



ROOM A | 130 6TH STREET WEST
COLUMBIA FALLS, MT 59912

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AGENDA
PLANNING BOARD AND ZONING COMMISSION REGULAR MEETING
TUESDAY, DECEMBER 13, 2022 BEGINNING AT 6:30 PM
COUNCIL CHAMBERS CITY HALL

Regular Meeting available virtually via ZOOM. Please contact City Clerk Barb Staalnd at staalandb@cityofcolumbiafalls.com or by calling (406) 892-4391 before 5:30 PM on the day of the meeting to register for the ZOOM link.

CALL TO ORDER AND ROLL CALL

APPROVAL OF MINUTES:

1. Approval of Minutes - September 13, 2022

Appointment - Member At Large:

Recommend re-appointment of Patti Singer, Member at large to City Council and Flathead County Commissioners

VISITOR OR PUBLIC COMMENT: (An opportunity for the Public to comment on any items not on tonight's agenda)

PUBLIC HEARINGS AND ACTION:

2. **Public Hearings:**

Request for a Subdivision in the Columbia Falls Planning Jurisdiction:

Schellinger Construction is requesting a Major subdivision called Tamarack Meadows. It consists of 103 lots and open space areas totaling 47 acres. The subdivision will extend the private road network and connect to public sewer and water facilities. Originally part of the Tamarack Heights development, these lots had preliminary plat approval back in 2006 but has since expired. The proposed subdivision follows the same design as the original subdivision. The property is located along Gleneagles Trail and Turnberry Terrace. The property is described as Tract 1 (The remainder of Tamarack Heights Phase 1) all in Section 6, Township 30 North, Range 20 West, P.M.M., Flathead County.

- A. Adopt Staff Report CPP-22-03 as Findings of Fact
- B. Recommend Approval of Preliminary Plat to City Council

Request for a Conditional Use Permit in the Columbia Falls Planning Jurisdiction:

Littlefoot Properties LLC is requesting a Conditional Use Permit (CUP) to develop a building greater than 10,000 square feet for a Dollar General Store. The property is zone CB-2 which requires a CUP for building that exceed 10,000 square feet. The CUP reviews compliance for the City's Large Building Standards of the Columbia Falls Zoning Code. The property is located 1800 9th Street West (Highway 2). The property is described as Tract 1 of COS 21160 in Section 18, Township 30 North, Range 20 West, P.M.M., Flathead County.

- A. Adopt Staff Report CCU-22-03 as Findings of Fact
- B. Recommend Approval of Conditional Use Permit to City Council

ADJOURNMENT

Next Regular Planning Board Meeting – January 10, 2023

CALL TO ORDER AND ROLL CALL:**Smith called Meeting to order at 6:32 PM****PRESENT**

Smith, Nelson, Byrd-Rinck, Lundgren, Shepard (via Zoom), Singer (via Zoom)

ABSENT

Vukonich, Duffy, Kavanagh

Also present: City Manager Susan Nicosia, Contract Planner Eric Mulcahy, City Attorney Justin Breck, Public Works Clerk/GIS Technician Caleb Sobczak

APPROVAL OF MINUTES:Approval of August 9th, 2022 Regular Meeting Minutes

Motion made by Nelson to approve the August 9th, 2022 minutes as presented, Seconded by Lundgren. Motion carried with all present voting Aye: Smith, Nelson, Byrd-Rinck, Lundgren, Shepard, Singer

VISITOR OR PUBLIC COMMENT: (An opportunity for the Public to comment on any items not on tonight's agenda)

No public comment.

PUBLIC HEARINGS AND ACTION:

Acting Chairman Smith read the Planned Unit Development hearing notice: Mick Ruis is requesting a Planned Unit Development on behalf of HC 246 LLC in the Columbia Falls Zoning Jurisdiction. The property is located at 230 Highway 2 East in Columbia Falls and is described as Tract 1 of COS No. 3040 and Certificate of Survey No. 3778 all in Section 17, Township 30 North, Range 20 West, P.M.M., Flathead County. The applicant is proposing to construct a four story 65-unit hotel and is requesting the PUD in order to exceed the 45-foot height limit by five feet and reduce the landscape provisions of the large building and PUD standards.

Contract Planner Eric Mulcahy presented Staff Report # CPUD-22-03 to the Board reviewing each of the Findings of Fact. Mulcahy noted that the applicant was requesting two deviations: 45' Height to 50' to allow for roof articulation and Perimeter landscape buffering reduction from 10' to 3'. The Staff report recommended approval of the height deviation but not the landscaping deviation. Staff recommended approval of the PUD with 11 Conditions.

Acting Chairman Smith asked the Board if they had any questions for staff. Shepard had a question for staff wondering how long Columbia Falls has had a height restriction. Staff answered that the first regulations are referenced in 1955 but the current regulations have been in place since 1989. Mulcahy noted that height limits have since increased in Whitefish and Kalispell with the addition of equipment such as ladder trucks, fire sprinkling and modern building materials.

Smith asked how many parking spaces are provided. Mulcahy noted that the applicant is proposing 68 parking spaces which comply with the parking requirements for the hotel. Smith also wondered if these will be long term rentals. Eric Mulcahy answered that it is a hotel so they will be short term rentals.

Byrd-Rinck asked if this could be considered a VRBO. Mulcahy answered no, it is a hotel it is intended to operate like other hotels.

Lundgren asked how many parking spaces we normally require. Mulcahy answered 1 space per unit and 1 space per 2 employees on shift.

Singer, how large are the units? Mulcahy, mostly 1-bedroom but there are 2-bedroom units. The applicant can answer that question better.

Acting Chairman Smith asked if the applicant wished to report to the Board at 6:49 PM. Shane Jackola with Jackola Engineering stated he was present to represent the applicant. He stated that they are in agreement with staff's recommendations.

Acting Chairman Smith asked if the Board had any questions for the applicant. Singer asked her original questions on what size are the units. Mr. Jackola stated that they are mostly studios with a few 1-bedroom units and a handful of 2-bedroom units. All units are extended stay units and have a kitchenette in the room. Singer asked if there will be an office on site like a hotel lobby check-in. Yes, there will be a drop-off, a lobby, a check-in, a fitness room and laundry just like a regular hotel. Singer, remembers reading that there will be a continental style breakfast. To Mr. Jackola's knowledge the applicant is not committed to serving breakfast, the intent is for people to go out to eat or use the kitchenettes. Singer asked if there are elevators. Jackola indicated that there is one elevator in the building. Singer wondered if the elevator is the reason, they are asking for the extra 5 feet of height. Mr. Jackola said yes, with an elevator you need to have an area of refuge on the top for anyone working on the elevator, this is part of the reason. The other part of the height increase is it allows them to articulate the roof line instead of just a flat roof.

No other questions were asked of the applicant's technical representative.

Acting Chairman Smith opened the Public Hearing at 6:53 PM.

Jana Iverson, 412 2nd Avenue W, Columbia Falls. She stated that she was under the assumption that this was an apartment building not a hotel due to the newspaper article. Mulcahy said that he does not know what was in the newspaper but the application that was submitted said hotel as well as the staff report.

Hannah Hill, 1013 E 7th Street, Whitefish, representing the owner, stated that the applicant is proposing a hotel. Daily Interlake noted that Ruis would be offering extended work-force housing if needed, for traveling nurses or teachers for example, and that is why they wanted to put kitchenettes in; it will be built and operated as a hotel. Lundgren noted that the original hotel is going to be used for employee housing and the new project has always been and will be a hotel. Mulcahy said that the applicant verified that they are using it for their workers but it is still a hotel and will operate it as one.

Lori Gaye, 674 12th Avenue WN, Columbia Falls. Question regarding traveling nurses and teachers staying there, it is not a hotel it is long-term housing needs, conflicting with the hotel. Mulcahy answered that in any hotel there are no regulations that specify length of stay or that customers can't stay for longer periods. Mulcahy noted that there are hotels all over the Flathead that rent out for longer periods but it is still a hotel and operates as one.

Vicki Brown 385 Badrock Drive, Columbia Falls. Stated that she feels deceived by this application as she was at the July meeting where the zoning change was requested and this 65-unit hotel is more than she contemplated. Understands the need for a hotel and understands that the zoning allows for a hotel but it seems like there is always a request for variances. Zoning parameters are there for a reason and planning should look

at the planned structures so that they fit. This planned structure does not, stop approving variances. Approve this building only when it conforms to zoning parameters.

Will Hammerquist, 57 Cedar Pointe Loop, Columbia Falls. Everything is coming in with a variance. Spends a lot of time at the adjacent park and does not want people throwing rooftop parties when he is there with his kids. The parking does not add up when some rooms are double rooms, employee parking was not included. Pedestrian issue, needs overpass for pedestrians to get across Highway 2. Sees this as a degradation to Marantette Park, everyone will just use the park. T

Debbie Evans, 1206 2nd Avenue W, Columbia Falls. Opposes the asking of variances. Lives by Cedar Creek Lodge and they get a lot of human traffic enjoying the river. A lot of these people are under the influence and they could go into the park where the kids are and she does not like that. Wondering if this will turn into a permanent residence later on.

Lori Gaye, 674 12th Avenue WN, Columbia Falls. Curious in the last 5 years have the number of variance requests increased? City Attorney Justin Breck answered no they have not increased. Ms. Gaye also wondered why have the standards and rules if they are never going to enforce them? Breck answered that this is what the due process is for; variances are allowed if approved by the board. Ms. Gaye stated that it seems that the plans are approved with little variances and as they proceed more variances come in. Variances seem to be getting bigger with every build. Understands there has to be growth but we are losing the small-town spirit.

Rick Burrell, 117 Larch Hill Drive, Columbia Falls. The proposed hotel does not fit in to the surroundings. There will be more than 1 vehicle per unit especially if they are long-term. Wants to see the current Ruis project finished before another is started. Opposed to the current plan, it needs to be scaled down. It will start out as one thing and will change to something else.

Clarence Taber, 24 Taber Lane, Columbia Falls. Does this building front Highway 2? Mulcahy answered yes. Taber, is it within city limits? Mulcahy, yes. Taber, does it have a basement of any kind? Mulcahy, not on the plans. Taber, the old restaurant had a basement. Taber, does the back of the building face the west? Breck requested that Mr. Taber address his comments to the Board as we are in the middle of a public hearing. Nelson answered that the west side of the building is the back. Taber stated that he would like to see it front the highway so you do not block the view of the mountains.

Judy Del Perry, 1425 Grove Street, Columbia Falls. It will be almost impossible to get out of Highway 2 especially in tourist season. With the county growing and more tourists traffic is getting worse. With variances the parking lot will be 3 feet from her neighbor's house.

Jana Iverson, 412 2nd Avenue W, Columbia Falls. Columbia Falls being called little Whitefish or Helena. This should show the council something of what the people feel. A 4-story building there is a waste and he will flip it. Reconsider this proposal.

Judy Del Perry, 1425 Grove Street, Columbia Falls. Staff is not agreeing with landscape variance then there would not be enough parking area.

Clarence Taber, 24 Taber Lane, Columbia Falls. Could favor this if the building could front the highway, stay within required heights and could put a basement in so it is not as tall.

Acting Chairman Smith closed the Public Hearing at 7:19 PM

Nelson question for City Manager Susan Nicosia with the resort taxes every property owner in Columbia Falls would be getting a tax refund? Nicosia answered in the affirmative.

Chris Peterson, 80 13th St E, Columbia Falls. Not opposed to hotel but is making a proposal that the landscaping have a buffer of trees so when you are at the Veterans' Wall you are not looking into the windows of a hotel.

His suggestion is that you require some sort of a buffer between the hotel and Highway 2 so we can extend those trees out.

Lundgren made a motion for an amendment that they require 10 more parking spaces for employees. Mulcahy answered that the Board does not have the ability to do that as the applicant is meeting the hotel parking standards and the Board cannot require them to have more parking than required in the regulations.

Shepard proposed a motion to amend the Conditions to require a buffer of trees on the west side of the building to the north of the existing ponderosas that extends the entire length of the back of the building. Mulcahy stated that this can be done by the Board. You can add additional buffering or landscaping. If you follow the recommendation to require the 15% of landscaping, the owner will have to shrink the building to accommodate the additional 7.5%. Motion seconded by Nelson. Motion carried with voice vote, all voting aye.

Motion made by Byrd-Rinck to adopt Staff Report # CPUD-22-03 as Findings of Fact with amendment. Seconded by Shepard. A roll call vote was performed. Ayes: Nelson, Lundgren, Shepard, Singer. Nays: Smith, Byrd-Rinck. Absent: Vukonich, Duffy, Kavanagh. Motion passes with a 4 to 2 vote.

Motion made to recommend approval of PUD with 12 conditions to City Council by Nelson. Seconded by Lundgren. A roll call vote was performed Ayes: Nelson, Lundgren, Shepard, Singer. Nays: Smith, Byrd-Rinck. Absent: Vukonich, Duffy, Kavanagh. Motion passes with a 4 to 2 vote.

ADJOURNMENT – Meeting duly adjourned at 7:30 PM

Chairman

Attest:

Public Works Clerk

CITY OF COLUMBIA FALLS
NOTICE OF PUBLIC HEARING

Item No.2.

The Columbia Falls City-County Planning Board will hold public hearings for the following items at their regular meeting on Tuesday, December 13, 2022 at 6:30 p.m. at the Council Chambers of City Hall, 130 6th Street West, Columbia Falls, Montana. The Columbia Falls City Council will hold a subsequent hearing on January 3, 2023 starting at 7:00 p.m. in the same location.

Request for a Subdivision in the Columbia Falls Planning Jurisdiction:

Schellinger Construction is requesting a Major subdivision called Tamarack Meadows. It consists of 103 lots and open space areas totaling 47 acres. The subdivision will extend the private road network and connect to public sewer and water facilities. Originally part of the Tamarack Heights development, these lots had preliminary plat approval back in 2006 but has since expired. The proposed subdivision follows the same design as the original subdivision. The property is located along Gleneagles Trail and Turnberry Terrace. The property is described as Tract 1 (The remainder of Tamarack Heights Phase 1) all in Section 6, Township 30 North, Range 20 West, P.M.M., Flathead County.

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Interested persons are allowed to attend the hearing(s) in person or via ZOOM. Persons are encouraged to submit written comments prior to the meeting. Written comments carry the same weight as public testimony given during the hearing. Written comments may be sent to Columbia Falls City Hall, Attention: Barb Staaland, City Clerk, 130 6th Street West, Room A, Columbia Falls, MT 59912 or via email: staalandb@cityofcolumbiafalls.com. For more information on the application, please call Eric Mulcahy, Columbia Falls City Planner at (406) 755-6481. To obtain the ZOOM meeting registration, contact City Clerk Barb Staaland via email or by calling (406) 892-4391 no later than 5:30 p.m. the day of the meeting.

DATED this 7th day of November, 2022

Susan Nicosia

Susan Nicosia, City Manager/Planning & Zoning Administrator
COLUMBIA FALLS CITY-COUNTY PLANNING BOARD

Publish: Daily Interlake Sunday November 27, 2022

**TAMARACK MEADOWS PRELIMINARY PLAT
SUBDIVISION REPORT #CPP-22-03
COLUMBIA FALLS PLANNING OFFICE
NOVEMBER 28, 2022**

A report to the Columbia Falls Planning Board regarding a request for preliminary plat approval of the preliminary plat of Tamarack Meadows, a 103-lot subdivision. A public hearing is set for December 13, 2022 before the Columbia Falls Planning Board. The Columbia Falls City Council will hold a subsequent public hearing at their regular meeting of January 3, 2023, beginning at 7:00 p.m. in the Council Chambers of City Hall.

I. BACKGROUND INFORMATION

- a. Owner/Applicant: Schellinger Construction (Attn: Kyle Schellinger)
P.O. Box 39
Columbia Falls, MT 59912
- b. Technical Assistance: Carver Engineering
1995 3rd Avenue East
Kalispell, MT 59901
- c. Location: The property is located to the northwest of the existing Meadow Lake Golf Course Resort.
- d. Background: The majority of the subject property was part of the original 1979 and 1983 Meadow Lake Master Plans. The original Master Plan covered 320 acres. At that time, 52 acres of the currently subject property was planned to contain 164 residential units, some of which were multifamily units. Tract 8 (approx. 32 acres, referred to as the Crosswhite property) was added to the development proposal to allow the property to have a second access on to Tamarack Lane.

In 2006 the City of Columbia Falls approved the preliminary plat of Meadow Lakes Northwest, aka Tamarack Heights which was a preliminary plat for 182 lots. In January of 2008, the original developers were granted final plat for Phase 1 of Tamarack Heights which consisted of 46 Lots and with the recession of 2008 the remaining phases expired.

In 2015 a subsequent owner preliminary platted, developed, and final platted 29 lots known as Mountain Watch. This was originally part of the 182 lots development. At present there are 75 lots platted out of the original 182 (46 in Phase 1 of Tamarack Heights and 29 in Mountain Watch).

The current proposal picks up the remaining undeveloped phases and proposes a new preliminary plat utilizing the original design. The project consists of 103 lots on 47 acres with 22 acres in lots, 7 acres in streets, and 17.5 acres in open space.

- e. Size: The proposed subdivision contains 47.04 acres with 22.14 acres in lots, 7.14 acres in streets, and 17.52 acres in open space. The 103 lot subdivision proposes the following breakdown in lot sizes:

Lots ranging from 7,500 to 13,428 square feet

Average lot size: 9,363 Square feet

Overall density: 2.1 dwelling units per acre or one unit per 19,893.8 square feet.

- f. Existing Land Use: The property is currently undeveloped vacant land, primarily timbered with some open meadow areas.
- g. Adjacent Land Uses: The site lies adjacent to developed and undeveloped single family uses on all sides:

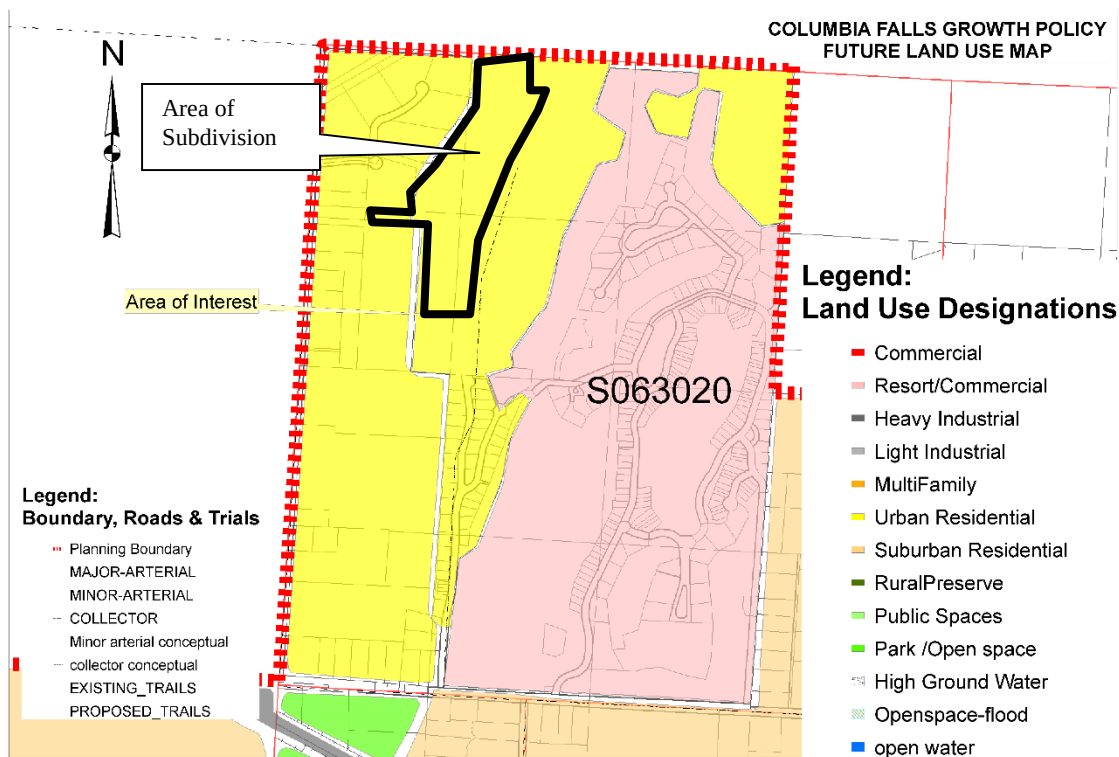
North: Large lot single family property

South: Existing Meadow Lake Resort subdivision and large lot single family

East: Tamarack Heights, Phase 1 and Meadow Lake Resort subdivision

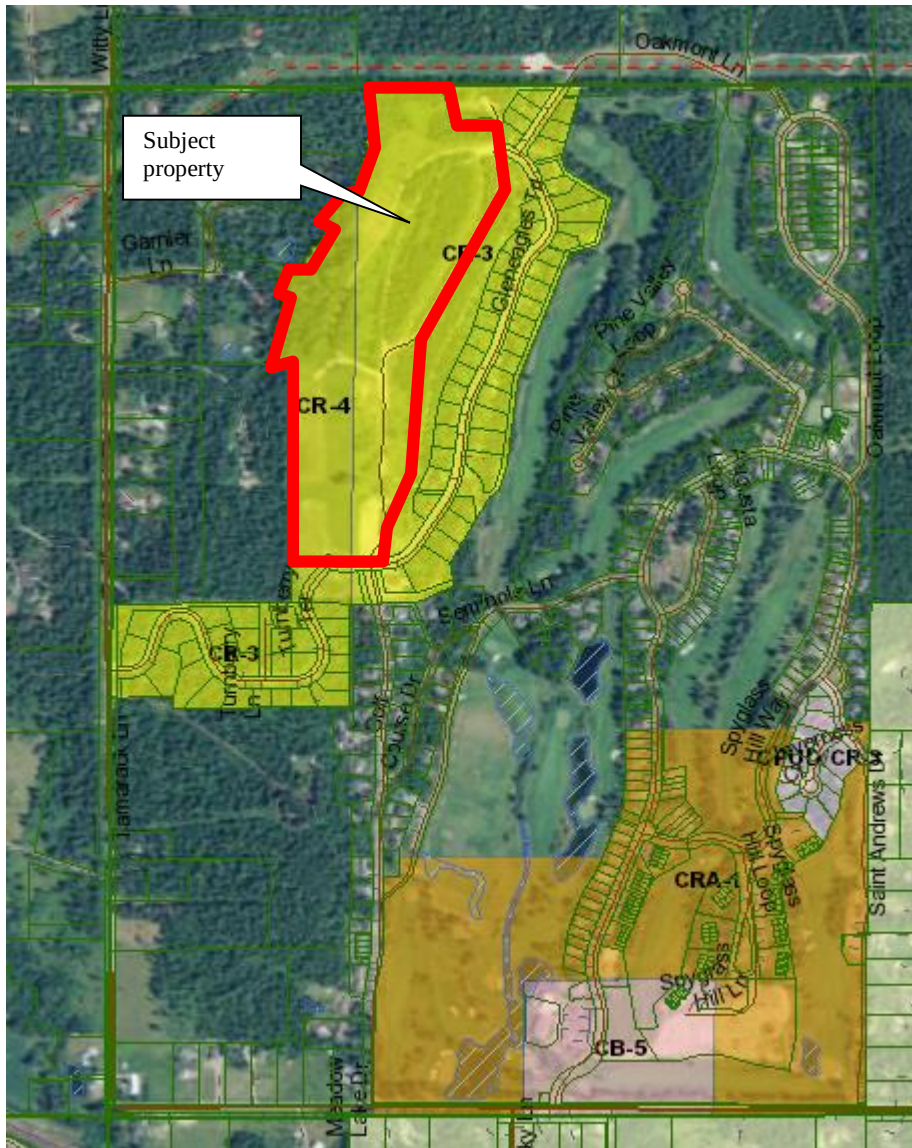
West: Mountain Watch and large lot single family

- h. Relation to Growth Policy: The City-County Growth Policy designates this area as Urban Residential, a residential designation with a range of 2-8 homes per acre. This Urban Residential area is adjacent to Resort Business/Residential, a resort area providing mixed commercial services, recreational opportunities, and a mixture of housing types and densities within the confines of an overall development plan. (Note that the commercial uses in the Growth Policy were intended to recognize the existing commercial uses at Meadow Lake Resort, and the short term nature of some of the lodging there.) The proposal contains a gross density of 2.1 homes per acre and a net density of 4.59 units per acre.¹ The proposal complies with the Growth Policy designation.



¹ Gross density is calculated on the entire acreage within the project. Net density is calculated only on the area proposed for lots: it does not include rights of way, other areas set aside for infrastructure and common open space.

- i. Zoning: The subject property is currently zoned CR-3 and CR-4. The zoning was approved with the 2006 preliminary plat and the zoning specifically tied the lot sizes to the plat through Ordinance 678.



- j. Utilities & Services: The property is not within City limits. Following is a list of services that are available for this site:

Sewer: the project will be served by the Meadow Lake County Water and Sewer District

Water: the project will be served by the Meadow Lake County Water and Sewer District

Refuse: Private Hauler Home Pick-up

Police: Flathead County Sheriff Department

Fire Suppression and Protective Services: Columbia Falls Rural Fire Protection District

Street Maintenance: Privately maintained

Electric: Flathead Electric

II. REVIEW AND FINDINGS OF FACT

This application is reviewed as a major subdivision under the City's Subdivision regulations. As the subdivision will be waiving the right to protest annexation as required by the Meadow Lake Water and Sewer District's agreement with the City of Columbia Falls, the project is analyzed under Section 17.16 Subdivision Design Standards For Areas Annexed or Waiving Protest of Annexation; although the City has no immediate plans for annexation and the property is not adjacent to the City.

A. Effects on Public Health and Safety:

The property is located within the Columbia Falls Rural Fire District. Fire Chief Karl Weeks reviewed the Subdivision Plat and is comfortable with the road layout and circulation. Chief Weeks will review and approve plans for fire hydrant location prior to construction.

The Flathead County Sheriff's Department will patrol and respond to emergencies within the subdivision. Three Rivers Ambulance and ALERT Helicopter provides emergency service and medical support is available in Whitefish and Kalispell.

The site is not located within any Flood Zones.

In the original 2006 public hearing on this subdivision public comment raised the issue of 32 wells that had insufficient water in the late 1980's. The owner of Meadow Lake Resort at that time, Peter Tracy, added information regarding the depth of the two existing Meadow Lake Resort wells at over 700 feet. The wells that had insufficient water were at a depth in the 240 foot range. Officials from the State DNRC had commented that they did not believe the deeper Meadow Lake wells had any impact on the shallower wells. A new third well was drilled and tested by this developer in order to support the proposed density. The new well was drilled to a depth of 765 feet.

B. Effects on Wildlife and Wildlife Habitat:

The undeveloped and open meadow property is home to whitetail deer, elk and the occasional moose and black bear. Deer and elk are also known to congregate on the Meadow Lake golf course to the east of the subject property as they move through the area. Wildlife also uses Garnier Creek, which forms the northwest boundary to the subdivision.

The applicant has stated that the open space plan has been designed in part to allow for wildlife corridors through the property. These corridors run primarily north-south through the site. Garnier Creek remains in a common open space area, with no individual lots directly abutting the creek.

C. Effects on the Natural Environment:

1. Groundwater: The property is not within the Columbia Falls groundwater protection zone. The site will be served by public sewer.

2. Natural Vegetation: The site is currently a mixture of open meadows, and forested areas consisting of Douglas fir, lodgepole pine, larch, paper birch

alder, hawthorn and rocky mountain maple. The applicant has stated that all of the existing vegetation will remain in the common areas, and that vegetation removal for roads, grading and homesite development will be carefully monitored.

3. Surface Water: Garnier Creek runs for a length of approx. 1,800 feet on the northwest property boundary. A buffer of between 50 and 170 feet is shown on the site plan. Thirteen (13) lots drain towards the creek in this area. An additional 13 lots drain towards the creek on the portion of the site where the creek runs on an adjacent property. Best management practices will be required to protect the creek from any construction runoff.

The applicant has prepared a Drainage Plan, and has described their storm water proposal in the Environmental Assessment attached to the application. The stormwater system proposed consists of open swales and culverts, which will convey water to the common areas, buffer strips and new swales.

4. Topographical Features: The site contains a variety of topographic features, but the site is mostly gentle slopes with areas interspersed with relatively flat benches.

5. Soils Types: The soils within this subdivision are characterized as silty clay, gravel with sand. A Geotech investigation was provided with the application. Generally, the report states that common construction techniques will work for the subdivision however the report does call for following the recommendations of the Geotech Report. To establish these recommendations, the engineer recommends a final Geotech report. This will be a condition of approval

D. Effects on Local Services:

1. Police: the Flathead County Sheriff Department is responsible for patrolling and responding to this neighborhood and the proposed subdivision.

2. Fire: the Columbia Falls Rural Fire Protection District is responsible for fire protection in the proposed subdivision. The Columbia Falls Fire Chief has indicated that the proposed subdivision meets the standards for access. The Fire Chief will review and approve the locations of Fire Hydrants and approve Fire Flow.

3. Sewer: The project will utilize the Meadow Lake Water and Sewer System. The sewer system is essentially a collection system that transports effluent to the Columbia Falls Wastewater Treatment Facility. The Sewer District has provided a "will serve" letter that is in the application materials and the Columbia Falls Public Works Director has reviewed the preliminary plans and has stated that the Wastewater Treatment Facility has capacity and that this development has been accounted for in its capacity studies since it was previously approved in 2006. When the project was initially reviewed there was a requirement to increase capacity of the main lift station in Meadow Lake. That work was completed with the development of the Mountain Watch project which was previously known as Tamarack Heights Phase 2.

4. Water: As with sewer, the applicants will connect to the water system of the Meadow Lake Water and Sewer District. A “will serve” letter is provided in the application for connection to the District facilities. The Meadow Lake Water and Sewer District manages the water system. A 200,000 gallon tank and booster pump station were installed with Phase 1 of Tamarack Heights which supports Phase 1, Mountain Watch, and the proposed Tamarack Meadows development. In addition to the water tank, the developer of Tamarack Heights drilled and tested the third well for the Meadow Lake Water system this past year. This new well was needed for the proposed project.

5. Schools: School District 6 operates K-12th grade within the City of Columbia Falls. The High School is about a mile west of the proposed subdivision and the middle school is approximately two miles from the project. The school district has seen approximately 4% growth over the past ten years or 0.4% per year. Using County wide average of 0.31 school aged children per residence. (There were 14,753 students recorded with the Flathead County Superintendent of Schools Office including public, private and home schooled children at the beginning of the 2011 school year. The US Census Bureau 2010 counted 46,963 housing units in Flathead County – 14,753 students / 46,963 housing units = 0.31 students per unit), the 103 dwellings would generate 31 students to the school system at full build out. It is important to also realize that it takes many years for subdivisions to build out. Phase 1 of Tamarack Heights still has vacant lots and its 46 lots were platted in 2008, more than fourteen years ago. A \$37 million bond was approved in 2019, which was used to expand and remodel Ruder Elementary School and completely rebuild Glacier Gateway Elementary School greatly increasing K-6 capacity. Both the Columbia Falls Jr. High and High School are not at full capacity.

6. Recreation/Parkland: The City subdivision standards require park land dedication equal to 11% of the combined area of all land when the lots are ½ acre or less. In this case there are 22 acres in lots, therefore the required 11% of that is 2.42 acres for park and open space. The applicant is providing 17.52 acres (37% of the gross acreage) of open space with the Tamarack Meadows development which greatly exceeds the required dedication.

The open space plan for the subdivision consists of undeveloped open space corridors with a 6 foot wide gravel trail pedestrian system. The pedestrian system and the common open space will be open to the public. No vegetation removal is planned for the open space areas, except what is needed to create the walking paths. The applicant has stated that this open space will be managed by the Tamarack Meadows Homeowners Association. The land will remain private open space, and will not be dedicated to the County.

7. Transportation and Circulation: The applicant prepared a Traffic Impact Study (TIS). The study describes existing conditions of the surrounding roadways, traffic volumes anticipated by the proposed development, and suggested mitigation. Recent traffic counts and Level of Service analysis was also performed. The primary roads serving the project are Meadow Lake Boulevard, Meadow Lake Drive and Tamarack Lane.

The Traffic Engineer completed his counts in August of 2022 which was 166% of the Average Annual Daily Traffic. In order to be conservative in his analysis he did not seasonally adjust the numbers down. In all of the studied

intersections, there is no reduction in the level of service with the proposed project and a one to two second delay per vehicle at the intersections at build out.

The traffic impact report provided two recommendations in the Study. The first being the intersection of Meadow Lake Boulevard and US Highway 2 which experiences delays at peak hour during both AM and PM hours. The TIS suggests that an alignment and dedicated turn lanes would solve the problem. As this is an existing condition, the TIS did not attribute or recommend that the developer solve this problem. The TIS indicated that this was a City and MDOT issue.

The second recommendation is to make improvements to Meadow Lake Drive to address the additional traffic. The applicant is proposing resurfacing Meadow Lake Drive and installing traffic calming measures such as speed bumps in lieu of constructing a pedestrian path along its length as originally required. The reason for not wanting to construct the sidewalk is that the walk would interfere with existing driveways which are already steep. In addition, the sidewalk would create the need for a number of retaining walls along its length to make it align with the roadway and driveways.

Planning Staff contacted Dave Prunty, Flathead County Road Superintendent, regarding the improvements to Meadow Lake Drive. Mr. Prunty supported the overlay provided it meets the County standards for overlay thickness and crown. Mr. Prunty also thought developing a sidewalk on Meadow Lake Drive would create conflicts with existing driveways. Mr. Prunty was not in favor of speed bumps but the applicant can consult with the County to see if there is a design solution.

With the construction of Tamarack Heights Phase 1 and Mountain Watch, slip lanes were constructed on Tamarack Lane at the Meadow Lake Drive intersection and the Turnberry intersection.

Pedestrian movement within the subdivision will be consistent with previous phases. The applicant will construct a sidewalk on one side of the streets within the subdivision. In addition, the applicant is providing gravel trails within the open space which connects to the broader trail system within the Meadow Lake Resort.

E. Effects on Agriculture:

The property in question may have once been used for grazing in the open meadows at some time in the past but this has not been a practice for many years. No current agricultural activities exist. The subdivision will have no impact on agricultural practice.

F. Compliance with Subdivision Design Standards:

The proposed subdivision design works with the natural terrain, and sets aside lands unsuitable for subdivision in areas of slope over 25% and in a buffer zone along Garnier Creek. Lot requirements have been met.

Access, Streets and Roads: The proposed subdivision complies with the City requirements for two access points. Within the subdivision, all new roads are planned to meet the City design standards of 24 feet in width.

The applicant is proposing to resurface Meadow Lake Drive (off of the subject property) once the infrastructure is developed. This would repair any wear and tear from heavy truck traffic during the construction phase of the subdivision.

Sidewalks and Bikeways: Sidewalks are required on all streets, unless the City Council waives this requirement. The applicant is requesting that this requirement be waived and that they construct five foot concrete detached sidewalk on one side of the street and construct six foot gravel walkways within the common areas as shown on the preliminary plat. See the variance/waiver section of this report for staff's recommended approval to the waiver request on the pedestrian access.

Lighting: The subdivision standards require that street lights be provided at all intersections and at intermediate locations for blocks longer than 500 feet. The applicant is requesting a variance to this standard based on the rural nature of the subdivision. See staff-recommended condition of approval regarding the need for low level lighting on fire hydrants.

Grading and Drainage: A preliminary drainage plan has been submitted. The drainage plan will be reviewed by the MDEQ prior to issuance of subdivision approval and construction of infrastructure.

Utilities: All utilities are planned to be underground.

Easements: The subject property contains a number of easements, summarized here:

- A 40 foot wide gas line transmission easement traversing the property from east to west.
- A portion of the power transmission easement on the north side of the property.
- A grant of perpetual right of way easement that may allow for future subdivision to the benefit of the Browns.
- Various utility and access easements between the previous owner (Peter Tracy) and Meadow Lake Resort for access and utility purposes.

Parkland: The applicant is providing 37% of the gross acreage as permanent open space. This open space will not be dedicated to the County, but will be privately maintained by the Homeowners Association.

G. Compliance with Subdivision Regulations

The applicant is requesting two variances: One to the requirement for sidewalks, curb and gutter and the other one to the lighting requirements. Each one is analyzed below. The subdivision standards allow the City to grant variances to the subdivision standards when the Council finds "that extraordinary hardships or practical difficulties may result from strict compliance with this title may be served to a greater extent by an alternative proposal...." (Section 17.36.020).

Variance request to Standard 17.14.130: This standard requires that street lights be provided at all intersections and at intermediate locations for blocks longer than 500 feet. The applicant states that the area is rural in nature, and street lights mid-block and at intersections will be detrimental to adjacent property owners.

Waiver request to Standard 17.16.110: This standard requires sidewalks on all streets, unless the Council waives this requirement. The applicant is requesting a waiver to construct concrete sidewalks on one side of the street and also develop gravel walking paths within the open space. This approach was used in the previous phases of Tamarack Heights and Mountain Watch and much of Meadow Lake has no sidewalk.

Variance to Standard 17.16.140: This section requires curb and gutter. The standard of collecting and treating stormwater can still occur without curb and gutter and in areas with a significant amount of open space treatment through vegetative swales may be just as good or better than mechanical treatment. The variance to curb and gutter has been provided in the Meadow Lake development which has an intentional rural road cross section and grass lined road swales as opposed to curb and gutter.

1) The granting of such variance(s) will not be detrimental to the public health, safety or general welfare or injurious to other adjoining properties;

Lighting: The rural nature of the area would make the provision of street lights a detriment to the neighbors. This variance has been granted to Meadow Lake since the 1990's in numerous phases of the resort in order to perpetuate its rural character.

Sidewalks: Providing a sidewalk on one side of the street and walking paths within the open space area will provide the residents of Tamarack Meadows a safe place to walk within the development. As the Meadow Lake resort consists or primarily local streets, pedestrians use the street system in the previous phases for circulation.

Curb and Gutter: The use of Low Impact Design Standards for stormwater will ensure that stormwater is treated before it reaches surface or groundwater. A standard condition of any subdivision is that stormwater detention, treatment, and conveyance are all reviewed by the Montana Department of Environmental Quality. This approval is required before the applicant can construct the project and receive final plat.

2) The conditions on which the request for a variance(s) is based are unique to the property on which the variance is sought and are not applicable generally to other property;

Lighting: The property is in a rural location and does not seem like an area suited to urban light standards.

Sidewalks: Few sidewalks exist in the adjoining Meadow Lake subdivisions. The proposed sidewalk and path system is consistent with what was built in the previous phases of Tamarack Heights Phase 1 and Mountain Watch.

Curb and Gutter: The use of Low Impact Design Standards for stormwater will ensure that stormwater is treated before it reaches surface or groundwater. There are no curbs and gutter constructed within the Meadow Lake Resort area.

3) Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of this title is enforced;

Lighting: The physical surroundings are rural in nature and would be impacted by the provision of street lights. The hardship would not be that of the developer but would be a hardship on neighboring lands which do not have street lights.

Sidewalks, curb and gutter: The applicant has stated that the site drainage would be dramatically altered by the requirement for curb, gutter and sidewalk, as currently all drainage sheet flows with no point source collection points.

4) The variance(s) will not cause a substantial increase in public costs; and

Lighting: Granting the variance will not affect any public expenditures.

Sidewalks: The Council does not need to grant a variance on this issue. Per the subdivision code, a waiver is required. The waiver appears justified as the proposed alternative will provide safe pedestrian movement.

Curb and Gutter: The use of Low Impact Design Standards for stormwater will be treated before it reaches surface or groundwater. There would be no need for the public to expend money on a different stormwater treatment system.

5) The variance(s) will not, in any manner, vary the provisions of any adopted zoning regulations, or the Growth Policy (formerly Master Plan).

Lighting: The Growth Policy does not address this very specific subdivision standard.

Sidewalks: The Council does not need to grant a variance on this issue. Per the subdivision code, a waiver is required. However, sidewalks are typically required in most City subdivisions.

Curb and Gutter: The Growth Policy does not address this very specific subdivision standard.

H. Compliance with Montana Subdivision and Platting Act

The proposed subdivision complies with all of the requirements of the Subdivision and Platting Act.

I. Phasing

The project will be constructed in a single phase.

III. SUMMARY COMMENTS

The application for preliminary plat approval is in conformance with the Growth Policy and Subdivision Standards. Variances requested are supported by staff as meeting the City's variance criteria. Staff recommends the following conditions of approval.

VI. RECOMMENDATION

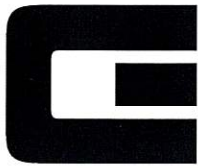
After reviewing the findings of fact, staff recommends that the Columbia Falls City Council adopt Staff Report #CPP-22-03 as Findings-of-Fact for the preliminary plat of Tamarack Meadows, and grant conditional preliminary plat approval. Recommended conditions of approval are as follows:

1. The final plat of Tamarack Meadows shall conform to the approved preliminary plat design.
2. A five foot detached concrete sidewalk shall be provided along one side of all interior roads within the subdivision. A six foot gravel trail shall be provided within the open space areas. All sidewalk and trails shall closely follow the locations shown on the preliminary plat. A waiver is hereby granted to Subdivision Standard 17.16.110.
3. A variance is granted to Subdivision Standard 17.16.140 which requires curbs, gutters and sidewalks based on the findings herein, except as noted herein.
4. A variance to Subdivision Standard 17.16.130, outdoor street lighting requirements is hereby granted based in the findings. Any outdoor lighting installed by the developer or future homeowners shall be downcast and fully shielded and otherwise dark-sky compliant.
5. All utilities to the lots shall be installed in conformance with the requirements of the utility owner. Utilities shall be buried and extended to the front property line of each lot.
6. The applicant shall secure approval from the Meadow Lake Water and Sewer District for the water and sewer design prior to any construction. The applicant shall also secure approval of the water and sewer infrastructure from the Montana Department of Environmental Quality.
7. The applicant shall secure approval from the Montana Department of Environmental Quality for the stormwater management including detention, treatment and conveyance.
8. All pavement sections within the subdivision shall be built in accordance with City standards. Street signs shall be provided. Road construction shall be inspected and certified by a registered engineer.
9. Prior to final plat, the applicant shall provide a final Geotechnical plan and the applicant shall follow the recommendation in the construction of the infrastructure.
10. Prior to final plat approval the entire length of Meadow Lake Drive shall be resurfaced to the existing width. Prior to this work the applicant shall secure permits and approval from the Flathead County Road Department. The resurfacing

shall meet County standards for thickness, crown, and integrity of the existing driveways.

11. The applicant shall approach the Flathead County Road and Bridge Superintendent to determine if there are alternative speed bump designs or other traffic calming measure that can be implemented in Meadow Lake Drive. If there is a traffic calming measure that is acceptable to the County, the applicants shall implement it in the resurfacing of the road.
12. The proposed subdivision shall waive the right to protest annexation as required by the Meadow Lake Water and Sewer District agreement with the City of Columbia Falls.
13. All dwellings shall have house numbers, which conform to the requirements of the Rural Fire District. This condition shall be placed on the face of the plat.
14. The applicants shall provide Columbia Falls Public Works Department and Meadow Lake Water and Sewer District copies of the final plat drawings and as-built construction drawings for all public infrastructure improvements constructed in street rights of way or easements within the plat. Drawings shall be paper and digital. Digital copies shall be in a format prescribed by the City and the District. The Developer shall provide a GPS location of the center of each water valve cover, sewer manhole cover, and the location every 20 feet of any buried piping that varies more than 6% from a straight line between main line appurtenances that possess surface components.
15. The parkland dedication requirement has been met by the common open space area as shown on the plat, in conjunction with the plat notes outlined herein.
16. The Flathead County Weed Department shall approve a Weed Management Plan for the Development prior to Final Plat. A note shall be placed on the face of the final plat stating: "Lot owners are subject to the Weed Management Plan approved by the Flathead County Weed Department."
17. The applicant shall provide a letter from the applicable Solid Waste Contractor stating that Solid Waste Service is available to the Subdivision. The CC&R's will encourage use of a Solid Waste contractor for residences in the subdivision.
18. Plat notes shall be added to the face of the plat delineating that the open space is dedicated in perpetuity; that the open space is available for use by the general public, and that said open space will be owned and maintained by the Homeowners Association. No vegetation can be removed in open space areas without approval by the Homeowners Association; and the buffer area adjacent Garner Creek shall remain undeveloped and in a natural state. Changes to the use and/or management of the common open space shall be approved by the Homeowners Association.
19. The applicant shall provide a Set of CC&R's to be filed with the Final Plat. Said CC&R's shall address the maintenance of all common features within the subdivision including roads, common areas, and paths within common areas.
20. A Construction Mitigation Plan shall be developed and submitted to the City prior to the commencement of any construction. Said plan shall include construction hours, ingress, egress and haul routes, staging of materials and job shacks, parking for construction workers, dust abatement, temporary erosion control measures and other best management practices. All ingress and egress for construction purposes shall occur from the west entrance, unless otherwise permitted by the City.

21. Tamarack Heights is approved as a single phase.
22. The responsible postmaster shall approve a common mailbox facility at an approved location. The facility shall meet the requirements of 17.18.250.
23. All improvements including road, water, sewer, stormwater, dry utilities, sidewalks and paths shall be installed prior to Final Plat or the applicant shall provide the City with a Subdivision Improvements Agreement with required collateral as provided for Chapter 17.32 of the Columbia Falls Subdivision Regulations.
24. The preliminary plat shall expire three (3) years after the approved effective date stipulated by the City Council. Extensions may be granted by the City Council if the applicant requests extension 30-days prior to the expiration of the plat or any remaining phase.



CE LLC dba

Carver Engineering

Consulting Civil Engineers

October 11, 2022

Susan Nicosia, City Manager and Planning Director
 City of Columbia Falls
 130 6th Street West
 Columbia Falls, MT 59912

Attention: Susan & Eric Mulcahy

Subject: Preliminary Plat Application, Tamarack Meadows (formerly Tamarack Heights, aka
 Meadow Lakes Northwest)

Dear Susan,

On behalf of Schellinger Construction, please find the attached: a check for \$7,760 and a preliminary plat application for the Tamarack Meadows subdivision. This subdivision is the final remaining two phases of the original Tamarack Heights plat that was approved on August 7, 2006 (Resolution No. 1458) but is now expired. Two phases of the original plat were constructed: Tamarack Heights, Phase 1 and Mountain Watch (previously Tamarack Heights, Phase 4). This application includes the following:

1. Major Subdivision Preliminary Plat Application
2. Preliminary Plat (Carver sheets 1-3)
3. Adjacent Property List
4. Draft CC&Rs
5. Environmental Assessment
6. Geotechnical Report
7. Floodplain Map
8. Species of Concern
9. State Historic Preservation Letter
10. Traffic Impact Study

We have also included a copy of your original report and the original conditions of preliminary plat for the four-phased subdivision called Meadow Lakes Northwest which subsequently got changed to Tamarack Heights Subdivision.

Thank you for your attention. Please call with any questions or for any additional information.

Sincerely,

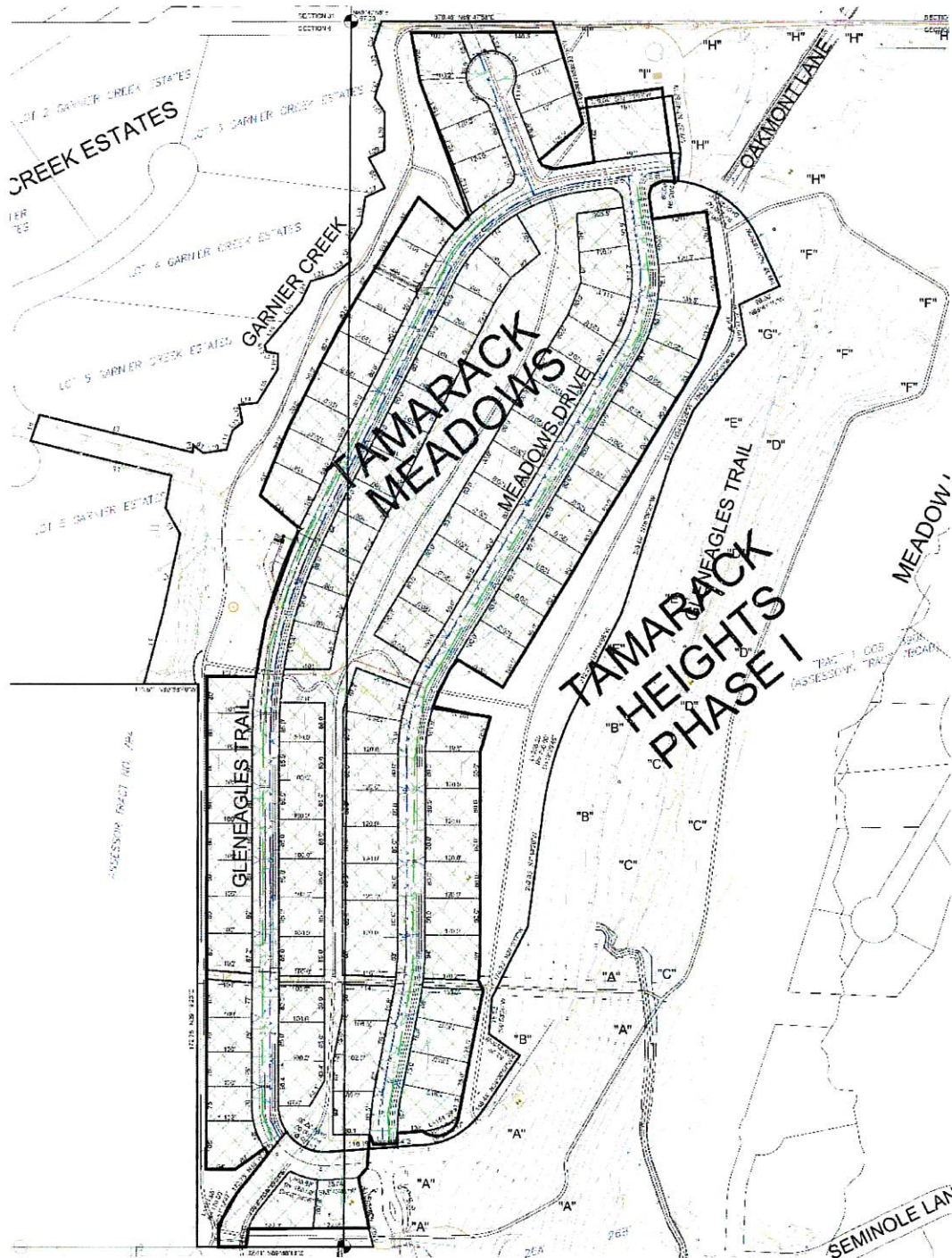
CE LLC dba CARVER ENGINEERING

Kevin J. Malloy

Tamarack Meadows Subdivision

Preliminary Plat Application

City of Columbia Falls, Montana



October 2022

CE LLC dba Carver Engineering

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PRELIMINARY CC&R'S

APPENDIX C

ENVIRONMENTAL ASSESSMENT

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2. FLOODPLAIN MAP
3. SPECIES OF CONCERN
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24X36 PRELIMINARY PLAT MAP

APPENDIX E

MEADOW LAKES NORTHWEST PRELIMINARY PLAT REPORT #CPP-06-03

APPENDIX F

ORIGINAL PRELIMINARY PLAT CONDITIONS



Planning Department

130 6TH STREET WEST
ROOM A
COLUMBIA FALLS, MT 59912

PHONE (406) 892-4391

FAX (406) 892-4413

MAJOR SUBDIVISION PRELIMINARY PLAT APPLICATION

FEE ATTACHED \$ 7,760

FEES: SEE FEE SHEET

SUBDIVISION NAME: Tamarack Meadows Subdivision

OWNER(S) OF RECORD:

Name Schellinger Construction (attn. Kyle Schellinger) Phone (406) 862-2188

Mailing Address 250 Truck Route, PO Box 39

City Columbia Falls State MT Zip 59912

TECHNICAL/PROFESSIONAL PARTICIPANTS (Surveyor/Designer/Engineer, etc):

Name & Address Carver Engineering, 1995 3rd Ave. East, Kalispell, MT 59901

Name & Address

Name & Address

LEGAL DESCRIPTION OF PROPERTY:

Property Address Gleneagles Trail and Turnberry Terrace (address not estab.)

Assessor's Tract No(s) 0622851 Lot No(s) NA

1/4 Sec NW Section 06 Township 30N Range 20W

GENERAL DESCRIPTION OF SUBDIVISION:

Number of Lots or Rental Spaces 103 Total Acreage in Subdivision 47.04

Total Acreage in Lots 22.14 Minimum Size of Lots or Spaces 7,500 sf

Total Acreage in Streets or Roads 7.14 Maximum Size of Lots or Spaces 13,428 sf

Total Acreage in Parks, Open Spaces and/or Common Areas 17.52

Columbia Falls Preliminary Plat Fee
Tamarack Meadows Subdivision

Base Fee (includes Adjacent Property Ownership List Fee) \$ 1,250.00

Per Lot Fee

103 Residential Lots
 5 Open space
 1 Other Use Lots
 109 Total Lots

First 20 Lots

\$ 80.00 per lot x 20 lots \$ 1,600.00

Lots Beyond First 20

\$ 40.00 per lot x 89 lots \$ 3,560.00

Variance Fee

curb & gutter
 sidewalk
 street lights

\$ 450.00 per variance x 3 variances \$ 1,350.00

Total:	\$ 7,760.00
---------------	--------------------

PROPOSED USE(S) AND NUMBER OF ASSOCIATED LOTS/SPACES:

Single Family 103 Townhouse _____ Mobile Home Park _____
Duplex _____ Apartment _____ Recreational Vehicle Park _____
Commercial _____ Industrial _____ Planned Unit Development _____
Condominium Multi-Family _____ RV Storage 1

APPLICABLE ZONING DESIGNATION & DISTRICT CR-3 & CR-4

ESTIMATE OF MARKET VALUE BEFORE IMPROVEMENTS \$30,800 / Acre

IMPROVEMENTS TO BE PROVIDED:

Roads: Gravel _____ Paved ☒ Curb _____ Gutter _____ Sidewalk ☒ Alleys _____ Other _____

Water System: Individual _____ Multiple User _____ Neighborhood _____ Public ☒ Other _____

Sewer System: Individual _____ Multiple User _____ Neighborhood _____ Public ☒ Other _____

Other Utilities: Cable TV ☒ Telephone ☒ Electric ☒ Gas ☒ Other _____

Solid Waste: Home Pick Up _____ Central Storage _____ Contract Hauler ☒ Owner Haul _____

Mail Delivery: Central ☒ Individual _____ School District: _____

Fire Protection: Hydrants ☒ Tanker Recharge _____ Fire District: _____

Drainage System: See Appendix C, Attachment No. 6

PROPOSED EROSION/SEDIMENTATION CONTROL: See Appendix C, Attachment No. 6

ESTIMATE OF IMPACTS:

Provide an estimate of the type and amount of impact the subdivision will have on the following categories of the natural and operating environment:

A. Impacts on agriculture

Agriculture is defined as all aspects of farming or ranching including the cultivation or tilling of soil; dairying; the production, cultivation, growing, harvesting of agricultural or horticultural commodities; raising of livestock, bees, fur-bearing animals or poultry; and any practices including, forestry or lumbering operations, including preparation for market or delivery to storage, to market, or to carriers for transportation to market.

The development of the site will include removal of some timber to allow for the construction of the infrastructure and residential lots.

B. Impact on agricultural water user facilities

Agricultural water user facilities are defined as those facilities which provide water for irrigation or stock watering to agricultural lands for the production of agricultural products. These facilities include, but are not limited to, ditches, head gates, pipes, and other water conveying facilities.

No agricultural water use facilities are present. Garnier Creek tributary and associated wetland zones adjacent to project will be preserved.

C. Impact on local services

Local services are defined as any and all services that local governments, public or private utilities are authorized to provide for the benefit of their citizens.

Increased traffic on both Meadow Lake Drive, Turnberry Terrace, and Tamarack Lane is anticipated. The proposed development will utilize the Meadow Lake Water and Sewer District for water and sewer service. Meadow Lake Sewer's collection system flows to the Columbia Falls Wastewater Treatment Plant.

D. Impact on natural environment

The natural environment is defined as the physical conditions which exist within a given area, including land, air, water, mineral, flora, fauna, noise, light and objects of historic and aesthetic significance.

The site will be impacted by the removal of timber for construction of roads, driveways, and houses in the areas where streets will be built and lots developed. Care will be taken to preserve timber and natural vegetation in designated open spaces. The Garnier Creek Tributary adjacent to the project will also be protected.

E. Impacts on wildlife and habitat

Wildlife is defined as those animals that are not domesticated or tamed; and wildlife habitat is defined as the place or area where wildlife naturally lives or travels through.

Riparian habitat will be preserved as open space within the development so as to not impede the movement of wildlife through the area. Domestic pets will be required to be leashed or fenced within the development.

F. Impacts on public health and safety

Public health and safety is defined as the prevailing healthful, sanitary condition of well being for the community at large. Conditions that relate to public health and safety include but are not limited to: disease control and prevention; emergency services; environmental health; flooding, fire or wildfire hazards, rock falls or landslides, unstable soils, steep slopes, and other natural hazards; high voltage lines or high pressure gas lines; and air or vehicular traffic safety hazards.

There is a 6-inch high pressure natural gas main crossing the property. The main is located within a 40-foot easement that runs primarily through dedicated open space.

VARIANCES: ARE ANY VARIANCES REQUESTED? yes (yes/no) If yes, please complete the information below:

SECTION OF REGULATIONS CREATING HARDSHIP: 17.14.130 Street Lighting
17.16.110 Sidewalks 17.16.140 Curbs & Gutters

EXPLAIN THE HARDSHIP THAT WOULD BE CREATED WITH STRICT COMPLIANCE WITH SUBDIVISION REGULATIONS

Despite a relatively high housing density, the surrounding neighborhood generally has rural residential characteristics, with no curbs & gutters or street lighting. Adding these improvements to the proposed subdivision would not fit the character of the area. Light pollution from street lighting would also negatively impact neighboring properties that were previously dark at night. The roadways of the proposed subdivision are located on sloped ground. Providing sidewalk on both sides of roadways would present grading difficulties and potentially require significant regrading to provide access to the lots.

PROPOSED ALTERNATIVE(S) TO STRICT COMPLIANCES WITH SUBDIVISION REGULATIONS: Roadside ditches are proposed instead of curb & gutter. Sidewalks will only be constructed on one side of the roads (the fill side). Street lights are not being proposed for this subdivison.

**PLEASE ANSWER THE FOLLOWING QUESTIONS IN THE SPACES PROVIDED
BELOW:**

1. Will the granting of the variance be detrimental to the public health, safety or general welfare or injurious to other adjoining properties?
The variances will not be detrimental to the public health, safety or general welfare or injurious to other adjoining properties. Stormwater conveyance for road runoff is still provided. Pedestrian traffic is still able to follow the roadways without conflicting with vehicle traffic. Street lights are absent on all other areas of the Meadow Lake Resort area and given the rural nature of the area, would be detrimental to the neighbors .
2. Will the variance cause a substantial increase in public costs?
No.
3. Will the variance affect, in any manner, the provisions of any adopted zoning regulations, Master Plan or Growth Policy?
No.
4. Are there special circumstances related to the physical characteristics of the site (topography, shape, etc.) that create the hardship?
Steeper cross-slope topography means a typical road cross section with curb and gutter, and sidewalk on both sides would require significant cut and fill to construct the roads. This in turn creates grading difficulties in providing driveway access to the lots. One of the key goals of the proposed subdivision is maintaining as much of the existing trees and vegetation as possible.
5. What other conditions are unique to this property that creates the need for a variance?
The Meadow Lake Resort area, in general, does not have curb and gutter, sidewalks and street lights.

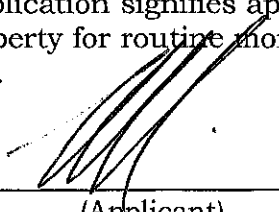
APPLICATION CONTENTS:

The subdivider shall submit a complete application addressing items below to the Columbia Falls Planning Department at least thirty five (35) days **prior** to the date of the Planning Board meeting at which it will be heard.

1. Preliminary plat application;
2. All information required in **Appendix A** and **B** of the Columbia Falls Title 17 Subdivision Regulations;
3. Two copies of the preliminary plat not less than 24 in. x 36 in.;
4. One reduced copy of the preliminary plat, each sheet not to exceed 11 in. by 17 in., nor less than 8½ in. by 11 in., in a size appropriate to the detail and scope of the development, and printed on a medium suitable for photocopier use;
5. One reproducible set of supplemental information (See Appendix A of this title);
6. Application fee as established by the City;
7. Adjoining Property Owners List (see example below and attached notice from County Plat Room):

<u>Assessor#</u>	<u>Sec-Twn-Rng</u>	<u>Lot/Tract No</u>	<u>Property Owner & Mailing Address</u>

I hereby certify under penalty of perjury and the laws of the State of Montana that the information submitted herein, on all other submitted forms, documents, plans or any other information submitted as a part of this application, to be true, complete, and accurate to the best of my knowledge. Should any information or representation submitted in connection with this application be untrue, I understand that any approval based thereon may be rescinded, and other appropriate action taken. The signing of this application signifies approval for the Columbia Falls Planning staff to be present on the property for routine monitoring and inspection during the approval and development process.



 (Applicant)

10-9-22

 (Date)

Appendix A

Preliminary Plat Adjacent Property Ownership List

CARVER ENGINEERING
Consulting Engineers
1995 Third Avenue East
Kalispell, Montana 59901
(406) 257-6202



Revision(s)

Drawn by TLM
Checked by TC

Date OCTOBER 3, 2022

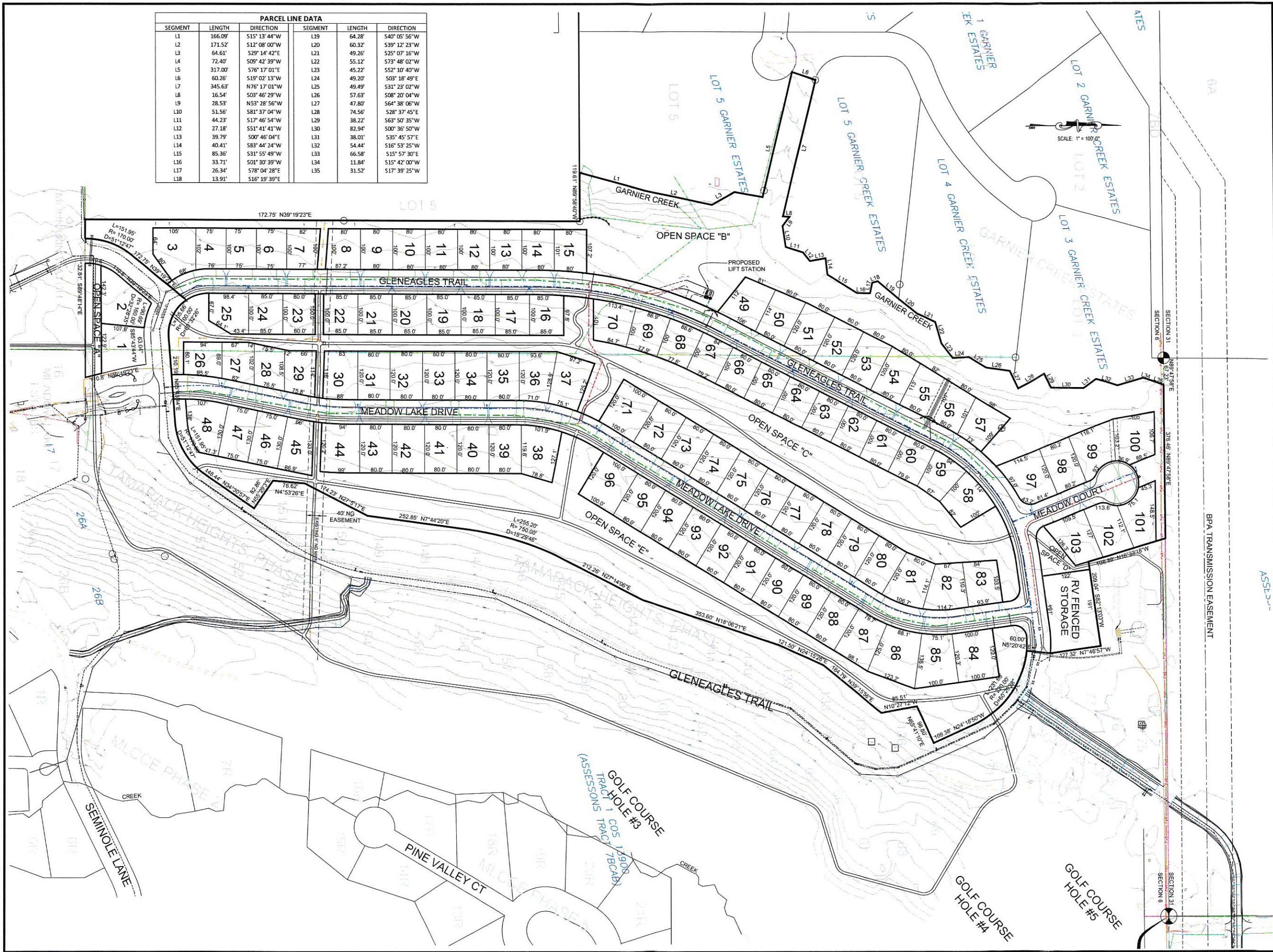
Project Number
46610.00

TAMARACK MEADOWS

PRELIMINARY PLAT

Project Title
Sheet Title

1 OF 2



CARVER ENGINEERING
Consulting Engineers
1995 Third Avenue East
Kalispell, Montana 59901
(406) 257-6202



Revision(s)

Drawn by	TLM
Checked by	TC

Date OCTOBER 3, 2022

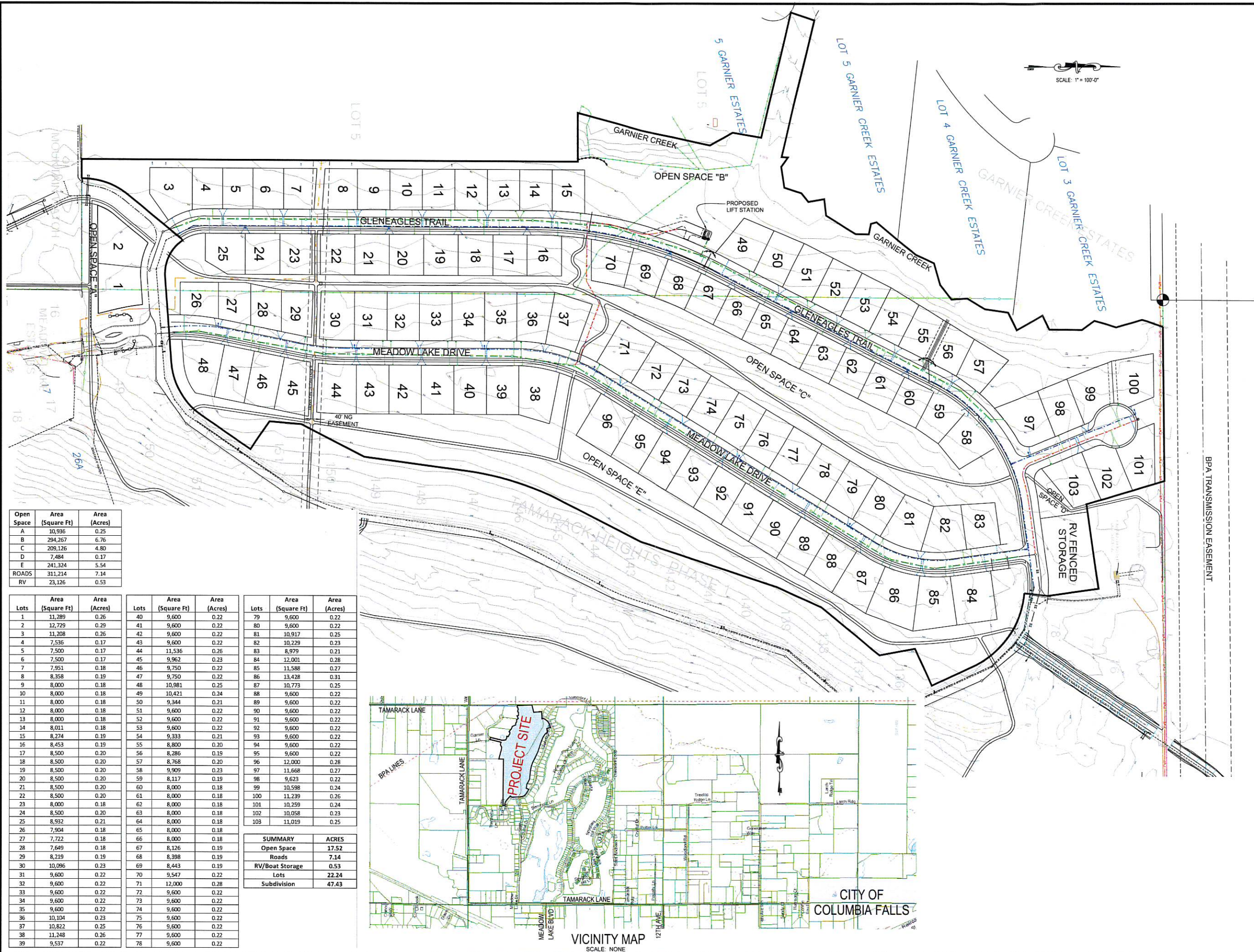
Project Number
46610.00

Project Title **TAMARACK MEADOWS**

PRELIMINARY PLAT

2 OF 2

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**Flathead County GIS
800 South Main
Street Kalispell, MT
59901**

**Phone (406) 758-
5540
Fax (406) 758-5840**



May 13, 2008

To: Whom it may concern
From: Mindy Cochran, GIS Program Manager

Subject: Adjacent Property Ownership List

To obtain a certified list of property ownership, please have the appropriate agency fill out the attached form and submit it to the Flathead County GIS Department at 800 South Main Street, located on the third floor of the old Courthouse.

The search fee is \$75.00 and is due at the time of request to the GIS Department. Please make checks payable to Flathead County. Your certified list will be ready one week from the date ordered. Rush orders will be accepted at the rate of \$150.00 per list.

For orders requested by the Flathead County Planning and Zoning Department, the completed list will be sent directly to the Planning Office. Otherwise, customers may pick up the certified list in the GIS Department.

Please note that the Planning Offices also accept ownership lists searched and certified by a local title company.

Appendix B

Preliminary CC & Rs

"Preliminary"
**DECLARATION OF RESTRICTIVE COVENANTS, CONDITIONS
 AND RESTRICTIONS FOR TAMARACK MEADOWS AT MEADOW LAKE**

DECLARATION OF RESTRICTIVE COVENANTS, CONDITIONS AND RESTRICTIONS ("DECLARATION") is made this 30th day of September, 2022, by **SCHELLINGER CONSTRUCTION CO., INC.** a Montana corporation residing at PO Box 39 / 250 Truck Route, Columbia Falls, MT 59912.

RECITALS

- A. Declarant (see definition below) *is* the developer and owner of a residential subdivision known as Tamarack Meadows, Phase I, Subdivision ("Tamarack Meadows"), according to the plat thereof filed and of record in the office of the Clerk and Recorder, Flathead County, Montana.
- B. Declarant intends to develop, sell and convey platted lots within Tamarack Meadows.
- C. Declarant desires to create and maintain stable values, character, uses and development within Tamarack Meadows.
- D. Declarant desires to subject Tamarack Meadows, including real property that may be annexed thereto, to the restrictive covenants set forth below.
- E. The covenants set forth in this Declaration shall be appurtenant to Tamarack Meadows and shall inure to and pass with title to all property included therein and annexed thereto.

NOW, THEREFORE, Declarant does hereby adopt the following Declaration:

ARTICLE I: DEFINITIONS

Section 1. Association. "Association" shall mean and refer to Tamarack Meadows at Meadow Lake Homeowners Association, Inc., a Montana not-for-profit corporation, as the same may exist from time to time of record with the office of the Secretary of State, Helena, Montana, and its successors or assigns.

Section 2. Common Area. "Common Area" shall mean those areas labeled as open or Common Area, as shown on the plats for Tamarack Meadows Subdivision, and the future plats for the subdivisions within any additional property or on any other property coming within the jurisdiction of this Declaration.

Section 3. Declarant. "Declarant" shall mean and refer to Schellinger Construction Co., Inc., a Montana Corporation, their successors and assigns if such successors or assigns should expressly acquire either or both of their rights as Declarant.

Section 4. Expansion Property. "Expansion Property" means such additional real property now owned or owned in the future by Declarant (including any Successor Declarant) that Declarant may make subject to the provisions of this Declaration by a duly recorded Declaration of Annexation.

