



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

PHONE (406) 892-4391
FAX (406) 892-4413

AGENDA
PLANNING BOARD AND ZONING COMMISSION REGULAR MEETING
TUESDAY, JUNE 15, 2021 BEGINNING AT 6:30 PM
COUNCIL CHAMBERS CITY HALL

NOTE: The Planning Board meeting will be held in the Council Chambers as well as by virtual meeting to provide for public health and safety as needed pursuant to the latest CDC health guidelines. Please contact Public Works Clerk Alex Vissotzky no later than 6 pm the night of the meeting to register for ZOOM meeting access information by calling (406) 892-4391 or email: vissotzkya@cityofcolumbiafalls.com

CALL TO ORDER AND ROLL CALL

APPROVAL OF MINUTES:

1. Approval of May 11, 2021 Regular Meeting Minutes

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

PUBLIC HEARINGS AND ACTION:

2. **Request to change zoning from CSAG-5 (Suburban Agricultural) to CR-1 (Suburban Residential) in the Columbia Falls Zoning Jurisdiction:**

The applicant, Jean Flynn, is requesting a zone change at 221 Rogers Road in the Columbia Falls area from the current CSAG-5 (Suburban Agricultural) to a CR-1 (Suburban Residential) designation. The property is approximately five acres with a residence and outbuildings. The property is described as Parcel B of COS 16149 (Assessors' Tract's 9A, 1AA, 1ABAA, and 8A) of Section 17, Township 30 North, Range 20 West, P.M.M., Flathead County.

A. Adopt Staff Report CZC-21-04 as Findings of Fact

B. Recommend Approval of Zone Change to City Council

3. **Request for a Planned Unit Development (PUD) for the Garnier Heights Development:**

The applicant, RH Joint Holdings, LLC, is requesting a PUD Overlay for property generally located north of Lemburg Lane between North Hilltop Road and Meadow Lake Boulevard. The property is 28 acres in size and is zoned with a combination of CR-1, CR-2, and CR-3 urban residential zoning districts. The PUD will allow the applicant to cluster lots into single family attached and detached units preserving 11.42 acres in park and open space. The overall density of the project is 3.55 units per acre. In addition to the clustering, the applicant is asking for a front yard setback deviation for the alley loaded townhomes. The property is described as Parcel 1 of COS 14679

excepting therefrom the property within the Plat known as Hilltop Meadows in Section 7, Township 30 North, Range 20 West, P.M.M., Flathead County.

A. Adopt Staff Report CPUD-21-01 as Findings of Fact

B. Recommend Approval of PUD to City Council

4. Request for Preliminary Plat approval of the Garnier Heights Subdivision – A 102- unit development:

The applicant, RH Joint Holdings, LLC, is requesting preliminary plat approval for property generally located north of Lemburg Lane between North Hilltop Road and Meadow Lark Boulevard. The applicant will subdivide the property into 102 units with a combination of single family detached, two unit attached, and four unit attached structures. The subdivision will place 11.42 acres of the 28-acre parcel in park and open space and develop an overall density of the project is 3.55 units per acre. The subdivision has two access points one from Meadow Lake Boulevard on the east and the other on North Hilltop Road to the west. All internal subdivision roads will be developed to City standards with curb, gutter, sidewalks, and boulevard trees. The property is described as Parcel 1 of COS 14679 excepting therefrom the property within the Plat known as Hilltop Meadows in Section 7, Township 30 North, Range 20 West, P.M.M., Flathead County.

A. Adopt Staff Report CPP-21-01 as Findings of Fact

B. Recommend Approval of Preliminary Plat, with conditions, to City Council

5. Expansion of the Columbia Falls Urban Renewal District:

The City of Columbia Falls is requesting public comment regarding the expansion of the Columbia Falls Urban Renewal District. The expansion is requested for the property formerly known as the Cedar Palace along with the surrounding 23.87 acres on seven parcels. The purpose of the expansion is to allow Tax Increment funds to be spent on public infrastructure within the defined area. The property is located at 500 12th Avenue West and described as Assessor's Tracts 8, 8B, 8F, 8G, 8HA, 8H, and 8E

A. Recommend to City Council: 2021 Columbia Falls Urban Renewal Plan is in conformance with the 2019 Growth Policy and Zoning

ADJOURNMENT

Next Regular Planning Board Meeting – July 13, 2021

**CITY OF COLUMBIA FALLS
MINUTES OF THE REGULAR MEETING
HELD MAY 11, 2021**

CALL TO ORDER AND ROLL CALL

Present: Russ Vukonich, Sam Kavanagh, Mike Shepard, Clay Lundgren, and Patti Singer. Absent: Robert Smith, Kurt Nelson, Claudette Byrd-Rink, and Steve Duffy.

Also present: City Manager Nicosia, City Planner Mulcahy, Public Works Clerk Vissotzky, and City Attorney Breck.

APPROVAL OF MINUTES:

Approval of March 9, 2021 Regular Meeting Minutes

Motion made by Shepard, Seconded by Kavanagh. Voting Yea: Vukonich, Shepard, Lundgren, Singer, Kavanagh. No: None. Absent: Smith, Nelson, Byrd-Rink, and Duffy.

VISITOR OR PUBLIC COMMENT: None.

PUBLIC HEARINGS AND ACTION:

Chairman Vukonich read the notice of hearing and asked for the staff report presentation:

The applicant, Twin Peak Farms, LLC, is requesting a zone change for property at 7030 Highway 2 East, Columbia Falls from the current CSAG-10 (Suburban Agricultural) with a 10-acre minimum lot size to a CSAG-5 (Suburban Agricultural) with a five-acre minimum lot size. Permitted and Conditionally permitted uses are almost identical in the two zoning designations. The vacant property is approximately 10 acres in size and is located approximately ¼ mile east of the bridge over the Flathead River. The property is described as Parcel 1 of COS 16981 of Section 16, Township 30 North, Range 20 West, P.M.M., Flathead County.

City Planner Mulcahy delivered Staff Report CZC-21-03, reviewing each of the Findings of Fact. He noted that this is similar to the March 9th, 2021 hearing noting that the applicant, a prospective buyer, withdrew his application and now the landowner is requesting the same zone change. The property is currently zoned SAG-10 Suburban Agricultural and the applicant would like to change it to SAG-5 Suburban Agricultural. The largest difference in this requested zone is that it would allow the lot to be split into two five acre lots, increasing the density by one. This would allow potentially a single-family home and a guest house on each property, as well as accessory structures. The Growth Policy allows for higher density in the area, but there are no city services available. Mulcahy noted that the property is not in the Wildland Urban Interface or the 100 Year Floodplain. Flathead County Department of Environmental Health will review the septic and ground water monitoring regardless of a zone change. Mulcahy reported that SAG-5 has similar building setbacks and lot coverage criteria to SAG-10. This residential use is predicted in the Growth Policy. Mulcahy presented a map with the existing density in the area at the request of Shepard. He stated that 57 out of 76 parcels in the area were already less than 10 acres in size, noting that this zone change is consistent with the existing land use pattern.

Kavanagh stated that the previous discussion from the March 9th, 2021 meeting had merit and needed to be considered for this application. Vukonich noted that the Board packet included two letters for public comment.

**CITY OF COLUMBIA FALLS
MINUTES OF THE REGULAR MEETING
HELD MAY 11, 2021**

He stated that in his opinion, septic tanks are not in the purview of the Planning Board and that they should be left to the experts. Mulcahy concurred with Vukonich

Chairman Vukonich opened the public hearing at 6:43PM.

Shirley Folkwein, 285 Shooting Star Dr. She stated she is with the Upper Flathead Neighborhood Association and submitted a written comment. She discussed the letter and how the association opposes the zone change request. Any increase in building sites on the property increases the chance of water quality issues in the opinion of the Association. She presented pictures of the lot to the Board that showed high ground water.

Chairman Vukonich closed the public hearing at 6:47PM.

Kavanagh noted that the Board does not have the ability to place conditions on a zone change; DEQ and Environmental Health perform a thorough site analysis and place conditions on their respective permits. If this was a subdivision project then the Board would look at the issues that project would bring. Shepard stated that the Board needs to trust DEQ and Environmental Health because they are trained professionals. Attorney Breck stated that the Board should consider that the zone change had previously been approved with much discussion.

Motion made by Kavanagh to adopt Staff Report CZC-21-03 as Findings of Fact, Seconded by Singer. Voting Yea: Vukonich, Shepard, Hughes, Singer, Kavanagh

Motion made by Singer to recommend approval of CZC-21-03 to City Council, Seconded by Lundgren. Voting Yea: Vukonich, Shepard, Lundgren, Singer, Kavanagh

New Business:

Kavanagh told the Board that the CORR Group has selected Columbia Falls as a pilot location to help plan recreation in the area. Nicosia stated that the City was selected by UM, with grant funding, for this pilot project.

Shepard noted that he was shocked at the State Legislatures' attack on local government during this legislative session.

ADJOURNMENT

Chairman,

Alex Vissotzky | Public Works Clerk

**ZONE CHANGE REQUEST
COLUMBIA FALLS AREA ZONING JURISDICTION
JEAN FLYNN
COLUMBIA FALLS PLANNING OFFICE STAFF REPORT CZC#21-04
June 8, 2021**

A report to the Columbia Falls City-County Planning Board and Zoning Commission and the Columbia Falls City Council regarding a request to amend the zoning classification from CSAG-5 (Suburban Agricultural) to CR-1 (Suburban Residential) within the Columbia Falls Zoning Jurisdiction. The zone change request is scheduled for a public hearing before the Planning Board on Tuesday, June 15, 2021, at 6:30 P.M. A subsequent hearing will be held by the Columbia Falls City Council July 6, 2021 at 7:00 P.M.

BACKGROUND INFORMATION

A. PETITIONERS

Jean Flynn
221 Rogers Road
Columbia Falls, MT 59912

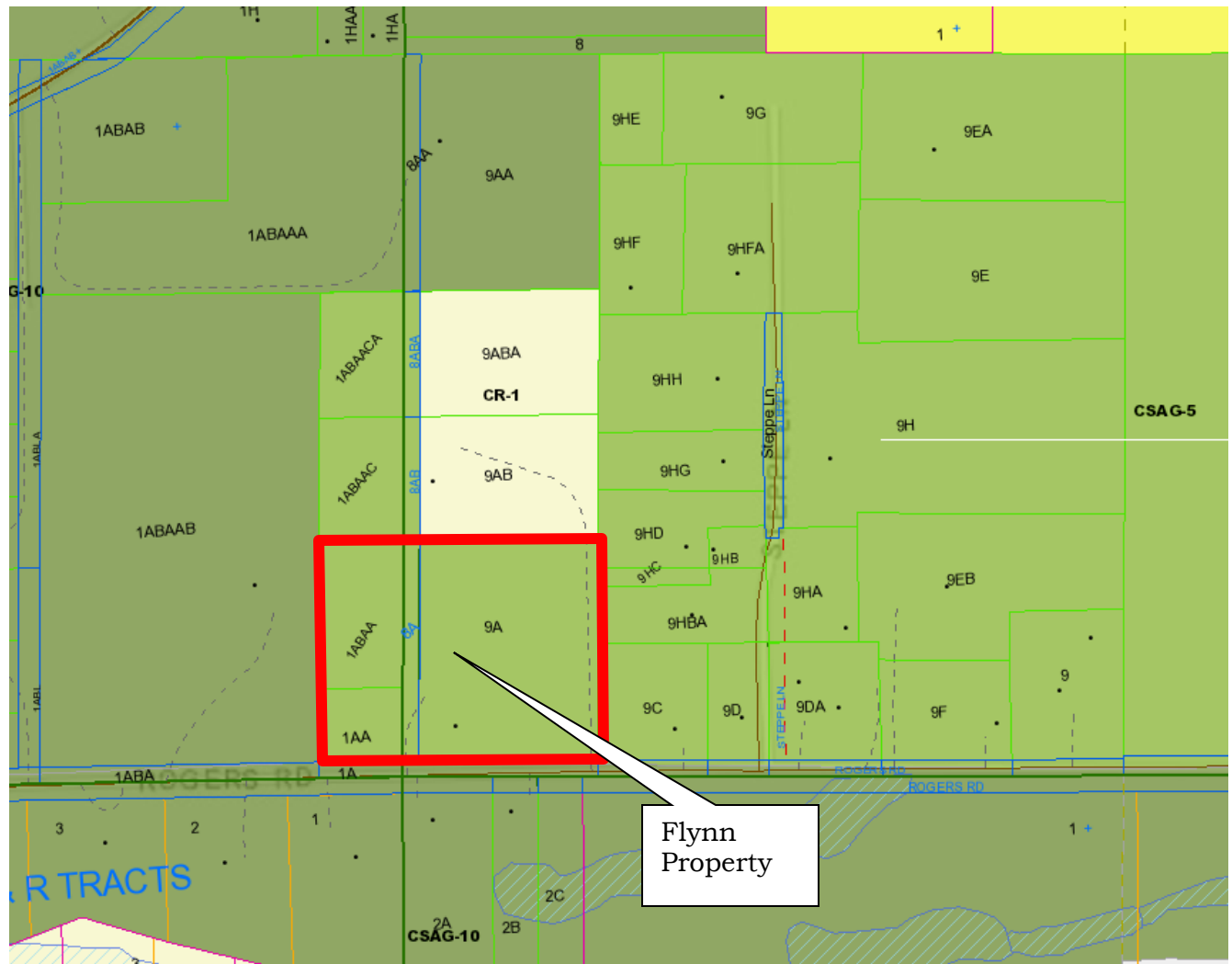
B. LOCATION/DESCRIPTION

The area of interest is located at 221 Rogers Road in Columbia Falls. The 5.2 acre property is described as Parcel B of COS 16149 (Assessors' Tract's 9A, 1AA, 1ABAA, and 8A) of Section 17, Township 30 North, Range 20 West, P.M.M., Flathead County.

C. REQUEST

The request would amend the zoning on this site from CSAG-5 (Suburban Agricultural) to CR-1 (Suburban Residential). See figure 1. The property is 5.2 acres in size. The applicant would like the ability to split off one acre of land in the future for a family member and the present zoning does not allow for any division of the property.

Figure 1



Columbia Falls Zoning District Map, Flathead County GIS

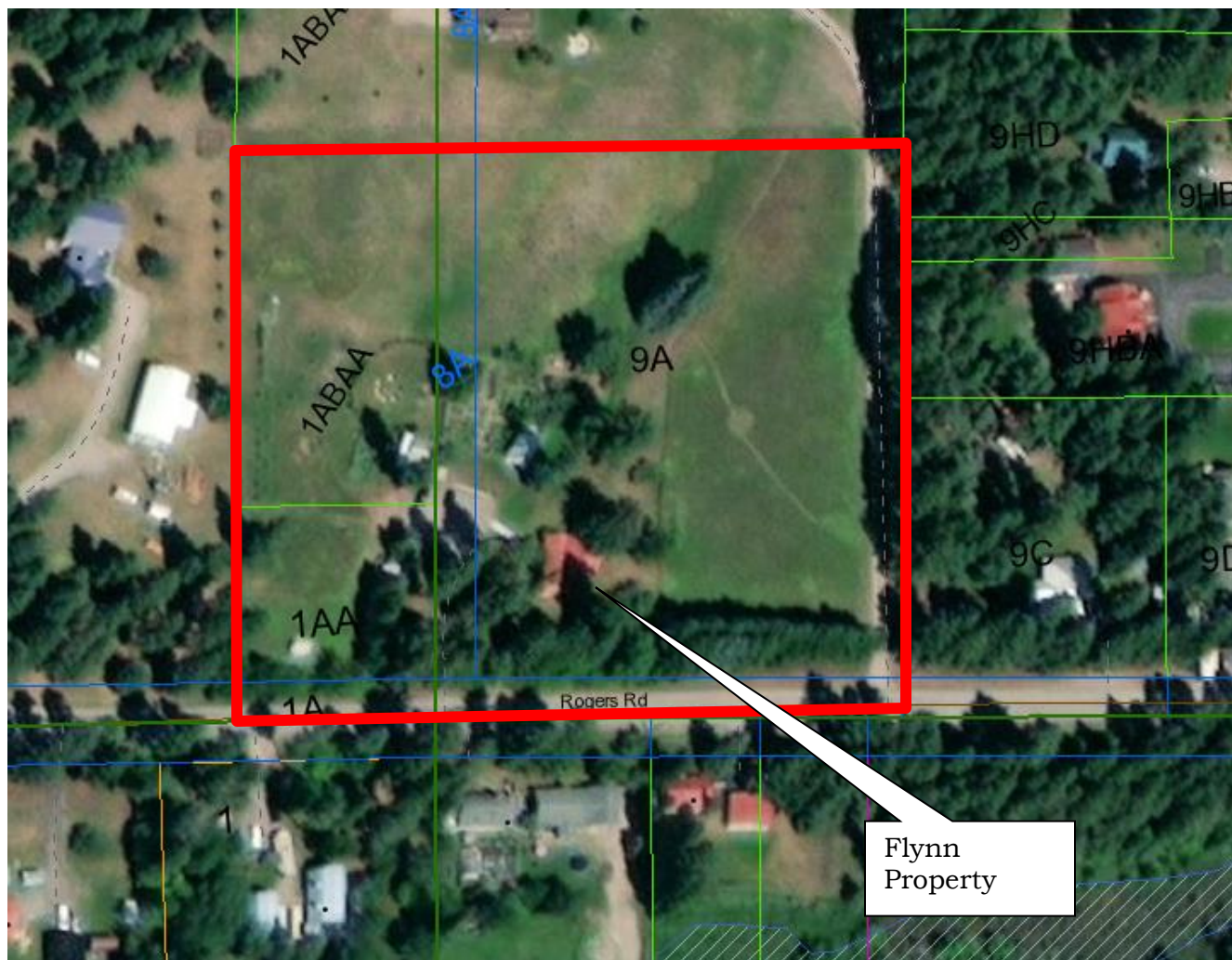
D. REASON FOR REQUEST

The Applicant/Owner requests the zone change to do some estate planning and possibly split the property for a family member.

E. EXISTING LAND USE

The parcel is open pasture with a single residence and accessory buildings on the south end of the lot (See Figure 2).

Figure 2



Source: Flathead County GIS (The red box outlines the Flynn property)

F. ADJACENT ZONING AND LAND USE:

Figure 1 shows the existing and proposed zoning.

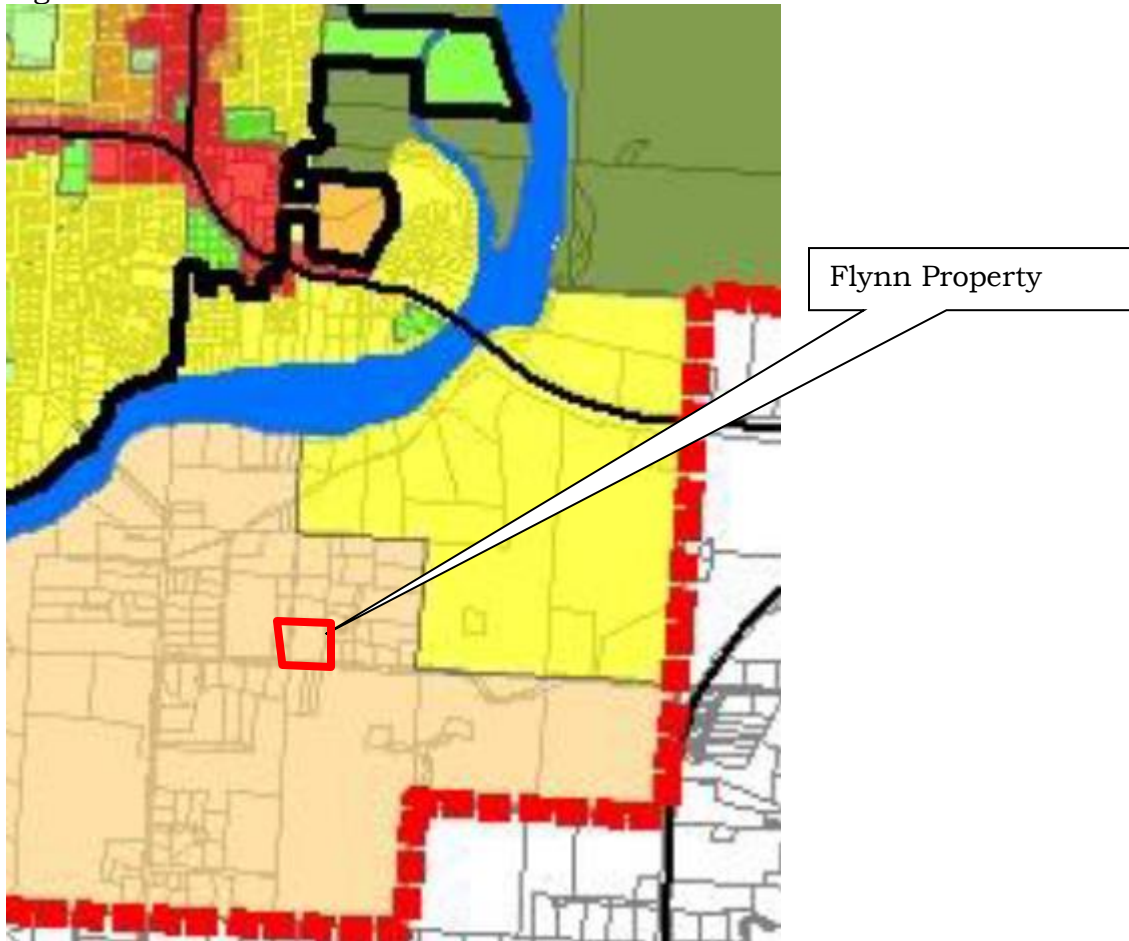
Direction from Site	Current Zoning	Current Use
North	CR-1 and CSAG-5	Single family residential
South	CSAG-10	Single family residential
West	CSAG-10	Single family residential
East	CSAG-5	Single family residential

G. GROWTH POLICY DESIGNATION

The Columbia Falls Growth Policy Map designates the subject property for Suburban Residential. This proposal complies with the map and text of the Growth Policy.

Text of the Columbia Falls Growth Policy (2019 update) supports the request as described in Policy 2.a. “Suburban housing areas, as shown on the growth policy map should provide densities appropriate to the limitations of the particular site, and should not exceed two dwellings per gross acre.”

Figure 3



Excerpt from the 2019 Columbia Falls Growth Policy Map (The red box indicated the subject property)

LAND USE

	LightIndustrial	Wholesale and industrial uses where noise, odor, dust and associated impacts are confined to a building or screened area.
	MultiFamily	8 or more units/acre. High density residential including townhouses and apartment units. Served by urban services. May be a buffer or transitional area between low density residential and non-residential uses.
	UrbanResidential	Between 2 and 8 units/acre. Primarily single family residential with limited quantities of multifamily units. Fully served by urban services.
	SuburbanResidential	2 units/acre or less. Primarily single family residential in a quasi-rural setting. Some urban services available.
	RuralPreserve	A rural area, predominately used for corporate and public lands, estate housing, and protective buffer for industry. Outside the immediate needs of urban development and having limited urban services. Residential use closely associated with highly developed access and low fire hazards.

Legend for Growth Policy Map

H. UTILITIES/SERVICES

The property was recently annexed into City limits of Columbia Falls.

<u>Water</u>	The property is served by an individual well.
<u>Sewer</u>	The property is served by on-site septic system
<u>Fire Protection</u>	Badrock Rural Fire District
<u>Police Protection</u>	Flathead County Sheriff's Office
<u>Electricity</u>	Flathead Electric Co-op.

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 Columbia Falls Growth Policy Map designates the subject property Suburban Residential (Figure 3). The Growth Policy designates most of the lower Columbia Falls Stage Road neighborhood as Suburban Residential. This proposal complies with the Growth Policy.

As stated previously in this report, the Growth Policy document provides a list of goals and policies for residential and suburban residential uses. The proposed zone change complies with the text as well as the map of the Growth Policy.

2. Is the requested zone designed to lessen congestion in the streets?

The subject property consists of approximately 5.2 acres. The property is adjacent to Rogers Road which is a paved County maintained road. Should the owner subdivide in the future, he will be subject to the Columbia Falls Subdivision Regulations which require paved access to each lot created. Given that the existing house and out buildings are located in the center of the property, it is likely that the property could only create one or two new lots without removing some of the existing buildings. The proposed zone change should not negatively impact the neighboring road systems.

3. Will the requested zone secure safety from fire, panic, and other dangers?

The property is located in the Badrock Fire District. According to the Flathead GIS Website, the property is not mapped within the Wildland Urban Interface. The property is not located or mapped within the 100-year floodplain of the Flathead River (FIRM Panel 1435J).

4. Will the requested change promote the health and general welfare?

The proposed zoned change request will match the zoning existing on the property directly north of the applicants. The proposed density complies with the growth policy. When the property owner goes through the subdivision or family transfer process, she will need to demonstrate compliance with the Montana Department of Environmental Quality (MDEQ) regulations for sewer, water, and stormwater management. The proposed zone change will continue to promote the general health and welfare of the community.

5. Will the requested zone provide for adequate light and air?

The zoning regulations for SAG-5 and R-1 have the same setback requirements for development. Therefore, the zone change will have no impact on light and air.

6. Will the requested zone prevent the overcrowding of land?

The proposed zone change, with the increased density, complies with the Community's long range planning documents which is the Columbia Falls Growth Policy, 2019 Edition. The proposed zoning matches the zoning designation for the three properties located just north of the applicant's property. Therefore, the R-1 densities meet the Growth Policy recommendation and are consistent with neighboring zoning provisions

7. Will the requested zone avoid undue concentration of people?

The proposed zoning allows for a minimum of one acre lots in a suburban residential setting. The proposed R-1 zoning designation limits use to single family dwellings, the same as the existing SAG-5 designation. The Growth Policy Map prescribes a density of no more than two dwellings per acre of which the proposed zone change complies. With the Flathead River creating an impediment to extending City sewer and water south into this neighborhood for the time being, the proposed zoning establishes as concentration of dwellings suitable to the site conditions

8. Will the requested zone facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements?

The proposed zone change does not by itself provide or require the adequate provisions of infrastructure. However, when the applicant goes through subdivision of family transfer review, she must show how each parcel provides access. As it currently stands, Rogers Road, a paved county maintained road provides transportation linkage, water and sewer will be provided by on-site systems compliant with MDEQ rules. Schools are provided by the Columbia Falls School District. Area parks are provided by the City, County, and State.

9. Does the requested zone give reasonable consideration to the peculiar suitability of the property for particular uses?

The property is currently used as a suburban residential property similar to many of the neighboring properties. The property is not actively farmed but there is active

farming on the property approximately ¼ mile to the east and to the south. The proposed use is reasonable given that suburban residential use is the existing land use.

10. Does the requested zone give reasonable consideration to the character of the district?

The district associated with this request consists of 1 to 10 acre tracts with zoning designations of R-1 to SAG-10. The proposed zoning does give consideration to the district.

11. Will the new zoning affect property values?

The proposed zoning of R-1 is identical to the R-1 zoning on parcel just north of the applicant. The land use categories between the SAG-10 and the R-1 closely resemble each other with the primary use being residential. The proposed zone change should not impact property values.

12. Will the requested zone encourage the most appropriate use of the land throughout the municipality?

The subject property is designated in the Columbia Falls Growth Policy as Suburban Residential. The proposed R-1 is a Suburban Residential zoning classification. Neighboring properties and subdivisions have Suburban Residential densities so the requested zone does encourage appropriate use of the land.

SUMMARY

The property is designated “Suburban Residential” by the Columbia Falls Growth Policy. The property is located adjacent to lands already zoned R-1. Densities of neighboring parcels have densities compliant with the R-1 zoning designation.

RECOMMENDATION

Staff finds that the subject request sufficiently meets the adopted review criteria to be rezoned from CSAG-5 to CR-1. Staff recommends that the Columbia Falls Planning Board adopt staff report CZC-21-04 as findings of fact and recommend approval of the zone change to the Columbia Falls City Council.



Planning Department

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

PHONE (406) 892-4391

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PETITION FOR ZONING MAP AMENDMENT

FILING FEE ATTACHED \$ 1,379.75

Zone Change Base Fee SEE FEE SHEET

NAME OF APPLICANT: FLYNN, JEAN

MAIL ADDRESS: 221 ROGERS RD

CITY/STATE/ZIP: Columbia Falls, MT 59912 PHONE: 510-292-5847

INTEREST IN PROPERTY: owner

PLEASE COMPLETE THE FOLLOWING:

- A. Address of the property: 221 ROGERS RD COLUMBIA FALLS MT 59912
- B. Legal Description: (Subdivision Name, Lot & Block and/or Tract Number
(Section, Township, Range)
3020X16-XXX-9A

(Attach sheet for metes and bounds)
- C. Land in zone change (ac)
5.2
- D. The present zoning of the above property is: CSAG-5
- E. The proposed zoning of the above property is: CR-1
- F. State the changed or changing conditions that make the proposed
amendment necessary:
applicant desires to divide property via family transfer survey

HOW WILL THE PROPOSED CHANGE ACCOMPLISH THE INTENT AND PURPOSE OF:

- A. Promoting the Growth Policy
see attached

B. Lessening congestion in the streets and providing safe access
see attached

C. Promoting safety from fire, panic and other dangers
see attached

D. Promoting the public interest, health, comfort, convenience, safety and general
welfare
see attached

E. Preventing the overcrowding of land
see attached

F. Avoiding undue concentration of population
see attached

G. Facilitating the adequate provision of transportation, water, sewage, schools, parks
and other public facilities
see attached

H. Giving reasonable consideration to the character of the district
see attached

- I. Giving consideration to the peculiar suitability of the property for particular uses
see attached

- J. Protecting and conserving the value of buildings
see attached

- K. Encouraging the most appropriate use of land by assuring orderly growth
see attached

The signing of this application signifies approval for Columbia Falls Planning staff to be present on the property for routine monitoring and inspection during approval process.


(Applicant Signature)


(Date)



0 0.0225 0.045 0.09 0.135 0.18 m



The areas depicted on these maps are for illustrative purposes only and do not necessarily meet mapping, surveying, or engineering standards. Deriving conclusions from this map is done at the user's assumed risk.





O.C. Ervin Land Surveying, Inc.
Honesty. Integrity. Attention to Detail.
132 North Fork Trail
Columbia Falls, MT 59912
Olaf C. Ervin PLS, CFM

A. Promoting the Growth Policy

The proposed map amendment is in harmony with the growth policy and is also consistent with both the size and use of essentially all adjoining properties.

B. Lessening congestion in the streets and providing safe access

The effect of the proposed amendment on access and traffic congestion will be negligible. The proposed land division will utilize an existing approach onto the public road.

C. Promoting safety from fire, panic and other dangers

The proposed project is not anticipated to have any detrimental effect on the above listed conditions.

D. Promoting the public interest, health, comfort, convenience, safety and general welfare

The subject property is appropriately situated so as to be a reasonable location for limited residential use. The property is adequately sized to allow for on site septic and water facilities. Utilities are readily available. The property has direct access to a maintained public road.

E. Preventing the overcrowding of land

The proposed map amendment is in harmony with the growth policy and is also consistent with both the size and use of essentially all adjoining properties. The proposed amendment would allow the creation of a single additional parcel. The proposed zoning use contemplates the appropriate density for such a division.

F. Avoiding undue concentration of population

The proposed map amendment is in harmony with the growth policy and is also consistent with both the size and use of essentially all adjoining properties. The proposed amendment would allow the creation of a single additional parcel. The proposed zoning use contemplates the appropriate density for such a division.



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G. Facilitating the adequate provision of transportation, water, sewage, schools, parks and other public facilities

The proposed project is not anticipated to have any detrimental effect on the above listed conditions.

H. Giving reasonable consideration to the character of the district

The proposed amendment is consistent with both the size and use of essentially all adjoining properties.

I. Giving consideration to the peculiar suitability of the property for particular uses

The subject property is appropriately situated so as to be a reasonable location for limited residential use. The property is adequately sized to allow for on site septic and water facilities. Utilities are readily available. The property has direct access to a maintained public road. The proposed amendment would allow the creation of a single additional parcel. The proposed zoning use contemplates the appropriate density for such a division.

J. Protecting and conserving the value of buildings

All existing buildings/structures are to be maintained. No changes to existing buildings are hereby proposed.

K. Encouraging the most appropriate use of land by assuring orderly growth

The subject property is appropriately situated so as to be a reasonable location for limited residential use. The property is adequately sized to allow for on site septic and water facilities. Utilities are readily available. The property has direct access to a maintained public road. The proposed amendment would allow the creation of a single additional parcel. The proposed zoning use contemplates the appropriate density for such a division.

APPLICATION PROCESS**APPLICABLE TO ALL ZONING APPLICATIONS:****A. Pre-Application Meeting:**

A discussion with the planning director or designated member of staff must precede filing of this application. Among topics to be discussed are: Growth Policy compatibility with the application, compatibility of the proposed zone change with surrounding zoning classifications, and the application procedure.

B. Completed application form.

C. The application must be accepted as complete by the Columbia Falls Planning staff **thirty-five (35) days prior to the date of the planning board meeting at which it will be heard in order that requirements of state statutes and the zoning regulations may be fulfilled.**

E. Application Contents:

1. Petition for zone change signed by the real property owners representing at least 65% of the land area for which the change in zoning classification is sought.
2. A map showing the location and boundaries of the property.
3. A title report of the subject property.

Resolution #1807 - Exhibit A**Planning & Zoning Fees****Rates Effective 1/1/2020****PRELIMINARY PLAT REVIEW**

Major Subdivision (6 or more lots)	
Base Fee	\$1,250
First 20 lots	\$80/lot
Each lot over 20	\$40/lot
Minor Subdivision (5 or fewer lots)	\$790 + \$80/lot
Mobile Home Parks & Campgrounds (land is not subdivided)	
(6 or more spaces)	\$1,250 + \$80/space
(5 or fewer spaces)	\$850 + \$80/space
Subdivision Variance	\$450/variance

REVISED PRELIMINARY PLAT

Amended Preliminary Plat	1/2 Fees from above
Amendment to Conditions Only	1/2 Fees from above
Mobile Home Parks, Campgrounds, and (minor subdivision)	\$650 + \$30/unit
Mobile Home Parks, Campgrounds, and (major subdivision)	\$750 + \$30/unit

FINAL PLAT REVIEW

For minor subdivisions with approved preliminary plat	\$750 + \$80/lot
For major subdivisions with approved preliminary plat	\$900 + \$80/lot
For subdivisions with waiver of preliminary plat	\$750 + \$80/lot
Subdivision Improvements Agreement	\$150

GROWTH POLICY

Amendments to Map and Text	\$1,750 + \$100/acre
Neighborhood Plan	\$1,750 + \$100/acre

Examination of exemption from Subdivision regulation

\$50

Annexation

Petition to Annex	Residential (1 ac or less) no fee
	Over 1 ac. - \$100 + \$10/ac

FLOODPLAIN

Floodplain Development Permit	\$600
"After-the-Fact" Permit	\$950
Letter of Map Amendment	\$100
Letter of Map Revision	\$100
Floodplain Appeals and Variances	\$750
Floodplain Determinations (Written)	\$85/hour

ZONING

Zone Change:	
Base Fee	\$1,250
For first 80 acres	\$25/acre first 80
For each additional acre over 80	\$10/acre 81+

Amendment to Zoning Text	\$750
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PUD Zoning Review:

Residential	\$1,000 + 25/acre
Commercial	\$1,250 + \$25/acre
Mixed Use	\$1,250 + \$25/acre

Deduct \$250 if prelim plat app sub
concurrently

Variance:

Residential (Single Family / Duplex)	\$550
Multi-Family / Commercial / Industrial / Sign Variance	\$850

Conditional Use Permit:

Single-family (10 or fewer trips/day)	\$550
Minor Residential (2-4 units or 11-49 trips day)	\$600
Major residential (5 or more units or 50+ trips/day)	\$600 + \$50/unit or every 10 trips
Churches, schools, public and quasi- public uses	\$700
Commercial, industrial, medical, golf courses, etc.	\$650 + \$50/acre or unit or \$.05/sq ft of leased space over 5,000 sq ft, whichever is greatest
Renewal of CUP exp last 24 mos	\$100

Administrative Conditional Use Permit:

Residential	\$325
Commercial/Industrial	\$375
After the Fact Permit	\$500

Zoning Appeals

\$550

GUARANTEE

Issued by

First American Title Company
219 East Center Street/PO Box 1310, Kalispell, MT 59901
Title Officer: Leslie Lane
Phone: (406)752-5388
FAX: (714)852-4242

**First American Title™**

Form 5010500 (7-1-14)

Guarantee Number: 501055-

Guarantee Face Page*Issued By***FIRST AMERICAN TITLE INSURANCE COMPANY****First American Title™****First American Title Insurance Company**

Dennis J. Gilmore, President

Greg L. Smith, Secretary

This jacket was created electronically and constitutes an original document

SCHEDULE OF EXCLUSIONS FROM COVERAGE OF THIS GUARANTEE

1. Except to the extent that specific assurances are provided in Schedule A of this Guarantee, the Company assumes no liability for loss or damage by reason of the following:
 - (a) Defects, liens, encumbrances, adverse claims or other matters against the title, whether or not shown by the public records.
 - (b) (1) Taxes or assessments of any taxing authority that levies taxes or assessments on real property; or, (2) Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not the matters excluded under (1) or (2) are shown by the records of the taxing authority or by the public records.
 - (c) (1) Unpatented mining claims; (2) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (3) water rights, claims or title to water, whether or not the matters excluded under (1), (2) or (3) are shown by the public records.
2. Notwithstanding any specific assurances which are provided in Schedule A of this Guarantee, the Company assumes no liability for loss or damage by reason of the following:
 - (a) Defects, liens, encumbrances, adverse claims or other matters affecting the title to any property beyond the lines of the land expressly described in the description set forth in Schedule (A), (C) or in Part 2 of this Guarantee, or title to streets, roads, avenues, lanes, ways or waterways to which such land abuts, or the right to maintain therein vaults, tunnels, ramps or any structure or improvements; or any rights or easements therein, unless such property, rights or easements are expressly and specifically set forth in said description.
 - (b) Defects, liens, encumbrances, adverse claims or other matters, whether or not shown by the public records; (1) which are created, suffered, assumed or agreed to by one or more of the Assureds; (2) which result in no loss to the Assured; or (3) which do not result in the invalidity or potential invalidity of any judicial or non-judicial proceeding which is within the scope and purpose of the assurances provided.
 - (c) The identity of any party shown or referred to in Schedule A.
 - (d) The validity, legal effect or priority of any matter shown or referred to in this Guarantee

GUARANTEE CONDITIONS AND STIPULATIONS**1. DEFINITION OF TERMS.**

The following terms when used in the Guarantee mean:

- (a) the "Assured": the party or parties named as the Assured in this Guarantee, or on a supplemental writing executed by the Company.
- (b) "land": the land described or referred to in Schedule (A)(C) or in Part 2, and improvements affixed thereto which by law constitute real property. The term "land" does not include any property beyond the lines of the area described or referred to in Schedule (A)(C) or in Part 2, nor any right, title, interest, estate or easement in abutting streets, roads, avenues, alleys, lanes, ways or waterways.
- (c) "mortgage": mortgage, deed of trust, trust deed, or other security instrument.
- (d) "public records": records established under state statutes at Date of Guarantee for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without knowledge.
- (e) "date": the effective date.

2. NOTICE OF CLAIM TO BE GIVEN BY ASSURED CLAIMANT.

An Assured shall notify the Company promptly in writing in case knowledge shall come to an Assured hereunder of any claim of title or interest which is adverse to the title to the estate or interest, as stated herein, and which might cause loss or damage for which the Company may be liable by virtue of this Guarantee. If prompt notice shall not be given to the Company, then all liability of the Company shall terminate with regard to the matter or matters for which prompt notice is required; provided, however, that failure to notify the Company shall in no case prejudice the rights of any Assured unless the Company shall be prejudiced by the failure and then only to the extent of the prejudice

3. NO DUTY TO DEFEND OR PROSECUTE.

The Company shall have no duty to defend or prosecute any action or proceeding to which the Assured is a party, notwithstanding the nature of any allegation in such action or proceeding.

4. COMPANY'S OPTION TO DEFEND OR PROSECUTE ACTIONS; DUTY OF ASSURED CLAIMANT TO COOPERATE.

Even though the Company has no duty to defend or prosecute as set forth in Paragraph 3 above:

- (a) The Company shall have the right, at its sole option and cost, to institute and prosecute any action or proceeding, interpose a defense, as limited in (b), or to do any other act which in its opinion may be necessary or desirable to establish the title to the estate or interest as stated herein, or to establish the lien rights of the Assured, or to prevent or reduce loss or damage to the Assured. The Company may take any appropriate action under the terms of this Guarantee, whether or not it shall be liable hereunder, and shall not thereby concede liability or waive any provision of this Guarantee. If the Company shall exercise its rights under this paragraph, it shall do so diligently.
- (b) If the Company elects to exercise its options as stated in Paragraph 4(a) the Company shall have the right to select counsel of its choice (subject to the right of such Assured to object for reasonable cause) to represent the Assured and shall not be liable for and will not pay the fees of any other counsel, nor will the Company pay any fees, costs or expenses incurred by an Assured in the defense of those causes of action which allege matters not covered by this Guarantee.
- (c) Whenever the Company shall have brought an action or interposed a defense as permitted by the provisions of

GUARANTEE CONDITIONS AND STIPULATIONS (Continued)

this Guarantee, the Company may pursue any litigation to final determination by a court of competent jurisdiction and expressly reserves the right, in its sole discretion, to appeal from an adverse judgment or order.

- (d) In all cases where this Guarantee permits the Company to prosecute or provide for the defense of any action or proceeding, an Assured shall secure to the Company the right to so prosecute or provide for the defense of any action or proceeding, and all appeals therein, and permit the Company to use, at its option, the name of such Assured for this purpose. Whenever requested by the Company, an Assured, at the Company's expense, shall give the Company all reasonable aid in any action or proceeding, securing evidence, obtaining witnesses, prosecuting or defending the action or lawful act which in the opinion of the Company may be necessary or desirable to establish the title to the estate or interest as stated herein, or to establish the lien rights of the Assured. If the Company is prejudiced by the failure of the Assured to furnish the required cooperation, the Company's obligations to the Assured under the Guarantee shall terminate.

5. PROOF OF LOSS OR DAMAGE.

In addition to and after the notices required under Section 2 of these Conditions and Stipulations have been provided to the Company, a proof of loss or damage signed and sworn to by the Assured shall be furnished to the Company within ninety (90) days after the Assured shall ascertain the facts giving rise to the loss or damage. The proof of loss or damage shall describe the matters covered by this Guarantee which constitute the basis of loss or damage and shall state, to the extent possible, the basis of calculating the amount of the loss or damage. If the Company is prejudiced by the failure of the Assured to provide the required proof of loss or damage, the Company's obligation to such Assured under the Guarantee shall terminate. In addition, the Assured may reasonably be required to submit to examination under oath by any authorized representative of the Company and shall produce for examination, inspection and copying, at such reasonable times and places as may be designated by any authorized representative of the Company, all records, books, ledgers, checks, correspondence and memoranda, whether bearing a date before or after Date of Guarantee, which reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Assured shall grant its permission, in writing, for any authorized representative of the Company to examine, inspect and copy all records, books, ledgers, checks, correspondence and memoranda in the custody or control of a third party, which reasonably pertain to the loss or damage. All information designated as confidential by the Assured provided to the Company pursuant to this Section shall not be disclosed to others unless, in the reasonable judgment of the Company, it is necessary in the administration of the claim. Failure of the Assured to submit for examination under oath, produce other reasonably requested information or grant permission to secure reasonably necessary information from third parties as required in the above paragraph, unless prohibited by law or governmental regulation, shall terminate

any liability of the Company under this Guarantee to the Assured for that claim.

6. OPTIONS TO PAY OR OTHERWISE SETTLE CLAIMS: TERMINATION OF LIABILITY.

In case of a claim under this Guarantee, the Company shall have the following additional options:

- (a) To Pay or Tender Payment of the Amount of Liability or to Purchase the Indebtedness.

The Company shall have the option to pay or settle or compromise for or in the name of the Assured any claim which could result in loss to the Assured within the coverage of this Guarantee, or to pay the full amount of this Guarantee or, if this Guarantee is issued for the benefit of a holder of a mortgage or a lienholder, the Company shall have the option to purchase the indebtedness secured by said mortgage or said lien for the amount owing thereon, together with any costs, reasonable attorneys' fees and expenses incurred by the Assured claimant which were authorized by the Company up to the time of purchase.

Such purchase, payment or tender of payment of the full amount of the Guarantee shall terminate all liability of the Company hereunder. In the event after notice of claim has been given to the Company by the Assured the Company offers to purchase said Indebtedness, the owner of such Indebtedness shall transfer and assign said Indebtedness, together with any collateral security, to the Company upon payment of the purchase price.

Upon the exercise by the Company of the option provided for in Paragraph (a) the Company's obligation to the Assured under this Guarantee for the claimed loss or damage, other than to make the payment required in that paragraph, shall terminate, including any obligation to continue the defense or prosecution of any litigation for which the Company has exercised its options under Paragraph 4, and the Guarantee shall be surrendered to the Company for cancellation.

- (b) To Pay or Otherwise Settle With Parties Other Than the Assured or With the Assured Claimant.

To pay or otherwise settle with other parties for or in the name of an Assured claimant any claim assured against under this Guarantee, together with any costs, attorneys' fees and expenses incurred by the Assured claimant which were authorized by the Company up to the time of payment and which the Company is obligated to pay. Upon the exercise by the Company of the option provided for in Paragraph (b) the Company's obligation to the Assured under this Guarantee for the claimed loss or damage, other than to make the payment required in that paragraph, shall terminate, including any obligation to continue the defense or prosecution of any litigation for which the Company has exercised its options under Paragraph 4.

7. DETERMINATION AND EXTENT OF LIABILITY.

This Guarantee is a contract of Indemnity against actual monetary loss or damage sustained or incurred by the Assured claimant who has suffered loss or damage by reason of reliance upon the assurances set forth in this Guarantee and only to the extent herein described, and subject to the

GUARANTEE CONDITIONS AND STIPULATIONS (Continued)**Exclusions From Coverage of This Guarantee.**

The liability of the Company under this Guarantee to the Assured shall not exceed the least of:

- (a) the amount of liability stated in Schedule A or in Part 2;
- (b) the amount of the unpaid principal indebtedness secured by the mortgage of an Assured mortgagee, as limited or provided under Section 6 of these Conditions and Stipulations or as reduced under Section 9 of these Conditions and Stipulations, at the time the loss or damage assured against by this Guarantee occurs, together with interest thereon; or
- (c) the difference between the value of the estate or interest covered hereby as stated herein and the value of the estate or interest subject to any defect, lien or encumbrance assured against by this Guarantee.

