Creek be ceased. Caitlin added that she could provide help and that the letter should re-state what the law is including an honest assessment of the potential risks and that he is potentially subject to civil or criminal penalties and would potentially have to pay the cost of remediation and restoration.

**Stalowy**, FL-2023-101C, Bear Creek, complaint: The complaint response was received from Mr. Stalowy on October 20, 2023. Samantha Tappenbeck explained that an onsite inspection was scheduled for November 28, 2023; however, when Mr. Stalowy was contacted, he was unavailable until December 20, 2023. The onsite inspection will need to be rescheduled.

Samantha noted that because of the nature of the violation, the history of litigation, and the scale of the violation that was determined for FL-2023-083C, the Board would also need to discuss next steps and what the options are for a remediation plan. She added that several options are laid out in the Adopted Rules for how the district handles this ensuring that there is proper remediation for a violation of this scale.

Discussion followed regarding availability, and the urgent need for viewing of the property onsite and from adjacent sites before it is covered in snow. DNRC legal counsel Caitlin Overland noted that the district and FWP should gather information from as many points as possible, request permission to access the Stalowy property, collect adjacent landowner information, and verify through as many sources as possible. Brig Klyce, complainant for FL-2023-083C, described what had been happening on the Stalowy property, and gave permission to view from his property. District staff will contact adjacent landowners for permission to also view from their properties. An onsite inspection was scheduled for Friday, December 1<sup>st</sup>, 10:30 A.M. at the Winslow property, meet on site.

## **NEW BUSINESS**

**Conservation Grant Project Completion & Reimbursement:** Jessie Walthers explained Bill Norton has completed conservation grant #FCD-CG-2023-01 for pollinator habitat and deer proof fencing. Reimbursement request is in the amount of \$993.54. Donna Pridmore motioned “to reimburse Mr. Norton for \$993.54.” Mike Kopitzke seconded. Motion carried unanimously.

**Education Grant Application:** Jessie Walthers explained Whitefish Middle School Teachers Megan Chaisson and Randy Hohf submitted a grant request for \$1,206.06 for 300 frogs for dissection with the 7th Grade “Cells to Systems” Unit in Life Science Class. The teachers noted that this class scales up from physiology to ecology. It was noted that Flathead CD supported a similar request in the past. Mike Kopitzke motioned “to accept the education grant application from Whitefish Middle School in the amount \$1,206.06.” Donna Pridmore seconded. Motion carried unanimously.

**Living in the Flathead Guide:** Constanza von der Phalen, Flathead Lakers, explained the Living in the Flathead Guide project was conceived years ago, and Flathead Lakers took the initiative to coordinate partners and develop it. Twenty-two groups participated, and two years ago Flathead CD funded development in the amount of \$5,000. The Living in Flathead website was recently launched, which discusses issues and solutions, and provides additional resources, contacts, and events. Constanza noted that an end of the year celebration will be held, and outreach will be discussed. She asked if Flathead CD could help by printing posters and postcards and sponsoring ads. Samantha Tappenbeck added that Flathead CD can share it in the newsletter, on the district website, and help with posters and postcards.

**Dyers Woad Project:** Amber Burch, Beaverhead Weed District, provided an update on the Montana Dyers Woad Cooperative program, management, and monitoring effort in Flathead and

other counties. She explained that Dyer's Woad is in twelve known counties and has decreased in population size in Flathead County. Dyer's Woad Task Force members communicate and work to prevent Dyer's Woad from spreading using early detection and rapid response. Known infestations are mapped and monitored, and new areas are inventoried. In 2010, 5000 plus plants were found in the Tally Lake area of Flathead County. Since 2019, those numbers have decreased substantially through hand pulling, monitoring, and with the use of Dyer's Woad-sniffing Working Dogs for Conservation. Danner Pickering has been the staff person working on the Tally Lake site for the past 5 years in cooperation with the Flathead Conservation District and Beaverhead Weed District. Utah and Idaho have been identified as sources of Dyer's Woad, and seeds for this invasive plant have been found for sale on the internet.

**Meeting Times:** Supervisors and Staff discussed possibilities for meeting earlier in the day during the wintertime, possibly until April. Donna Pridmore motioned "to change meeting times to start at 1:00 P.M. beginning January 8, 2024, and see how it goes." Roger Marsonette seconded. Motion carried unanimously.