Section 5. Home Site. "Home Site" shall mean any parcel of land shown upon the recorded plat of the Real Property subject to this Declaration with the exception of the Common Area and streets; Notwithstanding the foregoing, Declarant may designate one or more areas, other than Home Sites, for construction of municipal facilities for use by fire departments, police departments, schools, and other such governmental agencies and such areas will not be considered a Home Site.

Section 6. Member. "Member" shall mean and refer to every person or entity that is a Member of the Association as described in Article IV.

Section 7. Owner. "Owner" shall mean and refer to the record Owner, whether one or more persons or entities, of any Home Site, including buyers under a contract for deed, but such term does not include those having an interest in a Home Site merely as security for the performance of an obligation.

Section 8. Real Property. "Real Property" shall mean and refer to that subdivision known as Tamarack Meadows at Meadow Lake, and such other real property that may hereafter be brought within the jurisdiction of this Declaration and the Association, including all Common Areas relating thereto.

ARTICLE II: MEADOW LAKE COUNTRY CLUB ESTATES

Section 1. Meadow Lake Covenants. In addition to this Declaration, the Real Property shall be subject to the Declaration of Covenants, Conditions and Restrictions of Meadow Lake Country Club Estates, dated October 30, 1985, and recorded in the Office of the Clerk and Recorder, Flathead County, Montana, as Document No. 8530313430, and any amendments thereto, including but not limited to the Amendment to the Declaration of Covenants, Conditions and Restrictions of Meadow Lake Country Club Estates, dated August 18, 1995, and recorded in the Office of the Clerk and Recorder, Flathead County, Montana, as Document No. 9525014170, and Agreement recorded November 1, 2002, in the Office of the Clerk and Recorder, Flathead County, Montana, as Document No. 200230516320 ("Meadow Lake Covenants").

Section 2. Meadow Lake Homeowners Association. In addition to being members of the Association described in this Declaration, Owners shall be members of the Meadow Lake Country Club Estates Homeowners' Association, a Montana not-for-profit corporation ("Meadow Lake HOA") as set forth in the Meadow Lake Covenants and the Articles of Incorporation and Bylaws of the Meadow Lake HOA, and they shall be subject to the rights and obligations provided in the Meadow Lake Covenants and the Articles of Incorporation and Bylaws of the Meadow Lake HOA, as they exist from time to time.

Section 3. Non-limiting Effect. This Declaration does not alter, limit or otherwise affect the obligations of any Owner under any of the Meadow Lake instruments mentioned in this Article II, but it establishes additional rights and obligations among Owners of Home Sites.

ARTICLE III: HOMEOWNERS ASSOCIATION

Declarant has or will incorporate the Association as a Montana not-for-profit corporation to act as the homeowner's association in conjunction with the administration of this Declaration. The Association shall administer the terms and provisions of this Declaration, its Articles of Incorporation and Bylaws and take such action as may be reasonable or necessary to carry out the functions of a homeowner's association.

ARTICLE IV: MEMBERSHIP, VOTING RIGHTS AND EXPANSION

Section 1. Membership and Voting Rights. Every person or entity who is an Owner of any Home Site, which includes Declarant, shall be a Member of the Association. The foregoing is not intended to include persons or entities that hold an interest merely as security for the performance of an obligation. Acceptance of title to any Home Site, whether by deed or other form of conveyance, shall be deemed consent to membership in the Association. Membership shall be appurtenant to and may not be separated from ownership of the Home Site. Ownership of a Home Site shall be the sole qualification for membership. The Association, if it acquires an interest in a Home Site, which would otherwise qualify it for membership, shall not be considered a Member either for voting or assessment purposes. As to this Declaration, Members shall be entitled to one vote for each Home Site in which they hold an ownership interest. When more than one person or entity owns an interest in any Home Site, the vote for such Home Site shall be exercised as such persons or entities determine, but in no event may more than one vote per home site be cast.

Notwithstanding any provision to the contrary herein, from date of formation of the Association until the termination of Declarant's control as provided below, Declarant shall have the right to appoint and remove members of the Board of Directors and officers of the Association. The period of Declarant's control of the Association shall terminate upon the date sixty (60) days after conveyance of 100% of the Home Sites in all platted and planned phases of the Real Property to Owners other than Declarant. Declarant may voluntarily surrender the right to appoint and remove officers of the Association and members of the Board of Directors before termination of the period of Declarant's control, but in that event Declarant may require, for the duration of the period of Declarant's control, that specified actions of the Association or its Board of Directors, as described in a recorded instrument executed by Declarant, be approved by Declarant before they become effective.

Section 2. Right to Expand. The Declarant also now owns or may in the future own additional real estate in Flathead County, Montana, which it may desire to incorporate into Tamarack Meadows at Meadow Lake (the "Expansion Property"), and the Declarant has reserved the right, but will not be obligated, to incorporate the Expansion Property in whole or in part in the regime established under this Declaration, all as provided in Article IX below, so that the Expansion Property, if and when developed, will be treated as an integral part of Tamarack Meadows at Meadow Lake.

ARTICLE V: PROPERTY RIGHTS

Section 1. Members' Easements of Enjoyment. Every Member shall have a right and easement of enjoyment in and to the Common Area, and such easement shall be appurtenant to and shall pass with the title to every Home Site, subject to the following provisions:

- a. The right of the Association to provide reasonable restrictions on use of the Common Area;
- b. The right of the Association to charge reasonable fees for improvement, maintenance, repair, replacement and use of the Common Area. The Common Area shall not be maintained or altered by Members;
- c. The right of the Association, in accordance with its Articles and Bylaws, to borrow money for purposes related to the Common Area;
- d. To the extent permitted or authorized by the public governing body, the right of the Association or Declarant to dedicate or transfer all or any part of the Common Area to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed upon under the Bylaws of the Association;
- e. The right of the Association or Declarant to grant easements under any Common Area to any public agency, authority, or utility without charge;
- f. The right of the Association or Declarant to run utility service lines that serve any portion of the Real Property under or through any Common Area; and
- g. No Home Site shall be developed or landscaped in such a manner as to interfere with restrictions shown on the plat of the Real Property or imposed by a governing authority as a condition of plat approval.

Section 2. Assignment of Use. Any Member may assign, in accordance with this Declaration, his right of enjoyment to the Common Area to the Member's family, or others who reside on the Home Site under the Member's ownership. The guest and members of the family of a Member, as well as a lessee or occupant of a Home Site are entitled to use the Common Area. The Association shall have the right to limit the number of guests who may use the Common Area at any one time and may restrict the use of the Common Area by guests to certain specified times. The Member shall be liable for any violation of this Declaration by any lessees or other persons residing at the Home Site and their guests or invitees and, in the event of any such violation, the Member, upon demand of the Association, shall immediately take all necessary actions to correct any such violations. Each Member shall be responsible for compliance by the Member's agents, tenants, guests, invitees, licensees and their respective servants, agents and employees with the provisions of this Declaration. A Member's failure to insure compliance by such persons shall be grounds for the same action available to the Association or any other Member by reason of such Member's noncompliance.

ARTICLE VI: SERVICES PROVIDED BY ASSOCIATION

Section 1. Common Area. The Association will own the Common Area subject to the conditions set forth on the plat of Tamarack Meadows Subdivision and this Declaration. The Association may convey ownership of the Common Area to the Meadow Lake HOA after the period of Declarant's control has terminated (See Article IV) and only upon a concurrence of Owners of seventy-five percent (75%) of the Home Sites.. At time of any conveyance of Common Area to the Meadow Lake HOA, the Association and Meadow Lake HOA must agree in writing those responsibilities of the Association described in this Declaration that are being assumed by the Meadow Lake HOA, if any. This writing must be approved by Owners of seventy-five percent (75%) of the Home Sites in the manner provided in Article XI for amendments to this Declaration.

Section 2. Services Provided. The Association may provide services related to the Common Area and streets as it sees fit, including without limitation their improvement, maintenance, repair, replacement, reconstruction and / or regulation. The Association may contract all or any portion of these services to the Meadow Lake HOA, provided the Meadow Lake HOA may enter the Common Area and perform services absent such a contract if necessary to maintain the Common Area consistent with the level of maintenance the Meadow Lake HOA provides the common areas within Meadow Lake Country Club Estates. Services provided by the Association may be in addition to or in lieu of those provided by the Meadow Lake HOA.

Section 3. Fees. The Association may establish a fee schedule for use of the Common Area, which fees shall be considered assessments under Article VIII. The fee schedule may include, but is not limited to the following:

- a. Charges for availability of a service even though the Owner of a Home Site does not use it.
- b. Charges for use based on a flat rate.
- c. Additional charges for excess use.
- d. Such other charges as may be appropriate to provide additional services approved by the Association.

ARTICLE VII: RULES AND REGULATIONS

Section 1. Association to Establish Rules. The Association may promulgate rules and regulations it deems reasonable and appropriate for the Common Area. Rules and regulations promulgated by the Association shall only be effective upon the Association's receipt of Declarant's approval during the period of Declarant's control. The Association may provide that use of the Common Area is also subject to rules and regulations promulgated by the Meadow Lake HOA. The Common Area shall be available to the public and members of the Meadow Lake HOA on the same terms and conditions as the Members, provided that use of the Common Area shall be subject to all applicable rules and regulations.

Section 2. Rules for Maintenance and Repairs. The Association may also promulgate reasonable rules and regulations for the maintenance, repair, or improvement of the Real Property, provided such rules must be uniformly and evenly applied, but may differ between different phases of development of the Real Property.

ARTICLE VIII: ASSESSMENTS

Section 1. Assessments. General assessments may be levied by the Association for those purposes it deems appropriate, including but not limited to expenditures for (a) construction, reconstruction, repair or replacement of capital improvements; (b) maintenance, upkeep, real property taxes, hazard and liability insurance, and expenses related to any Common Area and streets; (c) administrative costs of the Association incurred in its day to day activities; and (d) any costs or expenses, including attorneys fees, incurred in enforcing this Declaration.

Home Sites are also subject to assessments levied pursuant to the Meadow Lake Covenants.

Section 2. Rate of Assessments. Assessments shall be levied equitably. They may be levied as a flat rate, may be based on usage, may be charged to the Owners who benefit directly from the services that are the basis of the assessment, or may be levied in some other equitable manner.

Section 3. Special Assessments. The Association may levy assessments for special or particular purposes. Such assessments may include related administration costs and such other costs or charges as are reasonable. The assessments shall be fixed, established, and collected in the amount and manner as the Association determines. Funds utilized for special assessments shall be accounted for separately.

Section 4. Commencement of Assessments. The Association may commence levying assessments at such time *as* it determines appropriate. Written notice of assessments shall be sent to every Owner. The Association shall establish the dates when assessments are due. If Assessments are not paid by such due date, interest shall begin to accrue on the due date at a rate determined by the Association.

Section 5. Certificate of Payment. The Secretary of the Association shall, upon request, furnish a written statement signed by an officer of the Association setting forth the status of any assessments relative to a specific Owner. The statement shall, *as* applicable, identify any delinquent assessments, the amount owed, and the amount of any current or accruing assessments or indicate that all assessments are current and paid. The Association may make a reasonable charge for issuing the statement.

Section 6. Nonpayment of Assessments. Any assessments that are not paid when due shall be delinquent. The Association may bring legal action against an Owner to collect the amount of any delinquent assessment together with all interest, costs, and reasonable attorney's fees incurred in such action, or may file a lien and thereafter foreclose the lien as provided below. Rights and obligations concerning the nonpayment of assessments levied pursuant to the Meadow Lake Covenants shall be handled *as* provided in said Covenants.

Section 7. Obligation of Payment. All Home Sites are subject to the assessments levied pursuant to this Declaration and the Meadow Lake Covenants. As a condition to accepting record title to a Home Site, each Owner covenants and agrees to pay to the Association the full amount of all assessments. The Association shall bill the Owner for the amount of any assessment levied pursuant to this Declaration and that Owner shall be responsible for any accruing assessments until and unless such Owner has provided to the Association's secretary a true and correct copy of a recorded deed or other document of conveyance transferring title of a Home Site to another Owner.

Section 8. Creation of Liens. All assessments levied pursuant to this Declaration, both current and delinquent, together with interest and cost of collection *as* herein provided for, shall be a charge upon the land, and shall constitute a lien upon the Home Site against which assessments are made. Such lien shall be deemed perfected upon filing with the Clerk and Recorder of Flathead County an account of the assessments due together with a correct description of the Home Site(s) to be charged with such lien and shall continue until all unpaid assessments, interest and costs of collection have been fully paid. A copy of the recorded lien shall be mailed by the Association to the Owner. The priority of a lien shall be determined as of the time of filing with the Clerk and Recorder, and it shall be deemed subordinate to all previously recorded or filed security interests. Conveyance of title to any Home Site shall not be effective to avoid the obligation for payment of any sums then due and owing whether or not reduced to the status of a lien. The Association may establish procedures for collecting assessments and other obligations owed to it, and for recording liens.

Section 9. Property Subject to Assessment. All Home Sites, except those owned by Declarant or the Association, shall be subject to assessments.

ARTICLE IX: PROTECTIVE COVENANTS

The following protective covenants are designed to provide a uniform plan for development of the Real Property. They shall constitute a covenant running with the Real Property. Before improvements can be constructed on any Home Site, or existing improvements can be modified, plans must be submitted to and approved by the Declarant, or its nominee, and the Architectural Review Board ("ARB") described in the Meadow Lake Covenants. Approval by the Declarant and ARB must be obtained by an Owner before work begins on a Home Site. Declarant may assign to the ARB the responsibility of reviewing planned improvements on the Real Property according to its guidelines.

Section 1. Architectural Review. The ARB administers criteria governing improvements on the Real Property that are set forth in the Meadow Lake Covenants and other guidelines within its jurisdiction. Declarant has also developed Community Standards, Design Standards & Construction Regulations specific to the Real Property that are in addition to those administered by the ARB. Each Owner must obtain written approval from the ARB and Declarant that all improvements on a Home Site comply with their criteria. The Declarant may modify its criteria at any time, and may adopt separate criteria for different phases of development of the Real Property.

The criteria by which the Declarant will review any proposed plans for the construction of improvements on any Home Site shall be made available to each Owner. It is the obligation of the Owner to obtain current versions of the criteria (including those administered by the ARB) prior to preparing plans the Owner intends to submit for approval. The Declarant will evaluate the Owner's proposed plans based upon the most recent criteria in effect at the time the plans are submitted for review.

The Declarant may require payment of fees for reviewing proposed plans, inspections, and processing complaints or protests alleging violation of this Declaration or its design guidelines. The Declarant may require payment of fees in advance as a condition of making its review or determination. Failure to pay any fee shall be interpreted as though the matter was not presented for review, and no action by the Declarant is required. The fees described in this section are separate from any fees that may be charged by the ARB.

Section 2. Land Use and Building Time. A Home Site shall not be subdivided and shall only be used for residential purposes, except as provided in Article IX, Section 4. Declarant shall not be restricted from manufacturing or assembling components of structures on a parcel of land other than the Home Site on which the building is to be located.

Section 3. Remodeling or Alteration. No remodeling or other alteration of any existing structure, which alteration or remodeling or the results thereof will be visible from the exterior of the structure, shall be undertaken, commenced or completed without the plans for such remodeling or alteration having first been approved in writing by the Declarant and the ARB.

Section 4. Commercial Usage Prohibited. No commercial activity shall be conducted on a Home Site without the approval of the Association or that violates any zoning regulation. Notwithstanding the foregoing, Declarant or its designee shall be permitted to maintain a sales office in either a model home or a specially constructed building to be utilized to promote the Real Property and facilitate sales of Home Sites.

Section 5. Exterior Maintenance. The Owner of each Home Site shall provide exterior maintenance to the Home Site and each structure located thereon, including without limitation painting and repairing structures; maintaining lawns and grounds, limiting the height of grass, precluding weeds (especially the spread of noxious weeds which must be controlled and not allowed to set viable seed), underbrush, and other unsightly growths, and not permitting refuse piles or other unsightly objects to accumulate. In providing exterior maintenance, the Owner shall maintain the exterior color, design and appearance, including landscaping, as originally approved by the Declarant and ARB. In the event an Owner fails or neglects to provide such exterior maintenance, the Association shall notify such Owner in writing describing the failure or neglect and demanding that it be remedied within thirty (30) days following the date of the notice. If the Owner fails or refuses to provide such exterior maintenance within the thirty (30) day period, the Association may then enter such Home Site and provide required maintenance at the expense of the Owner. The full amount paid by the Association for exterior maintenance and repairs plus fifty percent (50%) as a surcharge, shall be due and payable within thirty (30) days after the Owner is billed by the Association, and said amount shall be a special assessment for that Home Site. The Association may exercise all rights to collect that assessment. Such entry on the Home Site by the Association shall not be deemed a trespass.

Section 6. Utilities. All utility lines shall be underground. The Owner of each Home Site shall pay for all utilities and utility connection costs, including but not limited to those for television cable, power, natural gas, telephone, sewer and water.

Section 7. Easements. Easements for installation and maintenance of utilities are reserved as shown on the recorded plat or added by the recording of specific easements on a Home Site. No permanent building of any kind shall be erected, placed, or permitted to remain on such easements.

Section 8. Boundary Control Monuments. Declarant has caused survey monuments to be placed on the corners of each Home Site. It shall be the responsibility of the Owner of each Home Site to provide for immediate professional replacement of any survey monuments that are removed or become lost or obliterated from Owner's Home Site.

Section 9. Vehicles. There shall be no repairing of vehicles in the street. Snowmobiles, trail bikes, chain saws and other noisy vehicles and equipment may not be used on any of the Real Property without permission of the Association. This provision is not intended to preclude the entry of construction, maintenance, delivery, moving, or other such service vehicles while they are being utilized in connection with services for the Real Property.

Section 10. Damaged Property. Any improvement on a Home Site that is damaged beyond repair by fire or other casualty must be removed from the premises, and repairs or reconstruction must commence within one hundred twenty (120) days unless an extension of time for such removal, repair and reconstruction is granted by the Association. Any damaged improvements not so removed, repaired or reconstructed may be removed by the Association at the Owner's expense and the Association may pursue any and all legal and equitable remedies to enforce compliance and to recover any expenses incurred in connection herewith. Any cost incurred by the Association under this section shall become a special assessment upon the Home Site. The Association may exercise all rights to collect the assessment.

Section 11. Access and Roadways. Except for Declarant, no Owner shall use part of any Home Site to provide pedestrian or roadway access from any adjacent land not part of the Real Property. No roadway shall be used or constructed on any Home Site for any purpose except one driveway for access to the dwelling.

Section 12. Construction Liens. No labor performed or materials furnished with the consent of or at the request of an Owner, his agent, contractor or subcontractor shall create any right to file a construction lien against any part of the Real Property other than the Owner's Home Site. Each contracting or consenting Owner shall indemnify, defend and hold harmless the Association, each of the other Owners and Declarant from and against liability arising from the claim of any lien holder for labor performed or materials furnished at the request of the contracting or consenting Owner. The Association shall have the authority to enforce such indemnity by collecting from the contracting or consenting Owner the amount necessary to discharge any such lien and all costs incidental thereto, including attorney's fees and expenses. Said expenses may be added to such Owner's regular assessments.

Section 13. Rentals. No residence, or any portion thereof may be rented for fewer than thirty (30) consecutive days. This restriction is intended to prohibit overnight, daily and weekly rentals.

Section 14. Firearms. The discharge of firearms shall not be permitted within the Real Property except in an emergency situation for the preservation of life or property.

Section 15. Mining and Wells. No mining, quarrying, excavation (except in connection with the construction of dwelling unit(s) as required), oil or water well drilling of any kind shall be allowed on any Home Site.

Section 16. Ingress and Egress. Declarant retains rights of ingress and egress to, upon, and from the Home Sites for purposes of locating, installing, erecting, constructing, maintaining, expanding, or using waterlines, drains, sewer lines, electric lines, telephone lines and other utilities.

Section 17. Agricultural Activity. In consideration of existing, nearby agricultural activities and farmsteads, all Owners acknowledge and covenant that said agricultural activities may be continued and maintained in perpetuity, subject only to lawfully adopted rules, regulations and ordinances of city, county and state governments.

ARTICLE X: EXPANSION AND WITHDRAWAL

Section 1. Reservation of Right to Expand. Declarant reserves the right, but will not be obligated, to expand the effect of this Declaration to include all or part of the Expansion Property. The consent of the existing Owners and Mortgagees will not be required for any such expansion, and Declarant may proceed with such expansion without limitation at its sole option. Declarant will have the unilateral right to transfer to any other person this right to expand by an instrument duly recorded. Declarant will pay all truces and other governmental assessments relating to the Expansion Property as long as the Declarant is the owner of such property.

Section 2. Completion of Expansion. When Declarant has determined that no additional property shall be added to the Real Property, Declarant shall notify the Association in writing. Until such notice is given, Declarant retains the right to designate additional property as Expansion Property.

Section 3. Declaration of Annexation. Any expansion of the Property may be accomplished by recording in the Declaration of Annexation and one or more supplemental Plats in the records of the Clerk and Recorder of Flathead County, Montana, before expiration of the period of Declarant's control. The Declaration of Annexation will describe the real property to be expanded, submitting it to this Declaration and provide for voting rights and Assessment allocations as provided in this Declaration. A Declaration of Annexation will not require the consent of Owners, Members, or the Association's Board of Directors. Any such expansion will be effective upon filing for record of such Declaration of Annexation, unless otherwise provided therein. The expansion may be accomplished in stages by successive supplements or in one supplemental expansion. Upon recording any Declaration of Annexation, the definitions used in this Declaration will be expanded automatically to encompass and refer to the Real Property as expanded. Such Declaration of Annexation may add supplemental covenants peculiar to the Expansion Property in question, or delete or modify provisions of this Declaration as it applies to the Expansion Property. However, the Declaration may not be modified with respect to the Real Property already subject to this Declaration, except as provided herein for amendment.

Section 4. Withdrawal of Property. Declarant reserves the right to withdraw from the jurisdiction of this Declaration all or any portion of the Expansion Property that has not been conveyed to a purchaser.

ARTICLE XI: GENERAL PROVISIONS

Section 1. Duration. The covenants, conditions, charges and restrictions of this Declaration shall run with and bind the land and shall inure to the benefit of and be enforceable by the Association, Declarant, and the Owner of any Home Site subject to this Declaration, their respective legal representatives, heirs, successors, or assigns in perpetuity.

Section 2. Enforcement. Any Owner, Declarant or the Association shall have the option and right to enforce by any proceeding at law or in equity all restrictions, conditions, covenants, reservations, and charges now or hereafter imposed by the provisions of this Declaration, including without limitation design and construction guidelines administered by the ARB and/or Declarant. Each Owner may submit to the Association any complaint regarding alleged violation of this Declaration by any other Owner. Upon receipt of such complaint, the Association shall conduct a reasonable investigation of the alleged violation. If the Association, in its sole discretion, deems that the complaint has merit it may elect to seek enforcement of this Declaration pursuant to this section. In any event the decision of the Association as to the merit of the complaint or its decision to pursue or not pursue enforcement of this Declaration, shall not limit or restrict in any way any individual Owner's pursuit of enforcement of this Declaration. The method of enforcement may include legal action seeking an injunction or prohibit any violation, to recover damages, or both. Failure by any Owner, or by Declarant, to enforce any such provisions shall in no event be deemed a waiver of the right to do so thereafter. Should any lawsuit or other legal proceeding be instituted against an Owner who is alleged to have violated one or more of the provisions of this Declaration, the prevailing party in such proceeding shall be entitled to reimbursement for the costs of such proceeding, including reasonable attorney's fees.

Section 3. Severability. Invalidation of any of the terms, covenants, conditions or restrictions as established by this Declaration or restrictions by judgment or court order shall in no way affect any other provisions that shall remain in full force and effect.

Section 4. Amendment. Declarant reserves the sole right to amend, modify, make additions to or deletions from this Declaration that it alone deems appropriate. This right of Declarant to make such amendments shall continue during the period of Declarant's control (See Article IV). After cessation of Declarant's control the right to amend this Declaration shall pass to the Association to be exercised only upon a concurrence of Owners of seventy-five percent (75%) of the Home Sites. Provisions of this Declaration that were required as a condition of plat approval by the City of Columbia Falls, Montana, or other governing agency, shall not be amended or deleted except with the express written consent of the City of Columbia Falls, Montana, applicable governing agency, their successors or assigns.

Section 5. Limited Liability of Declarant. Declarant shall have no liability for any violation of this Declaration, whether arising as the result of its actions or failure to act, the actions or failure to act of the Association, or the actions or failure to act of any Owner, members of an Owner's family, or an Owner's contractors, agents, guests or invitees.

Section 6. Waiver. A party entitled to enforce this Declaration shall not be deemed to have made a waiver under this Declaration as to any right, privilege, obligation, condition, default, or breach unless it does so in writing. The failure of such party to take action under this

declaration shall not be considered a waiver and shall not prevent that party from forcing any provision of this Declaration in the future. The enforcement or failure to enforce this Declaration shall not effect enforcement of the Tamarack Meadows Covenants.

IN WITNESS WHEREOF, Declarant has executed the foregoing Declaration on the day and year first above written.

By: **Schellinger Construction Co., Inc.**,
A Montana Corporation Its Vice President

By _____
Kyle Schellinger, VP

STATE OF MONTANA)
)ss.
County of Flathead)

On this 30th day of September, 2022, before me, the undersigned, a Notary Public of the State of Montana, personally appeared Kyle Schellinger, known to me to be the person that executed the within instrument and acknowledged to me he executed the same in his capacity as the Vice President of Schellinger Construction Co., Inc., a Montana corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal as of the day and year first above written.

(SEAL)

Printed Name: _____

NOTARY PUBLIC for the State of Montana

Residing at _____

My Commission expires _____

Appendix C

Environmental Assessment

ENVIRONMENTAL ASSESSMENT

I. GEOLOGY

- A. Locate on a copy of the preliminary plat any known hazards affecting the development which could result in property damage or personal injury due to:

1. Falls, slides or slumps - soil, rock, mud, snow.
2. Any rock outcropping.

A geotechnical investigation was performed in 2005, which found no evidence of falls, slides, slumps or rock outcropping (Attachment No. 1 – Geotechnical Report). No significant geologic changes have occurred on the property since the report was written, so the results still hold true today. The vast majority of the site consists of glacial till composed of silty clayey gravel with sand and scattered cobbles. Slopes range from 10% to 50% over most of the site and are relatively flat near the top of the ridge.

- B. Describe any proposed measures to prevent or reduce the danger of property damage or personal injury from any of these hazards.

Not applicable.

II. SURFACE WATER

Locate on a copy of the preliminary plat:

- A. Any natural water systems such as streams, rivers, intermittent streams, lakes or marshes (also indicate the names and sizes of each).

A tributary of Garnier Creek flows along the northwest boundary of the property.

- B. Any artificial water systems such as canals, ditches, aqueducts, reservoirs and irrigation systems (also indicate the names, sizes and present uses of each).

There are no artificial streams, irrigation channels, or wetlands on the site.

- C. Any areas subject to flood hazard, or if available, 100-year floodplain maps (using best available information).

The entire property is located outside the 100-year floodplain. (Attachment No. 2 – Floodplain Map)

III. VEGETATION

- A. Locate on a copy of the preliminary plat the major vegetation types within the subdivision (e.g., marsh, grassland, shrub and forest).

Generally, the north half of the site is forested with deciduous and coniferous trees with low lying shrubs and vegetation typical for a northwest Montana forest. The south half is primarily open meadow. There are no wetland or riparian areas with wetland plants on the property.

- B. Describe the amount of vegetation that is to be removed, or cleaned, from the site, and state the reasons for such removal.

All trees and vegetation within the road corridor will be removed, totaling 7.14 acres. Efforts will be made to preserve as many trees within the lot boundaries as possible.

- C. Describe any proposed measures to be taken to protect vegetative cover.

Areas outside of the lots and in the open space areas will be left primarily undisturbed in an effort to perpetuate existing habitat and vegetation. The Montana Natural Heritage Program (MNHP) has provided a search of its records of Species of Concern for a nine-plus square mile area around the proposed subdivision site, including a variety of native plants. (Attachment No. 3 – Species of Concern)

IV. WILDLIFE

- A. What major species of fish and wildlife, if any, use the area to be affected by the proposed subdivision?

The site is used by a number of species of fauna including deer, black bear, moose, owls, and a high diversity of passerine birds. According to the Montana Heritage Program, there are ten species of concern in the surrounding area. The species listed are the Westslope Cutthroat Trout, Townsend's Big-eared Bat, Little Brown Myotis (Also a Bat), Grizzly Bear, and Bald Eagle.

- B. Locate on a copy of the preliminary plat any known important wildlife areas, such as big game winter range, waterfowl nesting areas, habitat for rare and endangered species and wetlands.

The Flathead River is approximately 2.5 miles to the southeast and Cedar Creek is approximately 2 miles to the east. These two river and creek drainages are also the locations of the Eagle and West Slope Cutthroat Trout. The Townsend's Big-eared Bat and Little Brown Myotis are located in the forested areas along the nearby River and Creek bodies. The subject property is not winter range habitat. There are no water bodies, either perennial or intermittent on the property. The Garnier Creek Tributary adjacent to the site is not large enough to support fish. There is no riparian vegetation on the site.

- C. Describe any proposed measures to protect wildlife habitat or to minimize habitat degradation.

The proposed subdivision includes designated public open space running north and south, which will maintain the existing trees and vegetation present on the site and provide a setback to Garnier Creek along the northwest boundary. As the proposed subdivision has been adjacent to a suburban development and an established golf course community for more than thirty years, there are no further design measures proposed to mitigate wildlife and habitat degradation. Typical conditions of subdivision are anticipated such as storage of refuse and pet foods to limit encounters with larger wildlife species such as bears.

V. AGRICULTURE AND TIMBER PRODUCTION

- A. State the acreage, type and agricultural classifications of soils on the site.

The property is not mapped within the Upper Flathead Valley Area Soils Survey or the NRCS Web Soil Survey. Generally, this indicates the soils are not prime for agricultural use. A geotechnical investigation of the property was performed back in 2005, which identifies the soil across the entire property as a glacial till consisting of silty clayey gravel with sand. (Attachment No. 1 – Geotechnical Report)

- B. State the history of production of this site by crop type and yield.

The property has never been used in agricultural production. The north half of the property is timbered.

- C. State the historical and current agricultural uses which occur adjacent to the site.

The site is adjacent to the Meadow Lake Golf Course and single-family residential lots of various sizes. There are no agricultural uses adjacent to the proposed subdivision.

- D. Explain any steps which will be taken to avoid or limit development conflicts with adjacent agricultural uses.

There are no agricultural uses adjacent to the proposed subdivision.

- E. If the site is timbered, state any timber management recommendations which may have been suggested or implemented by the U.S.D.A. Division of Forestry in the area of this proposal.

No timber management recommendations have been provided by the USDA at this time.

VI. HISTORICAL, ARCHAEOLOGICAL OR CULTURAL FEATURES

- A. Locate on a copy of the preliminary plat any known or possible historic, archaeological or cultural sites which exist on or near the site.

The Montana State Historic Preservation Office was contacted regarding historic, archaeological or cultural sites on the property. No such sites are known to be on the property. The property is vacant with no structures present. (Attachment No. 4 – State Historic Letter)

- B. Describe any known or possible sites delineated on the preliminary plat.

There are no historic or culturally significant sites or structures on the property.

- C. Describe any measures that will be taken to protect such sites or properties.

There are no historic or culturally significant sites or structures on the property.

VII. SEWAGE TREATMENT

- A. Where individual sewage treatment systems are proposed for each parcel:

Not applicable, no individual onsite sewage treatment systems are proposed.

- B. For a proposed public or community sewage treatment system:

1. Estimate the average number of gallons of sewage generated per day by the subdivision when fully developed.

There will be 103 single-family dwelling units in Tamarack Meadows. Using 250 gallons per day per unit, the average daily wastewater flow will be 25,750 gallons per day (gpd).

2. Where an existing system is to be used:

- a. Identify the system and the person, firm or agency responsible for its operation and maintenance.

Sewer service to Tamarack Meadows will be provided by extensions of the existing Meadow Lake Water and Sewer District's public sewage collection system with flows conveyed to the City of Columbia Falls Wastewater Treatment Plant.

- b. Indicate the system's capacity to handle additional use and its distance from the development.

It was a requirement of the original Tamarack Heights preliminary plat approval that the pumping capacity of the District's Main Lift Station be upgraded. As per that requirement, the capacity of the lift station was upgraded in 2016 by the developers of Mountain Watch (previously

Tamarack Heights, Phase 4). The lift station now has adequate pumping capacity to serve all existing and previously approved users as well as the 103 lots being proposed in Tamarack Meadows.

- c. Provide evidence that permission to connect has been granted.

Attachment No. 5 – Meadow Lake Water & Sewer District Letter

- 3. Where a new system is proposed: ***Not Applicable***

- a. Attach a copy of the plat showing the location of all collection lines and the location and identification of the basic components of the treatment system.
- b. If subsurface treatment of the effluent is proposed, give the results of the preliminary analysis and percolation tests in the area of the treatment site.
- c. Provide a description of the following physical conditions:
 - 1) Depth to groundwater at time of year when water table is nearest the surface and how this information was obtained.
 - 2) Minimum depth to bedrock or other impervious material, and how this information was obtained.
- d. Indicate who will bear the costs of installation and who will own, operate and maintain the system. Also, indicate the anticipated date of completion.

VIII. WATER SUPPLY

- A. Where an individual water supply system is proposed for each parcel:

Not applicable, no individual water supply systems are proposed.

- B. Where a public or community water system is proposed:

- 1. Estimate the number of gallons per day required by the development (including irrigation, if applicable).

With 103 dwelling units being proposed, at an estimated 3.5 people per unit and 100 gallons per person per day (GPD), the average daily water demand will be 350 GPD per lot. For irrigation, an additional 20% is assumed, making the demand 420 GPD per lot. This results in a total of 43,260 GPD (base domestic demand).

- 2. Where an existing system is to be used:

- a. Identify the system and the person, firm or agency responsible for its operation and maintenance.

Water service to the lots in Tamarack Meadows will be provided by extensions of the Meadow Lake Water and Sewer District's public water supply system.

- b. Indicate the system's capacity to handle additional use and its distance from the development.

There are existing 10-inch diameter water mains in Gleneagles Trail, directly adjacent to the development. There is also an existing 200,000-gallon reservoir and a triplex booster pump station at the north end of the project designed specifically to serve the lots in the original four phases of the Tamarack Development which include Tamarack Height, Ph. 1, Mountain Watch and the 103 lots now being proposed in Tamarack Meadows. Currently, the two wells supplying the distribution system (GWIC ID #85280 & #125958) do not have capacity for the additional lots created by this development. In order to meet the required demand, the

developer has agreed to construct a new water supply well on the District's behalf. The new well will be connected to the greater distribution system and provide water to future developments in the surrounding area beyond the proposed Tamarack Meadows subdivision. The new well has been drilled and tested and will provide at least 100 gpm of water to the District's system. Plans are being prepared for connection of this well to the public water system and will soon be submitted to DEQ for review and approval.

- c. Provide evidence that permission to connect has been granted

Attachment No. 5 – Meadow Lake Water & Sewer District Letter

- 3. Where a new system is to be used: **Not Applicable**
 - a. Provide evidence that the water supply is adequate in quantity, quality and dependability.
 - b. Indicate who will bear the costs of installation, when it will be completed and who will own, operate and maintain the system.
 - c. Attach a copy of the plat showing the proposed location of the water source and all distribution lines.

IX. SOLID WASTE

- A. Describe the proposed method of collecting and disposing of solid waste from the development.

Individual containers and service will be provided by Evergreen Disposal.

- B. If central collection areas are proposed within the subdivision, show their location on a copy of the preliminary plat.

Not Applicable.

- C. If use of an existing collection system or disposal facility is proposed, indicate the name and location of the facility.

Solid waste disposal will be provided by private contract hauler and taken to the Flathead County Landfill on Highway 93 between Whitefish and Kalispell.

X. DRAINAGE

- A. Streets and Roads:

- 1. Describe any proposed measures for disposing of storm run-off from streets and roads.

Ditches, swales, culverts, and conveyance to retention areas is proposed throughout the development.

- 2. Indicate the type of road surface proposed.

All proposed roads will be asphalt.

- 3. Describe any proposed facilities for stream or drainage crossing (i.e., culverts, bridges).

At low points in the road, there will be catch basins and culverts to convey runoff downslope to the west.

B. Other areas:

1. Describe how surface run-off will be drained or channeled from lots or common areas.

Lots will generally follow existing grade towards streets and reach them via sheet flow. In areas where it is not possible to drain lots towards streets, additional measures may be considered to help prevent stream contamination or erosion. Surface runoff within the majority of the property will likely infiltrate or sheet flow toward the Meadow Lake Golf Course to the east, or Garnier Creek to the west.

2. Indicate if storm run-off will be drained or channeled from lots or common areas.

Lots will generally grade towards streets and reach them via sheet flow. Surface runoff within the majority of open areas will likely infiltrate or sheet flow toward Garnier Creek. Runoff in streets will be collected via storm conveyance system as described in "A" above.

4. Describe any proposed sedimentation and erosion controls to be utilized both during, and after, construction.

Typical best management practices and Stormwater Pollution Prevention Plan (SWPPP) will be in place at time of construction. Such measures include silt fence, straw wattles, concrete washouts, and stabilized construction entrance.

5. Attach a copy of the plat showing how drainage on lots, road and other areas will be handled (include sizes and dimensions of ditches, culverts, etc.)

Storm drainage conveyances, retention ponds and erosion control best management practices (BMPs) are shown on the Drainage and Erosion Control Plan sheet. (Attachment No. 6)

XI. ROADS

- A. Estimate how much daily traffic the development, when fully developed, will generate on existing or proposed roads providing access to the development.

1. Discuss the capability of existing and proposed roads to safely accommodate this increased traffic (e.g., conditions of the road, surface and right-of-way widths, current traffic flows, etc.).

A traffic impact study has been submitted with the preliminary plat application. (Attachment No. 7)

2. Describe any increased maintenance problems and costs that will be caused by this increase in volume.

Preliminary plat conditions of the original Tamarack Heights development concerning traffic impacts included a "slip lane" at the existing intersection of Meadow Lakes Drive and Tamarack Lane. This was completed in the first phase. A "slip lane" was also completed at the west intersection of Tamarack and Turnberry Terrace when the Mountain Watch subdivision (previously Phase 4) was completed.

Another condition also required a pedestrian path to be installed on Meadow Lake Drive with the completion of Phase 3, which technically, is where we are at with this application. Meadow Lake Drive, up to Gleneagle Trail, is an older existing road that is fully developed on both sides of the road. In a few places, steep driveways exist on both sides of the road making it near impossible to

construct a pathway along the road without effecting existing driveways and existing landscaping. In lieu of providing a walking path along Meadow Lake Drive, as previously conditioned, the developer proposes to provide an asphalt overlay of Meadow Lake Drive from Tamarack Lane to Gleneagle Trail.

One last previous condition for roads was to provide traffic calming measures on Meadow Lake Drive. The developer proposes to pave speed humps if this is deemed acceptable by the City, County and the community to slow traffic down.

- B. Indicate who will pay the cost of installing and maintaining dedicated and/or private roadway.

The Developer will pay for capital construction costs and ownership and maintenance will be turned over to the Homeowner's Association upon completion.

- C. Describe the soil characteristics, on site, as they relate to road and building construction and measures to be taken to control erosion of ditches, banks and cuts as a result of proposed construction.

The majority of the site is silty clayey gravel with sand. A full copy of the geotechnical report, including recommendations for construction measures is included in Attachment No. 1. The report finds on-site soils suitable for structural fill as long as the soils are free of organics and other deleterious materials, and particle sizes greater than 6-inches are removed. Cut and fill slopes will be topsoiled and reseeded to prevent long term erosion.

- D. Explain why access was not provided by means of a road within the subdivision if access to any of the individual lots is directly from City, County, State or Federal roads or highways.

Not Applicable.

- E. Is year-round access by conventional automobile over legal rights-of-way available to the subdivision and to all lots and common facilities within the subdivision?

Yes. The subdivision will be served by internal roads that will have a 60' wide right of way.

- F. Identify the owners of any private property over which access to the subdivision will be provided.

Not Applicable.

XII. EMERGENCY SERVICES

- A. Describe the emergency services available to the residents of the proposed subdivision including the number of personnel and number of vehicles and/or type of facilities for:

1. Fire Protection:

- a. Is the proposed subdivision in an urban or rural fire district? If not, will one be formed or extended?

The property is within the Columbia Falls Rural fire district.

- b. In absence of a fire district, what fire protection procedures are planned?
It is anticipated that the Columbia Falls Rural Fire Department will provide fire protection and hydrants will be incorporated into the water system during design. Hydrant locations will be approved by the District.

- c. Indicate the type, size and location of any proposed recharge facilities.

Not applicable.

- d. If fire hydrants are proposed, indicate water pressure capabilities and the locations of hydrants.

Water pressures have not been determined at this time, but there is an existing booster pump station at the north end of the property to provide adequate pressure and fire flow.

2. Police Protection.

The proposed subdivision will be served by the Flathead County Sheriff's Office. Chapter 7, Part 4 of the Flathead County Growth Policy states that the Sheriff's Office has six divisions with 118 employees of which 48 are "on the ground" law enforcement officers responsible for the unincorporated portions of the County. The Sheriff's Office runs three shifts in a 24-hour period with 4 to 6 officers on duty each shift.

3. Ambulance Service.

Three Rivers EMS is located in Downtown Columbia Falls approximately 3 miles from the subdivision.

4. Medical Services.

Cedar Palace Medical Facility is located approximately two miles from the proposed development. Logan Health Whitefish, formerly North Valley Hospital, is approximately 7.6 miles West .

- A. Can the needs of the proposed subdivision for each of the above services be met by present personnel and facilities?

This is unknown at this time, but the additional tax revenue should be sufficient to increase the services as needed.

- 1. If not, what additional expense would be necessary to make these services adequate?
- 2. At whose expense would the necessary improvements be made?

XIII. SCHOOLS

- A. Describe the educational facilities which would serve the subdivision (school facilities, school personnel, bus routes and capabilities, etc.).

Glacier Gateway Elementary School is located approximately three miles southeast of the subdivision, while Ruder Elementary School, Columbia Falls Junior High, and Columbia Falls High School are approximately three miles south.

- B. Estimate the number of school children that will be added by the proposed subdivision, and how they will affect existing facilities.

Per US census data approximately 21.7% of the Flathead County population is under 18 years old, and 5.6% of the population is under 5. This puts 16.1% of the population in the K-12 age range. With a population of 103,806 people and 49,531 housing units, there is an average of 0.34 school aged children per residence in Flathead County. The 103 lots of the proposed subdivision should result in approximately 35 new students in the K-12 school system.

Superintendent Dave Wick of School District 6 (Columbia Falls) was contacted on November 15, 2021 and again in September 23, 2022 for comment on the

impact to the school district. The school district's bus service follows Tamarack Lane and does not extend into the Meadow Lake Golf Course area. Students taking the bus to school would need to travel to Tamarack Lane for pick up. Following the roads, the distance from the northern lots to the intersection of Tamarack Lane and Turnberry Terrace is approximately 0.9 miles. Alternatively, the open space to the West connects to Garnier Lane, providing walking access to Tamarack Lane with a distance of approximately 0.5 miles. As of the writing of this report, there have been no "further comments or concerns" from the school district.

XIV. ECONOMIC BENEFITS

- A. Provide the present assessment classifications and range of the total assessed valuation of all land and structures.

In 2021, the property had a taxable value of \$396.00 per Flathead County Tax Records.

- B. Provide the anticipated assessment classification and range of the total assessed valuation of all structures (at 25% and 90% occupancy - also give estimated year of said occupancy).

The median home in Columbia Falls is valued at \$550,068. Given the sharp increase in housing prices over the last year or so, this is likely high, but not unreasonable to assume for a new subdivision unless the housing market suddenly changes.

The project would likely reach 25% complete by the end of 2023, which means about 26 lots will be completed. Conservatively, if you assume a 1% tax rate, this translates to \$5,501/unit or \$143,018 in tax revenue.

The project would likely reach 90% complete by the end of 2025, which means about 93 lots/units will be completed. Conservatively, if you assume a 1% tax rate, this translates to \$5,501/unit or \$511,563 in tax revenue.

Obviously, market conditions and tax rates are subject to change.

- C. Provide anticipated revenue increases, per unit, from water, sewer and solid waste fees.

Water: Not applicable. Water and sewer service is provided by the Meadow Lake Water & Sewer District.

Sewer collection is by the District but all sewage is pumped to the City's wastewater treatment plant. The City's allocation of sewer fees is \$6.25 / 1000 gallons resulting in estimated fees to the City of \$5,150 as described below.

The DNRC estimates a single-family household uses 75 gallons per day per resident. Using 3.5 residents per household would result in a water usage average of 7,968 gallons per month per residence. This results in approximately \$50 monthly usage per lot (103) for a total of \$5,150/month to the City.

Solid Waste: Not applicable

XV. LAND USE

- A. Describe the existing historical use of the site.

Undeveloped forested area with light use as old roads (likely from logging) exist throughout the site.

- B. Describe any comprehensive plan recommendations and other land use regulations on and adjacent to the site. If zoning is proposed explain why this project fits within the proposed zone district prescriptions. If annexation is proposed explain why this is desired.

The existing zoning on the property is CR-3 and CR-4. No change is being proposed.



- C. Describe the present uses of lands adjacent to or near the proposed development.
The properties immediately south and east are zoned CR-3. All other land around the proposed development is unzoned.
- D. Describe how the subdivision will affect access to any adjoining land and/or what measures are proposed to provide access.
The subdivision will not restrict access to any adjoining land. The proposed trails in the open spaces will provide a more convenient connection for foot traffic from the properties to the south and west to the Meadow Lake Golf Course.
- E. Describe any health or safety hazards on or near the subdivision (mining activity, high voltage lines, gas lines, agricultural and farm activities, etc.) Any such conditions should be accurately described, and their origin and location identified.
There is a 6-inch high pressure natural gas main that runs through the property within a 40-foot easement. The easement is clearly shown on the plat map, and the subdivision has been designed to accommodate the gas line and easement within the open spaces. All utility crossings will be coordinated and approved by Northwestern Energy
- F. Describe any on-site uses creating a nuisance (unpleasant odor, unusual noises, dust, smoke, etc.). Any such conditions should be accurately described, and their origin and location identified.
None identified.

XVI. PARKS AND RECREATION FACILITIES

- A. Describe park and recreation facilities to be provided within the proposed subdivision and other recreational facilities which will serve the subdivision.
The open space plan for the subdivision consists of a pedestrian trail system. The trail system and open space will be open to the public.
- B. List other parks and recreation facilities or sites in the area and their approximate distance from the site.
The Meadow Lake Golf Course is approximately 350 feet east of the property.
- C. If cash-in-lieu of park land is proposed, state the purchase price per acre or current market value (values stated must be no more than 12 months old).
Not applicable.

XVII. UTILITIES

- A. Indicate the utility companies involved in providing electrical power, natural gas, or telephone service. To what extent will these utilities be placed underground?
Flathead Electric will provide power. Northwestern Energy will provide natural gas and Spectrum and/or CenturyLink (Lumen) will provide telephone/internet services.
- Has the preliminary plat been submitted to affected utilities for review?
Yes, all utility companies reviewed and designed their respective infrastructure to accommodate the original four phases of Tamarack Heights. Utility takeoff points were established during the construction of Tamarack Heights, Phase 1 for the lots in Tamarack Meadows.
- B. Estimate the completion date of each utility installation.
Power and natural gas are completed during infrastructure construction. Communications typically follow once housing construction begins.

Attachment 1

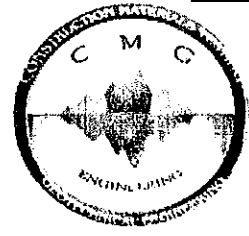
Geotechnical Report



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November 2, 2005

Aspen Columbia Falls, LLC
2415 East Camelback, Suite 900
Phoenix, AZ 85016

Attention: Mr. Tony Beuché, P.E.

**Subject: Preliminary Geotechnical Investigation
Meadow Lake Northwest
Columbia Falls, Montana
CMG Job No. 05-196**

At your request, CMG Engineering, Inc. (CMG) has conducted a preliminary geotechnical investigation for the Meadow Lake Northwest Development in Columbia Falls, Montana. The Vicinity Map, Figure 1, shows the general location of the site. The investigation was conducted to evaluate suitability of the site for the proposed development from a geotechnical engineering perspective. Subsurface materials were evaluated on a preliminary basis and preliminary recommendations were developed. The investigation included a review of existing subsurface information for the site vicinity, a geological reconnaissance, subsurface explorations, laboratory testing, and preliminary engineering analyses. This report describes the work accomplished and provides our conclusions and preliminary recommendations for use in the design and conceptual layout of the proposed project. CMG has strived to perform the preliminary investigation and develop recommendations in a manner consistent with the degree of care that is presently standard to the geotechnical engineering profession. It should be noted that this preliminary investigation should be followed by a final geotechnical investigation when site layout has been determined and preliminary grading plans have been developed.

PROJECT DESCRIPTION

The project site is approximately 72 acres and is located at the northwest corner of the Meadow Lakes Development in Columbia Falls, Montana. The location and preliminary layout of the proposed development are shown on the Site Plan, Figure 2. Available design details indicate the proposed development will consist of 141 lots with about 2.0 miles of new roadways. We are uncertain of planned cut and fill heights, and if retaining walls are planned for the development. We understand the roadways will be paved with asphaltic concrete pavement (AC). At the time of the

field investigation and geological reconnaissance, the layout of the proposed lots was preliminary and the locations of the test pits were chosen to provide general subsurface information for the development and were intended to provide representative information in proposed roadway areas and in the vicinity of relatively steep slopes. We anticipate typical residential construction consisting of one- and two-story houses and possibly basements will be constructed on the building lots. The project site is currently undeveloped with the exception of a few access roads likely constructed to aid logging operations many years ago. A portion of the site along the west side has been used for agricultural purposes and has been cleared of trees and underbrush.

SITE DESCRIPTION

General

The project site is bordered by Garnier Creek and forested areas to the west, a power-line easement and forested areas to the north, residential development to the south and a golf course to the east. With the exception of a few dirt/gravel access roads and the agricultural field near the southwest corner of the site, it appears the majority of the site is undeveloped and consists of forested areas and meadows. We anticipate existing cuts and fills up to about 3 ft were necessary in some areas to construct the access roads.

Topography

Review of the available topographic survey information and on-site observations during the geological reconnaissance indicate a ridge crosses the site, generally extending south to north, and crests along the center access road (from proposed Lots 39 to 90). The ground surface slopes downward in all directions from the crest of the ridge. The site slopes are relatively flat near the top of the ridge and are typically between 10H:1V and 2H:1V. Slopes are generally steepest near the southeast and northeast corners of the site. Elevations at the site range from about 3,250 ft near the center of the site to about 3,135 ft near the southeast property corner. Small mounds of debris fill ranging from gravel and asphalt piles to vegetation debris are present in a few areas near the existing access roads. Areas of surficial erosion were observed near the existing creek along the west side of the property.

Geology and Geological Reconnaissance

The surficial geology of the site is glacial till deposited during alpine glaciation of the Whitefish Range. The till soils in the project area are ground or lateral moraine materials deposited over Precambrian bedrock. These glacial soils have generally experienced moderate to substantial preloading by the weight of glacial ice. Seepage is common, but relatively unpredictable in the till deposits. Seepage often occurs in the more weathered material near the ground surface and in random permeable zones.

Observations during the geological reconnaissance indicate glacial till soils consisting of silty clayey gravel with sand and scattered cobbles and boulders are present at the ground surface across the majority of the site. Evidence of deep seated slope stability failures or recent landslide activity was not observed on the site. However, isolated areas of erosion were present along the banks of Garnier Creek and soil creep may be occurring in the vicinity of the steeper slopes on the east side of the property. The erosion appeared to be near surface erosion, likely the result of large creek

flows during past storm events. It does not appear that significant erosion has occurred within the planned lot boundaries. Soil creep is the extremely slow, downward movement of soil, typically occurring in the upper 5 feet of clayey soils on steep slopes. Soil creep is commonly evidenced by slight bends in tree trunks. Recommendations have been provided in the **Preliminary Recommendations** section to reduce the risk of soil creep affecting the planned development.

SUBSURFACE CONDITIONS

General

Subsurface materials and conditions at the site were investigated on October 20, 2005, with eight test pits, designated TP-1 through TP-8. The test pits were excavated to depths of about 6 to 8 ft. The approximate locations of the test pits are shown on Figure 2. A detailed discussion of the field exploration and laboratory testing programs completed for this investigation are provided in Appendix A. Logs of the test pits are provided in Appendix A on Figures 1A through 8A.

Soils

Typical soils observed at the ground surface consist of silt soils with varying percentages of organics, sand and gravel. The silt soils are underlain by Glacial Till soils consisting of silty clayey gravel with sand to the maximum depths explored for this investigation. The Glacial Till soils contain scattered cobbles and boulders. The frequency of the cobbles and boulders tends to increase with depth. Although not encountered during this investigation, rock fragments greater than 3 feet maximum size are sometimes encountered within the Glacial Till soil unit. For the purpose of discussion, the materials and soils disclosed by the subsurface investigation have been grouped into the following categories:

- 1. TOPSOIL**
- 2. Silty Clayey GRAVEL with Sand**

1. TOPSOIL. Test Pits TP-1 through TP-8 encountered topsoil material consisting of silt with varying percentages of sand and few gravels at the ground surface. The silt encountered at the ground surface contained abundant organics. The heavily rooted zones extend to a typical depth of about 9 inches in the meadow areas, 15 inches in the cultivated areas, and up to 2 ft in the heavily forested areas. The relative consistency of the silt soils range from mediums stiff to stiff. The silt soils are underlain by Glacial Till soils comprised of silty clayey gravel with sand.

2. Silty Clayey GRAVEL with Sand. Glacial Till material consisting of silty clayey gravel with sand was encountered beneath the topsoil layers in Test Pits TP-1 through TP-8. The glacial till soils were encountered at depths ranging from 0.8 to 2.0 ft below the ground surface. The gravel typically consists of fine to coarse, subangular gravels. Scattered cobbles and boulders were encountered within this layer and the frequency of cobbles and boulders tends to increase with depth. Although not encountered during this investigation, rock fragments larger than 3 ft maximum size are common in this soil unit and may be encountered in large cut areas or during utility construction. Observations during test pit excavations indicate the Glacial Till soils are very dense. Moisture

contents range from 6 to 15 percent. Atterberg Limits of a representative sample of this material from Test Pit TP-2 resulted in a Liquid Limit of 23 with a Plasticity Index of 8. Test Pits TP-1 through TP-8 were all terminated in this soil layer at depths ranging from 6.0 to 8.0 ft.

Groundwater

Groundwater was not encountered in the test pits at the time of excavation. We anticipate the groundwater elevation is below the planned excavation limits for utility construction and house foundations; however, perched groundwater levels could possibly flow through the topsoil layer and the silty clayey gravel with sand soils, likely on top of denser soils or bedrock. In our opinion, this groundwater seepage is random and follows the path of least resistance through the soil. It should be noted that seasonal seepage due to rainfall or snowmelt is likely to occur randomly above typical water levels. In addition, it should be noted that groundwater seepage and seeps or springs were not observed within the test pits or at the ground surface on the site. Numerous other factors may contribute to groundwater fluctuations and occurrence of seepage; evaluation of these factors requires special study that is beyond the scope of this report.

ENGINEERING ANALYSIS AND PRELIMINARY RECOMMENDATIONS

General

Our understanding of the project at the time of this investigation indicates the proposed development will consist of approximately 141 lots with corresponding utility construction and about 2.0 miles of paved roadways. We anticipate significant cuts and fills will be necessary for construction; however, final site layout and preliminary grading plans have yet to be developed. We also understand it will be desirable to use on-site soils for construction of structural fills and utility trench backfill.

Site Preparation

The soils encountered during the subsurface investigation consist primarily of moisture-sensitive glacial till soils. Based on past experience and laboratory results, the near-surface soils encountered during this investigation have little cohesion. As a result, these soils can be easily disturbed and strength diminished during construction if moisture contents are greater than the optimum moisture content for the soil. This is of particular concern during the seasonally wet times of the year when seepage or surface water is allowed to pond and infiltrate. Therefore, positive site drainage is of critical importance to both construction and long-term performance of the proposed development. Based on our experience in the project vicinity and the lack of groundwater in the subsurface explorations, we anticipate groundwater levels will be below the planned excavation limits and utility construction, unless development is planned in the vicinity of the creek. In addition, moisture contents of the near surface soils at the time of our investigation were near typical optimum moisture contents for similar soils used on nearby projects.

Topsoil, loose fill material, fill material in the vicinity of access roadways, and stockpiled debris should be removed from the site. The excavations should extend down to firm, undisturbed native soils with minimal organics or compacted structural fill prior to commencing fill operations, roadway construction, or utility construction.

Care should be taken to minimize construction traffic over moisture sensitive subgrade soils. During wet weather conditions, in areas where heavy construction traffic is anticipated, haul roads with a minimum gravel thickness of 2 feet should be constructed over the planned subgrade. The gravel should consist of a well-graded pit run gravel with a maximum size of 3 inches with no more than 10 percent passing the No. 200 sieve. Geotextile fabric placed between the fine-grained soils and gravel for the haul road will reduce the risk of continued maintenance of the haul road during construction. Provided that the haul road is constructed over compacted subgrade stripped of organics, it can be used as a portion of the subbase course for the roadways.

Earthwork

We understand it is desirable to use on-site soils for the construction of Structural Fills. Near surface, on-site soils consist primarily of silty clayey gravel with sand. These soils are suitable for Structural Fill construction as long as the soils are free of organics or other deleterious materials, and particle sizes greater than 6 inches are removed. It should be realized that these soils are comprised of approximately 35 to 50 percent fine grained soils and can be difficult to compact, particularly during wet or cold weather, limiting grading to the relatively dry and warm late spring, summer or early fall months. Compaction of on-site soils should be accomplished when moisture contents are within 3 percent of the optimum moisture content as determined by ASTM D698. Observations during the subsurface and laboratory investigations revealed that the in situ soils are typically near optimum moisture contents as determined by ASTM D698; however, moisture conditioning by drying or adding water may be necessary if these soils are found to be significantly greater than or less than the optimum moisture content. Use of on-site soils will be a weather-sensitive earthwork operation.

Fills constructed in areas with existing slopes steeper than 5H:1V should be benched into the existing hillside in accordance with Detail 1. Since it is difficult to compact the surface of fill slopes, we recommend fill slopes be overbuilt by 2 feet and trimmed back after construction to provide a surface that is more resistant to localized sloughing. In addition, if seeps or springs are present within a fill area, or if filling of a natural draw is planned, we recommend construction of a french drain similar to Detail 2 be constructed in the center of the draw, prior to filling. The drain should be sloped to drain and should outlet a minimum of 10 feet beyond the toe of the fill.

CMG recommends that permanent cut or fill slopes within the project limits shall be no steeper than 2H:1V. Placement of a maximum thickness of 6 inches of topsoil track-walked with a dozer and seeded to establish vegetation, will reduce the risk of continuous erosion of relatively steep cut and fill slopes.

Foundation Design

The subsurface soils are suitable for typical residential construction. Footings should be established in the undisturbed, silty clayey gravel with sand, or Structural Fill soils. Previously placed fill materials constructed prior to this development should be removed beneath all shallow foundations and backfilled with structural fill. Precautions to minimize disturbance of bearing surfaces and reduce associated differential settlements should be accomplished by excavating during dry conditions or placing a minimum 6 inch thickness of crushed rock base compacted to a minimum

of 95 percent of the maximum dry density as determined by ASTM D698 at footing elevations.

Foundations constructed on lots with slopes greater than 4H:1V (25%) shall be established a minimum of 5 ft below the existing ground surface to reduce the risk of soil creep affecting the performance of the foundations. We anticipate that with the 5 ft embedment, the outside edge of foundations will achieve a minimum horizontal distance of 10 ft from the edge of the slope. In addition, we anticipate daylight basements will be planned on lots greater than 4H:1V and the embedded wall design should include drainage provisions between the walls and retained soil as well as foundation drains for the sidewalls, to reduce the risk of hydrostatic pressures overloading the designed walls. Drainage plans should be developed to not allow the outlet of subsurface drains or roof drains on slopes steeper than 4H:1V. Roof water and subsurface drains shall be collected and gravity piped or pumped to an area acceptable to the Civil Engineer.

CONCLUSION

In our opinion, the project site is suitable for the proposed development; however, geotechnical recommendations need to be followed during design and construction of the project to reduce the risk of settlement, slope stability, and drainage issues. The foregoing analyses and recommendations present our initial geotechnical input for development of the property. In order for these recommendations to be properly incorporated in the subsequent design and construction stages we recommend that a final geotechnical engineering investigation be conducted following conceptual design of the development and preparation of a preliminary grading plan. At that time, project specific recommendations can be provided and subsurface investigations can be located in sensitive areas to assist in the development of the project. We recommend our geotechnical engineering staff remain involved with the project to ascertain that our recommendations have been properly interpreted and future geotechnical engineering consultation can be provided. These services will reduce the potential for misinterpretation of subsurface conditions and preliminary geotechnical design recommendations that are important for continued development of this project.

LIMITATIONS

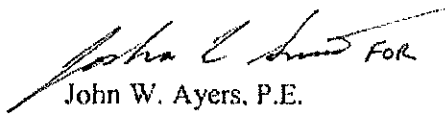
CMG Engineering, Inc. has strived to prepare this report in accordance with generally accepted geotechnical engineering practices in this area solely for use by the client for design purposes and is not intended as a construction or bid document representing subsurface conditions in their entirety. The conclusions and recommendations presented are based upon the data obtained during the investigation as applied to the proposed design and construction details discussed in this report. The nature and extent of variations between the subsurface explorations may not become evident until construction. If variations are then exposed, it will be necessary to reevaluate the recommendations of this report.

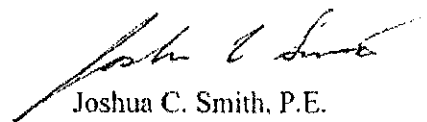
Meadow Lake Northwest Preliminary Geotechnical Investigation

CMG Engineering, Inc.

If changes in the concept and design data are planned, the recommendations contained in this report shall not be considered valid unless the changes are reviewed by our geotechnical engineer, and a written response is provided.

Sincerely,


John W. Ayers, P.E.
Senior Materials Engineer


Joshua C. Smith, P.E.
Senior Geotechnical Engineer

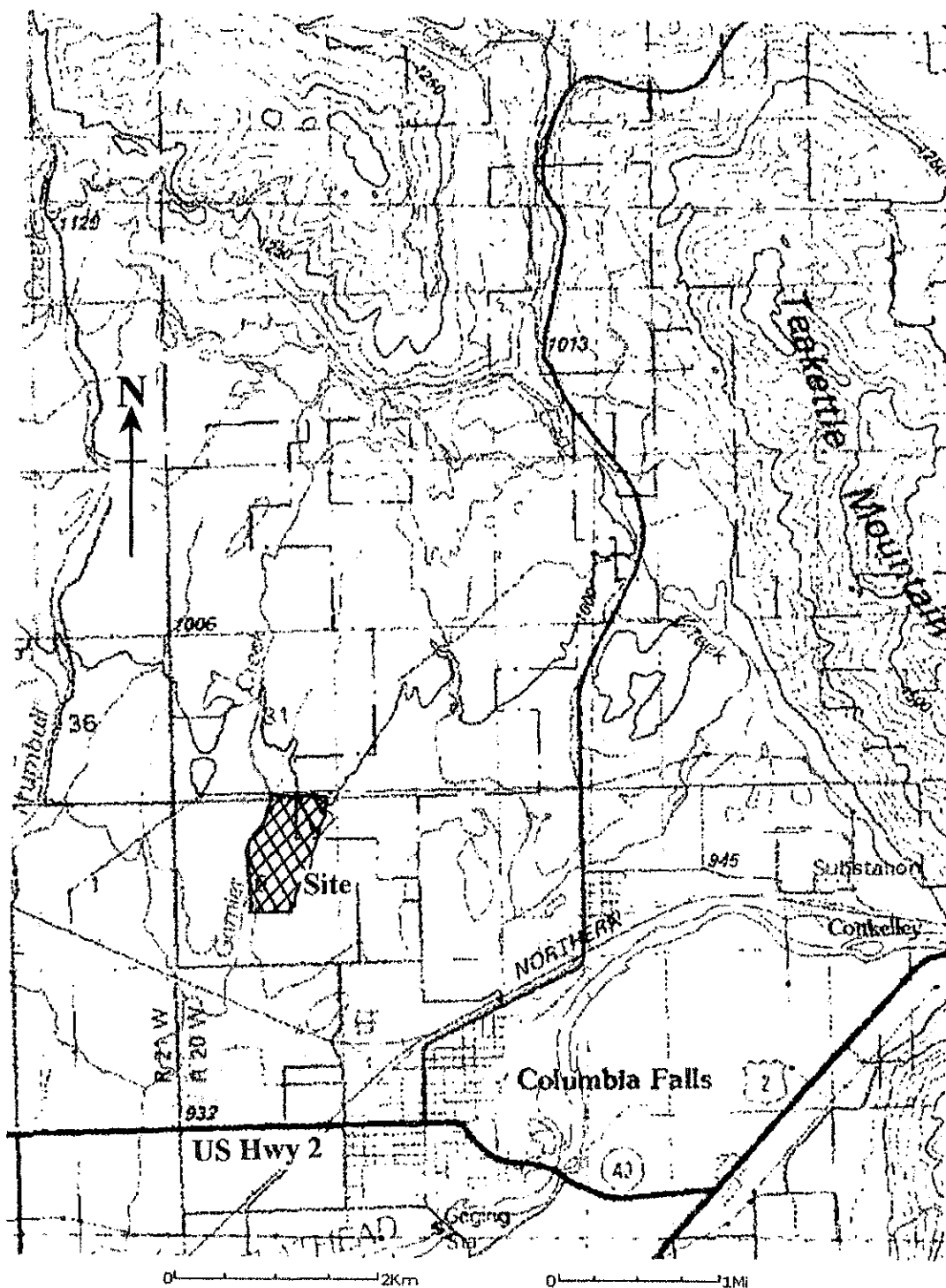


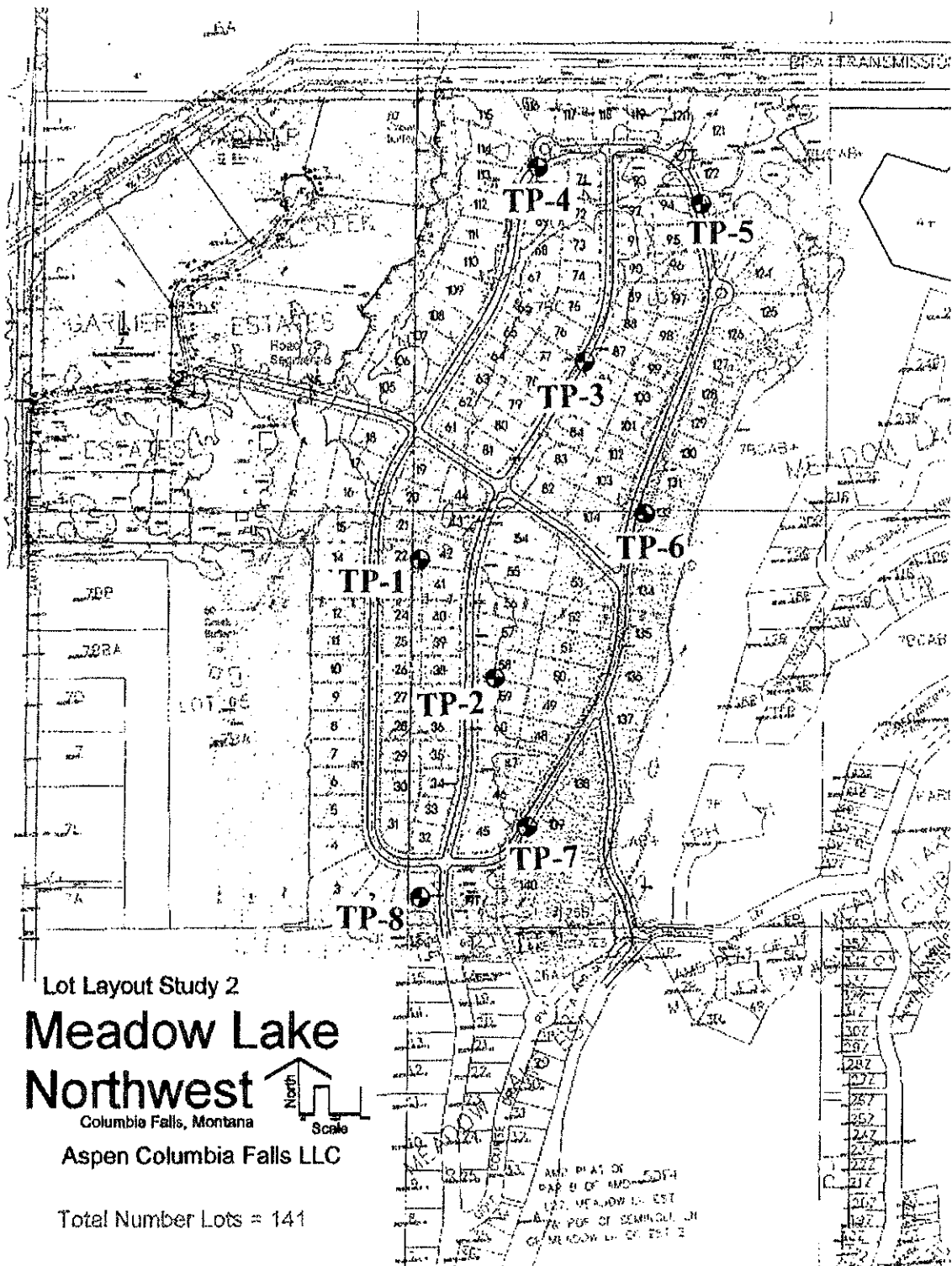
Image courtesy of the U.S. Geological Survey

Project: Meadow Lake Northwest
Columbia Falls, Montana

Job Number:
Date:

05-196
November 1, 2005

Vicinity Map
CMG Engineering, Inc.
Kalispell, MT
FIGURE 1



Project: Meadow Lake Northwest
Columbia Falls, Montana

Job Number:
Date:

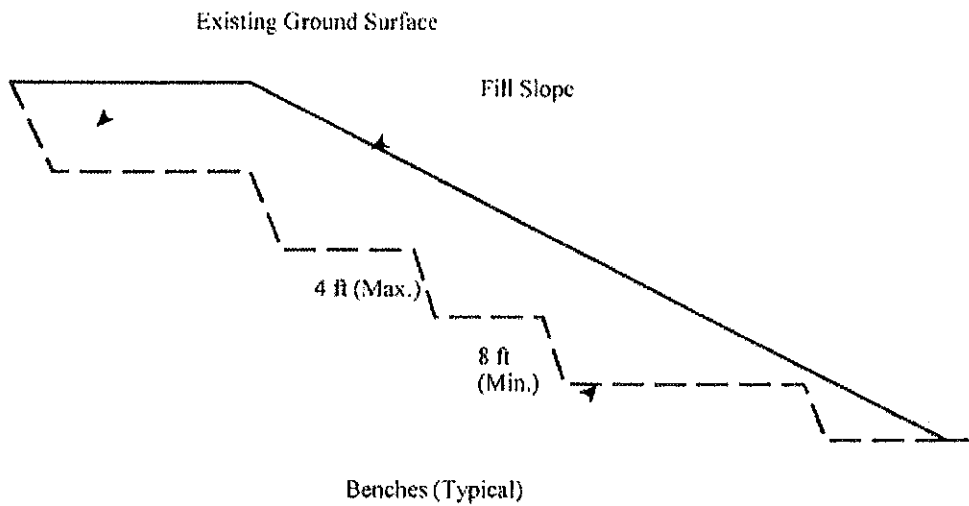
05-196
November 1, 2005



Site Plan
CMG Engineering, Inc.
Kalispell, MT
FIGURE 2



Benching Detail for Fill Slopes



No Scale Intended

Project: Meadow Lake Northwest
Columbia Falls, Montana

Job Number:
Date:

05-196
November 1, 2005



Benching Detail for Fill Slopes
CMG Engineering, Inc.
Kalispell, MT
Detail 1



APPENDIX A

Field Explorations and Laboratory Testing

FIELD EXPLORATIONS AND LABORATORY TESTING

FIELD EXPLORATIONS

General

The subsurface materials and conditions at the site were investigated by CMG on October 20, 2005, with eight test pits designated TP-1 through TP-8. The locations of the subsurface explorations are shown on the Site Plan, Figure 2. All field explorations were observed by an experienced engineer or geologist provided by our firm, who maintained a detailed log of the materials disclosed during the course of the work. The following subsections contain a detailed description of the field investigation completed for this project.