8. LIMITATION OF LIABILITY.

- (a) If the Company establishes the title, or removes the alleged defect, lien or encumbrance, or cures any other matter assured against by this Guarantee in a reasonably diligent manner by any method, including litigation and the completion of any appeals therefrom, it shall have fully performed its obligations with respect to that matter and shall not be liable for any loss or damage caused thereby.
- (b) In the event of any litigation by the Company or with the Company's consent, the Company shall have no liability for loss or damage until there has been a final determination by a court of competent jurisdiction, and disposition of all appeals therefrom, adverse to the title, as stated herein.
- (c) The Company shall not be liable for loss or damage to any Assured for liability voluntarily assumed by the Assured in settling any claim or suit without the prior written consent of the Company.

9. REDUCTION OF LIABILITY OR TERMINATION OF LIABILITY.

All payments under this Guarantee, except payments made for costs, attorneys' fees and expenses pursuant to Paragraph 4 shall reduce the amount of liability pro tanto.

10. PAYMENT OF LOSS.

- (a) No payment shall be made without producing this Guarantee for endorsement of the payment unless the Guarantee has been lost or destroyed, in which case proof of loss or destruction shall be furnished to the satisfaction of the Company.
- (b) When liability and the extent of loss or damage has been definitely fixed in accordance with these Conditions and Stipulations, the loss or damage shall be payable within thirty (30) days thereafter.

11. SUBROGATION UPON PAYMENT OR SETTLEMENT.

Whenever the Company shall have settled and paid a claim under this Guarantee, all right of subrogation shall vest in the Company unaffected by any act of the Assured claimant. The Company shall be subrogated to and be entitled to all rights and remedies which the Assured would have had against any person or property in respect to the claim had this Guarantee not been issued. If requested by the Company,

the Assured shall transfer to the Company all rights and remedies against any person or property necessary in order to perfect this right of subrogation. The Assured shall permit the Company to sue, compromise or settle in the name of the Assured and to use the name of the Assured in any transaction or litigation involving these rights or remedies. If a payment on account of a claim does not fully cover the loss of the Assured the Company shall be subrogated to all rights and remedies of the Assured after the Assured shall have recovered its principal, interest, and costs of collection.

12. ARBITRATION.

Unless prohibited by applicable law, either the Company or the Assured may demand arbitration pursuant to the Title Insurance Arbitration Rules of the American Arbitration Association. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Assured arising out of or relating to this Guarantee, any service of the Company in connection with its issuance or the breach of a Guarantee provision or other obligation. All arbitrable matters when the Amount of Liability is \$1,000,000 or less shall be arbitrated at the option of either the Company or the Assured. All arbitrable matters when the amount of liability is in excess of \$1,000,000 shall be arbitrated only when agreed to by both the Company and the Assured. The Rules in effect at Date of Guarantee shall be binding upon the parties. The award may include attorneys' fees only if the laws of the state in which the land is located permits a court to award attorneys' fees to a prevailing party. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court having jurisdiction thereof.

The law of the situs of the land shall apply to an arbitration under the Title Insurance Arbitration Rules.

A copy of the Rules may be obtained from the Company upon request.

13. LIABILITY LIMITED TO THIS GUARANTEE; GUARANTEE ENTIRE CONTRACT.

- (a) This Guarantee together with all endorsements, if any, attached hereto by the Company is the entire Guarantee and contract between the Assured and the Company. In interpreting any provision of this Guarantee, this Guarantee shall be construed as a whole.
- (b) Any claim of loss or damage, whether or not based on negligence, or any action asserting such claim, shall be restricted to this Guarantee.
- (c) No amendment of or endorsement to this Guarantee can be made except by a writing endorsed hereon or attached hereto signed by either the President, a Vice President, the Secretary, an Assistant Secretary, or validating officer or authorized signatory of the Company.

14. NOTICES, WHERE SENT.

All notices required to be given the Company and any statement in writing required to be furnished the Company shall include the number of this Guarantee and shall be addressed to the Company at **First American Title Insurance Company, Attn: Claims National Intake Center, 1 First American Way, Santa Ana, California 92707. Phone: 888-632-1642.**



First American Title

Guarantee

Subdivision Guarantee

Item No.2.

ISSUED BY

First American Title Insurance Company

GUARANTEE NUMBER

5010500-970181-CT

Subdivision or Proposed Subdivision:

Order No.: 970181-CT

Reference No.:

Fee: \$150.00

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE LIMITS OF LIABILITY, AND OTHER PROVISIONS OF THE CONDITIONS AND STIPULATIONS HERETO ANNEXED AND MADE A PART OF THIS GUARANTEE, FIRST AMERICAN TITLE INSURANCE COMPANY, A CORPORATION HEREIN CALLED THE COMPANY GUARANTEES:

Jean Flynn

FOR THE PURPOSES OF AIDING ITS COMPLIANCE WITH FLATHEAD COUNTY SUBDIVISION REGULATIONS,

In a sum not exceeding \$5,000.00.

THAT according to those public records which, under the recording laws of the State of Montana, impart constructive notice of matters affecting the title to the lands described on the attached legal description:

A TRACT OF LAND SITUATED, LYING AND BEING IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, AND THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 30 NORTH, RANGE 20 WEST, P.M.M., FLATHEAD COUNTY, MONTANA, KNOWN AS:

PARCEL B OF CERTIFICATE OF SURVEY NO. 16149.

(A) Parties having record title interest in said lands whose signatures are necessary under the requirements of Flathead County Subdivision Regulations on the certificates consenting to the recordation of Plats and offering for dedication any streets, roads, avenues, and other easements offered for dedication by said Plat are:

Jean Flynn and Wells Fargo Bank

(B) Parties holding liens or encumbrances on the title to said lands are:

- 2021 taxes and special assessments are a lien; amounts not yet determined or payable. The first one-half becomes delinquent after November 30th of the current year, the second one-half becomes delinquent after May 31st of the following year.

General taxes as set forth below. Any amounts not paid when due will accrue penalties and interest in addition to the amount stated herein:

Year	1st Half	2nd Half	Parcel Number
2020	\$1,065.84 PAID	\$1,065.83 NOT PAID	0006410

- Deed of Trust dated July 05, 2013, to secure an original indebtedness of \$239,600.00, and any other amounts and/or obligations secured thereby
Recorded: July 10, 2013, as Instrument No. 2013-000-16767
Grantor: Jean Flynn, a single person
Trustee: Alliance Title & Escrow Corp.
Beneficiary: Wells Fargo Bank, N.A.

(C) Easements, claims of easements and restriction agreements of record are:

- County road rights-of-way not recorded and indexed as a conveyance of record in the office of the Clerk and Recorder pursuant to Title 70, Chapter 21, M.C.A., including, but not limited to any right of the Public and the County of Flathead to use and occupy those certain roads and trails as depicted on County Surveyor's maps on file in the office of the County Surveyor of Flathead County.
- Provisions in deed, recorded November 12, 1901 in Book 65, page 372.
- Right-of-way or easement of Rogers Road.
- Provisions contained in that Certificate, executed by the State of Montana, Department of Health and Environmental Services, recorded as Instrument No. 2004-168-10470.
- All matters, covenants, conditions, restrictions, easements and any rights, interests or claims which may exist by reason thereof, disclosed by Certificate of Survey(s) No.6335 and 16149, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- Easement for private road and utility, recorded March 13, 2007 Instrument No. 2007-072-15570.

Date of Guarantee: April 02, 2021 at 7:30 A.M.

First American Title Company

By:

Authorized Countersignature



First American Title™

Privacy Notice

Effective: October 1, 2019

Notice Last Updated: January 1, 2021

This Privacy Notice describes how First American Financial Corporation and its subsidiaries and affiliates (together referred to as "First American," "we," "us," or "our") collect, use, store, and share your Information. This Privacy Notice applies to Information we receive from you offline only, as well as from third parties, when you interact with us and/or use and access our services and products ("Products"). For more information about our privacy practices, including our online practices, please visit <https://www.firstam.com/privacy-policy>. The practices described in this Privacy Notice are subject to applicable laws in the places in which we operate.

What Type of Information Do We Collect About You? We collect a variety of categories of Information about you. To learn more about the categories of information we collect, please visit <https://www.firstam.com/privacy-policy/>.

How Do We Collect Your Information? We collect your information: (1) directly from you; (2) automatically when you interact with us; and (3) from third parties, including business parties and affiliates.

How Do We Use Your Information? We may use your information in a variety of ways, including but not limited to providing the services you have requested, fulfilling your transactions, comply with relevant laws and our policies, and handling a claim. To learn more about how we may use your information, please visit <https://www.firstam.com/privacy-policy/>.

How Do we Share Your Information? We do not sell your personal information. We only share your Information, including to subsidiaries, affiliates, and to unaffiliated third parties: (1) with your consent; (2) in a business transfer; (3) to service providers; and (4) for legal process and protection. To learn more about how we share your information, please visit <https://www.firstam.com/privacy-policy/>.

How Do We Store and Protect your Information? The security of your information is important to us. That is why we take commercially reasonable steps to make sure your information is protected. We use our best efforts to maintain commercially reasonable technical, organizational, and physical safeguards, consistent with applicable law, to protect your information.

How Long Do We Keep Your Information? We keep your Information for as long as necessary in accordance with the purpose for which it was collected, our business needs, and our legal and regulatory obligations.

Your Choices We provide you the ability to exercise certain controls and choices regarding our collection, use, storage, and sharing of your information. You can learn more about your choices by visiting <https://www.firstam.com/privacy-policy/>.

International Jurisdictions: Our Products are offered in the United States of America (US), and are subject to US federal, state, and local law. If you are accessing the Products from another country, please be advised that you may be transferring your information to us in the US, and you consent to that transfer and use of your information in accordance with this Privacy Notice. You also agree to abide by the applicable laws of applicable US federal, state, and local laws concerning your use of the Products, and your agreements with us.

We may change this Privacy Notice from time to time. Any and all changes to this Privacy Notice will be reflected on this page, and where appropriate provided in person or by another electronic method. **YOUR CONTINUED USE, ACCESS, OR INTERACTION WITH OUR PRODUCTS OR YOUR CONTINUED COMMUNICATIONS WITH US AFTER THIS NOTICE HAS BEEN PROVIDED TO YOU WILL REPRESENT THAT YOU HAVE READ AND UNDERSTOOD THIS PRIVACY NOTICE.**

Contact us dataprivacy@firstam.com or toll free at 1-866-718-0097.



First American Title™

For California Residents

If you are a California resident, you may have certain rights under California law, including but not limited to the California Consumer Privacy Act of 2018 ("CCPA"). All phrases used in this section shall have the same meaning as those phrases are used under California law, including the CCPA.

Right to Know. You have a right to request that we disclose the following information to you: (1) the categories of **personal information** we have collected about or from you; (2) the categories of sources from which the **personal information** was collected; (3) the business or commercial purpose for such collection and/or disclosure (4) the categories of third parties with whom we have shared your **personal information**; and (5) the specific pieces of your **personal information** we have collected. To submit a verified request for this information, go to our online privacy policy at www.firstam.com/privacy-policy to submit your request or call toll-free at 1-866-718-0097. You may also designate an authorized agent to submit a request on your behalf by going to our online policy at www.firstam.com/privacy-policy to submit your request or by calling toll-free at 1-866-718-0097.

Right of Deletion. You also have a right to request that we delete the **personal information** we have collected from and about you. This right is subject to certain exceptions available under the CCPA and other applicable law. To submit a verified request for deletion, go to our online privacy policy at www.firstam.com/privacy-policy to submit your request or call toll-free at 1-866-718-0097. You may also designate an authorized agent to submit a request on your behalf by going to our online privacy policy at www.firstam.com/privacy-policy to submit your request or by calling toll-free at 1-866-718-0097.

Verification Process. For either a request to know or delete, we will verify your identity before responding to your request. To verify your identity, we will generally match the identifying information provided in your request with the information we have on file about you. Depending on the sensitivity of the information requested, we may also utilize more stringent verification methods to verify your identity, including but not limited to requesting additional information from you and/or requiring you to sign a declaration under penalty of perjury.

Notice of Sale. We do not sell California resident information, nor have we sold California resident information in the past 12 months. We have no actual knowledge of selling the information of minors under the age of 16.

Right of Non-Discrimination. You have a right to exercise your rights under California law, including under the CCPA, without suffering discrimination. Accordingly, First American will not discriminate against you in any way if you choose to exercise your rights under the CCPA.

Notice of Collection. To learn more about the categories of **personal information** we have collected about California Residents over the last 12 months, please see "What Information Do We Collect About You" in www.firstam.com/privacy-policy. To learn about the sources from which we collected that information, the business and commercial purpose for its collection, and the categories of third parties with whom we have shared that information, please see "How Do We Collect Your Information", "How Do We Use Your Information", and "How Do We Share Your Information" in www.firstam.com/privacy-policy.

Notice of Sale. We have not sold the **personal information** of California residents in the past 12 months.

Notice of Disclosure. To learn more about the categories of **personal information** we may have disclosed about California residents in the past 12 months, please see "How Do We Use Your Information", and "How Do We Share Your Information" in www.firstam.com/privacy-policy.

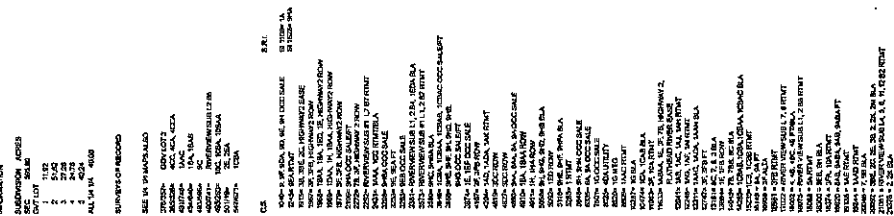
- 33 -



This map is provided solely for the purpose of assisting in locating the Land, and the Company assumes no liability for variations, if any, with actual survey.

SCALE 1" = 400'

This map is provided solely for the purpose of assisting in locating the Land, and the Company assumes no liability for variations, if any, with actual survey.



09/23/20

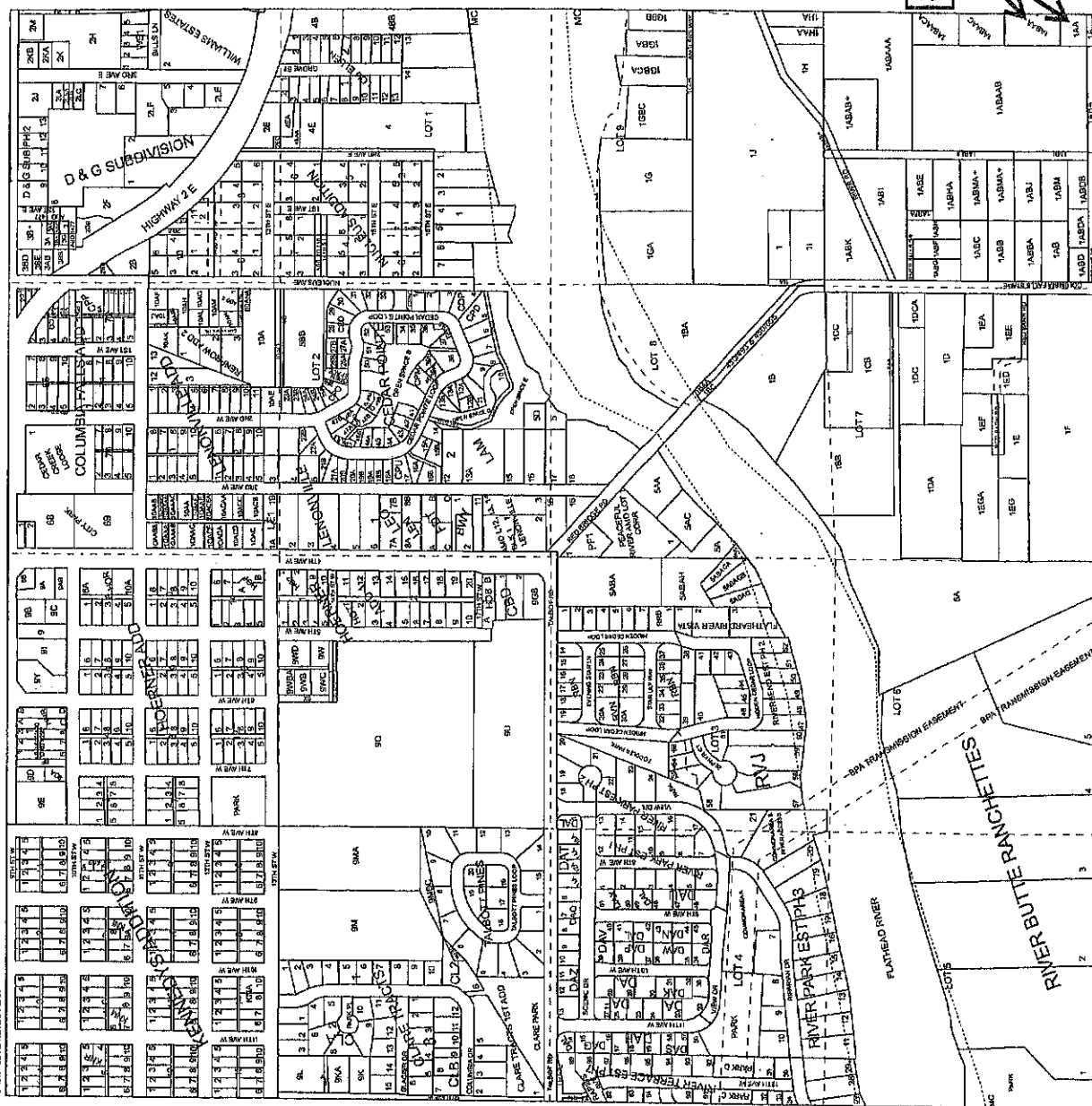
[illegible]

SUBJECT [REDACTED]

SCALE 1" = 400'

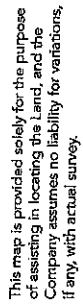
173020

THIS MAP IS PREPARED ONLY FOR THE ADMINISTRATIVE USE OF FLATHEAD COUNTY AND IS NOT NECESSARILY AN ACCURATE REPRESENTATION OF THE LOCATION OR EXISTENCE OF TRACTS OF RECORD, THEIR BOUNDARIES OR EASEMENTS AND ROADWAYS.

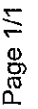


Page 1/1

03/10/21



SUBJECT



2007136 14040

DATE 5-16-07 BY IT TIME 2:04
 \$ 14- PAGES 2 BY [Signature]
 PAULA ROBINSON FLATHEAD COUNTY MONTANA

AND WHEN RECORDED MAIL TO:

Jean Flynn
 1478 7th St.
 Berkeley, CA 94710
 Filed for Record at Request of:
 Insured Titles

Space Above This Line for Recorder's Use Only

Order No.: 208095-FT
 Parcel No.: 0006410

WARRANTY DEED

FOR VALUE RECEIVED,

Jack A. Wilkinson

hereinafter called Grantor(s), do(es) hereby grant, bargain, sell and convey unto

Jean Flynnwhose address is: **1478 7th St., Berkeley, CA 94710**

Hereinafter called the Grantee, the following described premises situated in **Flathead County, Montana**,
 to-wit:

PARCEL B OF CERTIFICATE OF SURVEY NO. 16149, A TRACT OF LAND SITUATED, LYING AND
 BEING IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, AND
 THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 30
 NORTH, RANGE 20 WEST, P.M.M., FLATHEAD COUNTY, MONTANA.

SUBJECT TO covenants, conditions, restrictions, provisions, easements and encumbrances apparent or of
 record.

TO HAVE AND TO HOLD the said premises, with its appurtenances unto the said Grantees and to
 the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said
 Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all
 encumbrances except current years taxes, levies, and assessments, and except U.S. Patent reservations,
 restrictions, easements of record, and easements visible upon the premises, and that Grantor will warrant
 and defend the same from all lawful claims whatsoever.

This instrument was acknowledged before me on May 15, 2007, by Jack A. Wilkinson.



BRANDI M. MOORE
NOTARY PUBLIC-MONTANA
Residing at Kalispell, Montana
My Comm. Expires Sept. 11, 201

Brandi M. Moore
Notary Public for the State of Montana
Residing In: Kalispell
My Commission Expires: 9-11-2010

Options

Inquiry

Overview

Unpaid Taxes

Pay Taxes

Tax History

Tax Bill

Disclaimer

Email:

Email Overview Rpt

Active Header Year: 21 Assessor: 0006410 SD: 06

Names :

1M FLYNN, JEAN

Addresses:

Mailing Address

221 ROGERS RD
COLUMBIA FALLS MT 59912

Physical Address

221 ROGERS RD
COLUMBIA FALLS MT 59912

Legal Descriptions

Record #01 Sec:17 Twp:30 Rng:20

Description:TR 1ABAA & TR 1AA IN SE4SE4

Acres: 1.51

COS - 16149-B REM

Record #02 Sec:16 Twp:30 Rng:20

Description:TR 8A & TR 9A IN SW4SW4

Acres: 3.69

COS - 16149-B REM

Value record(s) for year 2020 - Year 2021 not found

	Cated	Description	Acres	Value	TaxableVal	Geocode
1 F		21010 TRACT LAND	5.20	104800	1415.00	07418616301600000
1 F		33010 IMPS ON RURA	0.00	133000	1796.00	07418616301600000

Options | Inquiry | Overview | Unpaid Taxes | Pay Taxes | Tax History | Tax Bill | Disclaimer

Assr: 0006410

Year	SD	Inst	Taxbill	Date Due	Date Paid	Tax Amt	Void/Abate	Pen/Int	Total Paid
2020	06	2	202010068	5/31/21	Not Paid	1065.83			
2020	06	1	202010068	11/30/20	11/18/20	1065.84			1065.84
2019	06	2	201909908	5/31/20	05/28/20	1008.52			1008.52
2019	06	1	201909908	11/30/19	11/19/19	1008.54			1008.54
2018	06	2	201809772	5/31/19	05/29/19	984.18			984.18
2018	06	1	201809772	11/30/18	11/21/18	984.22			984.22
2017	06	2	201709684	5/31/18	05/24/18	956.50			956.50
2017	06	1	201709684	11/30/17	11/21/17	956.53			956.53
2016	06	2	201609565	5/31/17	05/19/17	778.89			778.89
2016	06	1	201609565	11/30/16	11/15/16	778.92			778.92
2015	06	2	201509501	5/31/16	05/23/16	773.88			773.88
2015	06	1	201509501	11/30/15	11/20/15	773.91			773.91
2014	06	2	201409468	5/31/15	05/26/15	1023.60			1023.60
2014	06	1	201409468	11/30/14	11/28/14	1023.62			1023.62
2013	06	2	201309459	5/31/14	05/28/14	962.50			962.50
2013	06	1	201309459	11/30/13	11/22/13	962.53			962.53
2012	06	2	201209438	5/31/13	05/29/13	898.30			898.30
2012	06	1	201209438	11/30/12	11/29/12	898.32			898.32
2011	06	2	201109408	5/31/12	05/29/12	871.33			871.33
2011	06	1	201109408	11/30/11	11/29/11	871.36			871.36
2010	06	2	201009404	5/31/11	05/26/11	811.48			811.48
2010	06	1	201009404	11/30/10	11/30/10	811.50			811.50
2009	06	2	200909272	6/1/10	06/02/10	741.25			741.25
2009	06	1	200909272	11/30/09	12/01/09	741.26			741.26
2008	06	2	200809112	5/31/09	05/28/09	668.24			668.24
2008	06	1	200809112	11/30/08	11/25/08	668.27			668.27
2007	06	2	200708690	5/31/08	05/29/08	589.97			589.97
2007	06	1	200708690	11/30/07	11/20/07	590.00			590.00



FLATHEAD COUNTY 2020 REAL ESTATE TAX BILL

Adele Krantz, Treasurer
935 1st Ave W Ste T Kalispell MT 59901
(406) 758-9680
http://flathead.mt.gov/property_tax



Item No.2.

JEAN FLYNN
221 ROGERS RD
COLUMBIA FALLS MT 59912

1

ASSESSOR NUMBER: 0006410
TAX BILL NUMBER: 202010068
SCHOOL DISTRICT: 06
GEO CODE: 07418616301600000

Parties with ownership interest as of January 1, 2020
Owner of Record.....FLYNN, JEAN

Property Location:
221 ROGERS RD
COLUMBIA FALLS MT 59912
Property Description:
17 30 20 TR 1A3A4 & TR 1A4 IN SE4S4E16 30 20 TR 8A & TR 9A
IN SW4S4W4

Type of Property	Market Value	Taxable Value
Real Estate	104,800	1,415.00
Improvements	133,000	1,796.00
Totals	237,800	3,211.00

Description	Percentage	Amount
County Functions	28.21%	601.49
Education	69.00%	1470.96
Other	2.77%	59.22

SUMMARY OF TAXES, LEVIES & FEES

COUNTY	.068630	220.37	COUNTY LIBRARY	.006260	20.10
SHERIFF	.038700	124.27	CO PERM MED LEVY	.012760	40.97
NOXIOUS WEEDS	.001280	4.11	COUNTYWIDE MOSQUITO	.000910	2.92
911 GENER OBLIG BOND	.001880	6.04	PERM SRS LEVY	.000700	2.25
ROAD	.023020	73.92	COUNTY PLANNING	.002050	6.58
BOARD OF HEALTH	.005990	19.23	COUNTY LANDFILL		80.73
SUBTOTAL - TAXES FOR COUNTY FUNCTIONS...		162180			601.49
STATE - UNIVERSITY	.006000	19.27	GENERAL SCHOOLS	.104120	334.33
STATE - SCHOOL AID	.040000	128.44	FLAT VAL COM COLLEGE	.014490	46.53
COLUMBIA FALLS H.S.	.061960	198.95	CF RURAL ELEM 06	.225490	724.05
FVCC PERMIS MED LEVY	.006040	19.39			
SUBTOTAL - TAXES FOR EDUCATION.....		458100			1470.96
SOIL & WATER CONSERV	.001680	5.40	BADROCK FIRE	.016760	53.82
SUBTOTAL - OTHER TAXES AND FEES.....		018440			59.22
Total Mills Levied	0.638720				

Total Taxes and Fees . . . 2131.67

2759 1st Installment due 11/30/2020 = 1065.84
2nd Installment due 05/31/2021 = 1065.83

Tax paid receipts will be mailed only if a self-addressed stamped envelope is enclosed.
To pay or view taxes online, go to http://flathead.mt.gov/property_tax.
A 3% fee will be charged on all credit/debit card payments. There is no fee to pay by e-check.
Payments made after 5:00 pm or postmarked after the due date must include 2% penalty & monthly interest of 5/6 of 1% (0.008333).
Flathead County no longer accepts checks drawn on Canadian Banks

Keep upper portion for your records.

Return stub with payment. Payment must be hand delivered, paid online, or postmarked by 5:00 pm on:

MAY 31, 2021

Make checks payable to **FLATHEAD COUNTY TREASURER**

Please include your tax bill number on your check.

Pay by e-check, credit/debit card online at http://flathead.mt.gov/property_tax

DO NOT PAY THIS IF IT IS INCLUDED IN YOUR MORTGAGE PAYMENT

If your address has changed, please make corrections below.

JEAN FLYNN
221 ROGERS RD
COLUMBIA FALLS MT 59912

ASSESSOR NUMBER: 0006410
TAX BILL NUMBER: 202010068
SCHOOL DISTRICT: 06

No additional notice will be
sent for this installment.

Tax Amount Due: 1065.83

2ND 2020 REAL ESTATE



Return stub with payment. Payment must be hand delivered, paid online, or postmarked by 5:00 pm on:

NOVEMBER 30, 2020

Make checks payable to **FLATHEAD COUNTY TREASURER**

Please include your tax bill number on your check.

Pay by e-check, credit/debit card online at http://flathead.mt.gov/property_tax

DO NOT PAY THIS IF IT IS INCLUDED IN YOUR MORTGAGE PAYMENT

If your address has changed, please make corrections below.

JEAN FLYNN
221 ROGERS RD
COLUMBIA FALLS MT 59912

Tax Amount Due: 1065.84

2131.67

1ST 2020 REAL ESTATE



Property Record Card

Summary

Primary Information

Property Category: RP
Geocode: 07-4186-16-3-01-60-0000
Primary Owner:
 FLYNN JEAN
 221 ROGERS RD
 COLUMBIA FLS, MT 59912-9132
Subcategory: Residential Property
Assessment Code: 0000006410
PropertyAddress: 221 ROGERS RD
 COLUMBIA FALLS, MT 59912
COS Parcel: N/A

NOTE: See the Owner tab for all owner information

Certificate of Survey: 16149-B

Subdivision:

Legal Description:

S16, T30 N, R20 W, 16149-B, PARCEL N/A, TR 1ABAA & TR 1AA IN SE4SE4 (17-30-20) TR 8A & TR 9A IN SW4SW4

Last Modified: 9/13/2020 11:46:49 PM

General Property Information

Neighborhood: 207.360.0
Living Units: 1
Zoning:
Linked Property:

Property Type: IMP_R - Improved Property - Rural

Levy District: 07-131202-06 - F

Ownership %: 100

No linked properties exist for this property

Exemptions:

No exemptions exist for this property

Condo Ownership:

General: 0

Limited: 0

Property Factors

Topography:
Utilities:
Access:
Location:

Fronting:

Parking Type:

Parking Quantity:

Parking Proximity:

Land Summary

<u>Land Type</u>	<u>Acres</u>	<u>Value</u>
Grazing	0.000	00.00
Fallow	0.000	00.00
Irrigated	0.000	00.00
Continuous Crop	0.000	00.00
Wild Hay	0.000	00.00
Farmsite	0.000	00.00
ROW	0.000	00.00
NonQual Land	0.000	00.00
Total Ag Land	0.000	00.00
Total Forest Land	0.000	00.00
Total Market Land	5.200	104,800.00

Deed Information:

Deed Date	Book	Page	Recorded Date	Document Number	Document Type
-----------	------	------	---------------	-----------------	---------------

Owners

Party #1

Default Information: FLYNN JEAN
221 ROGERS RD
Ownership %: 100
Primary Owner: "Yes"
Interest Type: Conversion
Last Modified: 5/2/2013 8:30:09 AM

Other Names

Other Addresses

Name

Type

Appraisals**Appraisal History**

Tax Year	Land Value	Building Value	Total Value	Method
2020	104800	133000	237800	MKT
2019	104800	133000	237800	MKT

Market Land

Market Land Item #1

Method: Acre **Type:** Primary Site
Width: **Depth:**
Square Feet: 00 **Acres:** 5.2
Valuation
Class Code: 2101 **Value:** 104800

Dwellings**Existing Dwellings**

Dwelling Type	Style	Year Built
SFR	08 - Conventional	1951

Dwelling Information

Residential Type: SFR **Style:** 08 - Conventional
Year Built: 1951 **Roof Material:** 5 - Metal
Effective Year: 1990 **Roof Type:** 3 - Gable
Story Height: 1.0 **Attic Type:** 0
Grade: 4 **Exterior Walls:** 1 - Frame
Class Code: 3301 **Exterior Wall Finish:** 6 - Wood Siding or Sheathing
Year Remodeled: 2007 **Degree Remodeled:**

Mobile Home Details

Manufacturer: **Serial #:** **Width:** 0
Model: **Length:** 0

Basement Information

Foundation: 2 - Concrete **Finished Area:** 0 **Daylight:** N
Basement Type: 2 - Part **Quality:**

Heating/Cooling Information

Type: Non-Central **System Type:** 1 - Floor/Wall/Space
Fuel Type: 3 - Gas **Heated Area:** 0

Living Accomodations

Bedrooms: 2 **Full Baths:** 1 **Addl Fixtures:** 3
Family Rooms: 0 **Half Baths:** 0

Additional Information

Fireplaces:

Stacks: 1

Stories: 1.0

Openings: 1

Prefab/Stove: 0

Garage Capacity: 0

Cost & Design: 0

Flat Add: 0

% Complete: 0

Description:

Description:

Dwelling Amenities

View:

Access:

Area Used In Cost

Basement: 528

Additional Floors: 0

Attic: 0

First Floor: 1032

Half Story: 0

Unfinished Area: 0

Second Floor: 0

SFLA: 1032

Depreciation Information

CDU:

Physical Condition: Average (7)

Utility: Average (7)

Desirability:

Property: Average (7)

Location: Average (7)

Depreciation Calculation

Age: 28

Pct Good: 0.72

RCNLD: 105230

Additions / Other Features

Additions

Lower	First	Second	Third	Area	Year	Cost
	14 - Porch, Frame, Enclosed			120	0	5620
	11 - Porch, Frame, Open			84	0	1804
	14 - Porch, Frame, Enclosed			80	0	3746
	33 - Deck, Wood			232	0	2949

There are no other features for this dwelling

Other Buildings/Improvements

Outbuilding/Yard Improvement #1

Type: Residential

Description: RRG3 - Garage, frame, detached, unfinished

Quantity: 1

Year Built: 1970

Grade: 4

Condition:

Functional:

Class Code: 3301

Dimensions

Width/Diameter: 14

Length: 24

Size/Area: 336

Height:

Bushels:

Circumference:

Outbuilding/Yard Improvement #2

Type: Residential

Description: RRG3 - Garage, frame, detached, unfinished

Quantity: 1

Year Built: 1975

Grade: 4

Condition:

Functional:

Class Code: 3301

Dimensions

Width/Diameter: 24

Length: 29

Size/Area: 696

Height:

Bushels:

Circumference:

Outbuilding/Yard Improvement #3

Type: Residential

Description: RRS1 - Shed, Frame

Quantity: 1

Year Built: 1985

Grade: G

Condition:

Functional:

Class Code: 3301

Dimensions

Width/Diameter: 14

Length: 21

Size/Area: 294

Height:

Bushels:

Circumference:

Outbuilding/Yard Improvement #4

Type: Residential	Description: AAL1 - Lean-to, 1 story, pole frame	
Quantity: 1	Year Built: 1985	Grade: A
Condition:	Functional:	Class Code: 3301
Dimensions		
Width/Diameter: 8	Length: 14	Size/Area: 112
Height:	Bushels:	Circumference:

Outbuilding/Yard Improvement #5

Type: Residential	Description: AAL1 - Lean-to, 1 story, pole frame	
Quantity: 1	Year Built: 1985	Grade: A
Condition:	Functional:	Class Code: 3301
Dimensions		
Width/Diameter: 6	Length: 14	Size/Area: 84
Height:	Bushels:	Circumference:

Commercial**Existing Commercial Buildings**

No commercial buildings exist for this parcel

Ag/Forest Land**Ag/Forest Land**

No ag/forest land exists for this parcel

Planning Department



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

PHONE (406) 892-4391

FAX (406) 892-4413

May 21, 2021

Re: Public hearing notice for a Zone Change to CR-1 (Suburban Residential)

Dear Adjacent Property Owner:

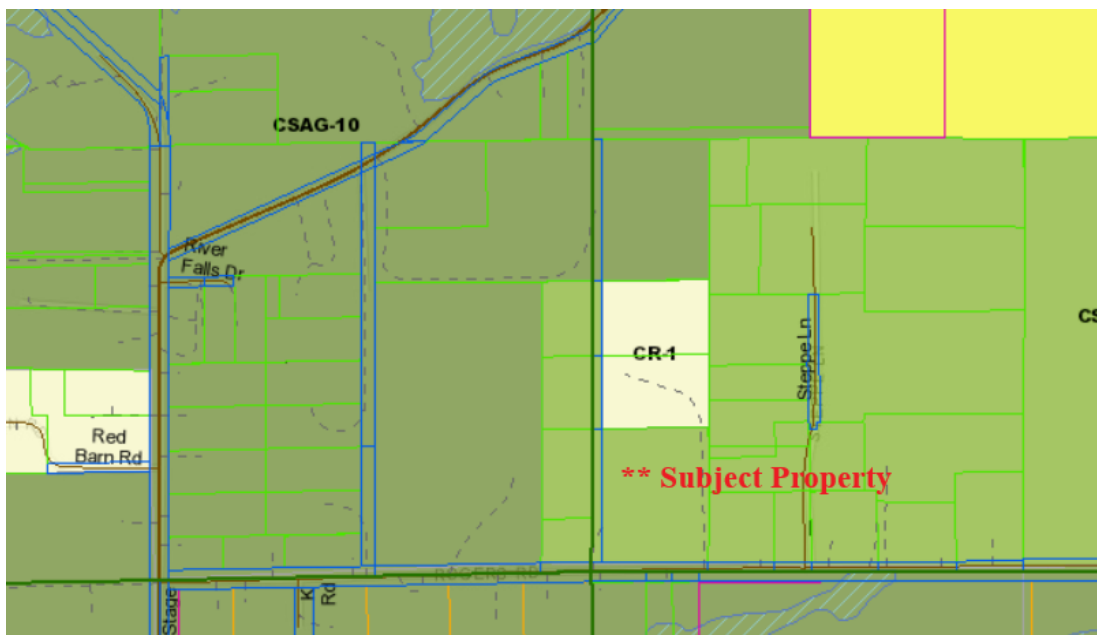
Our records indicate that you are the owner of property within 150-feet of the proposed project.

As the Planning Staff for the Columbia Falls Planning Jurisdiction, I am writing to provide you with a notice of a public hearing for a Zone Change for Jean Flynn as described on the attached legal 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 June 10, 2021 or by email: staalandb@cityofcolumbiafalls.com. Written or emailed comment 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



NOTICE OF PUBLIC HEARINGS

CITY OF COLUMBIA FALLS

The Columbia Falls City-County Planning Board will hold a public hearing for each of the following items at their regular meeting on Tuesday June 15, 2021 at 6:30 p.m. in the Council Chambers at City Hall, 130 6th Street West, Columbia Falls, Montana. The Columbia Falls City Council will hold subsequent hearings on Tuesday July 6, 2021 starting at 7:00 p.m. in the same location. The hearings will be conducted in person at City Hall as well as virtually via ZOOM.

Request to change zoning from CSAG-5 (Suburban Agricultural) to CR-1 (Suburban Residential) in the Columbia Falls Zoning Jurisdiction:

The applicant, Jean Flynn, is requesting a zone change at 221 Rogers Road in the Columbia Falls area from the current CSAG-5 (Suburban Agricultural) to a CR-1 (Suburban Residential) designation. The property is approximately five acres with a residence and outbuildings. The property is described as Parcel B of COS 16149 (Assessors' Tract's 9A, 1AA, 1ABAA, and 8A) of Section 17, Township 30 North, Range 20 West, P.M.M., Flathead County.

Request for a Planned Unit Development (PUD) for the Garnier Heights Development:

The applicant, RH Joint Holdings, LLC, is requesting a PUD Overlay for property generally located north of Lemburg Lane between North Hilltop Road and Meadow Lake Boulevard. The property is 28 acres in size and is zoned with a combination of CR-1, CR-2, and CR-3 urban residential zoning districts. The PUD will allow the applicant to cluster lots into single family attached and detached units preserving 11.42 acres in park and open space. The overall density of the project is 3.55 units per acre. In addition to the clustering, the applicant is asking for a front yard setback deviation for the alley loaded townhomes. The property is described as Parcel 1 of COS 14679 excepting therefrom the property within the Plat known as Hilltop Meadows in Section 7, Township 30 North, Range 20 West, P.M.M., Flathead County.

Request for Preliminary Plat approval of the Garnier Heights Subdivision – A 102-unit development:

The applicant, RH Joint Holdings, LLC, is requesting preliminary plat approval for property generally located north of Lemburg Lane between North Hilltop Road and Meadow Lark Boulevard. The applicant will subdivide the property into 102 units with a combination of single family detached, two unit attached, and four unit attached structures. The subdivision will place 11.42 acres of the 28-acre parcel in park and open space and develop an overall density of the project is 3.55 units per acre. The subdivision has two access points one from Meadow Lake Boulevard on the east and the other on North Hilltop Road to the west. All internal subdivision roads will be developed to City standards with curb, gutter, sidewalks, and boulevard trees. The property is described as Parcel 1 of COS 14679 excepting therefrom the property within the Plat known as Hilltop Meadows in Section 7, Township 30 North, Range 20 West, P.M.M., Flathead County.

Expansion of the Columbia Falls Urban Renewal District:

The City of Columbia Falls is requesting public comment regarding the expansion of the Columbia Falls Urban Renewal District. The expansion is requested for the property formerly known as the Cedar Palace along with the surrounding 23.87 acres on seven parcels. The purpose of the expansion is to allow Tax Increment funds to be spent on public

infrastructure within the defined area. The property is located at 500 12th Avenue West and described as Assessor's Tracts 8, 8B, 8F, 8G, 8HA, 8H, and 8E; and more specifically as follows:

Parcel 1:

Three tracts of land situated, lying and being in the Southeast Quarter of the Southeast Quarter (SE1/4SE1/4) of Section 7, Township 30 North, Range 20 West, P.M.M., Flathead County, Montana, described as follows to wit:

Tract 3, Tract 4 and Tract 6 of Certificate of Survey No. 5160.

Parcel 2:

Two tracts of land situated, lying and being in the Southeast Quarter of the Southeast Quarter (SE1/4SE1/4) of Section 7, Township 30 North, Range 20 West, P.M.M., Flathead County, Montana, described as follows to wit:

Tract 1 and Tract 2 of correction Certificate of Survey No. 5920.

Parcel 3:

A tract of land situated in the Northwest corner of the Southeast Quarter of the Southeast Quarter (SE1/4SE1/4) of Section 7, Township 30 North, Range 20 West, P.M.M., more particularly described as follows to wit:

Beginning at the Northwest corner of the Southeast Quarter of the Southeast Quarter (SE1/4SE1/4) of said Section 7;

Thence running South on the subdivision line between the SE1/4SE1/4 and the SW1/4SE1/4 of said Section, 40 rods (660 feet);

Thence East 20 rods (330 feet);

Thence North 40 rods (660 feet) to the subdivision line running East and West between the NE1/4SE1/4 and the SE1/4SE1/4 of said Section 7;

Thence West 20 rods (330 feet) on the said subdivision line to the Place of Beginning.

Excepting therefrom that portion conveyed to the County of Flathead for roadway purposes by Quitclaim deed recorded May 24, 1960 in Book 434, Page 312.

Persons are allowed to attend the hearings in person, subject to the most recent CDC guidelines for public gatherings, or virtually 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. Email the same address for ZOOM meeting information. For more information on the proposed agenda items, please call Eric Mulcahy, Columbia Falls City Planner at 755-6481.

DATED this 21st day of May, 2021

Susan Nicosia

Susan Nicosia, City Manager/Planning & Zoning Administrator

COLUMBIA FALLS CITY-COUNTY PLANNING BOARD

Publish: Daily Interlake Sunday May 30, 2021

**ZONE CHANGE REQUEST
COLUMBIA FALLS AREA ZONING JURISDICTION
GARINER HEIGHTS PLANNED UNIT DEVELOPMENT (PUD)
CITY OF COLUMBIA FALLS STAFF REPORT # CPUD-21-01
June 7, 2021**

A report to the Columbia Falls City-County Planning Board regarding a request for Planned Unit Development in concert with a preliminary plat called Garnier Heights, a development proposing 102 Dwelling Units (26 detached single-family units and 76 attached single family units). A public hearing is scheduled before the Columbia Falls City-County Planning Board and Zoning Commission on June 15, 2021 at 6:30 in the Council Chambers and a subsequent public hearing is scheduled for the Columbia Falls City Council for July 6, 2021 at 7:00 in the City Council Chambers.

BACKGROUND INFORMATION

A. PETITIONERS

RH Joint Holdings, LLC
Attn: Marlin Kauffman
1500 North Fork Road
Columbia Falls, MT 59912

B. PETITIONER'S TECHNICAL ASSISTANCE

WGM Group
Attn: Bruce Lutz
431 1st Avenue West
Kalispell, MT 59901

C. LOCATION/DESCRIPTION

The 28+ acre project site has two frontages with Meadow Lake Boulevard providing access on the east and North Hilltop Road providing access on the west. On Meadow Lake Boulevard the property is located just south of the Viaduct. On the North Hilltop side, the property is located just north of Lemburg Lane. The property is described as Parcel 1 of COS 14679 excepting therefrom the property within the Plat known as Hilltop Meadows in Section 7, Township 30 North, Range 20 West, P.M.M., Flathead County.

Figure 1



D. REQUEST

The applicant is proposing the development of 28+ acres with a 102 unit subdivision consisting of 26 detached single family lots; 28 two-family attached lots; and 48 four-family attached lots. The applicant is using the Planned Unit Development provisions of the Columbia Falls Zoning code to shift density with the site creating 11.42 acres of open space while maintaining an overall gross density of 3.55 dwellings per acre

Requested deviations:

- a. A reduced front yard setback from 25-feet to 20-feet just for the lots served by the alleyway (Lots 1A – 8D and Lots 37A – 46B) side, side corner, and rear setbacks will remain the same. All other lots shall have setbacks standard setbacks of 25-foot; 5-feet side; 15-feet side corner; and 20-feet rear yard.
- b. Minimum Lots sizes shall conform to the PUD and Preliminary Plat Map presented with this application 4/30/21 and 4/30/21.
- c. Maximum Lot coverage will be considered the building envelopes/setbacks

E. REASON FOR REQUEST

In this case the PUD is being utilized to move density off of the sensitive areas of the project such as Garnier Creek and associated wetland and developing the higher densities in the upland areas of the project. The PUD allows up to 10 percent of the overall property to be utilized for a commercial purpose or in this case a resort residential purpose. Lot 1 in which the cabins are proposed is 4.157 acres in size or 7.4% of the land area. Without the PUD, the underlying CR-3 zoning would not allow multiple cabins on a single lot of record.

F. EXISTING LAND USE

Currently the property is undeveloped forest land (Figure 1) with a mix of land use designation and zoning. The zoning mix was considered and approved by the City Council back in 2006.