**December Meeting Schedule:** Samantha Tappenbeck explained the 4th Monday of December falls on Christmas Day. Typically, the December Business Meeting is cancelled. Donna Pridmore motioned "to cancel the December business meeting." Roger Marsonette seconded. Motion carried unanimously.

**Furniture & Equipment Disposal Request:** Ginger Kauffman presented a request to donate the large reception-style desk as it is excess furniture. Donna Pridmore motioned "to donate the reception desk." Roger Marsonette seconded. Motion carried unanimously.

## **REPORTS**

**Flathead CD Staff:** Attached.

**Natural Resources Conservation Service (NRCS):** Attached.

**DNRC Conservation Districts Bureau:** Attached.

**Flathead County Planning Board (FCPB):** Attached.

**Haskill Basin Watershed Council (HBWC):** Samantha Tappenbeck reported a meeting was held November 8<sup>th</sup> and that term expirations may need to be renewed. The next meeting will be January 17, 2024.

**Flathead River Commission (FRC):** No report.

**Western Montana Conservation Commission (WMCC):** Scott Rumsey reported the WMCC met November 2-3. The meeting included new entity procedures, overview of responsibilities, and election of a new Chair, Mike Koopal. Scott added that WMCC is currently funded for six years.

**Water Conflict Resolution Workshop:** Bill Yankee reported the workshop was held at the MT Lakes Conference, and that he found the workshop to be very valuable. Water conflict management was discussed, and suggestions were made for dealing with conflicts over water.

Samantha Tappenbeck added that a conflict mediator may be of use to the district in the future and we have contact information for one of the workshop facilitators.

**Whitefish River Trail Stakeholder Meeting:** Mike Kopitzke explained the meeting focused on discussion of the Whitefish River trail system and its placement. It was noted that the city is demanding a plan which unreasonably places landowners, associations, and other regulatory agencies in direct conflict with the city, and that the city continues to ignore and condemn state procedures/laws/rules.

#### **MATTERS OF THE BOARD/STAFF**

**MACD Auction Item:** Samantha Tappenbeck explained locally made products were included in the basket which Staff and Donna Pridmore put together for the MACD Auction and asked if other Supervisors wanted to contribute to the cost.

**CD Funding & MACD Dues:** Samantha Tappenbeck explained that MACD approved lowering the cost of district dues, which will help Flathead CD's budget. She also noted that additional funding may be made available to conservation districts though the DNRC CD Bureau. The Board agreed that the district needs to develop a strategic plan and discussed possibilities and priorities prior to submitting for CD Bureau funding.

**VoAg Funding Support Request:** Jessie Walthers explained Brian Bay with the Vocational Agricultural (VoAg) Center recently contacted her about funding for a swather for the school. Brian stated the full value of the swather is \$37,000.00; \$25,000 may be coming from the school district, and \$12,500 in funding is still needed. He explained that they currently have a very old swather in need of repair but found that it would be better to buy a new one. The new swather would be a basic model and would be purchased by the end of May. He added that the swather would be used on the sixty acres at the VoAg Center which engages 300 of 420+ students that are directly involved in FFA. Supervisors voiced support and encouraged more involvement between the district and the VoAg. Jessie noted that Brian submitted an education grant application in the amount of \$2500.00 and noted that Flathead CD currently has a balance of \$4010.00 in the education grant budget line; however, another education grant request was on the agenda. Donna Pridmore motioned "to approve \$5000.00 for the new swather for the Ag Ed Center program." Bill Yankee seconded. Motion carried unanimously. Providing full funding from other lines in the budget was briefly discussed. Staff will provide information on additional funding sources for the swather at the January business meeting.

The next 310-Stream Permit meeting is scheduled for Monday, December 11, 2023, 7:00 P.M. in person and via ZOOM.

Adjournment: Roger Marsonette motioned "to adjourn." Donna Pridmore seconded. Motion carried unanimously. As there was no further business, the meeting adjourned at 10:42 P.M.

Submitted By:

Ginger Kauffman  
Administrator

Reviewed By:

Samantha Tappenbeck  
Resource Conservationist

Minutes approved by FCD Board motion made on:

<u>1/8/2024</u>	<u>Pete Woll</u>	<u>Chair</u>
(Date)	(Signature)	(Title – Chair etc.)