Test Pits

Test Pits TP-1 through TP-8 were completed to depths ranging from 6.0 to 8.0 ft. The test pits were excavated using a rubber-tired John Deere 310SG extend-a-hoe, provided and operated by Paveco of Kalispell, Montana. Grab samples were obtained from the sidewalls of the excavations and from the backhoe bucket at about 3- to 4-ft intervals of depth. Soil samples obtained in the field were saved in airtight plastic bags for further examination and physical property testing in the laboratory. In addition, bulk samples of representative materials were obtained from some of the test pits for testing in our laboratory. Logs of the test pits are provided on Figures 1A through 8A. Each log presents a descriptive summary of the various types of materials encountered and notes the depth where the materials and/or characteristics of the materials change.

LABORATORY TESTING

General

All samples obtained from the test pits were returned to our laboratory where the physical characteristics of the samples were noted, and field classifications were modified if necessary. The laboratory testing program for this project consisted of natural moisture contents, Atterberg Limits, and grain size analysis. The following paragraphs describe the testing program in more detail.

Natural Moisture Content

Natural moisture content determinations were made in conformance with ASTM D2216. The results are shown on the test pit logs, Figures 1A through 8A.

Atterberg Limits

Atterberg Limits are defined as soil plasticity determined by the moisture range through which a soil passes from a plastic to liquid consistency. This test was conducted in conformance with ASTM D4318 and results are presented on test pit log 2A.

Grain Size Distribution

Grain size distributions indicate the percent by dry weight of clay, silt, sand, and gravel comprising the soil matrix. These test are conducted in accordance with ASTM D421/422 and results are presented on Figure 9A.

TEST PIT LOGPROJECT: Meadow Lake NorthwestPROJECT NO.: 05-196CLIENT: Aspen Columbia Falls, LLCDATE: 10/20/05LOCATION: See Site PlanELEVATION: 3,216 ftSUBCONTRACTOR: PavecoLOGGED BY: Joshua SmithMETHOD: John Deere 310SG Extend-A-HoeGW: W

File: 05-196 Meadow Lakes Northwest

Date Printed: 11/22/05

TP-1

This information pertains only to this test pit and should not be interpreted as being indicative of the site.

DEPTH (feet)	SAMPLERS	SAMPLE NO.	DEPTH (feet)	SOIL TYPE	MATERIAL DESCRIPTION	TEST RESULTS									
						Plastic Limit	----- Liquid Limit								
						Water Content	⊗ (percent)								
						10	20	30	40	50	60	70	80	90	
0			0.0		SILT with Sand and Gravel; medium stiff, moist, abundant organics, dark brown (Topsoil)										
			0.8		Silty Clayey GRAVEL with Sand; very dense, moist, subangular, scattered cobbles and boulders, brown and gray (Glacial Till)										
2.5	⊗	S-1													
5															
7.5			7.0		Bottom of Test Pit TP-1 @ 7.0 ft										
10															
12.5															
15															
17.5															

Groundwater not encountered

TEST PIT LOG

PROJECT: Meadow Lake Northwest

PROJECT NO.: 05-196

CLIENT: Aspen Columbia Falls, LLC

DATE: 10/20/05

LOCATION: See Site Plan

ELEVATION: 3,224 ft

SUBCONTRACTOR: Paveco

LOGGED BY: Joshua Smith

METHOD: John Deere 310SG Extend-A-Hoe

GW: 52

TP-2

147 05.196 Alaska Labor Northwest

Date Paid: 11/2/2015

[illegible]

Groundwater not encountered.

TEST PIT LOGPROJECT: Meadow Lake NorthwestPROJECT NO.: 05-196CLIENT: Aspen Columbia Falls, LLCDATE: 10/20/05LOCATION: See Site PlanELEVATION: 3,247 ftSUBCONTRACTOR: PavecoLOGGED BY: Joshua SmithMETHOD: John Deere 310SG Extend-A-HoeGW: +**TP-3**

Fig. 05-196 Meadow Lake Northwest

Date Printed: 11/2/2004

This information pertains only to this test pit and should not be interpreted as being indicative of the site.

DEPTH (feet)	SAMPLE NO.	DEPTH (feet)	SOIL TYPE	MATERIAL DESCRIPTION	TEST RESULTS									
					Plastic Limit		Liquid Limit		Water Content (percent)					
					10	20	30	40	50	60	70	80	90	
0		0.0		SILT with Sand and Gravel; medium stiff, moist, abundant organics, dark brown (Topsoil)										
2.5		1.5		Silty Clayey GRAVEL with Sand; very dense, moist, subangular, scattered cobbles and boulders, brown and gray (Glacial Till)										
5	X S-1													
		6.0		Bottom of Test Pit TP-3 at 6.0 feet										
7.5														
10														
12.5														
15														
17.5														

Groundwater not encountered.

TEST PIT LOG

PROJECT: Meadow Lake Northwest

PROJECT NO.: 05-196

CLIENT: Aspen Columbia Falls, LLC

DATE: 10/20/05

LOCATION: See Site Plan

ELEVATION: 3,204 ft

SUBCONTRACTOR: Paveco

LOGGED BY: Joshua Smith

METHOD: John Deere 310SG Extend-A-Hoe

GW: ☒**TP-4**

File: 05-196 Meadow Lake Northwest

Date Printed: 11/2/2005

This information pertains only to this test pit and should not be interpreted as being indicative of the site.

DEPTH (feet)	SAMPLERS	SAMPLE NO.	DEPTH (feet)	SOIL TYPE	MATERIAL DESCRIPTION	TEST RESULTS									
						Plastic Limit					Liquid Limit				
						Water Content (percent)									
						10	20	30	40	50	60	70	80	90	
0			0.0		SILT with Sand and Gravel; medium stiff, moist, abundant organics, dark brown (Topsoil)										
			0.8		Silty Clayey GRAVEL with Sand; very dense, moist, subangular, scattered cobbles and boulders, brown and gray (Glacial Till)										
2.5															
	X	S-1													
5															
7.5			7.5		Bottom of Test Pit TP-4 at 7.5 feet										
10															
12.5															
15															
17.5															

Groundwater not encountered.

TEST PIT LOG

PROJECT: Meadow Lake Northwest

PROJECT NO.: 05-196

CLIENT: Aspen Columbia Falls, LLC

DATE: 10/20/05

LOCATION: See Site Plan

ELEVATION: 3,224 ft

SUBCONTRACTOR: Paveco

LOGGED BY: Joshua Smith

METHOD: John Deere 310SG Extend-A-Hoe

GW: ☒**TP-5**

File: 05-196 Meadow Lake Northwest

Date Printed: 11/2/2005

This information pertains only to this test pit and should not be interpreted as being indicative of the site.

DEPTH (feet)	SAMPLERS	SAMPLE NO	DEPTH (feet)	SOIL TYPE	MATERIAL DESCRIPTION	TEST RESULTS									
						Plastic Limit					Liquid Limit				
						Water Content (percent)									
						10	20	30	40	50	60	70	80	90	
0			0.0		SILT with Sand and Gravel; medium stiff, moist, abundant organics, dark brown (Topsoil)										
			1.3		Silty Clayey GRAVEL with Sand; very dense, moist, subangular, scattered cobbles and boulders, brown and gray (Glacial Till)										
2.5	X	S-1													
5															
			6.5		Bottom of Test Pit TP-5 at 6.5 feet										
7.5															
10															
12.5															
15															
17.5															

Groundwater not encountered

TEST PIT LOGPROJECT: Meadow Lake NorthwestPROJECT NO.: 05-196CLIENT: Aspen Columbia Falls, LLCDATE: 10/20/05LOCATION: See Site PlanELEVATION: 3,180 ftSUBCONTRACTOR: PavecoLOGGED BY: Joshua SmithMETHOD: John Deere 310SG Extend-A-HoeGW: ☒**TP-6**

File: 05-196 Meadow Lake Northwest

Date Printed: 11/22/2005

This information pertains only to this test pit and should not be interpreted as being indicative of the site.

DEPTH (feet)	SAMPLERS	SAMPLE NO	DEPTH (feet)	SOIL TYPE	MATERIAL DESCRIPTION	TEST RESULTS									
						Plastic Limit ————— Liquid Limit									
						Water Content (percent)									
						10	20	30	40	50	60	70	80	90	
0			0.0		SILT with Sand and Gravel; medium stiff, moist, abundant organics, dark brown (Topsoil)										
			1.5		Silty Clayey GRAVEL with Sand; very dense, moist, subangular, scattered cobbles and boulders, brown and gray (Glacial Till)										
2.5															
5															
7.5															
			8.0		Bottom of Test Pit TP-6 at 8.0 feet										
10															
12.5															
15															
17.5															

Groundwater not encountered.

TEST PIT LOG**TP-7**

PROJECT: Meadow Lake Northwest

PROJECT NO.: 05-196

CLIENT: Aspen Columbia Falls, LLC

DATE: 10/20/05

LOCATION: See Site Plan

ELEVATION: 3,200 ft

SUBCONTRACTOR: Pavco

LOGGED BY: Joshua Smith

METHOD: John Deere 310SG Extend-A-Hoe

GW: $\varnothing$

File: 05-196 Meadow Lake Northwest

Date Printed: 11/2/2005

This information pertains only to this test pit and should not be interpreted as being indicative of the site.

DEPTH (feet)	SAMPLE NO.	DEPTH (feet)	SOIL TYPE	MATERIAL DESCRIPTION	TEST RESULTS									
					Plastic Limit					Liquid Limit				
					Water Content (percent)									
					10	20	30	40	50	60	70	80	90	
0		0.0		SILT with Sand and Gravel; medium stiff, moist, abundant organics, dark brown (Topsoil)										
2.5		2.0		Silty Clayey GRAVEL with Sand; very dense, moist, subangular, scattered cobbles and boulders, brown and gray (Glacial Till)										
5	S-1													
7.5		7.0		Bottom of Test Pit TP-7 at 7.0 feet										
10														
12.5														
15														
17.5														

Groundwater not encountered.

TEST PIT LOGPROJECT: Meadow Lake NorthwestPROJECT NO.: 05-196CLIENT: Aspen Columbia Falls, LLCDATE: 10/20/05LOCATION: See Site PlanELEVATION: 3,210 ftSUBCONTRACTOR: PavecoLOGGED BY: Joshua SmithMETHOD: John Deere 310SG Extend-A-HoeGW: 7**TP-8**

TP-05-196 Meadow Lake Northwest

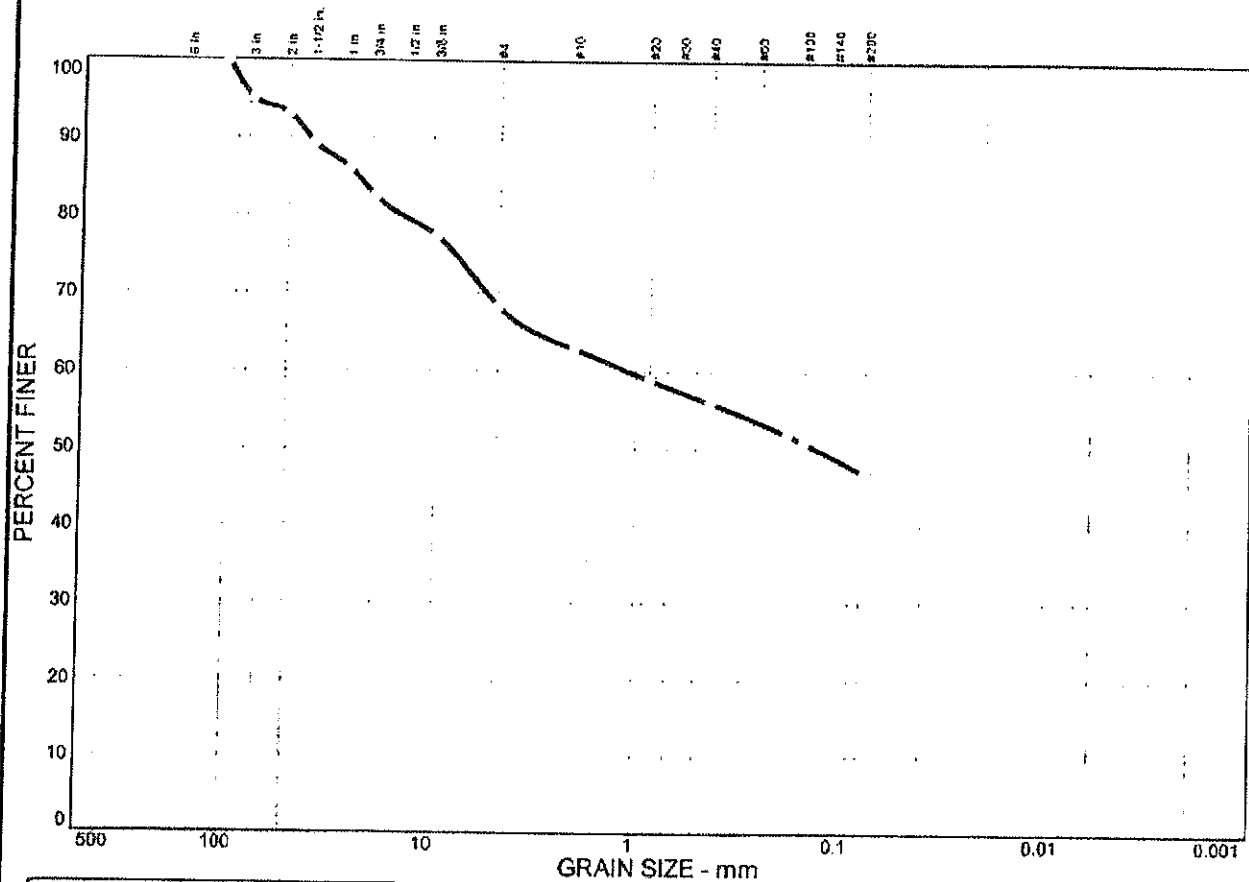
Date Printed: 11/22/05

This information pertains only to this test pit and should not be interpreted as being indicative of the site.

DEPTH (feet)	SAMPLERS	SAMPLE NO	DEPTH (feet)	SOIL TYPE	MATERIAL DESCRIPTION	TEST RESULTS									
						Plastic Limit ————— Liquid Limit									
						Water Content (percent)									
						10	20	30	40	50	60	70	80	90	
0			0.0		SILT with Sand and Gravel; medium stiff, moist, abundant organics, dark brown (Topsoil)										
	X	S-1	1.5		Silty Clayey GRAVEL with Sand; very dense, moist, subangular, scattered cobbles and boulders, brown and gray (Glacial Till)										
2.5															
5															
7.5			7.5		Bottom of Test Pit TP-8 at 7.5 feet										
10															
12.5															
15															
17.5															

Groundwater not encountered.

Particle Size Distribution Report



% COBBLES	% GRAVEL	% SAND	% SILT	% CLAY
4.9	26.7	21.5		46.9

SIEVE SIZE	PERCENT FINER	SPEC.* PERCENT	PASS? (X=NO)
4 in.	100.0		
3 in.	95.1		
2 in.	93.1		
1.5 in.	89.3		
1 in.	86.1		
.75 in.	82.5		
.375 in.	77.4		
#4	68.4		
#10	62.9		
#20	58.9		
#40	56.0		
#80	51.9		
#100	50.9		
#200	46.9		

Material Description

Atterberg Limits
 PL= 15 LL= 23 PI= 8
Coefficients
 D₈₅= 23.1 D₆₀= 1.08 D₅₀= 0.128
 D₃₀= D₁₅= D₁₀=
 C_u= C_c=
Classification
 USCS= GC-GM AASHTO=
Remarks
 Silty Clayey GRAVEL with Sand

* (no specification provided)

Sample No.: S-1
Location:

Source of Sample: TP-2

Date: 10/20/05
Elev./Depth: 4.0

CMG Engineering, Inc.
Kalispell, Montana

Client: Aspen Columbia Falls, LLC
Project: Meadow Lake Northwest

Project No: 05-196

Figure 9A

RESOLUTION NO. 1458

A RESOLUTION OF THE CITY COUNCIL OF COLUMBIA FALLS, MONTANA CONDITIONALLY APPROVING THE PRELIMINARY PLAT OF MEADOW LAKES NORTHWEST, DESCRIBED AS ASSESSOR TRACTS 7BC AND 6 IN SECTION 6, TOWNSHIP 30 NORTH, RANGE 20 WEST, P.M.M., FLATHEAD COUNTY, MONTANA.

WHEREAS, Aspen Columbia Falls, LLC, purported owner/applicant of the subject property, has applied for preliminary approval of a 182 lot residential subdivision on approximately 87.135 acres of land;

WHEREAS, the proposed subdivision plat is subject to the provisions of Title 17 of the Columbia Falls Municipal Code and Title 76 of the Montana Code Annotated;

WHEREAS, the Columbia Falls Planning Office on June 13, 2006, in Subdivision Report #CPP-06-04, recommended approval of said subdivision plat with certain conditions;

WHEREAS, the Columbia Falls City-County Planning Board, at its regular meeting on June 13, 2006 and again on June 26, 2006, reviewed and held a public hearing on said subdivision plat and recommended approval of said subdivision plat subject to certain conditions; and

WHEREAS, the preliminary approval of said subdivision plat was considered by the City Council of the City of Columbia Falls at the regular council meeting on Monday, July 17, 2006, at which time the Council determined that the development of the subdivision meets the requirements of Title 76, Chapter 3 of the Montana Code Annotated and should be approved with certain conditions.

Res #1458

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

Section One. Findings of Fact. That Subdivision Report #CPP-06-04 of the Columbia Falls Planning Office dated June 13, 2006, is adopted by the Council as findings of fact with respect to said Subdivision Plat approval and subject to the conditions set forth on Attachment "A".

Section Two. Final Plat. That upon proper review and filing of the final plat of said subdivision in the office of the Flathead County Clerk and Recorder, said premises shall be a subdivision of the City of Columbia Falls.

Section Three. Effective Date. This Resolution shall be effective immediately upon its passage and approval by the City Council.

PASSED AND ADOPTED BY THE CITY COUNCIL OF COLUMBIA FALLS, MONTANA THIS 7th DAY OF August, 2006, THE COUNCIL VOTING AS FOLLOWS:

AYES: Reikofski, Shepard, Barnhart, Karper.

NOES: None.

ABSTAIN: Plevel.

ABSENT: McCubbins, Fish.



City Clerk

APPROVED BY THE VICE-CHAIRMAN OF THE COUNCIL OF COLUMBIA FALLS, MONTANA THIS 8th DAY OF August, 2006.



Vice-Chairman

Res #1458

ATTEST:



City Clerk

Res #1458

ATTACHMENT "A"

1. Subdivider shall waive the right to protest the creation of a Special Improvement District within or adjacent to this subdivision that benefits the subdivision. The face of the final plat shall contain the following words: "Lots within this subdivision have waived the right to protest the creation of a Special Improvement District within or adjacent to this subdivision that benefits the subdivision."
2. A sidewalk or similar type of pedestrian path shall be provided along the roadway on one side of all interior roads within the subdivision. A waiver is hereby granted to Subdivision Standard 17.16.110 which requires curbs, gutters and sidewalks based on the findings herein, except as noted herein.
3. A variance is hereby granted to Subdivision Standard 17.16.070 regarding block length. Blocks shall be laid out as shown on the Preliminary Plat.
4. A variance to Subdivision Standard 17.16.130, outdoor street lighting requirements is hereby granted based in the findings herein with the exception that adjacent to each fire hydrant shall be installed a luminary device that is at least one foot higher than the hydrant and of sufficient capacity to illuminate a four foot radius work area around the hydrant approved by the City. Any outdoor lighting installed by the developer or future homeowners shall be downcast and fully shielded and otherwise dark-sky compliant.
5. All utilities to the lots shall be installed in conformance with the requirements of the utility owner. Utilities shall be buried and extended to the front property line of each lot. Any utilities located in the road easements shall be shown on the final plat. Transformers shall be shown on the final plat, and shall be so located so as not to impact use of the common open space areas.
6. Prior to construction of water and sewer improvements, the City shall review and approve the plans for other utilities to assure that other buried conduits and wires are not installed in a manner that interferes with the maintenance of utilities.
7. All roadway pavement sections within the subdivision shall be built in accordance with City standards to a width of twenty four feet (24'). Street signs shall be provided. Road construction shall be inspected and certified by a registered engineer and approved by the City.

8. Prior to final plat approval of Phase 3, a pedestrian/bicycle lane of five (5) feet in width shall be installed on Meadow Lakes Drive. Prior to construction, the design and route shall be reviewed and approved by the City in consultation with the Meadow Lake Drive Home Owners Association. Construction of facility may include features which reduce the width of the street at various locations to effect traffic calming features.
9. The entrances to the project from Tamarack Lane on shall be upgraded to meet standards, and shall include a slip lane on the westbound entrance of Tamarack Lane at Meadow Lakes Drive, and the northbound entrance of Westward Drive and Tamarack Lane. Slip lane design shall be approved by the City.
10. The Drainage, Water and Sewer facilities and improvements shall be approved by the State Department of Environmental Quality, Meadow Lake Water and Sewer District and the City of Columbia Falls, Said facilities shall be constructed to City standards and inspected and certified by a registered engineer.
11. Annexation of the entire subdivision into the Meadow Lake Water and Sewer District boundaries shall be approved prior to the commencement of any water and sewer utility construction.
12. The sewer lift stations shall be built to City and Meadow Lake Water and Sewer District standards including emergency storage tanks, disconnect switches, SCADA flow monitoring and auto dialer.
13. A defensible space plan for each building site and plat phase shall be developed and approved by the Rural Fire Chief. Each building lot shall be subject to the Fire Department review and fee schedule.
14. The Meadow Lakes sewage lift station, located at the intersection of Rocky Lane and Tamarack Lane shall be upgraded to meet City and Meadow Lake Water and Sewer District standards including emergency storage tank, and disconnect, and SCADA flow monitoring and auto dialer.
15. All dwellings shall have house numbers, which conform to the requirements of the Rural Fire District. This condition shall be placed on the face of the plat.
16. Each building lot within the subdivision shall pay their pro-rated fair share of the construction of a new Fire Station (and equipping the station) in the immediate vicinity of the Meadow Lakes Resort.

17. All fire related improvements shall meet the NFPA Standards and applicable building codes. The Rural Fire Department has the authority to grant variances to these standards in the case of a conflict.
18. The applicants shall provide Columbia Falls Public Works Department copies of the final plat drawings and as-built construction drawings for all public infrastructure improvements constructed in street rights of way or easements within the plat. Drawings shall be paper and digital. Digital copies shall be in a format prescribed by the City. The Developer shall provide a GPS location of the center of each water valve cover, sewer manhole cover, and the location every 20 feet of any buried piping that varies more than 6% from a straight line between main line appurtenances that possess surface components.
19. The parkland dedication fee requirement has been met by the common open space area as shown on the plat, in conjunction with the plat notes outlined herein.
20. The common open space should be enrolled in a conservation easement held by the City, or an alternative document that achieves the same goals acceptable to the City Attorney.
21. Plat notes shall be added to the face of the plat delineating that the open space is dedicated in perpetuity; that the open space is available for use by the general public, and that said open space will be owned and maintained by the Homeowners Association. No vegetation can be removed in open space areas without approval by the Homeowners Association; and the buffer area adjacent Garner Creek shall remain undeveloped and in a natural state. Changes to the use and/or management of the common open space shall be approved by the Homeowners Association and the City.
22. Articles incorporating this subdivision to the Meadow Lakes Homeowners Association shall be recorded prior to final plat. Documents shall include a description of how common areas will be maintained, snow plowing, and contracted solid waste pickup.
23. In addition to the requirements of sections 17.16.210 and 17.16.220, a Construction Mitigation Plan shall be developed and submitted to the City prior to the commencement of any construction. Said Plan shall include construction hours, ingress, egress and haul routes, staging of materials and job shacks, parking for construction workers, dust abatement, temporary erosion control measures and other best management practices. All ingress and egress for construction purposes shall occur from the west entrance.

Noxious weed abatement shall be addressed as part of the construction mitigation plan.

24. The Columbia Falls School District shall approve the safety and adequacy of student drop-off and pick-up locations prior to final plat approval for each phase.

25. The Phasing Plan for the subdivision shall be as shown on the preliminary plat.

26. The face of the final plat shall state: "The governing authority reserves the right to impose impact fee(s) on structures placed on lots within this subdivision subject to Montana statutory guidelines."

27. The issue of the need to provide full legal access to the adjacent northerly property shall be resolved prior to the final plat for Phase I. ✓

28. A traffic calming plan acceptable to the City and the County for the existing Meadow Lakes Drive shall be developed in consultation with the Meadow Lakes Homeowners Association.

29. A road along the north side of Meadow Lake Estates connecting this subdivision to Oakmont Lane in the north east area shall be developed to street standards and having a minimum width of 20 feet and shown on the plat.

30. A waiver of protest of annexation to the City of Columbia Falls shall be signed and recorded for each lot in the subdivision phase prior to issuance of final plat for the phase. Waiver of protest shall be approved as to form by the City.

Attachment 2

Floodplain Map

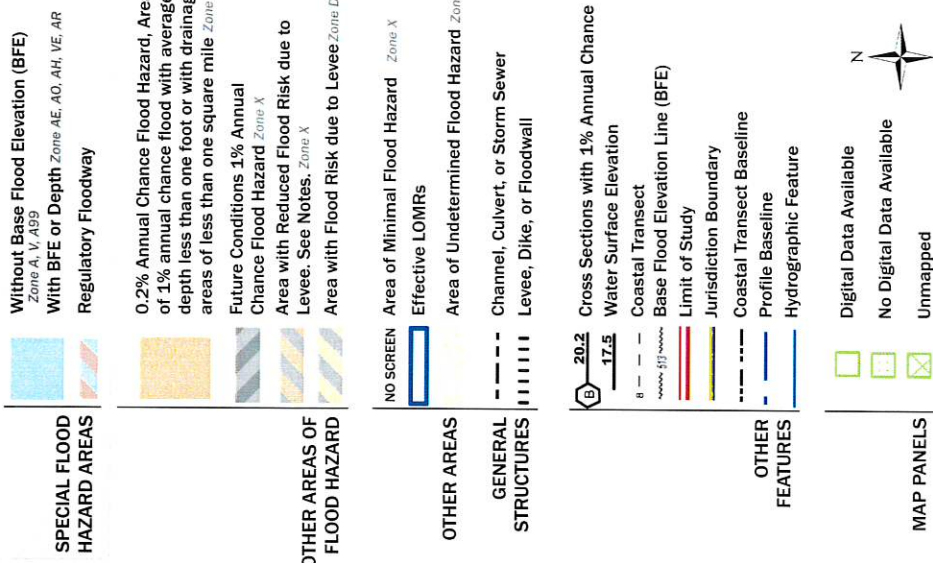
National Flood Hazard Layer FIRMette

114°13'6"W 48°24'N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT



This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 8/15/2022 at 1:40 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following elements do not appear: basemap imagery, flood zone legend, scale bar, map creation date, community identifier, FIRM panel number, and FIRM effective date. Map imagery, unmapped and unmodernized areas cannot be used for regulatory purposes.

Item No.2.



1:6,000

Feet

2,000

1,500

1,000

500

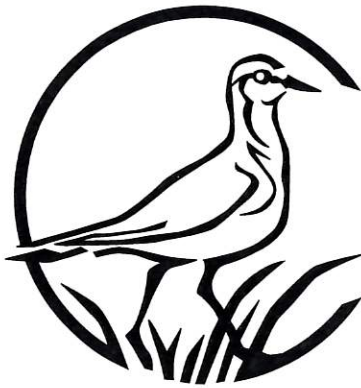
250

0

114°12'29\"/>

Attachment 3

Species of Concern



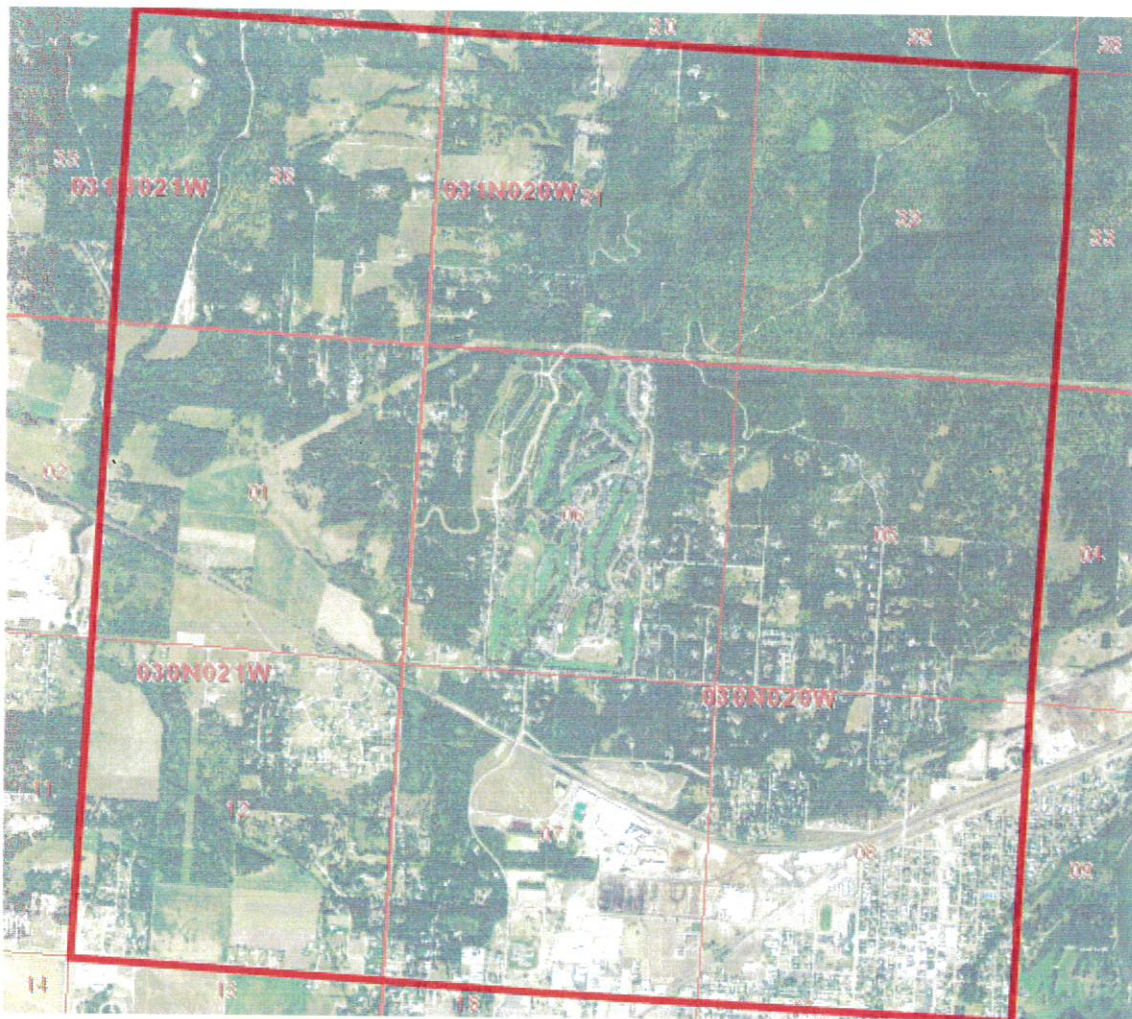
MONTANA Natural Heritage Program

1515 East 6th Avenue
Helena, MT 59620
(406) 444-5363
mtnhp.org



Latitude	Longitude
48.36815	-114.17582
48.41686	-114.24066

Summarized by:
030N020W006
(Buffered PLSS Section)



Suggested Citation

Montana Natural Heritage Program. Environmental Summary Report.
for Latitude 48.36815 to 48.41686 and Longitude -114.17582 to -114.24066. Retrieved on 9/8/2021.

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MONTANA
Natural Heritage
Program



MONTANA
State
Library



UNIVERSITY OF
MONTANA



NatureServe

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- Data Use Terms and Conditions
- Suggested Contacts for Natural Resource Agencies
- Introduction to Native Species
- Introduction to Land Cover
- Introduction to Wetland and Riparian
- Introduction to Land Management
- Introduction to Invasive and Pest Species
- Additional Information Resources

Introduction to Environmental Summary Report

The Environmental Summary report for your area of interest consists of introductory and related materials in this PDF and an Excel workbook with worksheets summarizing information managed in the Montana Natural Heritage Program's (MTNHP) databases for: (1) species occurrences; (2) other observed species without Species Occurrences; (3) other species potentially present based on their range, presence of associated habitats, or predictive distribution model output if available; (4) structured surveys (organized efforts following a protocol capable of detecting one or more species); (5) land cover mapped as ecological systems; (6) wetland and riparian mapping; (7) land management categories; and (8) biological reports associated with plant and animal observations. In order to do this in a consistent manner across Montana and allow for rapid delivery of summaries, we have intersected this information with a uniform grid of hexagons that have been used for planning efforts across the western United States (e.g. Western Association of Fish and Wildlife Agencies - [Crucial Habitat Assessment Tool](#)). Each hexagon is one square mile in area and approximately one kilometer in length on each side. Summary information for each data layer is then stored with each hexagon and those summaries are added up to an overall summary for the report area you have requested. Users should be aware that summaries do not correspond to the exact boundaries of the polygon they have specified, but instead are a summary across all hexagons intersected by the polygon they specified.

In presenting this information, MTNHP is working towards assisting the user with rapidly assessing the known or potential species and biological communities, land management categories, and biological reports associated with the report area. We remind users that this information is likely incomplete and may be inaccurate as surveys to document species are lacking in many areas of the state, species' range polygons often include regions of unsuitable habitat, methods of predicting the presence of species or communities are constantly improving, and information is constantly being added and updated in our databases. **Field verification by professional biologists of the absence or presence of species and biological communities in a report area will always be an important obligation of users of our data. Users are encouraged to only use this environmental summary report as a starting point for more in depth analyses and are encouraged to contact state, federal, and tribal resource management agencies for additional data or management guidelines relevant to your efforts. Please see the Appendix for introductory materials to each section of the report, additional information resources, and a list of relevant agency contacts.**



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Legend

Model Icons

- N Suitable (native range)
- X Optimal Suitability
- M Moderate Suitability
- L Low Suitability
- I Suitable (introduced range)

Habitat Icons

- X Common
- O Occasional

Range Icons

- I Introduced
- Y Year-round
- S Summer
- W Winter
- M Migratory
- H Historic

Num Obs
Count of obs with
'good precision'
(≤1000m)
+ indicates
additional 'poor
precision' obs
(1001m-10,000m)



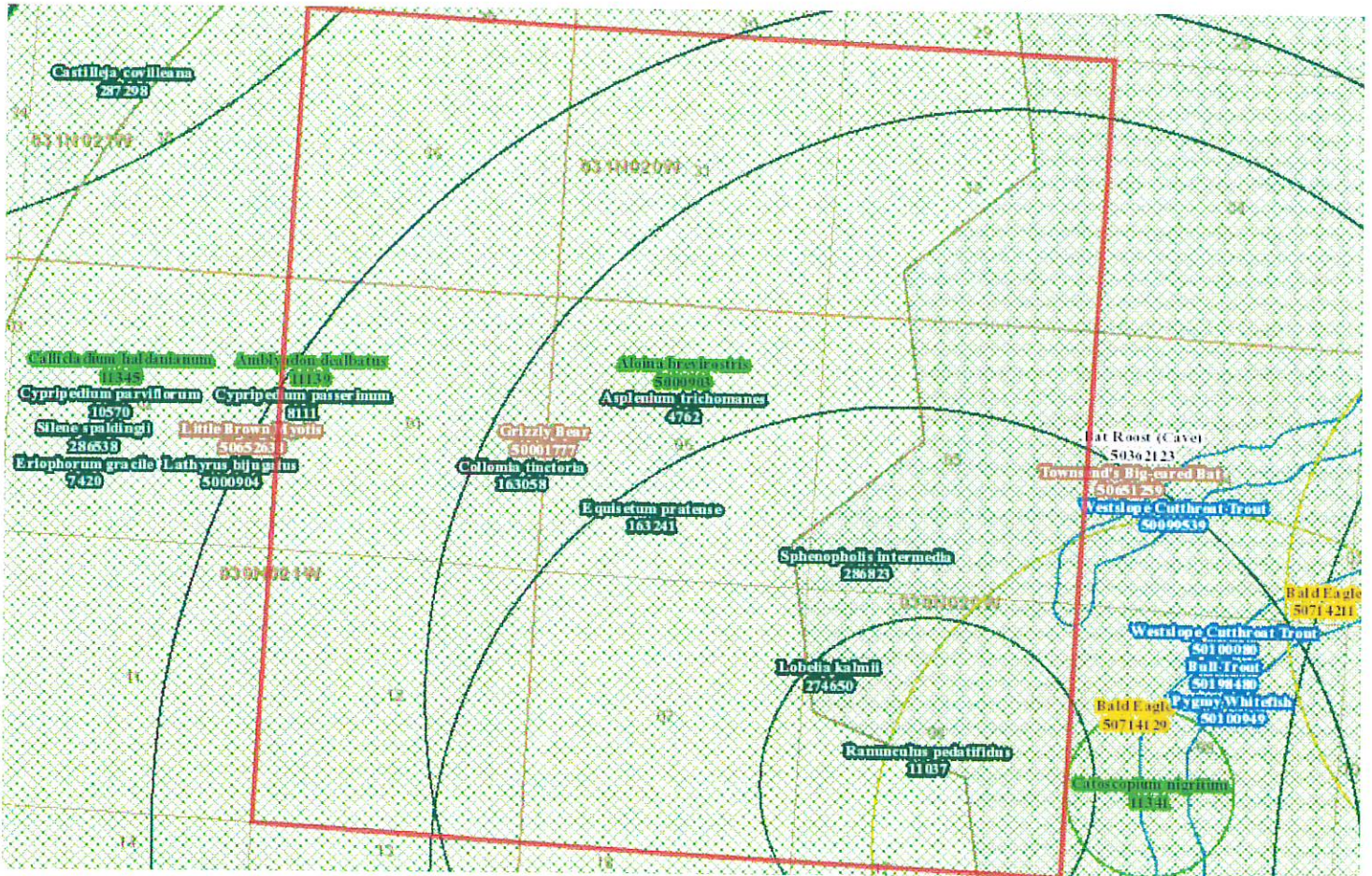
Latitude
48.36815
48.41686
Longitude
-114.17582
-114.24066

Native Species

Summarized by: 030N020W006 (Buffered PLSS Section)

Filtered by:

MT_Status='Species of Concern', 'Special Status', 'Important Animal Habitat', 'Potential SOC'



Species Occurrences

	USFWS	Sec7	# SO	# Obs	Predictive Model	Associated Habitat	Range
V - Lathyrus bijugatus (Latah Tule Pea) SOC			1				
View in Field Guide View Predicted Models View Associated Habitat View Range Maps Species of Concern - Native Species Global: G4 State: S2S3 USFS: Sensitive - Known on Forests (KOOT) Delineation Criteria Individual occurrences are generally based upon a discretely mapped area provided by an observer and are not separated by any pre-defined distance. Individual clusters of plants mapped at fine spatial scales (separated by less than approximately 25-50 meters) may be grouped together into one occurrence if they are not separated by distinct areas of habitat or terrain features. Point observations are buffered to encompass any locational uncertainty associated with the observation. (Last Updated: Jan 29, 2021) Predictive Models: N 100% Suitable (native range) (deductive) Associated Habitats: X 25% Common							
F - Westslope Cutthroat Trout (Oncorhynchus clarkii lewisi) SOC			1			Not Assigned	
View in Field Guide View Predicted Models View Range Maps Species of Concern - Native/Non-native Species - (depends on location or taxa) Global: G5T4 State: S2 USFS: Sensitive - Known on Forests (BD, BRT, CG, HLC, KOOT, LOLO) BLM: SENSITIVE FWP SWAP: SGCN2 Delineation Criteria Stream reaches and standing water bodies where the species presence has been confirmed through direct capture or where they are believed to be present based on the professional judgement of a fisheries biologist due to confirmed presence in adjacent areas. In order to reflect the importance of adjacent terrestrial habitats to survival, stream reaches are buffered 100 meters, standing water bodies greater than 1 acre are buffered 50 meters, and standing water bodies less than 1 acre are buffered 30 meters into the terrestrial habitat based on PACFISH/INFISH Riparian Conservation Area standards. (Last Updated: Sep 15, 2020) Predictive Models: N 13% Suitable (native range) (deductive)							
V - Cypripedium parviflorum (Small Yellow Lady's-slipper) PSOC			1			Not Assigned	

[View in Field Guide](#) [View Predicted Models](#) [View Range Maps](#)

Potential Species of Concern - Native Species

 USFS: Sensitive - Known on Forests (CG, HLC, KOOT, LOLO)
 Global: **G5** State: **S3S4** Sensitive - Suspected on Forests (BRT)

MNPS: 2

Predictive Models: 100% Optimal (inductive)

 V - *Lobelia kalmii* (*Kalm's Lobelia*) **SOC** 1 Not Assigned

[View in Field Guide](#) [View Predicted Models](#) [View Range Maps](#)

Species of Concern - Native Species

Global: **G5** State: **S3**

Predictive Models: 17% Optimal (inductive), 66% Moderate (inductive), 15% Low (inductive)

 V - *Eriophorum gracile* (*Slender Cottongrass*) **SOC** 1 Not Assigned

[View in Field Guide](#) [View Predicted Models](#) [View Associated Habitat](#) [View Range Maps](#)

USFS: Sensitive - Known on Forests (CG, KOOT)

 Species of Concern - Native Species Global: **G5** State: **S3** Species of Conservation Concern on Forests (FLAT) MNPS: 2

Delineation Criteria Individual occurrences are generally based upon a discretely mapped area provided by an observer and are not separated by any pre-defined distance. Individual clusters of plants mapped at fine spatial scales (separated by less than approximately 25-50 meters) may be grouped together into one occurrence if they are not separated by distinct areas of habitat or terrain features. Point observations are buffered to encompass any locational uncertainty associated with the observation. (Last Updated: Jan 29, 2021)

Predictive Models: 11% Optimal (inductive), 24% Moderate (inductive), 24% Low (inductive) Associated Habitats: 1% Common

 M - Little Brown Myotis (*Myotis lucifugus*) **SOC** 1 Not Assigned

[View in Field Guide](#) [View Predicted Models](#) [View Associated Habitat](#) [View Range Maps](#)

Species of Concern - Native Species

Global: **G3** State: **S3** FWP SWAP: **SGCN3**

Delineation Criteria Confirmed area of occupancy based on the documented presence (mistnet captures, definitively identified acoustic recordings, or definitively identified roosting individuals) of adults or juveniles. Point observation location is buffered by a distance of 1,600 meters in order to encompass the greater than 1,500 meters foraging distance reported for the species in New Brunswick, Canada and otherwise buffered by the locational uncertainty associated with the observation up to a maximum distance of 10,000 meters. When cave locations are involved, point observations are mapped in the center of a one-square mile hexagon to protect the exact location of the cave entrance as per the Federal Cave Resource Protection Act and associated regulations (U.S. Code Title 16 Chapter 63, Code of Federal Regulations Title 43 Subtitle A Part 37). The outer edges of the hexagon are then buffered by a distance of 1,600 meters and otherwise by the locational uncertainty associated with the observation up to a maximum distance of 10,000 meters. All of the one-square mile hexagons intersecting this buffered area are presented as the Species Occurrence record. (Last Updated: Dec 23, 2020)

Predictive Models: 100% Moderate (inductive) Associated Habitats: 76% Common, 24% Occasional

 M - Townsend's Big-eared Bat (*Corynorhinus townsendii*) **SOC** 1 Not Assigned

[View in Field Guide](#) [View Predicted Models](#) [View Associated Habitat](#) [View Range Maps](#)

Species of Concern - Native Species

Global: **G4** State: **S3** USFS: Sensitive - Known on Forests (BD, BRT, CG, HLC, KOOT, LOLO)BLM: SENSITIVE FWP SWAP: **SGCN3**

Delineation Criteria Confirmed area of occupancy based on the documented presence (mistnet captures, definitively identified acoustic recordings, and definitively identified roosting individuals) of adults or juveniles. Point observation location is buffered by a distance of 4,500 meters in order to encompass the 95% confidence interval for nightly foraging distance reported for the species in California and otherwise by the locational uncertainty associated with the observation up to a maximum distance of 10,000 meters. When cave locations are involved, point observations are mapped in the center of a one-square mile hexagon to protect the exact location of the cave entrance as per the Federal Cave Resource Protection Act and associated regulations (U.S. Code Title 16 Chapter 63, Code of Federal Regulations Title 43 Subtitle A Part 37). The outer edges of the hexagon are then buffered by a distance of 4,500 meters and otherwise by the locational uncertainty associated with the observation up to a maximum distance of 10,000 meters. All of the one-square mile hexagons intersecting this buffered area are presented as the Species Occurrence record. (Last Updated: Dec 18, 2020)

Predictive Models: 91% Moderate (inductive), 9% Low (inductive) Associated Habitats: 52% Common, 25% Occasional

 M - Grizzly Bear (*Ursus arctos*) **SOC** 7 1 Not Assigned

[View in Field Guide](#) [View Predicted Models](#) [View Associated Habitat](#) [View Range Maps](#)

Species of Concern - Native Species

Global: **G4** State: **S2S3** USFWS: PS: LT; XN USFS: Threatened on Forests (BD, CG, HLC, KOOT, LOLO)BLM: THREATENED FWP SWAP: **SGCN2-3**

Delineation Criteria Species Occurrence polygons represent areas delineated by the U.S. Fish and Wildlife Service (USFWS) that encompass both home ranges and potential transitory movements based on verified sightings. Within these areas, the USFWS wants project proponents to consider whether the species may be present when evaluating the potential impacts of a project and to work with the USFWS to develop and implement best management practices to minimize or eliminate project effects on the species. (Last Updated: Dec 29, 2020)

Predictive Models: 69% Moderate (inductive), 26% Low (inductive) Associated Habitats: 54% Common, 1% Occasional

 B - Bald Eagle (*Haliaeetus leucocephalus*) **SSS** 1 1 Not Assigned

[View in Field Guide](#) [View Predicted Models](#) [View Associated Habitat](#) [View Range Maps](#)

Special Status Species - Native Species

Global: **G5** State: **S4** USFWS: DM; BGEPA; MBTA

USFS: Sensitive - Known on Forests (BD, BRT, CG, HLC, KOOT, LOLO) BLM: SENSITIVE PIF: 2

Delineation Criteria Confirmed nesting area buffered by a minimum distance of 2,000 meters in order to be conservative about encompassing the breeding territory and area commonly used for re-nesting and otherwise buffered by the locational uncertainty associated with the observation up to a maximum distance of 10,000 meters. (Last Updated: Aug 13, 2021)

Predictive Models: 9% Moderate (inductive), 74% Low (inductive) Associated Habitats: 40% Common, 13% Occasional

 V - *Silene spaldingii* (*Spalding's Catchfly*) **SOC** 7 1 Not Assigned

[View in Field Guide](#) [View Predicted Models](#) [View Associated Habitat](#) [View Range Maps](#)

Species of Concern - Native Species

Global: **G2** State: **S2** USFWS: LT USFS: Threatened on Forests (KOOT, LOLO) MNPS: 1

Delineation Criteria Individual occurrences are generally based upon a discretely mapped area provided by an observer and are not separated by any pre-defined distance. Individual clusters of plants mapped at fine spatial scales (separated by less than approximately 25-50 meters) may be grouped together into one occurrence if they are not separated by distinct areas of habitat or terrain features. Point observations are buffered to encompass any locational uncertainty associated with the observation. (Last Updated: May 21, 2020)

Predictive Models: 50% Low (inductive) Associated Habitats: 9% Common, 1% Occasional

 V - *Cypripedium passerinum* (*Sparrows-egg Lady's-slipper*) **SOC** 1 Not Assigned

[View in Field Guide](#) [View Predicted Models](#) [View Associated Habitat](#) [View Range Maps](#)

USFS: **Sensitive - Known on Forests (HLC, KOOT)**

Sensitive - Suspected on Forests (LOLO)

Species of Conservation Concern on Forests (FLAT) MNPS: 2

Species of Concern - Native Species

Global: **G5** State: **S2S3**

Delineation Criteria Individual occurrences are generally based upon a discretely mapped area provided by an observer and are not separated by any pre-defined distance. Individual clusters of plants mapped at fine spatial scales (separated by less than approximately 25-50 meters) may be grouped together into one occurrence if they are not separated by distinct areas of habitat or terrain features. Point observations are buffered to encompass any locational uncertainty associated with the observation. (Last Updated: Sep 15, 2020)

Predictive Models:  2% Low (inductive) **Associated Habitats:**  3% Common

V - *Castilleja covilleana* (Coville Indian Paintbrush) **SOC**

Not Available 

[View in Field Guide](#) [View Associated Habitat](#)

Species of Concern - Native Species

Global: **G3G4** State: **S3**

USFS: **Sensitive - Known on Forests (BRT)**

Sensitive - Suspected on Forests (BD) MNPS: 2

Delineation Criteria Individual occurrences are generally based upon a discretely mapped area provided by an observer and are not separated by any pre-defined distance. Individual clusters of plants mapped at fine spatial scales (separated by less than approximately 25-50 meters) may be grouped together into one occurrence if they are not separated by distinct areas of habitat or terrain features. Point observations are buffered to encompass any locational uncertainty associated with the observation. (Last Updated: Sep 03, 2021)

Associated Habitats:  33% Common,  1% Occasional

V - *Collomia tinctoria* (Yellow-staining Collomia) **PSOC**

Not Available 

[View in Field Guide](#) [View Associated Habitat](#)

Potential Species of Concern - Native Species

Global: **G5** State: **SH**

Delineation Criteria Individual occurrences are generally based upon a discretely mapped area provided by an observer and are not separated by any pre-defined distance. Individual clusters of plants mapped at fine spatial scales (separated by less than approximately 25-50 meters) may be grouped together into one occurrence if they are not separated by distinct areas of habitat or terrain features. Point observations are buffered to encompass any locational uncertainty associated with the observation. (Last Updated: Nov 27, 2018)

Associated Habitats:  9% Common

V - *Ranunculus pedatifidus* (Northern Buttercup) **SOC**

Not Available 

[View in Field Guide](#) [View Associated Habitat](#) [View Range Maps](#)

Species of Concern - Native Species

Global: **G5** State: **S3** MNPS: 2

Delineation Criteria Individual occurrences are generally based upon a discretely mapped area provided by an observer and are not separated by any pre-defined distance. Individual clusters of plants mapped at fine spatial scales (separated by less than approximately 25-50 meters) may be grouped together into one occurrence if they are not separated by distinct areas of habitat or terrain features. Point observations are buffered to encompass any locational uncertainty associated with the observation. (Last Updated: Sep 22, 2020)

Associated Habitats:  1% Common

V - *Asplenium trichomanes* (Maidenhair Spleenwort) **PSOC**

Not Available Not Assigned

[View in Field Guide](#)

Potential Species of Concern - Native Species

Global: **G5** State: **SH**

Delineation Criteria Individual occurrences are generally based upon a discretely mapped area provided by an observer and are not separated by any pre-defined distance. Individual clusters of plants mapped at fine spatial scales (separated by less than approximately 25-50 meters) may be grouped together into one occurrence if they are not separated by distinct areas of habitat or terrain features. Point observations are buffered to encompass any locational uncertainty associated with the observation. (Last Updated: Aug 23, 2017)

V - *Equisetum pratense* (Meadow Horsetail) **SOC**

Not Available Not Assigned

[View in Field Guide](#)

Species of Concern - Native Species

Global: **G5** State: **S2**

V - *Sphenopholis intermedia* (Slender Wedgegrass) **PSOC**

Not Available Not Assigned

[View in Field Guide](#)

Potential Species of Concern - Native Species

Global: **G5** State: **S3S4**

Delineation Criteria Individual occurrences are generally based upon a discretely mapped area provided by an observer and are not separated by any pre-defined distance. Individual clusters of plants mapped at fine spatial scales (separated by less than approximately 25-50 meters) may be grouped together into one occurrence if they are not separated by distinct areas of habitat or terrain features. Point observations are buffered to encompass any locational uncertainty associated with the observation. (Last Updated: Aug 23, 2017)

B - *Aloina brevirostris* (Short-beaked Aloe Moss) **SOC**

Not Available Not Assigned

[View in Field Guide](#)

Species of Concern - Native Species

Global: **G4G5** State: **S1**

B - *Amblyodon dealbatus* (An Amblyodon Moss) **PSOC**

Not Available Not Assigned

[View in Field Guide](#)

Potential Species of Concern - Native Species

Global: **G3G5** State: **SNR**

B - *Callicladium haldanianum* (Pretty Branch Moss) **PSOC**

Not Available Not Assigned

[View in Field Guide](#)

Potential Species of Concern - Native Species

Global: **G5** State: **SH**

O - Bat Roost (Cave) (Bat Roost (Cave)) **IAH**

Not Available Not Assigned

[View in Field Guide](#)

Important Animal Habitat - Native Species

Global: **GNR** State: **SNR**

Delineation Criteria Confirmed occupancy of a cave based on the documented presence of adults or juveniles of any bat species. Point observation locations are mapped in the center of a one-square mile hexagon to protect the exact location of the cave entrance as per the Federal Cave Resource Protection Act and associated regulations (U.S. Code Title 16 Chapter 63, Code of Federal Regulations Title 43 Subtitle A Part 37). The outer edges of the hexagon are then buffered by a distance of 4,500 meters in order to encompass the 95% confidence interval for nightly foraging distance reported for Townsend's Big-eared Bat (a resident Montana bat Species of Concern) and otherwise by the locational uncertainty associated with the observation up to a maximum distance of 10,000 meters. All of the one-square mile hexagons intersecting this buffered area are presented as the Species Occurrence record. (Last Updated: Sep 05, 2017)



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Legend

Model Icons

- Suitable (native range)
- Optimal Suitability
- Moderate Suitability
- Low Suitability
- Suitable (introduced range)

Habitat Icons

- Common
- Occasional

Range Icons

- Introduced
- Year-round
- Summer
- Winter
- Migratory
- Historic

Num Obs
Count of obs with
'good precision'
(≤1000m)
+ indicates
additional 'poor
precision' obs
(1001m-10,000m)



Latitude 48.36815
Longitude -114.17582
48.41686 -114.24066

Native Species

Summarized by: **030N020W006** (*Buffered PLSS Section*)

Filtered by:

MT_Status='Species of Concern', 'Special Status', 'Important Animal Habitat', 'Potential SOC'

Other Observed Species

	USFWS	Predictive	Associated	Range
Sec7	# Obs	Model	Habitat	
☒ B - Rufous Hummingbird (<i>Selasphorus rufus</i>) PSOC	2			
View in Field Guide View Predicted Models View Associated Habitat View Range Maps Potential Species of Concern - Native Species Global: G4 State: S4B USFWS: MBTA; BCC10 PIF: 3 Predictive Models: 2% Optimal (inductive), 83% Moderate (inductive), 15% Low (inductive) Associated Habitats: 77% Common, 4% Occasional				
☒ B - Evening Grosbeak (<i>Coccothraustes vespertinus</i>) SOC	1			
View in Field Guide View Predicted Models View Associated Habitat View Range Maps Species of Concern - Native Species Global: G5 State: S3 USFWS: MBTA; BCC10 FWP SWAP: SGCN3 Predictive Models: 93% Moderate (inductive), 7% Low (inductive) Associated Habitats: 68% Common, 1% Occasional				
☒ B - Great Blue Heron (<i>Ardea herodias</i>) SOC	1			
View in Field Guide View Predicted Models View Associated Habitat View Range Maps Species of Concern - Native Species Global: G5 State: S3 USFWS: MBTA FWP SWAP: SGCN3 Predictive Models: 2% Moderate (inductive), 98% Low (inductive) Associated Habitats: 12% Common				



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Legend

Model Icons

- Suitable (native range)
- Optimal Suitability
- Moderate Suitability
- Low Suitability
- Suitable (introduced range)

Habitat Icons

- Common
- Occasional

Range Icons

- Introduced
- Year-round
- Summer
- Winter
- Migratory
- Historic

Num Obs
Count of obs with
'good precision'
(≤1000m)
+ indicates
additional 'poor
precision' obs
(1001m-10,000m)



Latitude 48.36815
Longitude -114.17582
48.41686 -114.24066

Native Species

Summarized by: 030N020W006 (Buffered PLSS Section)

Filtered by:

MT_Status='Species of Concern', 'Special Status', 'Important Animal Habitat', 'Potential SOC'

Other Potential Species

	USFWS Sec7	Predictive Model	Associated Habitat	Range
F - Bull Trout (<i>Salvelinus confluentus</i>) SOC			Not Assigned	
View in Field Guide View Predicted Models View Range Maps Species of Concern - Native Species Global: G5 State: S2 USFWS: LT; CH USFS: Threatened, Critical Habitat on Forests (BD, BRT, HLC, KOOT, LOLO) BLM: THREATENED FWP SWAP: SGCN2 Predictive Models: 2% Suitable (native range) (deductive)				
F - Pygmy Whitefish (<i>Prosopium coulterii</i>) SOC			Not Assigned	
View in Field Guide View Predicted Models View Range Maps Species of Concern - Native Species Global: G5 State: S3 FWP SWAP: SGCN3, SGIN Predictive Models: 2% Suitable (native range) (deductive)				
V - Drosera anglica (<i>English Sundew</i>) SOC				
View in Field Guide View Predicted Models View Associated Habitat View Range Maps Species of Concern - Native Species Global: G5 State: S3 USFS: Sensitive - Known on Forests (BD, BRT, CG, HLC, KOOT, LOLO) MNPS: 2 Predictive Models: 1% Suitable (native range) (deductive) Associated Habitats: 1% Common				
V - Psilocarphus brevissimus (<i>Dwarf woolly-heads</i>) SOC			Not Assigned	
View in Field Guide View Predicted Models View Range Maps Species of Concern - Native Species Global: G4 State: S2S3 USFS: Sensitive - Known on Forests (KOOT) MNPS: 3 Predictive Models: 70% Optimal (inductive), 30% Moderate (inductive)				
V - Epipactis gigantea (<i>Giant Helleborine</i>) SOC			Not Assigned	
View in Field Guide View Predicted Models View Range Maps USFS: Sensitive - Known on Forests (BD, HLC, LOLO) Species of Concern - Native Species Global: G4 State: S2S3 USFS: Sensitive - Suspected on Forests (BRT, CG, KOOT) Species of Conservation Concern on Forests (FLAT) MNPS: 2 Predictive Models: 24% Optimal (inductive), 21% Moderate (inductive), 49% Low (inductive)				
V - Drosera rotundifolia (<i>Roundleaf Sundew</i>) PSOC				
View in Field Guide View Predicted Models View Associated Habitat View Range Maps Potential Species of Concern - Native Species Global: G5 State: S3S4 Predictive Models: 11% Optimal (inductive), 46% Moderate (inductive), 13% Low (inductive) Associated Habitats: 1% Common				
V - Ophioglossum pusillum (<i>Adder's Tongue</i>) SOC				
View in Field Guide View Predicted Models View Associated Habitat View Range Maps Species of Concern - Native Species Global: G5 State: S3 USFS: Sensitive - Known on Forests (KOOT) MNPS: 3 Predictive Models: 10% Optimal (inductive), 27% Moderate (inductive), 56% Low (inductive) Associated Habitats: 1% Common, 12% Occasional				
V - Dryopteris cristata (<i>Crested Shieldfern</i>) SOC				
View in Field Guide View Predicted Models View Associated Habitat View Range Maps USFS: Sensitive - Known on Forests (BRT, KOOT, LOLO) Species of Concern - Native Species Global: G5 State: S3 Species of Conservation Concern on Forests (FLAT) MNPS: 3 Predictive Models: 10% Optimal (inductive), 15% Moderate (inductive), 36% Low (inductive) Associated Habitats: 3% Common				
B - Hooded Merganser (<i>Lophodytes cucullatus</i>) PSOC				
View in Field Guide View Predicted Models View Associated Habitat View Range Maps Potential Species of Concern - Native Species Global: G5 State: S4 USFWS: MBTA FWP SWAP: SGIN PIF: 2 Predictive Models: 9% Optimal (inductive), 91% Moderate (inductive) Associated Habitats: 12% Common, 1% Occasional				
V - Carex chondorrhiza (<i>Creeping Sedge</i>) SOC				
View in Field Guide View Predicted Models View Associated Habitat View Range Maps USFS: Sensitive - Known on Forests (KOOT) Species of Concern - Native Species Global: G5 State: S3 Sensitive - Suspected on Forests (LOLO) Species of Conservation Concern on Forests (FLAT) MNPS: 3 Predictive Models: 8% Optimal (inductive), 26% Moderate (inductive), 22% Low (inductive) Associated Habitats: 1% Common				

V - <i>Utricularia intermedia</i> (Flatleaf Bladderwort) SOC				
View in Field Guide	View Predicted Models	View Associated Habitat	View Range Maps	
Species of Concern - Native Species		Global: G5	State: S2	USFS: Sensitive - Known on Forests (KOOT) MNPS: 3
Predictive Models: 2% Optimal (inductive), 98% Moderate (inductive)		Associated Habitats: 1% Common		
V - <i>Carex scoparia</i> (Painted Broom Sedge) SOC				Not Assigned
View in Field Guide	View Predicted Models	View Range Maps		
Species of Concern - Native Species		Global: G5	State: S1S2	
Predictive Models: 2% Optimal (inductive), 98% Moderate (inductive)				
V - <i>Impatiens aurella</i> (Pale-yellow Jewel-weed) SOC				Not Assigned
View in Field Guide	View Predicted Models	View Range Maps		
Species of Concern - Native Species		Global: G4	State: S3	
Predictive Models: 2% Optimal (inductive), 72% Moderate (inductive), 26% Low (inductive)				
V - <i>Trichophorum cespitosum</i> (Tufted Club-rush) SOC				
View in Field Guide	View Predicted Models	View Associated Habitat	View Range Maps	
Species of Concern - Native Species		Global: G5	State: S2	USFS: Sensitive - Known on Forests (BD, HLC, KOOT) MNPS: 3
Predictive Models: 2% Optimal (inductive), 57% Moderate (inductive), 23% Low (inductive)		Associated Habitats: 1% Common		
V - <i>Rubus arcticus</i> (Nagoonberry) SOC				Not Assigned
View in Field Guide	View Predicted Models	View Range Maps		
Species of Concern - Native Species		Global: G5	State: S2	
Predictive Models: 1% Optimal (inductive), 90% Moderate (inductive), 7% Low (inductive)				
V - <i>Dichanthelium acuminatum</i> (Panic Grass) SOC				Not Assigned
View in Field Guide	View Predicted Models	View Range Maps		
Species of Concern - Native Species		Global: G5	State: S2S3	
Predictive Models: 1% Optimal (inductive), 82% Moderate (inductive), 17% Low (inductive)				
V - <i>Wolffia columbiana</i> (Columbia Water-meal) SOC				Not Assigned
View in Field Guide	View Predicted Models	View Range Maps		
Species of Concern - Native Species		Global: G5	State: S2S3	
Predictive Models: 1% Optimal (inductive), 54% Moderate (inductive), 21% Low (inductive)				
M - Hoary Bat (<i>Lasiurus cinereus</i>) SOC				
View in Field Guide	View Predicted Models	View Associated Habitat	View Range Maps	
Species of Concern - Native Species		Global: G3G4	State: S3	BLM: SENSITIVE FWP SWAP: SGCN3
Predictive Models: 100% Moderate (inductive)		Associated Habitats: 54% Common, 39% Occasional		
M - Silver-haired Bat (<i>Lasionycteris noctivagans</i>) PSOC				
View in Field Guide	View Predicted Models	View Associated Habitat	View Range Maps	
Potential Species of Concern - Native Species		Global: G3G4	State: S4	
Predictive Models: 100% Moderate (inductive)		Associated Habitats: 54% Common, 34% Occasional		
M - Long-eared Myotis (<i>Myotis evotis</i>) SOC				
View in Field Guide	View Predicted Models	View Associated Habitat	View Range Maps	
Species of Concern - Native Species		Global: G5	State: S3	
Predictive Models: 100% Moderate (inductive)		Associated Habitats: 52% Common, 36% Occasional		
M - Long-legged Myotis (<i>Myotis volans</i>) SOC				
View in Field Guide	View Predicted Models	View Associated Habitat	View Range Maps	
Species of Concern - Native Species		Global: G4G5	State: S3	
Predictive Models: 100% Moderate (inductive)		Associated Habitats: 52% Common, 36% Occasional		
A - Western Toad (<i>Anaxyrus boreas</i>) SOC				
View in Field Guide	View Predicted Models	View Associated Habitat	View Range Maps	
Species of Concern - Native Species		Global: G4	State: S2	USFS: Sensitive - Known on Forests (BD, BRT, CG, HLC, KOOT, LOLO) MNPS: 3
BLM: SENSITIVE FWP SWAP: SGCN2				
Predictive Models: 100% Moderate (inductive)		Associated Habitats: 46% Common, 35% Occasional		
V - <i>Mimulus breviflorus</i> (Short-flowered Monkeyflower) SOC				Not Assigned
View in Field Guide	View Predicted Models	View Range Maps		
Species of Concern - Native Species		Global: G4	State: S1S2	USFS: Sensitive - Known on Forests (KOOT) MNPS: 3
Predictive Models: 100% Moderate (inductive)		Species of Conservation Concern on Forests (FLAT)		
B - <i>Meesia triquetra</i> (Meesia Moss) SOC				Not Assigned
View in Field Guide	View Predicted Models	View Range Maps		
Species of Concern - Native Species		Global: G5	State: S2	USFS: Sensitive - Known on Forests (BRT, CG, KOOT) Sensitive - Suspected on Forests (LOLO) MNPS: 3
Predictive Models: 93% Moderate (inductive), 7% Low (inductive)		Species of Conservation Concern on Forests (FLAT)		

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View in Field Guide	View Predicted Models	View Associated Habitat	View Range Maps
USFS: Sensitive - Known on Forests (BD, HLC, KOOT) Sensitive - Suspected on Forests (LOLO) Species of Conservation Concern on Forests (FLAT) BLM: SENSITIVE MNPS: 2			
Predictive Models: 48% Moderate (inductive), 21% Low (inductive) Associated Habitats: 3% Common			
B - Pileated Woodpecker (<i>Dryocopus pileatus</i>) SOC			
View in Field Guide	View Predicted Models	View Associated Habitat	View Range Maps
Species of Concern - Native Species Global: G5 State: S3 USFWS: MBTA FWP SWAP: SGCN3 PIF: 2			
Predictive Models: 46% Moderate (inductive), 54% Low (inductive) Associated Habitats: 40% Common, 2% Occasional			
B - Lewis's Woodpecker (<i>Melanerpes lewis</i>) SOC			
View in Field Guide	View Predicted Models	View Associated Habitat	View Range Maps
Species of Concern - Native Species Global: G4 State: S2B USFWS: MBTA; BCC10; BCC17 BLM: SENSITIVE FWP SWAP: SGCN2 PIF: 2			
Predictive Models: 39% Moderate (inductive), 61% Low (inductive) Associated Habitats: 37% Common, 3% Occasional			
M - Yuma Myotis (<i>Myotis yumanensis</i>) SOC			
View in Field Guide	View Predicted Models	View Associated Habitat	View Range Maps
Species of Concern - Native Species Global: G5 State: S3 FWP SWAP: SGIN			
Predictive Models: 37% Moderate (inductive), 63% Low (inductive) Associated Habitats: 65% Common, 12% Occasional			
V - Gaultheria ovatifolia (<i>Slender Wintergreen</i>) PSOC			
View in Field Guide	View Predicted Models	View Range Maps	Not Assigned
Potential Species of Concern - Native Species Global: G5 State: S3S4			
Predictive Models: 34% Moderate (inductive), 66% Low (inductive)			
M - North American Water Vole (<i>Microtus richardsoni</i>) PSOC			
View in Field Guide	View Predicted Models	View Associated Habitat	View Range Maps
Potential Species of Concern - Native Species Global: G5 State: S4			
Predictive Models: 34% Moderate (inductive), 49% Low (inductive) Associated Habitats: 28% Common, 1% Occasional			
M - Fringed Myotis (<i>Myotis thysanodes</i>) SOC			
View in Field Guide	View Predicted Models	View Associated Habitat	View Range Maps
Species of Concern - Native Species Global: G4 State: S3 BLM: SENSITIVE FWP SWAP: SGCN3			
Predictive Models: 31% Moderate (inductive), 69% Low (inductive) Associated Habitats: 52% Common, 36% Occasional			
B - Great Gray Owl (<i>Strix nebulosa</i>) SOC			
View in Field Guide	View Predicted Models	View Associated Habitat	View Range Maps
Species of Concern - Native Species Global: G5 State: S3 USFWS: MBTA BLM: SENSITIVE FWP SWAP: SGCN3, SGIN PIF: 3			
Predictive Models: 28% Moderate (inductive), 65% Low (inductive) Associated Habitats: 40% Common, 1% Occasional			
B - Yellow-billed Cuckoo (<i>Coccyzus americanus</i>) SOC			
View in Field Guide	View Predicted Models	View Associated Habitat	View Range Maps
Species of Concern - Native Species Global: G5 State: S3B USFWS: PS: LT; MBTA USFS: Threatened on Forests (BRT, LOLO) BLM: THREATENED FWP SWAP: SGCN3, SGIN PIF: 2			
Predictive Models: 26% Moderate (inductive), 72% Low (inductive) Associated Habitats: 12% Common			
B - Northern Goshawk (<i>Accipiter gentilis</i>) SOC			
View in Field Guide	View Predicted Models	View Associated Habitat	View Range Maps
Species of Concern - Native Species Global: G5 State: S3 USFWS: MBTA FWP SWAP: SGCN3 PIF: 2			
Predictive Models: 24% Moderate (inductive), 57% Low (inductive) Associated Habitats: 28% Common, 12% Occasional			
B - American Bittern (<i>Botaurus lentiginosus</i>) SOC			
View in Field Guide	View Predicted Models	View Associated Habitat	View Range Maps
Species of Concern - Native Species Global: G5 State: S3B USFWS: MBTA BLM: SENSITIVE FWP SWAP: SGCN3 PIF: 3			
Predictive Models: 19% Moderate (inductive), 81% Low (inductive) Associated Habitats: 12% Common			
B - Brown Creeper (<i>Certhia americana</i>) SOC			
View in Field Guide	View Predicted Models	View Associated Habitat	View Range Maps
Species of Concern - Native Species Global: G5 State: S3 USFWS: MBTA FWP SWAP: SGCN3 PIF: 1			
Predictive Models: 18% Moderate (inductive), 75% Low (inductive) Associated Habitats: 40% Common, 1% Occasional			
V - Carex lacustris (<i>Lake-bank Sedge</i>) SOC			
View in Field Guide	View Predicted Models	View Range Maps	Not Assigned
Species of Concern - Native Species Global: G5 State: S1S2 USFS: Species of Conservation Concern on Forests (FLAT) MNPS: 2			
Predictive Models: 18% Moderate (inductive), 62% Low (inductive)			
V - Botrychium montanum (<i>Mountain Moonwort</i>) PSOC			
View in Field Guide	View Predicted Models	View Associated Habitat	View Range Maps
Potential Species of Concern - Native Species Global: G3 State: S3S4			
Predictive Models: 18% Moderate (inductive), 39% Low (inductive) Associated Habitats: 3% Common			
B - Tennessee Warbler (<i>Leiothlypis peregrina</i>) PSOC			