G. ADJACENT ZONING AND LAND USE:

North	Unzoned - Undeveloped Corporate Timber Lands
South	CR-1 - Residential Land Use and Corporate Timber Lands
East	I-2 - Corporate Timber lands and heavy industrial use
West	Unzoned and SAG-5 - Residential and Lager Tract Residential

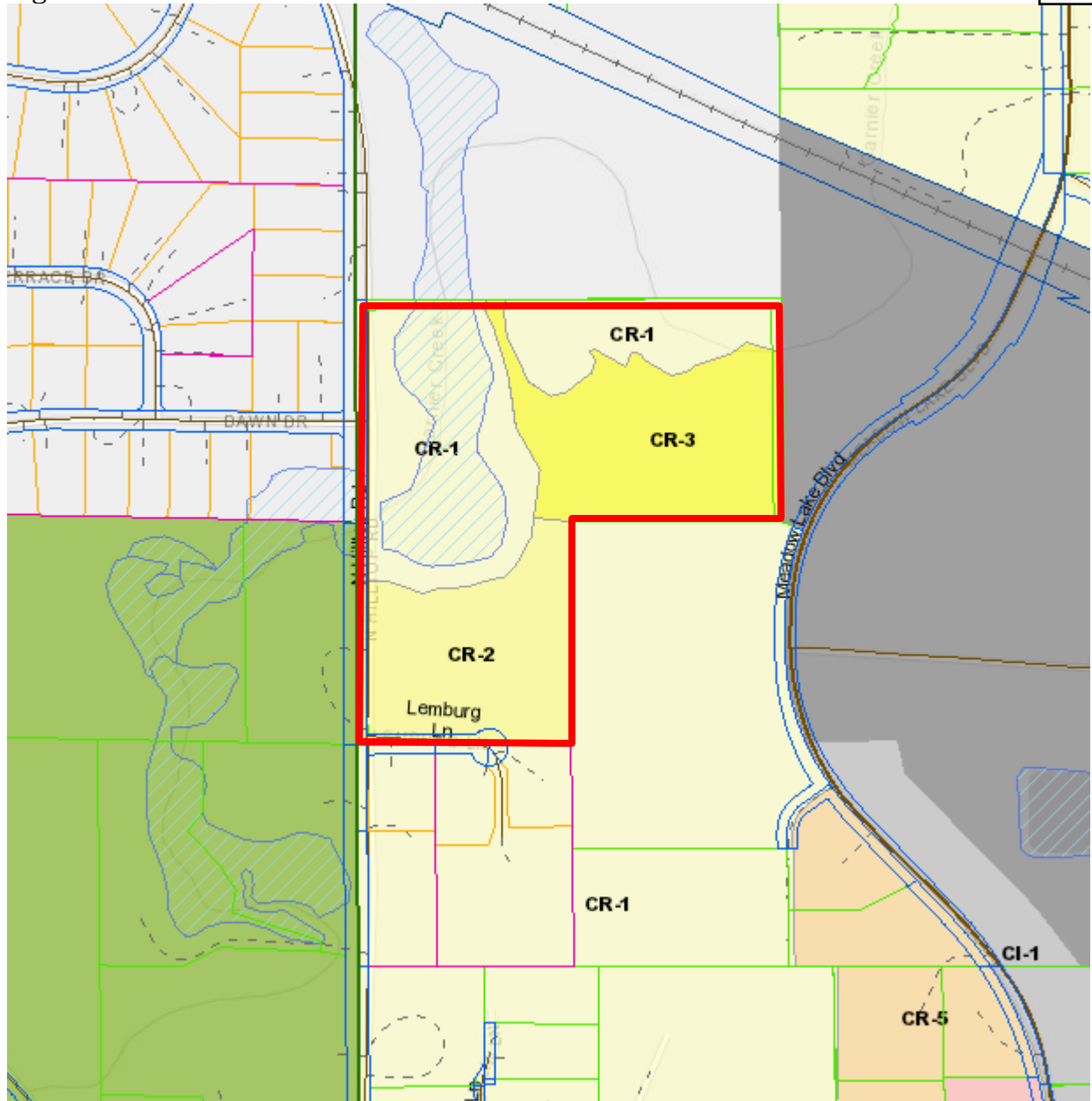
As Figure 2 shows, the property is currently zoned. The zoning and maximum densities work out as follows:

Zoning Classification	PUD Density Permitted by Ordinance 18.348.040	Acreage by Zoning Classification	Maximum Density Allowed by zoning
CR-1	1.5 du/ac	13.119 ac	20 dwelling
CR-2	4 du/ac	7.474 ac	30 dwellings
CR-3	7 du/ac	8.098 ac	57 dwellings

Total – 107 dwellings

The proposed PUD proposed 102 dwellings at an overall gross density of 3.55 units per acre

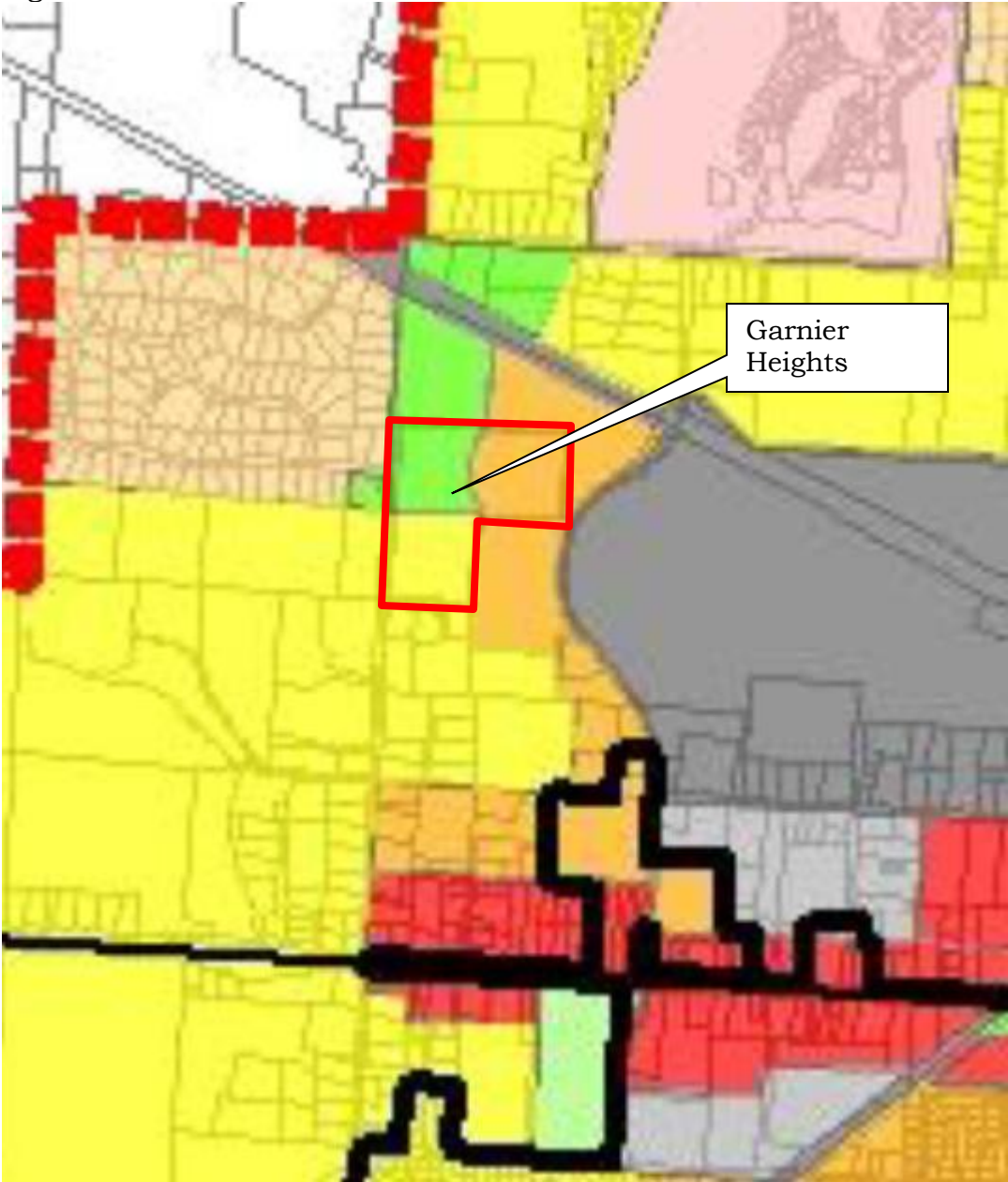
Figure 2



H. GROWTH POLICY DESIGNATION

Growth Policy Map shows the area with a mix of land use categories with Multi Family in orange; Urban Residential in yellow; and Park/Open Space in green. The Multi Family Designation supports eight to twenty units per acre, the Urban Residential designation supports 2 to 8 units per acre and the Park/Open Space Designation supports little or no units. The proposed PUD with an overall density of 3.55 dwellings per acre and over a third of the property in Park and open space follow the recommendations of the Growth Policy.

Figure 3



2019 Growth Policy Map

	LightIndustrial	Wholesale and industrial uses where noise, odor, dust and associated impacts are confined to a building or screened area.
	MultiFamily	8 or more units/acre. High density residential including townhouses and apartment units. Served by urban services. May be a buffer or transitional area between low density residential and non-residential uses.
	UrbanResidential	Between 2 and 8 units/acre. Primarily single family residential with limited quantities of multifamily units. Fully served by urban services.
	SuburbanResidential	2 units/acre or less. Primarily single family residential in a quasi-rural setting. Some urban services available.
	RuralPreserve	A rural area, predominately used for corporate and public lands, estate housing, and protective buffer for industry. Outside the immediate needs of urban development and having limited urban services. Residential use closely associated with highly developed access and low fire hazards.

I. UTILITIES/SERVICES

The property is about 3/10ths mile north of the City limits of Columbia Falls. Proponent propose annexing to the City and developing the project utilizing City Sewer and Water Services. The streets will be developed to City standards with curb, gutter, boulevards, street trees and street lights.

<u>Water:</u>	Columbia Falls Municipal Water
<u>Sewer:</u>	Columbia Falls Municipal Sewer
<u>Fire Protection:</u>	Columbia Falls Fire Department
<u>Police Protection:</u>	Columbia Falls Police Department
<u>Street Maintenance:</u>	City of Columbia Falls
<u>Electricity:</u>	Flathead Electric
<u>Natural Gas:</u>	Montana Power

EVALUATION BASED ON STATUTORY CRITERIA¹

The following findings are made:

1. Conformity to the PUD criteria as required in Columbia Falls Zoning Ordinance Section 18.33.040.

1. *The minimum size of a PUD is 2 acres:*

¹ 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 as well as Chapter 18.33, Planned Unit Development Standards, of the Columbia Falls Area Zoning Ordinance.

The site contains is 28.69 acres; thus, it meets the minimum criteria acres for a PUD.

2. *The maximum density:*

Zoning Classification	PUD Density Permitted by Ordinance 18.348.040	Acreage by Zoning Classification	Maximum Density Allowed by zoning
CR-1	1.5 du/ac	13.119 ac	20 dwelling
CR-2	4 du/ac	7.474 ac	30 dwellings
CR-3	7 du/ac	8.098 ac	57 dwellings

Total – 107 dwellings

The proposed PUD proposed 102 dwellings at an overall gross density of 3.55 units per acre

3. *Not more than 70% of the PUD shall be devoted to parking and structures:*

PUD's limit developed area, which includes buildings, street parks, on lot yards, and road easements, to 70% of the development. The applicant is showing 11.42 acres of the 28.69 acre site as open space/Park area which equals 39% of the site meeting the requirement.

4. *Off-street parking requirements are two spaces per dwelling unit:*

The Residential parking code requires two parking spaces off street for each dwelling. Each lot is proposing a minimum two parking spots per unit. Units 1A through 8D and 37A through 46B are designed with alley access to rear load the units freeing up the streets for guest parking. Townhome units 9A through 16D will be front loaded. The attached units will be rear loaded meaning that the

5. *Landscaping*

The lots within the subdivision will be landscaped in the typical fashion with the construction of each home. Open Space C will be landscaped and maintained as an urban park. Open Space A will be maintained as a natural area with the exception of stormwater improvements.

6. *Public utilities shall be provided:*

Water: The applicant will connect to and extend City water mains into the development

Sewer: The applicant will connect to and extend City sewer mains into the development.

Fire Protection: The project is currently within the Columbia Falls Fire District and will remain so when annexed.

Police: The project is currently within the Flathead County Sheriff service area but upon annexation will be served by the Columbia Falls Police Department.

Stormwater: There is no public stormwater collection and disposal available to this area. The applicant is proposing, and will be required, to detain all stormwater on site.

Parks/Recreation: As this subdivision is also a PUD, it is required to provide 30% of the property as open space/common area. The project is proposing 11.42 acres of open space/park which is 39% of the project.

Streets: The site has direct access to two public roads, Meadow Lake Boulevard on the East and North Hilltop Road on the west. Meadow Lake Boulevard provides multiple options to disperse traffic including the signalized intersection with Highway 2. North Hilltop has a single outlet currently at the Highway 2 signalized intersection. The proposed subdivision will connect North Hilltop with Meadow Lake Boulevard improving the circulation option for the North Hilltop neighborhood. The access to Meadow Lake Boulevard is provided through a Road and Utility Easement that was negotiated with Plum Creek MDF prior to it merging with Weyerhaeuser.

7. *Off-street loading area may be required:*

This is not applicable to this project.

8. *Architectural Design of the buildings shall be compatible with surrounding buildings within the PUD.*

The applicant has provided conceptual architectural sketches of the attached dwelling units

The zoning and the proposed CC&R's will address development on the 48 single family lots.

2. Does the requested zone comply with the Growth Policy?

The December 2019 Columbia Falls Growth Policy designates the area in question as Multi-Family Residential, Urban Residential, and park and open space. The Multi Family Designation supports eight to twenty units per acre, the Urban Residential designation supports 2 to 8 units per acre and the Park/Open Space Designation supports little or no units (Figure 3). The proposed PUD with an overall density of 3.55 dwellings per acre and over a third of the property in Park and open space follow the recommendations of the Growth Policy.

The property was selected for high density with the 2019 Growth Policy update because of its proximity to City sewer and water infrastructure and the fact that there are very few areas within or adjacent to the City that offer large tracts of land and access to infrastructure.

The property's ability to connect North Hilltop with Meadow Lake Boulevard also helps provide alternative access for the Hilltop Neighborhood. The City's effort to develop a Transportation Plan with an associated Pedestrian element will provide some ability to create need pedestrian infrastructure in areas converting from suburban to urban such as the Meadow Lake Boulevard corridor.

3. Is the requested zone designed to lessen congestion in the streets?

The proposed street layout provides direct access to all individual lots within the project. The alley loaded Townhome lots keep the streets open for guest and overflow parking. The streets within the subdivision will be developed to full City standard with 32-foot roadways, curb, gutters, sidewalks and boulevards.

The applicants provided a Traffic Impact Study (TIS) that looked at five critical intersections: Meadow Lake Blvd and Best Way; Meadow Lake Blvd and Highway 2; North Hilltop Rd and Highway 2; The Subdivision Road and North Hilltop and lastly the Subdivision Road and Meadow Lake Blvd. Overall, the TIS found no decrease in Level of Service at the intersections between the “No Build” scenario versus the “Build” Scenario. The only exception in the intersection at North Hilltop and Highway 2 for the north and south bound drivers. North bound actual is slightly better with the subdivision and south bound is slight worse with the subdivision

The TIS indicates that the existing road system can accommodate the subdivision without the need for intersection improvements

4. Will the requested zone secure safety from fire, panic, and other dangers?

The site is within the service area of the Columbia Falls Fire Department. Street connections to both Meadow Lake Boulevard and North Hilltop Road assure sufficient ingress/egress for both emergency vehicle and occupants.

5. Will the requested change promote the health and general welfare?

The PUD requires 30% of the site to be set aside as open space/common area and the development in proposing 11.4 acres or 39% of the site. The development will construct detached sidewalks on both sides of the streets within the subdivision. These sidewalks will connect to the maintained park area as well as the natural park area.

6. Will the requested zone provide for adequate light and air?

Garnier Heights will be developed to urban densities. As the project is utilizing the PUD, the developer can receive certain density bonuses and code deviations in exchange for providing open space and promoting the Growth Policy goals. In this case, the applicant is designing a project with 39% open space and an alley design that mitigates parking concerns for townhome projects. With the rear loaded alley design, the applicant is asking for a reduced front yard setback from 25-feet to 20-feet just for the lots served by the alleyway. Zoning limitations on building height and setbacks will also help assure adequate natural light.

7. 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 following constructs are proposed for this site:

- 39% of the site will be set aside as open space/park.
- The development is annexing and connection to Municipal sewer and water infrastructure.
- The new City streets will be developed to full width with curb, gutter, sidewalk, boulevards, street lights and street trees.
- The subdivision street system is connecting North Hilltop Road with Meadow Lake Boulevard providing alternative access to a neighborhood that had a single access point.
- The Traffic Impact Study indicates no reduction in Level of Service for the neighboring roadways.

The presence of these elements will prevent a sense of overcrowding.

8. Will the requested zone avoid undue concentration of people?

The PUD proposes to avoid undue concentrations of people by providing the following elements:

- The Columbia Falls Growth Policy selected this area for this urban land use pattern.
- The property has had this urban zoning designation for approximately 15 years in anticipation of this density.

- The proposed zoning would allow up to 107 dwelling units and the applicant proposing 102 units.
- The property is 28.6 acres in size with 11.4 acres in open space/park and an overall density of 3.55 units per acre.

9. Will the requested zone facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements?

Adequate facilities are proposed achieved in the following manner:

- The site is within the Columbia Falls fire district. The applicants annex to the City and connect to and extend City sewer and water infrastructure.
- The internal street network will be constructed to full City standards along with detached sidewalks.
- The Environmental Assessment indicates that the subdivision could generate 56 school aged children when fully developed to District 6 enrollment.
- Open Space/Park A and B will likely be available for passive recreation while Open Space C will be more of a maintained park.

10. Does the requested zone give reasonable consideration to the peculiar suitability of the property for particular uses?

The use of a PUD is particularly suitable to this site due to the presence of the creek and associated wetlands. The subdivision design steers the development away from the Wetland Areas.

The property is also located along two public roads providing good access to the development. The property is adjacent to City sewer and within a 1/3 of a mile of City water.

Due to the steep slopes along the creek channel, staff will request Geotechnical Analysis of the site prior to final plat. Any recommendation if the Geotechnical report shall be incorporated into the subdivision design and or the CC&R's.

11. Does the requested zone give reasonable consideration to the character of the district?

The character of the district is somewhat mixed with rural, suburban, urban and industrial development located within a 1/4 mile of the site. Areas to the west include ranchettes and suburban residential sites of approximately 1/2 acre; areas to the south include corporate timber lands, large lot residential, industrial uses and an assisted living facility. Areas to the east consist primarily of Weyerhaeuser wood product uses. Areas to the north include corporate timber lands, large lot residential and the Meadow Lake Resort. With the mix of land use and the proximity of services this is a good place for the project.

12. Will the new zoning affect property values?

The PUD proposed should increase property values on and adjacent to the site by bring City services closer to these properties and providing a secondary egress for the North Hilltop Neighborhood. The new market rate construction should prove to preserve property values.

13. Will the requested zone encourage the most appropriate use of the land throughout the municipality?

The site is within the urban growth boundary of the City of Columbia Falls and has access to City services and the transportation network. The proposed density can be accommodated in this setting and was anticipated in the Columbia Falls Growth Policy and zoning. Sensitive areas are recognized and set aside from development in the 11.4 acres of open space.

During the 2019 Growth Policy update, staff, Planning Board and City Council worked to identify area that the City could grow in order to provide housing inventory/supply to offset market pressure that drive up prices. These areas need to have infrastructure available such as sewer and water along with a good transportation network. The Meadow Lake Boulevard corridor was one of the few spots identified that meet the qualifications.

The proposed development will encourage appropriate use of land throughout the jurisdiction.

SUMMARY

The PUD request conforms to the Columbia Falls City Growth Policy, and substantially complies with the findings as discussed above. The proposed development is adjacent to Municipal infrastructure, will annex into the City of Columbia Falls, construct improvements to City Standards, and does not overburden local services.

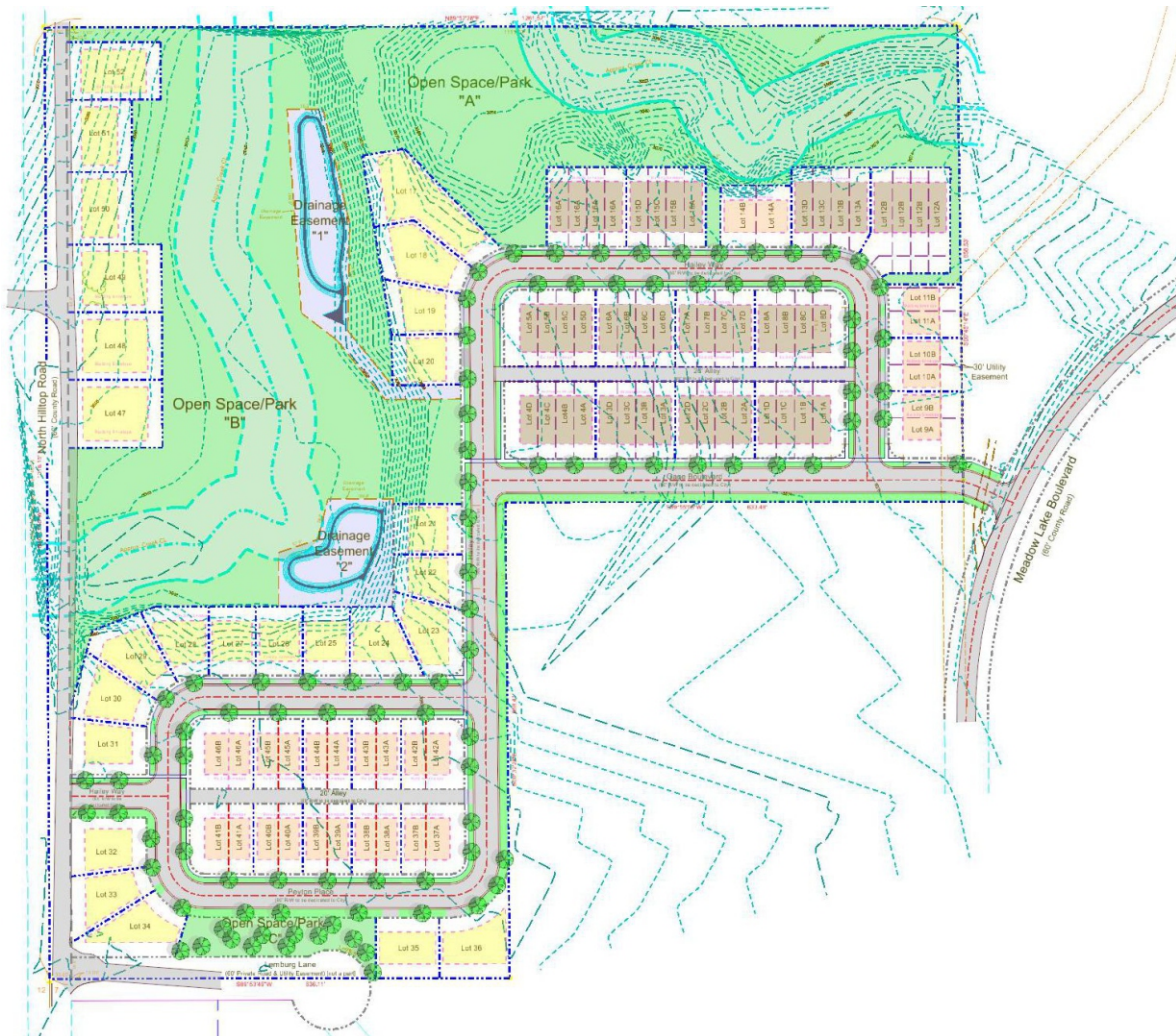
RECOMMENDATION

Staff recommends that the Columbia Falls City-County Planning Board and Zoning Commission adopt Columbia Falls Planning Office Staff Report #CPUD-20-1 as findings of fact and recommend approval of the requested PUD overlay zone subject to the following conditions:

1. The Garnier Heights PUD provides the following deviations:
 - a. A reduced front yard setback from 25-feet to 20-feet just for the lots served by the alleyway (Lots 1A – 8D and Lots 37A – 46B) side, side corner, and rear setbacks will remain the same. All other lots shall have setbacks standard setbacks of 25-foot; 5-feet side; 15-feet side corner; and 20-feet rear yard.
 - b. Minimum Lots sizes shall conform to the PUD and Preliminary Plat Map presented with this application 4/30/21 and 4/30/21.
 - c. Maximum Lot coverage will be considered the building envelopes/setbacks
2. The project shall be built in substantial compliance with the plat layout within this application prepared by WGM Group and dated 4/30/21 and 4/30/21.
3. Due to the steep slopes along the creek channel, staff will request Geotechnical Analysis of the site prior to final plat. Any recommendation in the Geotechnical report shall be incorporated into the subdivision design and or the CC&R's.
4. Units 1A through 8D and 37A through 46B are designed with alley access and shall be constructed with garages and driveways off the alley. This statement shall also be included in the CC&R's and on the face of the Plat.
5. All utilities including electrical, telephone and cable shall be placed underground.
6. All exterior lighting shall conform to dark sky standards.
7. All conditions of the PUD and Subdivision approval must be complied with prior to the issuance of an occupancy permit by the City of Columbia Falls. 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.
8. The PUD time frame shall run with the Preliminary Plat approval. Should the Preliminary Plat expire, the City will initiate the process to rescind the PUD approval.

Garnier Heights PUD and Preliminary Plat

City of Columbia Falls, Montana



Planning Entitlement Package
May 2021



Tuesday, May 4, 2021

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

Attn: Susan and Eric Mulcahy

Re: **PUD overlay and Preliminary Plat application, Garnier Heights PUD, Columbia Falls**

Dear Susan:

On behalf of RH Joint Holdings LLC please find attached a check for \$14,053.00 (to be dropped off at City Hall no later than May 6) and an application package for a CR-123 PUD overlay for their property on Meadow Lake Boulevard. The application includes the following:

- 1) Application forms with signatures,
- 2) PUD Summary,
- 3) PUD Plan
- 4) Preliminary Plat (WGM sheets 1-3)
- 5) Preliminary Plat EA
- 6) Traffic Impact Study
- 7) Wetland Delineation Map
- 8) Wetland Delineation Memo
- 9) Growth Policy Exhibit
- 10) Existing Zoning Exhibit
- 11) Road Easement Exhibit
- 12) Declaration of Covenants (to be submitted May 6)
- 13) Residential Housing Exhibit (to be submitted May 6)

Thank you for your attention. Please call if you have any questions.

Sincerely,
WGM Group, Inc.



Bruce Lutz A.S.L.A
Senior Planner and Landscape Architect

cc: Marlin Kauffman, File



Planning Department

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

PHONE (406) 892-4391

FAX (406) 892-4413

Item No.3.

APPLICATION FOR PLANNED UNIT DEVELOPMENT (PUD)

Project Name: Garnier Heights PUD
Name of Applicant: RH Joint Holdings LLC (Attn. Marlin Kauffman)
Mailing Address: 1500 North Fork Road
City/State/Zip: Columbia Falls, MT 59912 Phone: 406-249-8432
Name and address of owner if different than applicant:
Name: _____
Mail Address: _____
City/State/Zip: _____ Phone: _____
Technical Assistance: WGM Group (attn. Bruce Lutz)
Mail Address: 431 1st Avenue West
City/State/Zip: Kalispell, MT 59901 Phone: 406-250-1410
If there are others who should be notified during the review process, please list those.

Check One:

☒ Initial PUD Proposal
☐ Amendment to an existing PUD

Property Address: Meadow Lake Blvd and Hilltop Road (address not established)

Total Area of Property: 28.692 Acres (Assessor Number 0000069650)

Legal description including section, township, range: _____

S07, T30 N, R20 W, ACRES 28.7, COS 14679, TR 2 IN N2 L2, TR 2FA IN L 2 - PT ABD RD

The present zoning of the above property is: CR-1 (Suburban Residential), CR-2 (1 Family Limited Residential) and CR-3 (One Family Residential), See Zoning Exhibit

Please provide the following information in a narrative format with supporting drawings or other format as needed:

See Summary and Drawing Exhibits Attached

- 1) An overall description of the goals and objectives for the development of the project.
- 2) In cases where the development will be executed in increments, a schedule showing the time within phases will be completed.
- 3) The extent to which the plan departs from zoning and subdivision regulations including but not limited to density, setbacks and use, and the reasons why such departures are or are not deemed to be in the public interest;
- 4) The nature and extent of the common open space in the project and the provisions for maintenance and conservation of the common open space; and the adequacy of the amount and function of the open space in terms of land use, densities and dwelling types proposed in the plan;

- 5) The manner in which services will be provided such as water, sewer, storm water management, schools, roads, traffic management, pedestrian access, recreational facilities and other applicable services and utilities;
- 6) The relationship, beneficial or adverse, of the planned unit development project upon the neighborhood in which it is proposed to be established;
- 7) How the plan provides reasonable consideration to the character of the neighborhood and the peculiar suitability of the property for the proposed use;
- 8) Where there are more intensive uses or incompatible uses planned within the project or on the project boundaries, how will the impacts of those uses be mitigated;
- 9) How the development will further the goals, policies and objectives of the Columbia Falls Growth Policy;
- 10) Include site plans, drawings and schematics with supporting narratives where needed that include the following information:
 - a. Total acreage and present zoning classifications;
 - b. Zoning classification of all adjoining properties;
 - c. Density in dwelling units per gross acre;
 - d. Location, size height and number of stories for buildings and uses proposed for buildings;
 - e. Layout and dimensions of streets, parking areas, pedestrian walkways and surfacing;
 - f. Vehicle, emergency and pedestrian access, traffic circulation and control;
 - g. Location, size, height, color and materials of signs;
 - h. Location and height of fencing and/or screening
 - i. Location and type of landscaping
 - j. Location and type of open space and common areas;
 - k. Proposed maintenance of common areas and open space;
 - l. Property boundary locations and setback lines;
 - m. Special design standards, materials and/or colors;
 - n. Proposed schedule of completions and phasing of the development, if applicable;
 - o. Covenants, conditions and restrictions;
 - p. Any other information that may be deemed relevant and appropriate to allow for adequate review.

If the PUD involves the division of land for the purpose of conveyance, a preliminary plat shall be prepared in accordance with the requirements of the subdivision regulations.

Please note that the approved final plan, together with the conditions and restrictions imposed, shall constitute the zoning for the district. No building permit shall be issued for any structure within the district unless such structure conforms to the provisions of the approved plan.

The signing of this application signifies that the aforementioned information is true and correct and grants approval for the City of Columbia Falls staff to be present on the property for routine monitoring and inspection during review process.



Applicant Signature

May 4, 2021
Date

Owner Signature

May 4, 2020
Date

PUD Summary:

1) An overall description of the goals and objectives for the development of the project.

The overall goal and objective of the Garnier Heights Planned Unit Development is to blend three existing zoning areas into a mixed offering of residential homes in the form of single-family homes and townhomes while preserving a large percentage of open space within the 28+ acre property between Meadow Lake Boulevard, North Hilltop Road and Lemburg Lane. The site layout pays special attention to the sensitive nature of Garnier Creek while clustering homes on the portion of the site that is appropriate for development. The PUD offers 11.42 (39%) acres for open space and parks while concentrating residential lots, roads and right-of-way on the remaining 17.27 acres of the property. The 2019 Columbia Falls Growth Policy divides the property into approximately 1/3 equal parts of Multi-Family (8 or more DU/AC), Urban Residential (2-8 DU/A) and Park Open Space (see attached Growth Policy Exhibit). The existing zoning on the property divides the site into approximately equal parts of CR-1, CR-2 and CR-3 zones. The proposed density for the PUD is 3.55 dwelling units per acre.

2) In cases where the development will be executed in increments, a schedule showing the time within phases will be completed.

The PUD will be developed on a continuous schedule beginning on the northeast corner of the property adjacent to Meadow Lake Boulevard and then progressing to the southwest corner and finally to the northwest corner along North Hilltop Road

3) The extent to which the plan departs from zoning and subdivision regulations including but not limited to density, setbacks and use, and the reasons why such departures are or are not deemed to be in the public interest;

The application for a PUD overlay seeks a blending of the existing CR-1, CR-2 and CR-3 zones on the property in order to increase the density. A PUD overlay on a CR-1 district allows 1.5 DU/AC, a CR-2 district allows for up to 4 DU/AC and a CR-3 district allows up to 7 DU/AC. The application for Garnier Heights PUD requests a density of 3.55 DU/AC. The building setbacks requested with this application are similar to those of the standard CR-3 district which are 20 feet rear, 25 feet front, 5 feet side and 15 feet corner. The exception that is requested is for a 20 foot front setback since most of the townhomes are alley loaded. The blending of the CR-1, CR-2 and CR-3 zones allows for townhomes in the CR-2 area and single-family lots of less than one acre in the existing CR-1 area. The above departures/exceptions allow for the development to be compact and efficient while allowing for a generous open space dedication.

4) The nature and extent of the common open space in the project and the provisions for maintenance and conservation of the common open space; and the adequacy of the amount and function of the open space in terms of land use, densities and dwelling types proposed in the plan.

Garnier Heights PUD proposes the set aside of 11.42 acres of park and open space. The area comprises 39.8 % of the total property area. The extent of parkland, open space and landscaping is illustrated on the PUD Site plan attached. Development landscaping will consist of constructing grass parkways, planting appropriate boulevard trees, selective clearing and seeding of park open areas, and constructing and landscaping entry monuments on the east and west entries of the development. A small portion of the open space will be dedicated to landscaped on-site storm drainage detention. Common spaces will be maintained and owned by the Homeowners Association.

5) The manner in which services will be provided such as water, sewer, storm water management, schools, roads, traffic management, pedestrian access, recreational facilities and other applicable services and utilities;

The proposed development will be served with extensions to existing and adjacent infrastructure provided by the City of Columbia Falls including water and sanitary sewer. Existing utilities include a 6" pressurized force main located on the east side of the property directing flow south within Meadow Lake Boulevard and 10" water main also located on meadow lake boulevard, just south of best way. All proposed infrastructure and services are shown on the included plans and are described as follows.

Sanitary Sewer

Lots within the proposed development will be served primarily via gravity sewer within the new road corridors into a new municipal lift station. The lots located at the north west of the development will require a low-pressure force main with individual grinder pumps to facilitate crossing Garnier Creek and in to the proposed gravity system. The new lift station will need to be sized to accommodate the flows of the development pumped at a pressure/head above the pressure at the force main connection point to ensure flow.

Water

The City of Columbia Falls will provide the domestic water source per existing infrastructure diagrams. The closest connection point is a 10" main just south of the development along Meadow Lake Boulevard just south of Best Way. The main will be extended from that location north within the City Right of way to the subject property. From the point of connection at Garnier Heights, water mains will be extended through the proposed road corridors to serve the individual lots.

Storm Drainage

Stormwater will be collected via a series of inlets and manholes within the proposed road corridors and piped to detention ponds with flow control structures and overflows directed to Garnier Creek. Stormwater treatment will be provided via a vortex unit to remove oils, trash and grit from the streets prior to entering the detention areas.

Schools

When the development is completed, there will be 102 lots/dwelling units. Per US census data approximately 21.7% of the Flathead county population is under 18 (school age) and each household has an estimated population of 2.55 people. This translates to 56 new school age children in the built-out and occupied development. Columbia Falls Junior High School and Ruder Elementary are both located within 2 miles of the development with other schools like Columbia Falls High School and Glacier Gateway Elementary just slightly further southeast and east respectively.

Roads and Traffic

A traffic impact study is attached to this application. The proposed interior roads will connect to Meadow Lake Boulevard on the east and North Hilltop Road on the west. The design of these intersections will be determined by the traffic impact study but it is expected that stop signs at either end will control the traffic flow leaving the development. The internal roads will be designed and constructed to City of Columbia Falls standards with curb gutter and sidewalk.

Pedestrian Access and Parks

Internal to the development, sidewalks will be provided along streets to promote pedestrian connectivity to on site amenities/parks. Externally, this development is somewhat separated from existing city pedestrian infrastructure, with the nearest sidewalks located about half a mile south along US Highway 2. The current transportation planning effort for Columbia Falls identifies Meadow Lake Boulevard as a priority for a non-motorized route. Parks to be included are noted on the PUD Plan and preliminary plat map with over 11.42 acres designated as park and open space including a stream buffer.

6) The relationship, beneficial or adverse, of the planned unit development project upon the neighborhood in which it is proposed to be established;

The proposed Garnier Heights PUD is located in a unique geographic position on the northwest corner of Columbia Falls. The project will be accessible from both Meadow Lake Boulevard on the east and North Hilltop Road on the west. Adjacent development exists on the south and west side of the proposed PUD in the form of single-family homes within Flathead County jurisdiction. Property adjacent to the northwest quadrant of the site is the un-zoned North Hilltop Subdivision while the property adjacent to the southwest quadrant of the property is zoned CSAG-5. Most of the adjacent property to the south, north and east of the subject property is owned by Weyerhaeuser. The Weyerhaeuser property to the north is wooded and un-zoned, the property to the south is wooded and zoned CR-1 and the property to the east is an open meadow and is zoned CI-2. It is anticipated that the development will have a positive impact on adjacent lands with the understanding that the environmentally sensitive parts of Garnier Heights PUD will be conserved and vegetative cover will be maintained in and around Garnier Creek providing a buffered boundary between the property and the area to the north which includes the BNSF rail line. The

residential layout of Garnier Heights is purposefully compact to conserve natural resources. The removal of some timber will be an inevitable impact of the development.

7) How the plan provides reasonable consideration to the character of the neighborhood and the peculiar suitability of the property for the proposed use;

The proposed PUD takes advantage of three readily developable portions of the 28.692 acre site while conserving the 11.42 acre area that includes Garnier Creek, wetlands and timbered open space. By concentrating development of the residential lots and streets on the portion of the site that can accommodate residential growth, the balance of the site will remain in its natural state. Care will be taken to maintain timber cover where safe and appropriate throughout the developed site. Residential streets will include landscaped parkways and street trees to soften the visual impact of residential structures. See the attached covenants for a list of additional restrictions and controls to assure that the development will be a good neighbor.

8) Where there are more intensive uses or incompatible uses planned within the project or on the project boundaries, how will the impacts of those uses be mitigated;

Residential uses proposed for the PUD are clustered in order to provide an efficient layout for homes and a more affordable solution and product for local home buyers. Buffering, landscaping and open space set asides will provide a setting that will allow for a compatible land use scenario for existing adjacent uses.

9) How the development will further the goals, policies and objectives of the Columbia Falls Growth Policy;

The 2019 Columbia Falls Growth Policy divides the property into approximately 1/3 equal parts of Multi-Family (8 or more DU/AC), Urban Residential (2-8 DU/A) and Park Open Space (see attached Growth Policy Exhibit). The proposed PUD overlay is consistent and compatible with the goals, policies and objectives of the 2019 Columbia Falls Growth Policy including but not limited to the following extracted from the document:

Strengths (pg. 5, Columbia Falls 2019 Growth Policy):

“Columbia Falls maintains its position in the Flathead as the most affordable housing option.”

Weaknesses (pg. 5, Columbia Falls 2019 Growth Policy):

- “Limited tax base (significant industrial, commercial and residential tax base lies just outside the immediate boundaries of the city).”

Opportunities (pg. 6, Columbia Falls 2019 Growth Policy):

- “Development and expansion of the existing trail system in the community.”

- “Vacant lands on the east and west sides of the community that could accommodate future growth.”

Threats (pg. 7, Columbia Falls 2019 Growth Policy):

- “Significant rural residential growth on fringes of Columbia Falls which will inhibit orderly expansion of city services and facilities to accommodate growth.”
- “Loss of tax base to projects locating just outside of the city.”
- “Lack of developable residential land within the city.”
- “Development outside of Columbia Falls’ jurisdiction adjacent to Planning/Zoning boundary in largely un-zoned areas.”

Housing (pg. 14, Columbia Falls 2019 Growth Policy):

“Housing is a key component of a community. Supply and location are critical to meet the demands of a growing population.”

“Housing Projections:

- Year 2020 267 (New housing Units Needed)
- Year 2025 300 (New housing Units Needed)
- Year 2030 336 (New housing Units Needed)”

Natural Resources (pg. 15-17, Columbia Falls 2019 Growth Policy):

Issues:

1. “The natural environment is an important part of what makes the area an appealing place to live and could be jeopardized if growth is not properly guided.”
3. “Development of the farming, ranching and woodland areas reduce open space that functions in a practical and productive manner. Development of these areas can diminish the quality of the natural environment.”
9. “Areas disturbed during development of subdivision roads, building sites and other construction activity can contribute to erosion and the spread of noxious weeds if not properly re-vegetated and maintained.”

Goals:

1. “Encourage development that is compatible with or enhances natural resource values including air, water, soil and vegetation.
2. Development near environmentally sensitive areas should be accomplished so that these features are left in a relatively undisturbed state.
3. High levels of air quality and water quality should be maintained through design standards.
4. Development should be compatible with important wildlife habitat and travel corridors.
5. Protect the health and integrity of the natural environment because of its importance in maintaining a competitive advantage with other regions and for the enjoyment and wellbeing of the people.

6. Support land use policies that ensure adequate quality and quantity of sand and gravel to meet current and future demands in the Columbia Falls Planning Jurisdiction.
7. Development in the Wildland Urban interface should implement defensible space practices to reduce fire risk.

Policies:

1. Environmental impacts attributable to new development should be identified and mitigated, where necessary.
2. Encourage infill, clustering, and other compact development patterns to lessen impacts on sensitive lands.
3. Development in environmentally sensitive areas including 100-year floodplain and on steep slopes may pose inherent development limitations. Design should be managed to avoid and mitigate environmental impacts and natural hazards.
12. To mitigate visual impacts on the built and natural environments, the City should require underground utilities, encouraging simple and unobtrusive signs, and avoid excessive lighting in new development.”

Growth Management

(pg. 19-22, Columbia Falls 2019 Growth Policy):

Issues:

8. “Low density development in outlying areas has been the predominant local growth pattern of recent decades creating inefficiencies in providing services. Factors in this urban to suburban shift include national trends toward suburban and rural growth, the appeal of the Flathead Valley’s rural setting and a variety of public policies that have made dispersed suburban development more attractive than concentrated urban development.
10. Subdivision regulations which guide and regulate how building lots are created are administered by the city throughout the planning jurisdiction both within the city limits and in the unincorporated rural area. (Effective June 2008).
11. Columbia Falls administers building codes within the city limits but has no building code authority within its planning jurisdiction outside the city limits. While the State of Montana administers a building code program for commercial and industrial development and 5-unit and larger multi-family projects outside of the city limits, the State has no building permit authority of rural residential development less than 5-plex in size is not subject to building codes (electrical permits and sanitation approval are still required).”

Goals:

2. “Manage growth in a way that alleviates the public burden of increased taxes for services and prevents congested infrastructure and services.
3. Orderly growth and efficient use of space consistent with fiscal soundness, environmental conservation, and community vitality.
4. A comprehensive, effective growth management program that upholds the general welfare of the community as well as individual rights.
7. Encourage a healthy supply of new housing stock to serve Columbia Falls’ growing population and continue to provide housing affordable to the average working family.

8. Affordable housing should be recognized as a primary consideration when adopting or amending land use regulations. The ability of the average wage earner to either buy or build a home is an essential component of the standard of living, quality of life, and general welfare in our community.”

Policies:

1. “Zoning administration including zone changes, use permits and variances should be consistent with and guided by the Growth Policy Plan.
2. The City should allow extensions of urban services (sewer, water, police, parks, etc.) only to those properties inside the city limits. Where development has or will occur outside the city limits and immediate annexation is not feasible, certain municipal services may be provided in conformance with City policies and the Growth Policy Plan. Such properties being benefited should pay all costs of extension, hookup and maintenance of any improvements plus 22 pay an appropriate capitalization fee to off-set capital improvements otherwise born by municipal property owners and waive protest to future annexation.
3. Encourage consistent government policies for development and infrastructure within the planning jurisdiction.”
4. “New development should pay its fair share for providing on-site and off-site capital facilities, giving consideration to the adequacy of provision and a tangible benefit to the new development.
5. Development by the public sector should comply with the same rules as that of private sector development. Encourage, where feasible, development by the private, rather than public sector.
6. Encourage infill development where full public services are available by pointing and educating developers to sites within the planning jurisdiction. Use the Planned Unit Development standards for infill projects because these standards provide the flexibility to enhance infill projects.
7. Overhead utilities should be underground where feasible for existing development and as a standard for all new development”.

Land Use (pg. 23-28, Columbia Falls 2019 Growth Policy):

“Decent affordable housing in a desirable living environment is the aspiration of every community. Providing such housing within the growth policy area has become an important issue.”

Issues:

3. While the price of a house decreased 32% from 2004 and a decrease of 45% from the high in 2007 we have seen an increase from 2011 to 2018 of 324%.
12. From 2011 to 2018 there were 173 housing units created within the City limits of Columbia Falls (includes multi, townhome, single family residential and manufactured homes) which is a 17.25% increase in the total number of housing units over eight years. The City would like to see a 25% increase per decade.

13. At this time, there are few large, vacant tracts of un-platted residential land left within the city limits of Columbia Falls. Future urban residential growth will require extension of urban services and annexation of adjacent outlying areas.

Goals:

1. An adequate supply and mix of housing options (in terms of cost, location, type and design) to meet the needs of present and future residents.
2. Residential development that does not excessively burden the local government and is adequately served by public facilities and services.
3. Solid, stable, well maintained neighborhoods which are safe from the intrusion of incompatible uses.

Policies:

3. Multi-family Residential

- b. Small high-density residential districts are encouraged to be dispersed throughout the urban area. These districts should be located predominantly near schools, buffering retail and business areas and adjacent to major streets.
- c. Multi-family housing developments should be designed to fit compatibly within larger single-family neighborhoods.
- d. Townhouses are encouraged to be a primary housing type in these areas. Additional common housing types include low-rise apartments, duplexes, manufactured home parks, and upper floors of mixed-use buildings.
- f. Multi-family residential areas should be within close proximity to small parks or common open spaces. When parks are not immediately available or are under sized, projects should contribute to the development of neighborhood parks and open space.
5. Encourage the development of urban residential neighborhoods as the primary residential land-use pattern in the growth policy area.
6. Give special consideration to functional design to accommodate seniors and disabled, who have various special needs regarding housing, transportation, handicapped access, and services.
9. All new residential developments should provide adequate off-street parking.
10. All residential areas should be served by sidewalks or bike paths. Where new projects abut collector or arterial roads, bike and pedestrian paths and trails should be incorporated in place of standard sidewalks.
10. All residential areas should be served by sidewalks or bike paths. Where new projects abut collector or arterial roads, bike and pedestrian paths and trails should be incorporated in place of standard sidewalks.
11. Encourage the use of flexible design and design standards where terrain is difficult or where infill is necessary.
12. Encourage clustering of density where environmentally sensitive areas are present and beneficial open space or park area can be achieved.
13. Allow reduction in minimum lot sizes where resulting open space serves as a beneficial buffer or park site.
14. Residential lighting that is properly shielded and directed to avoid the spread of fugitive light is encouraged both on residential streets and for multi-family and non-residential uses in residential neighborhoods.

16. Planned Unit Development in:

- a. Utilize in areas where both residential and commercial uses are planned so that the uses are designed in a compatible and harmonious manner.*
- b. Utilize for residential and development areas where a variety of lot sizes might result in more innovative design and environmental protection.*

Parks and Recreation

(pg. 42-44, Columbia Falls 2019 Growth Policy):

Goals:

- 1. Continue the bike and pedestrian network that connects the schools, parks and major commercial areas with the residential neighborhoods.
- 3. Well planned neighborhood parks strategically located to address the needs of new and growing neighborhoods.

Policies:

- 4. Designate key future neighborhood parkland sites in those areas proposed for future residential development.