## Staff Report: November 2023

Samantha Tappenbeck, Resource Conservationist  
Jessie Walthers, Conservation Program Manager  
Ginger Kauffman, Administrator

### Office and Administration

#### 310

- 2023 total 310's to date = 111
- Processing of 310's
- Scanning of older 310-files continues
- Compiled 310 files in response to public information request from legal office
- McDonald Creek/Ambler violation and declaratory ruling:
  - Consulted with hearing officer on posting and finalizing declaratory ruling documents, preparation of exhibit record for court
  - Updated website with declaratory ruling decision
  - Provided comment and interviews to local news outlets

#### Bookkeeping

- Processed daily bookkeeping items: payroll, payroll reports and payments, invoices, credit card receipts, deposits, grant billing/vendor invoices, program payments, and reconciliation of statements.
- Updates to district files made as needed.
- Met with CPA accountant regarding bookkeeping processes and reporting.
- Annual Financial Report in process at CPA office

#### Office Support

- Staff meetings held weekly per staff availability
- Initiated IT Support contract development with JBUR Computing Solutions and installed software on district computers
- Staff and Supervisor DP consulted about reorganization of desks and office space following termination of WMCC sublease

#### Big Sky Watershed Corps

- Camryn assisted FCD this month by:
  - Continued coordination for Septic Cost Share Program
  - Added River Conditions Tool to the FCD website
  - Final winter maintenance work in the Demonstration Garden; contacted irrigation company to get on schedule for winterization of system
  - Completed her term this month, last day at FCD office was 11/3/23.

### Projects

#### Cow Creek Restoration Project

- Reviewed grant program criteria for pending application(s): DNRC HB223, MACD Ranching for Rivers

### Trumbull Creek Restoration & Aquifer Protection Project

- Received and signed budget and term amendments to contract #WMG-22-0086A
- Approval pending on amendment request for contract #RRG-20-1750
- Total secured funds for project construction = \$75,939
- Cost estimates:
  - TOTAL project construction estimate = \$311,841
    - Birch Grove Rd crossing construction estimate = \$152,713
    - Channel grading, streambank restoration, private culvert crossing construction estimate = \$159,128
- Consulted with Bureau of Reclamation staff about WaterSmart Program funding availability for additional construction funds
- Landowner commitment remains uncertain; Plan to host landowner/stakeholder/partner meeting to present final project design this winter

### Study of Boat Wake-Driven Erosion on the Flathead River

- Draft final report received from Tetra Tech on 3/9/23; Review and revisions sent back to Tetra Tech on 6/26/23
- Received and signed term amendment to contract #WMG-22-0089A
- Approximately 10% (\$10,246) of project funding remains in budget; will hold until final report is complete and deliverables provided

## Programs

### College Scholarships

- Notified college scholarship contacts for 2023-2024 Envirothon Competition.
- Confirmed scholarship information with Flathead High School.

### Conservation Grant Program

- Met with multiple landowners for Conservation Grant Program, possible future applications for fencing, windbreaks, pollinator and restoration projects.
- Processed one completed grant for final review and reimbursement request.

### Education Grant Program

- One education grant application submitted this month from Whitefish Middle School.

### Pollinator Initiative

- Finalized outreach for fall pollinator seed distribution.
- Fall Seed Distribution: Provided 28 landowners with pollinator seed and information on site prep, fall seeding, and maintenance of plots. Provided approximately 18,400 square feet of pollinator seed to Flathead County Landowners.
- Provided pollinator seed mix information and sources for landowners.
- Discussed DNRC Pollinator Grant program with possible applicant.

### Rain Garden Initiative

- Provided information and resource materials to landowners interested in creating rain gardens.



- BSWC for WMCC finalized a new logo option and ordered promotional materials featuring new logo

#### Seedlings & Native Seed Program

- Conducted consultations and provided support for landowners ordering seedlings.
- Conducted outreach and provided information on seedling and native grass program.

#### Watershed Support Program

- Program funding is currently allocated to support of the Trumbull Creek Restoration & Aquifer Protection Project and the Flathead River Boat Wake Erosion Study

#### Youth Camp Sponsorships

- No Youth Camp Sponsorships requests were received this month

#### MT Biological Weed Control Coordination Project

- Provided information to landowners about biocontrol options for weed management.