View in Field Guide	View Predicted Models	View Associated Habitat	View Range Maps
Potential Species of Concern - Native Species			
Global: G5 State: S3S4B USFWS: MBTA			
Predictive Models: 17% Moderate (inductive), 76% Low (inductive) Associated Habitats: 42% Common			
V - Botrychium crenulatum (Wavy Moonwort) SOC			
View in Field Guide	View Predicted Models	View Associated Habitat	View Range Maps
Species of Concern - Native Species			
Global: G4 State: S3 USFS: Sensitive - Known on Forests (BD, HLC, KOOT, LOLO) MNPS: 2			
Predictive Models: 17% Moderate (inductive), 20% Low (inductive) Associated Habitats: 3% Common			
B - Northern Hawk Owl (Surnia ulula) SOC			
View in Field Guide	View Predicted Models	View Associated Habitat	View Range Maps
Species of Concern - Native Species			
Global: G5 State: S3 USFWS: MBTA FWP SWAP: SGCN3, SGIN			
Predictive Models: 12% Moderate (inductive), 70% Low (inductive) Associated Habitats: 45% Common, 1% Occasional			
V - Isoetes echinospora (Spiny-spore Quillwort) SOC			
View in Field Guide	View Predicted Models	View Range Maps	
Species of Concern - Native Species			
Global: G5 State: S3			
Predictive Models: 11% Moderate (inductive), 89% Low (inductive)			
V - Scheuchzeria palustris (Pod Grass) SOC			
View in Field Guide	View Predicted Models	View Associated Habitat	View Range Maps
Species of Concern - Native Species			
Global: G5 State: S3 USFS: Sensitive - Known on Forests (BD, KOOT, LOLO) MNPS: 2			
Predictive Models: 10% Moderate (inductive), 73% Low (inductive) Associated Habitats: 1% Common			
V - Botrychium lanceolatum (Lanceleaf Moonwort) SOC			
View in Field Guide	View Predicted Models	View Range Maps	
Species of Concern - Native Species			
Global: G5 State: S3			
Predictive Models: 10% Moderate (inductive), 49% Low (inductive)			
B - Western Screech-Owl (Megascops kennicottii) PSOC			
View in Field Guide	View Predicted Models	View Associated Habitat	View Range Maps
Potential Species of Concern - Native Species			
Global: G4G5 State: S3S4 USFWS: MBTA FWP SWAP: SGIN PIF: 3			
Predictive Models: 9% Moderate (inductive), 91% Low (inductive) Associated Habitats: 51% Common, 1% Occasional			
V - Schoenoplectus subterminalis (Water Bulrush) SOC			
View in Field Guide	View Predicted Models	View Associated Habitat	View Range Maps
Species of Concern - Native Species			
Global: G5 State: S3 USFS: Sensitive - Known on Forests (HLC, KOOT, LOLO) MNPS: 2			
Predictive Models: 9% Moderate (inductive), 91% Low (inductive) Associated Habitats: 1% Common			
V - Potamogeton obtusifolius (Blunt-leaved Pondweed) SOC			
View in Field Guide	View Predicted Models	View Range Maps	
Species of Concern - Native Species			
Global: G5 State: S3 USFS: Sensitive - Known on Forests (HLC) MNPS: 2			
Predictive Models: 9% Moderate (inductive), 86% Low (inductive)			
B - Black Tern (Chlidonias niger) SOC			
View in Field Guide	View Predicted Models	View Associated Habitat	View Range Maps
Species of Concern - Native Species			
Global: G4G5 State: S3B USFWS: MBTA; BCC10; BCC11; BCC17 BLM: SENSITIVE FWP SWAP: SGCN3 PIF: 2			
Predictive Models: 7% Moderate (inductive), 93% Low (inductive) Associated Habitats: 1% Common, 1% Occasional			
V - Carex crawei (Crawe's Sedge) SOC			
View in Field Guide	View Predicted Models	View Range Maps	
Species of Concern - Native Species			
Global: G5 State: S2S3 MNPS: 2			
Predictive Models: 4% Moderate (inductive), 74% Low (inductive)			
V - Geocaulon lividum (Northern Toadflax) PSOC			
View in Field Guide	View Predicted Models	View Range Maps	
Potential Species of Concern - Native Species			
Global: G5 State: S3S4			
Predictive Models: 2% Moderate (inductive), 46% Low (inductive)			
V - Botrychium pallidum (Pale Moonwort) SOC			
View in Field Guide	View Predicted Models	View Associated Habitat	View Range Maps
Species of Concern - Native Species			
Global: G3 State: S1S2 MNPS: 2			
Predictive Models: 2% Moderate (inductive), 37% Low (inductive) Associated Habitats: 9% Common			
B - Bobolink (Dolichonyx oryzivorus) SOC			
View in Field Guide	View Predicted Models	View Associated Habitat	View Range Maps
Species of Concern - Native Species			
Global: G5 State: S3B USFWS: MBTA; BCC10; BCC11; BCC17 FWP SWAP: SGCN3 PIF: 3			
Predictive Models: 1% Moderate (inductive), 99% Low (inductive) Associated Habitats: 36% Common			
A - Northern Leopard Frog (Lithobates pipiens) SOC			

[View in Field Guide](#) [View Predicted Models](#) [View Associated Habitat](#) [View Range Maps](#)

Species of Concern - Native Species Global: **G5** State: **S1,S4** USFS: **Sensitive - Known on Forests (CG, HLC, KOOT)** BLM: **SENSITIVE**
FWP SWAP: **SGCN1**

Predictive Models: 1% Moderate (inductive), 99% Low (inductive) **Associated Habitats:** 1% Common, 16% Occasional

V - Brasenia schreberi (*Watershield*) **SOC** Not Assigned

[View in Field Guide](#) [View Predicted Models](#) [View Range Maps](#)

Species of Concern - Native Species Global: **G5** State: **S1S2** USFS: **Sensitive - Known on Forests (KOOT, LOLO)** MNPS: **4**

Predictive Models: 1% Moderate (inductive), 99% Low (inductive)

M - Northern Bog Lemming (*Synaptomys borealis*) **SOC**

[View in Field Guide](#) [View Predicted Models](#) [View Associated Habitat](#) [View Range Maps](#)

Species of Concern - Native Species Global: **G5** State: **S2** USFS: **Sensitive - Known on Forests (BD, BRT, HLC, KOOT, LOLO)**

FWP SWAP: **SGCN2, SGIN**

Predictive Models: 1% Moderate (inductive), 95% Low (inductive) **Associated Habitats:** 12% Common, 3% Occasional

B - Horned Grebe (*Podiceps auritus*) **SOC**

[View in Field Guide](#) [View Predicted Models](#) [View Associated Habitat](#) [View Range Maps](#)

Species of Concern - Native Species Global: **G5** State: **S3B** USFWS: **MBTA** BLM: **SENSITIVE** FWP SWAP: **SGCN3** PIF: **2**

Predictive Models: 1% Moderate (inductive), 86% Low (inductive) **Associated Habitats:** 1% Common, 1% Occasional

B - Varied Thrush (*Ixoreus naevius*) **SOC**

[View in Field Guide](#) [View Predicted Models](#) [View Associated Habitat](#) [View Range Maps](#)

Species of Concern - Native Species Global: **G5** State: **S3B** USFWS: **MBTA** FWP SWAP: **SGCN3** PIF: **3**

Predictive Models: 100% Low (inductive) **Associated Habitats:** 45% Common, 1% Occasional

B - Black-backed Woodpecker (*Picoides arcticus*) **SOC**

[View in Field Guide](#) [View Predicted Models](#) [View Associated Habitat](#) [View Range Maps](#)

Species of Concern - Native Species Global: **G5** State: **S3** USFWS: **MBTA** USFS: **Sensitive - Known on Forests (BD, BRT, CG, HLC, KOOT, LOLO)** BLM: **SENSITIVE** FWP SWAP: **SGCN3** PIF: **1**

Predictive Models: 100% Low (inductive) **Associated Habitats:** 40% Common

B - Clark's Nutcracker (*Nucifraga columbiana*) **SOC**

[View in Field Guide](#) [View Predicted Models](#) [View Associated Habitat](#) [View Range Maps](#)

Species of Concern - Native Species Global: **G5** State: **S3** USFWS: **MBTA** USFS: **Species of Conservation Concern on Forests (FLAT)**

FWP SWAP: **SGCN3** PIF: **3**

Predictive Models: 100% Low (inductive) **Associated Habitats:** 40% Common

L - Collema curtisporum (*Pustulate Tarpaper Lichen*) **SOC** Not Assigned

[View in Field Guide](#) [View Predicted Models](#) [View Range Maps](#)

Species of Concern - Native Species Global: **G3** State: **S1** USFS: **Sensitive - Known on Forests (KOOT)** **Species of Conservation Concern on Forests (FLAT)**

Predictive Models: 100% Low (inductive)

M - Fisher (*Pekania pennanti*) **SOC**

[View in Field Guide](#) [View Predicted Models](#) [View Associated Habitat](#) [View Range Maps](#)

Species of Concern - Native Species Global: **G5** State: **S3** USFS: **Sensitive - Known on Forests (BD, BRT, HLC, KOOT, LOLO)** BLM: **SENSITIVE**

FWP SWAP: **SGCN3**

Predictive Models: 95% Low (inductive) **Associated Habitats:** 40% Common, 1% Occasional

B - Pacific Wren (*Troglodytes pacificus*) **SOC**

[View in Field Guide](#) [View Predicted Models](#) [View Associated Habitat](#) [View Range Maps](#)

Species of Concern - Native Species Global: **G5** State: **S3** USFWS: **MBTA** FWP SWAP: **SGCN3** PIF: **2**

Predictive Models: 95% Low (inductive) **Associated Habitats:** 40% Common, 1% Occasional

B - Boreal Owl (*Aegolius funereus*) **PSOC**

[View in Field Guide](#) [View Predicted Models](#) [View Associated Habitat](#) [View Range Maps](#)

Potential Species of Concern - Native Species Global: **G5** State: **S3S4** USFWS: **MBTA** FWP SWAP: **SGIN** PIF: **3**

Predictive Models: 93% Low (inductive) **Associated Habitats:** 30% Common, 12% Occasional

M - Wolverine (*Gulo gulo*) **SOC**

[View in Field Guide](#) [View Predicted Models](#) [View Associated Habitat](#) [View Range Maps](#)

Species of Concern - Native Species Global: **G4** State: **S3** USFS: **Proposed on Forests (BD, BRT, CG, HLC, KOOT, LOLO)** BLM: **SENSITIVE**

FWP SWAP: **SGCN3**

Predictive Models: 93% Low (inductive) **Associated Habitats:** 28% Common, 14% Occasional

B - Flammulated Owl (*Psiloscops flammeolus*) **SOC**

[View in Field Guide](#) [View Predicted Models](#) [View Associated Habitat](#) [View Range Maps](#)

Species of Concern - Native Species Global: **G4** State: **S3B** USFWS: **MBTA; BCC10**

USFS: **Sensitive - Known on Forests (BD, BRT, HLC, KOOT, LOLO)**

Species of Conservation Concern on Forests (FLAT)

BLM: **SENSITIVE** FWP SWAP: **SGCN3** PIF: **1**

Predictive Models: 93% Low (inductive) **Associated Habitats:** 28% Common, 14% Occasional

B - Golden Eagle (*Aquila chrysaetos*) **SOC**

View in Field Guide	View Predicted Models	View Associated Habitat	View Range Maps
Species of Concern - Native Species Global: G5 State: S3 USFWS: BGEPA ; MBTA BLM: SENSITIVE FWP SWAP: SGCN3			
Predictive Models: ☐ 41% Low (inductive) Associated Habitats: ☒ 24% Common, ☐ 5% Occasional			
- V - <i>Stellaria crassifolia</i> (Fleshy Stitchwort) SOC ☐ Not Assigned ☒			
View in Field Guide	View Predicted Models	View Associated Habitat	View Range Maps
Species of Concern - Native Species Global: G5 State: S2			
Predictive Models: ☐ 41% Low (inductive)			
- B - Long-billed Curlew (<i>Numenius americanus</i>) SOC ☐ ☐ ☒ ☒			
View in Field Guide	View Predicted Models	View Associated Habitat	View Range Maps
Species of Concern - Native Species Global: G5 State: S3B USFWS: MBTA ; BCC11 BLM: SENSITIVE FWP SWAP: SGCN3 PIF: 2			
Predictive Models: ☐ 33% Low (inductive) Associated Habitats: ☒ 9% Common, ☐ 4% Occasional			
- V - <i>Botrychium michiganense</i> (Michigan Moonwort) SOC ☐ ☐ ☒			
View in Field Guide	View Predicted Models	View Associated Habitat	View Range Maps
Species of Concern - Native Species Global: G3 State: S2			
Predictive Models: ☐ 29% Low (inductive) Associated Habitats: ☒ 3% Common			
- B - Black Swift (<i>Cypseloides niger</i>) SOC ☐ Not Assigned ☒ ☒			
View in Field Guide	View Predicted Models	View Range Maps	
Species of Concern - Native Species Global: G4 State: S1B USFWS: MBTA ; BCC10 USFS: Species of Conservation Concern on Forests (FLAT) FWP SWAP: SGCN1 , SGIN PIF: 2			
Predictive Models: ☐ 29% Low (inductive)			
- V - <i>Madia minima</i> (Small-headed Tarweed) PSOC ☐ Not Assigned ☒			
View in Field Guide	View Predicted Models	View Range Maps	
Potential Species of Concern - Native Species Global: G4 State: S3S4			
Predictive Models: ☐ 23% Low (inductive)			
- V - <i>Mimulus ampliatus</i> (Stalk-leaved Monkeyflower) SOC ☐ Not Assigned ☒			
View in Field Guide	View Predicted Models	View Range Maps	
Species of Concern - Native Species Global: G3 State: S3 USFS: Sensitive - Known on Forests (KOOT)			
Predictive Models: ☐ 17% Low (inductive)			
- V - <i>Corydalis sempervirens</i> (Pale Corydalis) SOC ☐ ☐ ☒			
View in Field Guide	View Predicted Models	View Associated Habitat	View Range Maps
Species of Concern - Native Species Global: G5 State: S2 USFS: Sensitive - Known on Forests (KOOT) Species of Conservation Concern on Forests (FLAT) MNPS: 4			
Predictive Models: ☐ 10% Low (inductive) Associated Habitats: ☒ 1% Common			
- M - Hoary Marmot (<i>Marmota caligata</i>) PSOC ☐ ☐ ☒			
View in Field Guide	View Predicted Models	View Associated Habitat	View Range Maps
Potential Species of Concern - Native Species Global: G5 State: S3S4 FWP SWAP: SGIN			
Predictive Models: ☐ 5% Low (inductive) Associated Habitats: ☒ 1% Common			
- V - <i>Lycopodium inundatum</i> (Northern Bog Clubmoss) SOC ☐ ☐ ☒			
View in Field Guide	View Predicted Models	View Associated Habitat	View Range Maps
Species of Concern - Native Species Global: G5 State: S2 USFS: Sensitive - Suspected on Forests (KOOT) Species of Conservation Concern on Forests (FLAT) MNPS: 3			
Predictive Models: ☐ 4% Low (inductive) Associated Habitats: ☒ 1% Common			
- B - Brewer's Sparrow (<i>Spizella breweri</i>) SOC ☐ Not Assigned ☒ ☒			
View in Field Guide	View Predicted Models	View Range Maps	
Species of Concern - Native Species Global: G5 State: S3B USFWS: MBTA BLM: SENSITIVE FWP SWAP: SGCN3 PIF: 2			
Predictive Models: ☐ 4% Low (inductive)			
- B - Short-eared Owl (<i>Asio flammeus</i>) PSOC ☐ ☐ ☒			
View in Field Guide	View Predicted Models	View Associated Habitat	View Range Maps
Potential Species of Concern - Native Species Global: G5 State: S4 USFWS: MBTA ; BCC11 ; BCC17 PIF: 3			
Predictive Models: ☐ 2% Low (inductive) Associated Habitats: ☒ 28% Common, ☐ 13% Occasional			
- V - <i>Botrychium pedunculatum</i> (Stalked Moonwort) SOC ☐ ☐ ☒			
View in Field Guide	View Predicted Models	View Associated Habitat	View Range Maps
Species of Concern - Native Species Global: G3G4 State: S2 USFS: Sensitive - Known on Forests (KOOT) Species of Conservation Concern on Forests (FLAT) MNPS: 3			
Predictive Models: ☐ 2% Low (inductive) Associated Habitats: ☒ 3% Common			
- V - <i>Centunculus minimus</i> (Chaffweed) SOC ☐ ☐ ☒			
View in Field Guide	View Predicted Models	View Associated Habitat	View Range Maps
Species of Concern - Native Species Global: G5 State: S2			
Predictive Models: ☐ 2% Low (inductive) Associated Habitats: ☒ 1% Common			
- V - <i>Botrychium pinnatum</i> (Northern Moonwort) SOC ☐ Not Assigned ☒			

[View in Field Guide](#) [View Predicted Models](#) [View Range Maps](#)

[Species of Concern - Native Species](#)

Global: G5 State: S3

Predictive Models: ☐ 2% Low (inductive)

☐ V - *Elodea bifoliata* (Long-sheath Waterweed) SOC

Not Assigned

[View in Field Guide](#) [View Predicted Models](#) [View Range Maps](#)

[Species of Concern - Native Species](#)

Global: G4G5 State: S2? MNPS: 3

Predictive Models: ☐ 2% Low (inductive)

☐ B - Peregrine Falcon (*Falco peregrinus*) SOC

[View in Field Guide](#) [View Predicted Models](#) [View Associated Habitat](#) [View Range Maps](#)

[Species of Concern - Native Species](#) Global: G4 State: S3 USFWS: DM; MBTA

USFS: Sensitive - Known on Forests (BD, BRT, CG, HLC, KOOT, LOLO) BLM: SENSITIVE FWP SWAP: SGCN3 PIF: 2

Predictive Models: ☐ 1% Low (inductive) Associated Habitats: ☒ 21% Common, ☐ 3% Occasional

☐ F - Lake Trout (*Salvelinus namaycush*) SOC

Not Assigned

[View in Field Guide](#) [View Predicted Models](#) [View Range Maps](#)

[Species of Concern - Native/Non-native Species - \(depends on location or taxa\)](#)

Global: G5 State: S2 FWP SWAP: SGCN2

Predictive Models: ☐ 2% Suitable (introduced range) (deductive)

☐ M - Western Pygmy Shrew (*Sorex eximius*) SOC

Not Available

[View in Field Guide](#) [View Associated Habitat](#) [View Range Maps](#)

[Species of Concern - Native Species](#)

Global: GNR State: S3 FWP SWAP: SGCN3

Associated Habitats: ☒ 56% Common, ☐ 2% Occasional

☐ B - Boreal Chickadee (*Parus hudsonicus*) SOC

Not Available

[View in Field Guide](#) [View Associated Habitat](#) [View Range Maps](#)

[Species of Concern - Native Species](#)

Global: G5 State: S3 USFWS: MBTA FWP SWAP: SGCN3

Associated Habitats: ☒ 40% Common, ☐ 1% Occasional

☐ B - Loggerhead Shrike (*Lanius ludovicianus*) SOC

Not Available

[View in Field Guide](#) [View Associated Habitat](#) [View Range Maps](#)

[Species of Concern - Native Species](#)

Global: G4 State: S3B USFWS: MBTA BLM: SENSITIVE FWP SWAP: SGCN3 PIF: 2

Associated Habitats: ☒ 31% Common, ☐ 6% Occasional

☐ M - Bison (*Bos bison*) SOC

Not Available

[View in Field Guide](#) [View Associated Habitat](#) [View Range Maps](#)

[Species of Concern - Native Species](#)

Global: G4 State: S2 FWP SWAP: SGCN2

Associated Habitats: ☒ 16% Common, ☐ 1% Occasional

☐ I - Polygonia progne (Gray Comma) SOC

Not Available

[View in Field Guide](#) [View Associated Habitat](#) [View Range Maps](#)

[Species of Concern - Native Species](#)

Global: G5 State: S2

Associated Habitats: ☒ 15% Common

☐ I - Euphydryas gillettii (Gillette's Checkerspot) SOC

Not Available

[View in Field Guide](#) [View Associated Habitat](#) [View Range Maps](#)

[Species of Concern - Native Species](#)

Global: G3 State: S2

Associated Habitats: ☒ 12% Common, ☐ 12% Occasional

☐ I - Limenitis arthemis (Red-spotted Admiral) PSOC

Not Available

[View in Field Guide](#) [View Associated Habitat](#) [View Range Maps](#)

[Potential Species of Concern - Native Species](#)

Global: G5 State: S2S3

Associated Habitats: ☒ 12% Common, ☐ 3% Occasional

☐ I - Somatochlora walshii (Brush-tipped Emerald) SOC

Not Available

[View in Field Guide](#) [View Associated Habitat](#) [View Range Maps](#)

[Species of Concern - Native Species](#)

Global: G5 State: S1S2

Associated Habitats: ☒ 12% Common, ☐ 1% Occasional

☐ B - Trumpeter Swan (*Cygnus buccinator*) SOC

Not Available

[View in Field Guide](#) [View Associated Habitat](#) [View Range Maps](#)

[Species of Concern - Native Species](#)

Global: G4 State: S3 USFWS: MBTA USFS: Sensitive - Known on Forests (BD, CG) BLM: SENSITIVE

FWP SWAP: SGCN3 PIF: 1

Associated Habitats: ☒ 12% Common, ☐ 1% Occasional

☐ I - Ophiogomphus occidentalis (Sinuous Snaketail) PSOC

Not Available

[View in Field Guide](#) [View Associated Habitat](#) [View Range Maps](#)

[Potential Species of Concern - Native Species](#)

Global: G5 State: S2S4

Associated Habitats: ☒ 12% Common

☐ I - Somatochlora minor (Ocellated Emerald) PSOC

Not Available

[View in Field Guide](#) [View Associated Habitat](#) [View Range Maps](#)
[Potential Species of Concern - Native Species](#) Global: **G5** State: **S2S4**
 Associated Habitats: ☐ 12% Occasional

☐ **V - Senecio eremophilus** (*Desert Groundsel*) **SOC** Not Available ☐

[View in Field Guide](#) [View Associated Habitat](#) [View Range Maps](#)
[Species of Concern - Native Species](#) Global: **G5** State: **S1S2**
 Associated Habitats: ☒ 12% Common

☐ **B - Common Tern** (*Sterna hirundo*) **SOC** Not Available ☐

[View in Field Guide](#) [View Associated Habitat](#) [View Range Maps](#)
[Species of Concern - Native Species](#) Global: **G5** State: **S3B** USFWS: **MBTA** BLM: **SENSITIVE** FWP SWAP: **SGCN3** PIF: **2**
 Associated Habitats: ☒ 12% Common

☐ **B - Harlequin Duck** (*Histrionicus histrionicus*) **SOC** Not Available ☐

[View in Field Guide](#) [View Associated Habitat](#) [View Range Maps](#)
[Species of Concern - Native Species](#) Global: **G4** State: **S2B** USFWS: **MBTA** USFS: **Sensitive - Known on Forests (BD, CG, HLC, KOOT, LOLO)**
 FWP SWAP: **SGCN2** PIF: **1**
 Associated Habitats: ☒ 12% Common

☐ **B - Alder Flycatcher** (*Empidonax alnorum*) **SOC** Not Available ☐

[View in Field Guide](#) [View Associated Habitat](#) [View Range Maps](#)
[Species of Concern - Native Species](#) Global: **G5** State: **S3B** USFWS: **MBTA** FWP SWAP: **SGCN3**
 Associated Habitats: ☒ 12% Common

☐ **B - Black-crowned Night-Heron** (*Nycticorax nycticorax*) **SOC** Not Available ☐

[View in Field Guide](#) [View Associated Habitat](#) [View Range Maps](#)
[Species of Concern - Native Species](#) Global: **G5** State: **S3B** USFWS: **MBTA** FWP SWAP: **SGCN3** PIF: **3**
 Associated Habitats: ☒ 12% Common

☐ **B - Caspian Tern** (*Hydroprogne caspia*) **SOC** Not Available ☐

[View in Field Guide](#) [View Associated Habitat](#) [View Range Maps](#)
[Species of Concern - Native Species](#) Global: **G5** State: **S2B** USFWS: **MBTA** BLM: **SENSITIVE** FWP SWAP: **SGCN2** PIF: **2**
 Associated Habitats: ☐ 12% Occasional

☐ **B - Ferruginous Hawk** (*Buteo regalis*) **SOC** Not Available ☐

[View in Field Guide](#) [View Associated Habitat](#) [View Range Maps](#)
[Species of Concern - Native Species](#) Global: **G4** State: **S3B** USFWS: **MBTA; BCC17** BLM: **SENSITIVE** FWP SWAP: **SGCN3** PIF: **2**
 Associated Habitats: ☒ 12% Common

☐ **B - White-faced Ibis** (*Plegadis chihi*) **SOC** Not Available ☐

[View in Field Guide](#) [View Associated Habitat](#) [View Range Maps](#)
[Species of Concern - Native Species](#) Global: **G5** State: **S3B** USFWS: **MBTA** BLM: **SENSITIVE** FWP SWAP: **SGCN3** PIF: **2**
 Associated Habitats: ☒ 12% Common

☐ **B - Sharp-tailed Grouse** (*Tympanuchus phasianellus*) **SOC** Not Available ☐

[View in Field Guide](#) [View Associated Habitat](#) [View Range Maps](#)
[Species of Concern - Native Species](#) Global: **G5** State: **SX,S4** FWP SWAP: **SGCN1** PIF: **2**
 Associated Habitats: ☒ 9% Common, ☐ 17% Occasional

☐ **V - Polygonum austinae** (*Austin's Knotweed*) **PSOC** Not Available ☐

[View in Field Guide](#) [View Associated Habitat](#) [View Range Maps](#)
[Potential Species of Concern - Native Species](#) Global: **G5T4** State: **S3S4** USFS: **Sensitive - Known on Forests (BD, HLC)** **Sensitive - Suspected on Forests (CG)** MNPS: **2**
 Associated Habitats: ☒ 9% Common

☐ **I - Colias gigantea** (*Giant Sulphur*) **PSOC** Not Available ☐

[View in Field Guide](#) [View Associated Habitat](#) [View Range Maps](#)
[Potential Species of Concern - Native Species](#) Global: **G5** State: **S3**
 Associated Habitats: ☒ 3% Common, ☐ 12% Occasional

☐ **V - Lycopodium dendroideum** (*Treelike Clubmoss*) **SOC** Not Available ☐

[View in Field Guide](#) [View Associated Habitat](#) [View Range Maps](#)
[Species of Concern - Native Species](#) Global: **G5** State: **S2** USFS: **Sensitive - Known on Forests (KOOT)** MNPS: **3**
 Associated Habitats: ☒ 3% Common

☐ **V - Phegopteris connectilis** (*Northern Beechfern*) **SOC** Not Available ☐

[View in Field Guide](#) [View Associated Habitat](#) [View Range Maps](#)
[Species of Concern - Native Species](#) Global: **G5** State: **S2S3** USFS: **Sensitive - Known on Forests (KOOT)** MNPS: **2**
 Associated Habitats: ☒ 3% Common

☐ **B - Franklin's Gull** (*Leucophaeus pipixcan*) **SOC** Not Available ☐

View in Field Guide	View Associated Habitat	View Range Maps	
Species of Concern - Native Species Global: G5 State: S3B USFWS: MBTA; BCC10; BCC11; BCC17 BLM: SENSITIVE FWP SWAP: SGCN3 PIF: 2			
Associated Habitats: ☒ 1% Common, ☐ 17% Occasional			
- I - Aeshna tuberculifera (<i>Black-tipped Darner</i>) PSOC Not Available ☒			
View in Field Guide	View Associated Habitat	View Range Maps	
Potential Species of Concern - Native Species Global: G5 State: S2S4			
Associated Habitats: ☒ 1% Common, ☐ 12% Occasional			
- I - Leucorrhinia glacialis (<i>Crimson-ringed Whiteface</i>) PSOC Not Available ☒			
View in Field Guide	View Associated Habitat	View Range Maps	
Potential Species of Concern - Native Species Global: G5 State: S3			
Associated Habitats: ☒ 1% Common, ☐ 12% Occasional			
- I - Somatochlora albicincta (<i>Ringed Emerald</i>) PSOC Not Available ☒			
View in Field Guide	View Associated Habitat	View Range Maps	
Potential Species of Concern - Native Species Global: G5 State: S1S3			
Associated Habitats: ☒ 1% Common, ☐ 12% Occasional			
- B - Forster's Tern (<i>Sterna forsteri</i>) SOC Not Available ☒ ☒			
View in Field Guide	View Associated Habitat	View Range Maps	
Species of Concern - Native Species Global: G5 State: S3B USFWS: MBTA BLM: SENSITIVE FWP SWAP: SGCN3 PIF: 2			
Associated Habitats: ☒ 1% Common, ☐ 12% Occasional			
- B - Black-necked Stilt (<i>Himantopus mexicanus</i>) SOC Not Available ☒			
View in Field Guide	View Associated Habitat	View Range Maps	
Species of Concern - Native Species Global: G5 State: S3B USFWS: MBTA FWP SWAP: SGCN3 PIF: 3			
Associated Habitats: ☒ 1% Common, ☐ 12% Occasional			
- I - Aeshna sitchensis (<i>Zigzag Darner</i>) PSOC Not Available ☒			
View in Field Guide	View Associated Habitat	View Range Maps	
Potential Species of Concern - Native Species Global: G5 State: S2S3			
Associated Habitats: ☒ 1% Common, ☐ 2% Occasional			
- I - Aeshna subarctica (<i>Subarctic Darner</i>) SOC Not Available ☒			
View in Field Guide	View Associated Habitat	View Range Maps	
Species of Concern - Native Species Global: G5 State: S1S2			
Associated Habitats: ☒ 1% Common, ☐ 1% Occasional			
- I - Boloria freija (<i>Freija Fritillary</i>) PSOC Not Available ☒			
View in Field Guide	View Associated Habitat	View Range Maps	
Potential Species of Concern - Native Species Global: G5 State: S3S5			
Associated Habitats: ☒ 1% Common, ☐ 1% Occasional			
- I - Boloria frigga (<i>Frigga Fritillary</i>) SOC Not Available ☒			
View in Field Guide	View Associated Habitat	View Range Maps	
Species of Concern - Native Species Global: G5 State: S1S2			
Associated Habitats: ☒ 1% Common, ☐ 1% Occasional			
- I - Coenagrion interrogatum (<i>Subarctic Bluet</i>) SOC Not Available ☒			
View in Field Guide	View Associated Habitat	View Range Maps	
Species of Concern - Native Species Global: G5 State: S1S2			
Associated Habitats: ☒ 1% Common, ☐ 1% Occasional			
- I - Epithea spinigera (<i>Spiny Baskettail</i>) PSOC Not Available ☒			
View in Field Guide	View Associated Habitat	View Range Maps	
Potential Species of Concern - Native Species Global: G5 State: S3S5			
Associated Habitats: ☒ 1% Common, ☐ 1% Occasional			
- I - Erebia discoidalis (<i>Red-disked Alpine</i>) PSOC Not Available ☒			
View in Field Guide	View Associated Habitat	View Range Maps	
Potential Species of Concern - Native Species Global: G5 State: S3S5			
Associated Habitats: ☒ 1% Common, ☐ 1% Occasional			
- I - Oeneis melissa (<i>Melissa Arctic</i>) PSOC Not Available ☒			
View in Field Guide	View Associated Habitat	View Range Maps	
Potential Species of Concern - Native Species Global: G5 State: S2S3			
Associated Habitats: ☒ 1% Common, ☐ 1% Occasional			
- I - Somatochlora hudsonica (<i>Hudsonian Emerald</i>) PSOC Not Available ☒			
View in Field Guide	View Associated Habitat	View Range Maps	
Potential Species of Concern - Native Species Global: G5 State: S2S4			
Associated Habitats: ☒ 1% Common, ☐ 1% Occasional			

B - Gray-crowned Rosy-Finch (<i>Leucosticte tephrocotis</i>) SOC	Not Available ☐	
View in Field Guide View Associated Habitat View Range Maps Species of Concern - Native Species Global: G5 State: S2 USFWS: MBTA FWP SWAP: SGCN2, SGIN Associated Habitats: ☒ 1% Common		
I - Aeshna constricta (<i>Lance-tipped Darner</i>) PSOC	Not Available ☐	Y
View in Field Guide View Associated Habitat View Range Maps Potential Species of Concern - Native Species Global: G5 State: S1S3 Associated Habitats: ☒ 1% Common		
I - Aeshna eremita (<i>Lake Darner</i>) PSOC	Not Available ☐	Y S W
View in Field Guide View Associated Habitat View Range Maps Potential Species of Concern - Native Species Global: G5 State: S3S4 Associated Habitats: ☒ 1% Common		
I - Aeshna juncea (<i>Sedge Darner</i>) PSOC	Not Available ☐	Y
View in Field Guide View Associated Habitat View Range Maps Potential Species of Concern - Native Species Global: G5 State: S3S5 Associated Habitats: ☒ 1% Common		
I - Enallagma clausum (<i>Alkali Bluet</i>) PSOC	Not Available ☐	Y
View in Field Guide View Associated Habitat View Range Maps Potential Species of Concern - Native Species Global: G5 State: S2S4 Associated Habitats: ☒ 1% Common		
I - Ladona julia (<i>Chalk-fronted Corporal</i>) PSOC	Not Available ☐	Y
View in Field Guide View Associated Habitat View Range Maps Potential Species of Concern - Native Species Global: G5 State: S3S4 Associated Habitats: ☒ 1% Common		
I - Leucorrhinia borealis (<i>Boreal Whiteface</i>) SOC	Not Available ☐	Y
View in Field Guide View Associated Habitat View Range Maps Species of Concern - Native Species Global: G5 State: S1 Associated Habitats: ☒ 1% Common		
I - Rhionaeschna californica (<i>California Darner</i>) PSOC	Not Available ☐	Y
View in Field Guide View Associated Habitat View Range Maps Potential Species of Concern - Native Species Global: G5 State: S3S5 Associated Habitats: ☒ 1% Common		
I - Rhionaeschna multicolor (<i>Blue-eyed Darner</i>) PSOC	Not Available ☐	Y
View in Field Guide View Associated Habitat View Range Maps Potential Species of Concern - Native Species Global: G5 State: S2S4 Associated Habitats: ☒ 1% Common		
I - Somatochlora semicircularis (<i>Mountain Emerald</i>) PSOC	Not Available ☐	Y
View in Field Guide View Associated Habitat View Range Maps Potential Species of Concern - Native Species Global: G5 State: S3S5 Associated Habitats: ☒ 1% Common		
I - Sympetrum madidum (<i>Red-veined Meadowhawk</i>) PSOC	Not Available ☐	Y
View in Field Guide View Associated Habitat View Range Maps Potential Species of Concern - Native Species Global: G5 State: S2S3 Associated Habitats: ☒ 1% Common		
V - Botrychium campestre (<i>Prairie Moonwort</i>) SOC	Not Available ☐	Y
View in Field Guide View Associated Habitat View Range Maps Species of Concern - Native Species Global: G3G4 State: S1S2 MNPS: 4 Associated Habitats: ☒ 1% Common		
V - Braya humilis (<i>Low Braya</i>) SOC	Not Available ☐	Y
View in Field Guide View Associated Habitat View Range Maps Species of Concern - Native Species Global: G5 State: S2 MNPS: 2 Associated Habitats: ☒ 1% Common		
V - Hornungia procumbens (<i>Hutchinsia</i>) SOC	Not Available ☐	Y
View in Field Guide View Associated Habitat View Range Maps Species of Concern - Native Species Global: G5 State: S2 MNPS: 3 Associated Habitats: ☒ 1% Common		
V - Ranunculus orthorhynchus (<i>Straightbeak Buttercup</i>) SOC	Not Available ☐	Y

[View in Field Guide](#) [View Associated Habitat](#) [View Range Maps](#)

[Species of Concern - Native Species](#) Global: **G5** State: **S1S2** MNPS: **1**

Associated Habitats: 1% Common

V - Trichophorum alpinum (*Hudson's Bay Bulrush*) **SOC** Not Available

[View in Field Guide](#) [View Associated Habitat](#) [View Range Maps](#)

[Species of Concern - Native Species](#) Global: **G5** State: **S2** USFS: **Species of Conservation Concern on Forests (FLAT)** MNPS: **2**

Associated Habitats: 1% Common

B - Common Loon (*Gavia immer*) **SOC** Not Available

[View in Field Guide](#) [View Associated Habitat](#) [View Range Maps](#)

[Species of Concern - Native Species](#) Global: **G5** State: **S3B** USFWS: **MBTA** USFS: **Sensitive - Known on Forests (KOOT, LOLO)**

FWP SWAP: **SGCN3** PIF: **1**

Associated Habitats: 1% Common

B - LeConte's Sparrow (*Ammospiza leconteii*) **SOC** Not Available

[View in Field Guide](#) [View Associated Habitat](#) [View Range Maps](#)

[Species of Concern - Native Species](#) Global: **G5** State: **S3B** USFWS: **MBTA; BCC11** FWP SWAP: **SGCN3** PIF: **3**

Associated Habitats: 1% Common

B - American White Pelican (*Pelecanus erythrorhynchos*) **SOC** Not Available

[View in Field Guide](#) [View Associated Habitat](#) [View Range Maps](#)

[Species of Concern - Native Species](#) Global: **G4** State: **S3B** USFWS: **MBTA** FWP SWAP: **SGCN3** PIF: **3**

Associated Habitats: 1% Common

B - Clark's Grebe (*Aechmophorus clarkii*) **SOC** Not Available

[View in Field Guide](#) [View Associated Habitat](#) [View Range Maps](#)

[Species of Concern - Native Species](#) Global: **G5** State: **S3B** USFWS: **MBTA; BCC10; BCC11** FWP SWAP: **SGCN3** PIF: **3**

Associated Habitats: 1% Common



MONTANA
Natural Heritage
Program

A program of the Montana State Library's
Natural Resource Information System
operated by the University of Montana.



Latitude Longitude
48.36815 -114.17582
48.41686 -114.24066

Structured Surveys

Summarized by: **030N020W006** (*Buffered PLSS Section*)

The Montana Natural Heritage Program (MTNHP) records information on the locations where more than 80 different types of well-defined repeatable survey protocols capable of detecting an animal species or suite of animal species have been conducted by state, federal, tribal, university, or private consulting biologists. Examples of structured survey protocols tracked by MTNHP include: visual encounter and dip net surveys for pond breeding amphibians, point counts for birds, call playback surveys for selected bird species, visual surveys of migrating raptors, kick net stream reach surveys for macroinvertebrates, visual encounter cover object surveys for terrestrial mollusks, bat acoustic or mist net surveys, pitfall and/or snap trap surveys for small terrestrial mammals, track or camera trap surveys for large mammals, and trap surveys for turtles. Whenever possible, photographs of survey locations are stored in MTNHP databases.

MTNHP does not typically manage information on structured surveys for plants; surveys for invasive species may be a future exception.

Within the report area you have requested, structured surveys are summarized by the number of each type of structured survey protocol that has been conducted, the number of species detections/observations resulting from these surveys, and the most recent year a survey has been conducted.

E-Eastern Heath Snail (*Eastern Heath Snail Survey*)

Survey Count: 1 Obs Count: Recent Survey: 2012

E-Invasive Mussel Plankton Tow (*Plankton tows for veligers of Invasive Mussels*)

Survey Count: 1 Obs Count: Recent Survey: 2018

E-Noxious Weed, Road-based (*Noxious Weed Road-based Visual Surveys*)

Survey Count: 7 Obs Count: 58 Recent Survey: 2003

P-USFS ECODATA Plot (*USFS ECODATA Ecological Inventory Survey Plot*)

Survey Count: 7 Obs Count: 113 Recent Survey: 1995

P-Veg Plot (*Unspecified Vegetation Plot*)

Survey Count: 6 Obs Count: 98 Recent Survey: 1991



MONTANA Natural Heritage Program

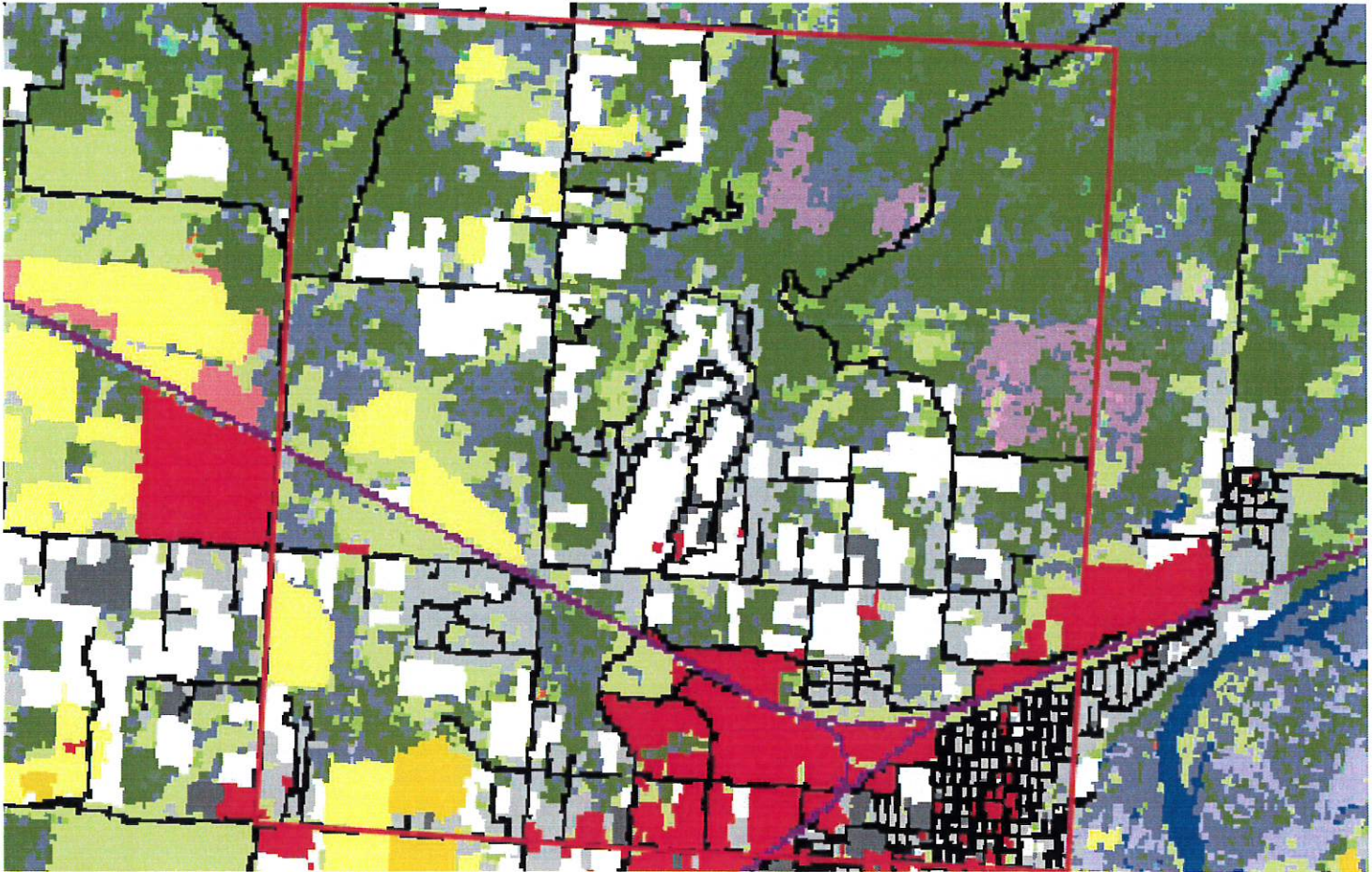
A program of the Montana State Library's
Natural Resource Information System
operated by the University of Montana.



Latitude	Longitude
48.36815	-114.17582
48.41686	-114.24066

Land Cover

Summarized by: **030N020W006** (Buffered PLSS Section)



**24% (1,416
Acres)**

Forest and Woodland Systems

Conifer-dominated forest and woodland (xeric-mesic)

Rocky Mountain Dry-Mesic Montane Mixed Conifer Forest

This ecological system, composed of highly variable montane conifer forests, is found throughout Montana. It is associated with a submesic climate regime with annual precipitation ranging from 250 to 1,000 millimeters (10-39 inches), with most precipitation occurring during winter, and April through June. Winter snowpacks typically melt off in early spring at lower elevations. Elevations range from valley bottoms to 1,676 meters (5,500 feet) in northwestern Montana and up to 2,286 meters (7,500 feet) on warm aspects in southern Montana. In northwestern and west-central Montana, this ecosystem forms a forest belt on warm, dry to slightly moist sites. It generally occurs on gravelly soils with good aeration and drainage and a neutral to slightly acidic pH. In the western part of the state, it is seen mostly on well drained mountain slopes and valleys from lower treeline to up to 1,676 meters (5,500 feet). Immediately east of the Continental Divide, in north-central Montana, it occurs at montane elevations. Douglas-fir (*Pseudotsuga menziesii*) is the dominant conifer both as a seral and climax species. West of the Continental Divide, occurrences can be dominated by any combination of Douglas-fir and long-lived, seral western larch (*Larix occidentalis*), grand fir (*Abies grandis*), ponderosa pine (*Pinus ponderosa*) and lodgepole pine (*Pinus contorta*). Aspen (*Populus tremuloides*) and western white pine (*Pinus monticola*) have a minor status, with western white pine only in extreme western Montana. East of the Continental Divide, larch is absent and lodgepole pine is the co-dominant. Engelmann spruce (*Picea engelmannii*), white spruce, (*Picea glauca*) or their hybrid, become increasingly common towards the eastern edge of the Douglas-fir forest belt.



**13% (742
Acres)**

Human Land Use

Developed

Developed, Open Space

Vegetation (primarily grasses) planted in developed settings for recreation, erosion control, or aesthetic purposes. Impervious surfaces account for less than 20% of total cover. This category often includes highway and railway rights of way and graveled rural roads.



12% (693
Acres)

Wetland and Riparian Systems

Floodplain and Riparian

Northern Rocky Mountain Lower Montane Riparian Woodland and Shrubland

This ecological system is found throughout the Rocky Mountain and Colorado Plateau regions. In Montana, sites occur at elevations of 609-1,219 meters (2,000-4,000 feet) west of the Continental Divide. East of the Continental Divide, this system ranges up to 1,676 meters (5,500 feet). It generally comprises a mosaic of multiple communities that are tree-dominated with a diverse shrub component. It is dependent on a natural hydrologic regime with annual to episodic flooding, so it is usually found within the flood zone of rivers, on islands, sand or cobble bars, and along streambanks. It can form large, wide occurrences on mid-channel islands in larger rivers, or narrow bands on small, rocky canyon tributaries and well-drained benches. It is also typically found in backwater channels and other perennially wet but less scoured sites, such as floodplains, swales and irrigation ditches. In some locations, occurrences extend into moderately high intermountain basins where the adjacent vegetation is sage steppe. Black cottonwood (*Populus balsamifera* ssp. *trichocarpa*) is the key indicator species. Other dominant trees may include boxelder maple (*Acer negundo*), narrowleaf cottonwood (*Populus angustifolia*), eastern cottonwood (*Populus deltoides*), Douglas-fir (*Pseudotsuga menziesii*), peachleaf willow (*Salix amygdaloides*), or Rocky Mountain juniper (*Juniperus scopulorum*). Dominant shrubs include Rocky Mountain maple (*Acer glabrum*), thinleaf alder (*Alnus incana*), river birch (*Betula occidentalis*), redbud (*Cornus sericea*), hawthorne (*Crataegus* species), chokecherry (*Prunus virginiana*), skunkbush sumac (*Rhus trilobata*), willows (*Salix* species), rose (*Rosa* species), silver buffaloberry (*Shepherdia argentea*), or snowberry (*Symphoricarpos* species).

Human Land Use

Developed

Other Roads

11% (616
Acres)

County, city and or rural roads generally open to motor vehicles.



9% (536
Acres)

Human Land Use

Developed

Low Intensity Residential

Includes areas with a mixture of constructed materials and vegetation. Impervious surfaces account for 20-50% of total cover. These areas most commonly include single-family housing units in rural and suburban areas. Paved roadways may be classified into this category.



9% (502
Acres)

Grassland Systems

Montane Grassland

Rocky Mountain Lower Montane, Foothill, and Valley Grassland

This grassland system of the northern Rocky Mountains is found at lower montane to foothill elevations in mountains and valleys throughout Montana. These grasslands are floristically similar to Big Sagebrush Steppe but are defined by shorter summers, colder winters, and young soils derived from recent glacial and alluvial material. They are found at elevations from 548 - 1,650 meters (1,800-5,413 feet). In the lower montane zone, they range from small meadows to large open parks surrounded by conifers; below the lower treeline, they occur as extensive foothill and valley grasslands. Soils are relatively deep, fine-textured, often with coarse fragments, and non-saline. Microphytic crust may be present in high-quality occurrences. This system is typified by cool-season perennial bunch grasses and forbs (>25%) cover, with a sparse shrub cover (<10%). Rough fescue (*Festuca campestris*) is dominant in the northwestern portion of the state and Idaho fescue (*Festuca idahoensis*) is dominant or co-dominant throughout the range of the system. Bluebunch wheatgrass (*Pseudoroegneria spicata*) occurs as a co-dominant throughout the range as well, especially on xeric sites. Western wheatgrass (*Pascopyrum smithii*) is consistently present, often with appreciable coverage (>10%) in lower elevation occurrences in western Montana and virtually always present, with relatively high coverages (>25%), on the edge of the Northwestern Great Plains region. Species diversity ranges from a high of more than 50 per 400 square meter plot on mesic sites to 15 (or fewer) on xeric and disturbed sites. Most occurrences have at least 25 vascular species present. Farmland conversion, noxious species invasion, fire suppression, heavy grazing and oil and gas development are major threats to this system.

Human Land Use

Developed

Commercial / Industrial

6% (329
Acres)

Businesses, industrial parks, hospitals, airports; utilities in commercial/industrial areas.



4% (229
Acres)

Human Land Use

Agriculture

Pasture / Hay

These agriculture lands typically have perennial herbaceous cover (e.g. regularly-shaped plantings) used for livestock grazing or the production of hay. There are obvious signs of management such as irrigation and haying that distinguish it from natural grasslands. Identified CRP lands are included in this land cover type.



3% (186
Acres)

Forest and Woodland Systems

Conifer-dominated forest and woodland (mesic-wet)

Rocky Mountain Mesic Montane Mixed Conifer Forest

These forests are generally dominated by western hemlock (*Tsuga heterophylla*), western red cedar (*Thuja plicata*), and grand fir (*Abies grandis*). They are found in areas influenced by incursions of mild, wet, Pacific maritime air masses west of the Continental Divide in Montana. Occurrences are found on all slopes and aspects but grow best on sites with high soil moisture, such as toeslopes and bottomlands. At the periphery of its distribution, this system is confined to moist canyons and cooler, moister aspects. Generally, these are moist, non-flooded or upland forest sites that are not saturated yearlong. In northwestern Montana, western hemlock and western red cedar forests occur on bottomland and northerly exposures between 609-1,585 meters (2,000-5,200 feet) on sites with an average annual precipitation of 635 millimeters (25 inches). These forests are common in extreme northwestern Montana, and extend eastward to the Continental Divide in the Lake McDonald drainage of Glacier National Park. Isolated stands of western hemlock occur in the Swan Valley, but are found most commonly in the Libby and Thompson Falls vicinities, west to the Idaho border. Western red cedar occurs extensively in the Mission Mountain ranges south to Missoula, and on lower flanks of the Swan Range north of Lion Creek. It is confined to the riparian zone of major streams on the east face of the Bitterroot Mountain Range. Grand fir, being less moisture dependent, occurs in more southerly and easterly sites than western red cedar and western hemlock. This system is similar to Rocky Mountain Dry-Mesic Mixed Montane Conifer Forest, which can be described as a seral phase of this system on appropriate sites west of the Continental Divide.

Shrubland, Steppe and Savanna Systems

Deciduous Shrubland

Rocky Mountain Montane-Foothill Deciduous Shrubland

This system is found in the lower montane and foothill regions of western Montana, and north and east into the northern Rocky Mountains. These shrublands typically occur below treeline, within the matrix of surrounding low-elevation grasslands and sagebrush shrublands. They are usually found on steep slopes of canyons, on toeslopes and occasionally on valley bottomlands. These communities can occur on all aspects. In northwestern and west-central Montana, this system forms within Douglas-fir (*Pseudotsuga menziesii*) and ponderosa pine (*Pinus ponderosa*) forests and adjacent to fescue grasslands and big sagebrush (*Artemisia tridentata*) shrublands. In northwestern Montana, these shrublands commonly occur within the upper montane grasslands and forests along the Rocky Mountain Front. Immediately east of the Continental Divide, this system is found within montane grasslands and steep canyon slopes. Most sites have shallow soils that are either loess deposits or volcanic clays. Common ninebark (*Physocarpus malvaceus*), bittercherry (*Prunus emarginata*), common chokecherry (*Prunus virginiana*), rose (*Rosa* spp.), smooth sumac (*Rhus glabra*), Rocky Mountain maple (*Acer glabrum*), serviceberry (*Amelanchier alnifolia*), and oceanspray (*Holodiscus discolor*) are the most common dominant shrubs.



2% (116
Acres)

Recently Disturbed or Modified

Harvested Forest

Harvested forest-tree regeneration

Land cover has been modified by logging. New growth is primarily trees.

Additional Limited Land Cover

- 1% (69 Acres) [Railroad](#)
- 1% (64 Acres) [High Intensity Residential](#)
- 1% (44 Acres) [Cultivated Crops](#)
- <1% (24 Acres) [Alpine-Montane Wet Meadow](#)
- <1% (20 Acres) [Major Roads](#)
- <1% (9 Acres) [Rocky Mountain Ponderosa Pine Woodland and Savanna](#)
- <1% (7 Acres) [Harvested forest-shrub regeneration](#)
- <1% (5 Acres) [Aspen and Mixed Conifer Forest](#)
- <1% (2 Acres) [Rocky Mountain Subalpine-Montane Fen](#)
- <1% (2 Acres) [Aspen Forest and Woodland](#)
- <1% (2 Acres) [Harvested forest-grass regeneration](#)
- <1% (1 Acres) [Rocky Mountain Subalpine-Montane Mesic Meadow](#)
- <1% (1 Acres) [Insect-Killed Forest](#)
- <1% (0 Acres) [Emergent Marsh](#)



MONTANA Natural Heritage Program

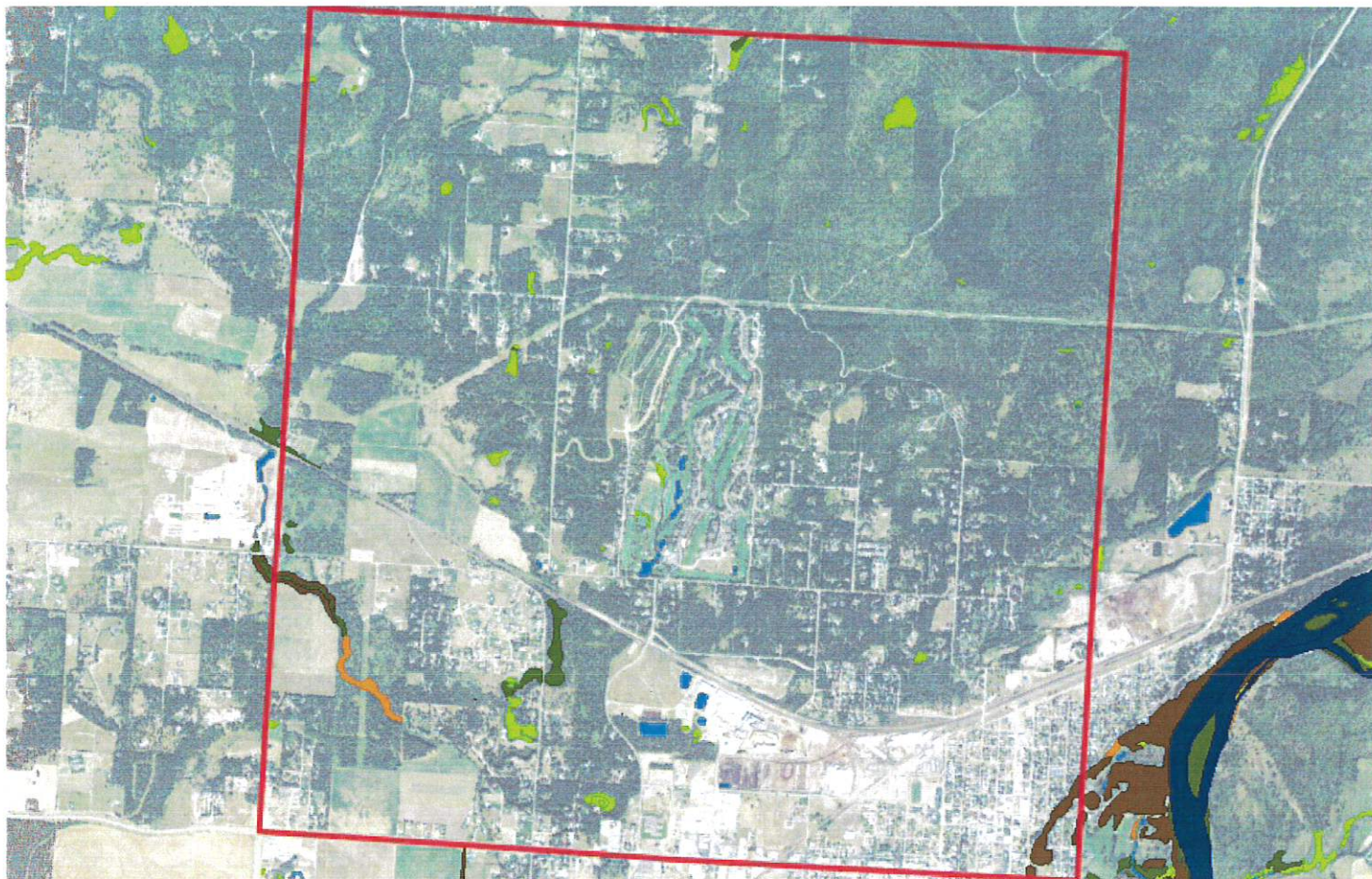
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Latitude Longitude
48.36815 -114.17582
48.41686 -114.24066

Wetland and Riparian

Summarized by: 030N020W006 (Buffered PLSS Section)



Wetland and Riparian Mapping

[Explain](#)

P - Palustrine

AB - Aquatic Bed

F - Semipermanently Flooded

(no modifier)

x - Excavated

13 Acres

<1 Acres PABF

13 Acres PABFx

P - Palustrine, AB - Aquatic Bed

Wetlands with vegetation growing on or below the water surface for most of the growing season.

EM - Emergent

A - Temporarily Flooded

(no modifier)

C - Seasonally Flooded

(no modifier)

F - Semipermanently Flooded

(no modifier)

x - Excavated

17 Acres

17 Acres PEMA

12 Acres

12 Acres PEMC

2 Acres

1 Acres PEMF

1 Acres PEMFx

P - Palustrine, EM - Emergent

Wetlands with erect, rooted herbaceous vegetation present during most of the growing season.

SS - Scrub-Shrub

A - Temporarily Flooded

(no modifier)

C - Seasonally Flooded

(no modifier)

16 Acres

16 Acres PSSA

1 Acres

1 Acres PSSC

P - Palustrine, SS - Scrub-Shrub

Wetlands dominated by woody vegetation less than 6 meters (20 feet) tall. Woody vegetation includes tree saplings and trees that are stunted due to environmental conditions.



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Land Management

Summarized by: **030N020W006** (Buffered PLSS Section)



Land Management Summary

[Explain](#)

	Ownership	Tribal	Easements	Other Boundaries (possible overlap)
Public Lands	745 Acres (13%)			
Federal	689 Acres (12%)			
US Forest Service	687 Acres (12%)			
USFS Owned	687 Acres (12%)			
USFS Ranger Districts				731 Acres
Flathead National Forest, Glacier View Ranger District				731 Acres
USFS National Forest Boundaries				731 Acres
Flathead National Forest				731 Acres
US Government	2 Acres (<1%)			
US Government Owned	2 Acres (<1%)			
Local	56 Acres (1%)			
Local Government	56 Acres (1%)			
Local Government Owned	56 Acres (1%)			
Private Lands or Unknown Ownership	5,041 Acres (87%)			



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Biological Reports

Summarized by: **030N020W006** (*Buffered PLSS Section*)

Within the report area you have requested, citations for all reports and publications associated with plant or animal observations in Montana Natural Heritage Program (MTNHP) databases are listed and, where possible, links to the documents are included.

The MTNHP plans to include reports associated with terrestrial and aquatic communities in the future as allowed for by staff resources. If you know of reports or publications associated with species or biological communities within the report area that are not shown in this report, please let us know: mtnhp@mt.gov

-  Miller, J. D. 1975. Interspecific food relationships of anurans in northwestern Montana and fluoride accumulation in amphibians and reptiles in northwestern Montana. M.S. thesis. University of Montana, Missoula, MT. 105 p.



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Legend

Model Icons

- Suitable (native range)
- Optimal Suitability
- Moderate Suitability
- Low Suitability
- Suitable (introduced range)

Habitat Icons

- Common
- Occasional

Range Icons

- Suspect (invasive / pest)
- Documented (invasive / pest)
- Released (biocontrol)
- Established (biocontrol)

Num Obs
Count of obs with
'good precision'
(≤1000m)
+ indicates
additional 'poor
precision' obs
(1001m-10,000m)



Latitude 48.36815
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48.41686 -114.24066

Invasive and Pest Species

Summarized by: 030N020W006 (Buffered PLSS Section)

	# Obs	Predictive Model	Associated Habitat	Range
Aquatic Invasive Species				
V - Iris pseudacorus (<i>Yellowflag Iris</i>) N2A/AIS			Not Assigned	
View in Field Guide View Predicted Models View Range Maps Noxious Weed: Priority 2A - Aquatic Invasive Species - Non-native Species Global: GNR State: SNA Predictive Models: 41% Optimal (inductive), 42% Moderate (inductive), 17% Low (inductive)				
V - Potamogeton crispus (<i>Curly-leaf Pondweed</i>) N2B/AIS			Not Assigned	
View in Field Guide View Predicted Models View Range Maps Noxious Weed: Priority 2B - Aquatic Invasive Species - Non-native Species Global: G5 State: SNA Predictive Models: 30% Low (inductive)				
V - Butomus umbellatus (<i>Flowering-rush</i>) N2A/AIS			Not Assigned	
View in Field Guide View Predicted Models View Range Maps Noxious Weed: Priority 2A - Aquatic Invasive Species - Non-native Species Global: G5 State: SNA Predictive Models: 19% Low (inductive)				
V - Myriophyllum spicatum (<i>Eurasian Water-milfoil</i>) N2A/AIS			Not Assigned	
View in Field Guide View Predicted Models View Range Maps Noxious Weed: Priority 2A - Aquatic Invasive Species - Non-native Species Global: GNR State: SNA Predictive Models: 17% Low (inductive)				
Noxious Weeds: Priority 1A				
V - Centaurea solstitialis (<i>Yellow Starthistle</i>) N1A			Not Assigned	
View in Field Guide View Predicted Models View Range Maps Noxious Weed: Priority 1A - Non-native Species Global: GNR State: SNA Predictive Models: 41% Optimal (inductive), 34% Moderate (inductive), 16% Low (inductive)				
V - Isatis tinctoria (<i>Dyer's Woad</i>) N1A			Not Assigned	
View in Field Guide View Predicted Models View Range Maps Noxious Weed: Priority 1A - Non-native Species Global: GNR State: SNA Predictive Models: 22% Optimal (inductive), 52% Moderate (inductive), 26% Low (inductive)				
V - Phragmites australis ssp. australis (<i>European Common Reed</i>) N1A			Not Assigned	
View in Field Guide View Predicted Models View Range Maps Noxious Weed: Priority 1A - Non-native Species Global: G5T5 State: SNA Predictive Models: 43% Low (inductive)				
V - Taeniatherum caput-medusae (<i>Medusahead</i>) N1A			Not Assigned	
View in Field Guide View Predicted Models View Range Maps Noxious Weed: Priority 1A - Non-native Species Global: G4G5 State: SNA Predictive Models: 31% Low (inductive)				
Noxious Weeds: Priority 1B				
V - Cytisus scoparius (<i>Scotch Broom</i>) N1B			Not Assigned	
View in Field Guide View Predicted Models View Range Maps Noxious Weed: Priority 1B - Non-native Species Global: GNR State: SNA Predictive Models: 82% Optimal (inductive), 4% Moderate (inductive), 14% Low (inductive)				
V - Polygonum cuspidatum (<i>Japanese Knotweed</i>) N1B			Not Assigned	
View in Field Guide View Predicted Models View Range Maps Noxious Weed: Priority 1B - Non-native Species Global: GNRTNR State: SNA Predictive Models: 42% Optimal (inductive), 35% Moderate (inductive), 23% Low (inductive)				
V - Lythrum salicaria (<i>Purple Loosestrife</i>) N1B			Not Assigned	
View in Field Guide View Predicted Models View Range Maps Noxious Weed: Priority 1B - Non-native Species Global: G5 State: SNA Predictive Models: 39% Optimal (inductive), 37% Moderate (inductive), 15% Low (inductive)				
V - Chondrilla juncea (<i>Rush Skeletonweed</i>) N1B			Not Assigned	

[View in Field Guide](#) [View Predicted Models](#) [View Range Maps](#)

Noxious Weed: Priority 1B - Non-native Species Global: GNR State: SNA

Predictive Models:  7% Optimal (inductive),  70% Moderate (inductive),  23% Low (inductive)

- V - *Echium vulgare* (Blueweed) N1B

Not Assigned

[View in Field Guide](#) [View Predicted Models](#) [View Range Maps](#)

Noxious Weed: Priority 1B - Non-native Species Global: GNR State: SNA

Predictive Models:  42% Moderate (inductive),  58% Low (inductive)

Noxious Weeds: Priority 2A

- V - *Hieracium praealtum* (Kingdevil Hawkweed) N2A

Not Assigned

[View in Field Guide](#) [View Predicted Models](#) [View Range Maps](#)

Noxious Weed: Priority 2A - Non-native Species Global: GNR State: SNA

Predictive Models:  100% Optimal (inductive),  0% Moderate (inductive)

- V - *Hieracium aurantiacum* (Orange Hawkweed) N2A

5

Not Assigned

[View in Field Guide](#) [View Predicted Models](#) [View Range Maps](#)

Noxious Weed: Priority 2A - Non-native Species Global: GNR State: SNA

Predictive Models:  100% Optimal (inductive)

- V - *Ranunculus acris* (Tall Buttercup) N2A

5

Not Assigned

[View in Field Guide](#) [View Predicted Models](#) [View Range Maps](#)

Noxious Weed: Priority 2A - Non-native Species Global: G5 State: SNA

Predictive Models:  90% Optimal (inductive),  10% Moderate (inductive)

- V - *Iris pseudacorus* (Yellowflag Iris) N2A/AIS

Not Assigned

[View in Field Guide](#) [View Predicted Models](#) [View Range Maps](#)

Noxious Weed: Priority 2A - Aquatic Invasive Species - Non-native Species Global: GNR State: SNA

Predictive Models:  41% Optimal (inductive),  42% Moderate (inductive),  17% Low (inductive)

- V - *Rhamnus cathartica* (Common Buckthorn) N2A

Not Assigned

[View in Field Guide](#) [View Predicted Models](#) [View Range Maps](#)

Noxious Weed: Priority 2A - Non-native Species Global: GNR State: SNA

Predictive Models:  41% Optimal (inductive),  21% Moderate (inductive),  38% Low (inductive)

- V - *Hieracium caespitosum* (Meadow Hawkweed) N2A

Not Assigned

[View in Field Guide](#) [View Predicted Models](#) [View Range Maps](#)

Noxious Weed: Priority 2A - Non-native Species Global: GNR State: SNA

Predictive Models:  14% Optimal (inductive),  86% Moderate (inductive)

- V - *Senecio jacobaea* (Tansy Ragwort) N2A

Not Assigned

[View in Field Guide](#) [View Predicted Models](#) [View Range Maps](#)

Noxious Weed: Priority 2A - Non-native Species Global: GNR State: SNA

Predictive Models:  91% Moderate (inductive),  9% Low (inductive)

- V - *Ventenata dubia* (Ventenata) N2A

Not Assigned

[View in Field Guide](#) [View Predicted Models](#) [View Range Maps](#)

Noxious Weed: Priority 2A - Non-native Species Global: GNR State: SNA

Predictive Models:  85% Moderate (inductive),  10% Low (inductive)

- V - *Butomus umbellatus* (Flowering-rush) N2A/AIS

Not Assigned

[View in Field Guide](#) [View Predicted Models](#) [View Range Maps](#)

Noxious Weed: Priority 2A - Aquatic Invasive Species - Non-native Species Global: G5 State: SNA

Predictive Models:  19% Low (inductive)

- V - *Myriophyllum spicatum* (Eurasian Water-milfoil) N2A/AIS

Not Assigned

[View in Field Guide](#) [View Predicted Models](#) [View Range Maps](#)

Noxious Weed: Priority 2A - Aquatic Invasive Species - Non-native Species Global: GNR State: SNA

Predictive Models:  17% Low (inductive)

- V - *Lepidium latifolium* (Perennial Pepperweed) N2A

Not Assigned

[View in Field Guide](#) [View Predicted Models](#) [View Range Maps](#)

Noxious Weed: Priority 2A - Non-native Species Global: GNR State: SNA

Predictive Models:  4% Low (inductive)

Noxious Weeds: Priority 2B

- V - *Leucanthemum vulgare* (Oxeye Daisy) N2B

24

Not Assigned

[View in Field Guide](#) [View Predicted Models](#) [View Range Maps](#)

Noxious Weed: Priority 2B - Non-native Species Global: GNR State: SNA

Predictive Models:  93% Optimal (inductive),  7% Moderate (inductive)

- V - *Hypericum perforatum* (Common St. John's-wort) N2B

64

Not Assigned

View in Field Guide	View Predicted Models	View Range Maps			
Noxious Weed: Priority 2B - Non-native Species Global: GNR State: SNA					
Predictive Models: 71% Optimal (inductive), 29% Moderate (inductive)					
V - Tanacetum vulgare (<i>Common Tansy</i>) N2B	7		Not Assigned		
View in Field Guide	View Predicted Models	View Range Maps			
Noxious Weed: Priority 2B - Non-native Species Global: GNR State: SNA					
Predictive Models: 54% Optimal (inductive), 46% Moderate (inductive)					
V - Linaria vulgaris (<i>Yellow Toadflax</i>) N2B	3		Not Assigned		
View in Field Guide	View Predicted Models	View Range Maps			
Noxious Weed: Priority 2B - Non-native Species Global: GNR State: SNA					
Predictive Models: 33% Optimal (inductive), 62% Moderate (inductive), 5% Low (inductive)					
V - Cynoglossum officinale (<i>Common Hound's-tongue</i>) N2B	5		Not Assigned		
View in Field Guide	View Predicted Models	View Range Maps			
Noxious Weed: Priority 2B - Non-native Species Global: GNR State: SNA					
Predictive Models: 100% Moderate (inductive)					
V - Linaria dalmatica (<i>Dalmatian Toadflax</i>) N2B	3		Not Assigned		
View in Field Guide	View Predicted Models	View Range Maps			
Noxious Weed: Priority 2B - Non-native Species Global: G5 State: SNA					
Predictive Models: 92% Moderate (inductive), 8% Low (inductive)					
V - Centaurea stoebe (<i>Spotted Knapweed</i>) N2B	35		Not Assigned		
View in Field Guide	View Predicted Models	View Range Maps			
Noxious Weed: Priority 2B - Non-native Species Global: GNR State: SNA					
Predictive Models: 80% Moderate (inductive), 15% Low (inductive)					
V - Cirsium arvense (<i>Canada Thistle</i>) N2B	14		Not Assigned		
View in Field Guide	View Predicted Models	View Range Maps			
Noxious Weed: Priority 2B - Non-native Species Global: G5 State: SNA					
Predictive Models: 40% Moderate (inductive), 55% Low (inductive)					
V - Potentilla recta (<i>Sulphur Cinquefoil</i>) N2B	2		Not Assigned		
View in Field Guide	View Predicted Models	View Range Maps			
Noxious Weed: Priority 2B - Non-native Species Global: GNR State: SNA					
Predictive Models: 37% Moderate (inductive), 63% Low (inductive)					
V - Acroptilon repens (<i>Russian Knapweed</i>) N2B			Not Assigned		
View in Field Guide	View Predicted Models	View Range Maps			
Noxious Weed: Priority 2B - Non-native Species Global: GNR State: SNA					
Predictive Models: 21% Moderate (inductive), 74% Low (inductive)					
V - Euphorbia virgata (<i>Leafy Spurge</i>) N2B			Not Assigned		
View in Field Guide	View Predicted Models	View Range Maps			
Noxious Weed: Priority 2B - Non-native Species Global: GNRTNR State: SNA					
Predictive Models: 10% Moderate (inductive), 90% Low (inductive)					
V - Centaurea diffusa (<i>Diffuse Knapweed</i>) N2B			Not Assigned		
View in Field Guide	View Predicted Models	View Range Maps			
Noxious Weed: Priority 2B - Non-native Species Global: GNR State: SNA					
Predictive Models: 7% Moderate (inductive), 49% Low (inductive)					
V - Convolvulus arvensis (<i>Field Bindweed</i>) N2B	2		Not Assigned		
View in Field Guide	View Predicted Models	View Range Maps			
Noxious Weed: Priority 2B - Non-native Species Global: GNR State: SNA					
Predictive Models: 1% Moderate (inductive), 37% Low (inductive)					
V - Berteroa incana (<i>Hoary False-allysum</i>) N2B			Not Assigned		
View in Field Guide	View Predicted Models	View Range Maps			
Noxious Weed: Priority 2B - Non-native Species Global: GNR State: SNA					
Predictive Models: 86% Low (inductive)					
V - Lepidium draba (<i>Whitetop</i>) N2B			Not Assigned		
View in Field Guide	View Predicted Models	View Range Maps			
Noxious Weed: Priority 2B - Non-native Species Global: GNR State: SNA					
Predictive Models: 76% Low (inductive)					
V - Potamogeton crispus (<i>Curly-leaf Pondweed</i>) N2B/AIS			Not Assigned		
View in Field Guide	View Predicted Models	View Range Maps			
Noxious Weed: Priority 2B - Aquatic Invasive Species - Non-native Species Global: G5 State: SNA					
Predictive Models: 30% Low (inductive)					

Regulated Weeds: Priority 3

V - Bromus tectorum (<i>Cheatgrass</i>) R3 View in Field Guide View Predicted Models View Range Maps Regulated Weed: Priority 3 - Non-native Species Global: GNR State: SNA Predictive Models: 57% Moderate (inductive), 43% Low (inductive)	Not Assigned
V - Elaeagnus angustifolia (<i>Russian Olive</i>) R3 View in Field Guide View Predicted Models View Range Maps Regulated Weed: Priority 3 - Non-native Species Global: GNR State: SNA Predictive Models: 7% Low (inductive)	Not Assigned

Biocontrol Species

I - Mecinus janthinus (<i>Yellow Toadflax Stem-boring Weevil</i>) BIOCNTL View in Field Guide View Predicted Models View Range Maps Biocontrol Species - Non-native Species Global: GNR State: SNA Predictive Models: 9% Optimal (inductive), 22% Moderate (inductive), 52% Low (inductive)	Not Assigned
I - Cyphocleonus achates (<i>Knapweed Root Weevil</i>) BIOCNTL View in Field Guide View Predicted Models View Range Maps Biocontrol Species - Non-native Species Global: GNR State: SNA Predictive Models: 5% Optimal (inductive), 68% Moderate (inductive), 27% Low (inductive)	Not Assigned
I - Oberea erythrocephala (<i>Red-headed Leafy Spurge Stem Borer</i>) BIOCNTL View in Field Guide View Predicted Models View Range Maps Biocontrol Species - Non-native Species Global: GNR State: SNA Predictive Models: 43% Moderate (inductive), 47% Low (inductive)	Not Assigned
I - Aphthona lacertosa (<i>Brown-legged Leafy Spurge Flea Beetle</i>) BIOCNTL View in Field Guide View Predicted Models View Range Maps Biocontrol Species - Non-native Species Global: GNR State: SNA Predictive Models: 2% Moderate (inductive), 39% Low (inductive)	Not Assigned
I - Mecinus janthiniformis (<i>Dalmatian Toadflax Stem-boring Weevil</i>) BIOCNTL View in Field Guide View Predicted Models View Range Maps Biocontrol Species - Non-native Species Global: GNR State: SNA Predictive Models: 89% Low (inductive)	Not Assigned

Introduction to Montana Natural Heritage Program



P.O. Box 201800 • 1515 East Sixth Avenue • Helena, MT 59620-1800 • fax 406.444.0266 • tel 406.444.0241 • mtnhp.org

INTRODUCTION

The Montana Natural Heritage Program (MTNHP) is Montana's source for reliable and objective information on Montana's native species and habitats, emphasizing those of conservation concern. MTNHP was created by the Montana legislature in 1983 as part of the Natural Resource Information System (NRIS) at the Montana State Library (MSL). MTNHP is "a program of information acquisition, storage, and retrieval for data relating to the flora, fauna, and biological community types of Montana" (MCA 90-15-102). MTNHP's activities are guided by statute (MCA 90-15) as well as through ongoing interaction with, and feedback from, principal data source agencies such as Montana Fish, Wildlife, and Parks, the Montana Department of Environmental Quality, the Montana Department of Natural Resources and Conservation, the Montana University System, the US Forest Service, and the US Bureau of Land Management. The enabling legislation for MTNHP provides the State Library with the option to contract the operation of the Program. Since 2006, MTNHP has been operated as a program under the Office of the Vice President for Research and Creative Scholarship at the University of Montana (UM) through a renewable 2-year contract with the MSL. Since the first staff was hired in 1985, the Program has logged a long record of success, and developed into a highly respected, service-oriented program. MTNHP is widely recognized as one of the most advanced and effective of over 80 natural heritage programs throughout the Western Hemisphere.