See Attached Exhibits for items listed below:

- 10) *Include site plans, drawings and schematics with supporting narratives where needed that include the following information:*
 - a. Total acreage and present zoning classifications;*
 - b. Zoning classification of all adjoining properties;*
 - c. Density in dwelling units per gross acre;*
 - d. Location, size height and number of stories for buildings and uses proposed for buildings;*
 - e. Layout and dimensions of streets, parking areas, pedestrian walkways and surfacing;*
 - f. Vehicle, emergency and pedestrian access, traffic circulation and control;*
 - g. Location, size, height, color and materials of signs;*
 - h. Location and height of fencing and/or screening*
 - i. Location and type of landscaping*
 - j. Location and type of open space and common areas;*
 - k. Proposed maintenance of common areas and open space;*
 - l. Property boundary locations and setback lines;*
 - m. Special design standards, materials and/or colors;*
 - n. Proposed schedule of completions and phasing of the development, if applicable;*
 - o. Covenants, conditions and restrictions;*
 - p. Any other information that may be deemed relevant and appropriate to allow for adequate review.*

PUD Key

Single-Family Lots
26 Units, 5.01 AC

2 Family Townhome Lots
28 Units, 2.44 AC

4 Family Townhome Lots
48 Units, 3.51 AC

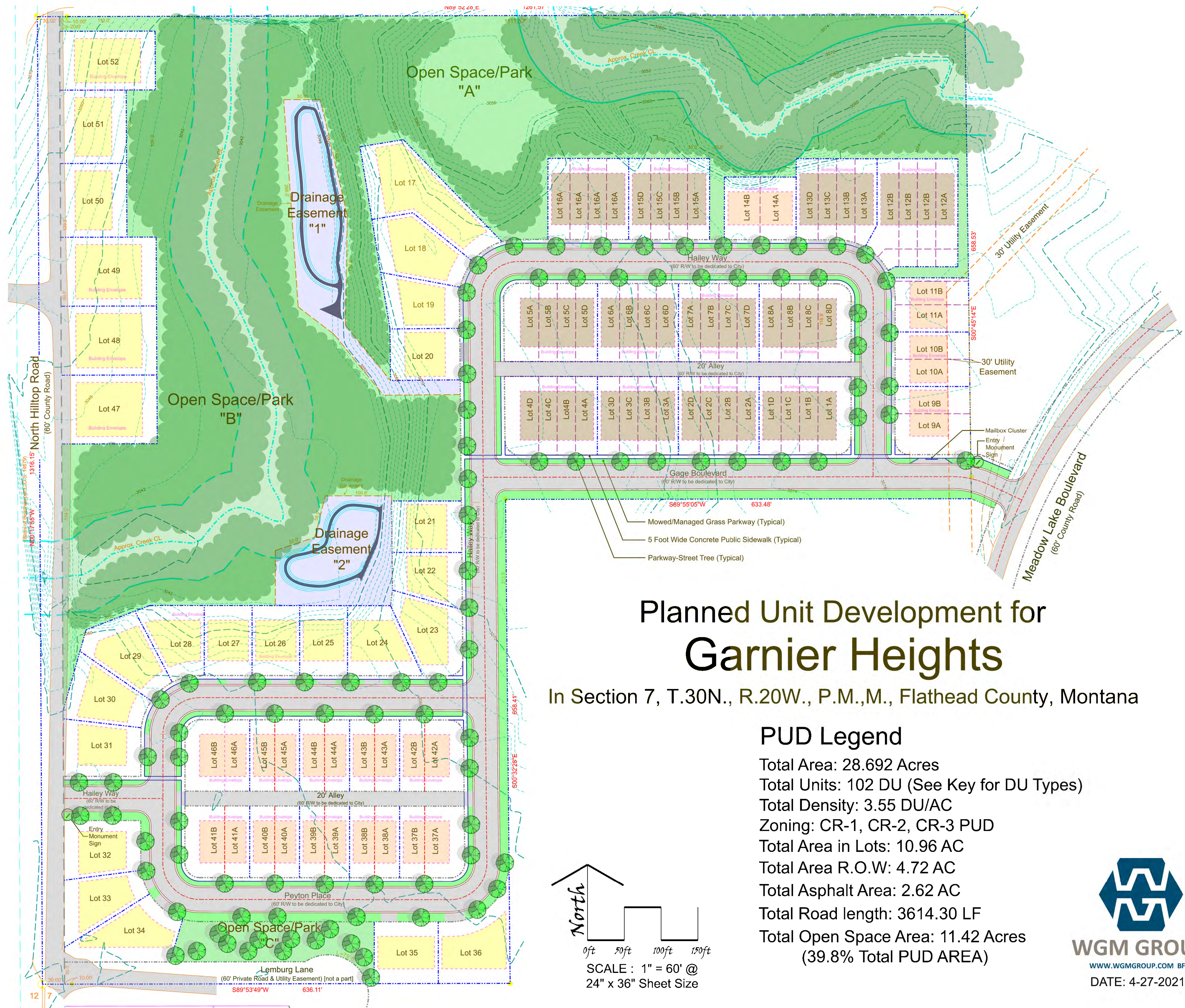
Open Space Park Area
11.42 AC (incl. Creek)

50 Ft Open Space
Stream Setback
Park Area

Storm Drainage
Retention Area
1.00 AC

Paved Street w/
Drive-over Curbs
38' BC to BC

Existing
Forested
Area



Planned Unit Development for Garnier Heights

In Section 7, T.30N., R.20W., P.M.,M., Flathead County, Montana

PUD Legend

Total Area: 28.692 Acres
Total Units: 102 DU (See Key for DU Types)
Total Density: 3.55 DU/AC
Zoning: CR-1, CR-2, CR-3 PUD
Total Area in Lots: 10.96 AC
Total Area R.O.W: 4.72 AC
Total Asphalt Area: 2.62 AC
Total Road length: 3614.30 LF
Total Open Space Area: 11.42 Acres
(39.8% Total PUD AREA)



WGM GROUP

WWW.WGMGROUP.COM BFL

DATE: 4-27-2021



Planning Department

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

PHONE (406) 892-4391

FAX (406) 892-4413

Item No.3.

MAJOR SUBDIVISION PRELIMINARY PLAT APPLICATION

FEE ATTACHED _____ **FEES: SEE FEE SHEET**

SUBDIVISION NAME: Garnier Heights Subdivision

OWNER(S) OF RECORD:

Name RH Joint Holdings LLC (attn. Marlin Kauffman) Phone 406-249-8432
Mailing Address 1500 North Fork Road
City Columbia Falls State MT Zip 59912

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

Name & Address WGM Group, 431 1st Ave. West, Kalispell, MT 59901
Name & Address _____
Name & Address _____

LEGAL DESCRIPTION OF PROPERTY:

Property Address Rocky Lane Road and Hilltop Rd (address not estab.)
Assessor's Tract No(s) 0000069650 Lot No(s) NA
1/4 Sec _____ Section 07 Township 30N Range 20W

GENERAL DESCRIPTION OF SUBDIVISION:

Number of Lots or Rental Spaces 102 Total Acreage in Subdivision 28.692
Total Acreage in Lots 10.96 Minimum Size of Lots or Spaces _____
Total Acreage in Streets or Roads 4.72 Maximum Size of Lots or Spaces _____
Total Acreage in Parks, Open Spaces and/or Common Areas 11.42

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

Single Family 26 Townhouse 76 Mobile Home Park _____
Duplex _____ Apartment _____ Recreational Vehicle Park _____
Commercial _____ Industrial _____ Planned Unit Development 102
Condominium _____ Multi-Family _____ Other _____

APPLICABLE ZONING DESIGNATION & DISTRICT CR-1, CR-2 and CR-3 PUD

ESTIMATE OF MARKET VALUE BEFORE IMPROVEMENTS**IMPROVEMENTS TO BE PROVIDED:**

Roads: Gravel _____ Paved ☒ Curb ☒ Gutter ☒ Sidewalks ☒ 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 Engineering Report

PROPOSED EROSION/SEDIMENTATION CONTROL: See Engineering Report**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 second growth timber to provide for streets 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.

Minimal impact. Garnier Creek and associated wetland zones 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 Boulevard and North Hilltop Road is anticipated. The proposed development will utilize both Columbia Falls

public water and sanitary sewer. Storm drainage will be accommodated on-site.

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 in the areas where streets will be built and lots developed. Care will be taken protect and preserve sensitive natural resources on the sidte included the wetlands and Garnier Creek and existing timber not affected by street and lot development.

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 thoroughfares and wetland habitat will be set aside as open space with the property so as to not impede the movement of wildlife through the natural areas of the development. 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 are no apparent impacts public health and safety issues associated with the proposed residential development.

Protecting Garnier Creek and the associated wetland is of utmost importance.

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

SECTION OF REGULATIONS CREATING HARDSHIP: See exceptions requested on PUD application

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

PROPOSED ALTERNATIVE(S) TO STRICT COMPLIANCES WITH SUBDIVISION REGULATIONS:

**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?

2. Will the variance cause a substantial increase in public costs?

3. Will the variance affect, in any manner, the provisions of any adopted zoning regulations, Master Plan or Growth Policy?

4. Are there special circumstances related to the physical characteristics of the site (topography, shape, etc.) that create the hardship?

5. What other conditions are unique to this property that creates the need for a variance?

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>
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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)

(Date)



Flathead County GIS
800 South Main Street
Kalispell, MT 59901
Phone (406) 758-5540
Fax (406) 758-5840



May 13, 2008

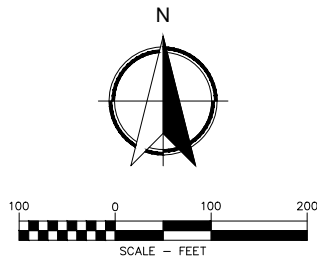
To: Whom it may concern
From: Mindy Cochran, GIS Program Manager
Subject: Adjacent Property Ownership List

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.

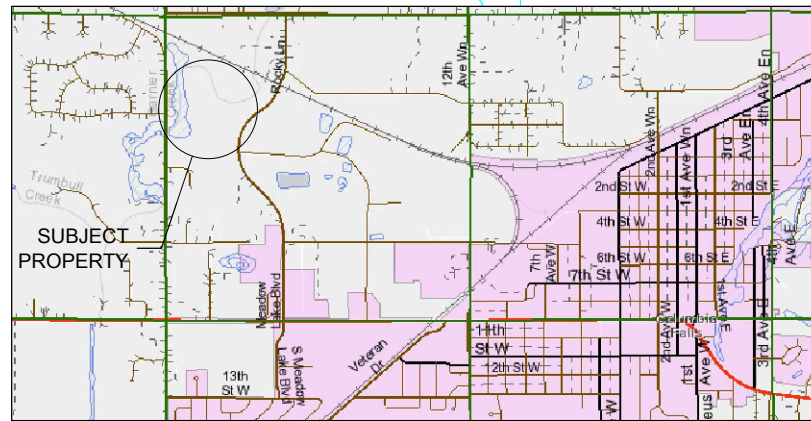
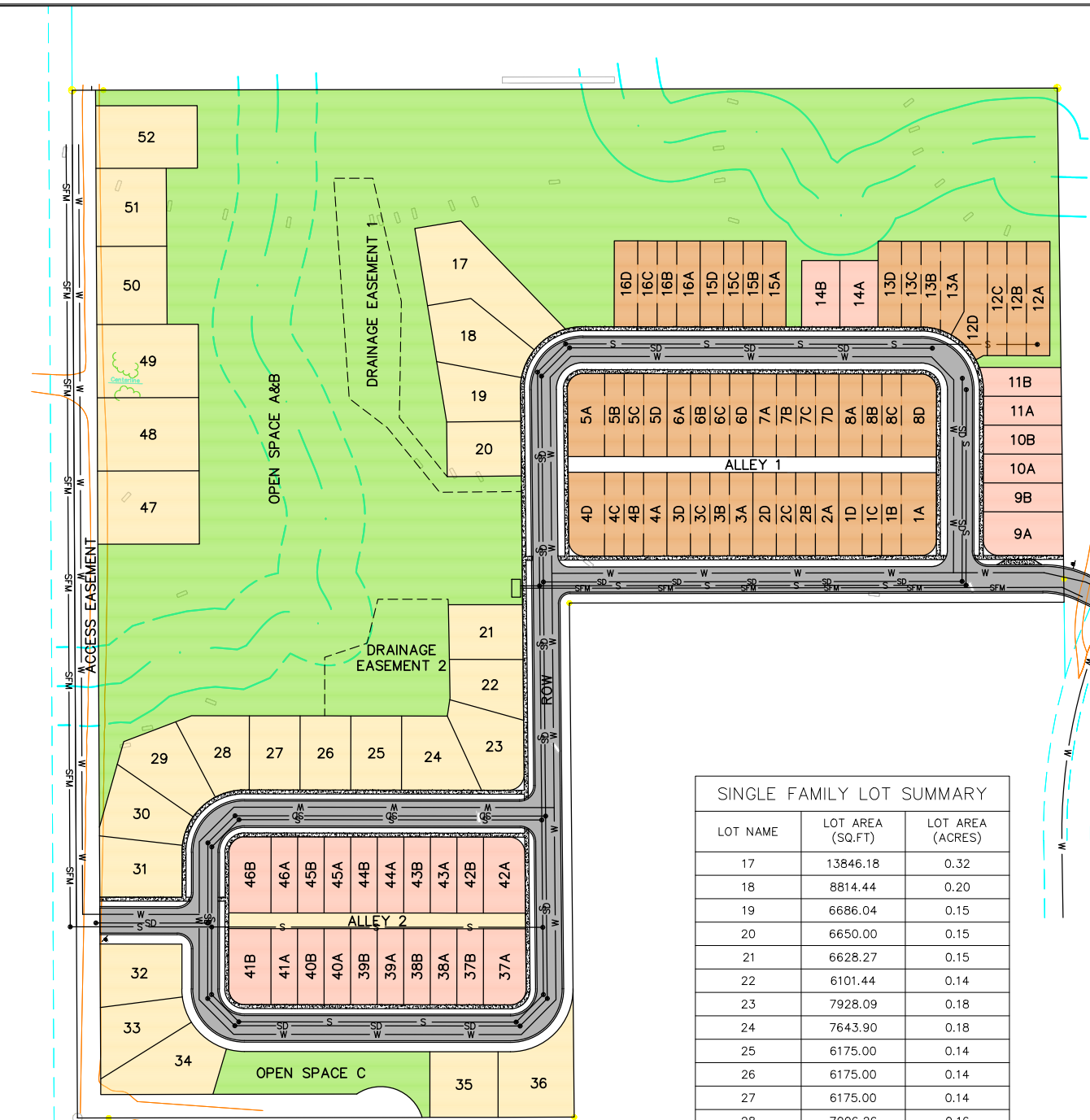
For orders requested by the Flathead County Planning and Zoning Department, the completed list will be sent directly to the Planning Office. Otherwise, customers may pick up the certified list in the GIS Department.

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



PUD INFORMATION

TOTAL ACREAGE	28.692 ACRES
ROAD ROW	4.71 ACRES (16.42% TOTAL DEVELOPMENT AREA)
TOTAL UNITS	102 DU, 3.55 UNITS/ACRE DENSITY
ZONING	CR-1, CR-2, CR-3
	SINGLE FAMILY
	5.01 ACRES
	26 UNITS
	TWO-FAMILY TOWNHOME LOTS
	2.44 ACRES
	28 UNITS
	FOUR-FAMILY TOWNHOME LOTS
	3.51 ACRES
	48 UNITS
	OPEN SPACE PARK AREA
	11.42 ACRES (INCLUDES CREEK)
	39% OF GROSS ACREAGE
BUILDING SETBACKS	
LOTS	1-46
FRONT (FT)	20
REAR (FT)	20
SIDE (FT)	5
CORNER (FT)	15
LOTS	47-52
FRONT (FT)	20
REAR (FT)	20
SIDE (FT)	10
CORNER (FT)	N/A



VICINITY MAP - COLUMBIA FALLS

SINGLE FAMILY LOT SUMMARY		
LOT NAME	LOT AREA (SQ.FT)	LOT AREA (ACRES)
17	13846.18	0.32
18	8814.44	0.20
19	6686.04	0.15
20	6650.00	0.15
21	6628.27	0.15
22	6101.44	0.14
23	7928.09	0.18
24	7643.90	0.18
25	6175.00	0.14
26	6175.00	0.14
27	6175.00	0.14
28	7006.26	0.16
29	7975.50	0.18
30	7318.93	0.17
31	7655.53	0.18
32	7805.12	0.18
33	7069.91	0.16
34	9214.66	0.21
35	7336.45	0.17
36	9541.47	0.22
47	12190.16	0.28
48	12190.16	0.28
49	12207.37	0.28
50	9000.04	0.21
51	8998.68	0.21
52	10402.01	0.24

TWO-FAMILY LOT SUMMARY		
LOT NAME	LOT AREA (SQ.FT)	LOT AREA (ACRES)
9A	5633.90	0.13
9B	3764.02	0.09
10A	3744.48	0.09
10B	3724.94	0.09
11A	3705.40	0.09
11B	3735.24	0.09
14A	4159.79	0.10
14B	4158.16	0.10
37A	5230.03	0.12
37B	3316.21	0.08
38A	3315.79	0.08
38B	3315.37	0.08
39A	3314.94	0.08
39B	3314.52	0.08
40A	3314.09	0.08
40B	3313.67	0.08
41A	3313.24	0.08
41B	5175.59	0.12
42A	5109.29	0.12
42B	3308.20	0.08
43A	3308.62	0.08
43B	3309.04	0.08
44A	3309.47	0.08
44B	3309.89	0.08
45A	3310.32	0.08
45B	3310.74	0.08
46A	3311.17	0.08
46B	5163.76	0.12

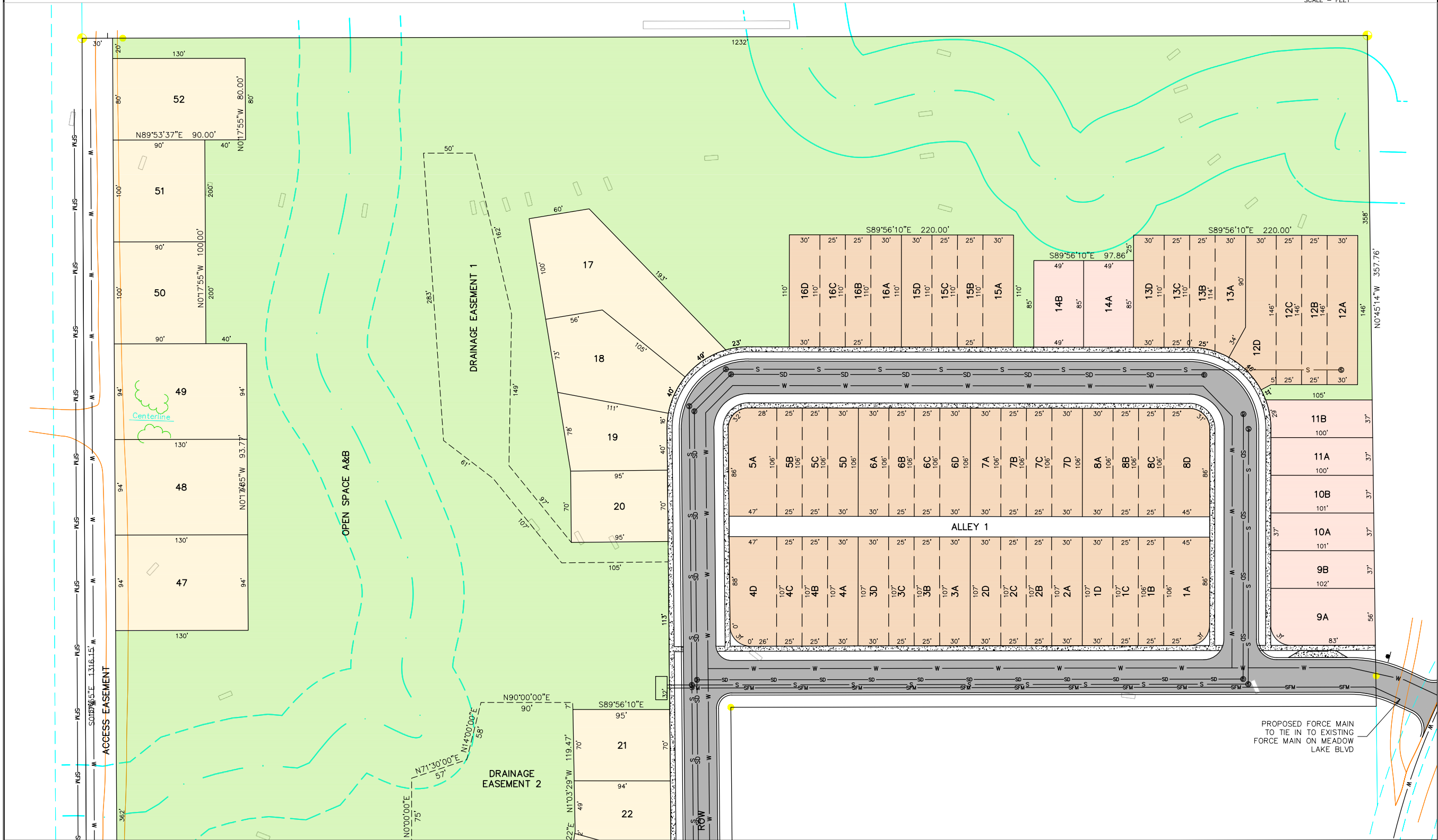
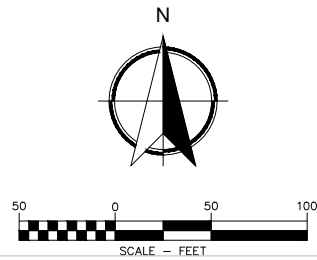
FOUR-FAMILY LOT SUMMARY		
LOT NAME	LOT AREA (SQ.FT)	LOT AREA (ACRES)
1A	4699.93	0.11
1B	2660.71	0.06
1C	2662.29	0.06
1D	3196.85	0.07
2A	3202.98	0.07
2B	2667.70	0.06
2C	2669.29	0.06
2D	3201.39	0.07
3A	3211.37	0.07
3B	2674.69	0.06
3C	2676.28	0.06
3D	3209.78	0.07
4A	3215.92	0.07
4B	2681.68	0.06
4C	2683.27	0.06
4D	4860.93	0.11
5A	4949.46	0.11
5B	2658.25	0.06
5C	2658.25	0.06
5D	3189.90	0.07
6A	3189.90	0.07
6B	2658.25	0.06
6C	2658.25	0.06
6D	3189.90	0.07
7A	3189.90	0.07
7B	2658.25	0.06

FOUR-FAMILY LOT SUMMARY		
LOT NAME	LOT AREA (SQ.FT)	LOT AREA (ACRES)
7C	2658.25	0.06
7D	3189.90	0.07
8A	3189.90	0.07
8B	2658.25	0.06
8C	2658.25	0.06
8D	4699.01	0.11
12A	4393.90	0.10
12B	3661.58	0.08
12C	3661.58	0.08
12D	4665.40	0.11
13A	3310.46	0.08
13B	2783.02	0.06
13C	2750.00	0.06
13D	3300.00	0.08
15A	3300.00	0.08
15B	2750.00	0.06
15C	2750.00	0.06
15D	3300.00	0.08
16A	3300.00	0.08
16B	2750.00	0.06
16C	2750.00	0.06
16D	3300.00	0.08

PRELIMINARY PLAT

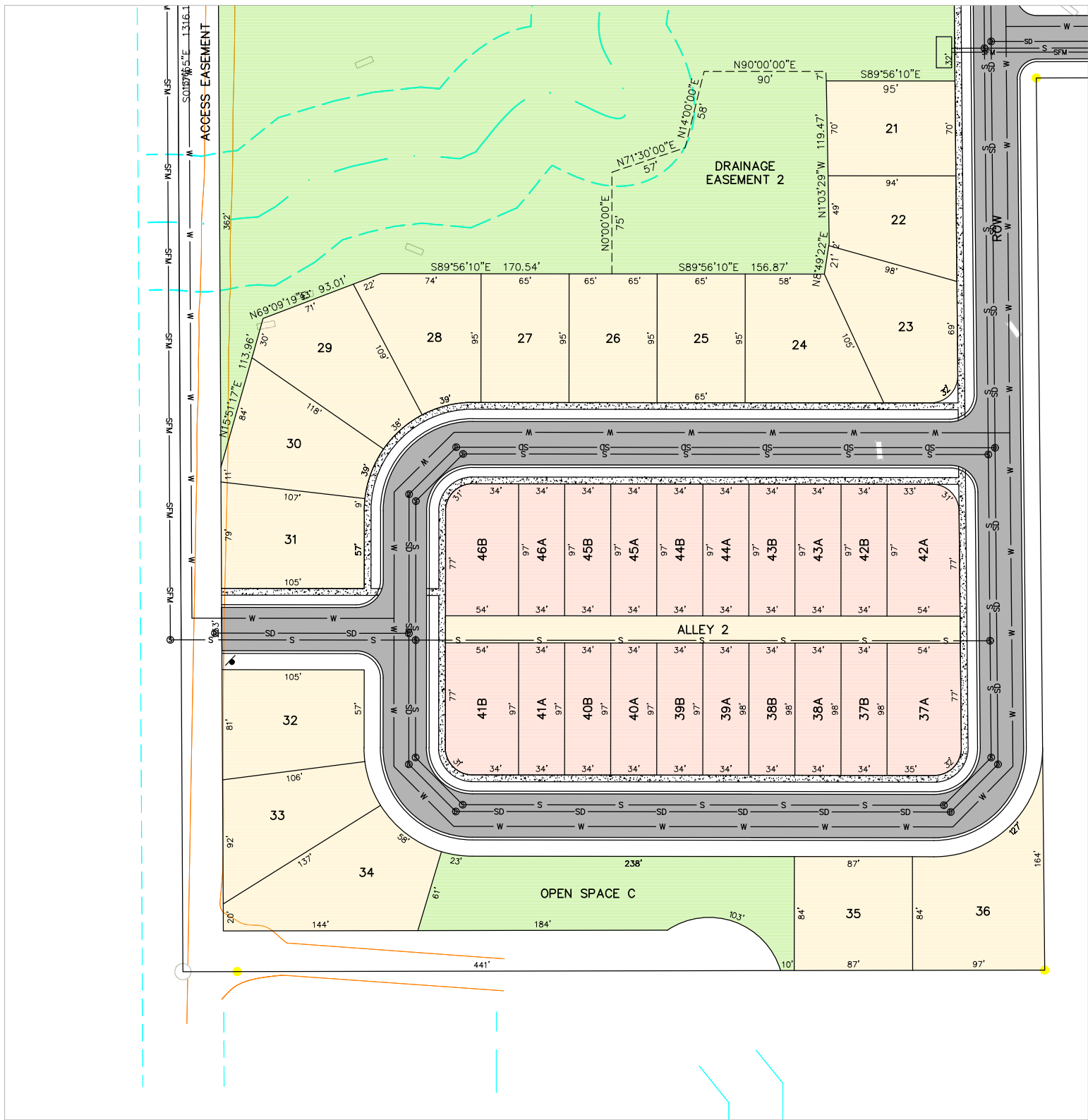
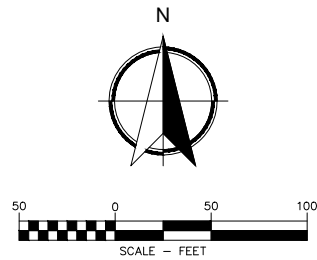
GARNIER HEIGHTS PUD AND SUBDIVISION
COLUMBIA FALLS, MONTANA

APRIL 30, 2021



PRELIMINARY PLAT
GARNIER HEIGHTS PUD AND SUBDIVISION
COLUMBIA FALLS, MONTANA

APRIL 30, 2021



PRELIMINARY PLAT
GARNIER HEIGHTS PUD AND SUBDIVISION
COLUMBIA FALLS, MONTANA

APRIL 30, 2021

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

Not applicable. The majority of the site is treed with a stream that runs from the north east of the property and meanders through the north of the property. There are no significant areas of rock or apparent slides. The proposed developed area is primarily flat without any major apparent rock areas. The vast majority of the site consists of sandy loam with areas of up to 12% slope adjacent to Garnier Creek. A copy of the Soils map has been included in Appendix A.

Source: WGM Site Visit/Inspection

Source: NRCS Soils Maps

I. 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).
- B. Any artificial water systems such as canals, ditches, aqueducts, reservoirs and irrigation systems (also indicate the names, sizes and present uses of each).
- C. Any areas subject to flood hazard, or if available, 100-year floodplain maps (using best available information).

Garnier Creek flows from the north east corner of the property across the north of the site. This is shown on the preliminary plat. There are no artificial streams or irrigation channels on the site. A separate flood plain map has been included in Appendix B.

Source: WGM Site Visit/Wetland Delineation

Source: Google Earth

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).
- B. Describe the amount of vegetation that is to be removed, or cleaned, from the site, and state the reasons for such removal.
- C. Describe any proposed measures to be taken to protect vegetative cover.

The majority of the site is forested with deciduous and coniferous trees with low lying shrubs and vegetation typical for a northwest Montana forest. There are wetland areas with wetland plants located adjacent to the stream. WGM performed a wetland delineation, the outline of which is shown on the preliminary plat. 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 along Garnier Creek. Trees within lot footprints will be kept to the

extent possible, however all trees within the road corridor will need to be removed. A full list of Species is provided in Appendix C.

Source: WGM Site Visit, Wetland Delineation, and Preliminary Plans

Source: Montana Heritage Program Website

<http://mtnhp.org/SpeciesSnapshot/>

IV. WILDLIFE

- A. What major species of fish and wildlife, if any, use the area to be affected by the proposed subdivision?
- 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.
- C. Describe any proposed measures to protect wildlife habitat or to minimize habitat degradation.

Species of concern in the project area may include the following: Mammals – Grizzly Bear, Fisher, Wolverine, and Little Brown Myotis; Birds - Bald Eagle, Pileated Woodpecker, common loon, peregrine falcon; Amphibians – Northern Leopard Frog, Western Toad; A full list of Species is provided in Appendix C.

It should be noted that the amphibian species and water dependent fowl, would not be effected on the site as the wetland areas will remain largely undisturbed, but could potentially benefit from utilizing stormwater management areas as habitat.

None of these species have bene observed onsite, and the primary habitat area adjacent to the creek will remain largely undisturbed.

Source: Montana Natural Heritage Program – Species Snapshot (Columbia Falls buffered by 10 miles) <http://mtnhp.org/SpeciesSnapshot/>

Source: WGM Group Field observations and preliminary plans.

V. AGRICULTURE AND TIMBER PRODUCTION

- A. State the acreage, type and agricultural classifications of soils on the site.
- B. State the history of production of this site by crop type and yield.
- C. State the historical and current agricultural uses which occur adjacent to the site.
- D. Explain any steps which will be taken to avoid or limit development conflicts with adjacent agricultural uses.
- 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 historic data is available regarding timber production on site, there are some older trees present on the property (over 12” diameter). It was likely logged many years ago and the trees onsite are second growth forest, but no indication of logging for over 30 years on the site. There are no adjacent agricultural uses. The property to the north is BNSF rail corridor, the property to the south is undeveloped timber land with some residential. The property to the west is a residential subdivision, and to the east it is an industrial timber production facility. No timber management recommendations have been provided by the

USDA at this time, but it would be ideal for the developer to sell any timber being removed as a part of the project.

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.

None Known.

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

None known.

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

None are being taken as no historic or archeological significance on the site is known or apparent. Aerial imagery of the site from 1991 (30 years ago) appears to show the site in a very similar state to its current state (see below).



Again, many of the trees located on the property are over 12" indicating that they have been there for a long period of time and there is no indication of historic land use aside from forest trails and minor roads.

VII. SEWAGE TREATMENT

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

Not applicable, no onsite sewer treatment 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 are 102 units, estimating 200 gallons per day per unit, this is an average of 20,400 gallons per day.

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.

The intention is to connect to the City of Columbia Falls wastewater conveyance and treatment system.

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

Preliminary discussions have occurred with the City of Columbia Falls public works department. It is the understanding of the developer that there is sufficient capacity in the system. This will be regular residential flow and will not add high strength wastewater to the system.

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

Documented permission has not yet been obtained.

3. Where a new system is proposed:

- 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.

Not Applicable.

VIII. WATER SUPPLY

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

1. If individually drilled wells are to be used, provide evidence as to adequate quantity and quality of the water supply.

2. If any other method of individual water supply is to be used:

- a. Explain why the alternate form of water supply is proposed instead of drilled wells.

- b. Identify the source of water supply and provide evidence that it is of sufficient quantity and quality to serve the development.

3. Attach two (2) copies of the plat showing the proposed location of each spring, well, cistern, or other water source and indicate the distance to existing or proposed sewage treatment systems.

Not Applicable.**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).

102 lots/units with an estimated 2.5 people per unit, will generate a demand of approximately 100 gallons per person per day or 25,500 gallons per day (base domestic demand).

For irrigation, an additional 20% is assumed, but will need to be more closely determined at the time of design and will be dependent on park design and what level of irrigation system is proposed. This translates to roughly 30,600 gallons per day total.

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.

City of Columbia Falls

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

The City has ample supply and pressure throughout their system based on discussions with the City. The closest connection point for this development is located approximately 2800 feet to the south.

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

No permission has been obtained yet, but discussions with the City have occurred and no initial concern was voiced.

3. Where a new system is to be used:

- 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.

Not Applicable**IX. SOLID WASTE**

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

Individual cans 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.

Evergreen Disposal will provide garbage services. A will serve letter is included in Appendix D

X. DRAINAGE

- A. Streets and Roads:

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

Curb inlets, manholes, and conveyance to detention ponds 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).

Not applicable.

B. Other areas:

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

Lots will generally 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 open areas will likely infiltrate or sheet flow toward Garnier Creek.

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

3. 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.
Erosion control

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.)

Erosion control BMPs are shown on the preliminary engineering exhibit included in Appendix E.

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.).

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

A traffic impact study has been submitted with the preliminary plat application.

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 City of Columbia Falls 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 sandy loam. A full copy of the soils report is included in Appendix A. Geotechnical recommendations may be required for determining road sections during design. These are not uncommon soils in the flathead valley and

standard erosion control measures as shown in the plans should suffice. No steep slopes or stream bank mitigation is proposed.

- 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 lot is served by internal roads that will have right of way dedicated to the City of Columbia Falls.

- 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:

The numbers of personnel and vehicles of each of the facilities is unknown but it is assumed this application will be circulated among the associated City services. As this development will be within the city, it is assumed the taxes generated and city impact fees will provide the adequate coverage from each of the listed services below.

1. Fire Protection:

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

It is within the City of Columbia Falls or will be annexed as a part of this preliminary plat application.

- b. In absence of a fire district, what fire protection procedures are planned?

It is anticipated that the Columbia Falls Fire Department will provide fire protection and hydrants will be incorporated into the water system during design.

- 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 the City of Columbia Falls typically has sufficient pressure levels throughout their water system.

2. Police Protection.

It is within the City of Columbia Falls or will be annexed as a part of this preliminary plat application. This should fall under City of Columbia Falls Police Jurisdiction.

3. Ambulance Service.

Three Rivers EMS is located in Downtown Columbia Falls approximately 2 miles to the east.

4. Medical Services.

Cedar Palace Medical Facility is located approximately 1 mile from the proposed development.

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

This is unclear 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.).

Columbia Falls Junior High School and Ruder Elementary are both located within 2 miles of the development with other schools like Columbia Falls High School and Glacier Gateway Elementary just slightly further east.

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

In its finished state there will be 102 lots/dwelling units. Per US census data approximately 21.7% of the Flathead county population is under 18 (school age) and each household has an estimated 2.55 people. This translates to 56 new school age children in a fully built and occupied development.

XIV. ECONOMIC BENEFITS

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

In 2020 the property had a taxable value of \$21,323 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 \$407,246. Given market conditions this is likely high, but not unreasonable to assume for new builds in this area based on surrounding residential values.

The project would likely reach 25% complete by the end of 2022, which means about 25 lots/units will be completed. Conservatively, if you assume a 1% tax rate, this translates to \$4,072/unit or \$101,811 in tax revenue.

The project would likely reach 90% complete by the end of 2024, which means about 91 lots/units will be completed. Conservatively, if you assume a 1% tax rate, this translates to \$4,072/unit or \$370,552 in tax revenue.

Obviously market conditions and tax rates are subject to change.

Source: Zillow.com <https://www.zillow.com/columbia-falls-mt/home-values/>

Source: Flathead County Tax Records

https://land.flathead.mt.gov/lipublic/?LAND_Web_Public

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

Columbia Falls Residential Sewer Rates are 8.85/mo per residential service or \$902.70 per month, \$10,8032.40 per year for the 102-service total.

Columbia Falls Residential Water Rates are \$10.50/mo per residential service or \$1,070.00 per month, \$12,852.00 per year for the 102-service total.

Source: City of Columbia Falls Website

<https://www.cityofcolumbiafalls.org/publicworks/page/utility-rates>

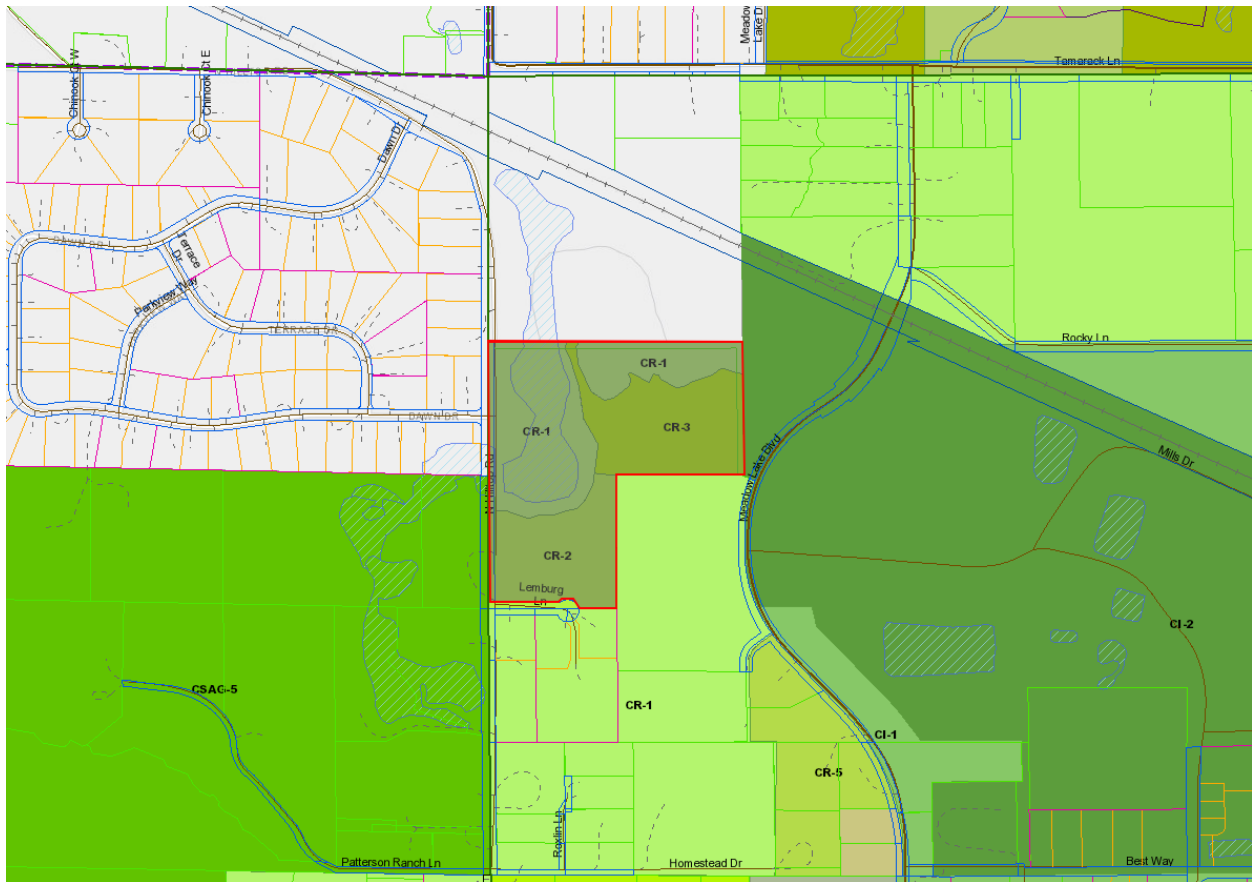
XV. LAND USE

- 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-1, CR-2, and CR-3. The proposed zoning on the property is CR-123 PUD.



- C. Describe the present uses of lands adjacent to or near the proposed development.
South of the property is single family residential (CR-1), West of the property is a large county subdivision (unzoned county), and larger residential lots (CSAG-5). East of the property is CI-2 and primarily undeveloped at the western end of a lumber mill.
- D. Describe how the subdivision will affect access to any adjoining land and/or what measures are proposed to provide access.
The subdivision will provide another connection from North Hilltop Road to Meadow Lake Boulevard. This will allow some of the traffic from this existing subdivision to move in a more direct route to and from the City of Columbia Falls and/or 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.
None on site. There is a lumber mill located west of the property, but it is largely surrounded with security fencing and a rail corridor north of the property.
- 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.
Lift stations have the potential to create unpleasant odors, but are not typically too problematic if they are cycled frequently enough. Odors tend to develop during long cycle times where sewage sits and can become septic. This will be considered during design.

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.

A park and open space plan will be submitted to the City prior to the final plat.

- B. List other parks and recreation facilities or sites in the area and their approximate distance from the site.

Meadow Lake Golf Course and Resort is approximately 1/2 mile north 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. If natural gas is available, it will be provided by Northwestern energy. Calls have been placed to cable/internet/phone companies, but no response has been provided at this time.

- B. Has the preliminary plat been submitted to affected utilities for review?

The preplat has not been reviewed by utilities yet.

- C. Estimate the completion date of each utility installation.

To be determined.

Appendix A



United States
Department of
Agriculture

NRCS

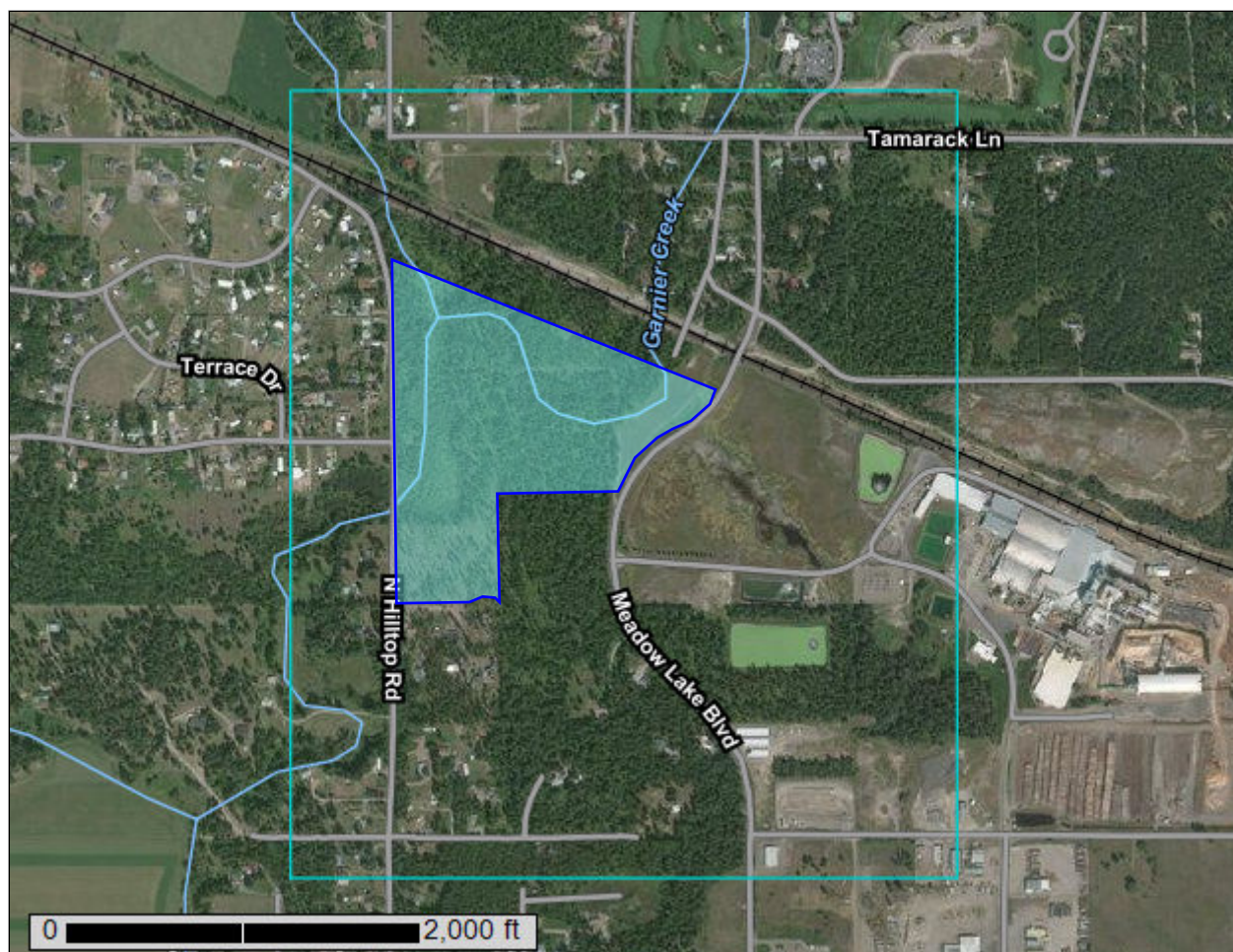
Natural
Resources
Conservation
Service

A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

Item No.3.