### Education & Outreach

#### Education Events

- Presentation on the Native Plants, Trees, and Shrubs of Mountain Brook, to be presented at the Mountain Brook Community Library on November 28<sup>th</sup>

#### Demonstration Garden

- A memorial tree planting was held in the Demonstration Garden on Nov 1<sup>st</sup> in Honor of Supervisor Gordon Ash
- Contacted irrigation company to get on schedule for winterization of system
- Winterization, general clean-up, and trash pick-up

#### Website

- Posted approved meeting minutes and November 2023 meeting agendas
- Maintenance and updates: WordPress, plug-ins, calendar events
- Website visited by 1.5K users; Impressions = 85K; Total Clicks = 910

#### Social Media

- Facebook: Page followers = 1,026; Post Reach = 855
- Instagram: Page followers = 903; Accts Reach = 143

#### The Local Dirt eNewsletter

- Distributed on 11/3/23 to 806 recipients

### Partnerships, Meetings, Trainings:

- Joint Application Review Committee Meeting 11/1/23
- Flathead Basin Wastewater Partnership Meeting 11/7/23
- River to Lake Initiative Meeting 11/8/23
- MACD Convention in Billings 11/14/23-11/16/23

Photos



# NRCS DC Report – 11/27/2023

## Sean Johnson

### ➤ Programs

- EQIP and Joint Chiefs
  - Working through all of our applications for site visits. Created a new funding methodology called ACT NOW that will allow us to expedite funding for certain projects.
- CSP
  - Working on our CSP contracts that were going to expire that elected to renew their applications for another 5 years.

### ➤ Review Items

- Attended the MACD convention in Billings
- Attended the R2L meeting on November 8<sup>th</sup>
- Staff attended the FireSafe meeting on November 15<sup>th</sup>

### ➤ Upcoming Items

- Thanksgiving Holiday
- FireSafe Flathead on December 20<sup>th</sup>
- Initial meeting on December 6<sup>th</sup> to start drafting the new Joint Chiefs proposal to hopefully begin funding in 2025
- Waiting on further guidance on the new process to submit TIPs to begin in 2025. Ashley Lake and Lower Valley Irrigation are wrapping up funding in 2024 along with the current Joint Chiefs
  - Current interest in both the Lakeside/Somers area along with the Lost Prairie Rd area
  - Always happy to listen about other areas where a TIP might be a good option

### ➤ Miscellaneous

- Snow Report
  - Next Snow Survey report will come out January 1<sup>st</sup>, 2024
- Drought – “Extreme” drought is gone and reduced to either “Moderate” or “Severe” for Flathead
  - None – 67%, D0 – 7%, D1 -17% , D2 – 9%, D3 – 0%, D4 – 0%, November
  - None – 57%, D0 – 7%, D1 – 13%, D2 – 20%, D3 – 3%, D4 – 0%, October
  - None – 53%, D0 – 8%, D1 – 14%, D2 – 15%, D3 – 10%, D4 – 0% - September
  - None – 46%, D0 – 16%, D1 – 24%, D2 – 13%, D3 – 0%, D4 – 0% - August
  - None – 60%, D0 – 26%, D1 – 11%, D2 – 4%, D3 – 0%, D4 – 0% - July
  - None – 70%, D0 – 13%, D1 – 13%, D2 – 4%, D3 – 0%, D4 – 0% - June

# October Drought Monitor

Map released: Thurs. October 12, 2023

Data valid: October 10, 2023 at 8 a.m. EDT

## Intensity

- None
- D0 (Abnormally Dry)
- D1 (Moderate Drought)
- D2 (Severe Drought)
- D3 (Extreme Drought)
- D4 (Exceptional Drought)
- No Data