VISION

Our vision is that public agencies, the private sector, the education sector, and the general public will trust and rely upon MTNHP as the source for information and expertise on Montana's species and habitats, especially those of conservation concern. We strive to provide easy access to our information in order for users to save time and money, speed environmental reviews, and inform decision making.

CORE VALUES

- We endeavor to be a single statewide source of accurate and up-to-date information on Montana's plants, animals, and aquatic and terrestrial biological communities.
- We actively listen to our data users and work responsively to meet their information and training needs.
- We strive to provide neutral, trusted, timely, and equitable service to all of our information users.
- We make every effort to be transparent to our data users in setting work priorities and providing data products.

CONFIDENTIALITY

All information requests made to the Montana Natural Heritage Program are considered library records and are protected from disclosure by the Montana Library Records Confidentiality Act (MCA 22-1-11).

INFORMATION MANAGED

Information managed at the Montana Natural Heritage Program includes: (1) lists of, and basic information on, plant and animal species and biological communities; (2) plant and animal surveys, observations, species occurrences, predictive distribution models, range polygons, and conservation status ranks; and (3) land cover and wetland and riparian mapping and the conservation status of these and other biological communities.

Data Use Terms and Conditions

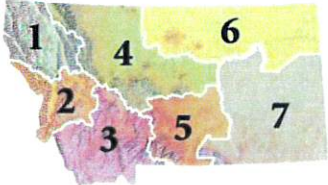
- Montana Natural Heritage Program (MTNHP) products and services are based on biological data and the objective interpretation of those data by professional scientists. MTNHP does not advocate any particular philosophy of natural resource protection, management, development, or public policy.
- MTNHP has no natural resource management or regulatory authority. Products, statements, and services from MTNHP are intended to inform parties as to the state of scientific knowledge about certain natural resources, and to further develop that knowledge. The information is not intended as natural resource management guidelines or prescriptions or a determination of environmental impacts. MTNHP recommends consultation with appropriate state, federal, and tribal resource management agencies and authorities in the area where your project is located.
- Information on the status and spatial distribution of biological resources produced by MTNHP are intended to inform parties of the state-wide status, known occurrence, or the likelihood of the presence of those resources. **These products are not intended to substitute for field-collected data, nor are they intended to be the sole basis for natural resource management decisions.**
- MTNHP does not portray its data as exhaustive or comprehensive inventories of rare species or biological communities. **Field verification of the absence or presence of sensitive species and biological communities will always be an important obligation of users of our data.**
- MTNHP responds equally to all requests for products and services, regardless of the purpose or identity of the requester.
- Because MTNHP constantly updates and revises its databases with new data and information, products will become outdated over time. Interested parties are encouraged to obtain the most current information possible from MTNHP, rather than using older products. We add, review, update, and delete records on a daily basis. Consequently, we strongly advise that you update your MTNHP data sets at a minimum of every three months for most applications of our information.
- MTNHP data require a certain degree of biological expertise for proper analysis, interpretation, and application. Our staff is available to advise you on questions regarding the interpretation or appropriate use of the data that we provide. Contact information for MTNHP staff is posted at: <http://mtnhp.org/contact.asp>
- The information provided to you by MTNHP may include sensitive data that if publicly released might jeopardize the welfare of threatened, endangered, or sensitive species or biological communities. This information is intended for distribution or use only within your department, agency, or business. Subcontractors may have access to the data during the course of any given project, but should not be given a copy for their use on subsequent, unrelated work.
- MTNHP data are made freely available. Duplication of hard-copy or digital MTNHP products with the intent to sell is prohibited without written consent by MTNHP. Should you be asked by individuals outside your organization for the type of data that we provide, please refer them to MTNHP.
- MTNHP and appropriate staff members should be appropriately acknowledged as an information source in any third-party product involving MTNHP data, reports, papers, publications, or in maps that incorporate MTNHP graphic elements.
- Sources of our data include museum specimens, published and unpublished scientific literature, field surveys by state and federal agencies and private contractors, and reports from knowledgeable individuals. MTNHP actively solicits and encourages additions, corrections and updates, new observations or collections, and comments on any of the data we provide.
- MTNHP staff and contractors do not cross or survey privately-owned lands without express permission from the landowner. However, the program cannot guarantee that information provided to us by others was obtained under adherence to this policy.

Suggested Contacts for Natural Resource Agencies

As required by Montana statute (MCA 90-15), the Montana Natural Heritage Program works with state, federal, tribal, nongovernmental organizations, and private partners to ensure that the latest animal and plant distribution and status information is incorporated into our databases so that it can be used to inform a variety of planning processes and management decisions. In addition to the information you receive from us, we encourage you to contact state, federal, and tribal resource management agencies in the area where your project is located. They may have additional data or management guidelines relevant to your efforts. In particular, we encourage you to contact the Montana Department of Fish, Wildlife, and Parks for the latest data and management information regarding hunted and high-profile management species and to use the U.S. Fish and Wildlife Service's Information Planning and Conservation (IPAC) website <http://ecos.fws.gov/ipac/> regarding U.S. Endangered Species Act listed Threatened, Endangered, or Candidate species.

For your convenience, we have compiled a list of relevant agency contacts and links below:

Montana Fish, Wildlife, and Parks

Fish Species	Zachary Shattuck zshattuck@mt.gov (406) 444-1231 or Eric Roberts eroberts@mt.gov (406) 444-5334
American Bison Black-footed Ferret Black-tailed Prairie Dog Bald Eagle Golden Eagle Common Loon Least Tern Piping Plover Whooping Crane	Lauri Hanauska-Brown LHanauska-Brown@mt.gov (406) 444-5209
Grizzly Bear Greater Sage Grouse Trumpeter Swan Big Game Upland Game Birds Furbearers	John Vore jvore@mt.gov (406) 444-3940
Managed Terrestrial Game and Nongame Animal Data	Smith Wells – MFWP Data Analyst smith.wells@mt.gov (406) 444-3759
Fisheries Data	Ryan Alger – MFWP Data Analyst ryan.alger@mt.gov (406) 444-5365
Wildlife and Fisheries Scientific Collector's Permits	http://fwp.mt.gov/doingBusiness/licenses/scientificWildlife/ Kammi McClain for Wildlife Kammi.McClain@mt.gov (406) 444-2612 Kim Wedde for Fisheries kim.wedde@mt.gov (406) 444-5594
Fish and Wildlife Recommendations for Subdivision Development	Renee Lemon RLemon@mt.gov (406) 444-3738 and see http://fwp.mt.gov/fishAndWildlife/livingWithWildlife/buildingWithWildlife/subdivisionRecommendations/
Regional Contacts 	Region 1 (Kalispell) (406) 752-5501 Region 2 (Missoula) (406) 542-5500 Region 3 (Bozeman) (406) 994-4042 Region 4 (Great Falls) (406) 454-5840 Region 5 (Billings) (406) 247-2940 Region 6 (Glasgow) (406) 228-3700 Region 7 (Miles City) (406) 234-0900

United States Fish and Wildlife Service:Information Planning and Conservation (IPAC) website: <http://ecos.fws.gov/ipac/>Montana Ecological Services Field Office: <http://www.fws.gov/montanafieldoffice/> (406) 449-5225**Bureau of Land Management**

Montana Field Office Contacts:	Billings	(406) 896-5013
	Butte	(406) 533-7600
	Dillon	(406) 683-8000
	Glasgow	(406) 228-3750
	Havre	(406) 262-2820
	Lewistown	(406) 538-1900
	Malta	(406) 654-5100
	Miles City	(406) 233-2800
	Missoula	(406) 329-3914

United States Forest Service

Regional Office – Missoula, Montana Contacts			
Wildlife Program Leader	Tammy Fletcher	tammyfletcher@fs.fed.us	(406) 329-3588
Wildlife Ecologist	Cara Staab	cstaab@fs.fed.us	(406) 329-3677
Fish Program Leader	Scott Spaulding	scottspaulding@fs.fed.us	(406) 329-3287
Fish Ecologist	Cameron Thomas	cathomas@fs.fed.us	(406) 329-3087
TES Program	Lydia Allen	lrallen@fs.fed.us	(406) 329-3558
Interagency Grizzly Bear Coordinator	Scott Jackson	sjackson03@fs.fed.us	(406) 329-3664
Regional Botanist	Steve Shelly	sshelly@fs.fed.us	(406) 329-3041
Invasive Species Program Manager	Michelle Cox	michelle.cox2@usda.gov	(406) 329-3669

Tribal Nations

	Assiniboine & Gros Ventre Tribes – Fort Belknap Reservation
	Assiniboine & Sioux Tribes – Fort Peck Reservation
	Blackfeet Tribe - Blackfeet Reservation
	Chippewa Creek Tribe - Rocky Boy's Reservation
	Crow Tribe – Crow Reservation
	Little Shell Chippewa Tribe
	Northern Cheyenne Tribe – Northern Cheyenne Reservation
	Salish & Kootenai Tribes - Flathead Reservation

Natural Heritage Programs and Conservation Data Centers in Surrounding States and Provinces[Alberta Conservation Information Management System](#)[British Columbia Conservation Data Centre](#)[Idaho Natural Heritage Program](#)[North Dakota Natural Heritage Program](#)[Saskatchewan Conservation Data Centre](#)[South Dakota Natural Heritage Program](#)[Wyoming Natural Diversity Database](#)

Invasive Species Management Contacts and Information

Aquatic Invasive Species

[Montana Fish, Wildlife, and Parks Aquatic Invasive Species staff](#)

[Montana Department of Natural Resources and Conservation's Aquatic Invasive Species Grant Program](#)

[Montana Invasive Species Council \(MISC\)](#)

[Upper Columbia Conservation Commission \(UC3\)](#)

Noxious Weeds

[Montana Weed Control Association Contacts Webpage](#)

[Montana Biological Weed Control Coordination Project](#)

[Montana Department of Agriculture - Noxious Weeds](#)

[Montana Weed Control Association](#)

[Montana Fish, Wildlife, and Parks - Noxious Weeds](#)

[Montana State University Integrated Pest Management Extension](#)

[Integrated Noxious Weed Management after Wildfires](#)

Introduction to Native Species

Within the report area you have requested, separate summaries are provided for: (1) Species Occurrences (SO) for plant and animal Species of Concern, Special Status Species (SSS), Important Animal Habitat (IAH) and some Potential Plant Species of Concern; (2) other observed non Species of Concern or Species of Concern without suitable documentation to create Species Occurrence polygons; and (3) other non-documented species that are potentially present based on their range, predicted suitable habitat model output, or presence of associated habitats. Each of these summaries provides the following information when present for a species: (1) the number of [Species Occurrences](#) and associated delineation criteria for construction of these polygons that have long been used for considerations of documented Species of Concern in environmental reviews; (2) the number of observations of each species; (3) the geographic range polygons for each species that the report area overlaps; (4) predicted relative habitat suitability classes that are present if a predicted suitable habitat model has been created; (5) the percent of the report area that is mapped as commonly associated or occasionally associated habitat as listed for each species in the [Montana Field Guide](#); and (6) a variety of conservation status ranks and links to species accounts in the [Montana Field Guide](#). Details on each of these information categories are included under relevant section headers below or are defined on our [Species Status Codes](#) page. In presenting this information, the Montana Natural Heritage Program (MTNHP) is working towards assisting the user with rapidly determining what species have been documented and what species are potentially present in the report area. We remind users that this information is likely incomplete as surveys to document native and introduced species are lacking in many areas of the state, information on introduced species has only been tracked relatively recently, the MTNHP's staff and resources are restricted by declining budgets, and information is constantly being added and updated in our databases. **Thus, field verification by professional biologists of the absence or presence of species and biological communities will always be an important obligation of users of our data.**

If you are aware of observation datasets that the MTNHP is missing, please report them to the Program Botanist apipp@mt.gov or Senior Zoologist dbachen@mt.gov. If you have observations that you would like to contribute, you can submit animal observations using our online data entry system at <http://mtnhp.org/AddObs/>, plant and animal observations via Excel spreadsheets posted at <http://mtnhp.org/observations.asp>, or to the Program Botanist or Senior Zoologist.

Observations

The MTNHP manages information on more than 1.8 million animal and plant observations that have been reported by professional biologists and private citizens from across Montana. The majority of these observations are submitted in digital format from standardized databases associated with research or monitoring efforts and spreadsheets of incidental observations submitted by professional biologists and amateur naturalists. At a minimum, accepted observation records must contain a credible species identification (i.e. appropriate geographic range, date, and habitat and, if species are difficult to identify, a photograph and notes on key identifying features), a date or date range, observer name, locational information (ideally with latitude and longitude in decimal degrees), notes on numbers observed, and species behavior or habitat use (e.g., is the observation likely associated with reproduction). Bird records are also required to have information associated with date-appropriate breeding or overwintering status of the species observed. MTNHP reviews observation records to ensure that they are mapped correctly, occur within date ranges when the species is known to be present or detectable, occur within the known seasonal geographic range of the species, and occur in appropriate habitats. MTNHP also assigns each record a locational uncertainty value in meters to indicate the spatial precision associated with the record's mapped coordinates. Only records with locational uncertainty values of 10,000 meters or less are included in environmental summary reports and number summaries are only provided for records with locational uncertainty values of 1,000 meters or less.

Species Occurrences

The MTNHP evaluates plant and animal observation records for species of higher conservation concern to determine whether they are worthy of inclusion in the [Species Occurrence](#) (SO) layer for use in environmental reviews; observations not worthy of inclusion in this layer include long distance dispersal events, migrants observed away from key migratory stopover habitats, and winter observations. An SO is a polygon depicting what is known about a species occupancy from direct observation with a defined level of locational uncertainty and any inference that can be made about adjacent habitat use from the latest peer-reviewed science. If an observation can be associated with a map feature that can be tracked (e.g., a wetland boundary for a wetland associated plant) then this polygon feature is used to represent the SO. Areas that can be inferred as probable occupied habitat based on direct observation of a species location and what is known about the foraging area or home range size of the species may be incorporated into the SO. Species Occurrences generally belong to one of the following categories:

Plant Species Occurrences

A documented location of a specimen collection or observed plant population. In some instances, adjacent, spatially separated clusters are considered subpopulations and are grouped as one occurrence (e.g., the subpopulations occur in ecologically similar habitats, and their spatial proximity likely allows them to interbreed). Tabular information for multiple observations at the same SO location is generally linked to a single polygon. Plant SO's are only created for Species of Concern and Potential Species of Concern.

Animal Species Occurrences

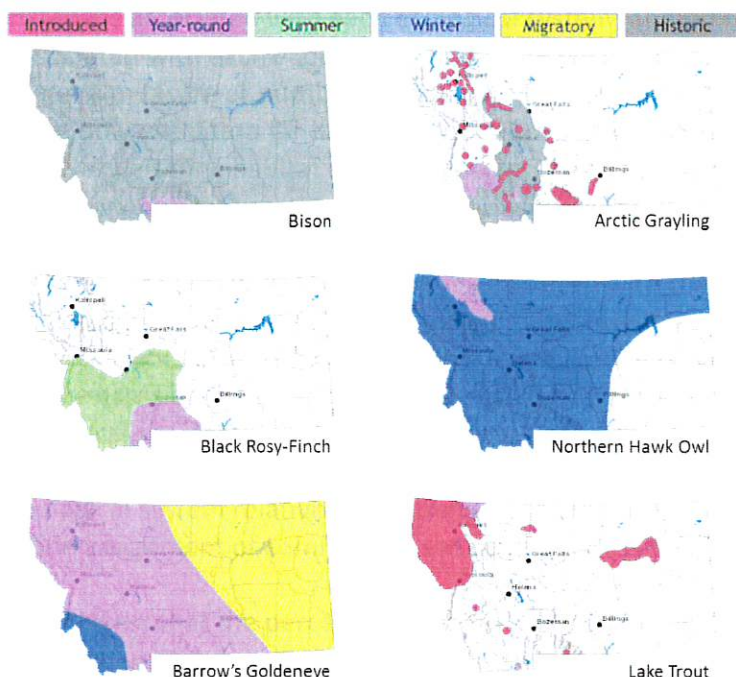
The location of a verified observation or specimen record typically known or assumed to represent a breeding population or a portion of a breeding population. Animal SO's are generally: (1) buffers of terrestrial point observations based on documented species' home range sizes; (2) buffers of stream segments to encompass occupied streams and immediate adjacent riparian habitats; (3) polygonal features encompassing known or likely breeding populations (e.g., a wetland for some amphibians or a forested portion of a mountain range for some wide ranging carnivores); or (4) combinations of the above. Tabular information for multiple observations at the same SO location is generally linked to a single polygon. Species Occurrence polygons may encompass some unsuitable habitat in some instances in order to avoid heavy data processing associated with clipping out habitats that are readily assessed as unsuitable by the data user (e.g., a point buffer of a terrestrial species may overlap into a portion of a lake that is obviously inappropriate habitat for the species). Animal SO's are only created for Species of Concern and Special Status Species (e.g., Bald Eagle).

Other Occurrence Polygons

These include significant biological features not included in the above categories, such as Important Animal Habitats like bird rookeries and bat roosts, and peatlands or other wetland and riparian communities that support diverse plant and animal communities.

Geographic Range Polygons

Geographic range polygons have not yet been defined for most plant species. Native year-round, summer, winter, migratory and historic geographic range polygons as well as polygons for introduced populations have



been defined for most animal species for which there are enough observations, surveys, and knowledge of appropriate seasonal habitat use to define them (see examples to left). These native or introduced range polygons bound the extent of known or likely occupied habitats for non-migratory and relative sedentary species and the regular extent of known or likely occupied habitats for migratory and long-distance dispersing species; polygons may include unsuitable intervening habitats. For most species, a single polygon can represent the year-round or seasonal range, but breeding ranges of some colonial nesting water birds and some introduced species are represented more patchily when supported by data. Some ranges are mapped more broadly than actual distributions in order to be visible on statewide maps (e.g., fish).

Predicted Suitable Habitat Models

Recent predicted suitable habitat suitability models have not yet been created for most plant species. For animal species for which models have been completed, the environmental summary report includes simple, rule-based, associations with streams for fish and other aquatic species and mathematically complex Maximum Entropy models (Phillips et al. 2006, Ecological Modeling 190:231-259) constructed from a variety of statewide biotic and abiotic layers and presence only data for individual species contributed to Montana Natural Heritage Program databases for most terrestrial species. For the Maximum Entropy models, we reclassified 90 x 90-meter continuous model output into suitability classes (unsuitable, low, moderate, and optimal) then aggregated that into the one square mile hexagons used in the environmental summary report; this is the finest spatial scale we suggest using this information in management decisions and survey planning. Full model write ups for individual species that discuss model goals, inputs, outputs, and evaluation in much greater detail are posted on the MTNHP's [Predicted Suitable Habitat Models](#) page. Evaluations of predictive accuracy and specific limitations are included with the metadata for models of individual species. **Model outputs should not be used in place of on-the-ground surveys for species. Instead model outputs should be used in conjunction with habitat evaluations to determine the need for on-the-ground surveys for species.** We suggest that the percentage of predicted optimal and moderate suitable habitat within the report area be used in conjunction with geographic range polygons and the percentage of commonly associated habitats to generate lists of potential species that may occupy broader landscapes for the purposes of landscape-level planning.

Associated Habitats

Within the boundary of the intersected hexagons, we provide the approximate percentage of commonly or occasionally associated habitat for vertebrate animal species that regularly breed, overwinter, or migrate through the state; a detailed list of commonly and occasionally associated habitats is provided in individual species accounts in the [Montana Field Guide](#). We assigned common or occasional use of each of the 82 ecological systems mapped in Montana by: (1) using personal knowledge and reviewing literature that

Introduction to Land Cover

Land Use/Land Cover is one of 15 [Montana Spatial Data Infrastructure](#) framework layers considered vital for making statewide maps of Montana and understanding its geography. The layer records all Montana natural vegetation, land cover and land use, classified from satellite and aerial imagery, mapped at a scale of 1:100000, and interpreted with supporting ground-level data. The baseline map is adapted from the Northwest ReGAP (NWGAP) project land cover classification, which used 30m resolution multi-spectral Landsat imagery acquired between 1999 and 2001. Vegetation classes were drawn from the Ecological System Classification developed by NatureServe (Comer et al. 2003). The land cover classes were developed by Anderson et al. (1976). The NWGAP effort encompasses 12 map zones. Montana overlaps seven of these zones. The two NWGAP teams responsible for the initial land cover mapping effort in Montana were Sanborn and NWGAP at the University of Idaho. Both Sanborn and NWGAP employed a similar modeling approach in which Classification and Regression Tree (CART) models were applied to Landsat ETM+ scenes. The Spatial Analysis Lab within the Montana Natural Heritage Program was responsible for developing a seamless Montana land cover map with a consistent statewide legend from these two separate products. Additionally, the Montana land cover layer incorporates several other land cover and land use products (e.g., MSDI Structures and Transportation themes and the Montana Department of Revenue Final Land Unit classification) and reclassifications based on plot-level data and the latest NAIP imagery to improve accuracy and enhance the usability of the theme. Updates are done as partner support and funding allow, or when other MSDI datasets can be incorporated. Recent updates include fire perimeters and agricultural land use (annually), energy developments such as wind, oil and gas installations (2014), roads, structures and other impervious surfaces (various years): and local updates/improvements to specific ecological systems (e.g., central Montana grassland and sagebrush ecosystems). Current and previous versions of the Land Use/Land Cover layer with full metadata are available for download at the Montana State Library's [Geographic Information Clearinghouse](#).

Within the report area you have requested, land cover is summarized by acres of Level 1, Level 2, and Level 3 Ecological Systems.

Literature Cited

- Anderson, J.R. E.E. Hardy, J.T. Roach, and R.E. Witmer. 1976. A land use and land cover classification system for use with remote sensor data. U.S. Geological Survey Professional Paper 964.
- Comer, P., D. Faber-Langendoen, R. Evans, S. Gawler, C. Josse, G. Kittel, S. Menard, M. Pyne, M. Reid, K. Schulz, K. Snow, and J. Teague. 2003. Ecological systems of the United States: A working classification of U.S. terrestrial systems. NatureServe, Arlington, VA.

Introduction to Land Management

Within the report area you have requested, land management information is summarized by acres of federal, state, and local government lands, tribal reservation boundaries, private conservation lands, and federal, state, local, and private conservation easements. Acreage for “Owned”, “Tribal”, or “Easement” categories represents non-overlapping areas that may be totaled. However, “Other Boundaries” represents managed areas such as National Forest boundaries containing private inholdings and other mixed ownership which may cause boundaries to overlap (e.g. a wilderness area within a forest). Therefore, acreages may not total in a straight-forward manner.

Because information on land stewardship is critical to effective land management, the Montana Natural Heritage Program (MTNHP) began compiling ownership and management data in 1997. The goal of the Montana Land Management Database is to manage a single, statewide digital data set that incorporates information from both public and private entities. The database assembles information on public lands, private conservation lands, and conservation easements held by state and federal agencies and land trusts and is updated on a regular basis. Since 2011, the Information Management group in the Montana State Library’s Digital Library Division has taken an increasingly active role in managing layers of the Montana Land Management Database in partnership with the MTNHP.

Public and private conservation land polygons are attributed with the name of the entity that owns it. The data are derived from the statewide Montana Cadastral Parcel layer. Conservation easement data shows land parcels on which a public agency or qualified land trust has placed a conservation easement in cooperation with the land owner. The dataset contains no information about ownership or status of the mineral estate. For questions about the dataset or to report errors, please contact the Montana Natural Heritage Program at (406) 444-5363 or mtnhp@mt.gov. You can download various components of the Land Management Database and view associated metadata at the Montana State Library’s [GIS Data List](#) at the following links:

[Public Lands](#)

[Conservation Easements](#)

[Private Conservation Lands](#)

[Managed Areas](#)

Map features in the Montana Land Management Database or summaries provided in this report are not intended as a legal depiction of public or private surface land ownership boundaries and should not be used in place of a survey conducted by a licensed land surveyor. Similarly, map features do not imply public access to any lands. The Montana Natural Heritage Program makes no representations or warranties whatsoever with respect to the accuracy or completeness of this data and assumes no responsibility for the suitability of the data for a particular purpose. The Montana Natural Heritage Program will not be liable for any damages incurred as a result of errors displayed here. Consumers of this information should review or consult the primary data and information sources to ascertain the viability of the information for their purposes.

Introduction to Invasive and Pest Species

Within the report area you have requested, separate summaries are provided for: Aquatic Invasive Species, Noxious Weeds, Agricultural Pests, and Forest Pests that have been documented or potentially occur there based on their known distribution in the state. Definitions for each of these invasive and pest species categories can be found on our [Species Status Codes](#) page.

Each of these summaries provides the following information when present for a species: (1) the number of observations of each species; (2) the geographic range polygons for each species, if developed, that the report area overlaps; (3) predicted relative habitat suitability classes that are present if a predicted suitable habitat model has been created; (4) the percent of the report area that is mapped as commonly associated or occasionally associated habitat as listed for each species in the [Montana Field Guide](#); and (5) and links to species accounts in the [Montana Field Guide](#). Details on each of these information categories are included under relevant section headers under the Introduction to Native Species above or are defined on our [Species Status Codes](#) page. In presenting this information, the Montana Natural Heritage Program (MTNHP) is working towards assisting the user with rapidly determining what invasive and pest species have been documented and what species are potentially present in the report area. We remind users that this information is likely incomplete as surveys to document introduced species are lacking in many areas of the state, information on introduced species has only been tracked relatively recently, the MTNHP's staff and resources are restricted by declining budgets, and information is constantly being added and updated in our databases. **Thus, field verification by professional biologists of the absence or presence of species will always be an important obligation of users of our data.**

If you are aware of observation or survey datasets for invasive or pest species that the MTNHP is missing, please report them to the Program Coordinator bmaxell@mt.gov Program Botanist apipp@mt.gov or Senior Zoologist dbachen@mt.gov. If you have observations that you would like to contribute, you can submit animal observations using our online data entry system at <http://mtnhp.org/AddObs/>, plant and animal observations via Excel spreadsheets posted at <http://mtnhp.org/observations.asp>, or to the Program Botanist or Senior Zoologist.

Additional Information Resources

[Home Page for Montana Natural Heritage Program \(MTNHP\)](#)

[MTNHP Staff Contact Information](#)

[Montana Field Guide](#)

[MTNHP Species of Concern Report - Animals and Plants](#)

[MTNHP Species Status Codes - Explanation](#)

[MTNHP Predicted Suitable Habitat Models](#) (for select Animals and Plants)

[MTNHP Request Information page](#)

[Montana Cadastral](#)

[Montana Code Annotated](#)

[Montana Department of Environmental Quality](#)

[Montana Fisheries Information System](#)

[Montana Fish, Wildlife, and Parks Subdivision Recommendations](#)

[Montana GIS Data Layers](#)

[Montana GIS Data Bundler](#)

[Montana Greater Sage-Grouse Project Submittal Site](#)

[Montana Ground Water Information Center](#)

[Montana Legislative Environmental Policy Office Publications](#)

(Including Index of Environmental Permits required in Montana and Guide to the Montana Environmental Policy Act)

[Montana Environmental Policy Act \(MEPA\)](#)

[MEPA Analysis Resource List](#)

[Laws, Treaties, Regulations, and Permits on Animals and Plants](#)

[Montana Spatial Data Infrastructure Layers](#)

[Montana State Historic Preservation Office Review and Compliance](#)

[Montana Water Information System](#)

[Montana Web Map Services](#)

[National Environmental Policy Act](#)

[Penalties for Misuse of Fish and Wildlife Location Data](#) (MCA 87-6-222)

[U.S. Fish and Wildlife Service Information for Planning and Conservation](#) (Section 7 Consultation)

[Web Soil Survey Tool](#)

Attachment 4

State Historic Preservation Office Letter

JJ Harris

From: Murdo, Damon <dmurdo@mt.gov>
Sent: Thursday, April 14, 2022 2:35 PM
To: JJ Harris
Subject: RE: Tamarack Meadows Subdivision - Historical Features Inquiry
Attachments: Reports.pdf; 2022041406.pdf

Big Sky. Big Land. Big History.
Montana
Historical Society

April 14, 2022

JJ Harris
Carver Engineering
1995 3rd Ave E
Kalispell MT 59901

RE: TAMARACK MEADOWS SUBDIVISION, FLATHEAD COUNTY. SHPO Project #: 2022041406

Dear Mr. Harris:

I have conducted a cultural resource file search for the above-cited project located in Section 6, T30N R20W. According to our records there have been no previously recorded sites within the designated search locale. The absence of cultural properties in the area does not mean that they do not exist but rather may reflect the absence of any previous cultural resource inventory in the area, as our records indicated only two. I've attached a list of these reports. If you would like any further information regarding these reports, you may contact me at the number listed below.

It is SHPO's position that any structure over fifty years of age is considered historic and is potentially eligible for listing on the National Register of Historic Places. If any structures are within the Area of Potential Effect, and are over fifty years old, we would recommend that they be recorded, and a determination of their eligibility be made prior to any disturbance taking place.

As long as there will be no disturbance or alteration to structures over fifty years of age, we feel that there is a low likelihood cultural properties will be impacted. We, therefore, feel that a recommendation for a cultural resource inventory is unwarranted at this time. However, should structures need to be altered or if cultural materials are inadvertently discovered during this project, we would ask that our office be contacted, and the site investigated.

If you have any further questions or comments, you may contact me at (406) 444-7767 or by e-mail at dmurdo@mt.gov. I have attached an invoice for the file search. Thank you for consulting with us.

Sincerely,

Damon Murdo
Cultural Records Manager
State Historic Preservation Office

File: LOCAL/SUBDIVISIONS/2022

Attachment 5

Meadow Lake Water & Sewer District Letter

Meadow Lake County Water & Sewer District
P.O. Box 2366
Columbia Falls, MT 59912

13 April 2021

Schellinger Construction Co., Inc.
Attn: Robert Warren
P.O. Box 39
Columbia Falls, MT 59912-0039

Subject: Schellinger Construction Company & ML Properties, LLC
Water Well/Development Proposal – Amended 3/1/2021 Tamarack
Height 3 & 4 legally described as (Tract 2 of C.O.S. No. 13198 located
and being in Government Lots 3, 4 and 5 and the SE1/4NE1/4 of Section
6, T.30N., R.20 W., P.M.M) and Glacier Village legally described as (Lot
1, Meadow Lake Country Club Estates, Phase IX & Glacier Village Ph 1
located on Lot 2A of Amended Plat of Lot 2, Meadow Lake Country Club
Estates, & Lot 2A, Amended Plat of Lot 2, excepting therefrom 0.81-
acre Glacier Village Recreation Center, Meadow Lake Country Club
Estates, Phase IX, in S6-T30N-R20W, P.M.M., Flathead Country,
Montana).

Dear Bob,

Thank you for your letter of 1 March 2021 requesting review and
preliminary acceptance from the Meadow Lake County Water and
Sewer District for the development of subject properties.

The Board has considered your request and hereby issues a promise to
serve the above noted subdivisions subject to certain terms and
conditions as set forth below:

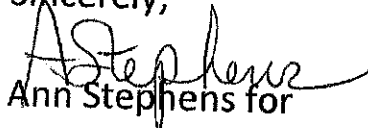
- In all aspects, a certified engineer will design the subdivision's infrastructure.
- The DEQ will evaluate and approve all water and sewer infrastructure.
- The City of Columbia Falls will have agreed to process effluent generated by properties with your subdivision.
- A certified engineer will certify to the District that all improvements have been completed and comply with construction drawings.
- A certified engineer will certify all improvements are in good working order and require no expenditure to operate in a fully functional manner.
- A set of "as built" plans will be delivered to the District.
- The District will not be required to provide any funds in connection with the subdivision.
- That all costs associated with expanding the subdivision's water and sewer system be borne by the developer and not the District
- That upon completion the developer provide whatever documents are deemed necessary to transfer the infrastructure additions to the District at no cost in exchange for the District's promise to serve the owners of the new lots within the subdivision. Further the District will promise to maintain the new infrastructure.

Given compliance with the above conditions, the District hereby agrees it will serve the water and sewer needs of Tamarack Heights 3 & 4 subdivision legally described as (Tract 2 of C.O.S. No. 13198 located and being in Government Lots 3, 4 and 5 and the SE1/4NE1/4 of Section 6, T.30N., R.20 W., P.M.M) and Glacier Village legally described as (Lot 1, Meadow Lake Country Club Estates, Phase IX & Glacier Village Ph 1 located on Lot 2A of Amended Plat of Lot 2, Meadow Lake Country Club Estates, & Lot 2A, Amended Plat of Lot 2, excepting therefrom 0.81-

acre Glacier Village Recreation Center, Meadow Lake Country Club Estates, Phase IX, in S6-T30N-R20W, P.M.M., Flathead Country, Montana).

If said improvements have not been turned over to the District in a 5-year term this letter is subject to revocation.

Sincerely,


Ann Stephens for

Meadow Lake County Water & Sewer District

Attachment 6

Erosion Control Plan

CARVER ENGINEERING
Consulting Engineers
1995 Third Avenue East
Kalispell, Montana 59901
(406) 257-6202



Revision(s)

Drawn by TLM
Checked by TC

Date AUGUST 1, 2022

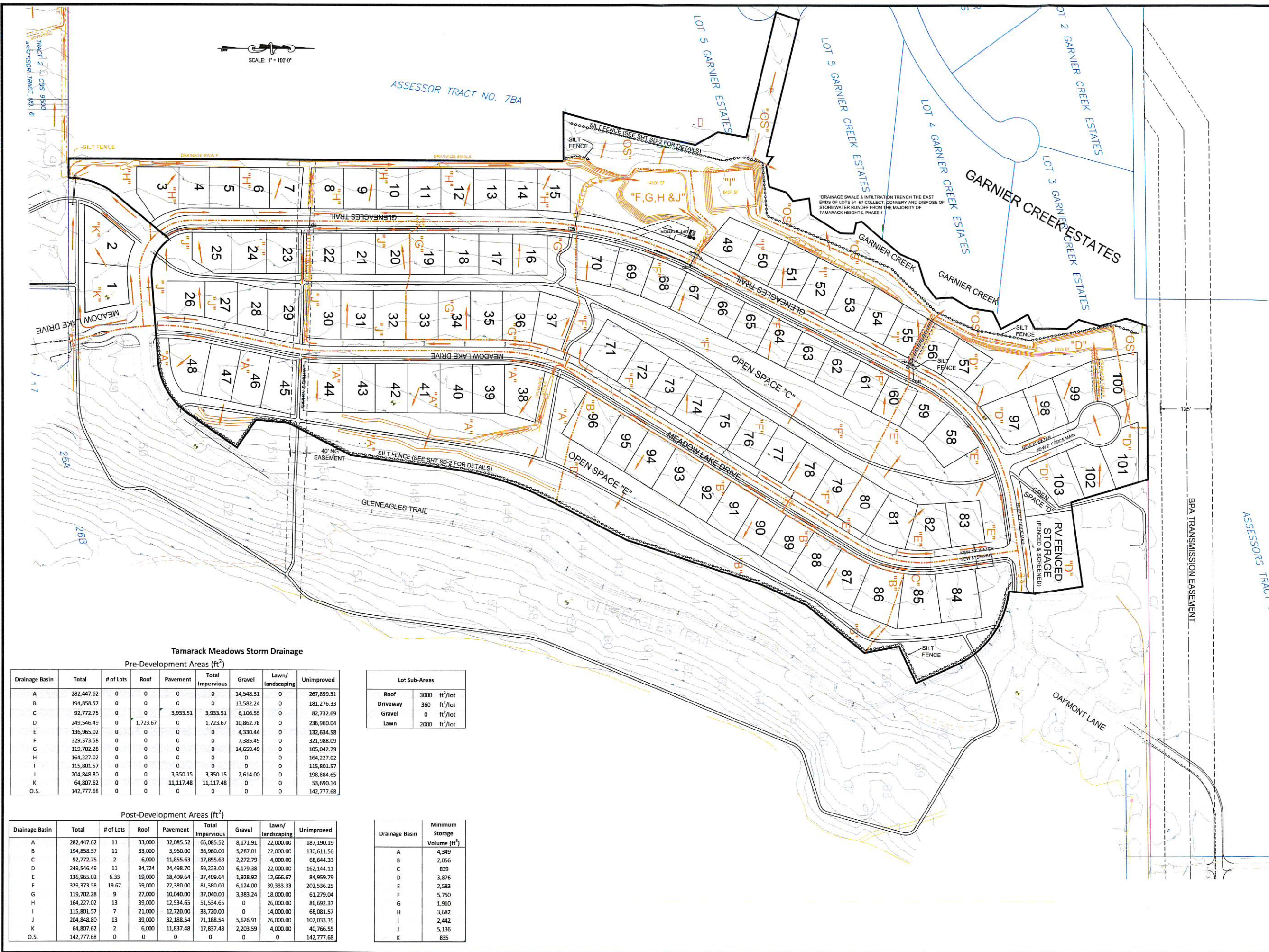
Project Number
46611.00

TAMARACK MEADOWS

DRAINAGE & EROSION CONTROL PLAN

SD-1

(24)



Tamarack Meadows Storm Drainage
Pre-Development Areas (ft²)

Drainage Basin	Total	# of Lots	Roof	Pavement	Total Impervious	Gravel	Lawn/landscaping	Unimproved
A	282,447.62	0	0	0	0	14,548.31	0	267,899.31
B	194,858.57	0	0	0	0	13,582.24	0	181,276.33
C	92,772.75	0	0	3,933.51	3,933.51	6,106.55	0	82,732.69
D	249,546.49	0	1,723.67	0	1,723.67	10,862.78	0	236,960.04
E	136,965.02	0	0	0	0	4,330.44	0	132,634.58
F	329,373.58	0	0	0	0	7,385.49	0	321,988.09
G	119,702.28	0	0	0	0	14,659.49	0	105,042.79
H	164,227.02	0	0	0	0	0	0	164,227.02
I	115,801.57	0	0	0	0	0	0	115,801.57
J	204,848.80	0	0	3,350.15	3,350.15	2,614.00	0	198,884.65
K	64,807.62	0	0	11,117.48	11,117.48	0	0	53,690.14
O.S.	142,777.68	0	0	0	0	0	0	142,777.68

Lot Sub-Areas		
Roof	3000	ft ² /lot
Driveway	360	ft ² /lot
Gravel	0	ft ² /lot
Lawn	2000	ft ² /lot

Post-Development Areas (ft²)

Drainage Basin	Total	# of Lots	Roof	Pavement	Total Impervious	Gravel	Lawn/landscaping	Unimproved
A	282,447.62	11	33,000	32,085.52	65,085.52	8,171.91	22,000.00	187,190.19
B	194,858.57	11	33,000	3,960.00	36,960.00	5,287.01	22,000.00	130,611.56
C	92,772.75	2	6,000	11,855.63	17,855.63	2,272.79	4,000.00	68,644.33
D	249,546.49	11	34,724	24,498.70	59,223.00	6,179.38	22,000.00	162,144.11
E	136,965.02	6.33	19,000	18,409.64	37,409.64	1,928.92	12,666.67	84,959.79
F	329,373.58	19.67	59,000	22,380.00	81,380.00	6,124.00	39,333.33	202,536.25
G	119,702.28	9	27,000	10,040.00	37,040.00	3,383.24	18,000.00	61,279.04
H	164,227.02	13	39,000	12,534.65	51,534.65	0	26,000.00	86,692.37
I	115,801.57	7	21,000	12,720.00	33,720.00	0	14,000.00	68,081.57
J	204,848.80	13	39,000	32,188.54	71,188.54	5,626.91	26,000.00	102,033.35
K	64,807.62	2	6,000	11,837.48	17,837.48	2,203.59	4,000.00	40,766.55
O.S.	142,777.68	0	0	0	0	0	0	142,777.68

Drainage Basin	Minimum Storage Volume (ft ³)
A	4,349
B	2,056
C	899
D	3,876
E	2,583
F	5,750
G	1,910
H	3,682
I	2,442
J	5,136
K	835

Attachment 7

Traffic Impact Study



Tamarack Meadows Residential Development Traffic Impact Study

Columbia Falls, Montana



Prepared For:

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1995 3rd Ave E
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September, 2022

130 South Howie Street
Helena, Montana 59601
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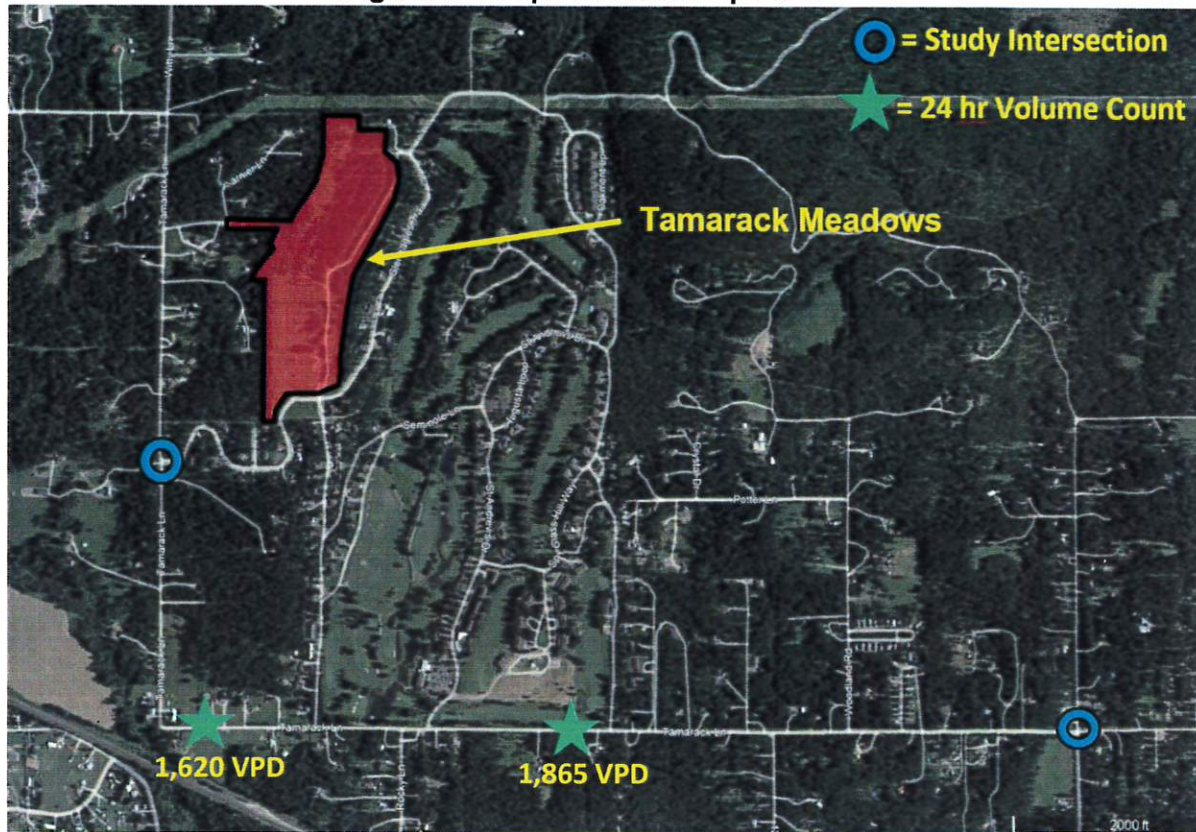
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According to traffic counts conducted by MDT in 2021, the roadway currently carries 20,019 Vehicles per Day (VPD).

Figure 1- Proposed Development



Meadow Lake Boulevard is a 24-foot two-lane north/south major collector route that connects U.S. Highway 2 with Tamarack Lane. The road is 1.1 miles long and passes over the Burlington Northern/Santa Fe railroad track, providing a connection to Meadow Lake Resort, Best Way Drive (truck route) and local residential routes in the outlying area. Posted speed limit is 35 mph. This road serves a variety of commercial, light industrial, and residential areas north of US Highway 2. Just north of Best Way Drive, the roadside environment along Meadow Lake Boulevard becomes forested and curves to the west creating limited sight distances. The roadway carried 4,565 VPD north of the intersection with US Highway 2. The “T”-intersection with Tamarack Lane is controlled by a STOP sign on Meadow Lake Boulevard and the intersection with U.S. Highway 2 is under traffic signal control.

Tamarack Lane is an east/west route, providing access to the greater residential area northwest of the city of Columbia Falls. It extends east from Halfmoon Road, turns 90-degrees to the south toward US Highway 2, then turns 90-degrees to the east near the railroad tracks

and continues east past Meadow Lake Boulevard, ending east of a 4-way intersection with 4th Avenue West North. East of the “T”-intersection with Meadow Lake Boulevard the roadway is designated a major collector route and provides a connection back into Columbia Falls. Tamarack Lane has a rural 24-foot cross-section and a posted speed limit of 35 MPH. Advisory warning signs are in place for changes in the roadway alignment. The roadway carries 1,620 VPD west of the “T”-intersection with Meadow Lake Boulevard and 1,865 VPD east of the said intersection.

Meadow Lake Drive extends north from Tamarack Lane to provide access to the residential developments on the west side of Meadow Lake Resort. The roadway has a paved width of 22 to 24 feet on 60 feet of ROW. The posted speed limit is 25 MPH.

Turnberry Terrace connects Meadow Lake Drive to Tamarack Lane to the west. The road curves through a forested area with adjacent single family residential homes and has a paved width of 24 feet on 60 feet of ROW with a separated sidewalk along the southern side of the road.

Traffic Counts

In August 2022 Abelin Traffic Services (ATS) collected traffic data at predetermined locations to evaluate current operational characteristics. These counts included peak-hour turning movement counts at essential intersections. The peak-hour turning movement counts were performed at the intersections of US Highway 2 with Meadow Lake Boulevard, Meadow Lake Boulevard with Tamarack Lane, Tamarack Lane with Turnberry Terrace and Tamarack Lane with 4th Avenue West North. ATS also performed 24-hour hose counts at two locations along Tamarack Lane and on Meadow Lake Boulevard.

The raw data collected for this project was adjusted for seasonal variation in accordance with the data collected from MDT’s annual count station located on US Highway 2, 3.1-miles north of Columbia Falls (Station A-60). This count station data indicated that data collected in August 2022 is approximately 166% of the AADT (Average Annual Daily Traffic) in this area. For this study the raw traffic counts were not factored for seasonal variations to provide a more conservative estimate of traffic volumes and operations. The raw traffic data is included in **Appendix A** of this report.

Abelin Traffic Services also gathered historic Average Daily Traffic (ADT) volume data for U.S. Highway 2, Meadow Lake Boulevard and Tamarack Lane from the Montana Department of Transportation (MDT). This data is presented in **Table 1**. The data indicates an annual average traffic growth rate on Meadow Lake Boulevard is 3.7%, US Highway 2 is 1.7%, and Tamarack Lane was unchanged.

Table 1 – Historic Average Daily Traffic Data

Location	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
US Highway 2 - #15-4A-012 East of MT 40	20,290	20,590	19,560	19,950	19,712	19,397	21,256	21,150	18,712	20,452
US Highway 2 – #15-4A-028 btwn Truck Rt & RR tracks	16,570	17,240	21,180	20,690	21,308	20,967	23,221	24,458	22,306	22,019
Meadow Lk Blvd - #15-4A-055 North of US Highway 2	NA	1,682	3,710	3,870	3,325	3,435	3,574	2,917	3,425	3,699
Meadow Lk Blvd - #15-4A-056 South of Tamarack	NA	1,682	3,120	3,320	2,651	2,797	2,921	2,939	3,091	3,338
Tamarack Ln - #15-4A-057 West of Woodland	NA	1,682	1,290	1,400	1,311	1,616	1,187	1,194	1,514	1,635

Level of Service

Using the data collected for this project, ATS conducted a Level of Service (LOS) analysis at area intersections. This evaluation was conducted in accordance with the procedures outlined in the Transportation Research Board's *Highway Capacity Manual (HCM) - Special Report 209* and the Highway Capacity Software (HCS) version 7.9. Intersections are graded from A to F representing the average delay that a vehicle entering an intersection can expect. Typically, a LOS of C or better is considered acceptable for peak-hour conditions.

Table 2 – Existing Level of Service Summary

Intersection	AM Peak Hour		PM Peak Hour	
	Delay (Sec.)	LOS	Delay (Sec.)	LOS
US Highway 2 & Meadow Lake Blvd	11.1	B	14.6	B
Meadow Lake Blvd & Tamarack Ln	10.6	B	10.3	B
Meadow Lake Dr & Tamarack Ln	9.2	A	9.4	A
Tamarack Ln & Turnberry Terrace*	8.5/8.9	A/A	8.7/9.2	A/A
Tamarack Ln & 4 th Ave*	9.1/8.7	A/A	10.1/9.0	B/A

*Eastbound/Westbound LOS & Delay

Table 2 shows the LOS without the traffic from the Tamarack Meadows Development. The LOS calculations are included in **Appendix C**. The analysis shows that all intersections currently function at overall acceptable levels of service. However, the northbound and southbound lanes at the traffic signal at US Highway 2 and Meadow Lake Boulevard are functioning at LOS D during the peak traffic conditions due to the existing lane configurations at this location. The northbound lanes from Meadow Lake Boulevard are separated into a right-turn lane and a combined left-turn and through lane. While this lane configuration is functional, it is much less efficient than creating a separated left-turn lane at the intersection which removes the conflicted left-turn traffic from the northbound through traffic. The southbound lane on Meadow Lake Boulevard has only one lane for right, left, and through traffic movements. Field observations show that vehicles regularly drive into the ditch next to the driving lane near the intersection to turn right. This sub-optimal lane configuration at the

traffic signal is largely due to an offset lane geometry which makes it difficult to line up the northbound and southbound through lanes across the intersection. Ideally this intersection should be reconfigured to improve the lane layout and correct the LOS D conditions that drivers are currently experiencing in the north and south directions.

Area Crash Data

ATS collected crash data from MDT's public crash site to assess intersections for geometric, traffic control, and roadway characteristic deficiencies. Generally, crashes are expressed as a rate of crashes per million vehicles entering (MVE). Crash rates at rural and urban intersections in Montana typically range from 0.5 to 1.5 crashes per MVE. The 5-year MDT data indicates that 20 crashes were recorded at the signalized intersection of Meadow Lake Boulevard and US Highway 2 over the last five years. Crash rate is 0.5 crashes per MVE. Sixteen crashes were reported along Meadow Lake Boulevard, nine of which were intersection related. The nine intersection crashes were dispersed over four intersections. Meadow Lake Boulevard crash rate is 1.73 crashes per million vehicle miles traveled. Eighteen crashes were reported along Tamarack Lane. They were evenly split east and west of the intersection with Meadow Lake Boulevard. Tamarack Lane crash rate is 2.93 crashes per million vehicle miles traveled. Six of those crashes were concentrated within Tamarack Lane's 90-degree change in alignment west of Meadow Lake Boulevard. Further investigation is supported to study potential corrective measures to target the crash cluster. From this high-level safety review the crash history did not single out any unforeseen trends.

Additional Developments

Meadow Lake Apartments

The proposed Meadow Lake Boulevard Apartments are planned for development east of Meadow Lake Boulevard in Columbia Falls, Montana. The development would include 36 apartment units on 2.5 acres of land across from Best Way Drive. Access to the development would be from a single approach onto Meadow Lake Boulevard directly across from Best Way Drive. At full build-out the development will produce up to 239 daily vehicle trips. Traffic from this project was included in the analysis for this project.

Garnier Heights Subdivision

The Garnier Heights Subdivision is a residential development currently planned north of US Highway 2, between North Hilltop Road and Meadow Lake Boulevard in Columbia Falls, MT. The proposed 28.7-acre development will include 26 single-family homes, 28 duplex units, and 48 townhome dwelling units. The project will produce 945 daily vehicle trips at full build-out and will connect to Meadow Lake Boulevard and Tamarack Lane. The projected traffic from this project was included in the analysis for this report.

D. PROPOSED DEVELOPMENT

The Tamarack Meadows Development is proposed west of Gleneagles Trail northwest of Columbia Falls, Montana. The development would include 103 single-family homes on 32.64 acres of undeveloped forest land. Access to the development would be from Meadow Lake Drive at the intersection of Gleneagles Trail and Turnberry Terrace. The project would include an interior sidewalk and trail network to connect with the adjacent residential neighborhoods and the Meadow Lake Resort and golf course. The intersection of Meadow Lake Drive and Gleneagles Trail/Turnberry Terrace would include a traffic circle for improved traffic calming in the area. The Tamarack Meadows site plan is shown in **Figure 2**.

E. TRIP GENERATION AND ASSIGNMENT

ATS performed a trip generation analysis to determine the anticipated future traffic volumes from the subdivision using the trip generation rates contained in *Trip Generation* (Institute of Transportation Engineers, Tenth Edition). These rates are the national standard and are based on the most current information available to planners. A vehicle "trip" is defined as any trip that either begins or ends at the development site. ATS determined that the critical traffic impacts on the intersections and roadways would occur during the weekday morning and evening peak hours. The Tamarack Meadows Development would produce 72 AM peak hour trips, 97 PM peak hour trips, and 971 daily trips.

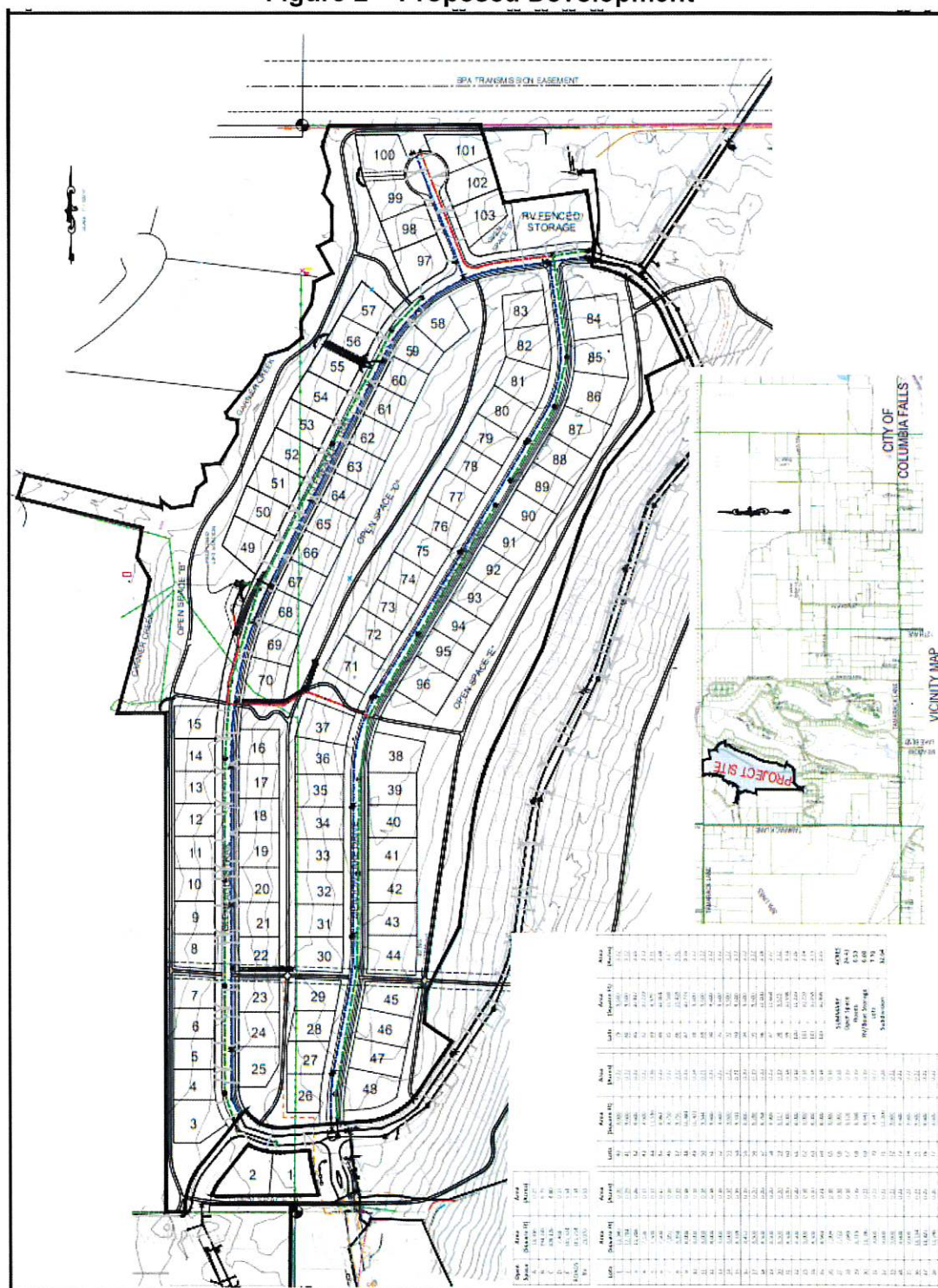
Table 3 - Trip Generation Rates

Land Use	Units	AM Peak Hour Trip Ends per Unit	Total AM Peak Hour Trip Ends	PM Peak Hour Trip Ends per Unit	Total PM Peak Hour Trip Ends	Weekday Trip Ends per Unit	Total Weekday Trip Ends
Multi-Family Apartments ITE# 221	103	0.70	72	0.94	97	9.43	971

F. TRIP DISTRIBUTION

The traffic distribution and assignment for the proposed subdivision was based upon the existing ADT volumes and the peak-hour turning volumes along the adjacent roadways. It is expected that the majority of traffic will use Meadow Lake Drive to reach Tamarack Lane to the south and then would split to the east on Tamarack Lane or south on Meadow Lake Boulevard. A smaller portion of traffic would use Turnberry Terrace to the west and then continue west on Tamarack Lane. **Figure 3** shows the detailed trip distribution from the proposed Tamarack Meadows Subdivision.

Figure 2 – Proposed Development



**Table 4 –Level of Service Summary
With Proposed Developments**

Intersection	AM Peak Hour		PM Peak Hour	
	Delay (Sec.)	LOS	Delay (Sec.)	LOS
US Highway 2 & Meadow Lake Blvd	12.7	B	16.9	B
Meadow Lake Blvd & Tamarack Ln	11.3	B	11.8	B
Meadow Lake Dr & Tamarack Ln	9.6	A	9.9	A
Tamarack Ln & Turnberry Terrace*	8.5/8.9	A/A	8.7/9.2	A/A
Tamarack Ln & 4 th Ave*	9.2/8.7	A/A	10.4/9.0	B/A

*Eastbound/Westbound LOS & Delay

While the lane configuration at the traffic signal on Meadow Lake Boulevard at US Highway 2 is not ideal, it is technically operating at an acceptable LOS for the overall intersection, even though the north and south lanes are experiencing LOS D conditions. The City of Columbia Falls should develop a plan to correct the lane configuration at this location regardless of the development of Tamarack Meadows, which will have a minimal impact on the traffic operations at the intersection.

Traffic volumes along Turnberry Terrace will likely increase to approximately 200 VPD with the additional traffic from the Tamarack Meadows Development which is well within the capacity of this local roadway. A noticeable impact from the Tamarack Meadows Development will be along Meadow Lake Drive which will experience a traffic volume increase of approximately 900 VPD. Most of Meadow Lake Drive is currently built to rural road standards with no pedestrian facilities. Total traffic volumes along Meadow Lake Drive could reach 1,500 to 2,000 VPD, which is more consistent with a collector roadway. It may be desirable to make improvements to Meadow Lake Drive to include pedestrian facilities and to address the projected traffic loads in this area. Traffic calming measures should also be considered.

H. IMPACT SUMMARY & RECOMMENDATIONS

As proposed, the traffic impacts from the Tamarack Meadows Development at the area intersections will be minimal. Total intersection delays will increase by 1-2 seconds per vehicle at the study intersection. As identified in previous planning efforts for this area, the intersection of Meadow Lake Boulevard and US Highway 2 currently has geometric and operational deficiencies that should be addressed regardless of any development of Tamarack Meadows. It may also be necessary to improve Meadow Lake Drive to mitigate projected traffic volumes along this route and to enhance roadway conditions after development of infrastructure improvements for Tamarack Meadows.