Custom Soil Resource Report for Flathead National Forest Area, Montana, and Upper Flathead Valley Area, Montana

Garnier Heights PUD



Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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Contents

Preface	2
How Soil Surveys Are Made	5
Soil Map	8
Soil Map.....	9
Legend.....	10
Map Unit Legend.....	12
Map Unit Descriptions.....	12
Flathead National Forest Area, Montana.....	15
NOTCOM—No Digital Data Available.....	15
Upper Flathead Valley Area, Montana.....	16
Aa—Alluvial land, poorly drained.....	16
Be—Blanchard fine sand, 0 to 7 percent slopes.....	17
Ha—Half Moon silt loam, 0 to 3 percent slopes.....	18
Hc—Half Moon very fine sandy loam, 0 to 3 percent slopes.....	19
He—Half Moon very fine sandy loam, 7 to 12 percent slopes.....	20
Hf—Half Moon soils, 12 to 45 percent slopes.....	21
Hg—Half Moon-Haskill complex, 0 to 3 percent slopes.....	23
Kze—Kiwaniis loam, 0 to 3 percent slopes.....	25
Mh—Mires gravelly loam, 3 to 7 percent slopes.....	26
Rb—Radnor silty clay loam, 0 to 3 percent slopes.....	27
Sk—Stryker silt loam, 0 to 3 percent slopes.....	28
Wr—Whitefish cobbly silt loam, 0 to 7 percent slopes.....	29
References	31

How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

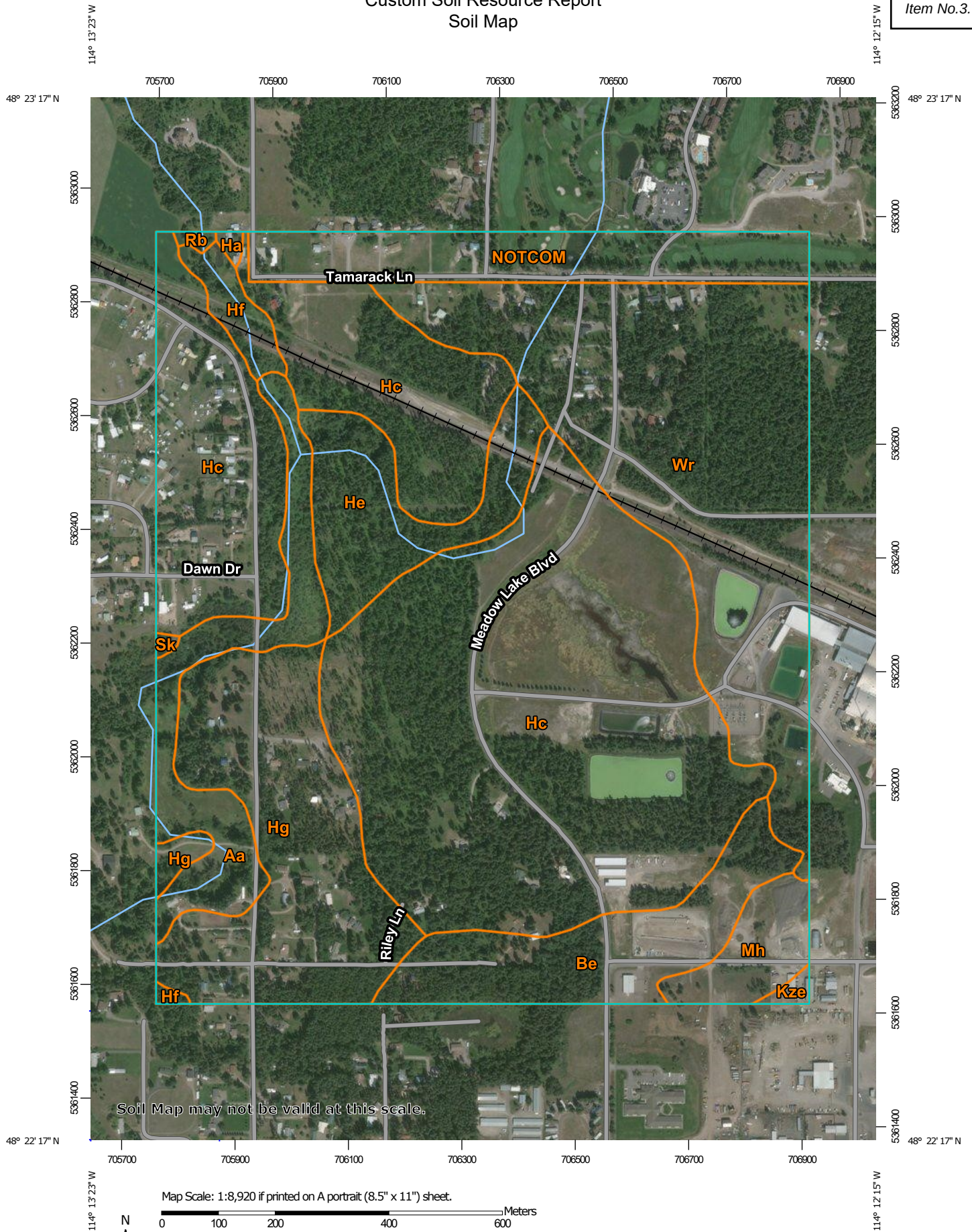
identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report Soil Map

Item No.3.



MAP LEGEND**Area of Interest (AOI)**
 Area of Interest (AOI)
Soils
 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points
Special Point Features
 Blowout

 Borrow Pit

 Clay Spot

 Closed Depression

 Gravel Pit

 Gravelly Spot

 Landfill

 Lava Flow

 Marsh or swamp

 Mine or Quarry

 Miscellaneous Water

 Perennial Water

 Rock Outcrop

 Saline Spot

 Sandy Spot

 Severely Eroded Spot

 Sinkhole

 Slide or Slip

 Sodic Spot

 Spoil Area

 Stony Spot

 Very Stony Spot

 Wet Spot

 Other

 Special Line Features
Water Features
 Streams and Canals
Transportation
 Rails

 Interstate Highways

 US Routes

 Major Roads

 Local Roads
Background
 Aerial Photography
MAP INFORMATION

The soil surveys that comprise your AOI were mapped at scales ranging from 1:20,000 to 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Flathead National Forest Area, Montana
Survey Area Data: Version 16, Jun 4, 2020

Soil Survey Area: Upper Flathead Valley Area, Montana
Survey Area Data: Version 16, Jun 4, 2020

Your area of interest (AOI) includes more than one soil survey area. These survey areas may have been mapped at different scales, with a different land use in mind, at different times, or at different levels of detail. This may result in map unit symbols, soil properties, and interpretations that do not completely agree across soil survey area boundaries.

MAP LEGEND

MAP INFORMATION

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Aug 27, 2014—Nov 2, 2016

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
NOTCOM	No Digital Data Available	21.9	5.7%
Subtotals for Soil Survey Area		21.9	5.7%
Totals for Area of Interest		388.0	100.0%

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Aa	Alluvial land, poorly drained	19.5	5.0%
Be	Blanchard fine sand, 0 to 7 percent slopes	23.5	6.0%
Ha	Half Moon silt loam, 0 to 3 percent slopes	0.5	0.1%
Hc	Half Moon very fine sandy loam, 0 to 3 percent slopes	166.9	43.0%
He	Half Moon very fine sandy loam, 7 to 12 percent slopes	19.2	5.0%
Hf	Half Moon soils, 12 to 45 percent slopes	4.7	1.2%
Hg	Half Moon-Haskill complex, 0 to 3 percent slopes	44.8	11.6%
Kze	Kiwanis loam, 0 to 3 percent slopes	0.8	0.2%
Mh	Mires gravelly loam, 3 to 7 percent slopes	8.2	2.1%
Rb	Radnor silty clay loam, 0 to 3 percent slopes	0.5	0.1%
Sk	Stryker silt loam, 0 to 3 percent slopes	0.3	0.1%
Wr	Whitefish cobbly silt loam, 0 to 7 percent slopes	77.1	19.9%
Subtotals for Soil Survey Area		366.1	94.3%
Totals for Area of Interest		388.0	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the

landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present

or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Flathead National Forest Area, Montana

NOTCOM—No Digital Data Available

Map Unit Composition

Notcom: 100 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Notcom

Properties and qualities

Upper Flathead Valley Area, Montana

Aa—Alluvial land, poorly drained

Map Unit Setting

National map unit symbol: 4vnl
Elevation: 2,000 to 4,800 feet
Mean annual precipitation: 16 to 19 inches
Mean annual air temperature: 37 to 45 degrees F
Frost-free period: 90 to 120 days
Farmland classification: Not prime farmland

Map Unit Composition

Alluvial land and similar soils: 75 percent
Minor components: 25 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Alluvial Land

Typical profile

H2 - 20 to 50 inches: stratified gravelly sandy loam to silty clay loam
H3 - 50 to 60 inches: stratified gravelly loamy sand to coarse sandy loam

Properties and qualities

Slope: 0 to 4 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
(0.57 to 1.98 in/hr)
Depth to water table: About 18 to 36 inches
Frequency of flooding: FrequentNone
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water capacity: Low (about 4.8 inches)

Interpretive groups

Land capability classification (irrigated): 5w
Land capability classification (nonirrigated): 5w
Hydrologic Soil Group: C
Ecological site: R044AP801MT - BOTTOMLAND 44A LRU P
Hydric soil rating: No

Minor Components

Poorly drained soils

Percent of map unit: 25 percent
Landform: Flood plains
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: Yes

Be—Blanchard fine sand, 0 to 7 percent slopes**Map Unit Setting**

National map unit symbol: 4vns

Elevation: 1,800 to 3,200 feet

Mean annual precipitation: 12 to 16 inches

Mean annual air temperature: 39 to 45 degrees F

Frost-free period: 90 to 130 days

Farmland classification: Not prime farmland

Map Unit Composition

Blanchard and similar soils: 85 percent

Minor components: 15 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Blanchard**Setting**

Landform: Dunes

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Eolian deposits

Typical profile

A - 0 to 7 inches: fine sand

C - 7 to 60 inches: fine sand

Properties and qualities

Slope: 0 to 7 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Excessively drained

Capacity of the most limiting layer to transmit water (Ksat): High to very high (5.95 to 19.98 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum content: 5 percent

Available water capacity: Low (about 4.3 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 6e

Hydrologic Soil Group: A

Ecological site: R044AP808MT - UPLAND GRASSLAND 44A LRU P

Hydric soil rating: No

Minor Components**Nonhydric**

Percent of map unit: 15 percent

Hydric soil rating: No

Ha—Half Moon silt loam, 0 to 3 percent slopes

Map Unit Setting

National map unit symbol: 4vpy
Elevation: 2,500 to 4,500 feet
Mean annual precipitation: 18 to 30 inches
Mean annual air temperature: 39 to 45 degrees F
Frost-free period: 70 to 105 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Half moon and similar soils: 90 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Half Moon

Setting

Landform: Terraces
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Glaciolacustrine deposits

Typical profile

Oi - 0 to 2 inches: slightly decomposed plant material
E - 2 to 6 inches: silt loam
E/Bt - 6 to 13 inches: silt loam
Bt - 13 to 24 inches: silty clay loam
Bk - 24 to 33 inches: silty clay loam
C - 33 to 60 inches: stratified very fine sandy loam to silty clay

Properties and qualities

Slope: 0 to 3 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high (0.20 to 0.57 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 15 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 3.0 mmhos/cm)
Available water capacity: High (about 10.1 inches)

Interpretive groups

Land capability classification (irrigated): 3e
Land capability classification (nonirrigated): 3e
Hydrologic Soil Group: C
Ecological site: R044AP808MT - UPLAND GRASSLAND 44A LRU P

Hydric soil rating: No

Minor Components

Nonhydric

Percent of map unit: 10 percent

Hydric soil rating: No

Hc—Half Moon very fine sandy loam, 0 to 3 percent slopes

Map Unit Setting

National map unit symbol: 4vq0

Elevation: 2,500 to 4,500 feet

Mean annual precipitation: 18 to 30 inches

Mean annual air temperature: 39 to 45 degrees F

Frost-free period: 70 to 105 days

Farmland classification: All areas are prime farmland

Map Unit Composition

Half moon and similar soils: 90 percent

Minor components: 10 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Half Moon

Setting

Landform: Terraces

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Glaciolacustrine deposits

Typical profile

Oi - 0 to 2 inches: slightly decomposed plant material

E - 2 to 6 inches: very fine sandy loam

E/Bt - 6 to 13 inches: very fine sandy loam

Bt - 13 to 24 inches: silty clay loam

Bk - 24 to 33 inches: silty clay loam

C - 33 to 60 inches: stratified very fine sandy loam to silty clay

Properties and qualities

Slope: 0 to 3 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Well drained

Capacity of the most limiting layer to transmit water (Ksat): Moderately high (0.20 to 0.57 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum content: 15 percent

Maximum salinity: Nonsaline to very slightly saline (0.0 to 3.0 mmhos/cm)

Available water capacity: High (about 9.9 inches)

Interpretive groups

Land capability classification (irrigated): 4e

Land capability classification (nonirrigated): 4e

Hydrologic Soil Group: C

Ecological site: R044AP808MT - UPLAND GRASSLAND 44A LRU P

Hydric soil rating: No

Minor Components

Nonhydric

Percent of map unit: 10 percent

Hydric soil rating: No

He—Half Moon very fine sandy loam, 7 to 12 percent slopes

Map Unit Setting

National map unit symbol: 4vq2

Elevation: 2,500 to 4,500 feet

Mean annual precipitation: 18 to 30 inches

Mean annual air temperature: 39 to 45 degrees F

Frost-free period: 70 to 105 days

Farmland classification: Not prime farmland

Map Unit Composition

Half moon and similar soils: 85 percent

Minor components: 15 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Half Moon

Setting

Landform: Terraces

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Glaciolacustrine deposits

Typical profile

Oi - 0 to 2 inches: slightly decomposed plant material

E - 2 to 6 inches: very fine sandy loam

E/Bt - 6 to 13 inches: very fine sandy loam

Bt - 13 to 24 inches: silty clay loam

Bk - 24 to 33 inches: silty clay loam

C - 33 to 60 inches: stratified very fine sandy loam to silty clay

Properties and qualities

Slope: 7 to 12 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Well drained

Capacity of the most limiting layer to transmit water (Ksat): Moderately high (0.20 to 0.57 in/hr)

Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 15 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 3.0 mmhos/cm)
Available water capacity: High (about 9.9 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4e
Hydrologic Soil Group: C
Ecological site: R044AP808MT - UPLAND GRASSLAND 44A LRU P
Hydric soil rating: No

Minor Components**Nonhydric**

Percent of map unit: 15 percent
Hydric soil rating: No

Hf—Half Moon soils, 12 to 45 percent slopes**Map Unit Setting**

National map unit symbol: 4vq3
Elevation: 2,500 to 4,500 feet
Mean annual precipitation: 18 to 30 inches
Mean annual air temperature: 39 to 45 degrees F
Frost-free period: 70 to 105 days
Farmland classification: Not prime farmland

Map Unit Composition

Half moon and similar soils: 45 percent
Half moon and similar soils: 35 percent
Minor components: 20 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Half Moon**Setting**

Landform: Terraces
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Glaciolacustrine deposits

Typical profile

Oi - 0 to 2 inches: slightly decomposed plant material
E - 2 to 6 inches: silt loam
E/Bt - 6 to 13 inches: silt loam
Bt - 13 to 24 inches: silty clay loam
Bk - 24 to 33 inches: silty clay loam
C - 33 to 60 inches: stratified very fine sandy loam to silty clay

Properties and qualities

Slope: 12 to 45 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high (0.20 to 0.57 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 15 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 3.0 mmhos/cm)
Available water capacity: High (about 10.1 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 6e
Hydrologic Soil Group: C
Ecological site: R044AP808MT - UPLAND GRASSLAND 44A LRU P
Hydric soil rating: No

Description of Half Moon

Setting

Landform: Terraces
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Glaciolacustrine deposits

Typical profile

Oi - 0 to 2 inches: slightly decomposed plant material
E - 2 to 6 inches: very fine sandy loam
E/Bt - 6 to 13 inches: very fine sandy loam
Bt - 13 to 24 inches: silty clay loam
Bk - 24 to 33 inches: silty clay loam
C - 33 to 60 inches: stratified very fine sandy loam to silty clay

Properties and qualities

Slope: 12 to 45 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high (0.20 to 0.57 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 15 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 3.0 mmhos/cm)
Available water capacity: High (about 9.9 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 6e
Hydrologic Soil Group: C
Ecological site: R044AP808MT - UPLAND GRASSLAND 44A LRU P
Hydric soil rating: No

Minor Components

Nonhydryc

Percent of map unit: 20 percent

Hydryc soil rating: No

Hg—Half Moon-Haskill complex, 0 to 3 percent slopes

Map Unit Setting

National map unit symbol: 4vq4

Elevation: 2,500 to 4,500 feet

Mean annual precipitation: 17 to 30 inches

Mean annual air temperature: 39 to 45 degrees F

Frost-free period: 70 to 125 days

Farmland classification: Farmland of statewide importance

Map Unit Composition

Half moon and similar soils: 50 percent

Haskill and similar soils: 35 percent

Minor components: 15 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Half Moon

Setting

Landform: Terraces

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Glaciolacustrine deposits

Typical profile

Oi - 0 to 2 inches: slightly decomposed plant material

E - 2 to 6 inches: very fine sandy loam

E/Bt - 6 to 13 inches: very fine sandy loam

Bt - 13 to 24 inches: silty clay loam

Bk - 24 to 33 inches: silty clay loam

C - 33 to 60 inches: stratified very fine sandy loam to silty clay

Properties and qualities

Slope: 0 to 3 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Well drained

Capacity of the most limiting layer to transmit water (Ksat): Moderately high (0.20 to 0.57 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum content: 15 percent

Maximum salinity: Nonsaline to very slightly saline (0.0 to 3.0 mmhos/cm)

Available water capacity: High (about 9.9 inches)

Interpretive groups

Land capability classification (irrigated): 4e

Land capability classification (nonirrigated): 4e

Hydrologic Soil Group: C

Ecological site: R044AP808MT - UPLAND GRASSLAND 44A LRU P

Hydric soil rating: No

Description of Haskill

Setting

Landform: Terraces, outwash fans

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Eolian deposits

Typical profile

Oi - 0 to 2 inches: slightly decomposed plant material

E - 2 to 12 inches: loamy fine sand

E/Bt - 12 to 29 inches: loamy fine sand

Bt - 29 to 34 inches: loam

C - 34 to 72 inches: fine sand

Properties and qualities

Slope: 0 to 3 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Somewhat excessively drained

Capacity of the most limiting layer to transmit water (Ksat): High (1.98 to 5.95 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum content: 10 percent

Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)

Available water capacity: Low (about 5.1 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 6e

Hydrologic Soil Group: A

Ecological site: R044AP808MT - UPLAND GRASSLAND 44A LRU P

Hydric soil rating: No

Minor Components

Nonhydric

Percent of map unit: 15 percent

Hydric soil rating: No

Kze—Kiwanis loam, 0 to 3 percent slopes

Map Unit Setting

National map unit symbol: 4vr4
Elevation: 3,000 to 5,000 feet
Mean annual precipitation: 12 to 17 inches
Mean annual air temperature: 39 to 45 degrees F
Frost-free period: 90 to 130 days
Farmland classification: Prime farmland if irrigated

Map Unit Composition

Kiwanis and similar soils: 90 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Kiwanis

Setting

Landform: Stream terraces
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Alluvium

Typical profile

A - 0 to 9 inches: loam
C1 - 9 to 39 inches: fine sandy loam
2C2 - 39 to 70 inches: very gravelly sand

Properties and qualities

Slope: 0 to 3 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
 (0.57 to 1.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 10 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water capacity: Moderate (about 6.7 inches)

Interpretive groups

Land capability classification (irrigated): 3e
Land capability classification (nonirrigated): 3e
Hydrologic Soil Group: B
Ecological site: R044AP808MT - UPLAND GRASSLAND 44A LRU P
Hydric soil rating: No

Minor Components

Nonhydryc

Percent of map unit: 10 percent

Hydryc soil rating: No

Mh—Mires gravelly loam, 3 to 7 percent slopes

Map Unit Setting

National map unit symbol: 4vrm

Elevation: 2,900 to 5,600 feet

Mean annual precipitation: 17 to 25 inches

Mean annual air temperature: 43 to 45 degrees F

Frost-free period: 70 to 105 days

Farmland classification: Not prime farmland

Map Unit Composition

Mires and similar soils: 85 percent

Minor components: 15 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Mires

Setting

Landform: Terraces, outwash fans

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Outwash

Typical profile

A - 0 to 8 inches: gravelly loam

Bw - 8 to 18 inches: very gravelly loam

2C - 18 to 60 inches: very gravelly loamy sand

Properties and qualities

Slope: 3 to 7 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Well drained

Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
(0.57 to 1.98 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum content: 10 percent

Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)

Available water capacity: Low (about 3.3 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 6e

Hydrologic Soil Group: B

Ecological site: R043AP810MT - UPLAND GRASSLAND 43A LRU P

Hydric soil rating: No

Minor Components

Nonhydric

Percent of map unit: 15 percent

Hydric soil rating: No

Rb—Radnor silty clay loam, 0 to 3 percent slopes

Map Unit Setting

National map unit symbol: 4vs8

Elevation: 2,920 to 3,170 feet

Mean annual precipitation: 15 to 19 inches

Mean annual air temperature: 39 to 45 degrees F

Frost-free period: 105 to 125 days

Farmland classification: Not prime farmland

Map Unit Composition

Radnor and similar soils: 90 percent

Minor components: 10 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Radnor

Setting

Landform: Depressions

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Glaciolacustrine deposits

Typical profile

A - 0 to 5 inches: silt loam

E - 5 to 14 inches: silty clay loam

Btg - 14 to 30 inches: silty clay loam

Cg - 30 to 60 inches: stratified silt loam to silty clay loam

Properties and qualities

Slope: 0 to 3 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Poorly drained

Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)

Depth to water table: About 0 inches

Frequency of flooding: None

Frequency of ponding: Frequent

Calcium carbonate, maximum content: 5 percent

Available water capacity: High (about 10.5 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 5w
Hydrologic Soil Group: C/D
Ecological site: R044AP806MT - SUBIRRIGATED GRASSLAND 44A LRU P
Hydric soil rating: Yes

Minor Components

Nonhydric

Percent of map unit: 10 percent
Hydric soil rating: No

Sk—Stryker silt loam, 0 to 3 percent slopes

Map Unit Setting

National map unit symbol: 4vsl
Elevation: 4,500 to 4,800 feet
Mean annual precipitation: 15 to 24 inches
Mean annual air temperature: 37 to 45 degrees F
Frost-free period: 70 to 125 days
Farmland classification: Not prime farmland

Map Unit Composition

Stryker and similar soils: 90 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Stryker

Setting

Landform: Terraces
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Glaciolacustrine deposits

Typical profile

Oi - 0 to 3 inches: slightly decomposed plant material
E - 3 to 12 inches: silt loam
E/Bt - 12 to 15 inches: silt loam
Bt - 15 to 20 inches: silty clay loam
Bk - 20 to 25 inches: silty clay loam
C - 25 to 60 inches: stratified fine sandy loam to silty clay loam

Properties and qualities

Slope: 0 to 3 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Somewhat poorly drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)

Depth to water table: About 0 inches
Frequency of flooding: None
Frequency of ponding: Frequent
Calcium carbonate, maximum content: 15 percent
Maximum salinity: Nonsaline to slightly saline (0.0 to 4.0 mmhos/cm)
Available water capacity: High (about 9.1 inches)

Interpretive groups

Land capability classification (irrigated): 3w
Land capability classification (nonirrigated): 3w
Hydrologic Soil Group: C/D
Ecological site: R044AP806MT - SUBIRRIGATED GRASSLAND 44A LRU P
Hydric soil rating: Yes

Minor Components**Nonhydric**

Percent of map unit: 5 percent
Hydric soil rating: No

Radnor

Percent of map unit: 5 percent
Landform: Depressions
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: Yes

Wr—Whitefish cobbly silt loam, 0 to 7 percent slopes**Map Unit Setting**

National map unit symbol: 4vth
Elevation: 2,900 to 3,330 feet
Mean annual precipitation: 15 to 24 inches
Mean annual air temperature: 37 to 43 degrees F
Frost-free period: 90 to 130 days
Farmland classification: Farmland of statewide importance

Map Unit Composition

Whitefish and similar soils: 90 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Whitefish**Setting**

Landform: Moraines
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Glacial till

Typical profile

Oi - 0 to 1 inches: slightly decomposed plant material
E - 1 to 9 inches: cobbly silt loam
E/Bt - 9 to 14 inches: gravelly silt loam
Bt - 14 to 20 inches: gravelly clay loam
Bk - 20 to 33 inches: gravelly silt loam
C - 33 to 60 inches: gravelly silt loam

Properties and qualities

Slope: 0 to 7 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high (0.20 to 0.57 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 15 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water capacity: Moderate (about 8.3 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3e
Hydrologic Soil Group: C
Ecological site: F043AP909MT - UPLAND COOL WOODLAND 43A LRU P
Hydric soil rating: No

Minor Components**Nonhydric**

Percent of map unit: 10 percent
Hydric soil rating: No

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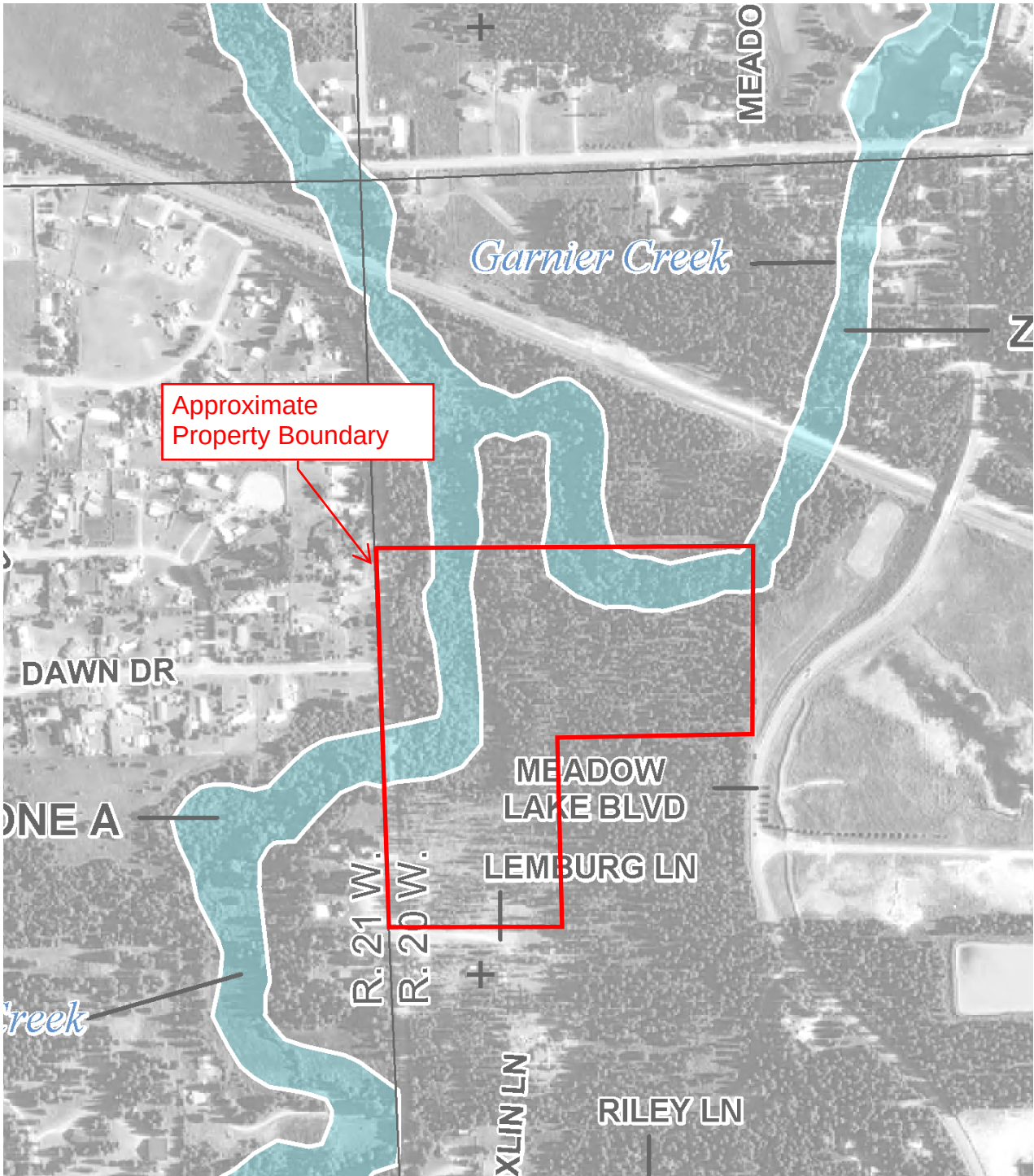
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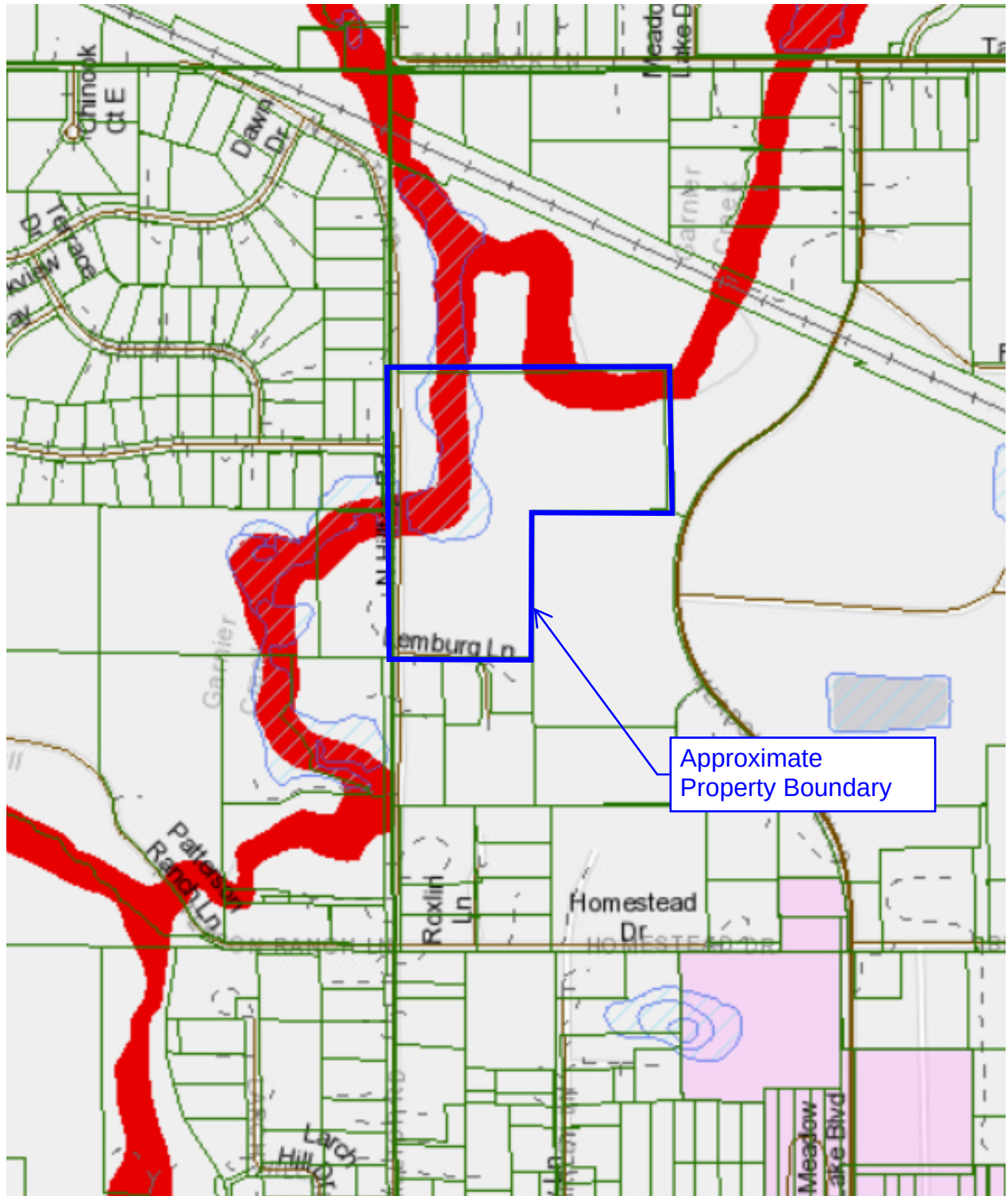
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Appendix B





Appendix C

Appendix D



May 4, 2021

Mike Brodie, P.E.
Senior Project Engineer
WGM Group
431 1st Avenue W.
Kalispell, MT 59901
www.wgmgroup.com

RE: GARNIER HEIGHTS – COLUMBIA FALLS, MT 59912
SECTION 07, TOWNSHIP 30 N, RANGE 20 W, ACRES 28.7, COS 14679,
TRACT 2 IN N1/2 L1/2, TR 2FA IN L 2 – PT ABD RD, ASSR #0000069650

This letter is to notify you that Evergreen Disposal is the private waste hauler for the above referenced property. We are capable of providing containers ranging from a household 90 gallon bin up to a 6 yard metal bin with weekly service.

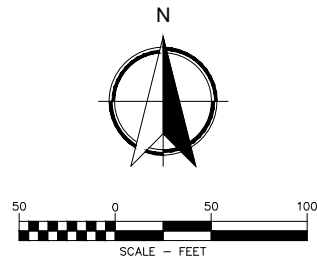
Please let me know if you have any question.

Sincerely,
Cindy Owens

Office Manager
Evergreen Disposal

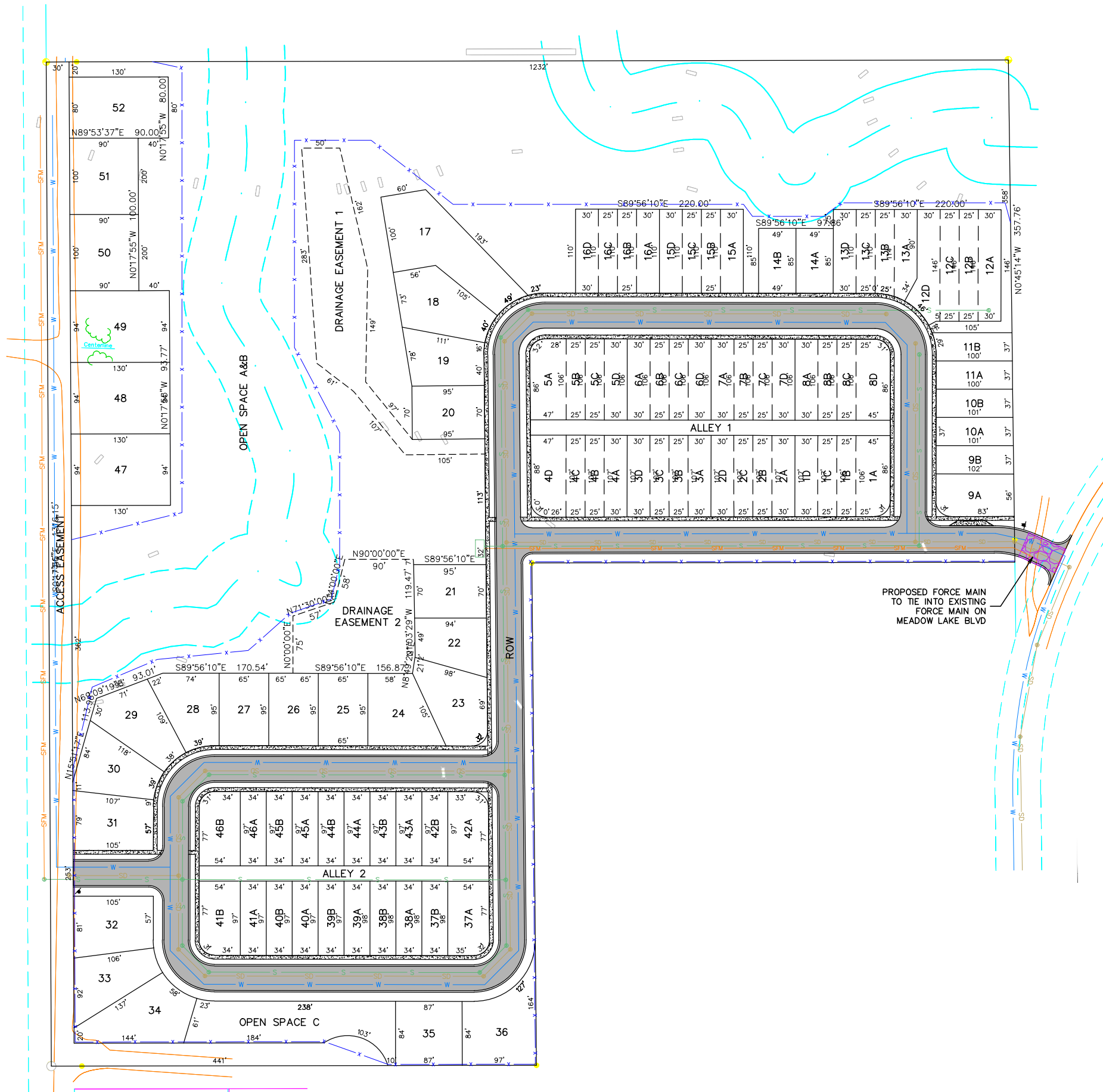


Appendix E



LEGEND - PROPOSED

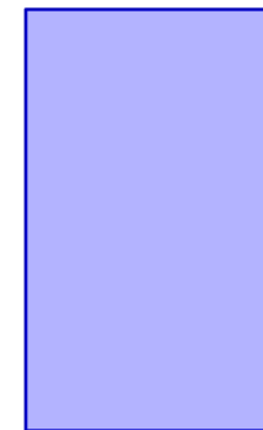
- SILT FENCE
- VEHICLE TRACKING PAD
- WATER MAIN
- STORM MAIN
- SEWER MAIN
- SEWER FORCE MAIN



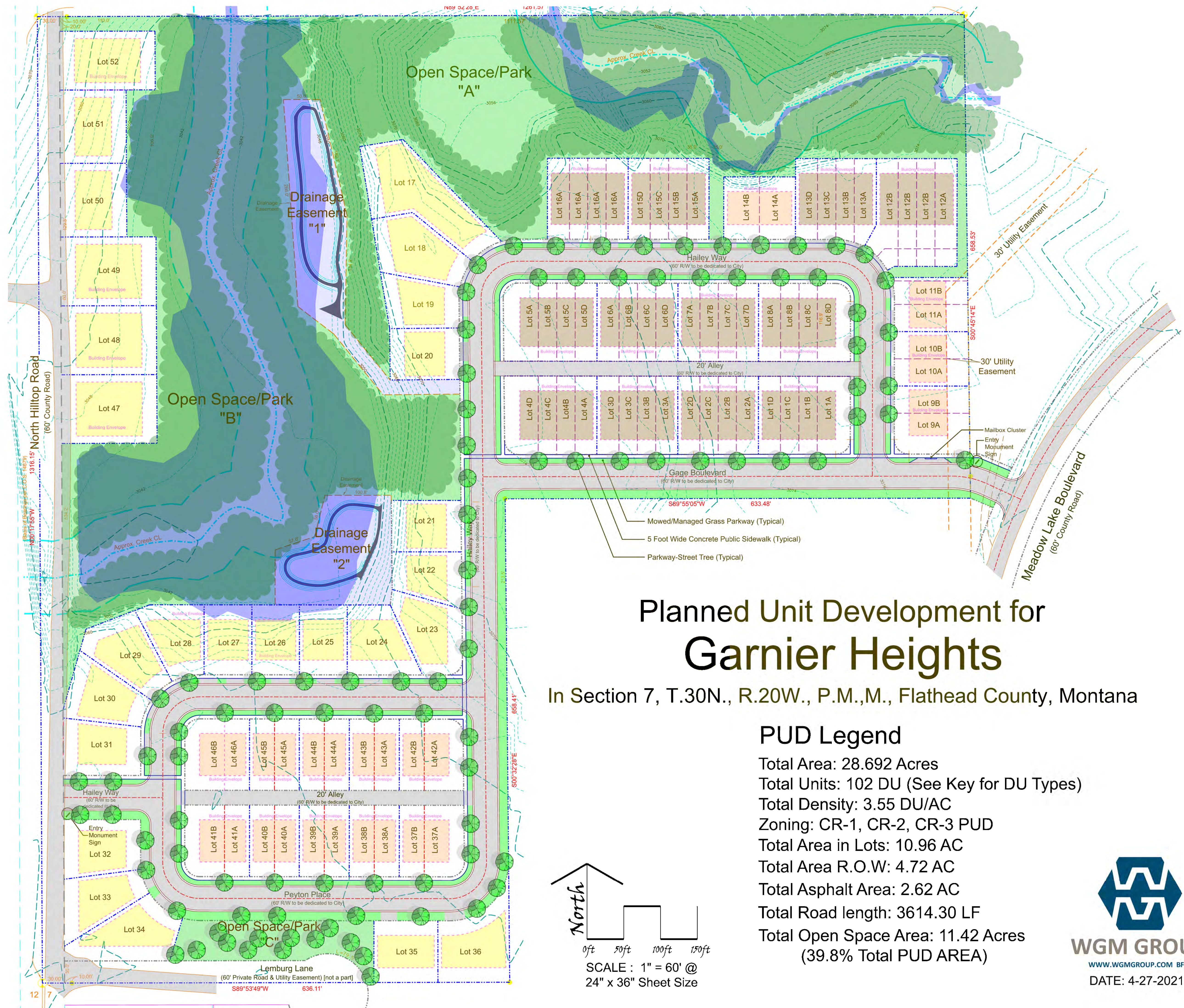
PRELIMINARY ENGINEERING AND EROSION CONTROL
GARNIER HEIGHTS PUD AND SUBDIVISION
COLUMBIA FALLS, MONTANA

MAY 4, 2021

Wetland Key



Delineated
Wetland Zone

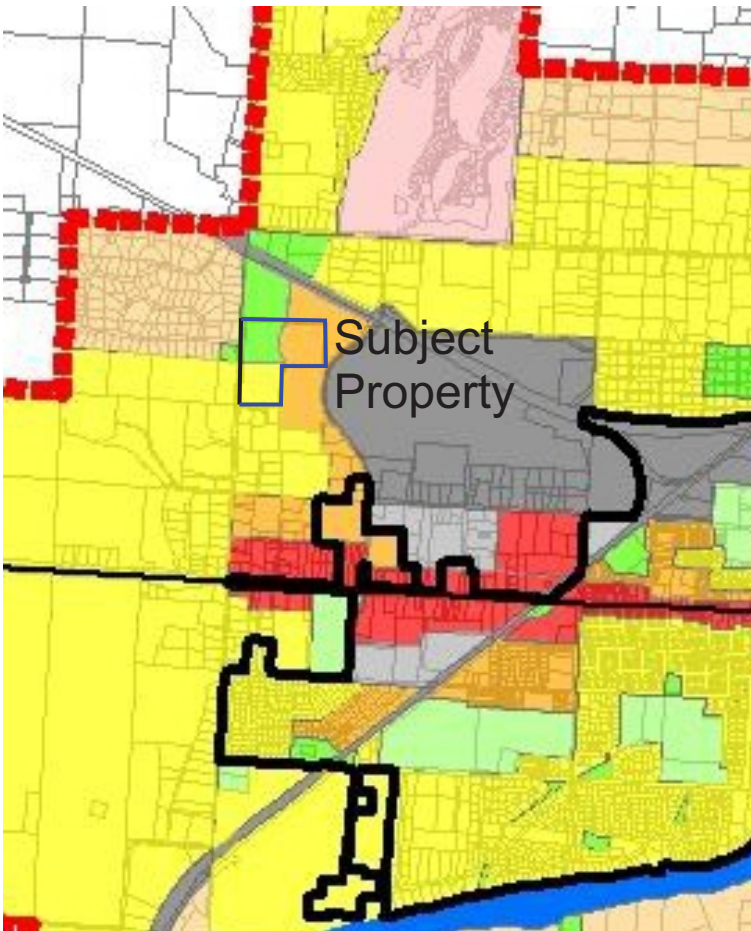


Planned Unit Development for Garnier Heights

In Section 7, T.30N., R.20W., P.M.,M., Flathead County, Montana

PUD Legend

Total Area: 28.692 Acres
Total Units: 102 DU (See Key for DU Types)
Total Density: 3.55 DU/AC
Zoning: CR-1, CR-2, CR-3 PUD
Total Area in Lots: 10.96 AC
Total Area R.O.W: 4.72 AC
Total Asphalt Area: 2.62 AC
Total Road length: 3614.30 LF
Total Open Space Area: 11.42 Acres
(39.8% Total PUD AREA)



Land Use Map Legend		
	Commercial	General, highway and neighborhood retail sales, services or mixed office use.
	Resort/Res Com	Within the confines of an overall development plan, provides recreation opportunities (principally to residents and guests), commercial uses (associated directly with recreation), and a mixture of housing types and densities.
	Heavy Industrial	Manufacturing, processing, storage and assembly of goods, where noise, odor, dust and associated impacts extend beyond the confines of a building or screened area.
	Light Industrial	Wholesale and industrial uses where noise, odor, dust and associated impacts are confined to a building or screened area.
	Multifamily	8 or more units/acre. High density residential including townhouses and apartment units. Served by urban services. May be a buffer or transitional area between low density residential and non-residential uses.
	Urban-Residential	Between 2 and 8 units/acre. Primarily single family residential with limited quantities of multifamily units. Fully served by urban services.
	Suburban Residential	2 units/acre or less. Primarily single family residential in a quasi-rural setting. Some urban services available.
	Rural Preserve	A rural area, predominately used for corporate and public lands, estate housing, and protective buffer for industry. Outside the immediate needs of urban development and having limited urban services. Residential use closely associated with highly developed access and low fire hazards.
	Public/Semipub	Schools, government offices or facilities, and cemeteries.
	Park/Open space	City and County parks, homeowner parks and green space areas, recreation access points.