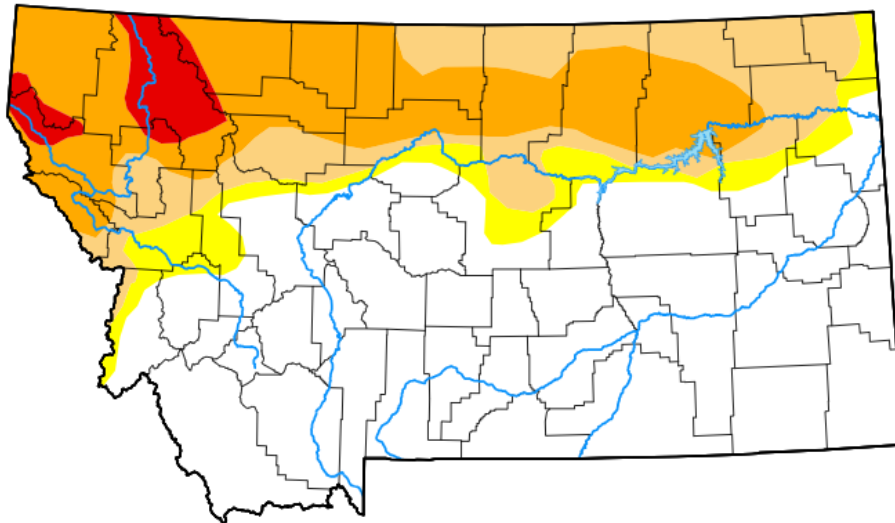
## Authors

United States and Puerto Rico Author(s):

[Brad Pugh](#), NOAA/CPC

Pacific Islands and Virgin Islands Author(s):

[Anthony Artusa](#), NOAA/NWS/NCEP/CPC



# November Drought Monitor

Map released: Thurs. November 16, 2023

Data valid: November 14, 2023 at 7 a.m. EST

## Intensity

- None
- D0 (Abnormally Dry)
- D1 (Moderate Drought)
- D2 (Severe Drought)
- D3 (Extreme Drought)
- D4 (Exceptional Drought)
- No Data

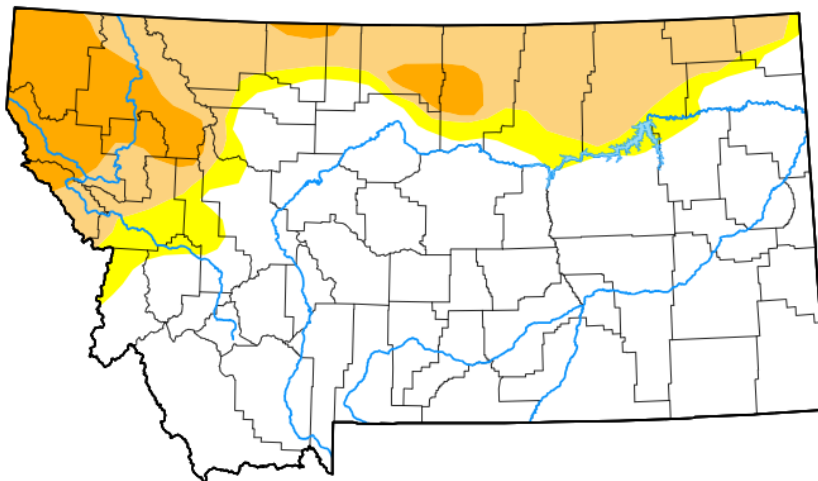
## Authors

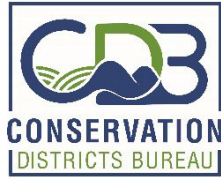
United States and Puerto Rico Author(s):

[Brad Rippey](#), U.S. Department of Agriculture

Pacific Islands and Virgin Islands Author(s):

[Denise Gutzmer](#), National Drought Mitigation C





## REPORT TO WESTERN CONSERVATION DISTRICTS NOVEMBER 2023

### CDA GRANTS AND WAGE SURVEY

Another round of CDA (Administrative) funding is coming soon. I will let CDs know the grant cycle dates as soon as they are available.

A CD Accountability Assessment will now be required with a CDA grant:

- Will be included as a deliverable in the agreement to be completed in 2024
- You may also need to complete a Corrective Action Plan
- The assessments will be launched at Convention and sent out to CDs after

Surveys indicated **personnel** as the top funding priority for CDs. To help gauge appropriate wages and benefits please participate in the **Wage Survey** e-mailed on 10/26/23.

### CDB OFFICE HOURS

The last CDB Office Hours of 2023 will be November 2<sup>nd</sup>. It will be a general Q&A session. Please bring any questions for us to answer!