APPENDIX A

Traffic Data

Turning Movement Count

All Vehicles

Location US2-MEADOW COLUMBIA FALLS

Date Aug-22

	Northbound				Southbound				Eastbound				Westbound				TOTAL
	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	
7:00 - 7:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:15 - 7:30	15	2	10	0	10	3	24	0	5	149	11	1	4	153	5	0	392
7:30 - 7:45	14	3	5	0	10	2	37	0	7	158	8	0	4	194	7	0	449
7:45 - 8:00	11	4	11	0	9	2	28	0	11	192	13	0	6	175	5	0	467
8:00 - 8:15	17	4	5	0	16	6	24	0	13	158	18	0	1	144	9	0	415
8:15 - 8:30	13	4	13	0	7	6	17	0	13	144	14	0	5	149	4	0	389
8:30 - 8:45	16	8	8	0	10	3	36	1	18	188	12	0	10	185	5	0	500
8:45 - 9:00	9	5	11	0	20	5	16	0	16	200	9	0	5	150	7	1	454
9:00 - 9:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:15 - 9:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:30 - 9:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:45 - 10:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00 - 10:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:15 - 10:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30 - 10:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45 - 11:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00 - 11:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:15 - 11:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30 - 11:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45 - 12:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:00 - 12:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15 - 12:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30 - 12:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45 - 1:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:00 - 1:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:15 - 1:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:30 - 1:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:45 - 2:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:00 - 2:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:15 - 2:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:30 - 2:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:45 - 3:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:00 - 3:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:15 - 3:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:30 - 3:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:45 - 4:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:00 - 4:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:15 - 4:30	17	9	5	0	9	10	32	0	25	253	30	0	17	215	15	0	637
4:30 - 4:45	20	10	17	0	7	22	34	0	29	219	22	0	16	241	14	0	651
4:45 - 5:00	16	19	21	0	8	7	31	0	22	275	28	0	15	216	13	0	671
5:00 - 5:15	20	17	16	0	10	16	25	0	30	248	32	0	16	220	9	0	659
5:15 - 5:30	16	20	10	0	8	20	22	0	27	234	26	0	19	216	16	0	634
5:30 - 5:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:45 - 6:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6:00 - 6:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6:15 - 6:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6:30 - 6:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6:45 - 7:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	184	105	132	0	124	102	326	1	216	2418	223	1	118	2258	109	1	6318

Turning Movement Count

All Vehicles

Location TAMARAK-MEADOW COLUMBIA FALLS

Date Aug-22

	Northbound				Southbound				Eastbound				Westbound				TOTAL
	Left	Thr	Right	Peds	Left	Thr	Right	Peds	Left	Thr	Right	Peds	Left	Thr	Right	Peds	
7:00 - 7:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:15 - 7:30	6	0	5	0	0	0	0	0	0	0	12	1	18	2	0	0	44
7:30 - 7:45	10	0	6	0	0	0	0	0	0	4	13	2	29	6	0	0	70
7:45 - 8:00	3	0	6	0	0	0	0	0	0	6	6	1	21	5	0	0	48
8:00 - 8:15	5	0	12	0	0	0	0	0	0	5	18	1	21	4	0	0	66
8:15 - 8:30	7	0	12	0	0	0	0	0	0	4	10	0	17	6	0	0	56
8:30 - 8:45	8	0	7	0	0	0	0	0	0	10	15	0	16	5	0	0	61
8:45 - 9:00	7	0	15	0	0	0	0	0	0	4	16	0	14	8	0	0	64
9:00 - 9:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:15 - 9:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:30 - 9:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:45 - 10:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00 - 10:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:15 - 10:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30 - 10:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45 - 11:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00 - 11:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:15 - 11:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30 - 11:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45 - 12:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:00 - 12:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15 - 12:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30 - 12:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45 - 1:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:00 - 1:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:15 - 1:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:30 - 1:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:45 - 2:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:00 - 2:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:15 - 2:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:30 - 2:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:45 - 3:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:00 - 3:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:15 - 3:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:30 - 3:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:45 - 4:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:00 - 4:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:15 - 4:30	13	0	21	0	0	0	0	0	0	15	14	0	12	5	0	0	80
4:30 - 4:45	11	0	23	0	0	0	0	0	0	6	13	0	28	6	0	2	89
4:45 - 5:00	17	0	28	0	0	0	0	0	0	13	7	0	10	6	0	0	81
5:00 - 5:15	15	0	36	0	0	0	0	0	0	6	9	2	18	5	0	0	91
5:15 - 5:30	12	0	41	0	0	0	0	0	0	13	16	0	18	4	0	0	104
5:30 - 5:45	17	0	28	0	0	0	0	0	0	12	11	0	16	6	0	0	90
5:45 - 6:00	20	0	32	0	0	0	0	0	0	4	11	0	24	12	0	0	103
6:00 - 6:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6:15 - 6:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6:30 - 6:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6:45 - 7:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	151	0	272	0	0	0	0	0	0	102	171	7	262	80	0	2	1047

Turning Movement Count

All Vehicles

Location TAMARAK-4TH COLUMBIA FALLS

Date 8/1/2022

	Northbound				Southbound				Eastbound				Westbound				TOTAL
	Left	Thr	Right	Peds	Left	Thr	Right	Peds	Left	Thr	Right	Peds	Left	Thr	Right	Peds	
7:00 - 7:15	2	0	0	0	0	0	1	1	0	0	1	6	0	0	1	0	12
7:15 - 7:30	4	1	0	0	0	0	0	0	0	1	6	0	1	1	0	0	14
7:30 - 7:45	7	0	0	0	0	0	4	0	0	0	5	0	1	0	0	0	17
7:45 - 8:00	4	1	0	0	0	0	4	0	1	2	6	0	2	1	0	0	21
8:00 - 8:15	3	0	0	0	0	1	0	0	0	1	18	0	1	1	0	0	25
8:15 - 8:30	2	0	0	0	0	1	5	0	0	0	7	0	1	0	0	0	16
8:30 - 8:45	4	1	0	0	0	1	0	0	1	0	8	0	1	2	0	0	18
8:45 - 9:00	7	2	0	0	0	0	0	0	0	1	12	0	1	0	0	0	23
9:00 - 9:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:15 - 9:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:30 - 9:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:45 - 10:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00 - 10:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:15 - 10:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30 - 10:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45 - 11:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00 - 11:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:15 - 11:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30 - 11:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45 - 12:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:00 - 12:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15 - 12:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30 - 12:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45 - 1:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:00 - 1:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:15 - 1:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:30 - 1:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:45 - 2:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:00 - 2:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:15 - 2:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:30 - 2:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:45 - 3:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:00 - 3:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:15 - 3:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:30 - 3:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:45 - 4:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:00 - 4:15	19	2	0	0	0	0	1	0	1	0	14	0	0	1	0	0	38
4:15 - 4:30	25	1	0	0	0	1	2	0	1	1	15	0	1	3	0	0	50
4:30 - 4:45	20	2	0	0	0	2	2	0	3	2	17	0	2	2	0	0	52
4:45 - 5:00	22	4	0	0	0	0	3	0	2	2	19	0	1	2	0	0	55
5:00 - 5:15	24	2	0	0	0	1	5	0	1	0	23	0	2	4	0	0	62
5:15 - 5:30	21	1	0	0	0	2	2	0	2	2	25	0	1	3	0	0	59
5:30 - 5:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:45 - 6:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6:00 - 6:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6:15 - 6:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6:30 - 6:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6:45 - 7:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	164	17	0	0	0	10	29	0	12	13	181	0	15	21	0	0	462

Basic Volume Report: STA 1

Station ID : STA 1

Info Line 1 : TAMERAK WEST

Info Line 2 : ATS

GPS Lat/Lon :

DB File : STA 1.DB

Last Connected Device Type : Unic-L

Version Number : 1.41

Serial Number :

Number of Lanes : 2

Posted Speed Limit : 0.0 mph

Lane #3 Configuration

#	Dir.	Information	Volume Mode	Volume Sensors	Divide By 2	Comment
3.	BOTH		Subtract	Axle	Yes	

Lane #3 Basic Volume Data From: 12:00 - 08/09/2022 To: 12:59 - 08/10/2022

Date	DW	0000	0100	0200	0300	0400	0500	0600	0700	0800	0900	1000	1100	1200	1300	1400	1500	1600	1700	1800	1900	2000	2100	2200	2300	Total
080922	T													114	96	114	146	131	136	101	66	61	47	36	23	1071
081022	W	12	4	4	4	6	23	34	68	93	117	92	91													548
Month Total :		12	4	4	4	6	23	34	68	93	117	92	91	114	96	114	146	131	136	101	66	61	47	36	23	1619
Percent :		1%	0%	0%	0%	0%	1%	2%	4%	6%	7%	6%	6%	7%	6%	7%	9%	8%	8%	6%	4%	4%	3%	2%	1%	
ADT :		12	4	4	4	6	23	34	68	93	117	92	91	114	96	114	146	131	136	101	66	61	47	36	23	1619

	Sun	Mon	Tue	Wed	Thu	Fri	Sat	Total	Percent
DW Totals :	0	0	1071	548	0	0	0	1619	100%
# Days :	0.0	0.0	0.5	0.5	0.0	0.0	0.0	1619	
ADT :	0	0	2142	1096	0	0	0	0	0%
Percent :	0%	0%	66%	34%	0%	0%	0%	0	

Basic Volume Report: STA 2

Station ID : STA 2

Info Line 1 : Tamarack E

Info Line 2 : ATS

GPS Lat/Lon :

DB File : STA 2.DB

Last Connected Device Type : Unic-L

Version Number : 1.41

Serial Number :

Number of Lanes : 2

Posted Speed Limit : 0.0 mph

Lane #3 Configuration

#	Dir.	Information	Volume Mode	Volume Sensors	Divide By 2	Comment
3.			Subtract	Axle	Yes	

Lane #3 Basic Volume Data From: 13:00 - 08/09/2022 To: 13:59 - 08/10/2022

Date	DW	0000	0100	0200	0300	0400	0500	0600	0700	0800	0900	1000	1100	1200	1300	1400	1500	1600	1700	1800	1900	2000	2100	2200	2300	Total
080922	T														124	108	136	153	167	118	88	76	56	42	28	1096
081022	W	12	9	7	8	20	29	60	109	91	102	97	106	119												769
Month Total :		12	9	7	8	20	29	60	109	91	102	97	106	119	124	108	136	153	167	118	88	76	56	42	28	1865
Percent :		1%	0%	0%	0%	1%	2%	3%	6%	5%	5%	5%	6%	6%	7%	6%	7%	8%	9%	6%	5%	4%	3%	2%	2%	
ADT :		12	9	7	8	20	29	60	109	91	102	97	106	119	124	108	136	153	167	118	88	76	56	42	28	1865

	Sun	Mon	Tue	Wed	Thu	Fri	Sat	Total	Percent
DW Totals :	0	0	1096	769	0	0	0	1865	100%
# Days :	0.0	0.0	0.5	0.5	0.0	0.0	0.0	1865	
ADT :	0	0	2391	1420	0	0	0	0	0%
Percent :	0%	0%	59%	41%	0%	0%	0%	0	

Basic Volume Report: STA 3

Station ID : STA 3

Info Line 1 : MEADOW LAKE

Info Line 2 : ATS

GPS Lat/Lon :

DB File : STA 3.DB

Last Connected Device Type : Unic-L

Version Number : 1.41

Serial Number : 91434

Number of Lanes : 2

Posted Speed Limit : 0.0 mph

Lane #1 Configuration

#	Dir.	Information	Volume Mode	Volume Sensors	Divide By 2	Comment
1.	BOTH	DIR	Subtract	Axle	Yes	

Lane #1 Basic Volume Data From: 13:00 - 08/09/2022 To: 13:59 - 08/10/2022

Date	DW	0000	0100	0200	0300	0400	0500	0600	0700	0800	0900	1000	1100	1200	1300	1400	1500	1600	1700	1800	1900	2000	2100	2200	2300	Total
080922	T														320	308	358	388	383	267	174	150	108	67	61	2584
081022	W	13	17	11	18	30	69	123	201	261	259	327	325	325												1979
Month Total :		13	17	11	18	30	69	123	201	261	259	327	325	325	320	308	358	388	383	267	174	150	108	67	61	4563
Percent :		0%	0%	0%	0%	1%	2%	3%	4%	6%	6%	7%	7%	7%	7%	7%	8%	9%	8%	6%	4%	3%	2%	1%	1%	
ADT :		13	17	11	18	30	69	123	201	261	259	327	325	325	320	308	358	388	383	267	174	150	108	67	61	4563

	Sun	Mon	Tue	Wed	Thu	Fri	Sat	Total	Percent
DW Totals :	0	0	2584	1979	0	0	0	4563	100%
# Days :	0.0	0.0	0.5	0.5	0.0	0.0	0.0	4563	
ADT :	0	0	5638	3654	0	0	0	0	0%
Percent :	0%	0%	57%	43%	0%	0%	0%	0	

APPENDIX B

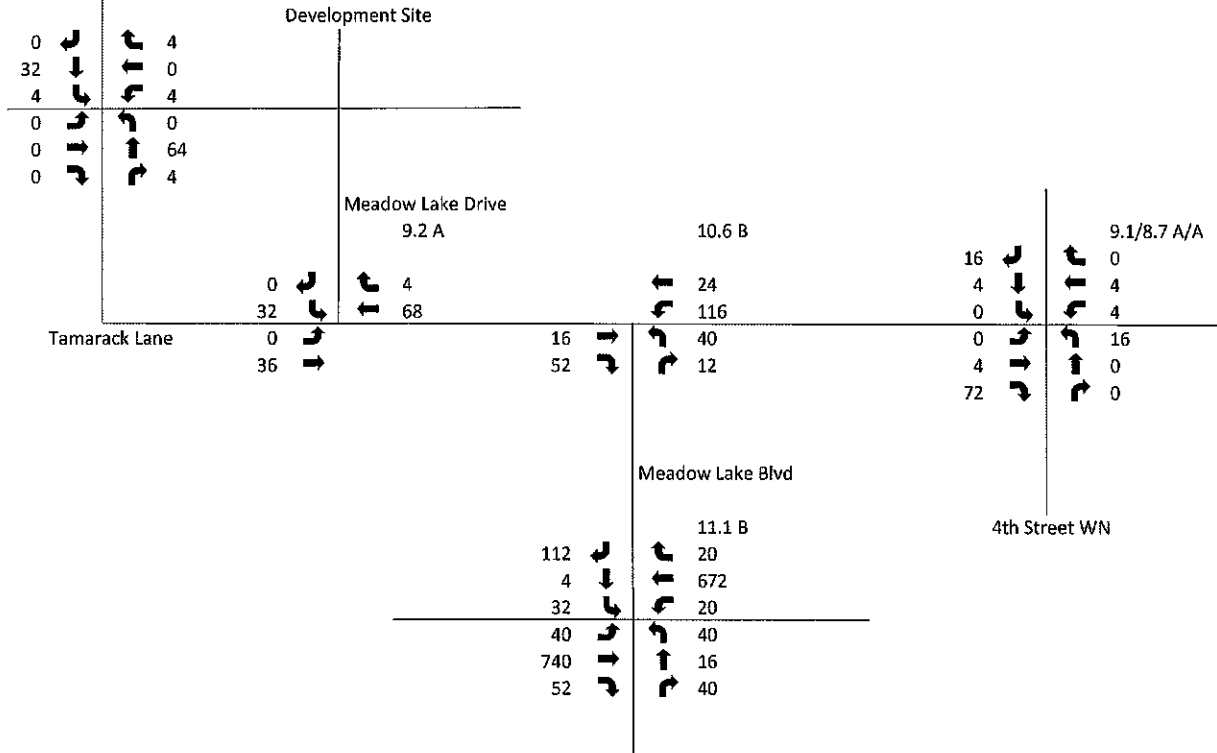
Traffic Model

Tamarack Meadows
Traffic Model

Season Factor 1

Existing Peak Hour (15 Mi x 4)

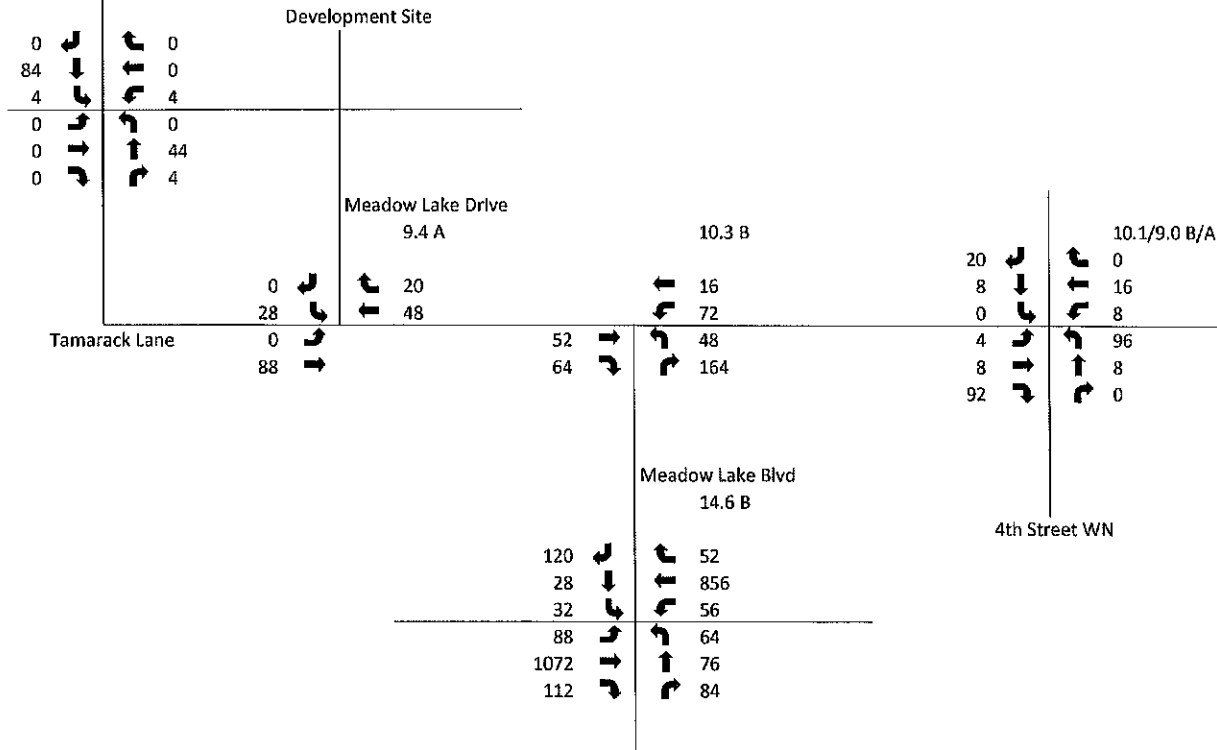
AM Peak 8.5/8.9 A/A



Tamarack Meadows
Traffic Model

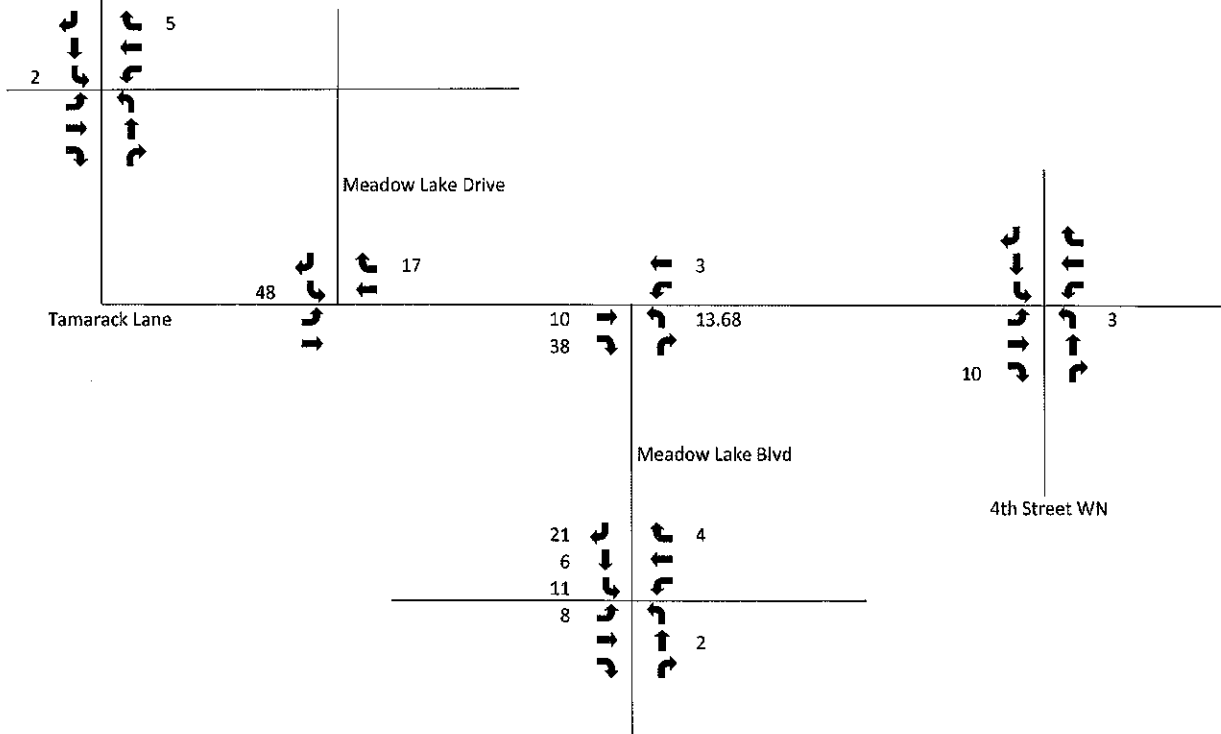
Existing Peak Hour (15 Mi x 4)

PM Peak 8.7/9.2 A/A



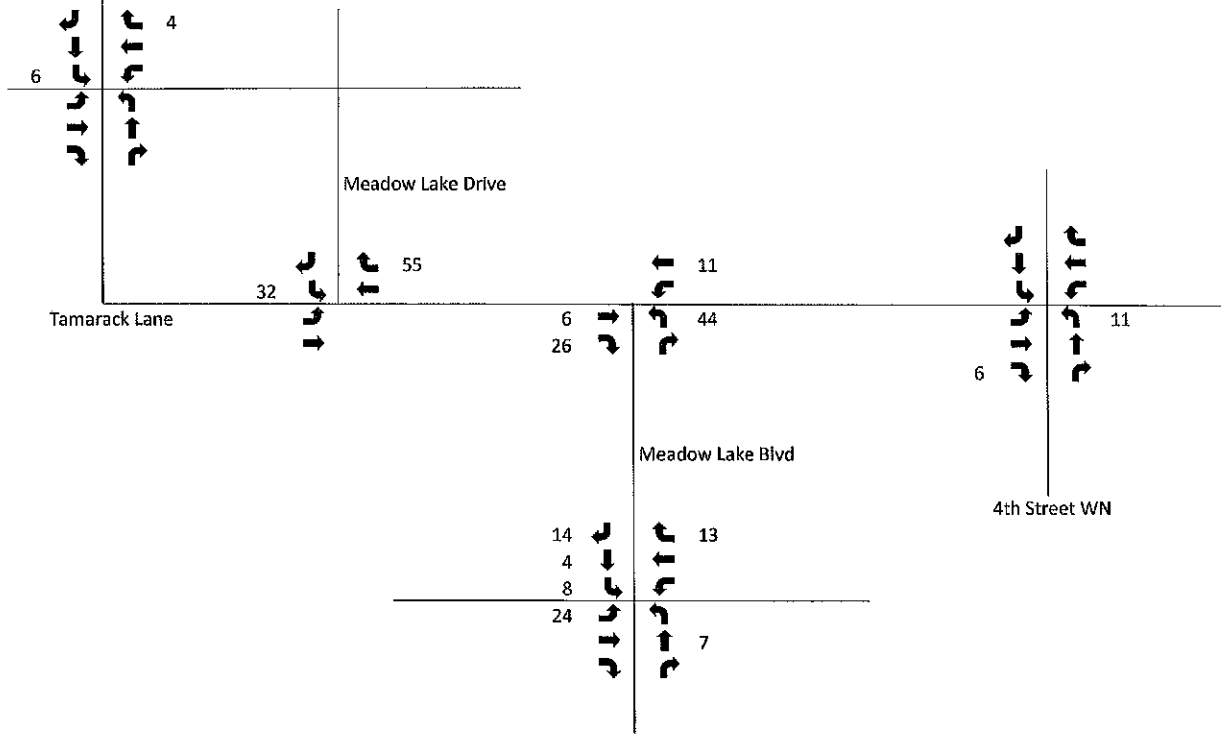
Tamarack Meadows
Traffic Model
Site Generated Traffic
AM Peak

IN	19
OUT	53



Tamarack Meadows
Traffic Model
Site Generated Traffic
PM Peak

IN	61
OUT	36



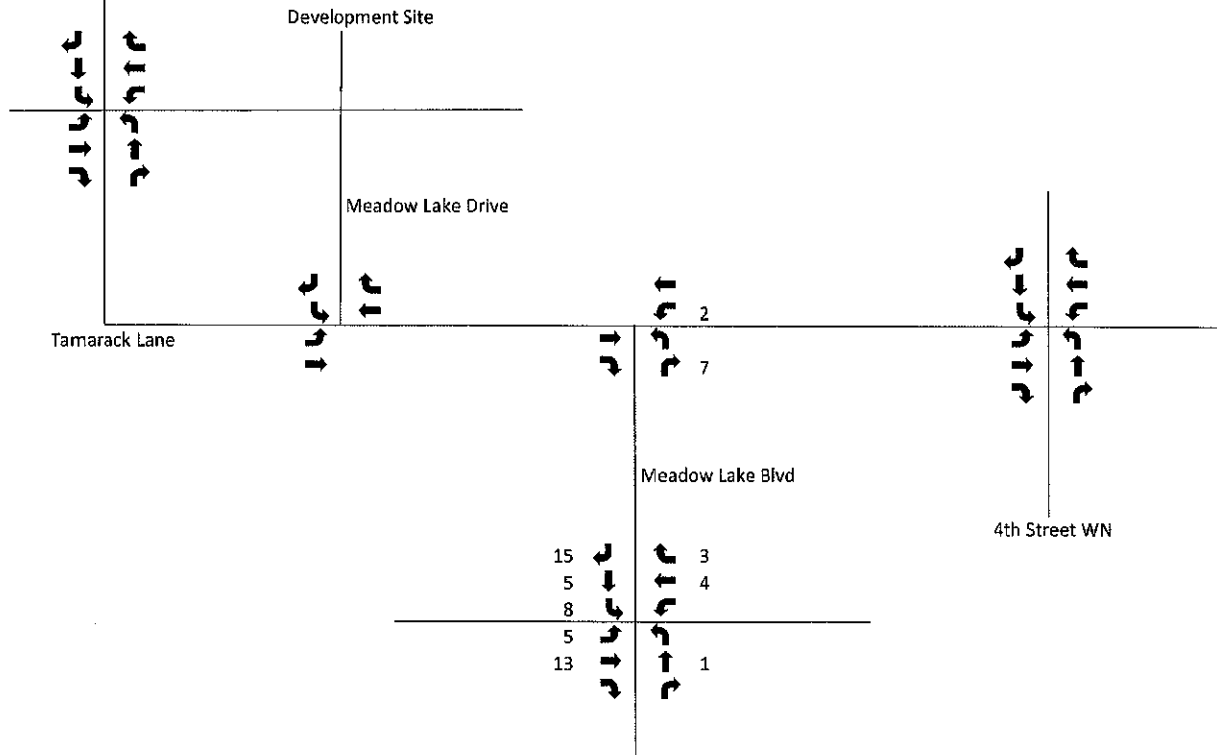
Tamarack Meadows

Season Factor 1

Traffic Model

Garnier Heights Traffic & Meadow Lake Apartments

AM Peak

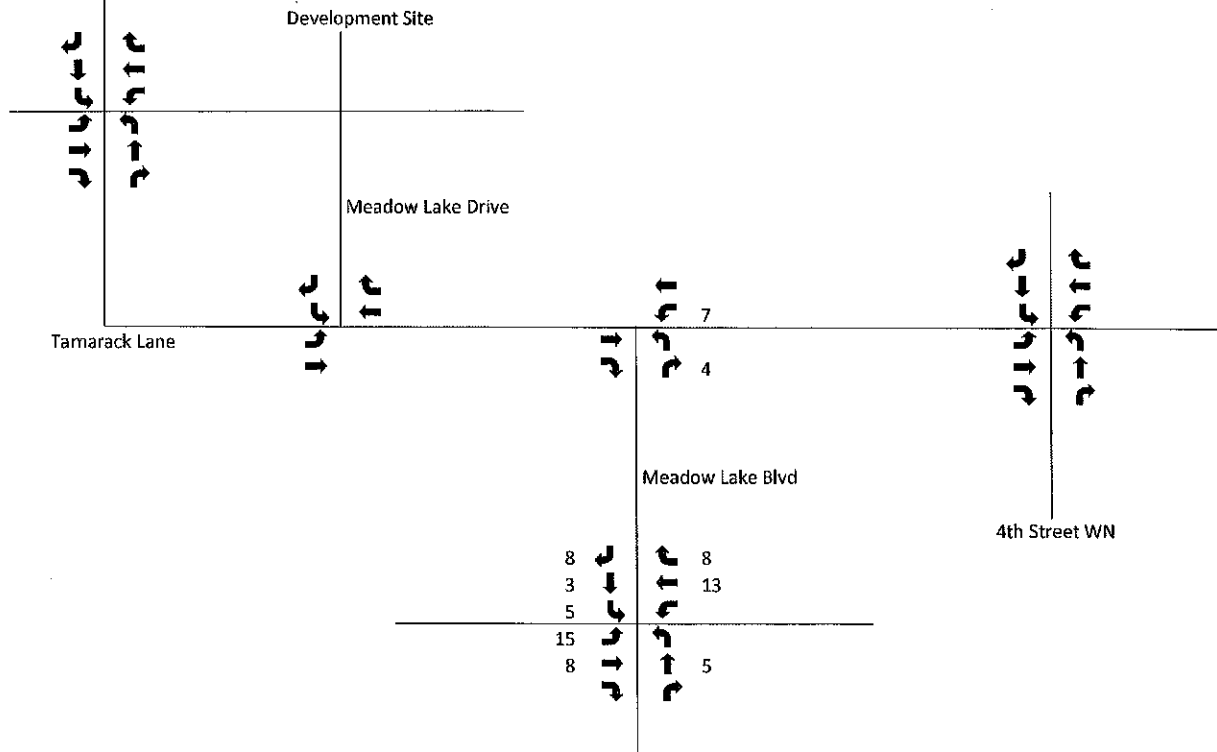


Tamarack Meadows

Traffic Model

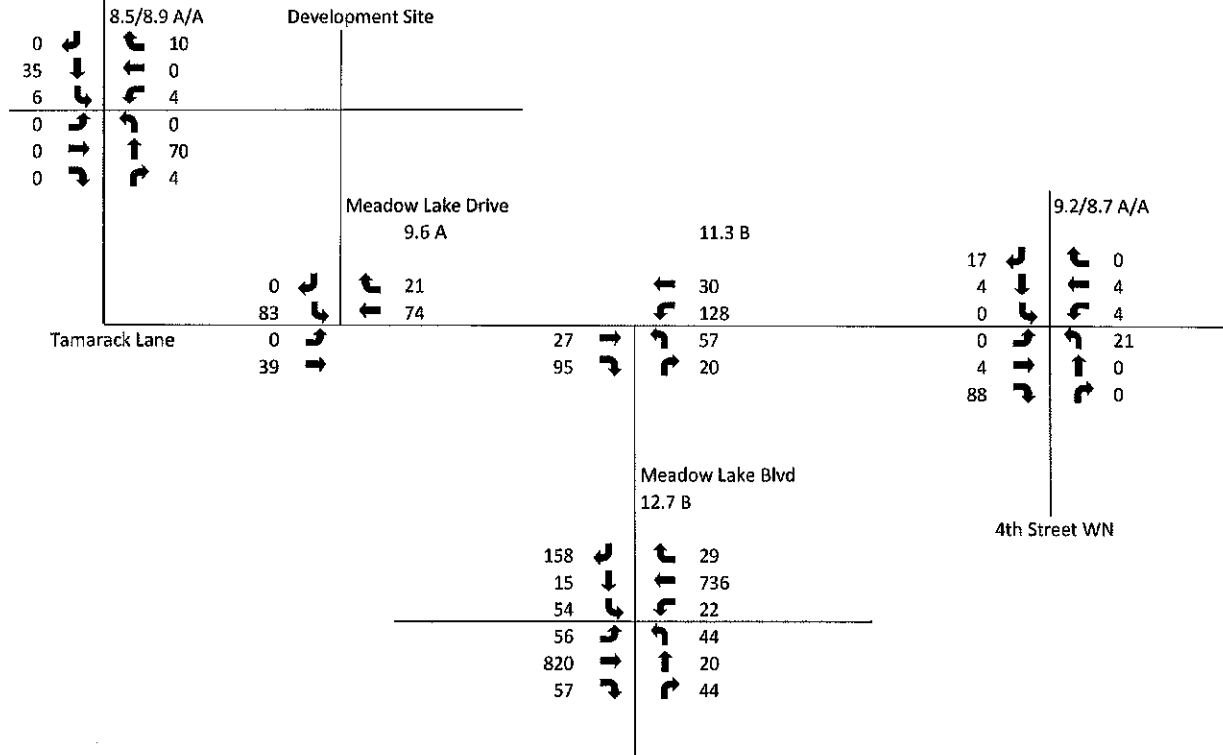
Garnier Heights Traffic & Meadow Lake Apartments

PM Peak

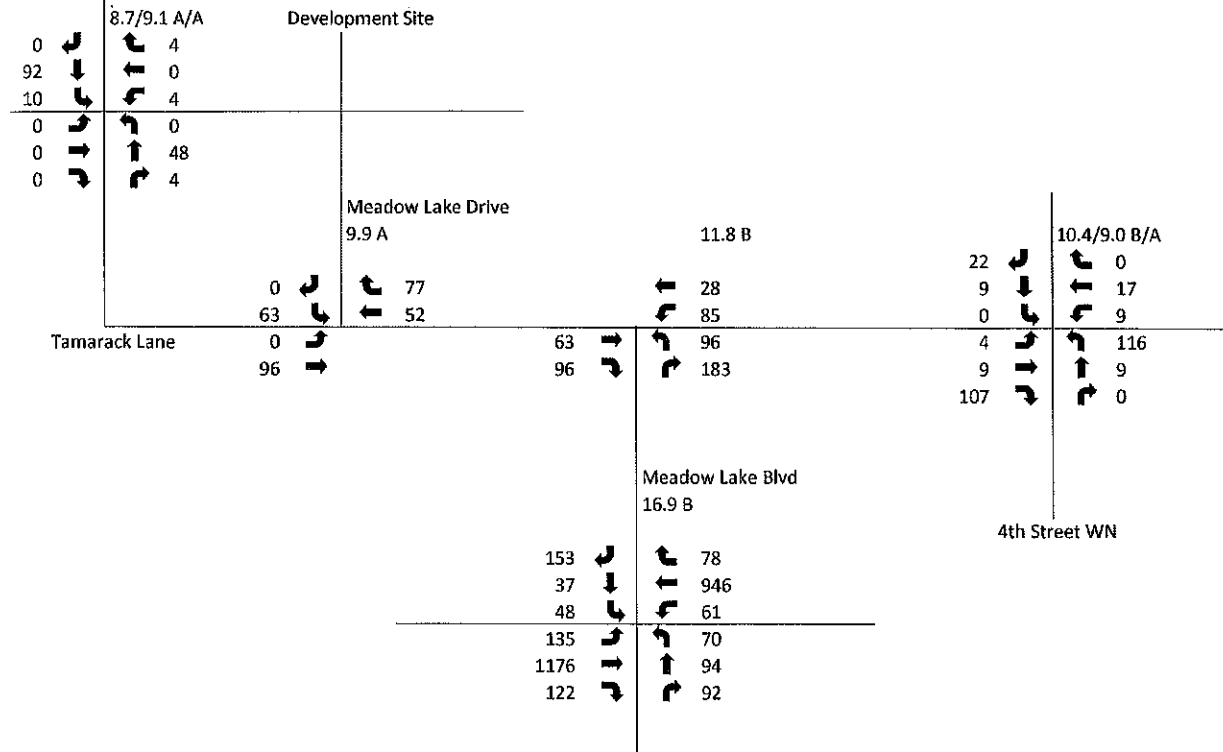


Tamarack Meadows
Traffic Model
Total Projected Traffic
AM Peak 2030

Growth Factor 1.09



Tamarack Meadows
Traffic Model
Total Projected Traffic
PM Peak 2030

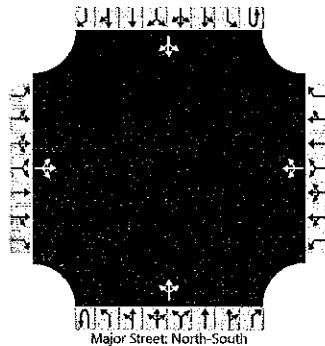


HCS7 Two-Way Stop-Control Report

Item No.2.

General Information		Site Information	
Analyst	RLA	Intersection	Turnberry & Tamarack
Agency/Co.	ATS	Jurisdiction	Flathead County
Date Performed	8/23/2022	East/West Street	Turnberry Terrace
Analysis Year	2022	North/South Street	Tamarack Lane
Time Analyzed	PM Peak Hour	Peak Hour Factor	1.00
Intersection Orientation	North-South	Analysis Time Period (hrs)	0.25
Project Description	Tamarack Meadows		

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	1	0	0	0	1	0	0	0	1	0
Configuration			LTR				LTR				LTR				LTR	
Volume (veh/h)		0	0	1		4	0	1		1	44	1		1	84	0
Percent Heavy Vehicles (%)		3	3	3		3	3	3		3				3		
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized																
Median Type Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1	6.5	6.2		7.1	6.5	6.2		4.1				4.1		
Critical Headway (sec)		7.13	6.53	6.23		7.13	6.53	6.23		4.13				4.13		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.53	4.03	3.33		3.53	4.03	3.33		2.23				2.23		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			1				5			1				1		
Capacity, c (veh/h)			972				867			1506				1557		
v/c Ratio			0.00				0.01			0.00				0.00		
95% Queue Length, Q ₉₅ (veh)			0.0				0.0			0.0				0.0		
Control Delay (s/veh)			8.7				9.2			7.4				7.3		
Level of Service (LOS)			A				A			A				A		
Approach Delay (s/veh)	8.7				9.2				0.2				0.1			
Approach LOS	A				A											

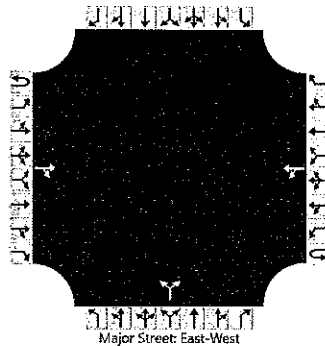
HCS7 Two-Way Stop-Control Report

Item No.2.

General Information

Analyst	RLA	Intersection	Meadow Lake & Tamarack
Agency/Co.	ATS	Jurisdiction	Flathead County
Date Performed	8/23/2022	East/West Street	Tamarack
Analysis Year	2022	North/South Street	Meadow Lake
Time Analyzed	AM Peak Hour	Peak Hour Factor	1.00
Intersection Orientation	East-West	Analysis Time Period (hrs)	0.25
Project Description	Tamarack Meadows		

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	0	0
Configuration				TR		LT					LR					
Volume (veh/h)			16	52		116	24			40		12				
Percent Heavy Vehicles (%)						3				3		3				
Proportion Time Blocked																
Percent Grade (%)									0							
Right Turn Channelized																
Median Type Storage					Undivided											

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.13				6.43		6.23				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.23				3.53		3.33				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						116					52					
Capacity, c (veh/h)						1527					699					
v/c Ratio						0.08					0.07					
95% Queue Length, Q ₉₅ (veh)						0.2					0.2					
Control Delay (s/veh)						7.6					10.6					
Level of Service (LOS)						A					B					
Approach Delay (s/veh)					6.4				10.6							
Approach LOS									B							

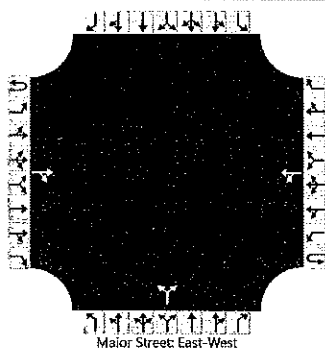
HCS7 Two-Way Stop-Control Report

Item No.2.

General Information

Analyst	RLA	Intersection	Meadow Lake & Tamarack
Agency/Co.	ATS	Jurisdiction	Flathead County
Date Performed	8/23/2022	East/West Street	Tamarack
Analysis Year	2022	North/South Street	Meadow Lake
Time Analyzed	PM Peak Hour	Peak Hour Factor	1.00
Intersection Orientation	East-West	Analysis Time Period (hrs)	0.25
Project Description	Tamarack Meadows		

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	0	0
Configuration				TR		LT					LR					
Volume (veh/h)			52	64		72	16			48		164				
Percent Heavy Vehicles (%)						3				3		3				
Proportion Time Blocked																
Percent Grade (%)									0							
Right Turn Channelized																
Median Type Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1					7.1		6.2			
Critical Headway (sec)						4.13					6.43		6.23			
Base Follow-Up Headway (sec)						2.2					3.5		3.3			
Follow-Up Headway (sec)						2.23					3.53		3.33			

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						72					212					
Capacity, c (veh/h)						1466					896					
v/c Ratio						0.05					0.24					
95% Queue Length, Q ₉₅ (veh)						0.2					0.9					
Control Delay (s/veh)						7.6					10.3					
Level of Service (LOS)						A					B					
Approach Delay (s/veh)					6.3				10.3							
Approach LOS									B							

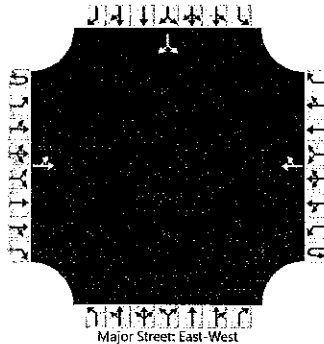
HCS7 Two-Way Stop-Control Report

Item No.2.

General Information

Analyst	RLA	Intersection	Meadow Lake & Tamarack
Agency/Co.	ATS	Jurisdiction	Flathead County
Date Performed	8/23/2022	East/West Street	Tamarack
Analysis Year	2022	North/South Street	Meadow Lake
Time Analyzed	AM Peak Hour	Peak Hour Factor	1.00
Intersection Orientation	East-West	Analysis Time Period (hrs)	0.25
Project Description	Tamarack Meadows		

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	0	0		0	1	0
Configuration		LT						TR							LR	
Volume (veh/h)		1	36				68	4						32		1
Percent Heavy Vehicles (%)		3												3		3
Proportion Time Blocked																
Percent Grade (%)													0			
Right Turn Channelized																
Median Type Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1												7.1		6.2
Critical Headway (sec)		4.13												6.43		6.23
Base Follow-Up Headway (sec)		2.2												3.5		3.3
Follow-Up Headway (sec)		2.23												3.53		3.33

Delay, Queue Length, and Level of Service

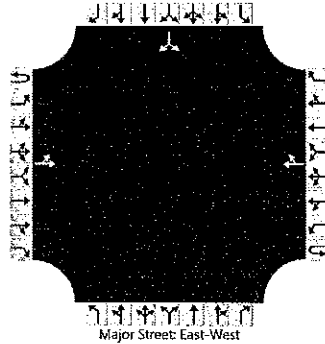
Flow Rate, v (veh/h)		1													33	
Capacity, c (veh/h)		1522													889	
v/c Ratio		0.00													0.04	
95% Queue Length, Q ₉₅ (veh)		0.0													0.1	
Control Delay (s/veh)		7.4													9.2	
Level of Service (LOS)		A													A	
Approach Delay (s/veh)	0.2												9.2			
Approach LOS													A			

HCS7 Two-Way Stop-Control Report

Item No.2.

General Information		Site Information	
Analyst	RLA	Intersection	Meadow Lake & Tamarack
Agency/Co.	ATS	Jurisdiction	Flathead County
Date Performed	8/23/2022	East/West Street	Tamarack
Analysis Year	2022	North/South Street	Meadow Lake
Time Analyzed	PM Peak Hour	Peak Hour Factor	1.00
Intersection Orientation	East-West	Analysis Time Period (hrs)	0.25
Project Description	Tamarack Meadows		

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	0	0		0	1	0
Configuration		LT						TR							LR	
Volume (veh/h)		1	88				48	20						28		1
Percent Heavy Vehicles (%)		3												3		3
Proportion Time Blocked																
Percent Grade (%)													0			
Right Turn Channelized																
Median Type Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1												7.1		6.2
Critical Headway (sec)		4.13												6.43		6.23
Base Follow-Up Headway (sec)		2.2												3.5		3.3
Follow-Up Headway (sec)		2.23												3.53		3.33

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		1													29	
Capacity, c (veh/h)		1527													846	
v/c Ratio		0.00													0.03	
95% Queue Length, Q ₉₅ (veh)		0.0													0.1	
Control Delay (s/veh)		7.4													9.4	
Level of Service (LOS)		A													A	
Approach Delay (s/veh)	0.1												9.4			
Approach LOS													A			

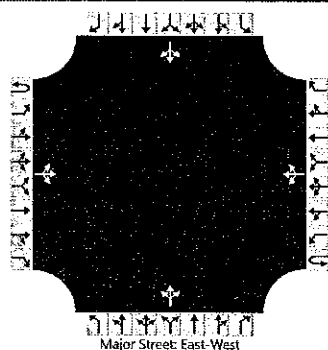
HCS7 Two-Way Stop-Control Report

Item No.2.

General Information

Analyst	RLA	Intersection	Tamarack & 4th
Agency/Co.	ATS	Jurisdiction	Columbia Falls
Date Performed	9/6/2022	East/West Street	Tamarack Lane
Analysis Year	2022	North/South Street	4th Avenue
Time Analyzed	AM Peak Hour	Peak Hour Factor	0.92
Intersection Orientation	East-West	Analysis Time Period (hrs)	0.25
Project Description	Tamarack Meadows		

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	1	0
Configuration			LTR				LTR				LTR				LTR	
Volume (veh/h)		0	4	72		4	4	0		16	0	0		0	4	16
Percent Heavy Vehicles (%)		3				3				3	3	3		3	3	3
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized																
Median Type Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.1	6.5	6.2		7.1	6.5	6.2
Critical Headway (sec)		4.13				4.13				7.13	6.53	6.23		7.13	6.53	6.23
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.23				2.23				3.53	4.03	3.33		3.53	4.03	3.33

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		0				4					17				22	
Capacity, c (veh/h)		1611				1508					902				1003	
v/c Ratio		0.00				0.00					0.02				0.02	
95% Queue Length, Q ₉₅ (veh)		0.0				0.0					0.1				0.1	
Control Delay (s/veh)		7.2				7.4					9.1				8.7	
Level of Service (LOS)		A				A					A				A	
Approach Delay (s/veh)	0.0				3.7				9.1				8.7			
Approach LOS									A				A			

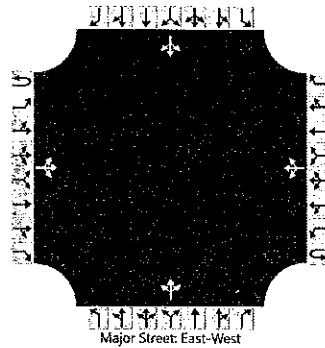
HCS7 Two-Way Stop-Control Report

Item No.2.

General Information

Analyst	RLA	Intersection	Tamarack & 4th
Agency/Co.	ATS	Jurisdiction	Columbia Falls
Date Performed	9/6/2022	East/West Street	Tamarack Lane
Analysis Year	2022	North/South Street	4th Avenue
Time Analyzed	PM Peak Hour	Peak Hour Factor	0.92
Intersection Orientation	East-West	Analysis Time Period (hrs)	0.25
Project Description	Tamarack Meadows		

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	1	0
Configuration			LTR				LTR				LTR				LTR	
Volume (veh/h)		4	8	92		8	16	0		96	8	0		0	8	20
Percent Heavy Vehicles (%)		3				3				3	3	3		3	3	3
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized																
Median Type Storage	Undivided															

Critical and Follow-up Headways

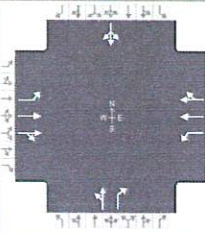
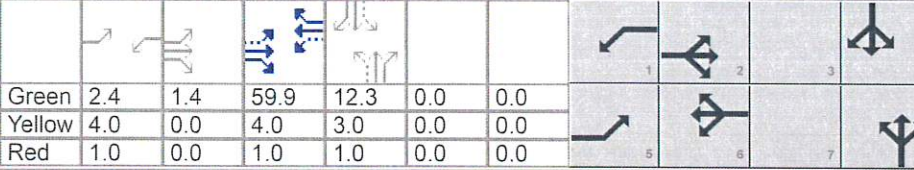
Base Critical Headway (sec)		4.1				4.1				7.1	6.5	6.2		7.1	6.5	6.2
Critical Headway (sec)		4.13				4.13				7.13	6.53	6.23		7.13	6.53	6.23
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.23				2.23				3.53	4.03	3.33		3.53	4.03	3.33

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		4				9					113				30	
Capacity, c (veh/h)		1593				1476					822				938	
v/c Ratio		0.00				0.01					0.14				0.03	
95% Queue Length, Q ₉₅ (veh)		0.0				0.0					0.5				0.1	
Control Delay (s/veh)		7.3				7.5					10.1				9.0	
Level of Service (LOS)		A				A					B				A	
Approach Delay (s/veh)	0.3				2.5				10.1				9.0			
Approach LOS									B				A			

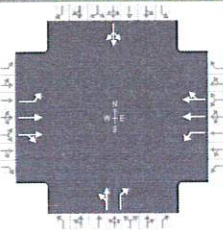
HCS7 Signalized Intersection Results Summary

Item No.2.

General Information						Intersection Information																
Agency		ATS				Duration, h		0.250														
Analyst		RLA		Analysis Date		Aug 23, 2022		Area Type		Other												
Jurisdiction				Time Period		AM Peak Hour		PHF		1.00												
Urban Street		US Route 2		Analysis Year		2022		Analysis Period		1> 7:00												
Intersection		US 2 & Meadow Lake		File Name		US2AM.xus																
Project Description		Tamarack Meadows																				
Demand Information						EB			WB			NB			SB							
Approach Movement						L	T	R	L	T	R	L	T	R	L	T	R					
Demand (v), veh/h						40	740	52	20	672	20	40	16	40	62	4	112					
Signal Information																						
Cycle, s	90.0	Reference Phase	2																			
Offset, s	0	Reference Point	Begin																			
Uncoordinated	No	Simult. Gap E/W	On	Green	2.4													1.4	59.9	12.3	0.0	0.0
Force Mode	Fixed	Simult. Gap N/S	On	Yellow	4.0													0.0	4.0	3.0	0.0	0.0
				Red	1.0	0.0	1.0	1.0	0.0	0.0												
Timer Results						EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT									
Assigned Phase						5	2	1	6		8		4									
Case Number						1.1	4.0	1.1	4.0		7.0		8.0									
Phase Duration, s						8.8	66.4	7.4	64.9		16.3		16.3									
Change Period, (Y+R _c), s						5.0	5.0	5.0	5.0		4.0		4.0									
Max Allow Headway (MAH), s						3.1	0.0	3.1	0.0		3.3		3.3									
Queue Clearance Time (g _s), s						2.6		2.3			5.4		11.7									
Green Extension Time (g _e), s						0.1	0.0	0.0	0.0		0.6		0.6									
Phase Call Probability						0.63		0.39			1.00		1.00									
Max Out Probability						0.00		0.00			0.00		0.00									
Movement Group Results						EB			WB			NB			SB							
Approach Movement						L	T	R	L	T	R	L	T	R	L	T	R					
Assigned Movement						5	2	12	1	6	16	3	8	18	7	4	14					
Adjusted Flow Rate (v), veh/h						40	401	391	20	348	344		56	40		178						
Adjusted Saturation Flow Rate (s), veh/h/ln						1810	1900	1856	1810	1900	1880		1269	1610		1587						
Queue Service Time (g _s), s						0.6	7.7	7.7	0.3	6.7	6.7		0.0	2.0		6.4						
Cycle Queue Clearance Time (g _c), s						0.6	7.7	7.7	0.3	6.7	6.7		3.4	2.0		9.7						
Green Ratio (g/C)						0.71	0.68	0.68	0.69	0.67	0.67		0.14	0.14		0.14						
Capacity (c), veh/h						607	1295	1265	527	1265	1252		242	220		271						
Volume-to-Capacity Ratio (X)						0.066	0.309	0.310	0.038	0.275	0.275		0.231	0.182		0.658						
Back of Queue (Q), ft/ln (50 th percentile)						4.3	67.1	65.7	2.3	60.5	60		27.3	19.1		94.4						
Back of Queue (Q), veh/ln (50 th percentile)						0.2	2.7	2.6	0.1	2.4	2.4		1.1	0.8		3.8						
Queue Storage Ratio (RQ) (50 th percentile)						0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00		0.00						
Uniform Delay (d ₁), s/veh						4.2	5.8	5.8	4.7	6.2	6.2		34.9	34.4		37.6						
Incremental Delay (d ₂), s/veh						0.0	0.6	0.6	0.0	0.5	0.5		0.2	0.1		1.0						
Initial Queue Delay (d ₃), s/veh						0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0						
Control Delay (d), s/veh						4.2	6.4	6.4	4.7	6.7	6.7		35.0	34.5		38.7						
Level of Service (LOS)						A	A	A	A	A	A		D	C		D						
Approach Delay, s/veh / LOS						6.3	A		6.6	A		34.8	C		38.7	D						
Intersection Delay, s/veh / LOS						11.1						B										
Multimodal Results						EB			WB			NB			SB							
Pedestrian LOS Score / LOS						1.86	B		1.64	B		2.30	B		2.30	B						
Bicycle LOS Score / LOS						1.17	A		1.08	A		0.65	A		0.78	A						

HCS7 Signalized Intersection Results Summary

Item No.2.

General Information						Intersection Information													
Agency		ATS				Duration, h		0.250											
Analyst		RLA		Analysis Date		Aug 23, 2022		Area Type		Other									
Jurisdiction				Time Period		PM Peak Hour		PHF		1.00									
Urban Street		US Route 2		Analysis Year		2022		Analysis Period		1> 7:00									
Intersection		US 2 & Meadow Lake		File Name		US2PM.xus													
Project Description		Tamarack Meadows																	
Demand Information				EB			WB			NB			SB						
Approach Movement				L	T	R	L	T	R	L	T	R	L	T	R				
Demand (v), veh/h				88	1072	112	56	856	52	64	76	84	32	28	120				
Signal Information																			
Cycle, s	120.0	Reference Phase	2																
Offset, s	0	Reference Point	End																
Uncoordinated	No	Simult. Gap E/W	On	Green	5.1	0.6	84.3	16.1	0.0	0.0									
Force Mode	Fixed	Simult. Gap N/S	On	Yellow	4.0	0.0	4.0	3.0	0.0	0.0									
				Red	1.0	0.0	1.0	1.0	0.0	0.0									
Timer Results				EBL		EBT		WBL		WBT		NBL		NBT		SBL		SBT	
Assigned Phase				5		2		1		6				8				4	
Case Number				1.1		4.0		1.1		4.0				7.0				8.0	
Phase Duration, s				10.7		89.9		10.1		89.3				20.1				20.1	
Change Period, (Y+R _c), s				5.0		5.0		5.0		5.0				4.0				4.0	
Max Allow Headway (MAH), s				3.1		0.0		3.1		0.0				3.3				3.3	
Queue Clearance Time (g _s), s				3.5				3.0						15.2				14.4	
Green Extension Time (g _e), s				0.2		0.0		0.1		0.0				0.8				0.8	
Phase Call Probability				0.95				0.85						1.00				1.00	
Max Out Probability				0.00				0.00						0.00				0.00	
Movement Group Results				EB			WB			NB			SB						
Approach Movement				L	T	R	L	T	R	L	T	R	L	T	R				
Assigned Movement				5	2	12	1	6	16	3	8	18	7	4	14				
Adjusted Flow Rate (v), veh/h				88	602	582	56	459	449		140	84		180					
Adjusted Saturation Flow Rate (s), veh/h/ln				1810	1900	1836	1810	1900	1861		1293	1610		1676					
Queue Service Time (g _s), s				1.5	16.3	16.3	1.0	11.4	11.4		0.9	5.7		0.0					
Cycle Queue Clearance Time (g _c), s				1.5	16.3	16.3	1.0	11.4	11.4		13.2	5.7		12.4					
Green Ratio (g/C)				0.75	0.71	0.71	0.74	0.70	0.70		0.13	0.13		0.13					
Capacity (c), veh/h				525	1344	1299	403	1334	1307		217	216		260					
Volume-to-Capacity Ratio (X)				0.168	0.448	0.448	0.139	0.344	0.344		0.646	0.390		0.693					
Back of Queue (Q), ft/ln (50 th percentile)				12.2	156.7	152.1	7.9	109.7	107.6		103.7	57.7		132					
Back of Queue (Q), veh/ln (50 th percentile)				0.5	6.3	6.1	0.3	4.4	4.3		4.1	2.3		5.3					
Queue Storage Ratio (RQ) (50 th percentile)				0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00		0.00					
Uniform Delay (d ₁), s/veh				4.6	7.5	7.5	5.5	7.0	7.0		50.5	47.5		50.4					
Incremental Delay (d ₂), s/veh				0.1	1.1	1.1	0.1	0.7	0.7		1.2	0.4		1.2					
Initial Queue Delay (d ₃), s/veh				0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0					
Control Delay (d), s/veh				4.6	8.6	8.7	5.6	7.7	7.7		51.7	47.9		51.6					
Level of Service (LOS)				A	A	A	A	A	A		D	D		D					
Approach Delay, s/veh / LOS				8.4		A	7.6		A	50.3		D	51.6		D				
Intersection Delay, s/veh / LOS				14.6						B									
Multimodal Results				EB			WB			NB			SB						
Pedestrian LOS Score / LOS				1.86		B	1.64		B	2.31		B	2.31		B				
Bicycle LOS Score / LOS				1.54		B	1.28		A	0.86		A	0.78		A				

HCS7 Two-Way Stop-Control Report

Item No.2.

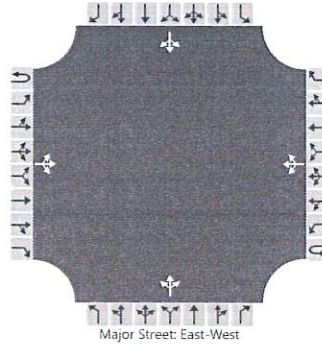
General Information

Analyst	RLA
Agency/Co.	ATS
Date Performed	9/6/2022
Analysis Year	2030
Time Analyzed	AM Peak Hour Future
Intersection Orientation	East-West
Project Description	Tamarack Meadows

Site Information

Intersection	Tamarack & 4th
Jurisdiction	Columbia Falls
East/West Street	Tamarack Lane
North/South Street	4th Avenue
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	1	0
Configuration			LTR				LTR				LTR				LTR	
Volume (veh/h)		0	4	88		4	4	0		21	0	0		0	4	17
Percent Heavy Vehicles (%)		3				3				3	3	3		3	3	3
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized																
Median Type Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.1	6.5	6.2		7.1	6.5	6.2
Critical Headway (sec)		4.13				4.13				7.13	6.53	6.23		7.13	6.53	6.23
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.23				2.23				3.53	4.03	3.33		3.53	4.03	3.33

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		0				4					23				23	
Capacity, c (veh/h)		1611				1486					889				1001	
v/c Ratio		0.00				0.00					0.03				0.02	
95% Queue Length, Q ₉₅ (veh)		0.0				0.0					0.1				0.1	
Control Delay (s/veh)		7.2				7.4					9.2				8.7	
Level of Service (LOS)		A				A					A				A	
Approach Delay (s/veh)	0.0				3.7				9.2				8.7			
Approach LOS									A				A			

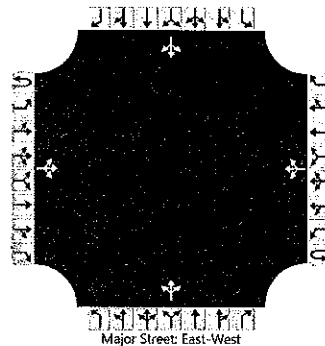
HCS7 Two-Way Stop-Control Report

Item No.2.

General Information

Analyst	RLA	Intersection	Tamarack & 4th
Agency/Co.	ATS	Jurisdiction	Columbia Falls
Date Performed	9/6/2022	East/West Street	Tamarack Lane
Analysis Year	2030	North/South Street	4th Avenue
Time Analyzed	PM Peak Hour Future	Peak Hour Factor	0.92
Intersection Orientation	East-West	Analysis Time Period (hrs)	0.25
Project Description	Tamarack Meadows		

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	1	0
Configuration			LTR				LTR				LTR				LTR	
Volume (veh/h)		4	9	107		9	17	0		116	9	0		0	9	22
Percent Heavy Vehicles (%)		3				3				3	3	3		3	3	3
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized																
Median Type Storage	Undivided															

Critical and Follow-up Headways

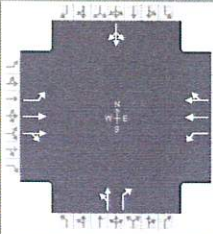
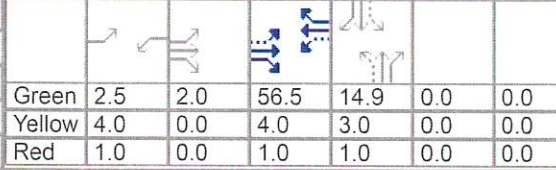
Base Critical Headway (sec)		4.1				4.1				7.1	6.5	6.2		7.1	6.5	6.2
Critical Headway (sec)		4.13				4.13				7.13	6.53	6.23		7.13	6.53	6.23
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.23				2.23				3.53	4.03	3.33		3.53	4.03	3.33

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		4				10					136				34	
Capacity, c (veh/h)		1592				1454					802				926	
v/c Ratio		0.00				0.01					0.17				0.04	
95% Queue Length, Q ₉₅ (veh)		0.0				0.0					0.6				0.1	
Control Delay (s/veh)		7.3				7.5					10.4				9.0	
Level of Service (LOS)		A				A					B				A	
Approach Delay (s/veh)	0.3				2.6				10.4				9.0			
Approach LOS									B				A			

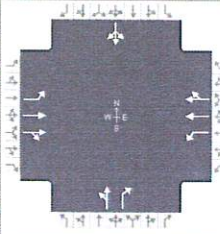
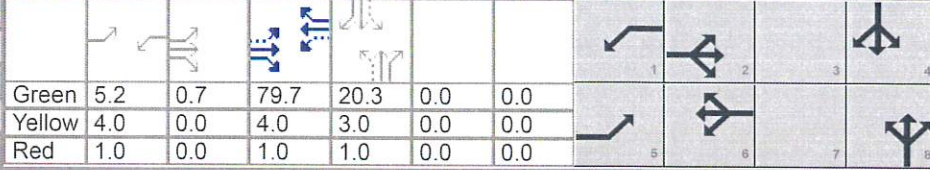
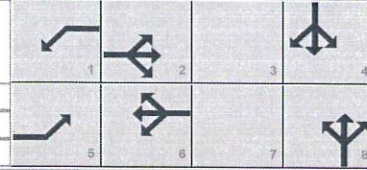
HCS7 Signalized Intersection Results Summary

Item No.2.

General Information						Intersection Information																						
Agency		ATS				Duration, h		0.250																				
Analyst		RLA		Analysis Date		Aug 23, 2022		Area Type		Other																		
Jurisdiction				Time Period		AM Peak Future		PHF		1.00																		
Urban Street		US Route 2		Analysis Year		2030		Analysis Period		1> 7:00																		
Intersection		US 2 & Meadow Lake		File Name		US2AMfuture.xus																						
Project Description		Tamarack Meadows																										
Demand Information						EB			WB			NB			SB													
Approach Movement						L	T	R	L	T	R	L	T	R	L	T	R											
Demand (v), veh/h						56	820	57	22	736	29	44	20	44	54	15	158											
Signal Information																												
Cycle, s	90.0	Reference Phase	2																									
Offset, s	0	Reference Point	Begin																									
Uncoordinated	No	Simult. Gap E/W	On	Green	2.5													2.0	56.5	14.9	0.0	0.0						
Force Mode	Fixed	Simult. Gap N/S	On	Yellow	4.0													0.0	4.0	3.0	0.0	0.0						
				Red	1.0	0.0	1.0	1.0	0.0	0.0																		
Timer Results						EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT															
Assigned Phase						5	2	1	6		8		4															
Case Number						1.1	4.0	1.1	4.0		7.0		8.0															
Phase Duration, s						9.5	63.5	7.5	61.5		18.9		18.9															
Change Period, (Y+R c), s						5.0	5.0	5.0	5.0		4.0		4.0															
Max Allow Headway (MAH), s						3.1	0.0	3.1	0.0		3.3		3.3															
Queue Clearance Time (g s), s						2.9		2.4			6.4		14.2															
Green Extension Time (g e), s						0.1	0.0	0.0	0.0		0.7		0.7															
Phase Call Probability						0.75		0.42			1.00		1.00															
Max Out Probability						0.00		0.00			0.00		0.00															
Movement Group Results						EB			WB			NB			SB													
Approach Movement						L	T	R	L	T	R	L	T	R	L	T	R											
Assigned Movement						5	2	12	1	6	16	3	8	18	7	4	14											
Adjusted Flow Rate (v), veh/h						56	444	433	22	385	380		64	44		227												
Adjusted Saturation Flow Rate (s), veh/h/ln						1810	1900	1856	1810	1900	1874		1097	1610		1612												
Queue Service Time (g s), s						0.9	9.6	9.6	0.4	8.5	8.5		0.0	2.1		7.9												
Cycle Queue Clearance Time (g c), s						0.9	9.6	9.6	0.4	8.5	8.5		4.4	2.1		12.2												
Green Ratio (g/C)						0.68	0.65	0.65	0.66	0.63	0.63		0.17	0.17		0.17												
Capacity (c), veh/h						551	1235	1207	466	1194	1177		250	267		317												
Volume-to-Capacity Ratio (X)						0.102	0.359	0.359	0.047	0.323	0.323		0.256	0.165		0.716												
Back of Queue (Q), ft/ln (50 th percentile)						7.2	88.3	86.4	3.1	80.5	79.6		30.3	20.2		119.5												
Back of Queue (Q), veh/ln (50 th percentile)						0.3	3.5	3.5	0.1	3.2	3.2		1.2	0.8		4.8												
Queue Storage Ratio (RQ) (50 th percentile)						0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00		0.00												
Uniform Delay (d 1), s/veh						5.2	7.2	7.2	5.9	7.8	7.8		32.9	32.2		36.3												
Incremental Delay (d 2), s/veh						0.0	0.8	0.8	0.0	0.7	0.7		0.2	0.1		1.1												
Initial Queue Delay (d 3), s/veh						0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0												
Control Delay (d), s/veh						5.3	8.0	8.0	5.9	8.5	8.5		33.1	32.3		37.4												
Level of Service (LOS)						A	A	A	A	A	A		C	C		D												
Approach Delay, s/veh / LOS						7.8		A	8.5		A	32.8		C	37.4		D											
Intersection Delay, s/veh / LOS						12.7						B																
Multimodal Results						EB			WB			NB			SB													
Pedestrian LOS Score / LOS						1.87		B	1.65		B	2.30		B	2.30		B											
Bicycle LOS Score / LOS						1.26		A	1.14		A	0.67		A	0.86		A											

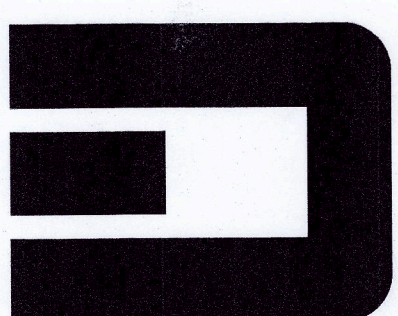
HCS7 Signalized Intersection Results Summary

Item No.2.

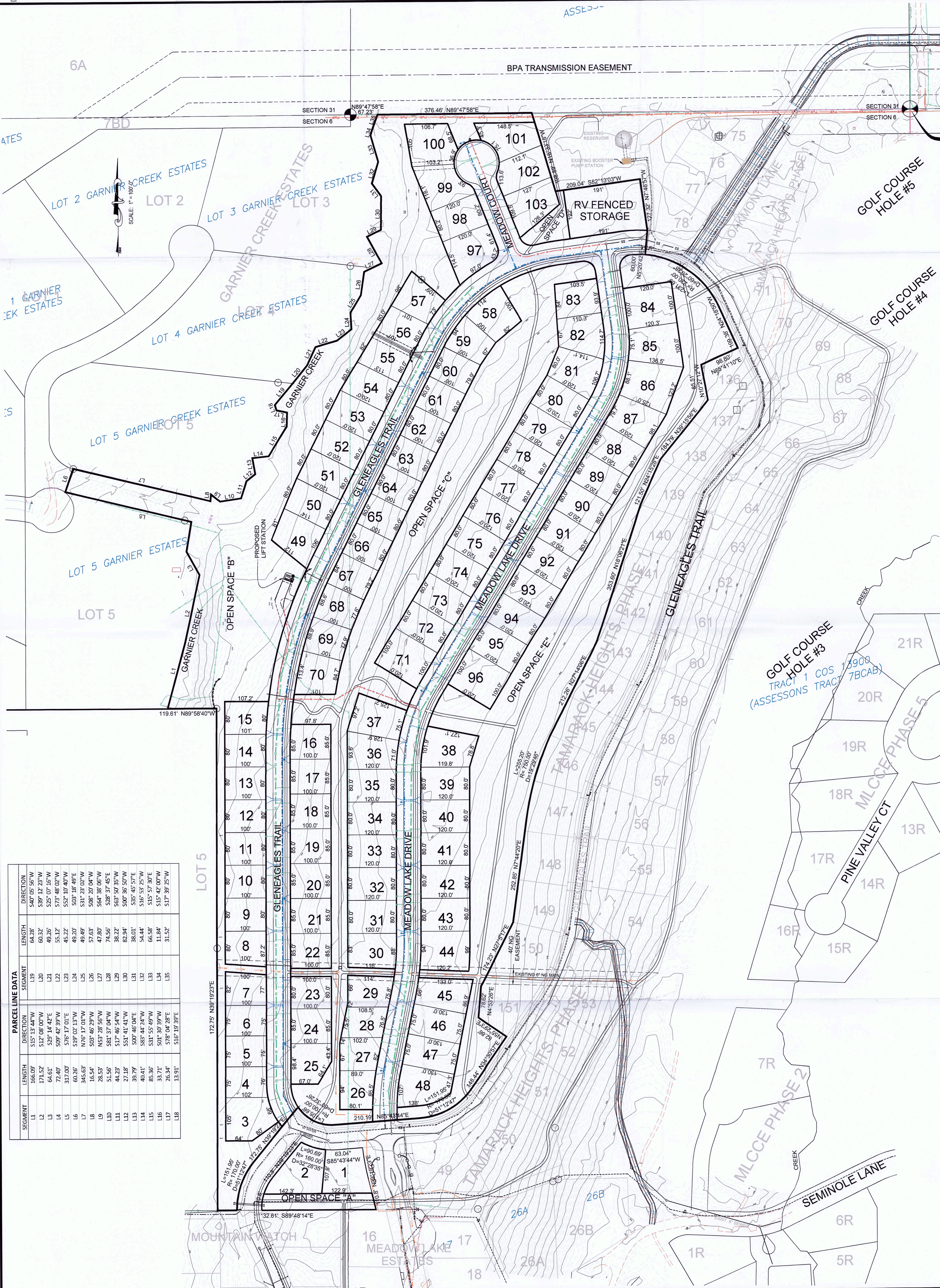
General Information						Intersection Information									
Agency		ATS				Duration, h		0.250							
Analyst		RLA		Analysis Date		Aug 23, 2022		Area Type		Other					
Jurisdiction				Time Period		PM Peak Future		PHF		1.00					
Urban Street		US Route 2		Analysis Year		2030		Analysis Period		1> 7:00					
Intersection		US 2 & Meadow Lake		File Name		US2PMfuture.xus									
Project Description		Tamarack Meadows													
Demand Information				EB			WB			NB			SB		
Approach Movement				L	T	R	L	T	R	L	T	R	L	T	R
Demand (v), veh/h				135	1176	122	61	946	78	70	94	92	48	37	153
Signal Information															
Cycle, s	120.0	Reference Phase	2												
Offset, s	0	Reference Point	End												
Uncoordinated	No	Simult. Gap E/W	On												
Force Mode	Fixed	Simult. Gap N/S	On												
Green	5.2	0.7	79.7	20.3	0.0	0.0									
Yellow	4.0	0.0	4.0	3.0	0.0	0.0									
Red	1.0	0.0	1.0	1.0	0.0	0.0									
Timer Results				EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT				
Assigned Phase				5	2	1	6		8		4				
Case Number				1.1	4.0	1.1	4.0		7.0		8.0				
Phase Duration, s				10.9	85.4	10.2	84.7		24.3		24.3				
Change Period, (Y+R c), s				5.0	5.0	5.0	5.0		4.0		4.0				
Max Allow Headway (MAH), s				3.1	0.0	3.1	0.0		3.3		3.3				
Queue Clearance Time (g s), s				4.8		3.2			19.1		19.3				
Green Extension Time (g e), s				0.2	0.0	0.1	0.0		1.0		1.0				
Phase Call Probability				0.99		0.87			1.00		1.00				
Max Out Probability				0.00		0.00			0.00		0.00				
Movement Group Results				EB			WB			NB			SB		
Approach Movement				L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement				5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (v), veh/h				135	659	639	61	519	505		164	92		238	
Adjusted Saturation Flow Rate (s), veh/h/ln				1810	1900	1837	1810	1900	1849		1178	1610		1604	
Queue Service Time (g s), s				2.8	21.0	21.1	1.2	15.1	15.1		0.0	6.0		0.2	
Cycle Queue Clearance Time (g c), s				2.8	21.0	21.1	1.2	15.1	15.1		17.1	6.0		17.3	
Green Ratio (g/C)				0.71	0.67	0.67	0.71	0.66	0.66		0.17	0.17		0.17	
Capacity (c), veh/h				451	1274	1232	345	1262	1228		242	273		308	
Volume-to-Capacity Ratio (X)				0.299	0.517	0.519	0.177	0.411	0.411		0.677	0.337		0.773	
Back of Queue (Q), ft/ln (50 th percentile)				23.7	211.8	206.5	10.6	152.9	149		120	60.4		174.9	
Back of Queue (Q), veh/ln (50 th percentile)				0.9	8.5	8.3	0.4	6.1	6.0		4.8	2.4		7.0	
Queue Storage Ratio (RQ) (50 th percentile)				0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00		0.00	
Uniform Delay (d 1), s/veh				6.6	10.0	10.0	7.7	9.3	9.3		47.8	43.9		48.5	
Incremental Delay (d 2), s/veh				0.1	1.5	1.6	0.1	1.0	1.0		1.2	0.3		1.6	
Initial Queue Delay (d 3), s/veh				0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	
Control Delay (d), s/veh				6.7	11.5	11.6	7.8	10.3	10.3		49.1	44.2		50.0	
Level of Service (LOS)				A	B	B	A	B	B		D	D		D	
Approach Delay, s/veh / LOS				11.1		B	10.2		B	47.3		D	50.0		D
Intersection Delay, s/veh / LOS				16.9						B					
Multimodal Results				EB			WB			NB			SB		
Pedestrian LOS Score / LOS				1.87		B	1.65		B	2.31		B	2.31		B
Bicycle LOS Score / LOS				1.67		B	1.38		A	0.91		A	0.88		A

Appendix D

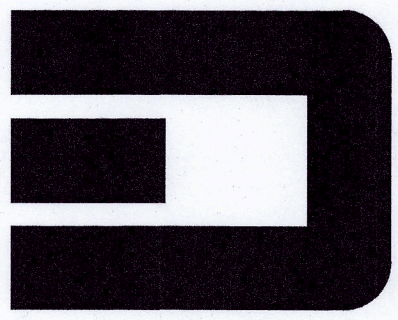
24 x36 Preliminary Plat Map



CARVER ENGINEERING
Consulting Engineers
1995 Third Avenue East
Kalispell, Montana 59901
(406) 257-6202



PARCEL LINE DATA					
SEGMENT	LENGTH	DIRECTION	SEGMENT	LENGTH	DIRECTION
L1	166.09'	S15°13'44"W	L19	64.28'	S40°05'56"W
L2	171.52'	S12°08'00"W	L20	60.32'	S39°12'23"W
L3	64.61'	S29°14'42"E	L21	49.36'	S25°07'16"W
L4	72.40'	S09°42'39"W	L22	55.12'	S73°48'02"W
L5	317.00'	S76°17'01"E	L23	45.22'	S52°10'40"W
L6	60.26'	S19°02'13"W	L24	49.20'	S03°18'49"E
L7	345.63'	N76°17'01"W	L25	49.49'	S31°23'02"W
L8	16.54'	S03°46'29"W	L26	57.63'	S08°20'04"W
L9	28.53'	N53°28'56"W	L27	47.80'	S64°38'06"W
L10	51.56'	S81°37'04"W	L28	74.56'	S28°37'45"E
L11	44.23'	S17°46'54"W	L29	38.22'	S63°59'35"W
L12	27.18'	S00°46'04"E	L30	82.94'	S00°36'50"W
L13	39.79'	S83°44'24"W	L31	38.01'	S35°45'57"E
L14	40.41'	S31°55'49"W	L32	54.44'	S16°53'25"W
L15	85.36'	S01°30'39"W	L33	66.58'	S15°42'00"W
L16	33.71'	S78°04'28"E	L34	11.84'	S15°42'00"W
L17	26.34'	S16°19'39"E	L35	31.52'	S17°39'25"W
L18	13.91'				



Revision(s)

Drawn by
TUM
Checked by
TC

Date
OCTOBER 3, 2022

Project Number
46610.00

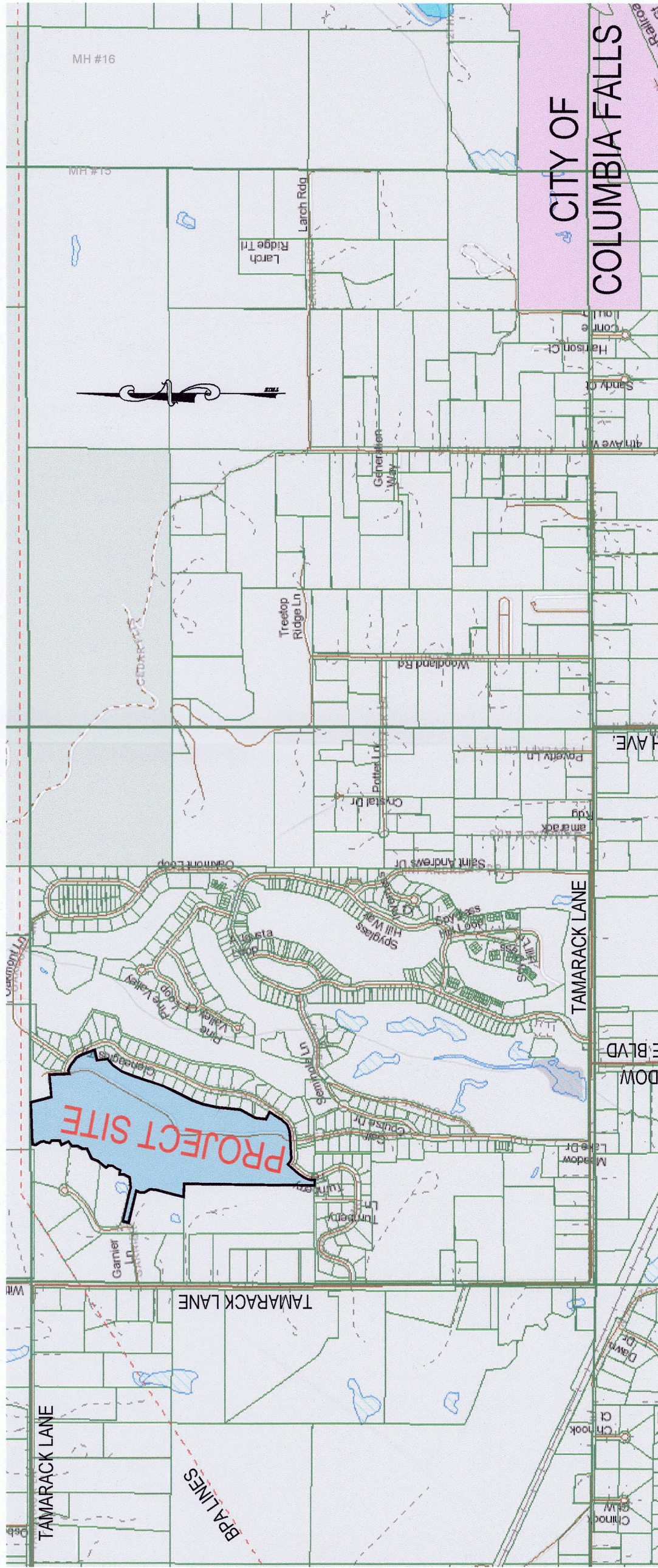
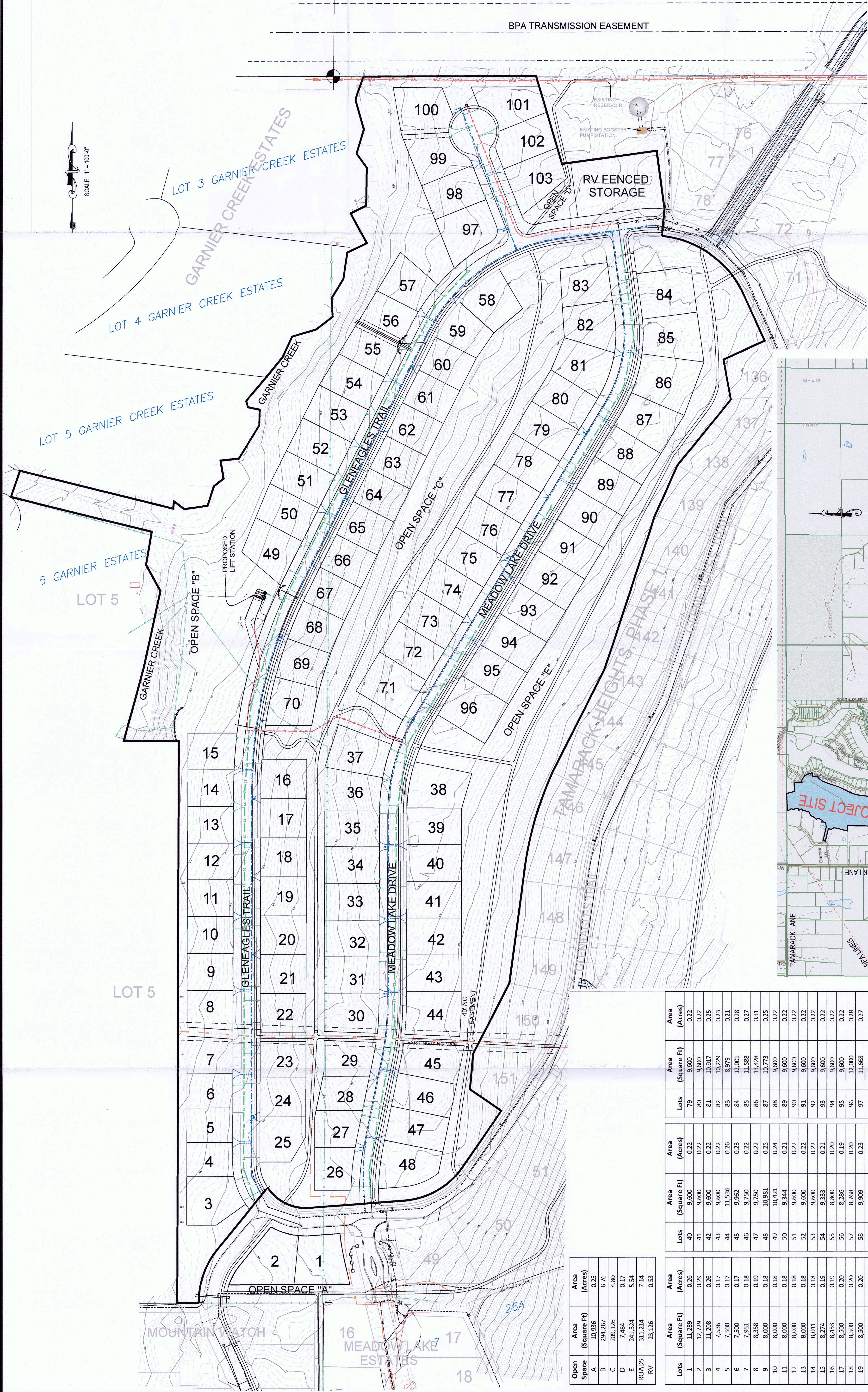
Project Title
TAMARACK MEADOWS

Sheet Title
PRELIMINARY PLAT

Sheet Title

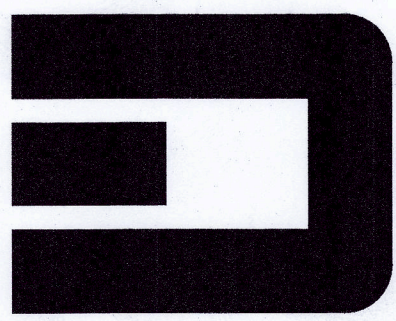
2 OF 2

Item No. 2.