Exhibit - Existing Zoning

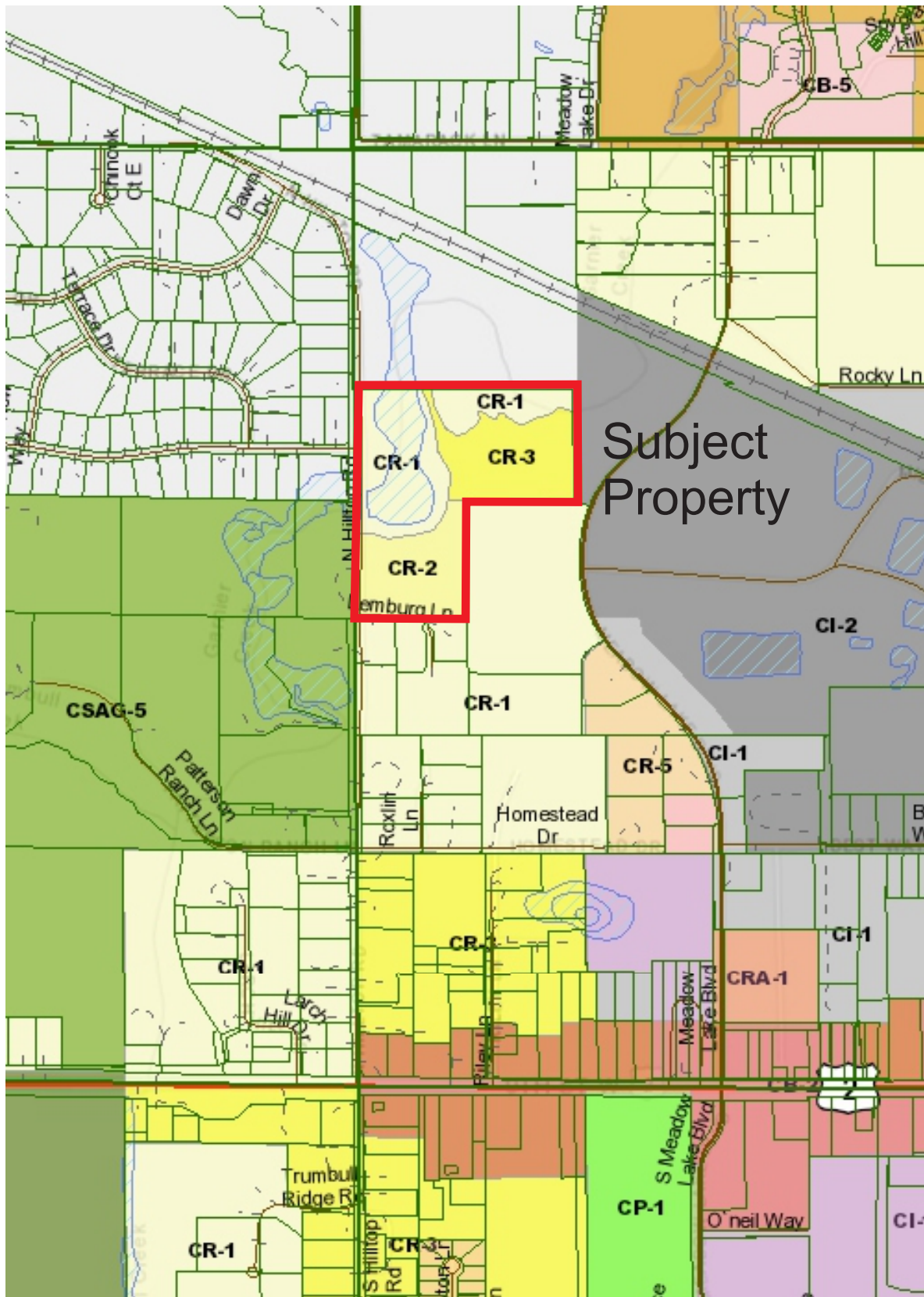


Exhibit: Road Easement

By: **SANDS SURVEYING, Inc.**

**2 Village Loop
Kalispell, MT 59901
(406) 755-6481**

JOB NO: 201602

DATE: February 11, 2008

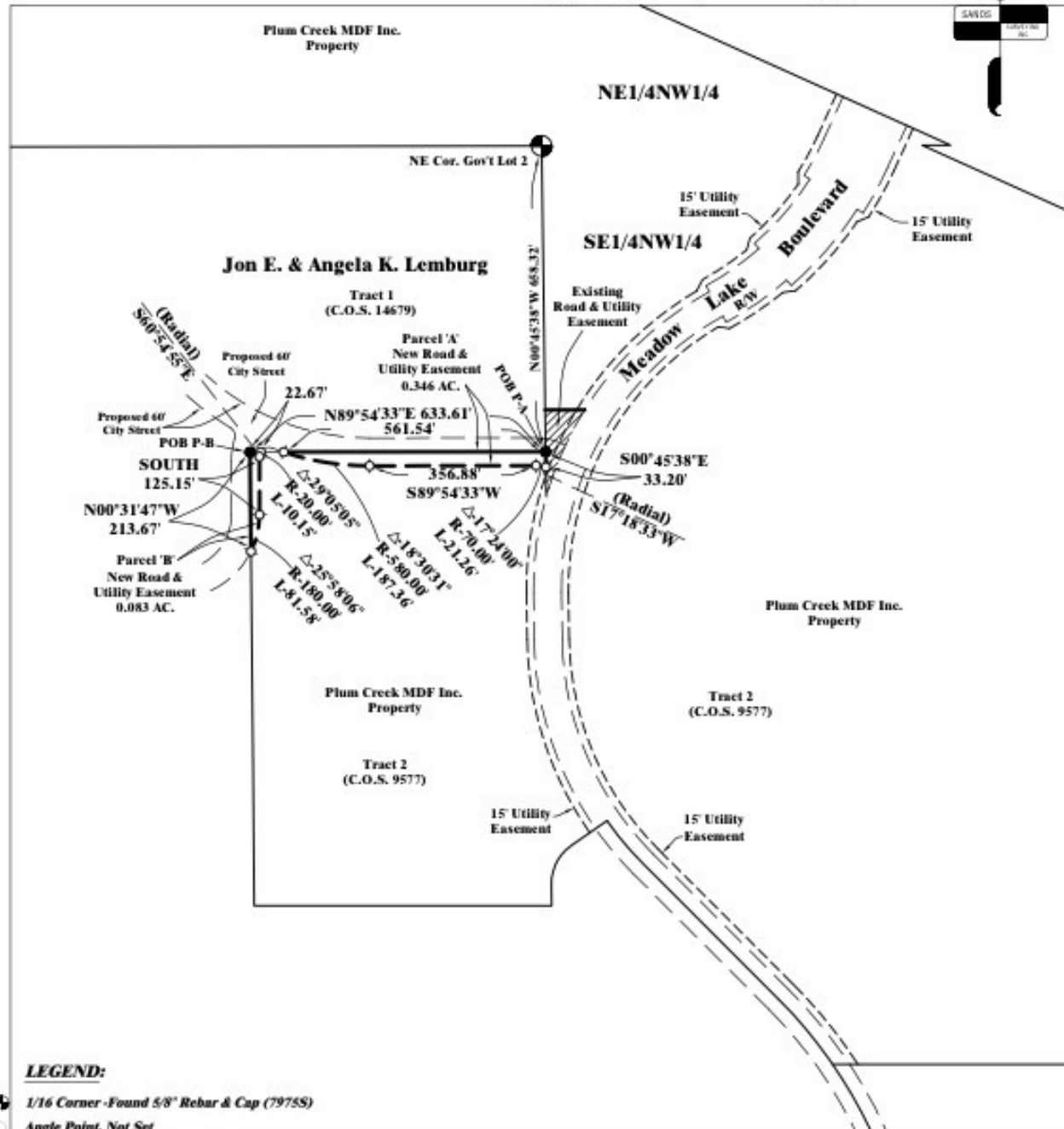
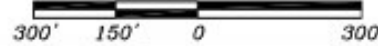
FOR: Jon E. & Angela K. Lemburg
OWNER: Plum Creek MDF Inc.

Exhibit A

Road & Utility Easements

**Located in Section 7, T.30N., R.20W.,
P.M.,M., Flathead County, Montana**

SCALE : 1" = 300'



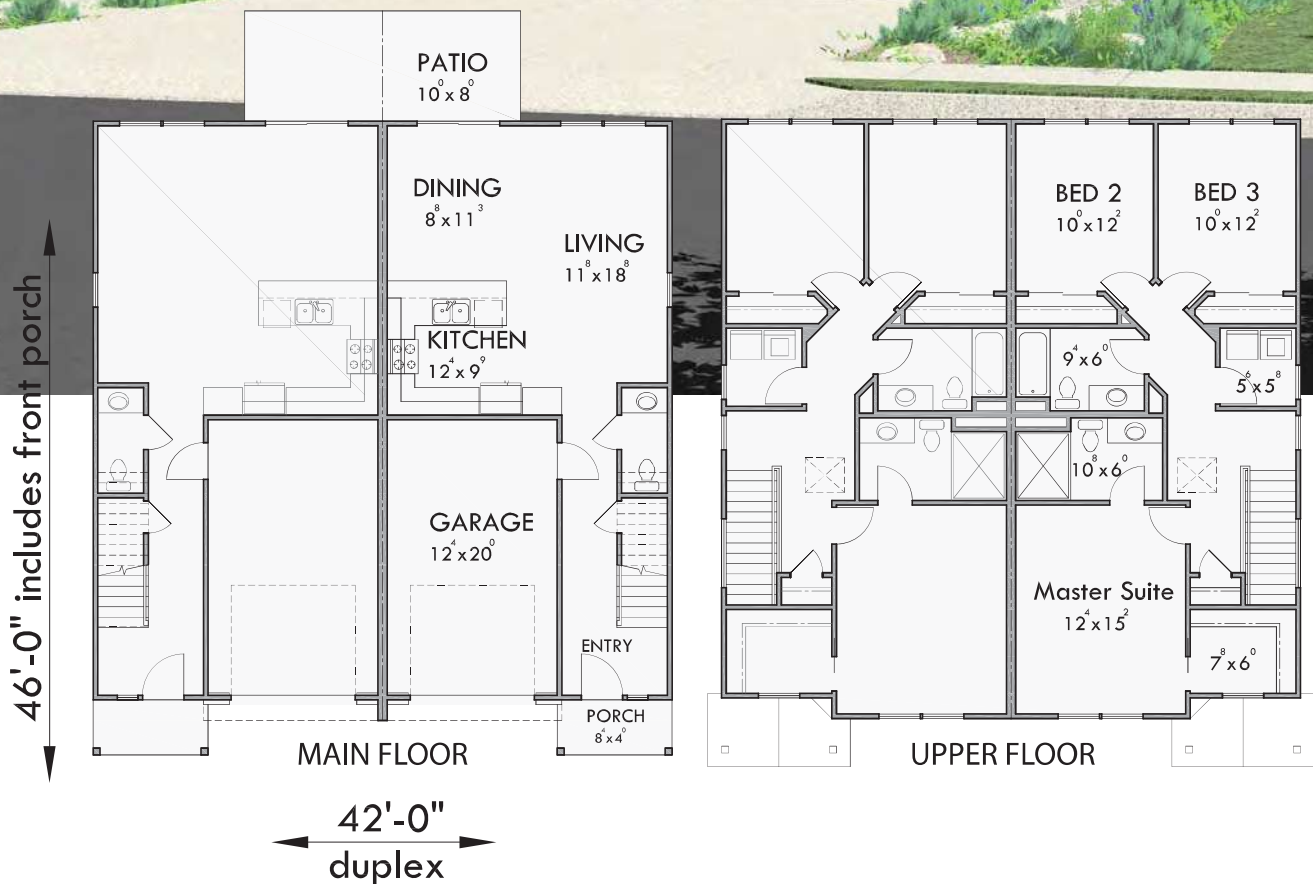
LEGEND:

- ☒ **1/16 Corner-Found 5/8" Rebar & Cap (7975S)**
☐ *Angle Point, Not Set*
☒ **Found 5/8" Rebar & Cap (7975S)**

PLAN #D-602

Item No.3.

MAIN FLR. 624 SQ. FT.
UPPER FLR. 857 SQ. FT.
TOTAL 1481 SQ. FT.
GARAGE 258 SQ. FT.



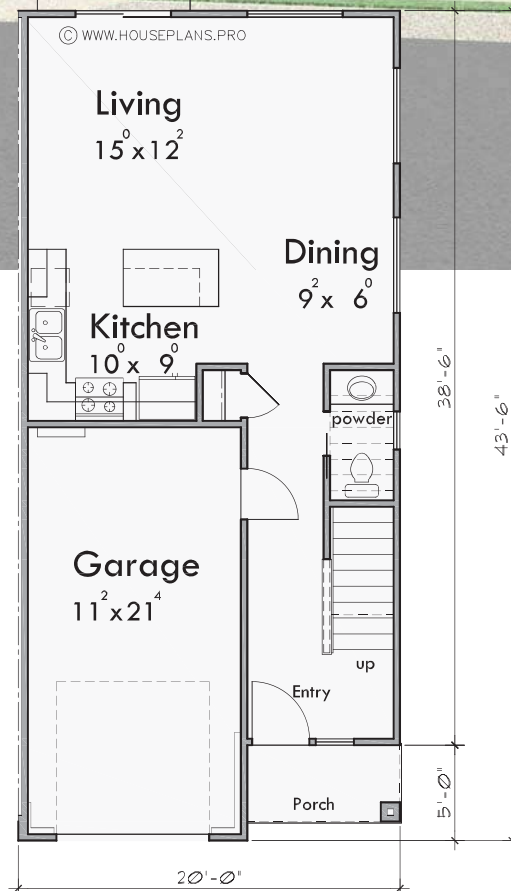
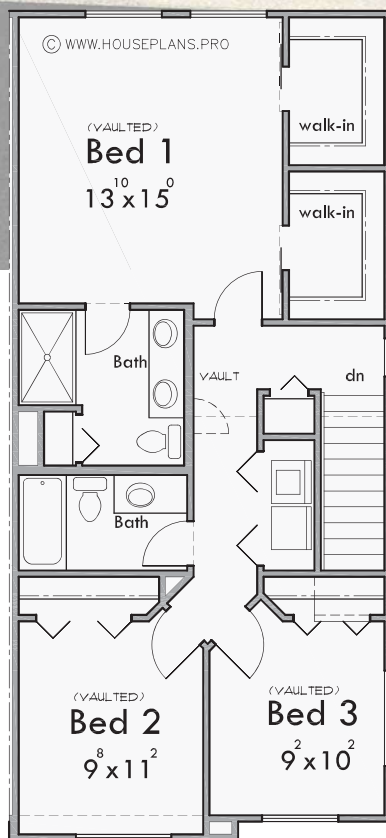
www.houseplans.pro

Bruinier & associates, inc. building designers ©
1304 SW Bertha Blvd. Portland, Oregon 97219 (503-246-3022)

PLAN #D-693

Item No.3.

MAIN FLR. 576 SQ. FT.
UPPER FLR. 862 SQ. FT.
TOTAL 1438 SQ. FT.
GARAGE 254 SQ. FT.



MAIN FLOOR

UPPER FLOOR

PLAN #F-578

MAIN FLR. 728 SQ. FT.
 UPPER FLR. 906 SQ. FT.
 TOTAL 1634 SQ. FT.
 GARAGE 232 SQ. FT.
 Porch/Patio/Deck 48 SQ. FT. EA.



24'-0"
each unit



Search

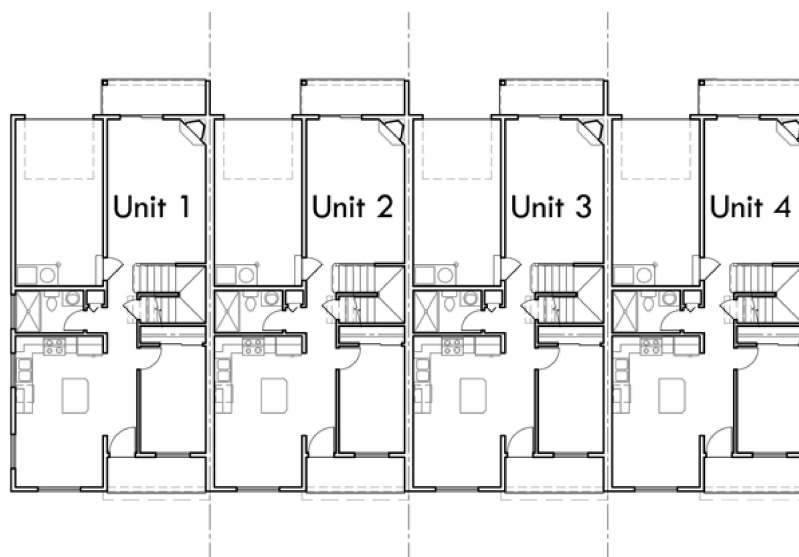
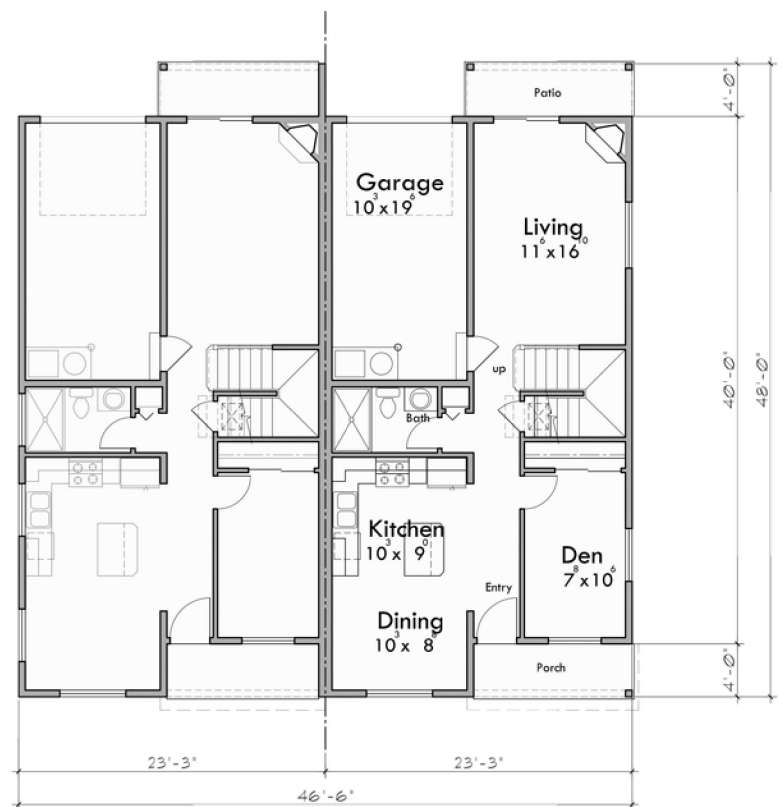
GO

Duplex Plans (/plans/type/3)	
3 & 4 Plex (/plans/type/12)	
5+ Units (/plans/type/13)	
House Plans (/plans/type/1)	
Garage Plans (/plans/type/5)	
About Us (/company)	
Sample Plan (/plans/plan/bid)	

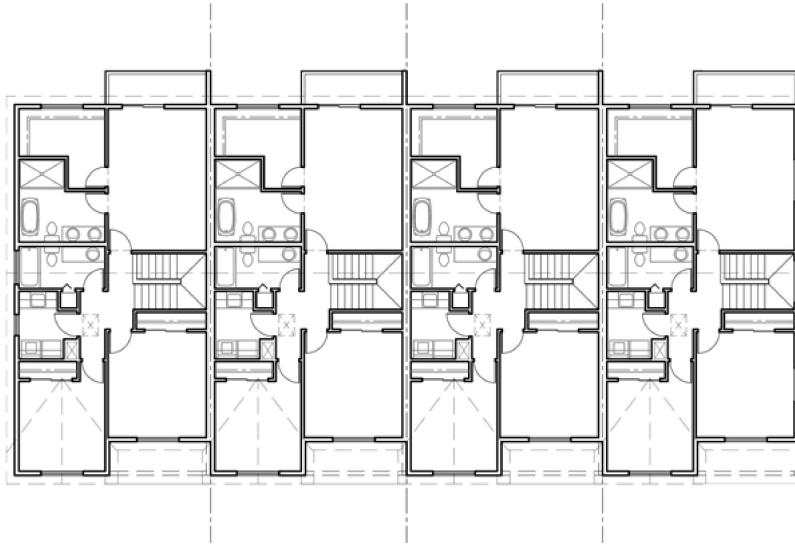
4 unit town house plan with rear garage and main floor bedroom F-626



Main Floor Plan



Upper Floor Plan



Plan F-626

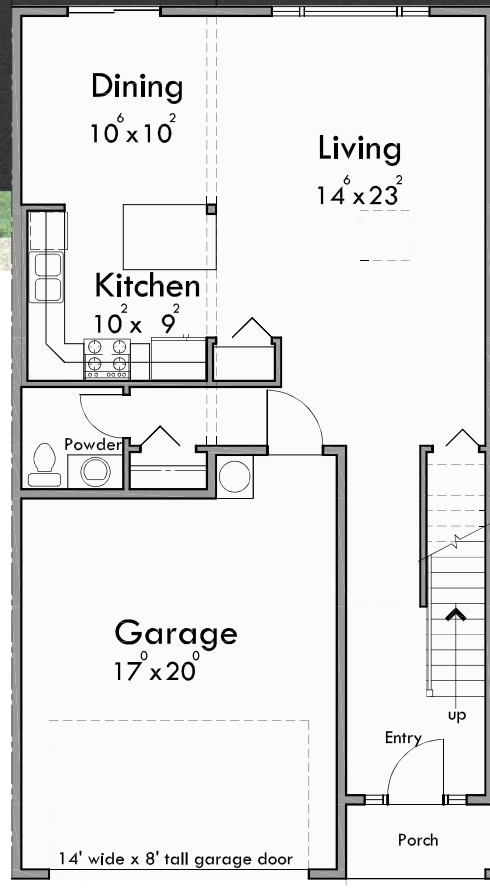
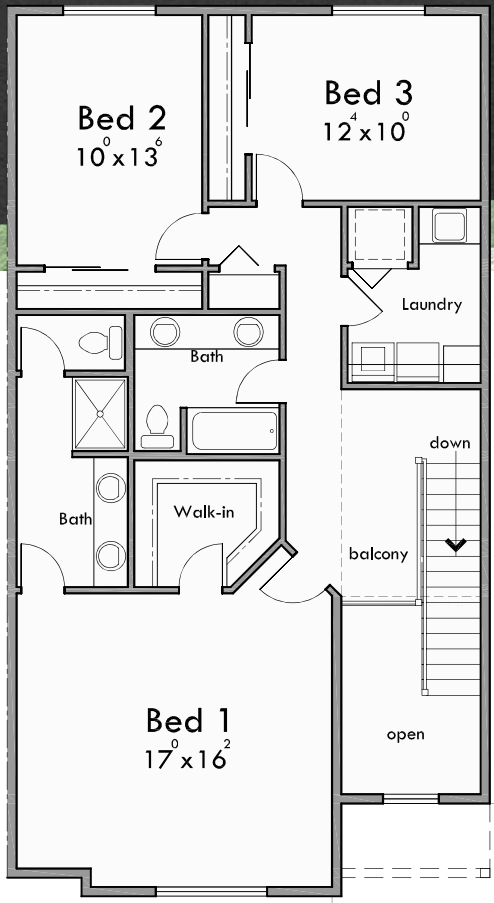
Total sq. ft.:	1,674
Upper Floor sq. ft:	916
Main Floor sq. ft:	758
Bedrooms:	4
Bathrooms:	3
Garage Stalls:	1
Width:	93' 0"
Depth:	48' 0"
Ridge Height:	30' 3"
Foundations Available:	Crawlspace

BUYING OPTIONS

PLAN F-609

Item No.3.

MAIN FLR. 814 SQ. FT.
UPPER FLR. 1091 SQ. FT.
TOTAL 1905 SQ. FT.
GARAGE 376 SQ. FT.



26'-0" each unit 104' four unit total

**PRELIMINARY PLAT REQUEST
GARNIER HEIGHTS SUBDIVISION
SUBDIVISION REPORT #CPP-21-01
COLUMBIA FALLS PLANNING OFFICE
June 8, 2021**

A report to the Columbia Falls City-County Planning Board regarding a request for a preliminary plat called Garnier Heights, a development proposing 102 Dwelling Units (26 detached single-family units and 76 attached single family units). A public hearing is scheduled before the Columbia Falls City-County Planning Board and Zoning Commission on June 15, 2021 at 6:30 in the Council Chambers and a subsequent public hearing is scheduled for the Columbia Falls City Council for July 6, 2021 at 7:00 in the City Council Chambers.

I. SITE HISTORY

Currently the property is undeveloped forest land (Figure 1 and 2) with a mix of land use designation and zoning. The zoning mix was considered and approved by the City Council back in 2006.

Figure 1 Zoning Map per Flathead County GIS

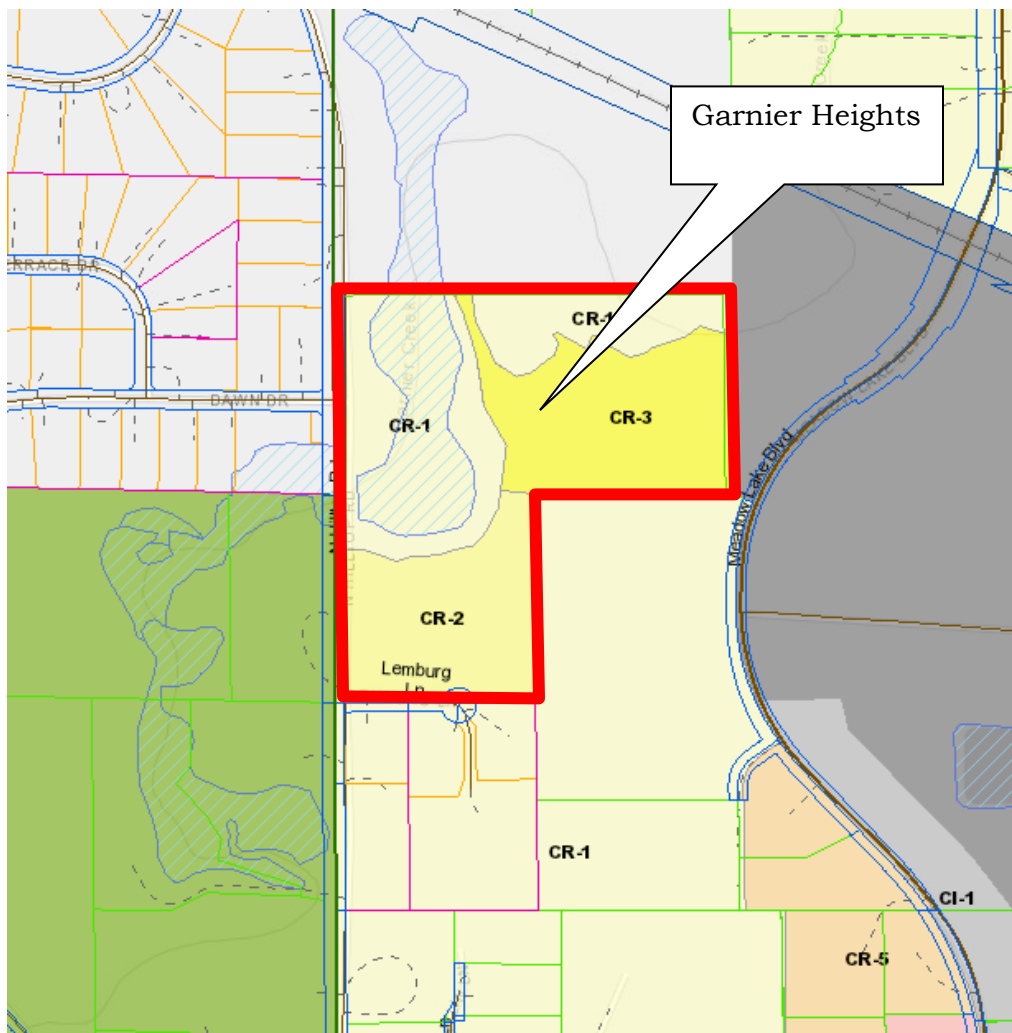


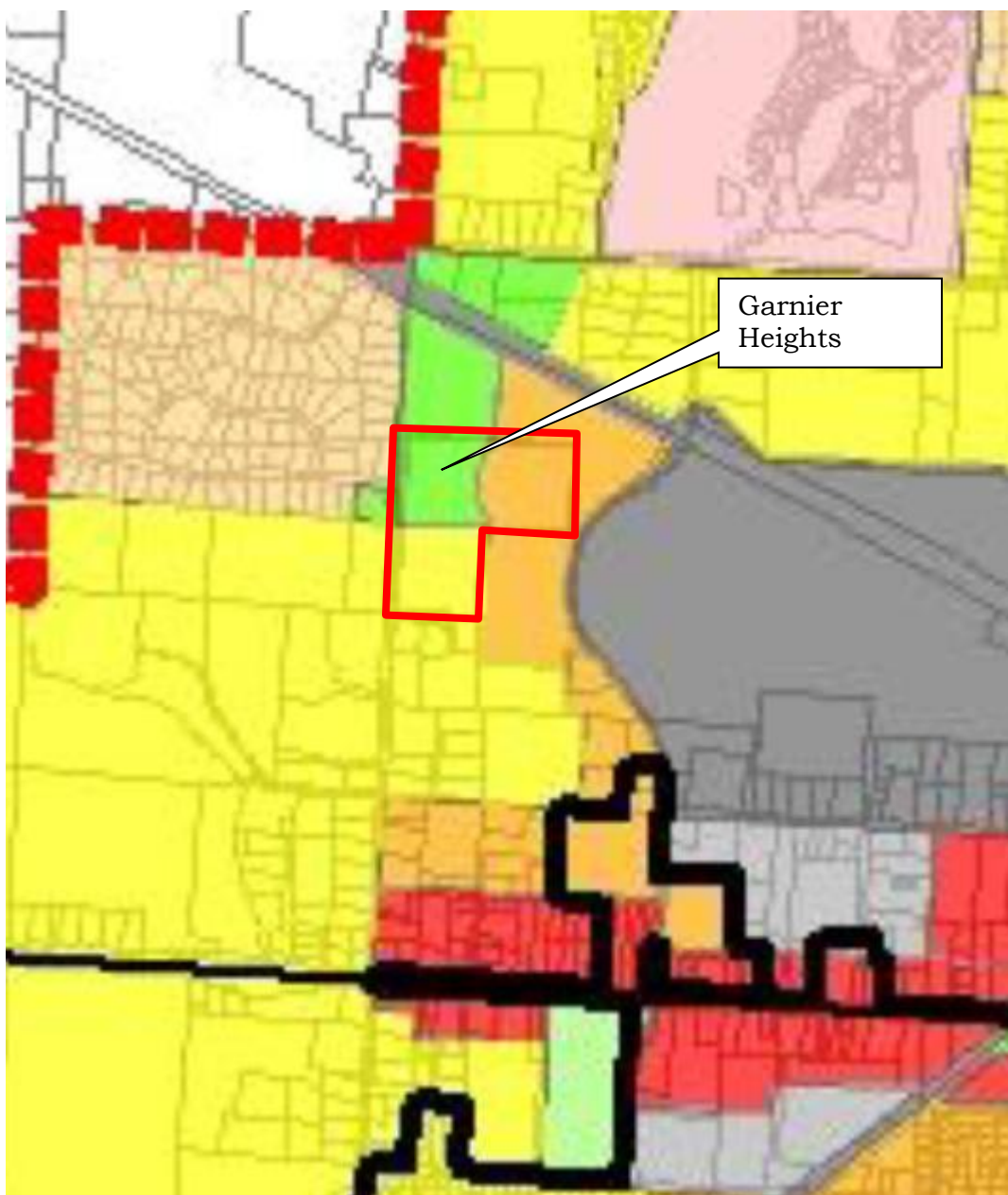
Figure 2



Google Earth Photo

II. BACKGROUND INFORMATION

- A. Owner/Applicant: RH Joint Holdings, LLC
Attn: Marlin Kauffman
1500 North Fork Road
Columbia Falls, MT 59912
- Technical Assistance: WGM Group
Attn: Bruce Lutz
431 1st Avenue West
Kalispell, MT 59901
- B. Location:
The 28+ acre project site has two frontages with Meadow Lake Boulevard providing access on the east and North Hilltop Road providing access on the west. On Meadow Lake Boulevard the property is located just south of the viaduct. On the North Hilltop side the property is located just north of Lemburg Lane. The property is described as Parcel 1 of COS 14679 excepting therefrom the property within the Plat known as Hilltop Meadows in Section 7, Township 30 North, Range 20 West, P.M.M., Flathead County.
- C. Size: 28.692 acres
- D. Existing Land Use: The property is currently forest land. There are no structures or livestock on the property.
- E. Adjacent Land Uses and Zoning:
- | | |
|-------|---|
| North | Unzoned - Undeveloped Corporate Timber Lands |
| South | CR-1 - Residential Land Use and Corporate Timber Lands |
| East | I-2 - Corporate Timber lands and heavy industrial use |
| West | Unzoned and SAG-5 - Residential and Lager Tract Residential |
- F. Zoning:
The property is zoned CR-1, CR-2 and CR-3. The City Council selected this zoning to accommodate neighboring land use patterns and the creek and wetlands that run through the property. With this preliminary plat application is accompanied by a PUD application that blends the density and creates a large open space area. The 102 units meet the zoning and PUD requirements and produce an overall density of 3.55 units per acre.
- G. Relation to Growth Policy:
Growth Policy Map shows the area with a mix of land use categories with Multi Family in orange; Urban Residential in yellow; and Park/Open Space in green. The Multi Family Designation supports eight to twenty units per acre, the Urban Residential designation supports 2 to 8 units per acre and the Park/Open Space Designation supports little or no units. The proposed PUD and preliminary plat with an overall density of 3.55 dwellings per acre and over a third of the property in Park and open space follow the recommendations of the Growth Policy.



2019 Columbia Falls Growth Policy Map

2019 Growth Policy Map Legend

	LightIndustrial	<i>Wholesale and industrial uses where noise, odor, dust and associated impacts are confined to a building or screened area.</i>
	MultiFamily	<i>8 or more units/acre. High density residential including townhouses and apartment units. Served by urban services. May be a buffer or transitional area between low density residential and non-residential uses.</i>
	UrbanResidential	<i>Between 2 and 8 units/acre. Primarily single family residential with limited quantities of multifamily units. Fully served by urban services.</i>
	SuburbanResidential	<i>2 units/acre or less. Primarily single family residential in a quasi-rural setting. Some urban services available.</i>
	RuralPreserve	<i>A rural area, predominately used for corporate and public lands, estate housing, and protective buffer for industry. Outside the immediate needs of urban development and having limited urban services. Residential use closely associated with highly developed access and low fire hazards.</i>

H. Utilities:

The following utilities service the proposed development:

<u>Water:</u>	Columbia Falls Municipal Water
<u>Sewer:</u>	Columbia Falls Municipal Sewer
<u>Fire Protection:</u>	Columbia Falls Fire Department
<u>Police Protection:</u>	Columbia Falls Police Department
<u>Street Maintenance:</u>	City of Columbia Falls
<u>Electricity:</u>	Flathead Electric
<u>Natural Gas:</u>	Montana Power

III. REVIEW AND FINDINGS OF FACT

This application is reviewed as a major subdivision in accordance with statutory public interest criteria and the Columbia Falls Subdivision Regulations Chapter 17.12.090 Impact Criteria:

A. Impacts on Public Health:

Public health and safety are 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.

1. Garnier Heights will annex into the City of Columbia Falls and connect to municipal water and wastewater infrastructure. The proposed subdivision has access to two public roads with Meadow Lake Boulevard on the east and North Hilltop Road on the west. The development is

served by Columbia Falls Fire and upon annexation will be served by Columbia Falls Police. The internal subdivision streets will be constructed to City standards with curb, gutter, sidewalks, boulevards, street lights and and street trees. As such the subdivision is not likely to have negative impacts on public health and safety.

Emergency Services: The Columbia Falls Fire District will provide fire service to the subdivision. As the subdivision will have City standard streets and fire hydrants throughout the subdivision, the Fire Chief voiced no concerns with the project. The proposed street system will also provide a much needed second access point to the North Hilltop neighborhood.

The subdivision will be served by the Columbia Falls Police Department. The Police Chief indicated that his department can serve the development and it will not impact their level of service.

Vehicular Traffic Safety Hazard: The subdivision has two access points; with Meadow Lake Boulevard on the east and North Hilltop Road on the west. Meadow Lake Boulevard provides multiple options to disperse traffic including the signalized intersection with Highway 2. North Hilltop has a single outlet currently at the Highway 2 signalized intersection. The proposed subdivision to connect North Hilltop with Meadow Lake Boulevard improving the circulation option for the North Hilltop neighborhood. The access to Meadow Lake Boulevard is provided through a Road and Utility Easement that was negotiated with Plum Creek MDF prior to it merging with Weyerhaeuser.

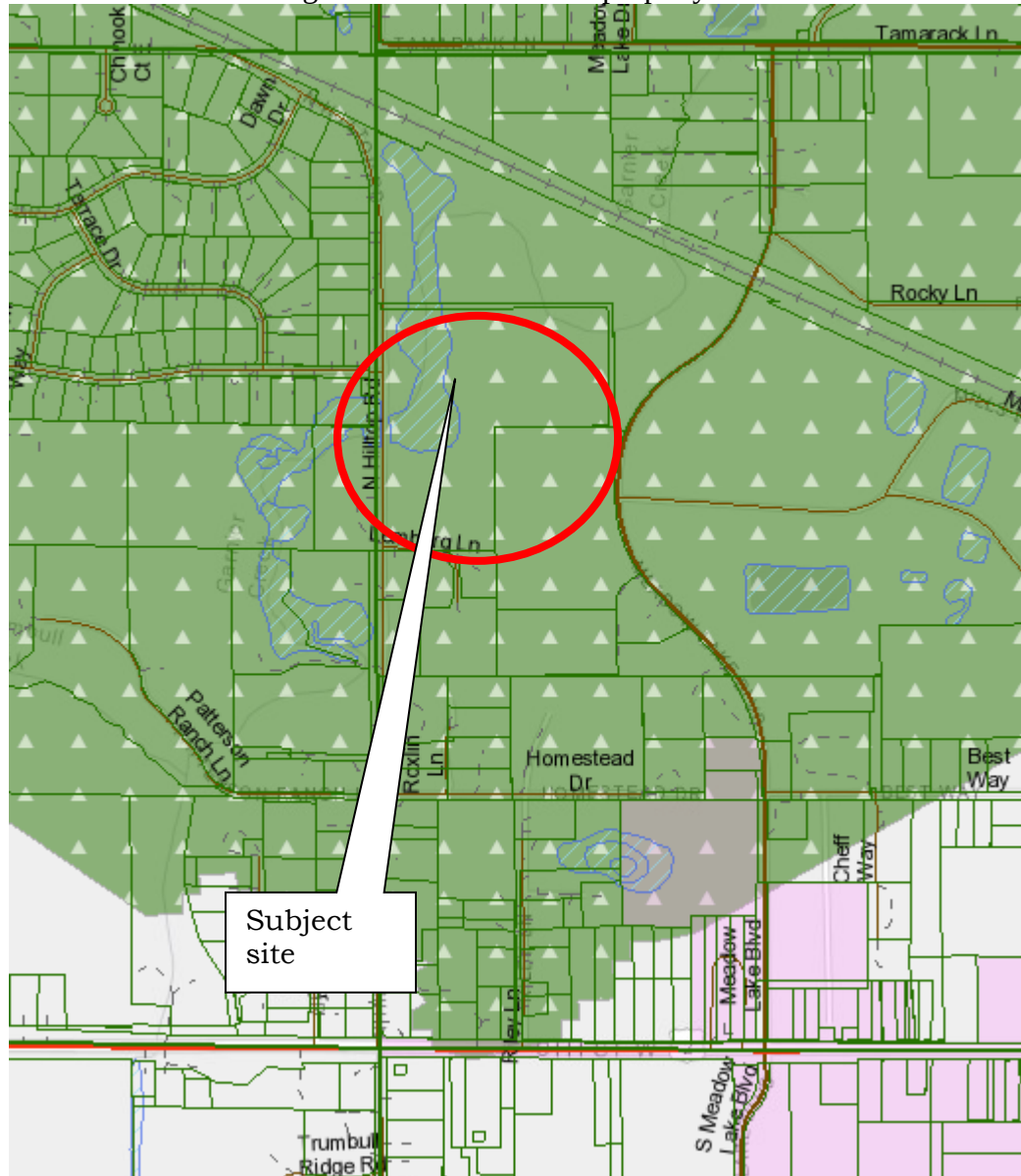
The applicants provided a Traffic Impact Study (TIS) that looked at five critical intersections: Meadow Lake Blvd and Best Way; Meadow Lake Blvd and Highway 2; North Hilltop Rd and Highway 2; The Subdivision Road and North Hilltop and lastly the Subdivision Road and Meadow Lake Blvd. Overall, the TIS found no decrease in Level of Service at the intersections between the “No Build” scenario versus the “Build” Scenario. The only exception in the intersection at North Hilltop and Highway 2 for the north and south bound drivers. North bound actual is slightly better with the subdivision and south bound is slight worse with the subdivision

The TIS indicates that the existing road system can accommodate the subdivision without the need for intersection improvements

The road cross section within the subdivision shows detached sidewalks on both side of the street. These walkways will provide safe pedestrian movement within the subdivision. Meadow Lake Boulevard on the other hand has no pedestrian facilities. The City of Columbia Falls is in the process of creating a comprehensive Transportation Plan which includes pedestrian needs. Meadow Lake Boulevard is one of the roads highlighted in the initial work as needing pedestrian paths. It is a goal of this Transportation Plan that priority projects can be identified for improvement using grants or other funding mechanisms to meet the need.

2. Proposed subdivisions or associated improvements that are located in an area identified as a high fire hazard area by a fire district are considered to have an impact on public health and safety.

The proposed subdivision is located in the Wildland Urban Interface (WUI). With the development of urban densities, the forested area will be greatly reduced with the exception of the park and open space. In addition to clearing the forest, the subdivision will have fire hydrants spaced at City Standards. The access to the project will be constructed to City standards and there are two avenues for egress. These items should mitigate fire hazards on the property.



Source: Flathead County GIS Website – The green shaded area designates the WUI

3. Proposed subdivisions or associated improvements that are proposed on land with high pressure gas lines or high voltage lines are considered to have an impact on public health and safety.

According to the application and a site visit, no such hazards exist on the subject property.

4. Proposed subdivisions or associated improvements that are proposed on land or adjacent to Superfund or hazardous waste sites are considered to have an impact on public health and safety.

There are no Superfund Sites adjacent to the subdivision and no known hazardous waste sites.

5. Proposed subdivisions or associated improvements that are proposed on or adjacent to abandoned landfills, mines, wells, waste sites, or sewage treatment plants are considered to have an impact on public health and safety.

According to the Environmental Assessment, the proposed subdivision is not adjacent abandoned landfills, mines, waste sites, or sewage treatment plants. The subdivision is adjacent to the Weyerhaeuser Mill however the Mill site is fenced and monitored. The BNSF railroad is also close by but as this railroad corridor traverses the City it is not considered a hazard.

B. Impacts on Wildlife and Wildlife 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.

1. Proposed subdivisions that are contiguous to unincorporated town sites or within the city-county planning jurisdiction are considered to have a minimal impact on wildlife and wildlife habitat.

The proposed subdivision is within the Columbia Falls Planning Jurisdiction and in an area already identified for urban residential use by the Columbia Falls Growth Policy. The property has forested lands, a creek and wetlands. The creek and wetland are set aside in the 11.42 acre open space.

2. Proposed subdivisions or associated improvements that are proposed in locations with riparian areas, wetlands, rivers, streams, lakes, or other natural surface waters are considered to have an impact on wildlife and wildlife habitat.

The proposed PUD/Subdivision does have a creek and wetlands which were identified in a wetland delineation report prepared by WGM Group and provided in the application. The wetland areas are located along Garnier Creek and shown on the PUD Map. The development has been designed to avoid most of the wetland areas.

The application is showing some stormwater facilities in the proximity of wetlands. The applicants will need to contact the Army Corps of Engineers to determine if an application is needed to place the stormwater facilities in the wetland area.



Photos of the creek in the northeast corner of the property

The applicants are also required to go through the Montana Department of Environmental Quality for review of the stormwater drainage plan. Both of the departments/agencies review these permits as part of water quality protection.

3. Proposed subdivisions or associated improvements that are proposed in an area with rare or endangered species, as identified by state or federal agencies, are considered to have an impact on wildlife.

According to the application materials and environmental assessment, the proposed site may include the following rare or endangered species: Grizzly bear, Fisher, Wolverine, Little Brown Myotis (Bat), Bald Eagle, Pileated Woodpecker, Common Loon, Northern Leopard Frog, and Western Toad. The list was provided by the Natural Heritage Program and they search areas includes approximately 12 square miles around the site. Therefore, species like the loon and wolverine would not likely visit the site. However, it can be safely assumed that bald eagles fly over the site and that the occasional grizzly bear travels through the property. However, this does not mean that the property is ideal habitat for these species and that the property has critical habitat for these species. The subdivision is providing 11.4 acres of open space primarily along Garnier Creek which could be assumed as potential habitat for the amphibians.

4. Proposed subdivisions or associated improvements that are proposed on or adjacent to land identified by state or federal agencies as critical habitat are considered to have an impact on wildlife and wildlife habitat.

As stated previously, the property does have delineated wetlands that appear to be subject to the jurisdiction of the Army Corps of Engineers (ACOE). The proposed development is designed to avoid the wetland areas for the most part. The project may disturb some wetlands with the stormwater facilities. Before any construction in the wetlands area, the applicants will need to secure the necessary permits from the ACOE. It is not uncommon for development to occur near wetlands in or near the urban confines of a City.

C. Impacts on the Natural Environment:

- Air: Vehicles and home heating will contribute exhaust and particulate matter to the air. Due to structure spacing and unrestricted natural air movement the impact is considered minor.
- Groundwater: The subdivision will utilize Municipal wastewater services which will help protect groundwater resources in the area. The stormwater facilities will be reviewed by the City of Columbia Falls Public Works Department and the Montana Department of Environmental Quality.
- Natural Vegetation: Area currently has an abundance vegetative cover; mostly coniferous forests but also mountain maple and other board leaf trees along the creek corridor. Development will likely disturb much of this cover with the exception of the 11.4 acres of open space. Invasion of noxious weeds on open ground will have an impact. Ground cover should be required to be re-established within a year after disturbance and weed control instituted. A Weed Management Plan for Flathead County Weed Department will be a condition of Preliminary Plat
- Surface Water: Garnier Creek runs through the northern portion of the development and exist on the west boundary. The entirety of the Garnier Creek frontage is enclosed within the proposed open space/park area.
- Topographical Features: The property is fairly level with the exception of Garnier Creek which has some steep backs and which the subdivision will abut.



Photo looking down the bank of Garnier Creek





Photo of the uplands where the development will occur.

Due to the proximity of the development to the steep slopes along the creek channel, staff will request Geotechnical Analysis of the site prior to final plat. Any recommendation if the Geotechnical report shall be incorporated into the subdivision design and/or the CC&R's.

D. Impacts on Local Services:

Protective Services: With annexation the Columbia Falls Police Department will take over duties within the subdivision. The Police Chief indicated that the department can serve the subdivision without impact their level of service. Columbia Falls Fire District already serves this area.

Wastewater: The subdivision will connect to and extend mains into the subdivision for Wastewater collection. Wastewater is transported along the mains in Meadow Lake Boulevard to the City Wastewater Treatment Facility on the Flathead River near the Veterans Home. The City Public Works Department indicated that the system has capacity to serve the subdivision.

Solid Waste: Flathead County Solid Waste allows residents to deposit household waste at the landfill or green box sites. Comments from the agency recommend requiring new subdivisions to use a refuse hauler.

Potable Water: The subdivision is connecting to and extending City mains into the subdivision for domestic water. The Columbia Falls Public Works Department indicated that they have capacity to serve the subdivision.

Fire Suppression: With the City water mains extended into the subdivision, the

developer will also install fire hydrants. The initial review of the project indicated that there is sufficient flow and pressure for the fire hydrants. Sewer and water facilities are subject to detailed plan review following preliminary plat approval and prior to construction. Details for the development of infrastructure are subject to the City Public Works Standards and will be reviewed for compliance

Public Schools: School District 6 operates K-12th grade within the City of Columbia Falls about a mile south east of the proposed subdivision. 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 102 lots would generate 32 students in the school system.

Recreation/Parkland: There are no City public recreation or parkland sites in the immediate vicinity. There is a County Park in the North Hilltop Subdivision. The development is setting aside approximately 11.4 acres of area as Open space and Park. There is a small area in Park C that can be developed for some active recreation and staff will request a condition to this effect. The bulk of the Open Space will be for passive use where persons can walk along deer trails but it will not provide active recreation activity.

Public Transportation No public transportation is immediately available. The Flathead County Public Transportation system, now known as Mountain Climber, formerly Eagle Transit, does make regular stops in Columbia Falls.

Roads: The proposed subdivision has two points of ingress and egress. The eastern approach is from Meadow Lake Boulevard and reaches the property through an Easement granted by Plum Creek (now Weyerhaeuser). Meadow Lake Boulevard is currently maintained by Flathead County. The west approach is at North Hilltop Road also maintained by Flathead County. North Hilltop is essentially a local street at this location and therefore Lots 47 – 52 can have individual approaches onto the road without significant impact. The applicant will need to secure approach permits for the streets and driveways on the County Road system.

The streets within the subdivision will be constructed to City standards for width, curb, gutter, boulevard, sidewalks, street lights and street trees. Upon completion of construction and acceptance by the City, the City will maintain the streets within the subdivision.