### UPCOMING EVENTS AND IMPORTANT DATES

- **November 6:** Supervisor Convention Scholarship due
- **November 14-16:** MACD Convention in Billings
- **December 13:** CD Employee Wage & Benefit Survey

### 10 MINUTE TRAININGS

The 10 Minute Trainings have been updated and relaunched! This is the first part of responding to the supervisor training surveys that were completed at the last MACD convention as well as board meetings. All 10 Minute Trainings along with other resources are available here:

<https://dnrc.mt.gov/Conservation/Conservation-Programs/Conservation-Districts/cd-resource-documents>

Our latest 10 Minute Training covers strategic planning. This training is not as in-depth as the session at MACD Convention, nor does it replace a consultant. However, it is meant to provide a template for a strategic plan document and to identify if external assistance is needed. Planning is important and will be a future requirement for acquiring CDB funding.

Here is a possible winter schedule to use these trainings:

<u>Month</u>	<u>Training</u>	<u>Result</u>
<u>December</u>	<u>Elections &amp; Recruitment</u>	<u>2024 elections plan</u>
<u>January</u>	<u>Strategic Planning</u>	<u>Spring planning grant decision</u>
<u>February</u>	<u>Project Development &amp; Grants</u>	<u>Spring project/pollinator grant decision</u>
<u>March</u>	<u>Mill Levies</u>	<u>Mill levy verification</u>
<u>April</u>	<u>Personnel</u>	<u>Reviewed and adopted personnel policy</u>

Please contact me with any questions!



**Catey Bauer**

W. MT Conservation District Specialist

Conservation Districts Bureau

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<https://dnrc.mt.gov/Conservation-Districts>

## FLATHEAD COUNTY PLANNING BOARD MEETING

November 8, 2023

1. **FZC-23-15** A zone change request from Isaiah Lee Yerian with technical assistance from Breckenridge Surveying and Mapping, Inc., for property within the Evergreen Zoning District. The proposal would change the zoning on a parcel located at 134 E Reserve Drive, Kalispell, MT from R-2 (*One Family Limited Residential*) to B-2 (*General Business*). The total acreage involved in the request is approximately 0.461 acres.

No Quorum was present since Buck Breckenridge had to recuse himself, therefore no vote was taken.

### Developer Comments

- Already a commercial zone
- Character of Evergreen – innovation of its citizens
- Conflicts with the Kalispell Growth Policy and it's Urban Vision, can simply ignore because the citizens and Evergreen and Kalispell City disagree.
- Stated it is a good fit for the area.

No public comment

No Board Discussion since no vote was taken.

2. **FZC-23-16** A zone change request from Scott Pfahler, on behalf of John W. Ramesz & Lori Haverty-Ramesz for property within the Westside Zoning District. The proposal would change the zoning on a parcel located at 1683 Old Reserve Drive, Kalispell, MT from AG-80 (Agricultural) to SAG-10 (Suburban Agricultural). The total acreage involved in the request is approximately 80 acres.

### Developer Comments

- Will not take away from the agricultural nature of the property but will afford the owner more flexibility. Still will be agricultural land.
- The zone change fits the surrounding area.

### Public Comment

- Opens Pandora's box for future development in the area
- It will not remain agricultural.
- Proposed development of the will block neighboring property's view of Glacier National Park
- Concerns about future development
- The current zoning is the proper zoning.

### Board Discussion

- It could be worse, it could be SAG 5 or even smaller parcel.
- We need development and it is just the way it is.
- You can't make a living on farming 80 acres, need to be able subdivide to make ends meet.

Planning Board send a vote recommending approval to the Commissioner 5-0

3. **FPP-23-19** A request from KLJ Engineering, on behalf of Glacier Flats, LLC., for preliminary plat approval of Morning View Subdivision, a proposal to create 12 residential lots on 61.25 acres. The proposed subdivision would be served by individual septic systems and wells. The property is located at 635 Morning View Drive, Kalispell, MT. **THIS AGENDA ITEM HAS BEEN PLACED ON HOLD UNTIL FURHTER NOTICE.**

4. **FPP-23-16** A request from Flathead Geomatics on behalf of EAB Holdings, LLC, for preliminary plat approval of Vintage Estates II Subdivision, a proposal to create five (5) residential lots on 22.15 acres. The proposed subdivision would be served by individual septic systems and wells. The property is located at 161 Vintage Way, near Whitefish, MT

**Applicant**

There is a non-conforming business on the property (not allowed in SAG-5 zoning) that is being addressed by FC Planning and Zoning. Applicant needs to file for a Conditional Use Permit.

Public Comment – None

Board Discussion:

- Discussed the non-conforming use on the property

Planning Board send a vote in favor to the Commissioner 5-0

MGK