Open Space	Area (Square Ft)	Area (Acres)
A	10,536	0.25
B	294,267	6.76
C	209,126	4.80
D	7,484	0.17
E	241,324	5.54
ROADS	311,214	7.14
RV	23,126	0.53

Lots	Area (Square Ft)	Area (Acres)
1	9,600	0.22
2	9,600	0.22
3	9,600	0.22
4	9,600	0.22
5	9,600	0.22
6	9,600	0.22
7	9,600	0.22
8	9,600	0.22
9	9,600	0.22
10	9,600	0.22
11	9,600	0.22
12	9,600	0.22
13	9,600	0.22
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Revision(s)

Drawn by
TLM
Checked by
TC

Date
AUGUST 1, 2022

Project Number
46611.00

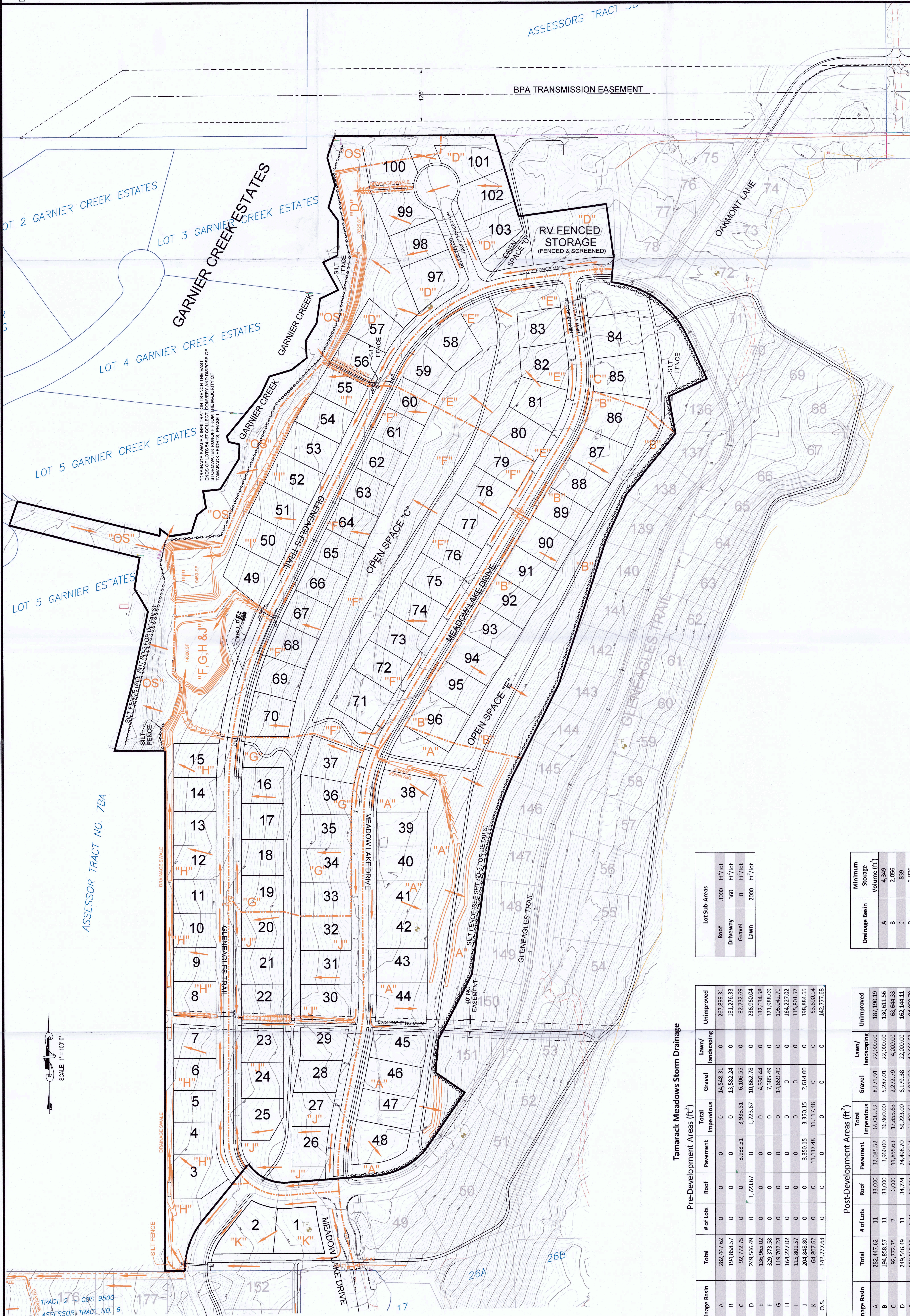
Project Title
TAMARACK MEADOWS

Sheet Title
DRAINAGE & EROSION CONTROL PLAN

SD-1

(24)

Item No. 2.



Tamarack Meadows Storm Drainage

Drainage Basin	Pre-Development Areas (ft ²)						Unimproved
	Total	# of Lots	Roof	Pavement	Total Impervious	Lawn/landscaping	
A	282,447.62	0	0	0	0	14,548.31	267,899.31
B	194,858.57	0	0	0	0	13,582.24	181,276.33
C	92,772.75	0	0	3,933.51	3,933.51	6,106.55	82,732.69
D	249,546.49	0	1,723.67	0	1,723.67	10,862.78	236,960.04
E	136,965.02	0	0	0	0	4,330.44	132,634.58
F	329,373.58	0	0	0	0	7,385.49	321,988.09
G	119,702.28	0	0	0	0	14,659.49	105,042.79
H	164,227.02	0	0	0	0	0	164,227.02
I	115,801.57	0	0	0	0	0	115,801.57
J	204,848.80	0	0	3,350.15	3,350.15	2,614.00	198,884.65
K	64,807.62	0	0	11,117.48	11,117.48	0	53,690.14
O.S.	142,777.68	0	0	0	0	0	142,777.68

Post-Development Areas (ft²)

Drainage Basin	Post-Development Areas (ft ²)						Unimproved
	Total	# of Lots	Roof	Pavement	Total Impervious	Lawn/landscaping	
A	282,447.62	11	33,000	32,085.52	65,085.52	8,171.91	187,190.19
B	194,858.57	11	33,000	3,960.00	36,960.00	5,287.01	130,611.56
C	92,772.75	2	6,000	11,855.63	17,855.63	2,272.79	68,644.33
D	249,546.49	11	34,724	24,498.70	59,223.00	6,179.38	162,144.11
E	136,965.02	6,333	19,000	18,409.64	37,409.64	12,666.67	84,959.79
F	329,373.58	19,677	59,000	22,380.00	81,380.00	6,124.00	202,536.25
G	119,702.28	9	27,000	10,040.00	37,040.00	3,383.24	61,279.04
H	164,227.02	13	39,000	12,534.65	51,534.65	0	86,692.37
I	115,801.57	7	21,000	12,720.00	33,720.00	14,000.00	68,081.57
J	204,848.80	13	39,000	32,189.54	71,189.54	5,626.91	102,033.35
K	64,807.62	2	6,000	11,837.48	17,837.48	2,203.59	40,766.55
O.S.	142,777.68	0	0	0	0	0	142,777.68

Lot Sub-Areas			
Roof	3000	ft ² /lot	
Driveway	560	ft ² /lot	
Gravel	0	ft ² /lot	
Lawn	2000	ft ² /lot	

Drainage Basin		Minimum Storage Volume (ft ³)
A		4,349
B		2,056
C		839
D		3,876
E		2,583
F		5,750
G		1,910
H		3,682
I		2,442
J		5,136
K		835

Appendix E

Meadow Lakes Northwest Preliminary Plat Report # CPP-06-03

**MEADOW LAKES NORTHWEST PRELIMINARY PLAT
SUBDIVISION REPORT #CPP-06-03
COLUMBIA FALLS PLANNING OFFICE
JUNE 13, 2006**

A report to the Columbia Falls planning Board regarding a request for preliminary plat approval of the preliminary plat of Meadow Lakes Northwest, a 182-lot subdivision. This application is scheduled for June 13, 2006 before the Columbia Falls Planning Board.

I. BACKGROUND INFORMATION

- a. _____
- b. Owner/Applicant: Aspen-Columbia Falls, LLC
1. 25A Clifden Drive
2. Bozeman, MT 59718
- c. Technical Assistance: Sitescape, Associates, Bruce Lutz (Project Lead)
Carver Engineering (Civil Engineer)
Morrison-Maierle (Surveying)
- d. Location: The property is located to the west of the existing Meadow Lakes Golf Course Resort and subdivision in Section 30N, R20W.
- e. Background: The majority of the subject property was part of the original 1979 and 1983 Meadow Lake Master Plans. At this time, 50 acres were planned to contain 160 residential units, some of which were multifamily units. Tract 8 was added to the development proposal to allow the property to have a second access on to Tamarack Lane.
- The current proposal is a new subdivision which will be under the same general management as Meadow Lakes in terms of golf course and recreational privileges, and homeowners association. The proposed 182 single-family lots access off of Tamarack lane and an extension of the existing Meadow Lakes Drive. The project is proposed to be constructed in four (4) phases.
- f. Size: The proposed subdivision contains 87.135 acres, with 39.84 acres in lots, 24.86 acres in roads and 22.43 acres in parks and open space. The 182 lot subdivision proposes the following breakdown in lot sizes:

- Lots ranging from 7,630 to 36,841 square feet
- 27 lots from 7200 to 9600 square feet
- 90 lots from 9600 to 12,000 square feet
- 65 lots over 12,000 square feet
- Average lot size: 9,536 Square feet

- g. Existing Land Use: The property is currently undeveloped vacant land, primarily timbered with some open meadow areas.



- h. Adjacent Land Uses: The site lies adjacent to developed and undeveloped single family uses on all sides:

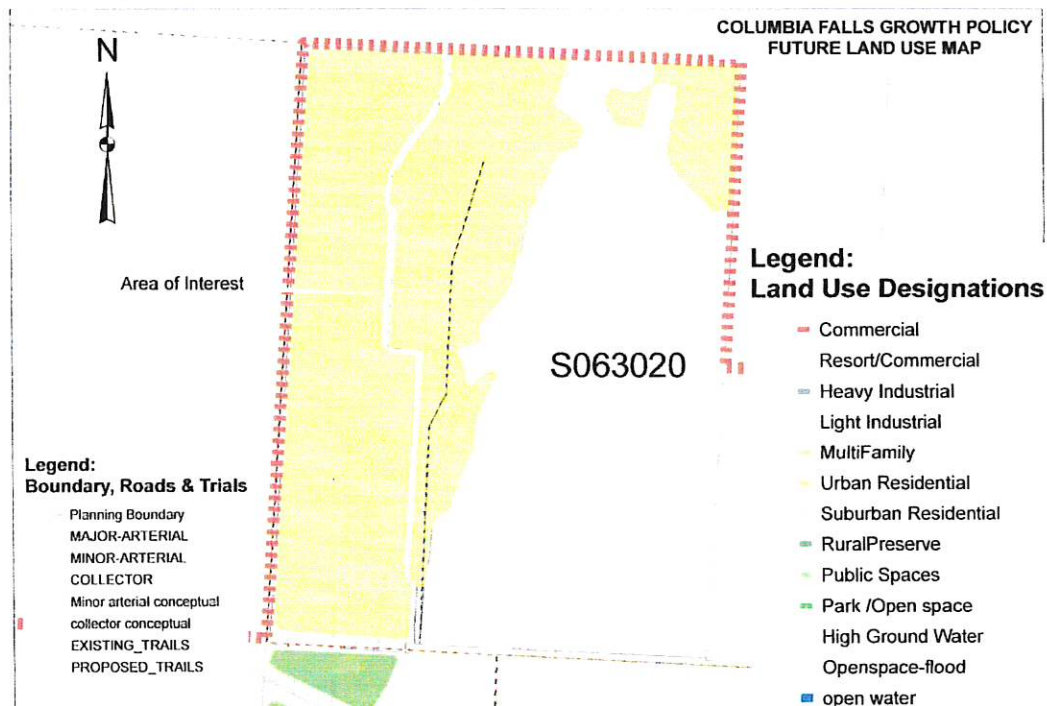
North: large lot single family property

South: existing Meadow Lakes Resort subdivision and large lot single family

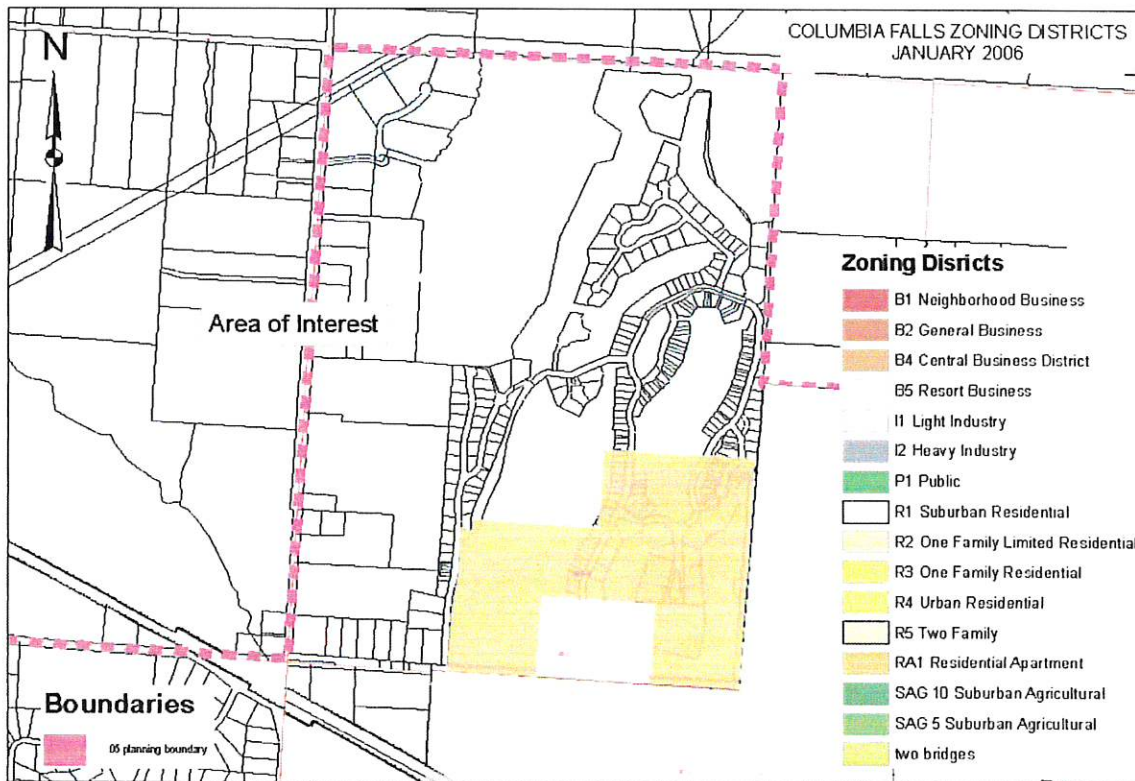
East: existing Meadow Lakes Resort subdivision

West: Developed and undeveloped large lot single family

- i. Relation to Growth Policy: The City-County Growth Policy designates this area as Urban Residential, which is adjacent to Resort Business/Residential, a resort area providing mixed commercial services, recreational opportunities, and a mixture of housing types and densities within the confines of an overall development plan. (Note that the commercial uses in the Growth Policy were intended to recognize the existing commercial uses at Meadow Lakes Resort, and the short term nature of some of the lodging there.) The proposal complies with the Growth Policy designation.



- j. **Zoning:** The subject property is currently unzoned. The applicant is proposing a combination of Cr-3 and CR-4 zoning based on the proposed lot sizes. See zoning staff report.



- k. **Utilities & Services:** The property is not within City limits. Following is a list of services that are available for this site:

Sewer: the project will be served by the Meadow Lake County Water and Sewer District (comment letter attached.)
 Water: the project will be served by the Meadow Lake County Water and Sewer District (comment letter attached.)
 Refuse: Private Hauler Home Pick-up
 Police: Flathead County Sheriff Department
 Fire suppression and Protective Services: Columbia Falls Rural Fire Protection District (comment letter attached)
 Street Maintenance: Privately maintained
 Electric: Flathead Electric

II. REVIEW AND FINDINGS OF FACT

This application is reviewed as a major subdivision under the City's Subdivision regulations. Because the project will be waiving the right to protest annexation to the Meadow Lakes Water and Sewer District, the project is analyzed under Section 17.16 of the subdivision standards.

A. Effects on Public Health and Safety:

The site is located in areas where fire protection may be impacted by forest fires. Chief Webber has provided a comment letter, attached to this report. In this letter he notes that the Meadow Lakes Resort is the primary developed area in this portion of the Columbia Falls Rural Fire District. To serve this area, and additional Fire Station north of the BNSF tracks will be needed. Plans are underway for the location and planning for this station

The Flathead County Sheriff's Department will patrol and respond to emergencies within the subdivision. Kalispell Ambulance and ALERT Helicopter provides emergency service and medical support is available in Whitefish and Kalispell.

The site is not located within any Flood Zones.

See also other sections of this report for analysis of traffic impacts associated with the proposed subdivision.

B. Effects on Wildlife and Wildlife Habitat:

The undeveloped and open meadow property is the home to Whitetail Deer, Elk



and the occasional moose and black bear. Deer and elk are also known to congregate on the Meadow Lakes golf course to the east of the subject property as they move through the area. Wildlife also uses Garnier Creek, which forms the northwest boundary to the subdivision.

The applicant has stated that the open space plan has been designed in part to allow for wildlife corridors through the property. These corridors run primarily north-south through the site. Garnier Creek remains in a common open space area, with no individual lots directly abutting the creek.

C. Effects on the Natural Environment:

1. Groundwater: The property is not within the Columbia Falls groundwater protection zone. The site will be served by public sewer.

2. Natural Vegetation: The site is currently a mixture of open meadows, and forested areas consisting of Douglas fir, lodgepole pine, larch, paper birch, alder, hawthorn and rocky mountain maple. The applicant has stated that all of the existing vegetation will remain in the common areas, and that vegetation removal for roads, grading and homesite development will be carefully monitored. The City has required building envelopes for lots with slopes over 25%, which means that the vegetation outside of these building envelopes should be left in a natural state.

3. Surface Water: Garnier Creek runs for a length of app. 1,800 feet on the northwest property boundary. A buffer of between 50 and 100 feet is shown on the site plan. Thirteen (13) lots drain towards the creek in this area. An additional 13 lots drain towards the creek on the portion of the site where the creek runs on an adjacent property. Best Management Practices will be required to protect the creek from any construction runoff.

The applicant has prepared a Drainage Plan, and has described their storm water proposal in the Environmental Assessment attached to this report. The stormwater system proposed consists of open swales and culverts, which will convey water to the common areas, buffer strips and new swales. Homesites on the west property boundary will drain towards Golf Course Hole #3.

The Meadow Lakes Homeowners Association has requested that current drainage issues associated with the gravel road be addressed. This road will be paved, with water directed as sheet flow through the lots. It is not clear how stormwater will be managed in the areas of proposed lots 49 and 50 with respects to the existing development downstream.

4. Topographical Features: The site contains a variety of topographic features, with steeply sloped areas interspersed with relatively flat benches. Staff has requested that a slope map be prepared that shows all of the areas on the site with slopes greater than 25% (see attached slope map.) All of the lots which contain slopes greater than 25% contain building envelopes.

5. Soils Types: The soils within this subdivision are characterized as Whitefish cobbly silt loam. A soils report has not yet been prepared.

D. Effects on Local Services:

1. Police: the Flathead County Sheriff Department is responsible for patrolling and responding to this neighborhood and the proposed subdivision. The Department has not yet provided any comments as to the impacts of the proposed subdivision on their service provision.

- All roads paved
- All infrastructure completed

The following items should be discussed with respects to the phasing time frames: pedestrian system; improvements to the existing Meadow Lakes Drive; fire station; existing sewer system upgrades. The phasing plan should be modified to include these items.

III. SUMMARY COMMENTS

The application for preliminary plat approval in substantial conformance with the Growth Policy and Subdivision Standards. Variances requested are supported by staff as meeting the City's variance criteria. Staff recommends the following conditions of approval.

VI. RECOMMENDATION

After reviewing the findings of fact, staff recommends that the Columbia Falls City Council adopt Staff Report #CPP-06-03 as finding-of-fact for the preliminary plat Meadow lakes Northwest, and grant conditional preliminary plat approval. Recommended conditions of approval are as follows:

1. Subdivider shall waive the right to protest the creation of a Special Improvement District to construct curbs and sidewalks within the subdivision or a lighting district that includes this subdivision, or a storm water district, should such improvements be merited in the future.
2. A variance to curbs, gutters and sidewalks is hereby granted based on the findings herein.
3. A variance to the outdoor street lighting requirements is hereby granted based in the findings herein. Any outdoor lighting installed by the developer or future homeowners shall be downcast and fully shielded and otherwise dark-sky compliant.
4. All utilities to the lots shall be installed in conformance with the requirements of the utility owner. Utilities shall be buried and extended to the front property line of each lot. Any utilities located in the road easements shall be shown on the final plat. Transformers shall be shown on the final plat, and shall be so located so as not to impede with the common open space areas.
5. Prior to construction of water and sewer improvements, the City shall review and approve the plans for other utilities to assure that other buried conduits and wires are not installed in a manner that interferes with the maintenance of utilities.
6. All roads within the subdivision shall be built in accordance with City standards. Street signs shall be provided. Road construction shall be inspected and certified by a registered engineer and approved by the City.
7. The entire length of Meadow Lake Drive shall be reconstructed to have a pavement width of 24 feet.
8. The feasibility of a bike lane/sidewalk should be explored between the developer and the Meadow Lake Resorts Homeowners Association, along one side of the entire

**ZONE CHANGE REQUEST
COLUMBIA FALLS AREA ZONING JURISDICTION
MEADOW LAKES NORTHWEST CZC 06-6
CITY OF COLUMBIA FALLS STAFF REPORT
JUNE 13, 2006**

A report to the Columbia Falls planning Board regarding a request for a zone change for property known as Meadow Lakes Northwest, a 182-lot subdivision. This application is scheduled for June 13, 2006 before the Columbia Falls Planning Board. The applicant is requesting a combination of CR-3 and CR-4 zoning for the site, with 79.22 acres proposed for CR-3 and 7.91 acres proposed as CR-4. The subject property is currently unzoned.

I. BACKGROUND INFORMATION

- a. Owner/Applicant: Aspen-Columbia Falls, LLC
25A Clifden Drive
Bozeman, MT 59718
- b. Technical Assistance: Sitescape, Associates, Bruce Lutz (Project Lead)
Carver Engineering (Civil Engineer)
Morrison-Maierle (Surveying)
- c. Location: The property is located to the west pf the existing Meadow Lakes Golf Course Resort and subdivision in Section 30N, R20W.
- d. Background and Reason for Request: This land is located in unincorporated Flathead County within the City's planning jurisdiction. The majority of the subject property was part of the original 1979 and 1983 Meadow Lake Master Plans. At this time, 50 acres were planned to contain 160 residential units, some of which where multifamily units. Tract 8 was added to the development proposal to allow the property to have a second access on to Tamarack Lane.

The current proposal is a zone change request and a new subdivision which will be under the same general management as Meadow Lakes in terms of golf course and recreational privileges, and homeowners association. The proposed 182 single-family lots access off of Tamarack lane and an extension of the existing Meadow Lakes Drive. The project is proposed to be constructed in four (4) phases.

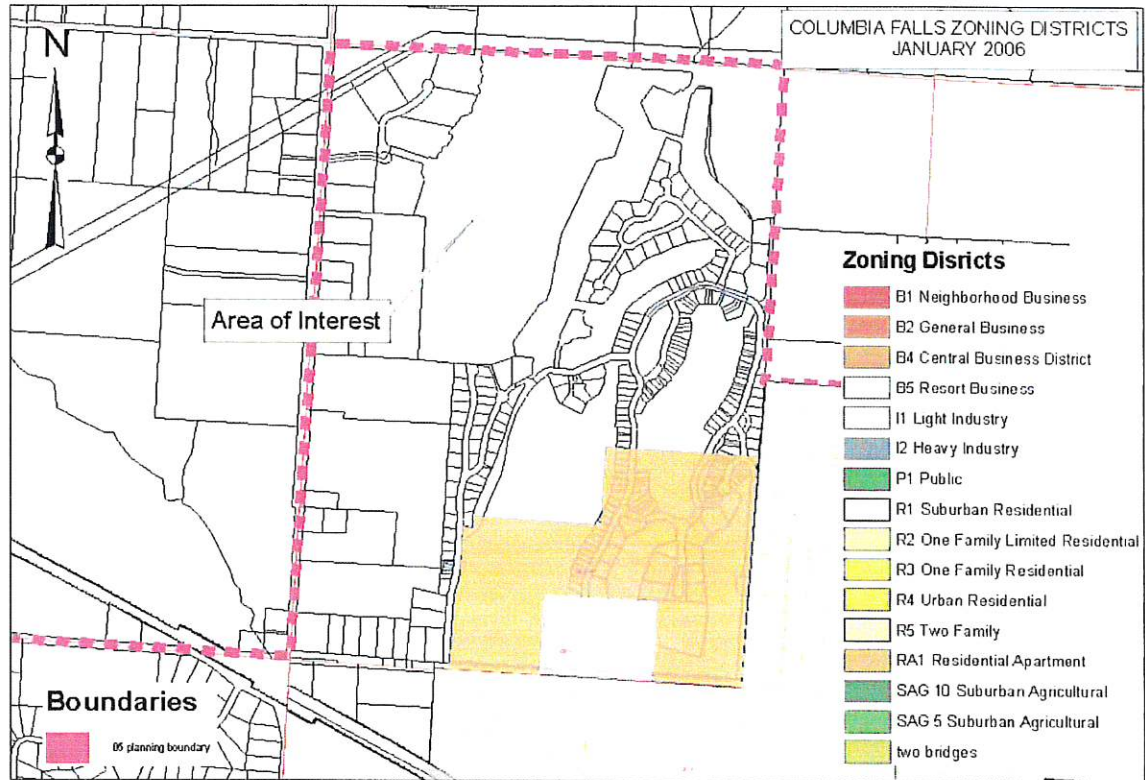
- e. Size: The property proposed for a zone change is the same as the proposed subdivision. The proposed subdivision contains 87.135 acres, with 39.84 acres in lots, 24.86 acres in roads and 22.43 acres in parks and open space. The zone change request is for 79.22 acres proposed for CR-3 zoning and 7.91 acres proposed as CR-4 zoning. The attached map shows the location of the two zoning areas. The subject property is currently unzoned.
- f. Existing Land Use: The property is currently undeveloped vacant land, primarily timbered with some open meadow areas.
- g. Adjacent Zoning and Land Uses: The site lies adjacent to developed and undeveloped single family uses on all sides. While this area was addressed in the 2005 City/county Growth Policy, City zoning does not yet extend out this far, as shown on the map below.

North: large lot single family property, unzoned.

South: existing Meadow Lakes Resort subdivision and large lot single family, unzoned adjacent, with CR-4 zoning in portions of the Meadow Lake Resort complex.

East: existing Meadow Lakes Resort subdivision, unzoned.

West: Developed and undeveloped large lot single family, unzoned.



Zoning: The subject property is currently unzoned. The applicant is proposing a combination of CR-3 and CR-4 zoning based on the proposed lot sizes.

Code Requirements	CR-3 Zone	CR-4 Zone	Meadow Lakes North Request
Minimum Lot Size	9600 square feet	7,200 square feet	Lots ranging from 7,630 to 36,841 square feet 27 lots from 7200 to 9600 square feet 90 lots from 9600 to 12,000 square feet 65 lots over 12,000 square feet
Minimum Lot Width	80 feet	60 feet	75 feet- smallest 100 square feet-average
Uses permitted	Single family dwellings	Single family dwelling	Single family proposed
Front Setback	25 feet	20 feet	No change requested
Side Setbacks	5 feet	5 feet	No change requested
Side corner setbacks	15 feet	15 feet	No change requested
Rear Setback	20 feet	20 feet	N/A
Lot Coverage	30%	35%	45.7% of the overall site is in lots: within this lot coverage requirements will be met
Maximum Density Permitted	3 units per acre ¹	6 units per acre	3.1 units per acre proposed

EVALUATION BASED ON STATUTORY CRITERIA

This request is reviewed pursuant to the criteria set forth in Section 76-2-304, M.C.A., and as stated by the Montana Supreme Court. The following findings are made:

1. Does the requested zone comply with the Growth Policy?

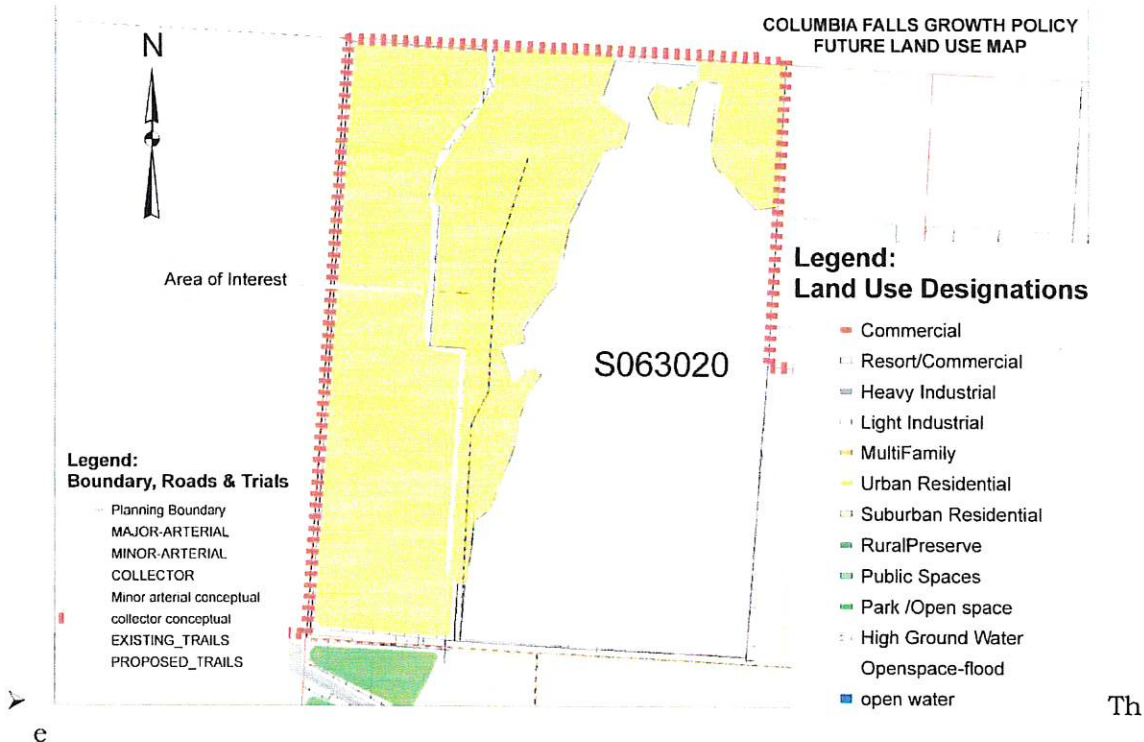
The City-County Growth Policy designates this area as Urban Residential. It is adjacent to the Resort Residential, a resort area providing mixed commercial services, recreational opportunities, and a mixture of housing types and densities within the confines of an overall development plan. (Note that the commercial uses in the Growth Policy were intended to recognize the existing commercial uses at Meadow Lakes Resort, and the short term nature of some of the lodging there.) The proposal complies with the Growth Policy designation.

Attachment A includes policies related to Residential Housing, Growth Management, Natural Resources, Transportation and Zoning. In summary these include:

- Limit and mitigate impacts related to outdoor lighting and noise.

¹ In the Zoning Code, the bulk definitions for any zoning district do not provide a density definition. CR3 districts permits a minimum lots size (9,600 SF). 3 units/acre is an estimate of the density if streets, parks and other lands not available for development are deducted from the gross area (between 25% and 35%) and the remaining area divided by 9,600.

- Zone changes should be based on the Growth Policy Plan.
- Allow extensions of urban services to properties outside city limits where development has or will occur.
- New development should pay its fair share.
- Overhead utilities should be underground.
- Provide an adequate supply and mix of housing types.
- Numerous Road policies see attached.



2. Is the requested zone designed to lessen congestion in the streets?

The requested zone change reflects the level of density proposed in the new subdivision. The subdivision contains two major access points, one to the south and one to the west. The benefit of two access points will lessen congestion, as drivers will have option depending on the direction of travel. This secondary access will also increase safety for the existing Meadow lakes Resort in the event of a fire by providing another exit route.

Internally, the proposed roadway is a series of looped roads built to City standards.

3. Will the requested zone secure safety from fire, panic, and other dangers?

The requested development has been reviewed by the Columbia Falls Rural Fire District. One of the conditions of approval involves the location and construction of a new Fire Station to serve this development and surrounding properties adequate fire access can be provided and the applicant will install new fire hydrants to serve the site. The site could be subject to wild fire, which will be addressed in the subdivision review.

4. Will the requested change promote the health and general welfare?

The immediate area is a mix of very low density single family, low density single family and mixed density residential development in the Meadow Lakes Resort. The requested zone change provides a modest transition from some of the more intensive uses within Meadow Lakes Resort to the low density single family uses to the north and west.

5. Will the requested zone provide for adequate light and air?

The proposed project contains a significant amount of open space (25.7%) which will be undeveloped land with a trail running through the open space tracts. Adequate light and air will be provided. Residential design standards will be applied to this subdivision as part of the Meadow Lakes Resort Homeowners Association governance.

6. Will the requested zone prevent the overcrowding of land?

Overcrowding of land is caused by development in excess of the capacity of the land and public services to deal with the impacts generated by the development. The proposed subdivision contains a significant amount of open space.

8. Will the requested zone avoid undue concentration of people?

The land area in question will add 182 units phased over a 10 year period. These residences are of a fairly low density, and are all single family detached dwellings. The subdivision as proposed contains 3.1 units per acre, which is less dense than would be permitted under either of the two zones proposed.

9. Will the requested zone facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements?

The provision of services is analyzed in detail in the subdivision report before the Board. That report is hereby adopted by reference.

10. Does the requested zone give reasonable consideration to the peculiar suitability of the property for particular uses?

The subdivision has been design to reflect the natural terrain, and to avoid degradation to Garnier Creek on the northwest property boundary. The proposed single family uses are appropriate to the site.

11. Does the requested zone give reasonable consideration to the character of the district?

The character of the neighborhood is in transition, with the developed Meadow Lakes Resort to the southeast and low density single family development and undeveloped single family lots to the northwest. This proposal allows for a transition from some of the higher intensity uses in Meadow Lakes to the low density development pattern on the northwest.

12. Will the new zoning affect property values?

The zoning requested was anticipated in the new Growth Policy. It does not appear as if this zoning will diminish property values.

13. Will the requested zone encourage the most appropriate use of the land throughout the municipality?

The proposed use and zoning was anticipated in the new Growth Policy.

14. Public comment received.

No written public comment regarding the zone change has been received at the time of this writing. Comments on the subdivision are attached to that report.

SUMMARY

The zone change request conforms to the Columbia Falls City Growth Policy, and substantially complies with the findings as discussed above. The project will be served by all municipal services; will preserve open space for the future benefit of the community.

RECOMMENDATION

Staff recommends that the Columbia Falls City-County Planning Board and Zoning Commission adopt Columbia Falls Planning Office Staff Report #CZC-06-6 as findings of fact and recommend approval of the requested zones subject to the following conditions:

1. The project shall be built in substantial compliance with the submitted "Meadow Lakes Northwest Preliminary Plat" and all accompanying drawings, as prepared by Sitescape Associates and the project engineer.
2. All lots within the development must meet the Design Standards of the Columbia Falls Subdivision Regulations unless a variance is granted therein.
3. The applicant shall be responsible for the upgrading of all improvements and other plat conditions as outlined in the staff report and findings of Subdivision Report CPP-06-03.
4. All conditions must be complied with prior to the issuance of an occupancy permit by the Building Inspector. If certain conditions such as paving or landscape improvements cannot be reasonably complied with because of unforeseen circumstances, such as winter conditions, the applicant may, upon prior approval of the City Manager, post a bond or financial security found to be acceptable by the City Manager and equal to 125% of the cost of the improvements as certified by a licensed engineer or where appropriate a landscape architect.
5. The subdivision plat, dedications, covenants and other agreements relative to the Meadow Lake Northwest Preliminary Plat shall be recorded in the Office of the County Clerk and Recorder. These documents shall also include those that create automatic membership in the Meadow Lakes Resort homeowners' association to maintain common areas, properties and facilities. These documents shall also place title to any common property or facilities in the association or corporation.

LH
ATTACHMENTS

Appendix F

Original Preliminary Plat Conditions

RESOLUTION NO. 1458

A RESOLUTION OF THE CITY COUNCIL OF COLUMBIA FALLS, MONTANA CONDITIONALLY APPROVING THE PRELIMINARY PLAT OF MEADOW LAKES NORTHWEST, DESCRIBED AS ASSESSOR TRACTS 7BC AND 6 IN SECTION 6, TOWNSHIP 30 NORTH, RANGE 20 WEST, P.M.M., FLATHEAD COUNTY, MONTANA.

WHEREAS, Aspen Columbia Falls, LLC, purported owner/applicant of the subject property, has applied for preliminary approval of a 182 lot residential subdivision on approximately 87.135 acres of land;

WHEREAS, the proposed subdivision plat is subject to the provisions of Title 17 of the Columbia Falls Municipal Code and Title 76 of the Montana Code Annotated;

WHEREAS, the Columbia Falls Planning Office on June 13, 2006, in Subdivision Report #CPP-06-04, recommended approval of said subdivision plat with certain conditions;

WHEREAS, the Columbia Falls City-County Planning Board, at its regular meeting on June 13, 2006 and again on June 26, 2006, reviewed and held a public hearing on said subdivision plat and recommended approval of said subdivision plat subject to certain conditions; and

WHEREAS, the preliminary approval of said subdivision plat was considered by the City Council of the City of Columbia Falls at the regular council meeting on Monday, July 17, 2006, at which time the Council determined that the development of the subdivision meets the requirements of Title 76, Chapter 3 of the Montana Code Annotated and should be approved with certain conditions.

Res #1458

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

Section One. Findings of Fact. That Subdivision Report #CPP-06-04 of the Columbia Falls Planning Office dated June 13, 2006, is adopted by the Council as findings of fact with respect to said Subdivision Plat approval and subject to the conditions set forth on Attachment "A".

Section Two. Final Plat. That upon proper review and filing of the final plat of said subdivision in the office of the Flathead County Clerk and Recorder, said premises shall be a subdivision of the City of Columbia Falls.

Section Three. Effective Date. This Resolution shall be effective immediately upon its passage and approval by the City Council.

PASSED AND ADOPTED BY THE CITY COUNCIL OF COLUMBIA FALLS, MONTANA THIS 7th DAY OF August, 2006, THE COUNCIL VOTING AS FOLLOWS:

AYES: Reikofski, Shepard, Barnhart, Karper.

NOES: None.

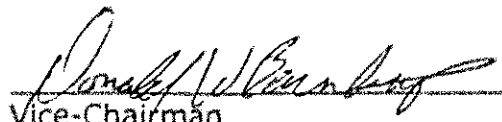
ABSTAIN: Plevel.

ABSENT: McCubbins, Fish.



City Clerk

APPROVED BY THE VICE-CHAIRMAN OF THE COUNCIL OF COLUMBIA FALLS, MONTANA THIS 8th DAY OF August, 2006.



Vice-Chairman

Res #1458

Noxious weed abatement shall be addressed as part of the construction mitigation plan.

24. The Columbia Falls School District shall approve the safety and adequacy of student drop-off and pick-up locations prior to final plat approval for each phase.

25. The Phasing Plan for the subdivision shall be as shown on the preliminary plat.

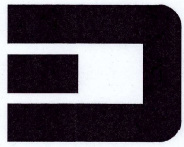
26. The face of the final plat shall state: "The governing authority reserves the right to impose impact fee(s) on structures placed on lots within this subdivision subject to Montana statutory guidelines."

27. The issue of the need to provide full legal access to the adjacent northerly property shall be resolved prior to the final plat for Phase I.

28. A traffic calming plan acceptable to the City and the County for the existing Meadow Lakes Drive shall be developed in consultation with the Meadow Lakes Homeowners Association.

29. A road along the north side of Meadow Lake Estates connecting this subdivision to Oakmont Lane in the north east area shall be developed to street standards and having a minimum width of 20 feet and shown on the plat.

30. A waiver of protest of annexation to the City of Columbia Falls shall be signed and recorded for each lot in the subdivision phase prior to issuance of final plat for the phase. Waiver of protest shall be approved as to form by the City.



Revision(s)

Drawn by
Checked by
TJC

Date OCTOBER 3, 2022

Project Number
46810.00

Project Title
TAMARACK MEADOWS

Sheet Title
PRELIMINARY PLAT

Sheet Title

Item No.2.

2 OF



SCALE: 1" = 100'

BPA TRANSMISSION EASEMENT

EXISTING RESERVOIR
EXISTING BOOSTER PUMP STATION

RV FENCED STORAGE
OPEN SPACE "D"

LOT 3 GARNIER CREEK ESTATES
LOT 4 GARNIER CREEK ESTATES
LOT 5 GARNIER CREEK ESTATES
LOT 5 GARNIER ESTATES

OPEN SPACE "B"

PROPOSED LIFT STATION

OPEN SPACE "C"

OPEN SPACE "E"

OPEN SPACE "A"

OPEN SPACE "D"

OPEN SPACE "B"

OPEN SPACE "C"

OPEN SPACE "E"

OPEN SPACE "A"

OPEN SPACE "D"

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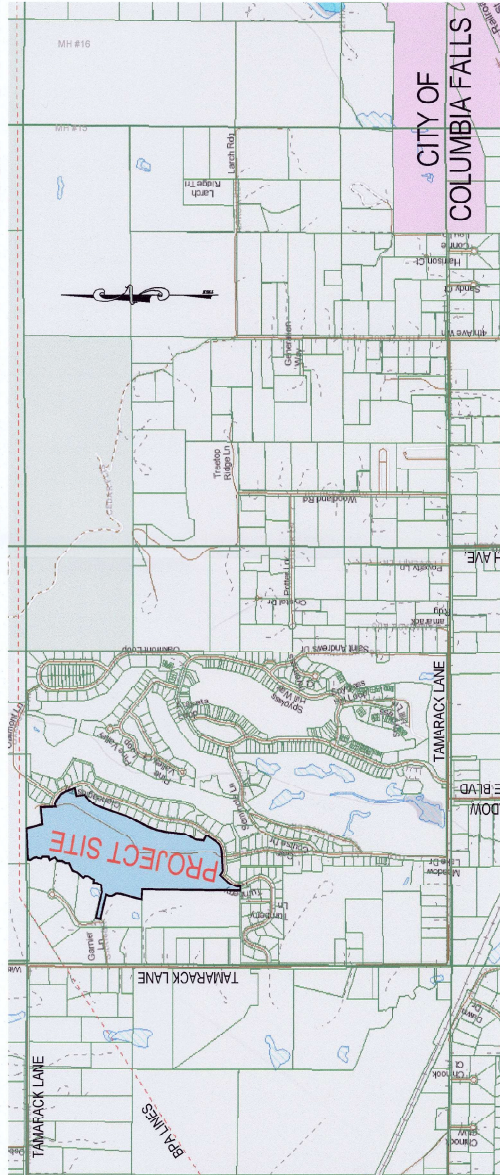
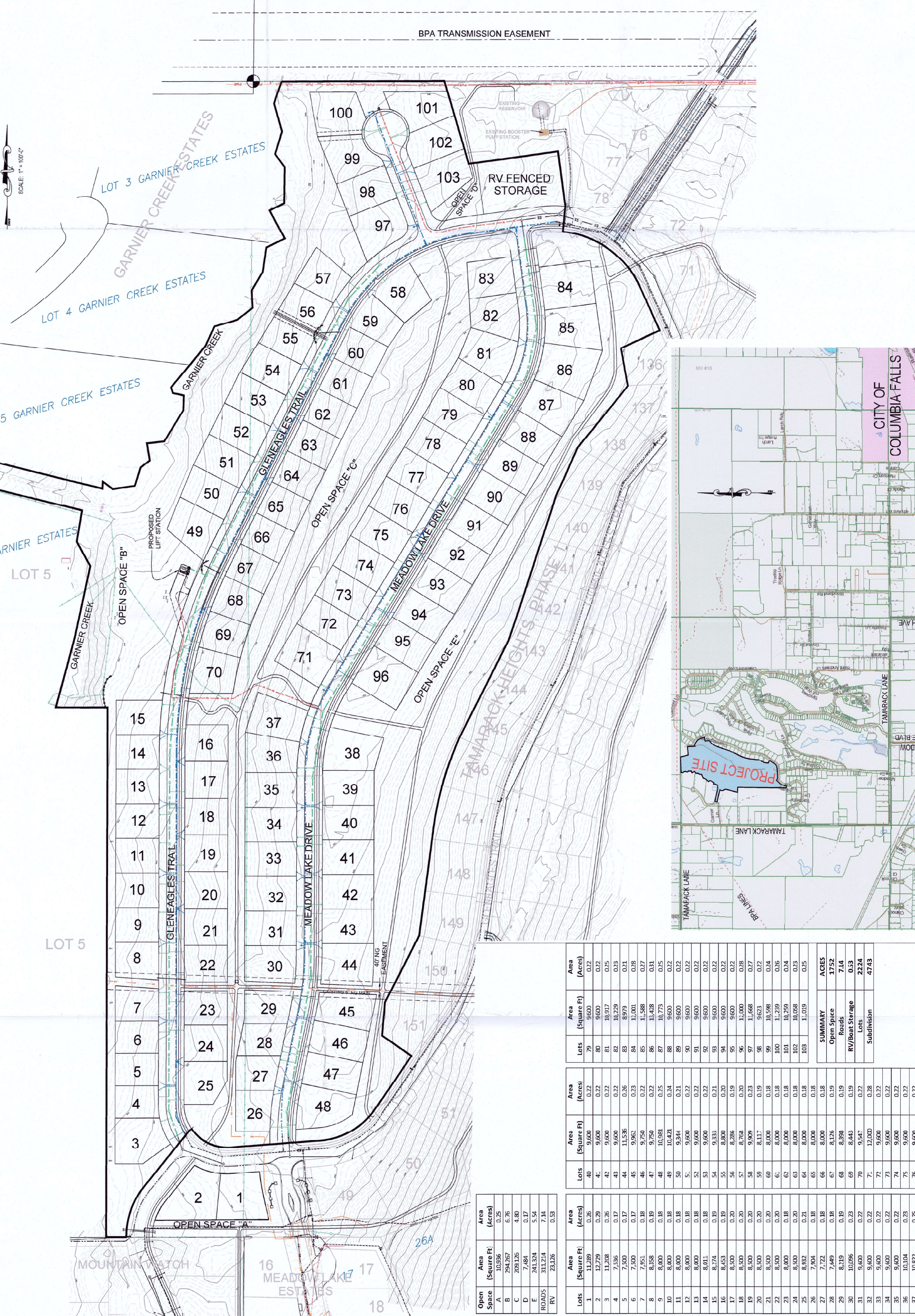
OPEN SPACE "D"

OPEN SPACE "B"

OPEN SPACE "C"

OPEN SPACE "E"

OPEN SPACE "A"



VICINITY MAP
SCALE: NONE

Area	Area (Square Ft.)	Area (Acres)
1	11,289	0.26
2	12,729	0.29
3	11,208	0.26
4	7,136	0.17
5	7,500	0.17
6	7,500	0.17
7	7,500	0.17
8	8,358	0.19
9	8,400	0.19
10	8,400	0.19
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101	8,400	0.19
102	8,400	0.19
103	8,400	0.19
ROADS	311,324	7.14
RV	25,126	0.53
Summary		
Open Space	17,52	0.40
Roads	7,14	0.16
RV/Boat Storage	0.53	0.01
Subdivision	2224	0.51
Subdivision	4743	0.11

Planning Department

Item No.2.



130 6TH STREET WEST
ROOM A
COLUMBIA FALLS, MT 59912

PHONE (406) 892-4391

FAX (406) 892-4413

November 7, 2022

Re: Public hearing notice for the Tamarack Meadows Subdivision which was originally park of Tamarack Heights.

Dear Adjacent Property Owner:

Our records indicate that you are the owner of property within 150-feet of the proposed project.

As the Planning Staff for the Columbia Falls Planning Jurisdiction, I am writing to provide you with notice of public hearings for major subdivision application. The applicant is proposing 103 lots which was originally Phase 2 of Tamarack Heights. See attached notice.

If you have questions or comments concerning this matter, please call, visit or write me at City Hall. For written comment to be included in the Planning Board packet, it needs to be submitted to the City Clerk, 130 6th Street West, Columbia Falls, MT 59912 no later than Thursday December 8, 2022 or by email: staalandb@cityofcolumbiafalls.com. Written or emailed comments may be provided up to 5:00 pm on the day of the hearing; it will just be emailed and/or passed out at the hearing.

Sincerely,

Eric H. Mulcahy, City Planner

CITY OF COLUMBIA FALLS

NOTICE OF PUBLIC HEARING

The Columbia Falls City-County Planning Board will hold public hearings for the following items at their regular meeting on Tuesday, December 13, 2022 at 6:30 p.m. at the Council Chambers of City Hall, 130 6th Street West, Columbia Falls, Montana. The Columbia Falls City Council will hold a subsequent hearing on January 3, 2023 starting at 7:00 p.m. in the same location.

Request for a Subdivision in the Columbia Falls Planning Jurisdiction:

Schellinger Construction is requesting a Major subdivision called Tamarack Meadows. It consists of 103 lots and open space areas totaling 47 acres. The subdivision will extend the private road network and connect to public sewer and water facilities. Originally part of the Tamarack Heights development, these lots had preliminary plat approval back in 2006 but has since expired. The proposed subdivision follows the same design as the original subdivision. The property is located along Gleneagles Trail and Turnberry Terrace. The property is described as Tract 1 (The remainder of Tamarack Heights Phase 1) all in Section 6, Township 30 North, Range 20 West, P.M.M., Flathead County.

Request for a Conditional Use Permit in the Columbia Falls Planning Jurisdiction:

Littlefoot Properties LLC is requesting a Conditional Use Permit (CUP) to develop a building greater than 10,000 square feet for a Dollar General Store. The property is zone CB-2 which requires a CUP for building that exceed 10,000 square feet. The CUP reviews compliance for the City's Large Building Standards of the Columbia Falls Zoning Code. The property is located 1800 9th Street West (Highway 2). The property is described as Tract 1 of COS 21160 in Section 18, Township 30 North, Range 20 West, P.M.M., Flathead County. .

Interested persons are allowed to attend the hearing(s) in person or via ZOOM. Persons are encouraged to submit written comments prior to the meeting. Written comments carry the same weight as public testimony given during the hearing. Written comments may be sent to Columbia Falls City Hall, Attention: Barb Staaland, City Clerk, 130 6th Street West, Room A, Columbia Falls, MT 59912 or via email: staalandb@cityofcolumbiafalls.com. For more information on the application, please call Eric Mulcahy, Columbia Falls City Planner at (406) 755-6481. To obtain the ZOOM meeting registration, contact City Clerk Barb Staaland via email or by calling (406) 892-4391 no later than 5:30 p.m. the day of the meeting.

CITY OF COLUMBIA FALLS
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For more information on the applications, please call Eric Mulcahy, Columbia Falls City Planner at (406) 755-6481. To obtain the ZOOM meeting registration, contact City Clerk Barb Staaland via email or by calling (406) 892-4391 no later than 5:30 p.m. the day of the meeting. DATED this 16th day of November, 2022

STATE OF MONTANA

FLATHEAD COUNTY

AFFIDAVIT OF PUBLICATION

MARY BOOTH BEING DULY

SWORN, DEPOSES AND SAYS: THAT SHE IS THE LEGAL CLERK OF THE **DAILY INTER LAKE** A DAILY NEWSPAPER OF GENERAL CIRCULATION, PRINTED AND PUBLISHED IN THE CITY OF KALISPELL, IN THE COUNTY OF FLATHEAD, STATE OF MONTANA, AND THAT **NO. 29038**

LEGAL ADVERTISEMENT WAS PRINTED AND PUBLISHED IN THE REGULAR AND ENTIRE ISSUE OF SAID PAPER, AND IN EACH AND EVERY COPY THEREOF ON THE DATES OF NOVEMBER 27, 2022

AND THE RATE CHARGED FOR THE ABOVE PRINTING DOES NOT EXCEED THE MINIMUM GOING RATE CHARGED TO ANY OTHER ADVERTISER FOR THE SAME PUBLICATION, SET IN THE SAME SIZE TYPE AND PUBLISHED FOR THE SAME NUMBER OF INSERTIONS.

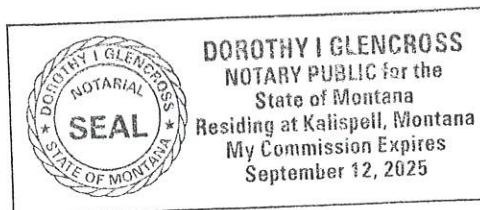
Mary Booth

Subscribed and sworn to
Before me this, November 27, 2022

Dorothy I. Glencross

Dorothy I. Glencross

Notary Public for the State of Montana
Residing in Kalispell
My commission expires 9/12/2025



RECEIVED

11/20/22

Item No.2.

NOV 28 2022

To City Clerk
Columbia Falls, MT 59912

CITY OF COLUMBIA FALLS

As a resident of 230
Meadow Lake Dr.
Columbia Falls, MT, 59912

I protest the sub-
division being requested
for Tamarack Meadows
47 Acres. It is

unthinkable that you
would consider that
sort of development +
TRAFFIC to that area.

Please do not OK
this project. Thank you
Camille Carsten

to: Columbia Falls
City Planning Board -

As a resident of
230 Meadow Lake Drive
in Columbia Falls - I
wish to protest the
subdivision being requested
for Tamarack Meadows -
(47 acres). It is
unthinkable to add that
sort of development &
TRAFFIC to this area.
Please do NOT OK
this project.

RECEIVED

NOV 28 2022

Thank you
Camille Carsten

CITY OF COLUMBIA FALLS

Barb Staaland

From: Debby <debbyurgo@gmail.com>
Sent: Monday, December 5, 2022 5:49 PM
To: staaladb@cityofcolumbiafalls.com
Subject: Tamarack Heights proposal

RECEIVED

DEC 06 2022

CITY OF COLUMBIA FALLS

We live part time at 395 Golf Course Dr in Meadow Lake and feel that this subdivision would not be beneficial for our area. It will create too much traffic for Meadow Lake Dr and I feel the size of these lots does not fit in with the properties in the Meadow Lake subdivision. My husband and I are not in favor of this development. Thank you for listening to our position on this matter.

Sincerely

Debra Uργο

395 Golf Course Dr

Sent from my iPhone=

Barb Staaland

From: John Powell <johnpowell198133@yahoo.com>
Sent: Wednesday, December 7, 2022 11:10 AM
To: staalandb@cityofcolumbiafalls.com
Subject: Tammarack Heights

RECEIVED

DEC 07 2022

CITY OF COLUMBIA FALLS

To Columbia Falls Planning Board:

My name is John Powell and I am writing to you about a couple of concerns I have about the proposed Tammarack Heights development. I live at 226 Meadow Lake Dr.

My first concern is in regards to the impact on Meadow Lake Dr. While this is a county road, in actuality it is a neighborhood street i.e. lots of pedestrians walking, golf carts coming and going etc.. the size of this development would probably add a couple of hundred cars for regular use. This would be many times the number of regular users now. Ca. you imagine adding a development this size on West 3rd street in Columbia Falls? That makes no sense. If this proposal proceeds as described we will need a sidewalk, stop signs, speed bumps etc.

My second concern is that the size and density of this development can cause environmental issues. In our neighborhood most of the properties have no fences and there is various areas of vacant land. This allows for numerous types of wildlife to continue to live in the area. This proposal appears to be very dense, especially in the center, and is bordered by a lot of vacant land to the North and I believe that when developing property in the urban...wildland interface area that wildlife habitat should be considered.

If this proposal could be 'downsized' and made economically viable, there should be open green spaces that are continuous from the north boundary to the south boundary to allow for wildlife passage.

A 'side note' but related: A couple of years ago I owned a vacant lot over by the CFalls high school. At one point we thought about seeing if we could divide the lot (it was about 10,000 square feet, and building two smaller homes on lot. I talked with the city planner at that time and he said zoning would not allow that. We then had a discussion about city zoning issues and the strong impression I got that the city staff were strongly against the concept of increasing density in the core areas of the city. At the same time I hear people in Montana complain that the open areas out of the cities are being bought up and built on. You cannot have both lots of open land and a lack of density in the cities. In addition to the damage to the environment issues you also make the housing affordability issue's worse. That's my 3 cents and I am sticking with it!

John Powell
226 Meadow Lake dr

Barb Staaland

From: Scott Prichard <scottprichard1@hotmail.com>
Sent: Thursday, December 8, 2022 6:21 AM
To: staalandb@cityofcolumbiafalls.com; jolynn.barnicoat@gmail.com
Subject: Proposed 103 Lots at The Top Of Meadow Lake Drive

RECEIVED
DEC 08 2022
CITY OF COLUMBIA FALLS

Barb,

I am the owner of 131 Gleneagles Trail (lot 49) for the past 12 years and have firsthand experience with the construction equipment and builders, as well as the traffic with the new homeowners, and the very limited access. Given the only road that is reasonable for heavy equipment to access the area (Meadow Lake Drive) I feel it is unreasonable to plan for 103 small lots yet no improved access at the back of the proposed addition onto Trumble Creek Road to handle the construction traffic as well as the large number of lots in the longer term.

Further, the county road system (inclusive of Trumble Creek and the road out to the highway across from Super 1) is already a mess. There is no turn arrow at corner of Meadow Lake Blvd and Hwy 2, neither Meadow Lake Blvd or Trumble Creek Ln have shoulders or lane stripes, biking is becoming a mess on Trumble Creek Ln, the turn onto Meadow Lake Drive has a blind hill with no traffic light, and Trumble Creek Ln is effectively the same road we had when I moved to Columbia Falls in 1973 except it paved so that traffic moves quite a bit faster.

Given the road system includes the County and suspect no plans for improvements are likely, I would suggest that no more than 40 lots should be added in this space and that would include an additional exit onto Trumble Creek Ln.

Please share this email with the planning meeting for their consideration.

Thanks,

Scott R Prichard

December 7, 2022

Columbia Falls City Hall
130 6th Street West, Room A
Columbia Falls, MT 59912

RECEIVED
DEC 08 2022
CITY OF COLUMBIA FALLS

Attention: Barb Staaland, City Clerk

To Whom It May Concern:

I am writing this letter to voice my opposition to the proposed 103-lot subdivision (Tamarack Meadows) being considered near Meadow Lake Resort. As a homeowner on Meadow Lake Drive for the past 42 years this is of great concern to me.

Since that area was opened up for the original subdivision, the traffic on Meadow Lake Drive has substantially increased. Meadow Lake Drive started as a dead-end road used by Meadow Lake West homeowners and has now become the most used access for any construction vehicles and homeowners on Gleneagles Trail and Turnberry Terrace. I feel this is due to Meadow Lake Drive being the quickest access to Columbia Falls and it has no speed bumps as all other accesses do. I can't imagine the congestion that will occur with the Tamarack Meadows traffic added as well.

The speed limit on Meadow Lake Drive is set at 25 mph and not well heeded. Meadow Lake Drive services a residential area and there are many walkers (of which I am one), joggers, and dog walkers that use the roadway as there are no sidewalks. I am nervous letting my grandchildren play in the yard in the summer due to all the traffic and high speed vehicles. Just this past summer there were dump trucks going up and down the road continuously (at times it was at least every half-hour). And that was just for 4 homes being built on Gleneagles Trail.

The increase in traffic and speed of vehicles this subdivision will create on Meadow Lake Drive makes this a huge safety issue.

The impact this 103-lot subdivision will have on Meadow Lake Drive and its residents will be overwhelming.

Thank you for your time.



Janine Gardner
355 Meadow Lake Drive
Columbia Falls, MT 59912
406-892-3687

COLUMBIA FALLS AREA ZONING JURISDICTION
COLUMBIA FALLS DOLLAR GENERAL – CONDITIONAL USE PERMIT
CITY OF COLUMBIA FALLS STAFF REPORT # CCU-22-03
December 2, 2022

A report to the Columbia Falls City County Planning Board regarding a request for a Conditional Use Permit on property zoned CB-2. A Conditional Use Permit is required for conformity to the Large Building Standards when a building is over 10,000 Square feet.

BACKGROUND INFORMATION

A. PETITIONERS

Littlefoot Properties, LLC
1515 E Broadway St.
Missoula, MT 59802

B. PETITIONER'S TECHNICAL ASSISTANCE

Kirk Farrelly
361 Summit Blvd, Suite 10
Birmingham, AL 35234
(250) 263-4589

WWC Engineering
Drew Pearson, ES
1275 Maple Street, Suite F
Helena, MT 59601
(406) 443-3962

C. LOCATION/DESCRIPTION

The property is located at 1800 9th Street West, between Logan Health and the former Thrift Store. The property is described as Tract 1 of COS 21160 in NW1/4 NE1/4 of Section 18, T30N, R20W, P. M.M.

D. REQUEST

The applicant is requesting a Conditional Use Permit as the building is over 10,000 square feet. The building is 10,640 square feet in size. The Columbia Falls Zoning Ordinance requires a Conditional Use Permit under the "Large Building" standards (Chapter 18.428).

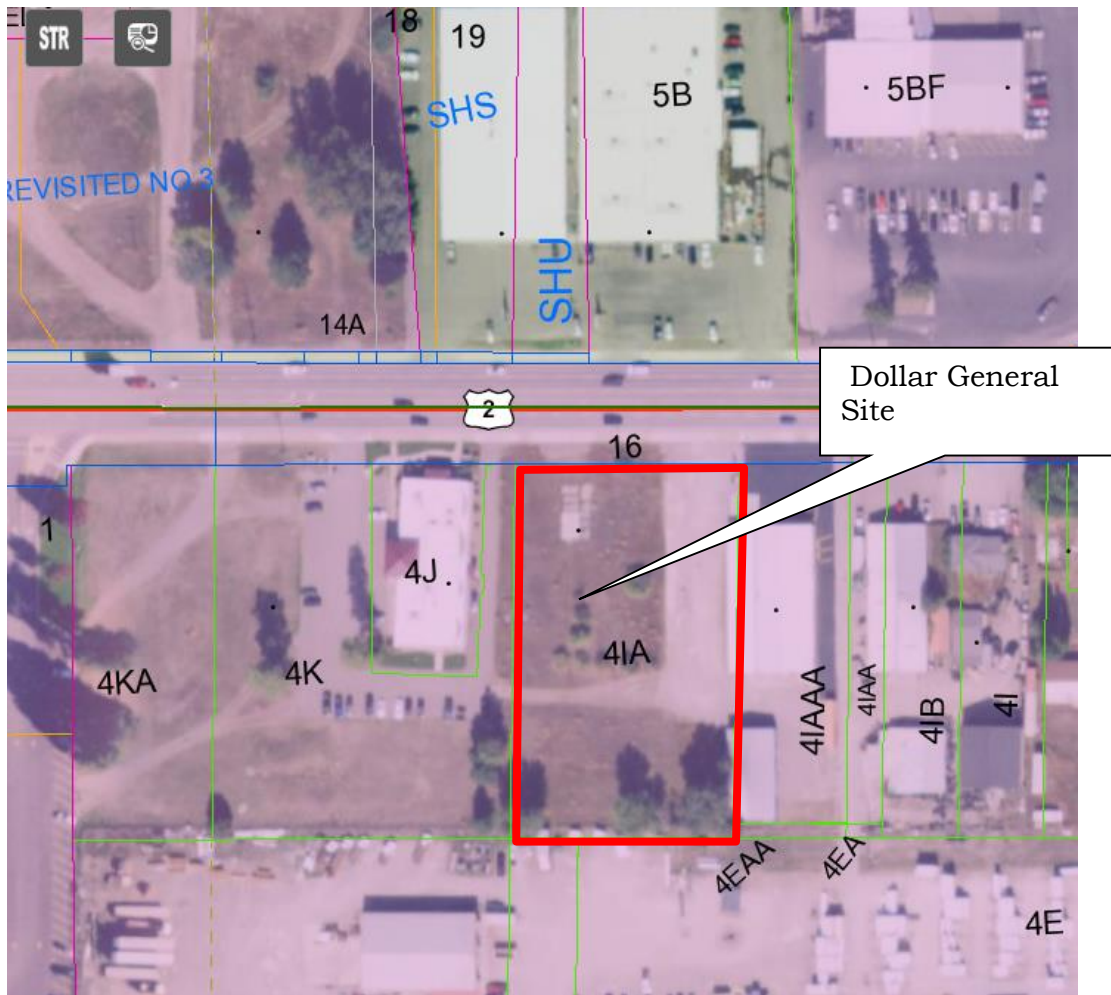
E. EXISTING LAND USE

The subject property is currently vacant but is surrounded by commercial and industrial uses.



F. ADJACENT ZONING AND LAND USE:

North	CB-2 MB	Hanson Hardware and Pawn Shop
South	CI-1	Western Building Center
East	CB-2 MB	Former Thrift Store and Tire Shop
West	CB-2 MB	Logan Heath and Super One



Source – Flathead County GIS

G. GROWTH POLICY DESIGNATION

The Growth Policy map shows the property is within the Commercial designation.

H. UTILITIES/SERVICES

The property is located inside the City limits of Columbia Falls.

<u>Water</u>	Columbia Falls Municipal Water
<u>Sewer</u>	Columbia Falls Municipal Sewer
<u>Fire Protection</u>	Columbia Falls City Fire Department
<u>Police Protection</u>	Columbia Falls City Police
<u>Electricity</u>	Flathead Electric

J. LOT SIZE DETAILS

The site is approximately 1.5 acres in size. The CB-2 zoning district does not have a minimum lot size requirement and typically does not have setback requirements except when abutting residential zoned properties. However, since the property meets the large building criteria, it is subject to a 10-foot landscape buffer around the perimeter.

EVALUATION BASED ON STATUTORY CRITERIA

This request is reviewed by Chapter 18.428, Large Building Standards of the Columbia Falls Area Zoning Ordinance. The following findings are made:

1. Conformity to the Large Building Criteria as required in Columbia Falls Zoning Ordinance Section 18.428.**1. *Facades and Exterior Walls:***

- A. The building is greater than 60-feet in length and the applicants have incorporated a recessed entrance in the front along with a projecting shed roof over all windows on the front and sides. The rear of the structure is void of any projections but this backs up to a lumber storage yard.
- B. The front and sides of the building have shuttered faux windows and architectural elements such as wainscot, awnings, doors, and textural changes in siding materials. The rear of the building is not within the public view and is therefore exempt
- C. The proposed building uses horizontal lap siding on the front and vertical seamed metal on the sides all over a split face wainscot. The building is a single floor structure with a large glass entrance.

2. *Roofs and Parapets:*

- A. The architectural theme is a basic retail box. There is a parapet on the front and east side of the building.
- B. The parapet is not greater than 15% of the building
- C. It appears that there is a three dimensional cornice treatment but this will need to be verified at the time of building permit when the City receives a detailed set of plans.
- D. There are no eaves proposed with the building. This is particularly true at the west side of the build where there is no parapet. The applicant will need to provide a three foot overhang on the west side of the building

- E. Because the applicant is using parapets along the roof, the roof structure requirement is not applicable.
- F. There is a single roof plane. To address this, the applicant shall articulate the parapet on the east side of the building to give the appearance of articulated roof structure.

3. *Entrance:*

There needs to be three entrance elements. There appears to be only two. The main entrance to the structure is slightly recessed into the building. There is a raised cornice parapet over the door.