E. Impacts on Agriculture:

Area is not currently used for agricultural production nor is there evidence that it was used in that manner. The property has been logged in the past but it has been a few decades since that occurred. The nearest farming is the hay crop on the hay field a quarter mile away on the Tombrink property.

F. Impacts on Agricultural Water:

No irrigated land, irrigation districts, nor high demand from stock water are apparent or adjacent to this site. No impact to agricultural water users is anticipated.

G. Compliance with Subdivision Design Standards:

The proposed lot layout and right-of-way width appears to comply with the Title 17 Subdivision Regulation for Design Standards.

H. Compliance with the Montana Subdivision and Platting Act:

The proposed subdivision appears to comply with the Montana Subdivision and Platting Act.

I. Compliance with Subdivision Regulations:

No variance is requested to the Columbia Falls Subdivision Regulations. The applicant is not requesting phasing of the proposed subdivision.

The applicant is submitting this development as a PUD which is a zoning overlay. In the case of PUD's, they require 30% of the land area be free of road and roof, this also excludes, required yards. The applicant is proposing 39% of the site which greatly exceeds the maximum 11% parkland requirement of the subdivision regulations. However, as pointed out previously because of the lack of developed park in the area, the applicant will need to provide some park improvements to Park C for the future residents

IV. SUMMARY COMMENTS

The property is designated by the Columbia Falls Growth Policy as multi-family, urban residential, and park/open space. The property has a zoning classification of CR-1, CR-2, and CR-3 which correspond with the Growth Policy. The property is annexing into the City of Columbia Falls and this area is considered part of the path for Columbia Falls urban expansion.

The application identified wetlands on the subject site and has designed the development to avoid these sensitive areas by placing approximately 39% of the site in open space/park. As the application indicates some stormwater facilities in the identified wetland area the applicant appears to be subject to a 404 permit from the ACOE.

The subdivision will develop infrastructure to City standards including municipal water, wastewater and streets. The Traffic Impact Study that accompanies the application indicates there is no or very little impact on the Level of Service associated with the build-out of the subdivision.

Based upon the topography and proximity to the creek, staff is conditioning the subdivision to a Geotechnical analysis for the areas along the creek bank.

As the site does not appear to have been used for intensive agriculture or utilize shared agricultural irrigation, the development should have no impacts on agriculture and agricultural water user facilities

V. RECOMMENDATION

After reviewing the findings of fact, staff recommends that the Columbia Falls City County Planning Board adopt these findings-of-fact for Garnier Heights, and recommend approval of the Preliminary Plat with attached conditions to the City Council. Recommended conditions of approval are as follows:

1. The final plat shall be submitted in substantial compliance with the preliminary plat/PUD plat layouts provided with this application and prepared by WGM Group, dated 4/30/21 and 4/30/21, unless altered by these conditions. In addition to these Conditions of Preliminary Plat, the development is also subject to the Conditions of the PUD, file number CPUD-21-01.
2. All road right-of-ways within the subdivision shall be dedicated to the City of Columbia Falls.
3. The applicants shall provide at final plat, CC&R's that address the open space/park maintenance. A note shall be placed on the face of the plat informing the lot owner of the open space maintenance responsibility through the HOA.
4. The road construction shall meet the requirements of Chapter 17.16 of the City of Columbia Falls Subdivision Regulations and the Columbia Falls Public Works Standards. The construction plan shall be reviewed and approved by the City prior to construction. The road construction shall be certified by a registered engineer that they meet such standards following construction and the roadways shall be accepted by the City prior to Final Plat approval.
5. The applicants shall contact the Army Corps of Engineers (ACOE) to determine if an application is needed to place the stormwater facilities in the wetland area. The applicant shall provide a copy of the permit or a letter from the ACOE stating a permit is not needed prior to the issuance of Final Plat.
6. The applicants shall secure new "Approach Permits" from the Flathead County Road Department for the access and driveways onto North Hilltop Road and Meadow Lake Boulevard.
7. The Columbia Falls Fire Chief shall approve location of the fire hydrants in writing prior to construction of the project.
8. Due to the steep slopes along the creek channel, staff will request Geotechnical Analysis of the site prior to final plat. Any recommendation in the Geotechnical report shall be incorporated into the subdivision design and or the CC&R's
9. The responsible postmaster shall approve a common mailbox facility at an approved location. The facility shall meet the requirements of 17.18.250. The facility shall be installed prior to final plat or included in an SIA.
10. Developer shall provide a student loading/unloading facility at an approved location as directed by School District 6 or provide a letter from the School District stating that the bus stop is not required.
11. The sewer, water and stormwater facilities shall be reviewed and approved by the Columbia Falls Public Works Director and Montana Department of Environmental Quality. The water, sewer, and stormwater shall be constructed in accordance with the approved plan and the construction shall be certified by a registered engineer that they meet the approved specifications.
12. A note shall be placed on the face of the Final Plat stating: "All dwellings shall have house numbers visible from the internal subdivision road."

13. The applicants shall provide copies of the final plat drawing and as-built construction drawings for all public infrastructure and utilities existing or constructed in the right-of-way or easements. Copies of drawings shall be in both paper and digital. Digital copies shall be in a format prescribed by the City.
14. All utilities shall be installed underground and stubbed to each lot prior to the paving of the roads.
15. 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."
16. That the parkland requirement shall be met by providing 11.4 acres of land as open space/park as prescribed in the PUD regulations. As there are no active park areas in close proximity of the development, Park area C shall be developed with Playground Equipment and at least two benches. At a minimum the playground equipment shall include two swings and one slide.
17. Assessment for taxation and special assessments for lands within the common areas shall be proportionally shared among all lots in the subdivision. The proportion may be equal or based upon the area of the lot in proportion to the total area of all lots. Such assessment shall be reported to Flathead County, billed and collected with other tax and assessment due each lot.
18. Plat notes shall be added to the face of the plat delineating that the parks and common area are dedicated in perpetuity and that said space(s) will be owned and maintained by the Homeowners Association. Changes to the use and/or management of the common space or parks shall be approved by the Homeowners Association and the City.
19. The following notes indicating the PUD deviations shall be placed on the face of the final plat:
 - a. A reduced front yard setback from 25-feet to 20-feet just for the lots served by the alleyway (Lots 1A – 8D and Lots 37A – 46B) side, side corner, and rear setbacks will remain the same. All other lots shall have setbacks standard setbacks of 25-foot; 5-feet side; 15-feet side corner; and 20-feet rear yard.
 - b. Minimum Lots sizes shall conform to the PUD and Preliminary Plat Map presented with this application 4/30/21 and 4/30/21.
 - c. Maximum Lot coverage will be considered the building envelopes/setbacks
20. All improvements to the public right-of-way shall be complete or guaranteed through a SIA prior to final plat approval. The Developer shall warranty all infrastructure improvements for a minimum of one (1) year after approval of the final plat.
21. 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.
22. 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.



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

Planning Department

PHONE (406) 892-4391

FAX (406) 892-4413

Item No.4.

MAY 07 2021

CITY OF COLUMBIA FALLS

MAJOR SUBDIVISION PRELIMINARY PLAT APPLICATION

FEE ATTACHED _____ FEES: SEE FEE SHEET

SUBDIVISION NAME: Garnier Heights Subdivision

OWNER(S) OF RECORD:

Name RH Joint Holdings LLC (attn. Marlin Kauffman) Phone 406-249-8432

Mailing Address 1500 North Fork Road

City Columbia Falls State MT Zip 59912

*Major
Subd
Plat
PUD*

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

Name & Address WGM Group, 431 1st Ave. West, Kalispell, MT 59901

Name & Address _____

Name & Address _____

LEGAL DESCRIPTION OF PROPERTY:

Property Address Rocky Lane Road and Hilltop Rd (address not estab.)

Assessor's Tract No(s) 0000069650 Lot No(s) NA

1/4 Sec _____ Section 07 Township 30N Range 20W

GENERAL DESCRIPTION OF SUBDIVISION:

Number of Lots or Rental Spaces 102 Total Acreage in Subdivision 28.692

Total Acreage in Lots 10.96 Minimum Size of Lots or Spaces _____

Total Acreage in Streets or Roads 4.72 Maximum Size of Lots or Spaces _____

Total Acreage in Parks, Open Spaces and/or Common Areas 11.42

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

Single Family 26 Townhouse 76 Mobile Home Park _____

Duplex _____ Apartment _____ Recreational Vehicle Park _____

Commercial _____ Industrial _____ Planned Unit Development 102

Condominium _____ Multi-Family _____ Other _____

APPLICABLE ZONING DESIGNATION & DISTRICT CR-1, CR-2 and CR-3 PUD

ESTIMATE OF MARKET VALUE BEFORE IMPROVEMENTS _____**IMPROVEMENTS TO BE PROVIDED:**

Roads: Gravel _____ Paved ☒ Curb ☒ Gutter ☒ Sidewalks ☒ 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 Engineering Report

PROPOSED EROSION/SEDIMENTATION CONTROL: See Engineering Report _____**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 second growth timber to provide for streets 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.

Minimal impact. Gamier Creek and associated wetland zones 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 Boulevard and North Hilltop Road is anticipated. The proposed development will utilize both Columbia Falls

public water and sanitary sewer. Storm drainage will be accommodated on-site.

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 in the areas where streets will be built and lots developed. Care will be taken protect and preserve sensitive natural resources on the site included the wetlands and Garnier Creek and existing timber not affected by street and lot development.

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 thoroughfares and wetland habitat will be set aside as open space with the property so as to not impede the movement of wildlife through the natural areas of the development. 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 are no apparent impacts public health and safety issues associated with the proposed residential development.

Protecting Garnier Creek and the associated wetland is of utmost importance.

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

SECTION OF REGULATIONS CREATING HARDSHIP: See exceptions requested on PUD application

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

PROPOSED ALTERNATIVE(S) TO STRICT COMPLIANCES WITH SUBDIVISION REGULATIONS:

**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?

2. Will the variance cause a substantial increase in public costs?

3. Will the variance affect, in any manner, the provisions of any adopted zoning regulations, Master Plan or Growth Policy?

4. Are there special circumstances related to the physical characteristics of the site (topography, shape, etc.) that create the hardship?

5. What other conditions are unique to this property that creates the need for a variance?

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>
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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)

(Date)

From: Bruce Lutz
Sent: Monday, May 3, 2021 1:22 PM
To: Marlin Kauffman
Subject: PUD and Preliminary Plat Submittal Fees

Hi Marlin:

Attached are Columbia Falls planning submittal fees and below are the calculated fees for Garnier Heights PUD:

PUD Fee:

Residential $\$1,000 + \$7173 (-250) = \mathbf{\$7923.00}$

Preliminary Plat Fee:

Major Subdivision $\$1,250 + \$1600 + \$3280 = \mathbf{\$6,130.00}$

TOTAL Planning Submittal Fees: \$14,053.00

I will be submitting most of our package tomorrow and everything by Thursday AM so we will need to drop off a check for the submittal fee no later than Thursday AM as well.

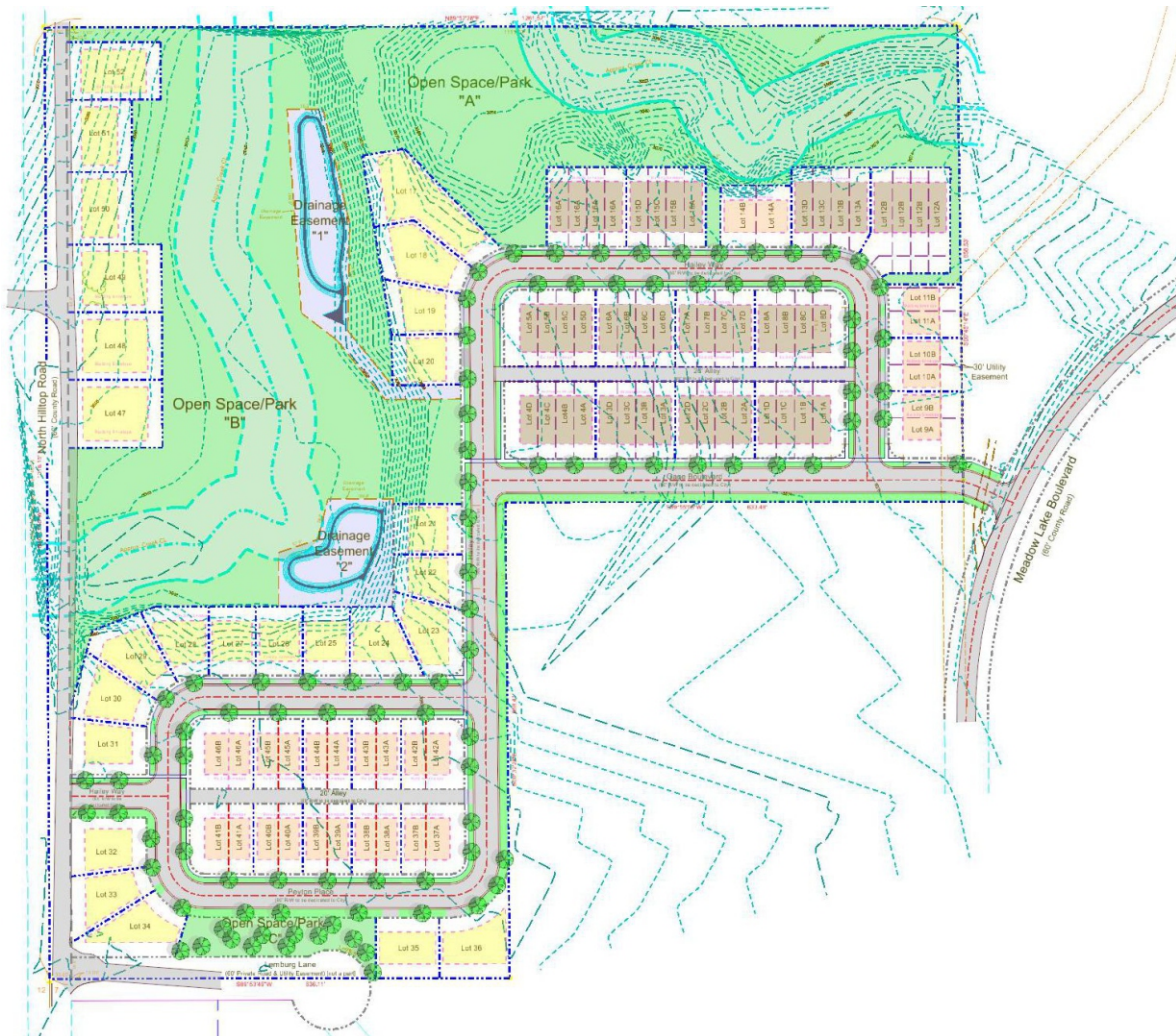
Thanks for your attention.

Bruce

eric@sandssurveying.com

Garnier Heights PUD and Preliminary Plat

City of Columbia Falls, Montana



Planning Entitlement Package
May 2021



Tuesday, May 4, 2021

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

Attn: Susan and Eric Mulcahy

Re: PUD overlay and Preliminary Plat application, Garnier Heights PUD, Columbia Falls

Dear Susan:

On behalf of RH Joint Holdings LLC please find attached a check for \$14,053.00 (to be dropped off at City Hall no later than May 6) and an application package for a CR-123 PUD overlay for their property on Meadow Lake Boulevard. The application includes the following:

- 1) Application forms with signatures,
- 2) PUD Summary,
- 3) PUD Plan
- 4) Preliminary Plat (WGM sheets 1-3)
- 5) Preliminary Plat EA
- 6) Traffic Impact Study
- 7) Wetland Delineation Map
- 8) Wetland Delineation Memo
- 9) Growth Policy Exhibit
- 10) Existing Zoning Exhibit
- 11) Road Easement Exhibit
- 12) Declaration of Covenants (to be submitted May 6)
- 13) Residential Housing Exhibit (to be submitted May 6)

Thank you for your attention. Please call if you have any questions.

Sincerely,
WGM Group, Inc.



Bruce Lutz A.S.L.A
Senior Planner and Landscape Architect

cc: Marlin Kauffman, File



Planning Department

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

PHONE (406) 892-4391

FAX (406) 892-4413

Item No.4.

APPLICATION FOR PLANNED UNIT DEVELOPMENT (PUD)

Project Name: Garnier Heights PUD
Name of Applicant: RH Joint Holdings LLC (Attn. Marlin Kauffman)
Mailing Address: 1500 North Fork Road
City/State/Zip: Columbia Falls, MT 59912 Phone: 406-249-8432
Name and address of owner if different than applicant:
Name: _____
Mail Address: _____
City/State/Zip: _____ Phone: _____
Technical Assistance: WGM Group (attn. Bruce Lutz)
Mail Address: 431 1st Avenue West
City/State/Zip: Kalispell, MT 59901 Phone: 406-250-1410
If there are others who should be notified during the review process, please list those.

Check One:

☒ Initial PUD Proposal
☐ Amendment to an existing PUD

Property Address: Meadow Lake Blvd and Hilltop Road (address not established)

Total Area of Property: 28.692 Acres (Assessor Number 0000069650)

Legal description including section, township, range: S07, T30 N, R20 W, ACRES 28.7, COS 14679, TR 2 IN N2 L2, TR 2FA IN L 2 - PT ABD RD

The present zoning of the above property is: CR-1 (Suburban Residential), CR-2 (1 Family Limited Residential) and CR-3 (One Family Residential), See Zoning Exhibit

Please provide the following information in a narrative format with supporting drawings or other format as needed:

See Summary and Drawing Exhibits Attached

- 1) An overall description of the goals and objectives for the development of the project.
- 2) In cases where the development will be executed in increments, a schedule showing the time within phases will be completed.
- 3) The extent to which the plan departs from zoning and subdivision regulations including but not limited to density, setbacks and use, and the reasons why such departures are or are not deemed to be in the public interest;
- 4) The nature and extent of the common open space in the project and the provisions for maintenance and conservation of the common open space; and the adequacy of the amount and function of the open space in terms of land use, densities and dwelling types proposed in the plan;

- 5) The manner in which services will be provided such as water, sewer, storm water management, schools, roads, traffic management, pedestrian access, recreational facilities and other applicable services and utilities;
- 6) The relationship, beneficial or adverse, of the planned unit development project upon the neighborhood in which it is proposed to be established;
- 7) How the plan provides reasonable consideration to the character of the neighborhood and the peculiar suitability of the property for the proposed use;
- 8) Where there are more intensive uses or incompatible uses planned within the project or on the project boundaries, how will the impacts of those uses be mitigated;
- 9) How the development will further the goals, policies and objectives of the Columbia Falls Growth Policy;
- 10) Include site plans, drawings and schematics with supporting narratives where needed that include the following information:
 - a. Total acreage and present zoning classifications;
 - b. Zoning classification of all adjoining properties;
 - c. Density in dwelling units per gross acre;
 - d. Location, size height and number of stories for buildings and uses proposed for buildings;
 - e. Layout and dimensions of streets, parking areas, pedestrian walkways and surfacing;
 - f. Vehicle, emergency and pedestrian access, traffic circulation and control;
 - g. Location, size, height, color and materials of signs;
 - h. Location and height of fencing and/or screening
 - i. Location and type of landscaping
 - j. Location and type of open space and common areas;
 - k. Proposed maintenance of common areas and open space;
 - l. Property boundary locations and setback lines;
 - m. Special design standards, materials and/or colors;
 - n. Proposed schedule of completions and phasing of the development, if applicable;
 - o. Covenants, conditions and restrictions;
 - p. Any other information that may be deemed relevant and appropriate to allow for adequate review.

If the PUD involves the division of land for the purpose of conveyance, a preliminary plat shall be prepared in accordance with the requirements of the subdivision regulations.

Please note that the approved final plan, together with the conditions and restrictions imposed, shall constitute the zoning for the district. No building permit shall be issued for any structure within the district unless such structure conforms to the provisions of the approved plan.

The signing of this application signifies that the aforementioned information is true and correct and grants approval for the City of Columbia Falls staff to be present on the property for routine monitoring and inspection during review process.



Applicant Signature

May 4, 2021
Date

Owner Signature

May 4, 2020
Date

PUD Summary:

1) An overall description of the goals and objectives for the development of the project.

The overall goal and objective of the Garnier Heights Planned Unit Development is to blend three existing zoning areas into a mixed offering of residential homes in the form of single-family homes and townhomes while preserving a large percentage of open space within the 28+ acre property between Meadow Lake Boulevard, North Hilltop Road and Lemburg Lane. The site layout pays special attention to the sensitive nature of Garnier Creek while clustering homes on the portion of the site that is appropriate for development. The PUD offers 11.42 (39%) acres for open space and parks while concentrating residential lots, roads and right-of-way on the remaining 17.27 acres of the property. The 2019 Columbia Falls Growth Policy divides the property into approximately 1/3 equal parts of Multi-Family (8 or more DU/AC), Urban Residential (2-8 DU/A) and Park Open Space (see attached Growth Policy Exhibit). The existing zoning on the property divides the site into approximately equal parts of CR-1, CR-2 and CR-3 zones. The proposed density for the PUD is 3.55 dwelling units per acre.

2) In cases where the development will be executed in increments, a schedule showing the time within phases will be completed.

The PUD will be developed on a continuous schedule beginning on the northeast corner of the property adjacent to Meadow Lake Boulevard and then progressing to the southwest corner and finally to the northwest corner along North Hilltop Road

3) The extent to which the plan departs from zoning and subdivision regulations including but not limited to density, setbacks and use, and the reasons why such departures are or are not deemed to be in the public interest;

The application for a PUD overlay seeks a blending of the existing CR-1, CR-2 and CR-3 zones on the property in order to increase the density. A PUD overlay on a CR-1 district allows 1.5 DU/AC, a CR-2 district allows for up to 4 DU/AC and a CR-3 district allows up to 7 DU/AC. The application for Garnier Heights PUD requests a density of 3.55 DU/AC. The building setbacks requested with this application are similar to those of the standard CR-3 district which are 20 feet rear, 25 feet front, 5 feet side and 15 feet corner. The exception that is requested is for a 20 foot front setback since most of the townhomes are alley loaded. The blending of the CR-1, CR-2 and CR-3 zones allows for townhomes in the CR-2 area and single-family lots of less than one acre in the existing CR-1 area. The above departures/exceptions allow for the development to be compact and efficient while allowing for a generous open space dedication.

4) The nature and extent of the common open space in the project and the provisions for maintenance and conservation of the common open space; and the adequacy of the amount and function of the open space in terms of land use, densities and dwelling types proposed in the plan.

Garnier Heights PUD proposes the set aside of 11.42 acres of park and open space. The area comprises 39.8 % of the total property area. The extent of parkland, open space and landscaping is illustrated on the PUD Site plan attached. Development landscaping will consist of constructing grass parkways, planting appropriate boulevard trees, selective clearing and seeding of park open areas, and constructing and landscaping entry monuments on the east and west entries of the development. A small portion of the open space will be dedicated to landscaped on-site storm drainage detention. Common spaces will be maintained and owned by the Homeowners Association.

5) The manner in which services will be provided such as water, sewer, storm water management, schools, roads, traffic management, pedestrian access, recreational facilities and other applicable services and utilities;

The proposed development will be served with extensions to existing and adjacent infrastructure provided by the City of Columbia Falls including water and sanitary sewer. Existing utilities include a 6" pressurized force main located on the east side of the property directing flow south within Meadow Lake Boulevard and 10" water main also located on meadow lake boulevard, just south of best way. All proposed infrastructure and services are shown on the included plans and are described as follows.

Sanitary Sewer

Lots within the proposed development will be served primarily via gravity sewer within the new road corridors into a new municipal lift station. The lots located at the north west of the development will require a low-pressure force main with individual grinder pumps to facilitate crossing Garnier Creek and in to the proposed gravity system. The new lift station will need to be sized to accommodate the flows of the development pumped at a pressure/head above the pressure at the force main connection point to ensure flow.

Water

The City of Columbia Falls will provide the domestic water source per existing infrastructure diagrams. The closest connection point is a 10" main just south of the development along Meadow Lake Boulevard just south of Best Way. The main will be extended from that location north within the City Right of way to the subject property. From the point of connection at Garnier Heights, water mains will be extended through the proposed road corridors to serve the individual lots.

Storm Drainage

Stormwater will be collected via a series of inlets and manholes within the proposed road corridors and piped to detention ponds with flow control structures and overflows directed to Garnier Creek. Stormwater treatment will be provided via a vortex unit to remove oils, trash and grit from the streets prior to entering the detention areas.

Schools

When the development is completed, there will be 102 lots/dwelling units. Per US census data approximately 21.7% of the Flathead county population is under 18 (school age) and each household has an estimated population of 2.55 people. This translates to 56 new school age children in the built-out and occupied development. Columbia Falls Junior High School and Ruder Elementary are both located within 2 miles of the development with other schools like Columbia Falls High School and Glacier Gateway Elementary just slightly further southeast and east respectively.

Roads and Traffic

A traffic impact study is attached to this application. The proposed interior roads will connect to Meadow Lake Boulevard on the east and North Hilltop Road on the west. The design of these intersections will be determined by the traffic impact study but it is expected that stop signs at either end will control the traffic flow leaving the development. The internal roads will be designed and constructed to City of Columbia Falls standards with curb gutter and sidewalk.

Pedestrian Access and Parks

Internal to the development, sidewalks will be provided along streets to promote pedestrian connectivity to on site amenities/parks. Externally, this development is somewhat separated from existing city pedestrian infrastructure, with the nearest sidewalks located about half a mile south along US Highway 2. The current transportation planning effort for Columbia Falls identifies Meadow Lake Boulevard as a priority for a non-motorized route. Parks to be included are noted on the PUD Plan and preliminary plat map with over 11.42 acres designated as park and open space including a stream buffer.

6) The relationship, beneficial or adverse, of the planned unit development project upon the neighborhood in which it is proposed to be established;

The proposed Garnier Heights PUD is located in a unique geographic position on the northwest corner of Columbia Falls. The project will be accessible from both Meadow Lake Boulevard on the east and North Hilltop Road on the west. Adjacent development exists on the south and west side of the proposed PUD in the form of single-family homes within Flathead County jurisdiction. Property adjacent to the northwest quadrant of the site is the un-zoned North Hilltop Subdivision while the property adjacent to the southwest quadrant of the property is zoned CSAG-5. Most of the adjacent property to the south, north and east of the subject property is owned by Weyerhaeuser. The Weyerhaeuser property to the north is wooded and un-zoned, the property to the south is wooded and zoned CR-1 and the property to the east is an open meadow and is zoned CI-2. It is anticipated that the development will have a positive impact on adjacent lands with the understanding that the environmentally sensitive parts of Garnier Heights PUD will be conserved and vegetative cover will be maintained in and around Garnier Creek providing a buffered boundary between the property and the area to the north which includes the BNSF rail line. The

residential layout of Garnier Heights is purposefully compact to conserve natural resources. The removal of some timber will be an inevitable impact of the development.

7) How the plan provides reasonable consideration to the character of the neighborhood and the peculiar suitability of the property for the proposed use;

The proposed PUD takes advantage of three readily developable portions of the 28.692 acre site while conserving the 11.42 acre area that includes Garnier Creek, wetlands and timbered open space. By concentrating development of the residential lots and streets on the portion of the site that can accommodate residential growth, the balance of the site will remain in its natural state. Care will be taken to maintain timber cover where safe and appropriate throughout the developed site. Residential streets will include landscaped parkways and street trees to soften the visual impact of residential structures. See the attached covenants for a list of additional restrictions and controls to assure that the development will be a good neighbor.

8) Where there are more intensive uses or incompatible uses planned within the project or on the project boundaries, how will the impacts of those uses be mitigated;

Residential uses proposed for the PUD are clustered in order to provide an efficient layout for homes and a more affordable solution and product for local home buyers. Buffering, landscaping and open space set asides will provide a setting that will allow for a compatible land use scenario for existing adjacent uses.

9) How the development will further the goals, policies and objectives of the Columbia Falls Growth Policy;

The 2019 Columbia Falls Growth Policy divides the property into approximately 1/3 equal parts of Multi-Family (8 or more DU/AC), Urban Residential (2-8 DU/A) and Park Open Space (see attached Growth Policy Exhibit). The proposed PUD overlay is consistent and compatible with the goals, policies and objectives of the 2019 Columbia Falls Growth Policy including but not limited to the following extracted from the document:

Strengths (pg. 5, Columbia Falls 2019 Growth Policy):

“Columbia Falls maintains its position in the Flathead as the most affordable housing option.”

Weaknesses (pg. 5, Columbia Falls 2019 Growth Policy):

- “Limited tax base (significant industrial, commercial and residential tax base lies just outside the immediate boundaries of the city).”

Opportunities (pg. 6, Columbia Falls 2019 Growth Policy):

- “Development and expansion of the existing trail system in the community.”

- “Vacant lands on the east and west sides of the community that could accommodate future growth.”

Threats (pg. 7, Columbia Falls 2019 Growth Policy):

- “Significant rural residential growth on fringes of Columbia Falls which will inhibit orderly expansion of city services and facilities to accommodate growth.”
- “Loss of tax base to projects locating just outside of the city.”
- “Lack of developable residential land within the city.”
- “Development outside of Columbia Falls’ jurisdiction adjacent to Planning/Zoning boundary in largely un-zoned areas.”

Housing (pg. 14, Columbia Falls 2019 Growth Policy):

“Housing is a key component of a community. Supply and location are critical to meet the demands of a growing population.”

“Housing Projections:

- Year 2020 267 (New housing Units Needed)
- Year 2025 300 (New housing Units Needed)
- Year 2030 336 (New housing Units Needed)”

Natural Resources (pg. 15-17, Columbia Falls 2019 Growth Policy):

Issues:

1. “The natural environment is an important part of what makes the area an appealing place to live and could be jeopardized if growth is not properly guided.”
3. “Development of the farming, ranching and woodland areas reduce open space that functions in a practical and productive manner. Development of these areas can diminish the quality of the natural environment.”
9. “Areas disturbed during development of subdivision roads, building sites and other construction activity can contribute to erosion and the spread of noxious weeds if not properly re-vegetated and maintained.”

Goals:

1. “Encourage development that is compatible with or enhances natural resource values including air, water, soil and vegetation.
2. Development near environmentally sensitive areas should be accomplished so that these features are left in a relatively undisturbed state.
3. High levels of air quality and water quality should be maintained through design standards.
4. Development should be compatible with important wildlife habitat and travel corridors.
5. Protect the health and integrity of the natural environment because of its importance in maintaining a competitive advantage with other regions and for the enjoyment and wellbeing of the people.

6. Support land use policies that ensure adequate quality and quantity of sand and gravel to meet current and future demands in the Columbia Falls Planning Jurisdiction.
7. Development in the Wildland Urban interface should implement defensible space practices to reduce fire risk.

Policies:

1. Environmental impacts attributable to new development should be identified and mitigated, where necessary.
2. Encourage infill, clustering, and other compact development patterns to lessen impacts on sensitive lands.
3. Development in environmentally sensitive areas including 100-year floodplain and on steep slopes may pose inherent development limitations. Design should be managed to avoid and mitigate environmental impacts and natural hazards.
12. To mitigate visual impacts on the built and natural environments, the City should require underground utilities, encouraging simple and unobtrusive signs, and avoid excessive lighting in new development.”

Growth Management

(pg. 19-22, Columbia Falls 2019 Growth Policy):

Issues:

8. “Low density development in outlying areas has been the predominant local growth pattern of recent decades creating inefficiencies in providing services. Factors in this urban to suburban shift include national trends toward suburban and rural growth, the appeal of the Flathead Valley’s rural setting and a variety of public policies that have made dispersed suburban development more attractive than concentrated urban development.
10. Subdivision regulations which guide and regulate how building lots are created are administered by the city throughout the planning jurisdiction both within the city limits and in the unincorporated rural area. (Effective June 2008).
11. Columbia Falls administers building codes within the city limits but has no building code authority within its planning jurisdiction outside the city limits. While the State of Montana administers a building code program for commercial and industrial development and 5-unit and larger multi-family projects outside of the city limits, the State has no building permit authority of rural residential development less than 5-plex in size is not subject to building codes (electrical permits and sanitation approval are still required).”

Goals:

2. “Manage growth in a way that alleviates the public burden of increased taxes for services and prevents congested infrastructure and services.
3. Orderly growth and efficient use of space consistent with fiscal soundness, environmental conservation, and community vitality.
4. A comprehensive, effective growth management program that upholds the general welfare of the community as well as individual rights.
7. Encourage a healthy supply of new housing stock to serve Columbia Falls’ growing population and continue to provide housing affordable to the average working family.

8. Affordable housing should be recognized as a primary consideration when adopting or amending land use regulations. The ability of the average wage earner to either buy or build a home is an essential component of the standard of living, quality of life, and general welfare in our community.”

Policies:

1. “Zoning administration including zone changes, use permits and variances should be consistent with and guided by the Growth Policy Plan.
2. The City should allow extensions of urban services (sewer, water, police, parks, etc.) only to those properties inside the city limits. Where development has or will occur outside the city limits and immediate annexation is not feasible, certain municipal services may be provided in conformance with City policies and the Growth Policy Plan. Such properties being benefited should pay all costs of extension, hookup and maintenance of any improvements plus 22 pay an appropriate capitalization fee to off-set capital improvements otherwise born by municipal property owners and waive protest to future annexation.
3. Encourage consistent government policies for development and infrastructure within the planning jurisdiction.”
4. “New development should pay its fair share for providing on-site and off-site capital facilities, giving consideration to the adequacy of provision and a tangible benefit to the new development.
5. Development by the public sector should comply with the same rules as that of private sector development. Encourage, where feasible, development by the private, rather than public sector.
6. Encourage infill development where full public services are available by pointing and educating developers to sites within the planning jurisdiction. Use the Planned Unit Development standards for infill projects because these standards provide the flexibility to enhance infill projects.
7. Overhead utilities should be underground where feasible for existing development and as a standard for all new development”.

Land Use (pg. 23-28, Columbia Falls 2019 Growth Policy):

“Decent affordable housing in a desirable living environment is the aspiration of every community. Providing such housing within the growth policy area has become an important issue.”

Issues:

3. While the price of a house decreased 32% from 2004 and a decrease of 45% from the high in 2007 we have seen an increase from 2011 to 2018 of 324%.
12. From 2011 to 2018 there were 173 housing units created within the City limits of Columbia Falls (includes multi, townhome, single family residential and manufactured homes) which is a 17.25% increase in the total number of housing units over eight years. The City would like to see a 25% increase per decade.

13. At this time, there are few large, vacant tracts of un-platted residential land left within the city limits of Columbia Falls. Future urban residential growth will require extension of urban services and annexation of adjacent outlying areas.

Goals:

1. An adequate supply and mix of housing options (in terms of cost, location, type and design) to meet the needs of present and future residents.
2. Residential development that does not excessively burden the local government and is adequately served by public facilities and services.
3. Solid, stable, well maintained neighborhoods which are safe from the intrusion of incompatible uses.

Policies:

3. Multi-family Residential

- b. Small high-density residential districts are encouraged to be dispersed throughout the urban area. These districts should be located predominantly near schools, buffering retail and business areas and adjacent to major streets.
- c. Multi-family housing developments should be designed to fit compatibly within larger single-family neighborhoods.
- d. Townhouses are encouraged to be a primary housing type in these areas. Additional common housing types include low-rise apartments, duplexes, manufactured home parks, and upper floors of mixed-use buildings.
- f. Multi-family residential areas should be within close proximity to small parks or common open spaces. When parks are not immediately available or are under sized, projects should contribute to the development of neighborhood parks and open space.
5. Encourage the development of urban residential neighborhoods as the primary residential land-use pattern in the growth policy area.
6. Give special consideration to functional design to accommodate seniors and disabled, who have various special needs regarding housing, transportation, handicapped access, and services.
9. All new residential developments should provide adequate off-street parking.
10. All residential areas should be served by sidewalks or bike paths. Where new projects abut collector or arterial roads, bike and pedestrian paths and trails should be incorporated in place of standard sidewalks.
10. All residential areas should be served by sidewalks or bike paths. Where new projects abut collector or arterial roads, bike and pedestrian paths and trails should be incorporated in place of standard sidewalks.
11. Encourage the use of flexible design and design standards where terrain is difficult or where infill is necessary.
12. Encourage clustering of density where environmentally sensitive areas are present and beneficial open space or park area can be achieved.
13. Allow reduction in minimum lot sizes where resulting open space serves as a beneficial buffer or park site.
14. Residential lighting that is properly shielded and directed to avoid the spread of fugitive light is encouraged both on residential streets and for multi-family and non-residential uses in residential neighborhoods.

16. Planned Unit Development in:

- a. Utilize in areas where both residential and commercial uses are planned so that the uses are designed in a compatible and harmonious manner.*
- b. Utilize for residential and development areas where a variety of lot sizes might result in more innovative design and environmental protection.*

Parks and Recreation

(pg. 42-44, Columbia Falls 2019 Growth Policy):

Goals:

- 1. Continue the bike and pedestrian network that connects the schools, parks and major commercial areas with the residential neighborhoods.
- 3. Well planned neighborhood parks strategically located to address the needs of new and growing neighborhoods.

Policies:

- 4. Designate key future neighborhood parkland sites in those areas proposed for future residential development.

See Attached Exhibits for items listed below:

- 10) *Include site plans, drawings and schematics with supporting narratives where needed that include the following information:*
 - a. Total acreage and present zoning classifications;*
 - b. Zoning classification of all adjoining properties;*
 - c. Density in dwelling units per gross acre;*
 - d. Location, size height and number of stories for buildings and uses proposed for buildings;*
 - e. Layout and dimensions of streets, parking areas, pedestrian walkways and surfacing;*
 - f. Vehicle, emergency and pedestrian access, traffic circulation and control;*
 - g. Location, size, height, color and materials of signs;*
 - h. Location and height of fencing and/or screening*
 - i. Location and type of landscaping*
 - j. Location and type of open space and common areas;*
 - k. Proposed maintenance of common areas and open space;*
 - l. Property boundary locations and setback lines;*
 - m. Special design standards, materials and/or colors;*
 - n. Proposed schedule of completions and phasing of the development, if applicable;*
 - o. Covenants, conditions and restrictions;*
 - p. Any other information that may be deemed relevant and appropriate to allow for adequate review.*

PUD Key

Single-Family Lots
26 Units, 5.01 AC

2 Family Townhome Lots
28 Units, 2.44 AC

4 Family Townhome Lots
48 Units, 3.51 AC

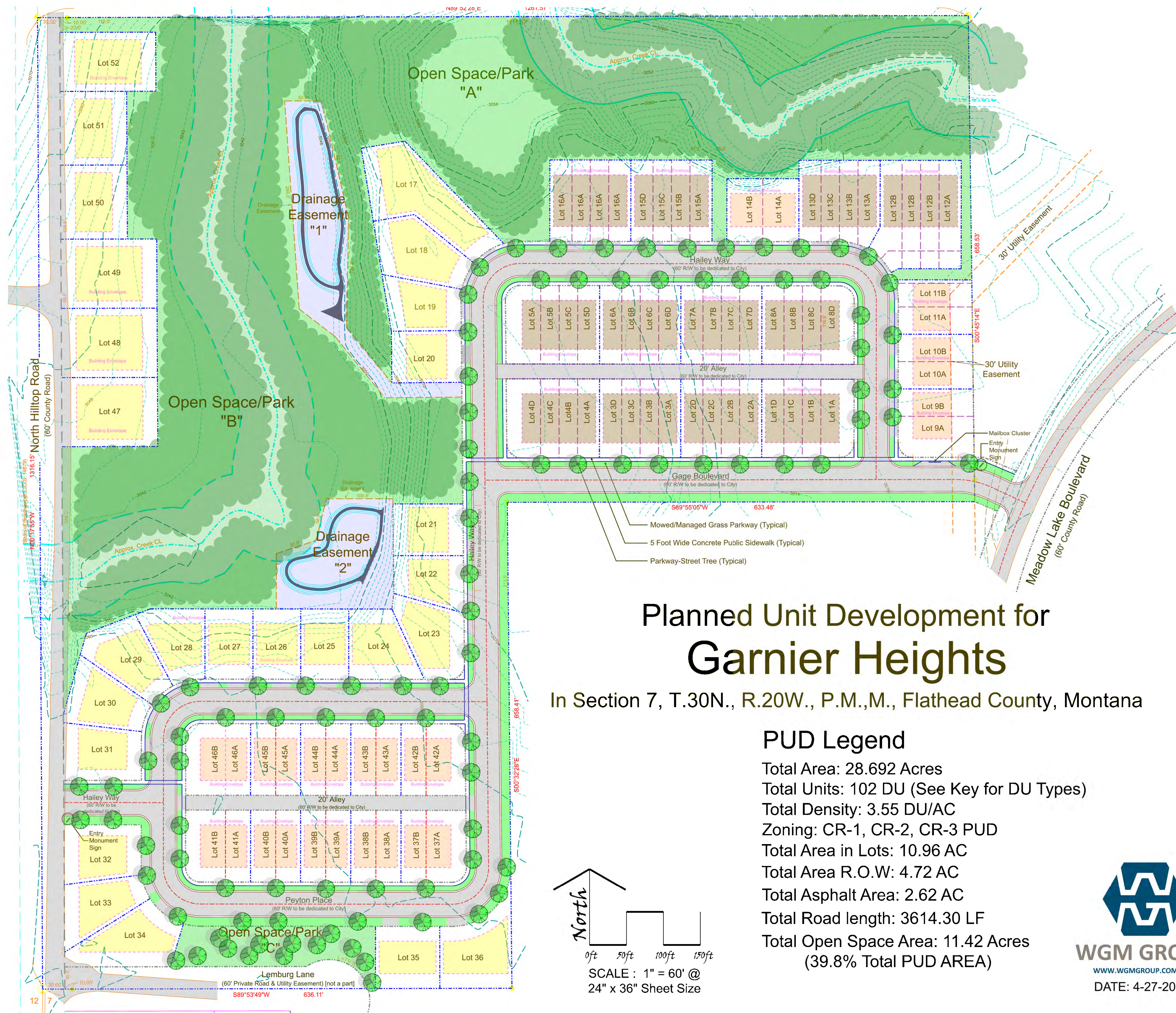
Open Space Park Area
11.42 AC (incl. Creek)

50 Ft Open Space
Stream Setback
Park Area

Storm Drainage
Retention Area
1.00 AC

Paved Street w/
Drive-over Curbs
38' BC to BC

Existing
Forested
Area



Planned Unit Development for Garnier Heights

In Section 7, T.30N., R.20W., P.M.,M., Flathead County, Montana

PUD Legend

Total Area: 28.692 Acres
Total Units: 102 DU (See Key for DU Types)
Total Density: 3.55 DU/AC
Zoning: CR-1, CR-2, CR-3 PUD
Total Area in Lots: 10.96 AC
Total Area R.O.W: 4.72 AC
Total Asphalt Area: 2.62 AC
Total Road length: 3614.30 LF
Total Open Space Area: 11.42 Acres
(39.8% Total PUD AREA)



WGM GROUP

WWW.WGMGROUP.COM BFL

DATE: 4-27-2021



Planning Department

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

PHONE (406) 892-4391

FAX (406) 892-4413

Item No.4.

MAJOR SUBDIVISION PRELIMINARY PLAT APPLICATION

FEE ATTACHED _____ **FEES: SEE FEE SHEET**

SUBDIVISION NAME: Garnier Heights Subdivision

OWNER(S) OF RECORD:

Name RH Joint Holdings LLC (attn. Marlin Kauffman) Phone 406-249-8432
Mailing Address 1500 North Fork Road
City Columbia Falls State MT Zip 59912

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

Name & Address WGM Group, 431 1st Ave. West, Kalispell, MT 59901
Name & Address _____
Name & Address _____

LEGAL DESCRIPTION OF PROPERTY:

Property Address Rocky Lane Road and Hilltop Rd (address not estab.)
Assessor's Tract No(s) 0000069650 Lot No(s) NA
1/4 Sec _____ Section 07 Township 30N Range 20W

GENERAL DESCRIPTION OF SUBDIVISION:

Number of Lots or Rental Spaces 102 Total Acreage in Subdivision 28.692
Total Acreage in Lots 10.96 Minimum Size of Lots or Spaces _____
Total Acreage in Streets or Roads 4.72 Maximum Size of Lots or Spaces _____
Total Acreage in Parks, Open Spaces and/or Common Areas 11.42

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

Single Family 26 Townhouse 76 Mobile Home Park _____
Duplex _____ Apartment _____ Recreational Vehicle Park _____
Commercial _____ Industrial _____ Planned Unit Development 102
Condominium _____ Multi-Family _____ Other _____

APPLICABLE ZONING DESIGNATION & DISTRICT CR-1, CR-2 and CR-3 PUD

ESTIMATE OF MARKET VALUE BEFORE IMPROVEMENTS**IMPROVEMENTS TO BE PROVIDED:**

Roads: Gravel _____ Paved ☒ Curb ☒ Gutter ☒ Sidewalks ☒ 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 Engineering Report

PROPOSED EROSION/SEDIMENTATION CONTROL: See Engineering Report**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 second growth timber to provide for streets 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.

Minimal impact. Garnier Creek and associated wetland zones 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 Boulevard and North Hilltop Road is anticipated. The proposed development will utilize both Columbia Falls

public water and sanitary sewer. Storm drainage will be accommodated on-site.

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 in the areas where streets will be built and lots developed. Care will be taken protect and preserve sensitive natural resources on the sidte included the wetlands and Garnier Creek and existing timber not affected by street and lot development.

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 thoroughfares and wetland habitat will be set aside as open space with the property so as to not impede the movement of wildlife through the natural areas of the development. 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 are no apparent impacts public health and safety issues associated with the proposed residential development.

Protecting Garnier Creek and the associated wetland is of utmost importance.

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

SECTION OF REGULATIONS CREATING HARDSHIP: See exceptions requested on PUD application

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

PROPOSED ALTERNATIVE(S) TO STRICT COMPLIANCES WITH SUBDIVISION REGULATIONS:

**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?

2. Will the variance cause a substantial increase in public costs?

3. Will the variance affect, in any manner, the provisions of any adopted zoning regulations, Master Plan or Growth Policy?

4. Are there special circumstances related to the physical characteristics of the site (topography, shape, etc.) that create the hardship?

5. What other conditions are unique to this property that creates the need for a variance?

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)

(Date)



Flathead County GIS
800 South Main Street
Kalispell, MT 59901
Phone (406) 758-5540
Fax (406) 758-5840



May 13, 2008

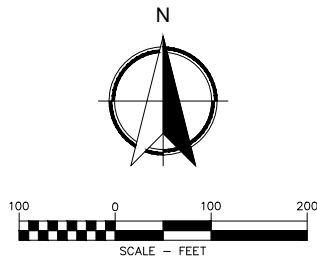
To: Whom it may concern
From: Mindy Cochran, GIS Program Manager
Subject: Adjacent Property Ownership List

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.