4. *Materials and Color:*

- A. The exterior materials will consist of mix "hardi" plank (concrete based materials) simulating wood on the front.
The applicant is using split faced masonry for the wainscot on the three visible sides.
The east and west sides of the building are using metal siding with a vertical standing seam.
All of which appear to meet the standards.
- B. There are no apparent locally sourced building materials.
- C. The color of the structure is earth tone browns and sandstone reflecting that of the wood materials.
- D. The trim compliments the wall colors and is not bright.
- E. The applicant is not proposing any concrete blocks, tilt-up concrete, or smooth faced steel.

5. *Landscaping:*

- A. According to the application there is 29,318 feet of landscaping which equals 43% of the site which greatly exceeds the minimum 15%. The landscaping appears to utilize a mix of grass, ground cover, shrubs, and trees.
- B. The application meets or exceeds the minimum 10-foot landscape buffer for large buildings.
- C. The parking lot has 34 parking spaces and two handicapped spaces. It appears that the applicants have 10% of the parking area landscaped and the parking lot easily meets the 10-foot landscape buffer from the parking lot.
- D. A walking path is provided from the sidewalk on Highway 2 to the front entrance. Concrete walks are located on the north and east sides of the building.

6. *Parking Lot:*

- A. A walking path is provided from the sidewalk on Highway 2 to the front entrance. Concrete walks are located on the north and east sides of the building.
- B. See above.
- C. The applicant does not propose any parking isles greater than 30 spaces in length as required by code.
- D. The applicant has segmented the parking area so that the parking lot is separated by landscape islands and differing orientation.
- E. The application shows the carts stored inside the entrance.

7. *Snow Storage.*

The applicant did not specifically call out snow storage areas but it appears that there is space to the rear of the building, along the eastern boundary and in the front on the drainage area.

8. *Lighting*

- A. At this point in time, the applicant has not submitted a sign package or lighting information for the building which is typical for projects at this stage. The City of Columbia Falls requires all applicants to fill out a sign application and receive a sign permit from the City prior to erecting any signage. The City staff will review the sign permit application for compliance with the standards of the Columbia Falls Zoning Regulations prior to issuing a sign permit.
- B. The sign package will be reviewed with the building plans for compliance with full shields and/or opaque shields for direct lights to walks, entrances and parking areas.
- C. The City requires fully shielded lighting and the maximum height of the parking lot lights will be 18 feet.

9. *Pedestrian Circulation*

- A. There is a wide public sidewalk on the north side of the property within the MDOT right-of-way.
- B. The applicant is providing a concrete walk from the main entrance to the existing sidewalk to businesses along Highway 2.
- C. The applicant is providing a walkway along the building adjacent to the parking lot which seems adequate to move customers from the parking area to the entrance.
- D. There are no bicycle lanes proposed with the project.
- E. Bike Rack. It is not apparent on the plans that Bike racks are included. This will be a condition of the permit and they will be installed prior to issuance of occupancy.

10. *Community Space*

- A. Community space is not required for a building less than 30,000 square feet

11. *Trash and receiving*

- A. The applicant's site plan is showing a trash enclosure in the Southeast corner of the parking lot. No details are provided at this time. The applicants will provide the details on the enclosure at the time of Building Permit.
- B. The developer is not proposing a loading dock but it appears the double doors on the southeast side of the building will provide for loading of merchandise for the store. The Landscape areas in the southeast portion of the site will shield this area from view.
- C. No outdoor storage is proposed for the use.

SUMMARY

The CUP request complies with "Large Building" standards, and the findings as discussed above. The project will be fully served by Municipal services.

RECOMMENDATION

Item No.2.

Staff recommends that the Columbia Falls City-County Planning Board and Zoning Commission adopt Columbia Falls Planning Office Staff Report #CCU-22-03 as findings of fact and recommend approval of the requested zones subject to the following conditions:

1. Except as modified by the CUP. The proposed building shall comply with this submitted application dated 11/4/22.
2. Verify there is a three dimensional cornice at the time of building permit when we have a detailed set of plans.
3. The application appears deficient in the following areas:
 - 18.428.040(4). There are no eaves proposed with the building. The applicant will need to provide a three foot eave on the west side of the building where there is no parapet
 - 18.428.040(5) The roof slope does not appear to meet the slope requirements. To address this, the applicant shall articulate the parapet on the east side of the building to give the appearance of articulated roof structure.
 - 18.428.050(1) Need one additional entrance element. The applicants will need to demonstrate that they meet these three standards prior to issuance of a building permit.
4. Landscaping and landscaping features will generally follow the CUP plan with the understanding that the CUP plan is not a detailed Landscaping Plan. The applicants shall provide the City Manager a detailed Landscape plan, in compliance with the landscape provisions of the "Large Building Standards". The landscape plan shall be approved and the landscaping installed prior to the issuance of an occupancy permit. If, due to weather, the landscaping cannot be completed prior to occupancy, the applicant may enter into a developer's agreement with the City of Columbia Falls and provide a security (bond or letter of credit) in the amount of 125% of the landscape improvements. The security amount will be determined by actual bid or licensed engineer. The developer's agreement will not be for longer than six months.
5. The City staff will review the sign permit application for compliance with the standards of the Columbia Falls Zoning Regulations prior to issuing a sign permit.
6. Where the walkway crosses the parking lot in front of the building, the developer shall install stamped asphalt or pavers to delineate and differentiate the pedestrian crossing from the driveway asphalt.
7. Prior to issuance of the Building Permit, the City shall verify the widths of the walkways and landscape bed in front of the building for conformance with Section 18.428.110(2) and (3).
8. Any RTU will be screened by the parapet or similar screening so that it is not visible from the public.
9. The light details will be reviewed at the building permit stage to ensure that they comply with the 18-foot height standards and that all lighting has full cut off and/or opaque shields.
10. The applicant shall install a bike rack near the front entrance of the building
11. All conditions of the CUP shall be complied with prior to the issuance of the occupancy permit or otherwise addressed as provided for in this PUD.

APPLICATION FOR CONDITIONAL USE PERMIT

FILING FEE ATTACHED \$ 725

SEE FEE SHEET

PROPOSED USE: A 10,640 sq. ft. Dollar General commercial retail building.

(Describe in detail, indicate if continued to attached pages)

OWNER(S) OF RECORD:

Name: Littlefoot Properties, LLC

Mailing Address: 1515 E. Broadway St.

City/State/Zip: Missoula, MT 59802 Phone: 406-544-3651

PERSON(S) AUTHORIZED TO REPRESENT THE OWNER(S) AND TO WHOM ALL CORRESPONDENCE IS TO BE SENT:

Name: Kirk Farrelly

Mailing Address: 361 Summit Blvd, Suite 10

City/State/Zip: Birmingham, AL 35243 Phone: 205-263-4589

LEGAL DESCRIPTION OF PROPERTY (Refer to Property Records):

Street Address 1800 9th St. W. Tract 1 Block NA Lot NA

Subdivision Name COS 21160

Section 18 Township 30 N Range 20 W

The Applicant is responsible for providing sufficiently complete information (see 18.210.090). Attached is the ***Required Criteria for Conditional Use Application*** the Planning Board and Council must use to create a "Finding of Fact" in making a decision. Please review the Criteria carefully before providing the following information and documents.

18.210.090 Burden of proof.

The burden of proof for satisfying the aforementioned criteria shall rest with the applicant and not the planning board. The granting of a conditional use permit rests in the discretion of the city council as to whether or not the proposal conforms to the criteria and requirements set forth in Chapter 18.210.080

1. Zoning District and Zoning Classification in which use is proposed: CB-2

2. Attach a plan of the affected lot which identifies the following items:

- a. Surrounding land uses.
- b. Dimensions and shape of lot.
- c. Topographic features of lot.
- d. Size(s) and location(s) of existing buildings.
- e. Size(s) and location(s) of proposed buildings.
- f. Existing use(s) of structures and open areas.

- g. Proposed use(s) of structures and open areas.
- h. Existing & proposed landscaping and fences.

3. On a separate sheet of paper, discuss the following topics relative to the proposed use:

- a Traffic flow and control.
- b Access to and circulation within the property.
- c Off-street parking and loading.
- d Refuse and service areas.
- e Utilities.
- f Screening and buffering.
- g Signs, yards and other open spaces.
- h Height, bulk and location of structures.
- i Location of proposed open space uses.
- j Hours and manner of operation.
- k Noise, light, dust, odors, fumes and vibration.
- l If the application is for a home occupation conditional use permit provide the following information:
 - 1 Number of employees that will work on the premises.
 - 2 Number of employees that are not family members residing at the premises.
 - 3 Estimated number and frequency of clients/patrons that will visit the on-site business.
 - 4 How much area will be used for the business. Compared to the area used for residential purposes.

4. Attach supplemental information for proposed uses that have additional requirements.

I hereby certify under penalty of perjury and the laws of the State of Montana that the information submitted herein, on all other submitted forms, documents, plans or any other information submitted as a part of this application, to be true, complete, and accurate to the best of my knowledge. Should any information or representation submitted in connection with this application be incorrect or untrue, I understand that any approval based thereon may be rescinded, and other appropriate action taken. The signing of this application signifies approval for the planning staff to be present on the property for routine monitoring and inspection during the approval and development process.

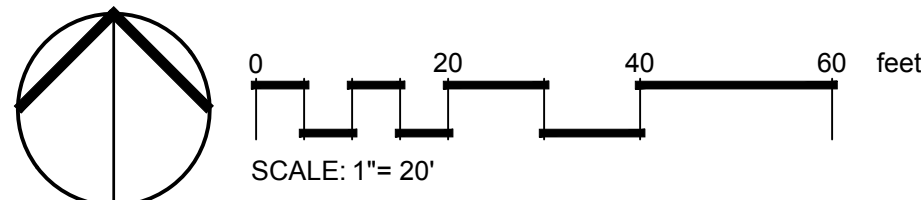
Applicant Signature James Kirk Farrelly Date 10/28/2022

Required Criteria for Conditional Use Application

18.210.080 Criteria required for consideration of a conditional use permit.

A conditional use permit may be granted only if the proposal, as submitted, conforms to all of the following general conditional use permit criteria, as well as to all other applicable criteria that may be requested.

- A. Site Suitability. That the site is suitable for the use. This includes:
 - 1. Adequate usable space,
 - 2. Adequate access, and
 - 3. Absence of environmental constraints.
- B. Appropriateness of Design. The site plan for the proposed use will provide the most convenient and functional use of the lot. Consideration of design should include:
 - 1. Parking scheme,
 - 2. Traffic circulation,
 - 3. Open space,
 - 4. Fencing/screening,
 - 5. Landscaping, and
 - 6. Signage.
- C. Availability of Public Services and Facilities. The following services and facilities are to be available and adequate to serve the needs of the use as designed and proposed:
 - 1. Sewer,
 - 2. Water,
 - 3. Storm water drainage,
 - 4. Fire protection,
 - 5. Police protection, and
 - 6. Streets.
- D. Use will not be detrimental to abutting properties in particular and the neighborhood in general. Typical negative impacts which extend beyond the proposed site include, but are not limited to:
 - 1. Excessive traffic generation,
 - 2. Noise or vibration,
 - 3. Dust, glare, or heat,
 - 4. Smoke, fumes, gas, or odors, and
 - 5. Inappropriate hours of operation
 - 6. Economic impacts if the building is a large building with a minimum floor area of 60,000 square feet.



TREES	CODE	QTY	BOTANICAL / COMMON NAME	CAL	
	AX	1	ACER X FREEMANII FREEMAN MAPLE	2.5" CAL.	
	AG	2	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' AUTUMN BRILLIANCE APPLE SERVICEBERRY	2.5" CAL (TOTAL OF ALL STEMS), MULTI-STEM	
	JW	2	JUNIPERUS SCOPULORUM 'WICHITA BLUE' WICHITA BLUE JUNIPER	8' HT MIN	
	PD	4	PICEA GLAUCA 'DENSATA' BLACK HILLS WHITE SPRUCE	8' HT MIN	
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	
	ES	14	ERICAMERIA NAUSEOSA SPECIOSA BLUE RABBITBRUSH	1 GAL	
	PG	9	PICEA PUNGENS 'GLOBOSA' DWARF GLOBE BLUE SPRUCE	5 GAL	
	PG2	7	PINUS MUGO 'HUMPY' HUMPY MUGO PINE	5 GAL	
	SB2	16	SPIRAEA X BUMALDA BUMALD SPIREA	1 GAL	
	SA3	10	SYMPHORICARPOS ALBUS COMMON WHITE SNOWBERRY	5 GAL	
	TM	20	TSUGA CANADENSIS 'MOON FROST' MOON FROST EASTERN HEMLOCK	5 GAL	
GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	
	DT	54	DESCHAMPSIA CESPITOSA TUFTED HAIR GRASS	1 GAL	
	HS	38	HELICOTRICHON SEMPERVIRENS 'SAPPHIRE' SAPPHIRE BLUE OAT GRASS	1 GAL	
PERENNIALS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	
	GT	9	GEUM TRIFLORUM PRAIRIE SMOKE	4" POT	
	SB	6	SEDUM X 'BLADE RUNNER' BLADE RUNNER STONECROP	1 GAL	
	SC	12	SEDUM X 'LEMONJADE' TM ROCK 'N GROW LEMONJADE SEDUM	1 GAL	
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING
	ES3	38	ERIOGONUM UMBELLATUM SULFURFLOWER BUCKWHEAT	2" POTS	48" o.c.
	MR	98	MAHONIA REPENS CREEPING MAHONIA	1 GAL	60" o.c.
	ME	13,666 SF	MONTANA PF RANGE: NATIVE GRASS FORB LEGUME MIX A PHEASANTS & QUAIL FOREVER HABITAT STORE Seed drill or cast 2x recommended amount. https://www.pfhabitatstore.com/store/items/MT/	HYDROSEED	

<u>SYMBOL</u>	<u>DESCRIPTION</u>
①	STONE MULCH CONTINUOUS THROUGHOUT SITE. 3/4" CHIPS (SCHELLINGER).
②	EXISTING TREES TO REMAIN, ARBORIST TO VERIFY

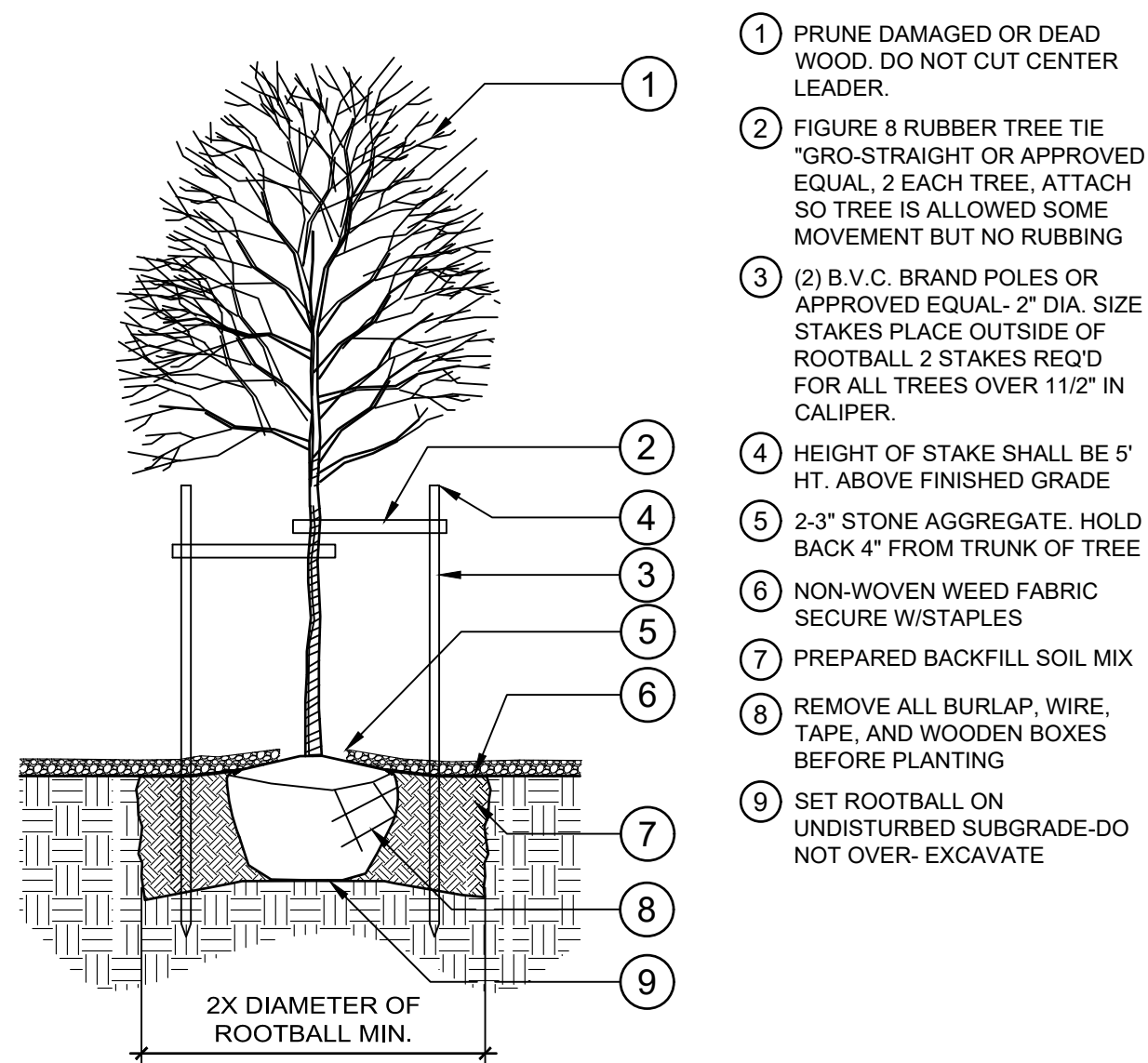
LOT TOTAL: 67,553 SQ FT
LANDSCAPE TOTAL: 29,318 SQ FT (43.4%)
GROUNDCOVER TOTAL: 2844 SQ FT (9% GROUNDCOVER)
94 DECIDUOUS MATERIAL/246 EVERGREEN MATERIAL (72% EVERGREEN)
ROCK MULCH TOTAL: 2644 SQ FT (9%)



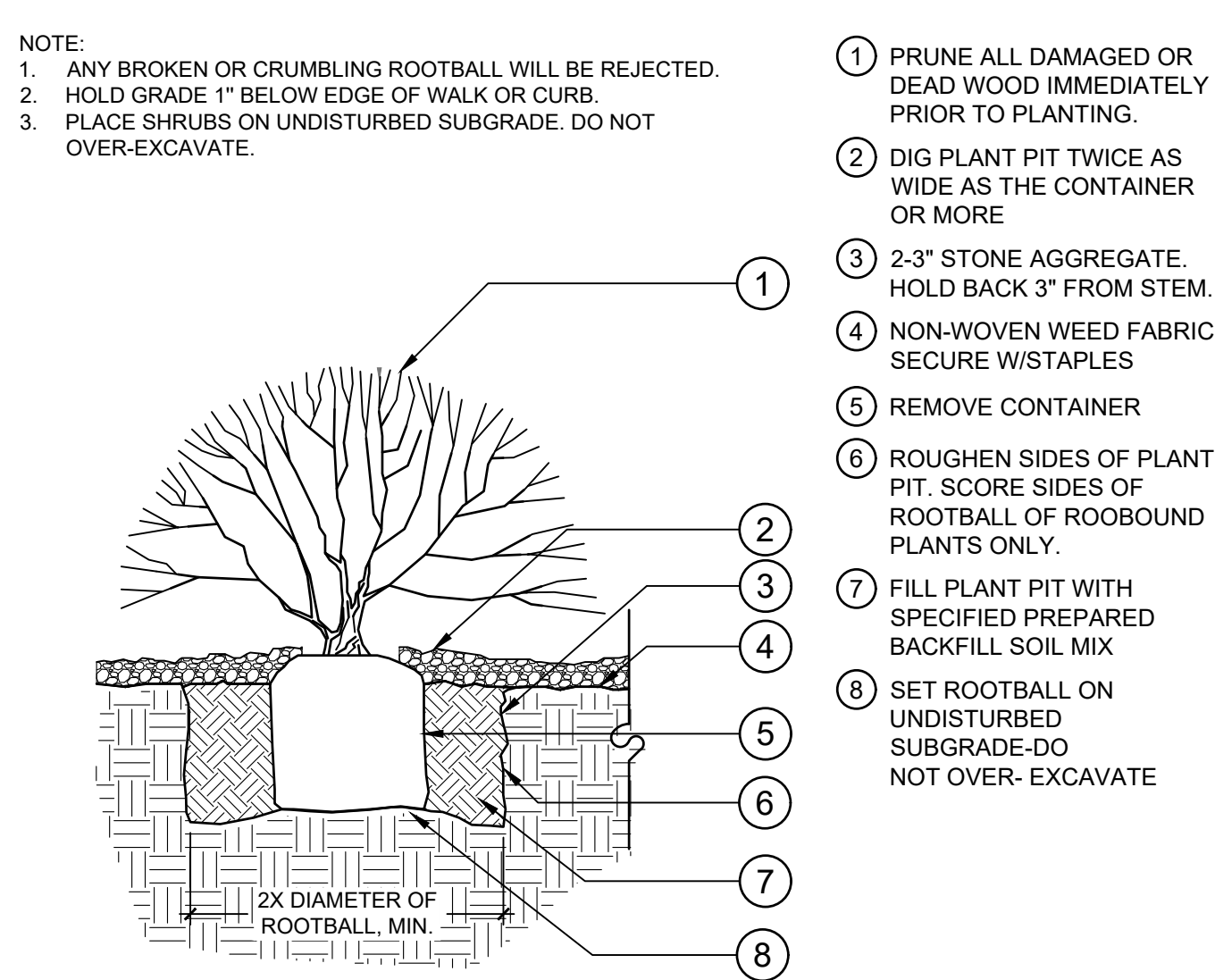
SCJ ALLIANCE
CONSULTING SERVICES
1807 FLORENCE AVE. BUTTE, MT 59701
P: 406.792.2020 F: 360.352.1509
SCJALLIANCE.COM

SEAL: MONTANA
 MARK S. GARFF
 No. 20067
 LICENSED
 LANDSCAPE ARCHITECT

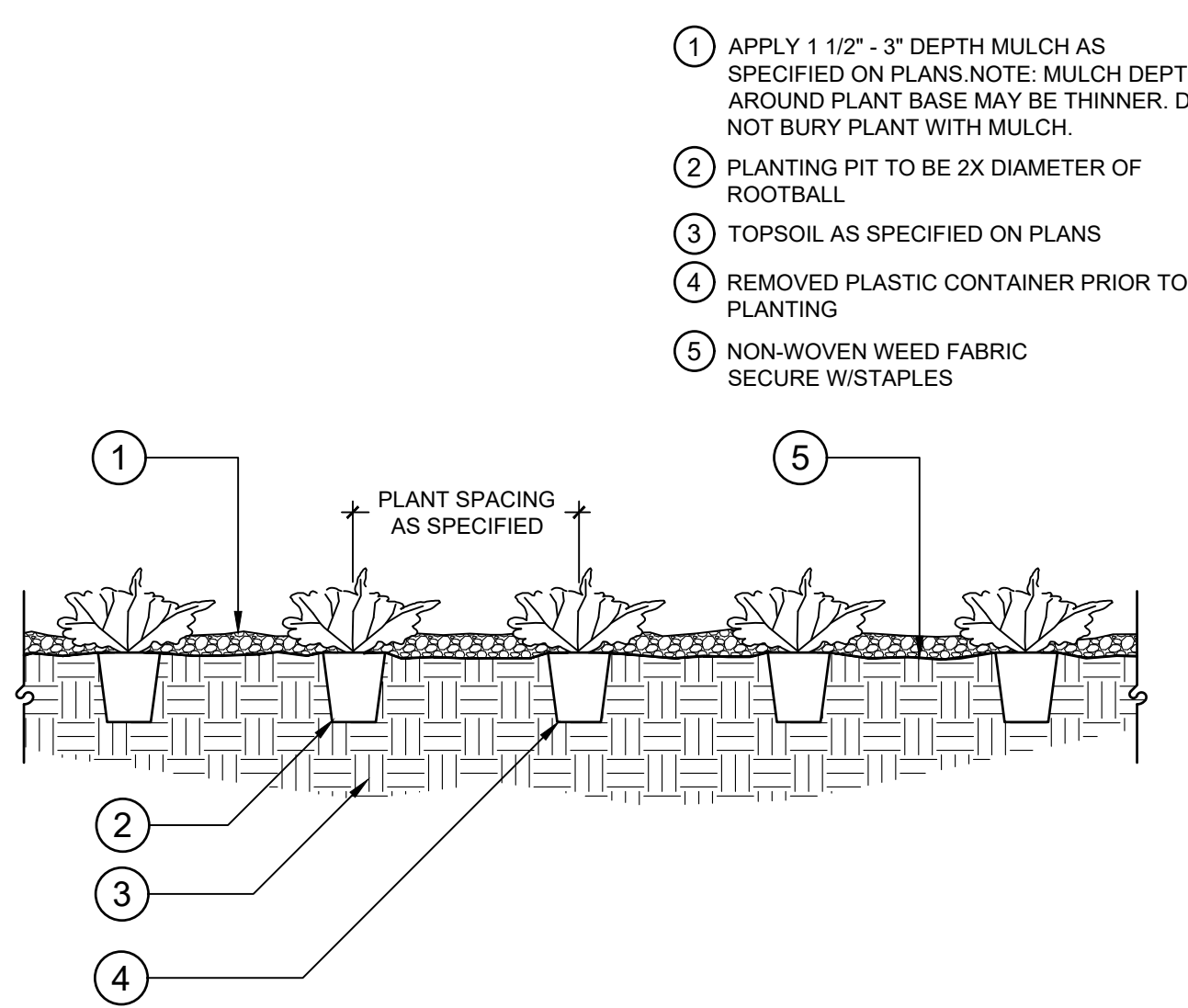
DESIGNER:	J. Britton
DRAWN BY:	J. Britton
APPROVED BY:	M. Garff
DATE:	October 2022
JOB NO:	22-000430
DRAWING FILE NO:	5765_LA01
DRAWING NO:	LA 1.0
SHEET NO:	01 OF 02



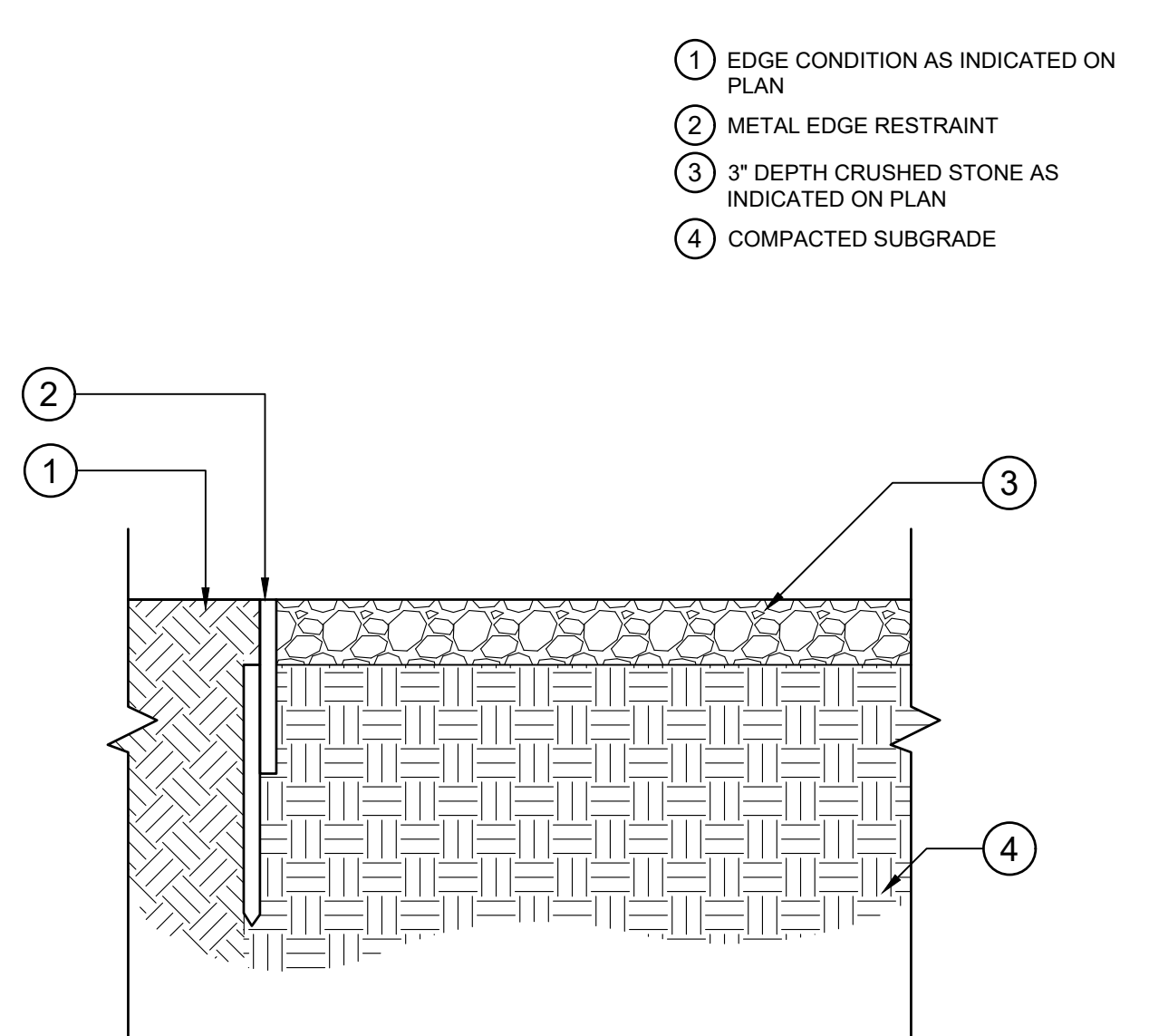
1 TREE PLANTING W/STAKES, FABRIC, STONE MULCH
NTS
P-CO-DG-DOLL1-04



2 SHRUB PLANTING W/FABRIC & STONE MULCH DETAIL
NTS
P-CO-DG-DOLL1-05

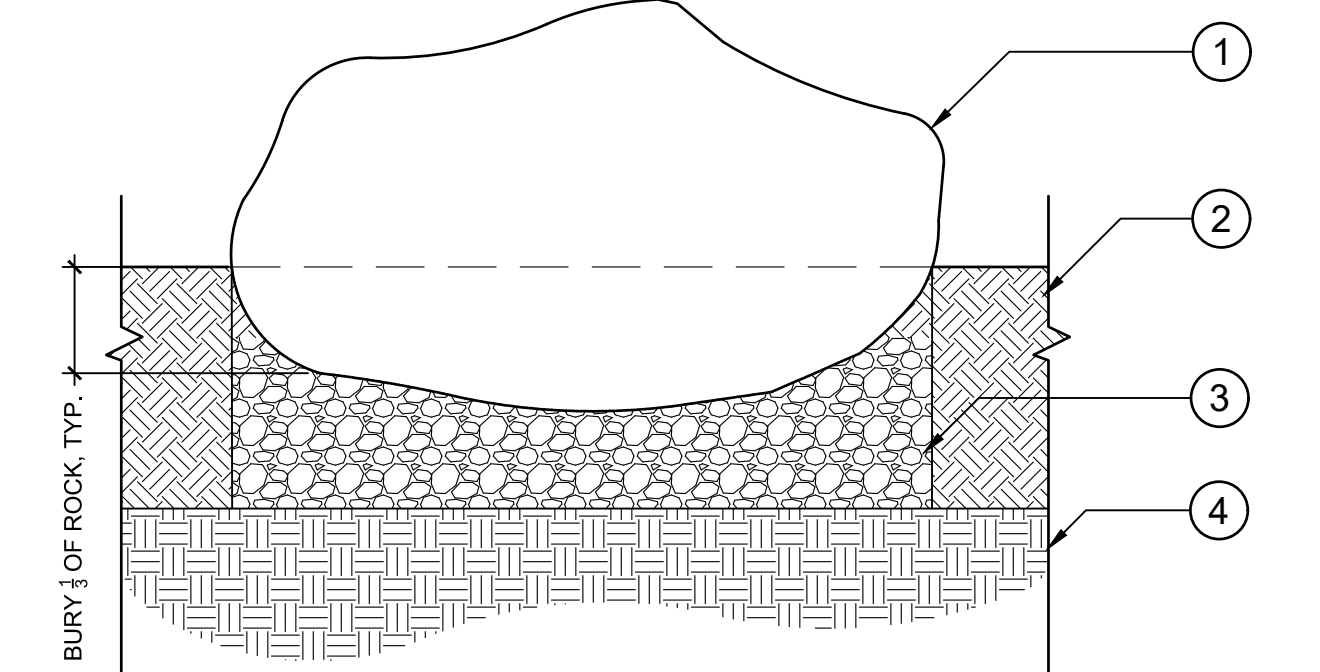


3 GROUNDCOVER W/FABRIC PLANTING DETAIL
NTS
P-CO-DG-DOLL1-06



4 CRUSHED STONE & METAL EDGING
SCALE = NTS
P-RE-HEL1-01

BOULDER NOTES:
a. SIZES AND SHAPES: FURNISH ANGULAR ROCKS THAT CONSIST OF INTACT BLOCKS WITHOUT OPEN FRACTURES, FOLIATION, OR OTHER PLANES OF WEAKNESS. ROCKS SHALL BE GENERALLY CUBICAL, TABULAR OR RECTANGULAR IN SHAPE.
b. ROCK WIDTH AND HEIGHT ARE GREATER THAN OR EQUAL TO ONE-THIRD OF THE ROCK LENGTH
c. THE MINIMUM ROCK DIMENSION IS 18 INCHES.
d. THE MINIMUM ROCK WEIGHT IS 200 LBS.



5 BOULDER DETAIL
1" = 1'-0"
PG-SI-PAV-11

PLANTING NOTES

- ALL TREE AND SHRUB LOCATIONS ARE TO BE STAKED ON SITE FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- SUBSTITUTIONS: THE LANDSCAPE ARCHITECT SHALL APPROVE ANY SUBSTITUTION.
- DO NOT PRUNE PLANTS UNLESS DIRECTED TO DO SO BY THE LANDSCAPE ARCHITECT.
- CONTAINER STOCK IS PREFERRED FOR ALL PLANTS. IF CONTAINER STOCK IS NOT AVAILABLE FOR TREES, THEN ALL B&B PLANT MATERIAL SHALL HAVE ALL WIRE, TWINE, OR OTHER CONTAINMENT MATERIAL, EXCEPT FOR 100% HEMP BURLAP, REMOVED FROM THE TRUNK AND ROOT BALL OF THE PLANT PRIOR TO PLANTING. REMOVE THE TOP 2/3 OF THE HEMP BURLAP AFTER PLACING PLANT IN THE PIT.
- PLANTING SOIL FOR ALL PLANTING AREAS:
 - DO NOT STORE BULK MATERIALS NEAR STRUCTURES, OVER EXISTING PLANTING, OVER UTILITIES, WALKWAYS AND PAVEMENTS.
 - PROVIDE EROSION CONTROL MEASURES TO PREVENT DISPLACEMENT OF BULK MATERIALS, DISCHARGE INTO WATERWAYS OR SEWERS, AND AIRBORNE DUST.
 - PREPARING PLANTING AREAS, AND SPREADING SOIL SHALL BE COMPLETED BY THE LANDSCAPE CONTRACTOR AND SUPERVISED BY THE GENERAL CONTRACTOR SO THAT GRADES ARE MET AS NOTED ON THE GRADING PLANS.
 - ALL IMPORTED PLANTING AREA SOIL SHALL BE 2-WAY (60%

GENERAL LANDSCAPE NOTES

- THE LANDSCAPE ARCHITECTURAL PLANS ARE TO BE USED IN CONJUNCTION WITH THE CIVIL, IRRIGATION, MECHANICAL, ELECTRICAL, AND ARCHITECTURAL SITE PLANS TO FORM COMPLETE INFORMATION REGARDING THE SITE.
- LANDSCAPE CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES AND SPECIFICATIONS.
- ALL MATERIAL AND WORKMANSHIP SHALL BE MAINTAINED AND GUARANTEED FOR A PERIOD OF 12 MONTHS FOLLOWING THE SUBSTANTIAL COMPLETION DATE.
- LANDSCAPE CONTRACTOR SHALL EXAMINE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED, NOTIFY THE GENERAL CONTRACTOR IN WRITING OF UNSATISFACTORY CONDITIONS. DO NOT PROCEED UNTIL CONDITIONS HAVE BEEN CORRECTED.
- BEFORE COMMENCING WORK, LANDSCAPE CONTRACTOR SHALL CONTACT APPROPRIATE UTILITY COMPANIES FOR UTILITY LOCATIONS, AND COORDINATE WITH GENERAL CONTRACTOR IN REGARD TO LOCATION OF PROPOSED UTILITIES, IRRIGATION SLEEVES, CONDUITS, ETC. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE AS A RESULT OF THE LANDSCAPE CONSTRUCTION.
- VERIFY THAT SUBGRADE PREPARATION HAS BEEN COMPLETED TO ACCEPTABLE TOLERANCES PRIOR TO BEGINNING ANY WORK.
- ALL LANDSCAPE AREAS TO BE WATERED BY AN AUTOMATIC IRRIGATION SYSTEM TO BE DESIGNED BY THE LANDSCAPE CONTRACTOR. PROVIDE OWNER WITH TRAINING ON THE USE OF THE CONTROLLER, AND ALL PRODUCT MANUALS RELEVANT TO THE OPERATION OF THE IRRIGATION SYSTEM.
- VERIFY IRRIGATION CONTROLLER LOCATION WITH OWNER AND GENERAL CONTRACTOR PRIOR TO INSTALLATION.
- PRIOR TO FINAL ACCEPTANCE, TEST THE IRRIGATION SYSTEM UNDER THE SUPERVISION OF THE LANDSCAPE ARCHITECT AND OWNER.

- QUANTITY OF IMPORTED SOIL SHALL BE EQUAL TO A MINIMUM OF FOUR (4) INCHES DEPTH IN ALL LANDSCAPE BEDS. THE SOIL INSTALLATION PROCESS OUTLINED BELOW SHALL COMBINE THIS QUANTITY OF IMPORTED SOIL WITH SUBSOIL TO RESULT IN AN FOUR (4) INCH DEPTH OF PLANTING SOIL.
 - SOIL INSTALLATION: APPLY TWO (2) INCHES OF APPROVED IMPORTED SOIL OVER PREPARED SUBGRADE. TILL IMPORTED SOIL INTO TOP TWO (2) INCHES OF SUBSOIL TO CREATE AMENDED SOIL. APPLY AN ADDITIONAL TWO (2) INCHES OF IMPORTED SOIL OVER AMENDED SOIL, TO CREATE A FOUR (4) INCH LAYER OF PLANTING SOIL. ROLL AND RAKE SMOOTH. ENSURE NO ROCKS OR OTHER DEBRIS EXCEEDING 3 INCHES IN DIAMETER REMAIN.
 - IF PREPARED SOIL OR PREPARED SUBGRADE IS RE-COMPACTED, RESTORE AS DIRECTED BY THE LANDSCAPE ARCHITECT.
- MULCH ENTIRE LANDSCAPE AREA TO A DEPTH OF 2 INCHES WITH AGGREGATE MULCH TO BE APPROVED BY LA. PROVIDE A 1-QUART SAMPLE FOR APPROVAL PRIOR TO IMPORTING ANY MULCH.
 - MULCH SHALL NOT BE ABOVE OR MORE THAN 1/2 INCH BELOW ADJOINING SURFACE. MULCH SHALL BE HELD BACK 2-3 INCHES

- FROM THE STEMS AND TRUNKS OF PLANTS.
- ROOT BARRIER SHALL BE INSTALLED ON ALL TREES WITHIN 6' OF A CURB OR SIDEWALK.
- DURING PLANTING OPERATIONS, KEEP ADJACENT PAVING AREAS CLEAN AND PROTECTED FROM DAMAGE. WORK AREA SHALL BE KEPT CLEAN AND ORDERLY.
- DO NOT REMOVE NURSERY TAGS, STAKES, AND TIES UNTIL DIRECTED TO DO SO BY THE LANDSCAPE ARCHITECT.
- WARRANTY: INSTALLER AGREES TO WARRANTY PLANTING THAT FAILS IN MATERIALS, WORKMANSHIP OR GROWTH WITHIN A WARRANTY PERIOD OF 12 MONTHS FROM THE DATE OF PLANTING COMPLETION.
- PLANT SYMBOLS SHALL DICTATE PLANT COUNT.
- ALL LANDSCAPING SHALL BE PLANTED AND MAINTAINED IN A LIVING CONDITION BY THE CONTRACTOR UNTIL FINAL OWNER ACCEPTANCE.

CALL BEFORE YOU DIG

THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY CALLING THE UNDERGROUND LOCATE LINE AT (800) 424-5555 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.

MINIMUM IRRIGATION SPECIFICATION:

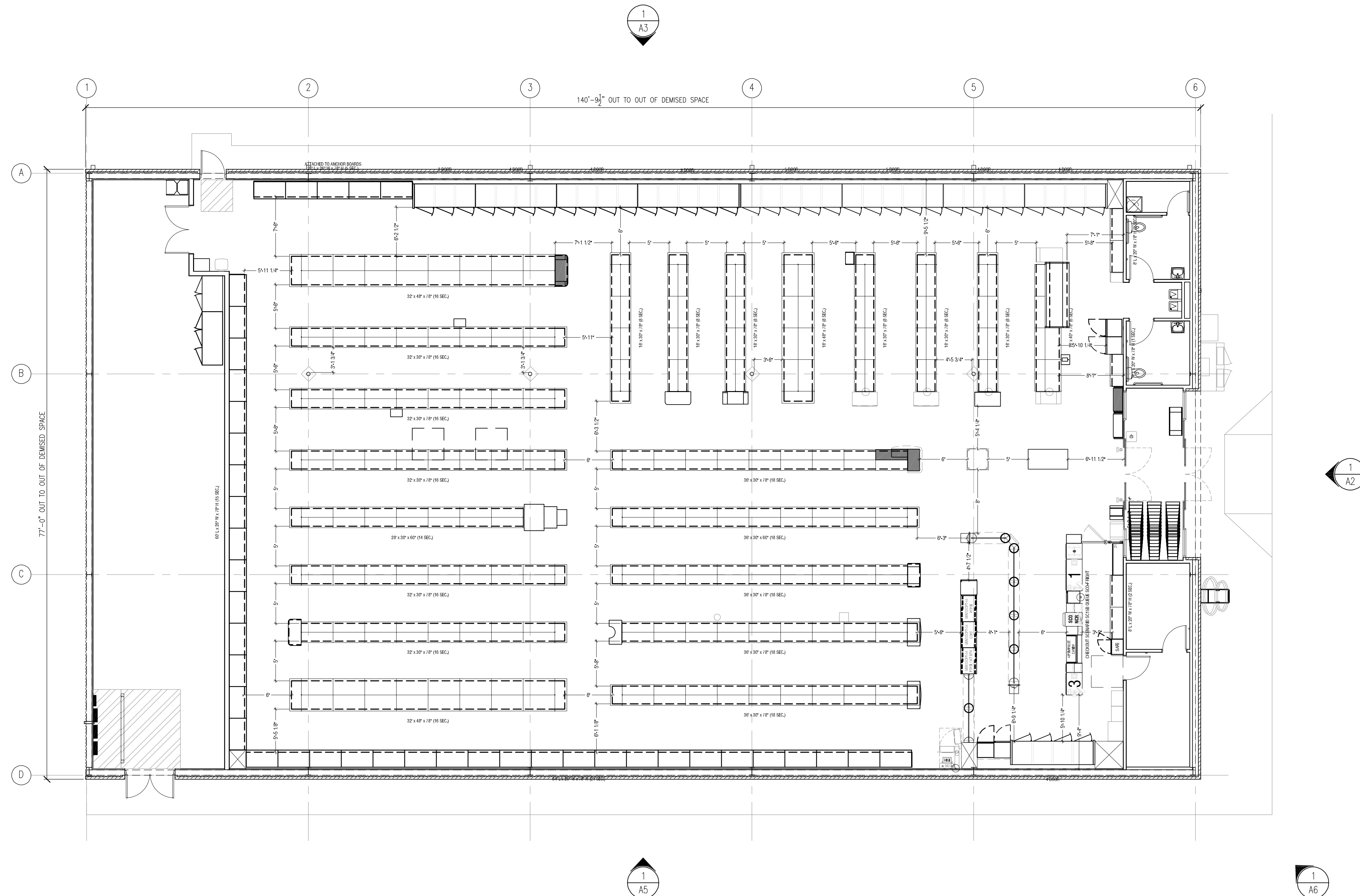
- IRRIGATION SYSTEM SHALL BE AN UNDERGROUND MAINLINE SYSTEM USING POP-UP ROTORS, POP-UP SPRAY HEADS, INLINE EMITTERS, OR LANDSCAPE DRIPLINE AND/OR INDIVIDUAL BUBBLERS. SYSTEM SHALL PROVIDE COMPLETE COVERAGE OF ALL PLANTED LAWN AND PLANTING BEDS.
- PLANT MATERIAL WITH DIFFERENT WATER REQUIREMENTS SHALL BE VALVED SEPARATELY. SIMILAR PLANT MATERIAL, WITH DIFFERENT EXPOSURES SHALL BE VALVED SEPARATELY. SIMILAR PLANT MATERIAL UNDER DIFFERENT IRRIGATION METHODS SHALL BE VALVED SEPARATELY. SPRINKLERS SHALL BE GROUPED INTO LATERAL ZONES BASED ON WATER REQUIREMENTS TO ALLOW MAXIMUM FLEXIBILITY IN IRRIGATION CONTROLLER PROGRAMMING.
- CONNECT SYSTEM TO POTABLE WATER SERVICE PER THE IRRIGATION DIAGRAM PROVIDED. PROVIDE ADEQUATE FILTRATION TO ENSURE PERFORMANCE. IRRIGATION CONTRACTOR SHALL INSTALL ALL IRRIGATION CONNECTIONS PER LOCAL CODE, INCLUDING BUT NOT LIMITED TO THE INSTALLATION OF THE APPROPRIATE BACKFLOW PREVENTER AT THE POINT OF CONNECTION.
- MAINLINE WILL BE SCH. 40 PVC PIPE BURIED AT MIN. 18" DEPTH. LATERALS WILL BE CLASS 200 PVC BURIED AT MIN. 12" DEPTH. CONTROL WIRING WILL BE ADJACENT TO OR BELOW MAINLINE PIPING. WIRING, MAINLINE, AND LATERALS SHALL BE IN SEPARATE SCH. 40 SLEEVES UNDER EACH HARD SURFACE. TWO SPARE WIRES SHALL BE RUN THROUGHOUT THE ENTIRE MAINLINE NETWORK. CONCRETE THRUST BLOCKS SHALL BE INSTALLED IN THE MAINLINE TRENCH AT ALL JOINTS OF 30 DEGREES UP TO 90 DEGREES.
- SOLENOID VALVES SHALL BE CONTAMINATION RESISTANT GLASS REINFORCED NYLON VALVES RATED AT 200PSI, WITH A FLOW CONTROL FEATURE. VALVES WITH PRESSURE REGULATION CAPABILITIES WILL BE USED WHERE NECESSARY.
- SPRINKLER LATERALS SHALL BE DESIGNED TO NOT EXCEED THE AVAILABLE FLOW AT THE WATER SOURCE.
- ISOLATED SOLENOID VALVES SHALL BE HOUSED IN A SINGLE VALVE BOX FOR VALVE ACCESS, AND GROUPED SOLENOID VALVES WILL BE HOUSED IN A VALVE BOX LARGE/JUMBO VALVE BOX. ALLOW MIN. 4" CLEARANCE AROUND EACH VALVE FOR MAINTENANCE PURPOSES.
- QUICK COUPLERS SHALL BE LOCATED THROUGHOUT THE SITE FOR INCIDENTAL WATERING NEEDS IMPROVING ESTABLISHMENT OF ALL PLANTING AREAS. QUICK COUPLERS SHALL BE NO MORE THAN 200' APART.
- POP-UP ROTORS AND SPRAY HEADS SHALL BE SPACED PER MANUFACTURER'S MAXIMUM SPACING REQUIREMENTS TO ENSURE HEAD-TO-HEAD COVERAGE.
- CONTRACTOR MAY CHOOSE TO IRRIGATE TREES AND SHRUBS INDIVIDUALLY WITH INLINE EMITTERS OR BUBBLERS. IF BUBBLERS ARE CHOSEN: SMALL SHRUBS UP TO 3' DIA AT MATURITY SHALL BE IRRIGATED WITH AT LEAST 1 BUBBLER. MEDIUM SHRUBS 3'-6' DIA. SHALL BE IRRIGATED WITH AT LEAST 3 BUBBLERS.
- PRESSURE-COMPENSATING LANDSCAPE DRIP LINE MAY BE USED IN SHRUB AND GROUNDCOVER AREAS. INSTALL DRIP LINE WITH EMITTER AND ROW SPACING, AND EMITTER FLOW RATES, RECOMMENDED BY THE MANUFACTURER FOR THE GIVEN PLANT MATERIAL AND SOIL TYPE.
- ALL TREES SHALL BE IRRIGATED WITH EITHER HUNTER OR RAINBIRD ROOT WATERING SYSTEMS.
- IRRIGATION SYSTEM CONTROLLER WILL BE FULLY AUTOMATED WITH WATER BUDGETING CAPABILITIES. TURF AND PLANTING AREAS WILL BE PLACED ON DIFFERENT ZONES ON THE CONTROLLER TO ENSURE PROPER ESTABLISHMENT OF ALL LANDSCAPE AND HABITAT IMPROVEMENTS.
- COORDINATE POINT OF CONNECTION AND CONTROLLER LOCATION AND POWER (IF AVAILABLE) WITH SITE SUPERINTENDENT.

REVISIONS	BY	DATE	1	DRAFT LANDSCAPE PLAN	JB	2022-08-18	2	30% PLANS	JB	2022-09-07	3	PERMITTING SUBMITTAL SET	JB	2022-10-27				
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SCJ ALLIANCE
CONSULTING SERVICES
1807 FLORENCE AVE. BUTTE, MT 59701
P: 406.792.2020 F: 360.352.1509
SCJALLIANCE.COM

SHEET TITLE:	PLANTING DETAILS & NOTES
	PROJECT NAME:
DESIGNER:	JBritten
DRAWN BY:	JB
APPROVED BY:	MGGarff
DATE:	October 2022
JOB NO:	22-000430
DRAWING FILE NO:	5765 LA01
DRAWING NO:	LA 1.1
SHEET NO:	02 OF 02

1800 9th STREET WEST
COLUMBIA FALLS, MT



FLOOR/FIXTURE PLAN

SCALE: NOT TO SCALE

T 312 332 2062 | www.nwsarchitects.com | F 312 332 9894

CG BUCHALTER, LLC

PHONE: (205) 263-4584

DOLLAR GENERAL®

NEW ONE STORY RETAIL BUILDING

DOLLAR GENERAL 10,640 SF PROTOTYPE 'A PLUS'
1800 9th STREET WEST
COLUMBIA FALLS, MT

ISSUE FOR

1.	DESIGN APPROVAL	11/04/2022
NO.	DESCRIPTION	DATE

HEET TITLE

FLOOR/FIXTURE
PLAN

SHEET NO.

A1

BUILDING FACADE MATERIALS



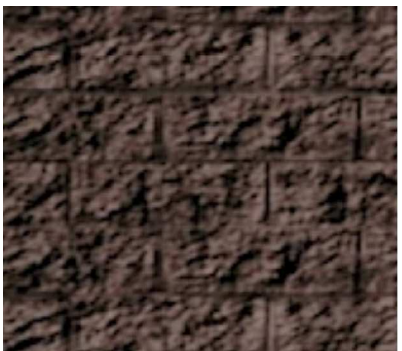
BALANCED BEIGE
HARDIE PLANK SIDING



WARM STONE
SPLIT FACE CMU



VANDYKE BROWN
HARDIE PLANK SIDING



VANDYKE
BROWN SPLIT
FACE CMU



BRONZE SHUTTERS



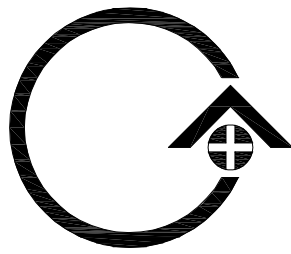
1
A2

NYS ROUTE 31 - NORTH

SCALE: NOT TO SCALE

c h a d h a + associates

architecture + interiors + design



200 WEST MONROE STREET SUITE 2070 CHICAGO ILLINOIS 60606

T 312 332 2062 | www.nwsarchitects.com | F 312 332 9894

CG BUCHALTER, LLC

361 SUMMIT BLVD., SUITE 110

BIRMINGHAM, AL 35243

PHONE: (205) 263-4584

DOLLAR GENERAL®

NEW ONE STORY
RETAIL BUILDING

DOLLAR GENERAL 10,640 SF PROTOTYPE 'A PLUS'
1800 9th STREET WEST
COLUMBIA FALLS, MT

ISSUE FOR

1.	DESIGN APPROVAL	11/04/2022
NO.	DESCRIPTION	DATE

SHEET TITLE

NYS ROUTE 31 -
NORTH

SHEET NO.

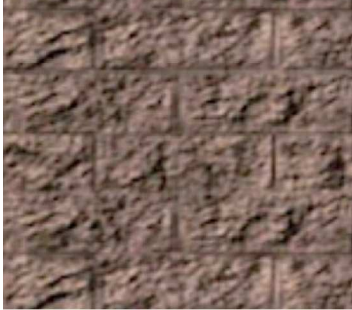
A2

C+A JOB NO. 5405-22

BUILDING FACADE MATERIALS



METAL PANEL
SANDSTONE



WARM STONE
SPLIT FACE CMU



BRONZE SHUTTERS



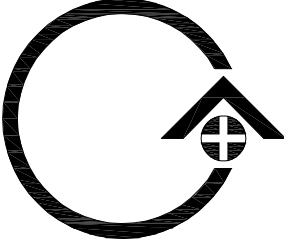
1
A3

RIGHT SIDE - WEST

SCALE: NOT TO SCALE

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ISSUE FOR		

1.	DESIGN APPROVAL	11/04/2022
NO.	DESCRIPTION	DATE

SHEET TITLE
RIGHT SIDE - WEST

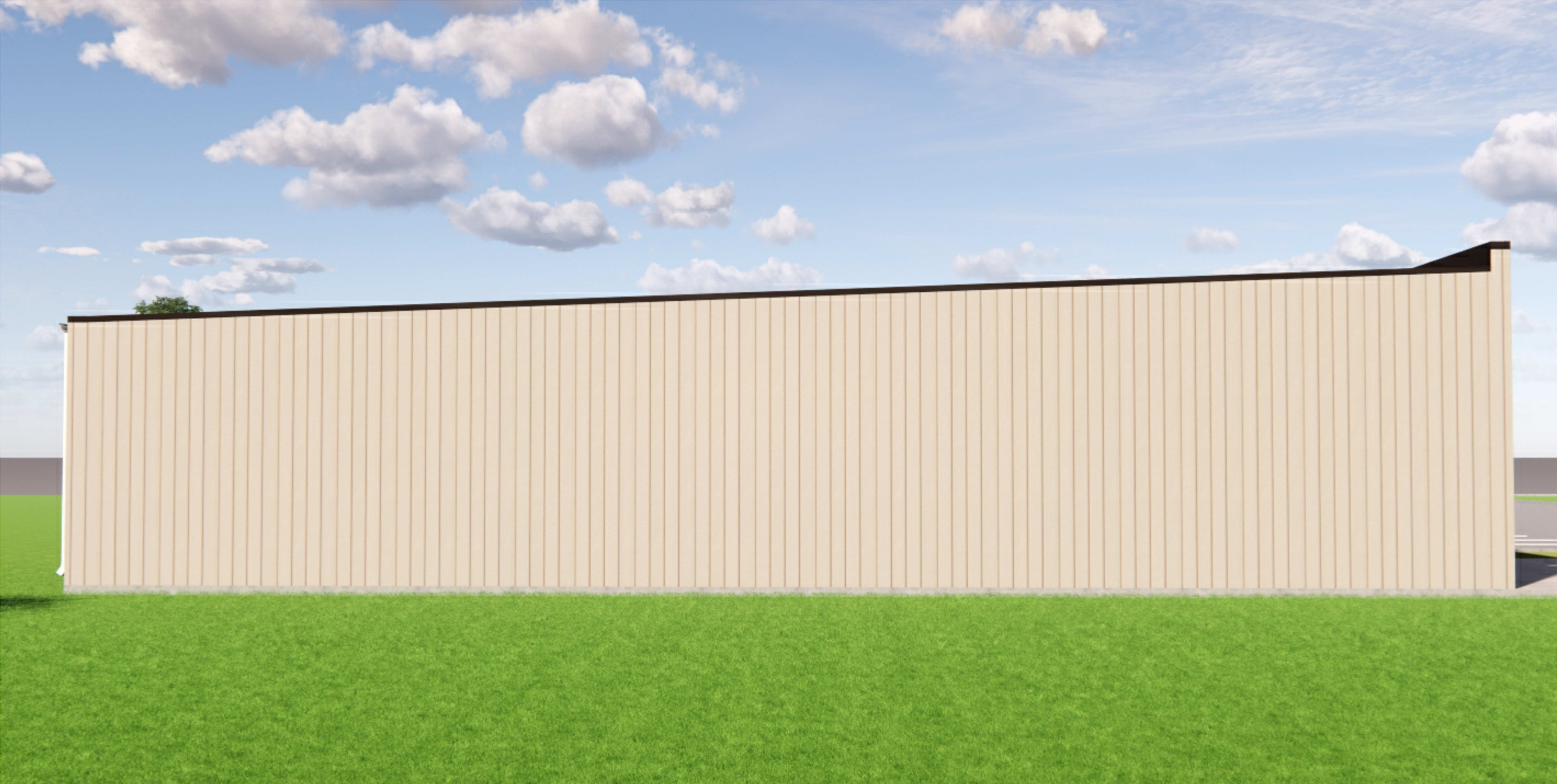
SHEET NO.

A3

BUILDING FACADE MATERIALS



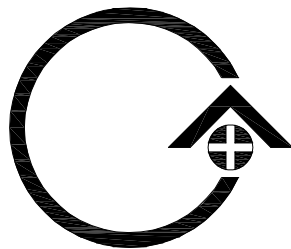
METAL PANEL
SANDSTONE



1
A4

REAR - SOUTH
SCALE: NOT TO SCALE

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architecture + interiors + design



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ISSUE FOR		

1.	DESIGN APPROVAL	11/04/2022
NO.	DESCRIPTION	DATE

SHEET TITLE	
REAR - SOUTH	

SHEET NO.	
A4	

BUILDING FACADE MATERIALS



METAL PANEL
SANDSTONE



WARM STONE
SPLIT FACE CMU



BRONZE SHUTTERS

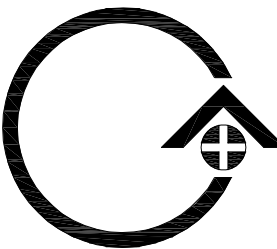


DELIVERY SIDE - EAST

SCALE: NOT TO SCALE

c h a d h a + associates

architecture + interiors + design



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1800 9th STREET WEST
COLUMBIA FALLS, MT

ISSUE FOR

1.	DESIGN APPROVAL	11/04/2022
NO.	DESCRIPTION	DATE

SHEET TITLE

DELIVERY SIDE -
EAST

SHEET NO.

A5

C+A JOB NO. 5405-22

BUILDING FACADE MATERIALS



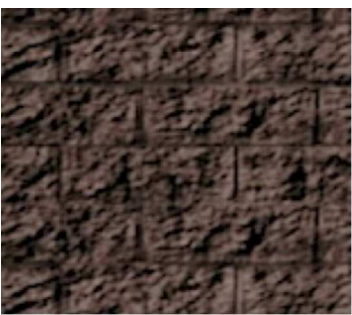
BALANCED BEIGE
HARDIE PLANK SIDING



WARM STONE
SPLIT FACE CMU



VANDYKE BROWN
HARDIE PLANK SIDING



VANDYKE
BROWN SPLIT
FACE CMU



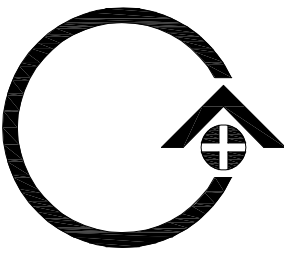
METAL PANEL
SANDSTONE



BRONZE SHUTTERS



c h a d h a + associates
architecture + interiors + design



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ISSUE FOR

1.	DESIGN APPROVAL	11/04/2022
NO.	DESCRIPTION	DATE

SHEET TITLE

PERSPECTIVE VIEW

SHEET NO.

A6

C+A JOB NO. 5405-22

1
A6

PERSPECTIVE VIEW

SCALE: NOT TO SCALE

Item No.2.

U.S. HIGHWAY 2

PROPERTY BOUNDARY/MDT
RIGHT-OF-WAY

2.3'

36.0'

3.2'

NOTE: WB-67 IS VEHICLE
MODELED FOR TURNING
MOVEMENT.



0 25' 50'
SCALE: 1" = 50'

APPROACH PERMIT
TRUCK TURNING MOVEMENTS
FLATHEAD COUNTY, MONTANA

PREPARED FOR

**CAPITAL GROWTH
BUCHALTER**

361 SUMMIT BLVD., SUITE 10
BIRMINGHAM, AL 35243
205-263-4589

PREPARED BY

 **WWC** ENGINEERING

1275 MAPLE STREET, SUITE F
HELENA, MT 59601
(406) 443-3962
www.wwcengineering.com

DESIGNED BY: SLK
DRAWN BY: SLK
CHECKED BY: DDP
DATE: 10/28/2022

SHEET

- 226 -

1275 MAPLE STREET SUITE F, HELENA, MT 59601 | 406.443.3962

October 28, 2022

City of Columbia Falls
130 6th St. W., Suite A
Columbia Falls, MT 59912

**RE: COLUMBIA FALLS DOLLAR GENERAL
CONDITIONAL USE PERMIT SUPPLEMENTAL INFORMATION**

The following information is the required supplemental information necessary to support the Conditional Use Permit for the proposed Dollar General commercial retail store proposed at 1800 9th St. West in the City of Columbia Falls. The building footprint is 10,640 sq. ft. which exceeds the 10,000 sq. ft. threshold that triggers the requirement of a CUP.

1. Zoning District and Zoning Classification

The property is located in the CB-2 zone in the City of Columbia Falls. According to the City zoning regulations, CB-2 refers to general businesses with no building size restrictions provided.

2. Site Plan

- a. Surround land uses.
 - i. The property is bounded to the north by US Highway 2, to the west by Northwest Healthcare Corporation (commercial), to the south by Westward Properties (industrial), and to the east by Garden of Eden Thrift & Variety store (commercial).
- b. Dimensions and shape of lot.
 - i. See Sheet 1 of the attached Civil plans.
- c. Topographic features of lot.
 - i. See Sheet 1 of the attached Civil plans.
- d. Size(s) and location(s) of existing buildings.
 - i. See Sheet 1 of the attached Civil plans. There are no existing buildings on the lot but there is an existing building foundation that will be removed.
- e. Size(s) and location(s) of proposed buildings.
 - i. See Sheet 2 of the attached Civil plans. The proposed commercial building will be 10,640 sq. ft.
- f. Existing use(s) of structures and open areas.
 - i. See Sheet 1 of the attached Civil plans. The existing lot is currently vacant.
- g. Proposed use(s) of structures and open areas.

- i. See Sheet 2 of the attached Civil plans. The proposed uses will be a commercial building, asphalt parking lot, concrete sidewalks, stormwater treatment ponds, and landscaped areas.
- h. Existing and proposed landscaping and fences.
 - i. See Sheet 1 of the attached landscaping plans for the proposed landscaping areas. There will be no proposed fences.

3. Additional topics relative to the proposed use:

- a. Traffic flow and control.
 - i. There will be one approach onto US. Highway 2. The approach and parking lot have been designed to accommodate a WB-67 (semi-truck) turning movements for supply delivery trucks. There will be no other means of ingress/egress from the proposed site. A curb will be installed along the east edge of the parking lot to delineate and prevent cross traffic from the adjacent lot to the east.
- b. Access to and circulation within the property.
 - i. There is parking proposed along the north and east side of the buildings along with parking on the north and east side of the parking lot area. There is adequate separation of 49.9 feet and 32.0 feet between the parking spots to allow for adequate backing up and turning movements of passenger vehicles.
- c. Off-street parking and loading.
 - i. There are 34 parking spots and 2 additional ADA parking spots proposed. A concrete loading/service area is provided at the far southern side of parking lot. Per section 18.518, one parking space is required for every 300 square feet of gross floor area. For the 10,640 sq. ft. building this calculates to 35.5 parking spaces. There are a total of 36 parking spaces provides which meets the requirement. For parking lots with more than 24 spaces, a minimum of 10 percent of the parking area should be landscaped with islands and dividers. The total parking area is 6,480 sq. ft. and the total area landscaped with the islands and dividers is equal to 662 sq. ft. which meets this requirement.
- d. Refuse and service areas.
 - i. The enclosed trash receptacles are located on the concrete pad at the far southern side of parking lot. This is also where the loading and service doors for the building are located.
- e. Utilities.
 - i. The proposed building will connect to the existing 10" diameter PVC C900 water main along the south side of the lot that will be tapped with a new 1" diameter water service line. There is an existing sanitary sewer service already stubbed out from the existing main on the south side of the lot that will be tied into with a 4" diameter PVC sewer service line.
- f. Screening and buffering.

- i. The existing uses of the adjacent properties are either commercial or industrial and therefore, no fencing is proposed. The required 10-foot landscape buffer is provided along with west side of the building. There are existing established trees along the southern edge of the property but there are additional trees that will be planted to provide a screen from the southern property. See Sheet 1 of the attached landscaping plans.
- g. Signs, yards and other open spaces.
 - i. There will be a proposed sign to identify the building as a Dollar General store on the north side of the lot, outside of the 10-foot setback area.
- h. Height, bulk and location of structures.
 - i. The planimetric dimensions of the building are provided on Sheet 2 of the attached Civil plans. There are 10-foot setback requirements for the front, side, and rear of the property. The proposed building and improvements meets this 10-foot setback requirement. The height of the building is 14 feet from the adjacent finished grade to the top of the roof. On the north side of the building that faces the road, the building wall will extend to a height of 18 feet. The maximum building height for properties zoned CB-2 is 45 feet and therefore, the development meets the building height requirement.
- i. Hours and manner of operation.
 - i. The Dollar General will be open from 8 am to 10 pm Monday through Sunday. Dollar General is a retail sales business no wholesale or manufacturing will occur within the site or building.
- j. Noise, light, dust, odors, fumes and vibration.
 - i. Noise, dust, fumes, and vibration are not anticipated to be excessive or beyond the typical values experienced by a commercial retail store. The building will have exterior lights along with light poles in the parking lot that will be designed to meet the City's lighting requirements.
- k. If the application is for a home occupation conditional use permit provide the following information:
 - i. The proposed application is not for a home occupation conditional use permit and is therefore, not applicable.

If you have any questions, please contact Drew Pearson at 406-443-3962 or via email at dpearson@wwcengineering.com.

Sincerely,



Drew Pearson, E.S.

Project Manager

K:\Helena\CAPITAL GROWTH BUCHALTER\2022179 Columbia Falls Site Development\11Regulatory\Permits\CUP\Columbia Falls CUP Supplemental Info.docx

DECIDUOUS TREES



Acer x freemanii
Freeman Maple



Height: 40 feet
Spread: 35 feet



Amelanchier x grandiflora `Autumn Brilliance`
Autumn Brilliance Serviceberry



Height: 15 feet
Spread: 10 feet

EVERGREEN TREES



Picea glauca 'Densata'
Black Hills White Spruce



Height: 20 feet
Spread: 12 feet



Juniperus scopulorum `Wichita Blue`
Wichita Blue Juniper



Height: 15 feet
Spread: 5 feet

EVERGREEN & PERENNIAL SHRUBS



Picea pungens 'Globosa'
Dwarf Globe Blue Spruce



Pinus mugo 'Humpy'
Humpy Mugo Pine



Spiraea x bumalda
Bumald Spirea



Symphoricarpos albus
Common White Snowberry



Tsuga canadensis 'Moon Frost'
Moon Frost Eastern Hemlock



Ericameria nauseosa speciosa
Blue Rabbitbrush

ORNAMENTAL GRASSES & PERENNIALS



Deschampsia cespitosa
Tufted Hairgrass



Helictotrichon sempervirens 'Sapphire'
Sapphire Blue Oat Grass



Geum triflorum
Prairie Smoke



Sedum x 'Blade Runner'
Blade Runner Stonecrop



Sedum x 'Lemonjade' TM
Rock 'N Grow Lemonjade Sedum

GROUND COVER



Eriogonum umbellatum
Sulfurflower Buckwheat



Mahonia repens
Creeping Mahonia

MONTANA RANGE: HYDROSEED NATIVE MIX



Ratibida columnifera
Prairie Coneflower



Linum lewisii 'Blue Flax'
Blue Flax



Penstemon richardsonii
Purple Prairie Clover



Penstemon richardsonii
Western Yarrow



Nasella viridula
Green Needlegrass



Bouteloua gracilis
Blue Grama



Koeleria macrantha
Prairie Junegrass



Elymus lanceolatus ssp
Thickspike Wheatgrass



Agropyron smithii
Western Wheatgrass

Planning Department

Item No.2.



130 6TH STREET WEST
ROOM A
COLUMBIA FALLS, MT 59912

PHONE (406) 892-4391

FAX (406) 892-4413

November 7, 2022

Re: Public hearing notice for a Conditional Use Permit (CUP) to construct a large building of Highway 2.

Dear Adjacent Property Owner:

Our records indicate that you are the owner of property within 150-feet of the proposed project.

As the Planning Staff for the Columbia Falls Planning Jurisdiction, I am writing to provide you with notice of public hearings for CUP. The applicant is proposing 10,6000 square foot building and the zoning code requires a CUP for anything greater than 10,000 square feet in a CB-2 zone. See attached notice.

If you have questions or comments concerning this matter, please call, visit or write me at City Hall. For written comment to be included in the Planning Board packet, it needs to be submitted to the City Clerk, 130 6th Street West, Columbia Falls, MT 59912 no later than Thursday December 8, 2022 or by email: staalandb@cityofcolumbiafalls.com. Written or emailed comments may be provided up to 5:00 pm on the day of the hearing; it will just be emailed and/or passed out at the hearing.

Sincerely,

Eric H. Mulcahy, City Planner

CITY OF COLUMBIA FALLS NOTICE OF PUBLIC HEARING

The Columbia Falls City-County Planning Board will hold public hearings for the following items at their regular meeting on Tuesday, December 13, 2022 at 6:30 p.m. at the Council Chambers of City Hall, 130 6th Street West, Columbia Falls, Montana. The Columbia Falls City Council will hold a subsequent hearing on January 3, 2023 starting at 7:00 p.m. in the same location.

Request for a Subdivision in the Columbia Falls Planning Jurisdiction:

Schellinger Construction is requesting a Major subdivision called Tamarack Meadows. It consists of 103 lots and open space areas totaling 47 acres. The subdivision will extend the private road network and connect to public sewer and water facilities. Originally part of the Tamarack Heights development, these lots had preliminary plat approval back in 2006 but has since expired. The proposed subdivision follows the same design as the original subdivision. The property is located along Gleneagles Trail and Turnberry Terrace. The property is described as Tract 1 (The remainder of Tamarack Heights Phase 1) all in Section 6, Township 30 North, Range 20 West, P.M.M., Flathead County.

Request for a Conditional Use Permit in the Columbia Falls Planning Jurisdiction:

Littlefoot Properties LLC is requesting a Conditional Use Permit (CUP) to develop a building greater than 10,000 square feet for a Dollar General Store. The property is zone CB-2 which requires a CUP for building that exceed 10,000 square feet. The CUP reviews compliance for the City's Large Building Standards of the Columbia Falls Zoning Code. The property is located 1800 9th Street West (Highway 2). The property is described as Tract 1 of COS 21160 in Section 18, Township 30 North, Range 20 West, P.M.M., Flathead County.

Interested persons are allowed to attend the hearing(s) in person or via ZOOM. Persons are encouraged to submit written comments prior to the meeting. Written comments carry the same weight as public testimony given during the hearing. Written comments may be sent to Columbia Falls City Hall, Attention: Barb Staaland, City Clerk, 130 6th Street West, Room A, Columbia Falls, MT 59912 or via email: staalandb@cityofcolumbiafalls.com. For more information on the application, please call Eric Mulcahy, Columbia Falls City Planner at (406) 755-6481. To obtain the ZOOM meeting registration, contact City Clerk Barb Staaland via email or by calling (406) 892-4391 no later than 5:30 p.m. the day of the meeting.