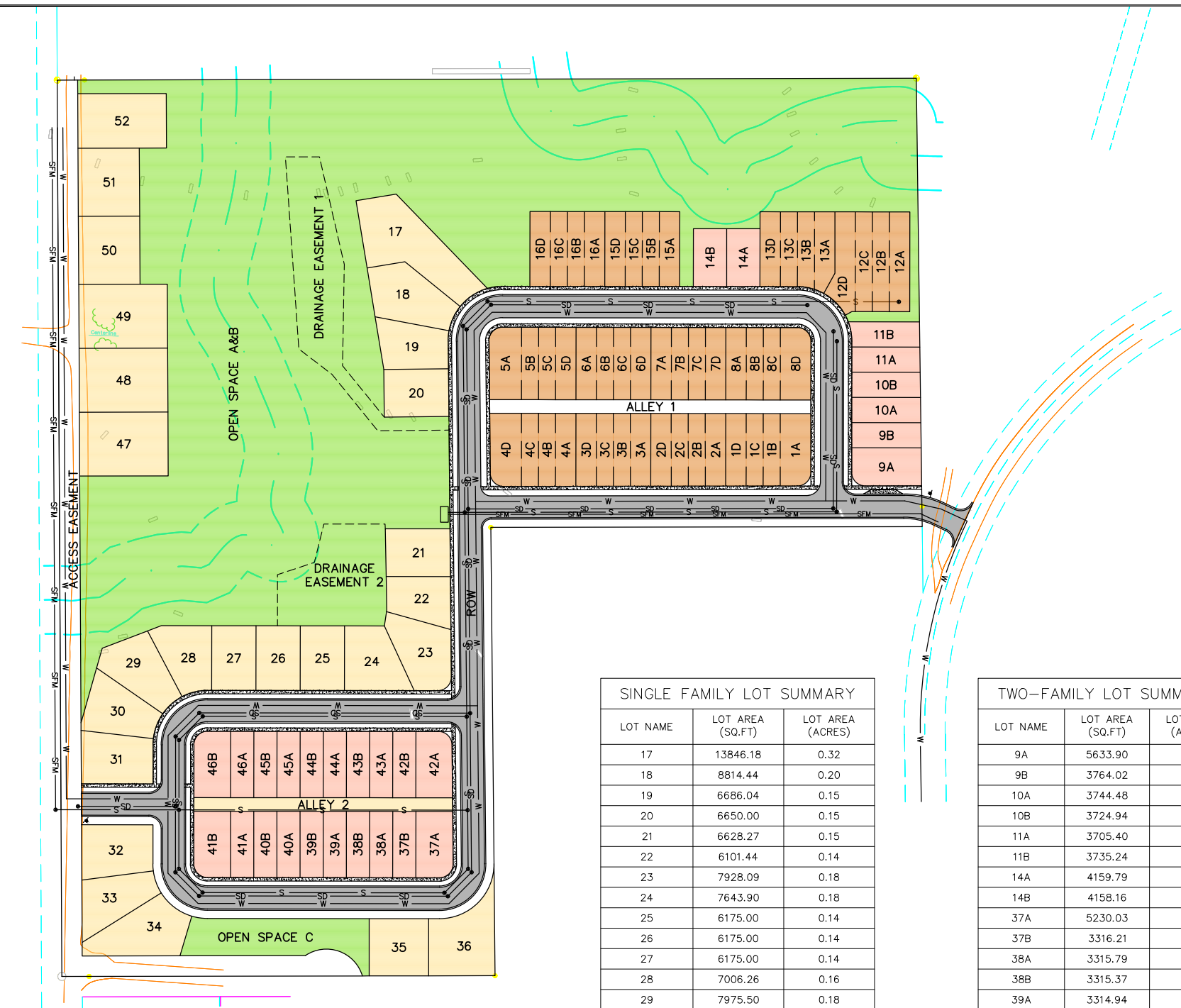
For orders requested by the Flathead County Planning and Zoning Department, the completed list will be sent directly to the Planning Office. Otherwise, customers may pick up the certified list in the GIS Department.

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



PUD INFORMATION

TOTAL ACREAGE	28.692 ACRES
ROAD ROW	4.71 ACRES (16.42% TOTAL DEVELOPMENT AREA)
TOTAL UNITS	102 DU, 3.55 UNITS/ACRE DENSITY
ZONING	CR-1, CR-2, CR-3
	SINGLE FAMILY
	5.01 ACRES
	26 UNITS
	TWO-FAMILY TOWNHOME LOTS
	2.44 ACRES
	28 UNITS
	FOUR-FAMILY TOWNHOME LOTS
	3.51 ACRES
	48 UNITS
	OPEN SPACE PARK AREA
	11.42 ACRES (INCLUDES CREEK)
	39% OF GROSS ACREAGE
BUILDING SETBACKS	
LOTS	1-46
FRONT (FT)	20
REAR (FT)	20
SIDE (FT)	5
CORNER (FT)	15
LOTS	47-52
FRONT (FT)	20
REAR (FT)	20
SIDE (FT)	10
CORNER (FT)	N/A

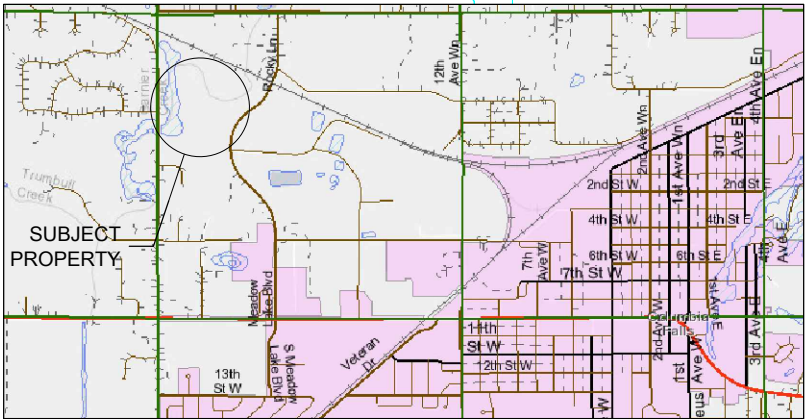


SINGLE FAMILY LOT SUMMARY		
LOT NAME	LOT AREA (SQ.FT)	LOT AREA (ACRES)
17	13846.18	0.32
18	8814.44	0.20
19	6686.04	0.15
20	6650.00	0.15
21	6628.27	0.15
22	6101.44	0.14
23	7928.09	0.18
24	7643.90	0.18
25	6175.00	0.14
26	6175.00	0.14
27	6175.00	0.14
28	7006.26	0.16
29	7975.50	0.18
30	7318.93	0.17
31	7655.53	0.18
32	7805.12	0.18
33	7069.91	0.16
34	9214.66	0.21
35	7336.45	0.17
36	9541.47	0.22
47	12190.16	0.28
48	12190.16	0.28
49	12207.37	0.28
50	9000.04	0.21
51	8998.68	0.21
52	10402.01	0.24

TWO-FAMILY LOT SUMMARY		
LOT NAME	LOT AREA (SQ.FT)	LOT AREA (ACRES)
9A	5633.90	0.13
9B	3764.02	0.09
10A	3744.48	0.09
10B	3724.94	0.09
11A	3705.40	0.09
11B	3735.24	0.09
14A	4159.79	0.10
14B	4158.16	0.10
37A	5230.03	0.12
37B	3316.21	0.08
38A	3315.79	0.08
38B	3315.37	0.08
39A	3314.94	0.08
39B	3314.52	0.08
40A	3314.09	0.08
40B	3313.67	0.08
41A	3313.24	0.08
41B	5175.59	0.12
42A	5109.29	0.12
42B	3308.20	0.08
43A	3308.62	0.08
43B	3309.04	0.08
44A	3309.47	0.08
44B	3309.89	0.08
45A	3310.32	0.08
45B	3310.74	0.08
46A	3311.17	0.08
46B	5163.76	0.12

FOUR-FAMILY LOT SUMMARY		
LOT NAME	LOT AREA (SQ.FT)	LOT AREA (ACRES)
1A	4699.93	0.11
1B	2660.71	0.06
1C	2662.29	0.06
1D	3196.85	0.07
2A	3202.98	0.07
2B	2667.70	0.06
2C	2669.29	0.06
2D	3201.39	0.07
3A	3211.37	0.07
3B	2674.69	0.06
3C	2676.28	0.06
3D	3209.78	0.07
4A	3215.92	0.07
4B	2681.68	0.06
4C	2683.27	0.06
4D	4860.93	0.11
5A	4949.46	0.11
5B	2658.25	0.06
5C	2658.25	0.06
5D	3189.90	0.07
6A	3189.90	0.07
6B	2658.25	0.06
6C	2658.25	0.06
6D	3189.90	0.07
7A	3189.90	0.07
7B	2658.25	0.06

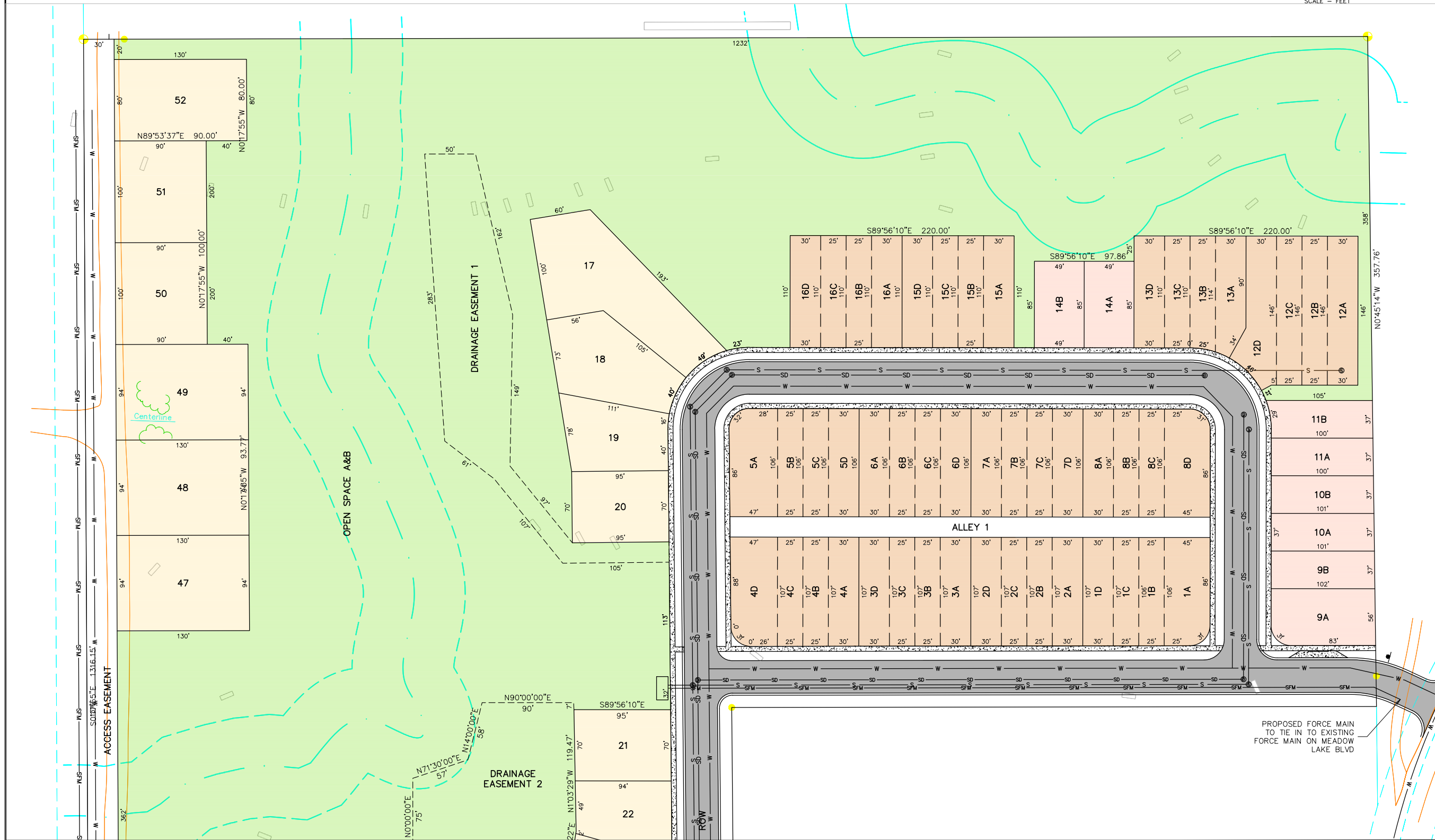
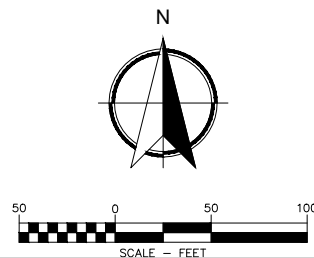
FOUR-FAMILY LOT SUMMARY		
LOT NAME	LOT AREA (SQ.FT)	LOT AREA (ACRES)
7C	2658.25	0.06
7D	3189.90	0.07
8A	3189.90	0.07
8B	2658.25	0.06
8C	2658.25	0.06
8D	4699.01	0.11
12A	4393.90	0.10
12B	3661.58	0.08
12C	3661.58	0.08
12D	4665.40	0.11
13A	3310.46	0.08
13B	2783.02	0.06
13C	2750.00	0.06
13D	3300.00	0.08
15A	3300.00	0.08
15B	2750.00	0.06
15C	2750.00	0.06
15D	3300.00	0.08
16A	3300.00	0.08
16B	2750.00	0.06
16C	2750.00	0.06
16D	3300.00	0.08



VICINITY MAP - COLUMBIA FALLS

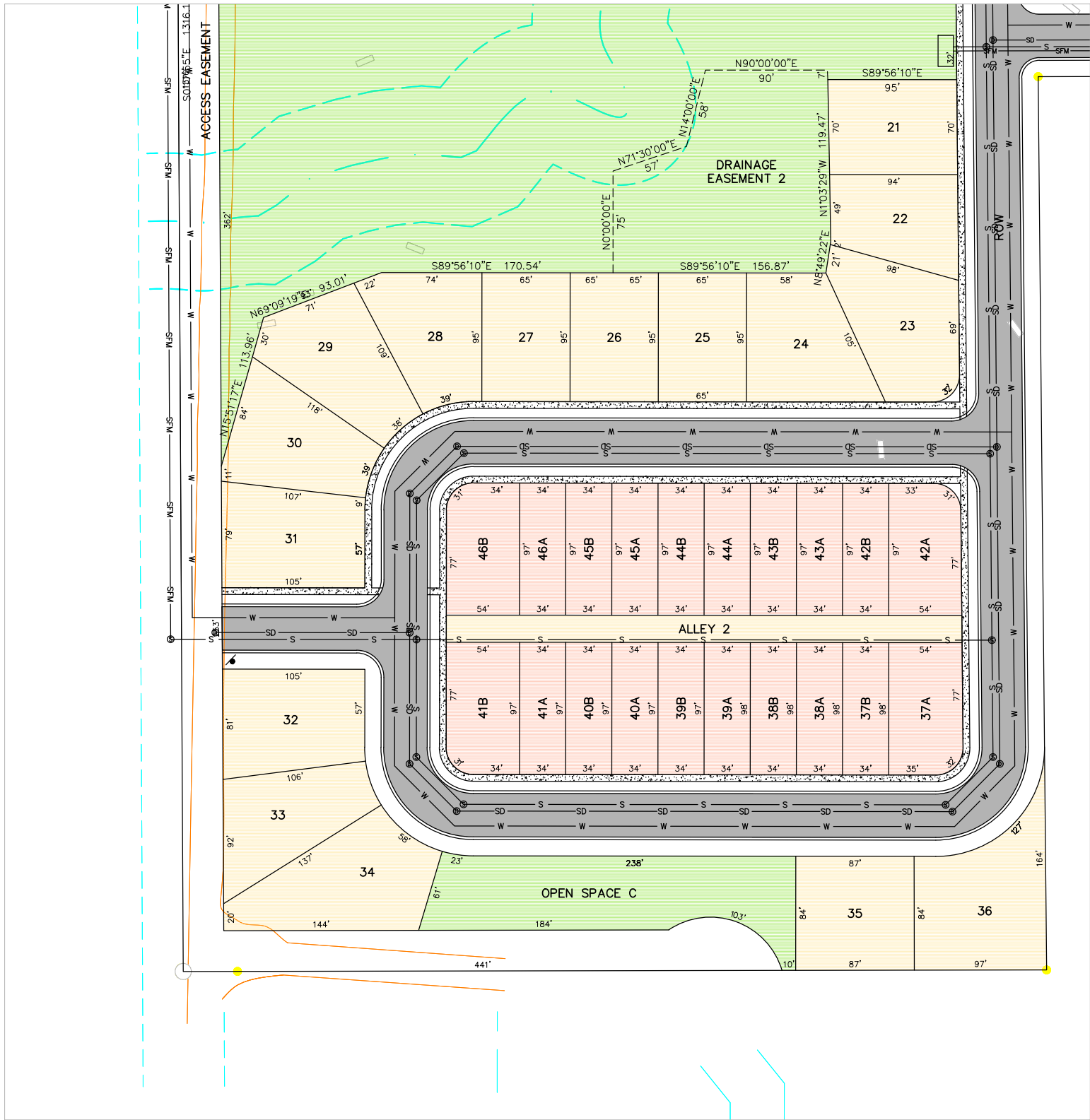
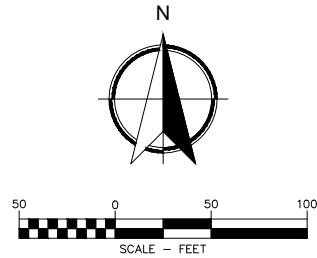
PRELIMINARY PLAT
GARNIER HEIGHTS PUD AND SUBDIVISION
COLUMBIA FALLS, MONTANA

APRIL 30, 2021



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

Not applicable. The majority of the site is treed with a stream that runs from the north east of the property and meanders through the north of the property. There are no significant areas of rock or apparent slides. The proposed developed area is primarily flat without any major apparent rock areas. The vast majority of the site consists of sandy loam with areas of up to 12% slope adjacent to Garnier Creek. A copy of the Soils map has been included in Appendix A.

Source: WGM Site Visit/Inspection

Source: NRCS Soils Maps

I. 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).
- B. Any artificial water systems such as canals, ditches, aqueducts, reservoirs and irrigation systems (also indicate the names, sizes and present uses of each).
- C. Any areas subject to flood hazard, or if available, 100-year floodplain maps (using best available information).

Garnier Creek flows from the north east corner of the property across the north of the site. This is shown on the preliminary plat. There are no artificial streams or irrigation channels on the site. A separate flood plain map has been included in Appendix B.

Source: WGM Site Visit/Wetland Delineation

Source: Google Earth

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).
- B. Describe the amount of vegetation that is to be removed, or cleaned, from the site, and state the reasons for such removal.
- C. Describe any proposed measures to be taken to protect vegetative cover.

The majority of the site is forested with deciduous and coniferous trees with low lying shrubs and vegetation typical for a northwest Montana forest. There are wetland areas with wetland plants located adjacent to the stream. WGM performed a wetland delineation, the outline of which is shown on the preliminary plat. 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 along Garnier Creek. Trees within lot footprints will be kept to the

extent possible, however all trees within the road corridor will need to be removed. A full list of Species is provided in Appendix C.

Source: WGM Site Visit, Wetland Delineation, and Preliminary Plans

Source: Montana Heritage Program Website

<http://mtnhp.org/SpeciesSnapshot/>

IV. WILDLIFE

- A. What major species of fish and wildlife, if any, use the area to be affected by the proposed subdivision?
- 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.
- C. Describe any proposed measures to protect wildlife habitat or to minimize habitat degradation.

Species of concern in the project area may include the following: Mammals – Grizzly Bear, Fisher, Wolverine, and Little Brown Myotis; Birds - Bald Eagle, Pileated Woodpecker, common loon, peregrine falcon; Amphibians – Northern Leopard Frog, Western Toad; A full list of Species is provided in Appendix C.

It should be noted that the amphibian species and water dependent fowl, would not be effected on the site as the wetland areas will remain largely undisturbed, but could potentially benefit from utilizing stormwater management areas as habitat.

None of these species have bene observed onsite, and the primary habitat area adjacent to the creek will remain largely undisturbed.

Source: Montana Natural Heritage Program – Species Snapshot (Columbia Falls buffered by 10 miles) <http://mtnhp.org/SpeciesSnapshot/>

Source: WGM Group Field observations and preliminary plans.

V. AGRICULTURE AND TIMBER PRODUCTION

- A. State the acreage, type and agricultural classifications of soils on the site.
- B. State the history of production of this site by crop type and yield.
- C. State the historical and current agricultural uses which occur adjacent to the site.
- D. Explain any steps which will be taken to avoid or limit development conflicts with adjacent agricultural uses.
- 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 historic data is available regarding timber production on site, there are some older trees present on the property (over 12” diameter). It was likely logged many years ago and the trees onsite are second growth forest, but no indication of logging for over 30 years on the site. There are no adjacent agricultural uses. The property to the north is BNSF rail corridor, the property to the south is undeveloped timber land with some residential. The property to the west is a residential subdivision, and to the east it is an industrial timber production facility. No timber management recommendations have been provided by the

USDA at this time, but it would be ideal for the developer to sell any timber being removed as a part of the project.

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.

None Known.

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

None known.

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

None are being taken as no historic or archeological significance on the site is known or apparent. Aerial imagery of the site from 1991 (30 years ago) appears to show the site in a very similar state to its current state (see below).



Again, many of the trees located on the property are over 12" indicating that they have been there for a long period of time and there is no indication of historic land use aside from forest trails and minor roads.

VII. SEWAGE TREATMENT

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

Not applicable, no onsite sewer treatment 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 are 102 units, estimating 200 gallons per day per unit, this is an average of 20,400 gallons per day.

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.

The intention is to connect to the City of Columbia Falls wastewater conveyance and treatment system.

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

Preliminary discussions have occurred with the City of Columbia Falls public works department. It is the understanding of the developer that there is sufficient capacity in the system. This will be regular residential flow and will not add high strength wastewater to the system.

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

Documented permission has not yet been obtained.

3. Where a new system is proposed:

- 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.

Not Applicable.

VIII. WATER SUPPLY

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

1. If individually drilled wells are to be used, provide evidence as to adequate quantity and quality of the water supply.

2. If any other method of individual water supply is to be used:

- a. Explain why the alternate form of water supply is proposed instead of drilled wells.

- b. Identify the source of water supply and provide evidence that it is of sufficient quantity and quality to serve the development.

3. Attach two (2) copies of the plat showing the proposed location of each spring, well, cistern, or other water source and indicate the distance to existing or proposed sewage treatment systems.

Not Applicable.**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).

102 lots/units with an estimated 2.5 people per unit, will generate a demand of approximately 100 gallons per person per day or 25,500 gallons per day (base domestic demand).

For irrigation, an additional 20% is assumed, but will need to be more closely determined at the time of design and will be dependent on park design and what level of irrigation system is proposed. This translates to roughly 30,600 gallons per day total.

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.

City of Columbia Falls

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

The City has ample supply and pressure throughout their system based on discussions with the City. The closest connection point for this development is located approximately 2800 feet to the south.

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

No permission has been obtained yet, but discussions with the City have occurred and no initial concern was voiced.

3. Where a new system is to be used:

- 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.

Not Applicable**IX. SOLID WASTE**

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

Individual cans 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.

Evergreen Disposal will provide garbage services. A will serve letter is included in Appendix D

X. DRAINAGE

- A. Streets and Roads:

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

Curb inlets, manholes, and conveyance to detention ponds 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).

Not applicable.

B. Other areas:

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

Lots will generally 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 open areas will likely infiltrate or sheet flow toward Garnier Creek.

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

3. 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.
Erosion control

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.)

Erosion control BMPs are shown on the preliminary engineering exhibit included in Appendix E.

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.).

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

A traffic impact study has been submitted with the preliminary plat application.

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 City of Columbia Falls 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 sandy loam. A full copy of the soils report is included in Appendix A. Geotechnical recommendations may be required for determining road sections during design. These are not uncommon soils in the flathead valley and

standard erosion control measures as shown in the plans should suffice. No steep slopes or stream bank mitigation is proposed.

- 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 lot is served by internal roads that will have right of way dedicated to the City of Columbia Falls.

- 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:

The numbers of personnel and vehicles of each of the facilities is unknown but it is assumed this application will be circulated among the associated City services. As this development will be within the city, it is assumed the taxes generated and city impact fees will provide the adequate coverage from each of the listed services below.

1. Fire Protection:

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

It is within the City of Columbia Falls or will be annexed as a part of this preliminary plat application.

- b. In absence of a fire district, what fire protection procedures are planned?

It is anticipated that the Columbia Falls Fire Department will provide fire protection and hydrants will be incorporated into the water system during design.

- 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 the City of Columbia Falls typically has sufficient pressure levels throughout their water system.

2. Police Protection.

It is within the City of Columbia Falls or will be annexed as a part of this preliminary plat application. This should fall under City of Columbia Falls Police Jurisdiction.

3. Ambulance Service.

Three Rivers EMS is located in Downtown Columbia Falls approximately 2 miles to the east.

4. Medical Services.

Cedar Palace Medical Facility is located approximately 1 mile from the proposed development.

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

This is unclear 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.).

Columbia Falls Junior High School and Ruder Elementary are both located within 2 miles of the development with other schools like Columbia Falls High School and Glacier Gateway Elementary just slightly further east.

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

In its finished state there will be 102 lots/dwelling units. Per US census data approximately 21.7% of the Flathead county population is under 18 (school age) and each household has an estimated 2.55 people. This translates to 56 new school age children in a fully built and occupied development.

XIV. ECONOMIC BENEFITS

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

In 2020 the property had a taxable value of \$21,323 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 \$407,246. Given market conditions this is likely high, but not unreasonable to assume for new builds in this area based on surrounding residential values.

The project would likely reach 25% complete by the end of 2022, which means about 25 lots/units will be completed. Conservatively, if you assume a 1% tax rate, this translates to \$4,072/unit or \$101,811 in tax revenue.

The project would likely reach 90% complete by the end of 2024, which means about 91 lots/units will be completed. Conservatively, if you assume a 1% tax rate, this translates to \$4,072/unit or \$370,552 in tax revenue.

Obviously market conditions and tax rates are subject to change.

Source: Zillow.com <https://www.zillow.com/columbia-falls-mt/home-values/>

Source: Flathead County Tax Records

https://land.flathead.mt.gov/lipublic/?LAND_Web_Public

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

Columbia Falls Residential Sewer Rates are 8.85/mo per residential service or \$902.70 per month, \$10,8032.40 per year for the 102-service total.

Columbia Falls Residential Water Rates are \$10.50/mo per residential service or \$1,070.00 per month, \$12,852.00 per year for the 102-service total.

Source: City of Columbia Falls Website

<https://www.cityofcolumbiafalls.org/publicworks/page/utility-rates>

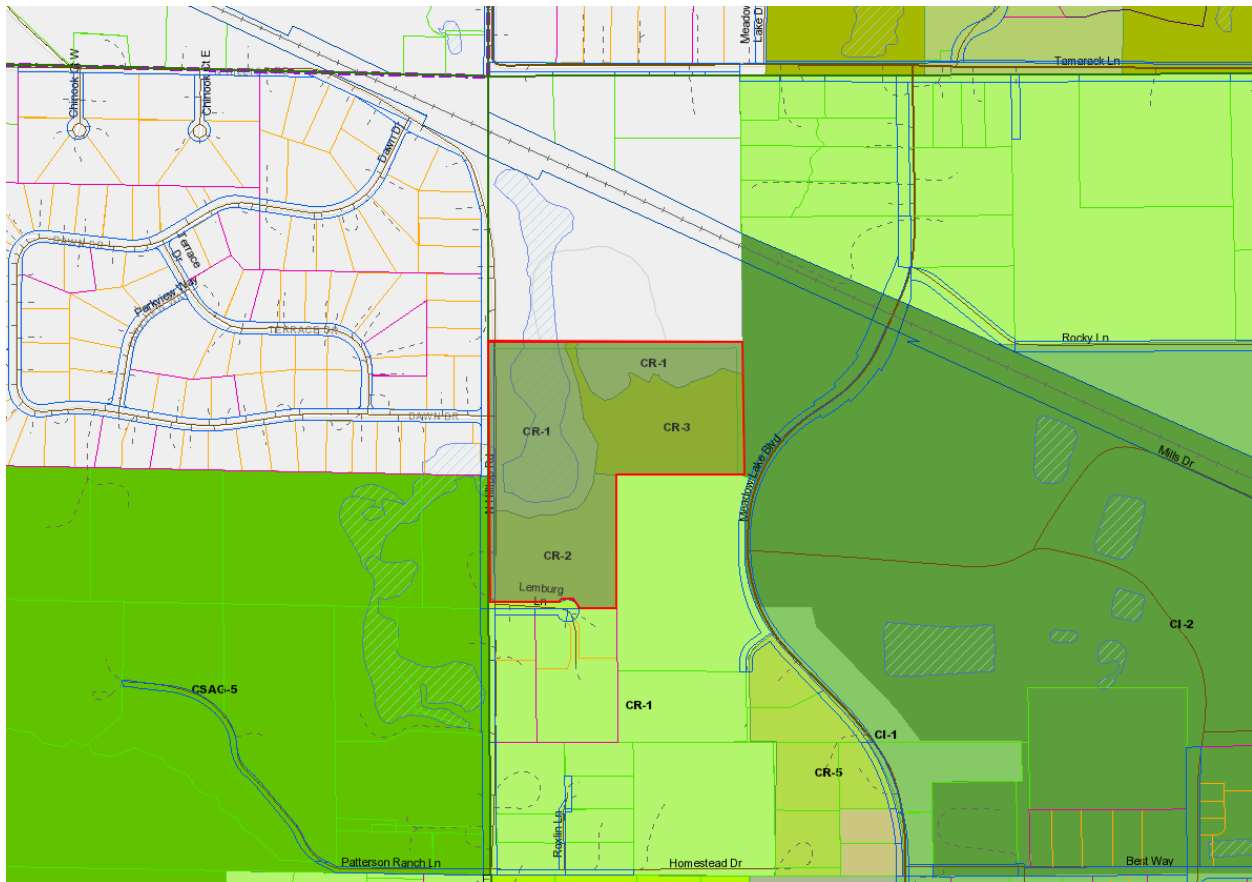
XV. LAND USE

- 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-1, CR-2, and CR-3. The proposed zoning on the property is CR-123 PUD.



- C. Describe the present uses of lands adjacent to or near the proposed development.
South of the property is single family residential (CR-1), West of the property is a large county subdivision (unzoned county), and larger residential lots (CSAG-5). East of the property is CI-2 and primarily undeveloped at the western end of a lumber mill.
- D. Describe how the subdivision will affect access to any adjoining land and/or what measures are proposed to provide access.
The subdivision will provide another connection from North Hilltop Road to Meadow Lake Boulevard. This will allow some of the traffic from this existing subdivision to move in a more direct route to and from the City of Columbia Falls and/or 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.
None on site. There is a lumber mill located west of the property, but it is largely surrounded with security fencing and a rail corridor north of the property.
- 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.
Lift stations have the potential to create unpleasant odors, but are not typically too problematic if they are cycled frequently enough. Odors tend to develop during long cycle times where sewage sits and can become septic. This will be considered during design.

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.

A park and open space plan will be submitted to the City prior to the final plat.

- B. List other parks and recreation facilities or sites in the area and their approximate distance from the site.

Meadow Lake Golf Course and Resort is approximately 1/2 mile north 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. If natural gas is available, it will be provided by Northwestern energy. Calls have been placed to cable/internet/phone companies, but no response has been provided at this time.

- B. Has the preliminary plat been submitted to affected utilities for review?

The preplat has not been reviewed by utilities yet.

- C. Estimate the completion date of each utility installation.

To be determined.

Appendix A



United States
Department of
Agriculture

NRCS

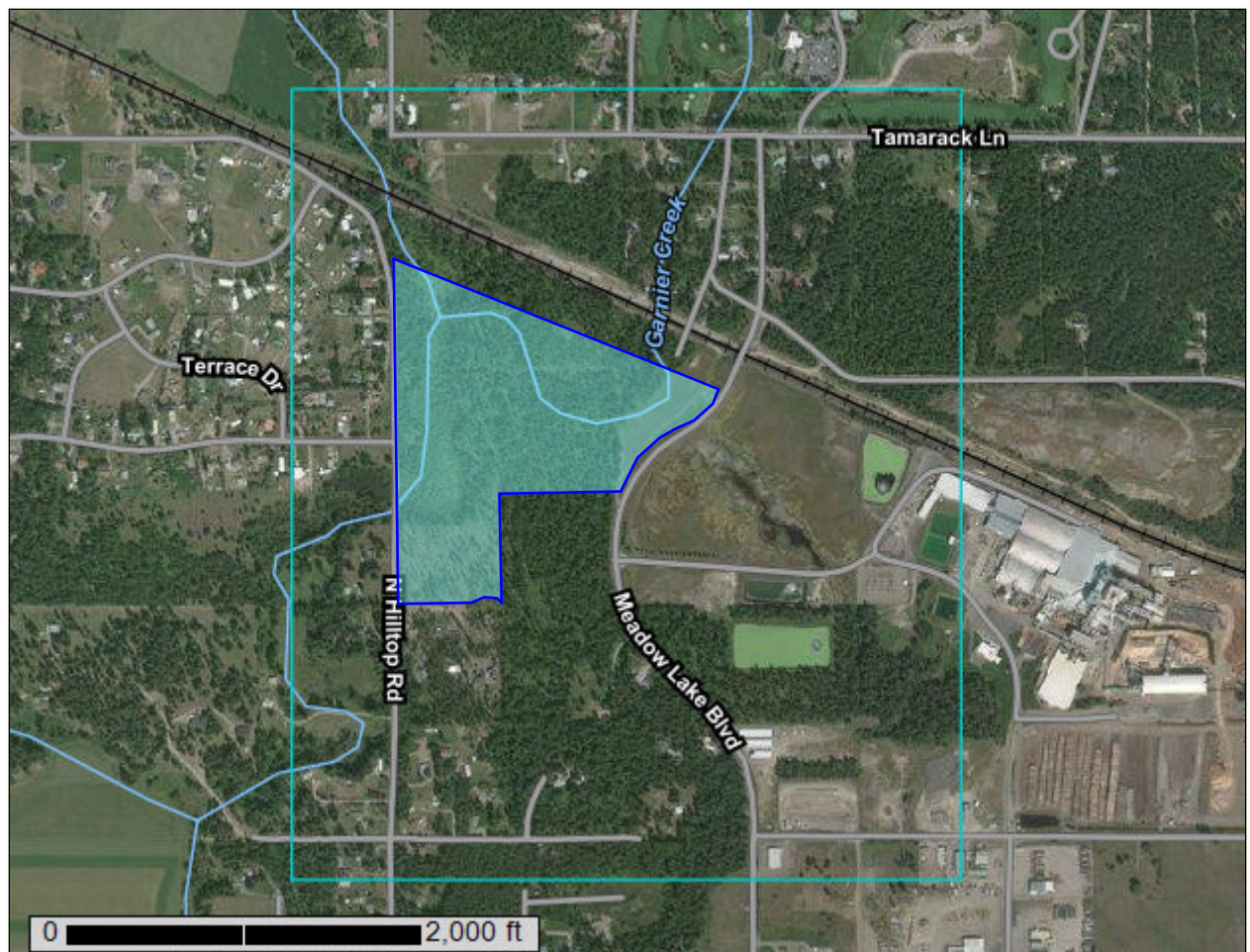
Natural
Resources
Conservation
Service

A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

Item No.4.

Custom Soil Resource Report for Flathead National Forest Area, Montana, and Upper Flathead Valley Area, Montana

Garnier Heights PUD



Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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Contents

Preface	2
How Soil Surveys Are Made	5
Soil Map	8
Soil Map.....	9
Legend.....	10
Map Unit Legend.....	12
Map Unit Descriptions.....	12
Flathead National Forest Area, Montana.....	15
NOTCOM—No Digital Data Available.....	15
Upper Flathead Valley Area, Montana.....	16
Aa—Alluvial land, poorly drained.....	16
Be—Blanchard fine sand, 0 to 7 percent slopes.....	17
Ha—Half Moon silt loam, 0 to 3 percent slopes.....	18
Hc—Half Moon very fine sandy loam, 0 to 3 percent slopes.....	19
He—Half Moon very fine sandy loam, 7 to 12 percent slopes.....	20
Hf—Half Moon soils, 12 to 45 percent slopes.....	21
Hg—Half Moon-Haskill complex, 0 to 3 percent slopes.....	23
Kze—Kiwaniis loam, 0 to 3 percent slopes.....	25
Mh—Mires gravelly loam, 3 to 7 percent slopes.....	26
Rb—Radnor silty clay loam, 0 to 3 percent slopes.....	27
Sk—Stryker silt loam, 0 to 3 percent slopes.....	28
Wr—Whitefish cobbly silt loam, 0 to 7 percent slopes.....	29
References	31

How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

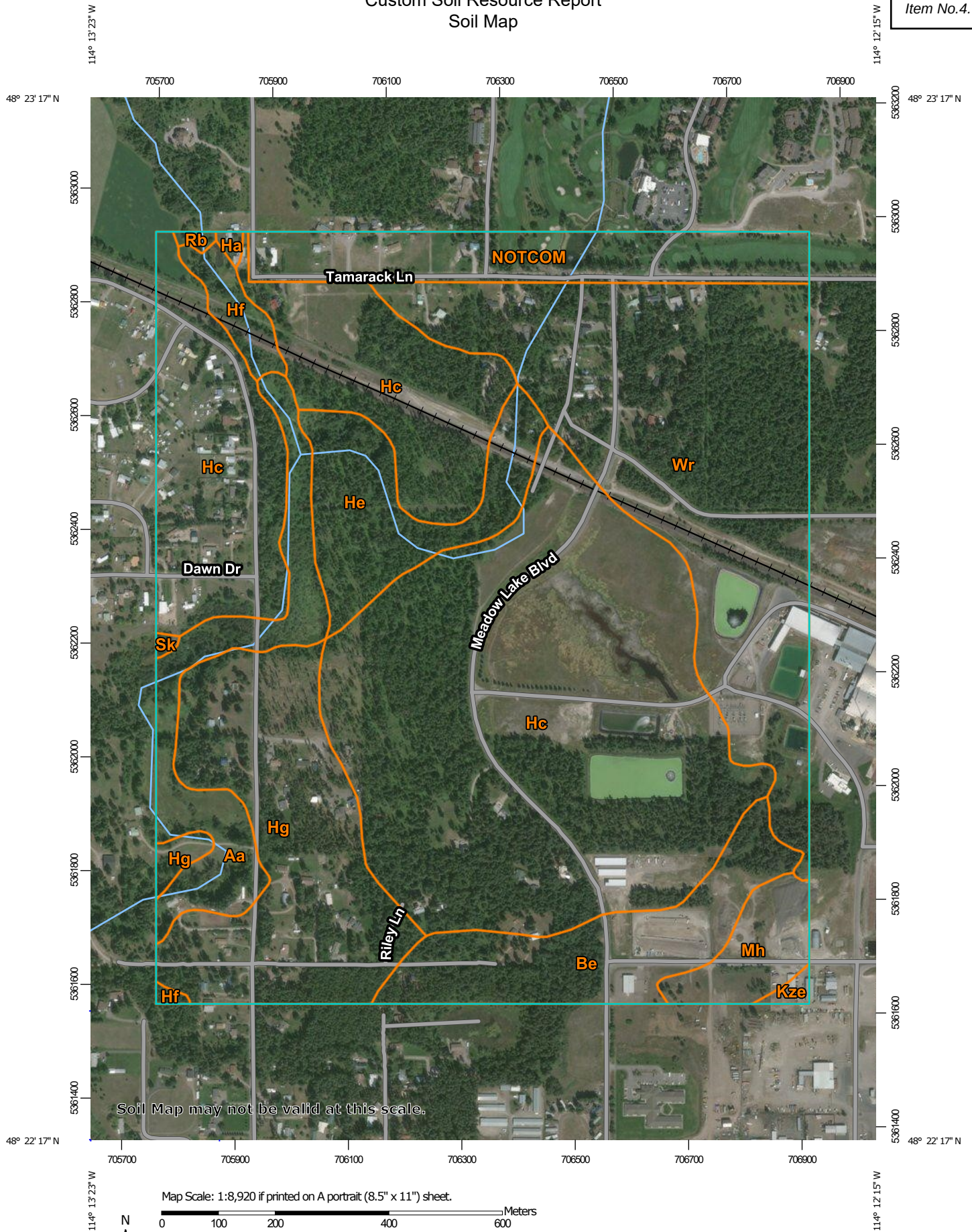
identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report Soil Map

Item No.4.



MAP LEGEND**Area of Interest (AOI)**
 Area of Interest (AOI)
Soils
 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points
Special Point Features
 Blowout

 Borrow Pit

 Clay Spot

 Closed Depression

 Gravel Pit

 Gravelly Spot

 Landfill

 Lava Flow

 Marsh or swamp

 Mine or Quarry

 Miscellaneous Water

 Perennial Water

 Rock Outcrop

 Saline Spot

 Sandy Spot

 Severely Eroded Spot

 Sinkhole

 Slide or Slip

 Sodic Spot

 Spoil Area

 Stony Spot

 Very Stony Spot

 Wet Spot

 Other

 Special Line Features
Water Features
 Streams and Canals
Transportation
 Rails

 Interstate Highways

 US Routes

 Major Roads

 Local Roads
Background
 Aerial Photography
MAP INFORMATION

The soil surveys that comprise your AOI were mapped at scales ranging from 1:20,000 to 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Flathead National Forest Area, Montana
Survey Area Data: Version 16, Jun 4, 2020

Soil Survey Area: Upper Flathead Valley Area, Montana
Survey Area Data: Version 16, Jun 4, 2020

Your area of interest (AOI) includes more than one soil survey area. These survey areas may have been mapped at different scales, with a different land use in mind, at different times, or at different levels of detail. This may result in map unit symbols, soil properties, and interpretations that do not completely agree across soil survey area boundaries.

MAP LEGEND

MAP INFORMATION

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Aug 27, 2014—Nov 2, 2016

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
NOTCOM	No Digital Data Available	21.9	5.7%
Subtotals for Soil Survey Area		21.9	5.7%
Totals for Area of Interest		388.0	100.0%

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Aa	Alluvial land, poorly drained	19.5	5.0%
Be	Blanchard fine sand, 0 to 7 percent slopes	23.5	6.0%
Ha	Half Moon silt loam, 0 to 3 percent slopes	0.5	0.1%
Hc	Half Moon very fine sandy loam, 0 to 3 percent slopes	166.9	43.0%
He	Half Moon very fine sandy loam, 7 to 12 percent slopes	19.2	5.0%
Hf	Half Moon soils, 12 to 45 percent slopes	4.7	1.2%
Hg	Half Moon-Haskill complex, 0 to 3 percent slopes	44.8	11.6%
Kze	Kiwanis loam, 0 to 3 percent slopes	0.8	0.2%
Mh	Mires gravelly loam, 3 to 7 percent slopes	8.2	2.1%
Rb	Radnor silty clay loam, 0 to 3 percent slopes	0.5	0.1%
Sk	Stryker silt loam, 0 to 3 percent slopes	0.3	0.1%
Wr	Whitefish cobbly silt loam, 0 to 7 percent slopes	77.1	19.9%
Subtotals for Soil Survey Area		366.1	94.3%
Totals for Area of Interest		388.0	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the

landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present

or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Flathead National Forest Area, Montana

NOTCOM—No Digital Data Available

Map Unit Composition

Notcom: 100 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Notcom

Properties and qualities

Upper Flathead Valley Area, Montana

Aa—Alluvial land, poorly drained

Map Unit Setting

National map unit symbol: 4vnl
Elevation: 2,000 to 4,800 feet
Mean annual precipitation: 16 to 19 inches
Mean annual air temperature: 37 to 45 degrees F
Frost-free period: 90 to 120 days
Farmland classification: Not prime farmland

Map Unit Composition

Alluvial land and similar soils: 75 percent
Minor components: 25 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Alluvial Land

Typical profile

H2 - 20 to 50 inches: stratified gravelly sandy loam to silty clay loam
H3 - 50 to 60 inches: stratified gravelly loamy sand to coarse sandy loam

Properties and qualities

Slope: 0 to 4 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
 (0.57 to 1.98 in/hr)
Depth to water table: About 18 to 36 inches
Frequency of flooding: FrequentNone
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water capacity: Low (about 4.8 inches)

Interpretive groups

Land capability classification (irrigated): 5w
Land capability classification (nonirrigated): 5w
Hydrologic Soil Group: C
Ecological site: R044AP801MT - BOTTOMLAND 44A LRU P
Hydric soil rating: No

Minor Components

Poorly drained soils

Percent of map unit: 25 percent
Landform: Flood plains
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: Yes

Be—Blanchard fine sand, 0 to 7 percent slopes**Map Unit Setting**

National map unit symbol: 4vns

Elevation: 1,800 to 3,200 feet

Mean annual precipitation: 12 to 16 inches

Mean annual air temperature: 39 to 45 degrees F

Frost-free period: 90 to 130 days

Farmland classification: Not prime farmland

Map Unit Composition

Blanchard and similar soils: 85 percent

Minor components: 15 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Blanchard**Setting**

Landform: Dunes

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Eolian deposits

Typical profile

A - 0 to 7 inches: fine sand

C - 7 to 60 inches: fine sand

Properties and qualities

Slope: 0 to 7 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Excessively drained

Capacity of the most limiting layer to transmit water (Ksat): High to very high (5.95 to 19.98 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum content: 5 percent

Available water capacity: Low (about 4.3 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 6e

Hydrologic Soil Group: A

Ecological site: R044AP808MT - UPLAND GRASSLAND 44A LRU P

Hydric soil rating: No

Minor Components**Nonhydric**

Percent of map unit: 15 percent

Hydric soil rating: No

Ha—Half Moon silt loam, 0 to 3 percent slopes

Map Unit Setting

National map unit symbol: 4vpy
Elevation: 2,500 to 4,500 feet
Mean annual precipitation: 18 to 30 inches
Mean annual air temperature: 39 to 45 degrees F
Frost-free period: 70 to 105 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Half moon and similar soils: 90 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Half Moon

Setting

Landform: Terraces
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Glaciolacustrine deposits

Typical profile

Oi - 0 to 2 inches: slightly decomposed plant material
E - 2 to 6 inches: silt loam
E/Bt - 6 to 13 inches: silt loam
Bt - 13 to 24 inches: silty clay loam
Bk - 24 to 33 inches: silty clay loam
C - 33 to 60 inches: stratified very fine sandy loam to silty clay

Properties and qualities

Slope: 0 to 3 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high (0.20 to 0.57 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 15 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 3.0 mmhos/cm)
Available water capacity: High (about 10.1 inches)

Interpretive groups

Land capability classification (irrigated): 3e
Land capability classification (nonirrigated): 3e
Hydrologic Soil Group: C
Ecological site: R044AP808MT - UPLAND GRASSLAND 44A LRU P

Hydric soil rating: No

Minor Components

Nonhydric

Percent of map unit: 10 percent

Hydric soil rating: No

Hc—Half Moon very fine sandy loam, 0 to 3 percent slopes

Map Unit Setting

National map unit symbol: 4vq0

Elevation: 2,500 to 4,500 feet

Mean annual precipitation: 18 to 30 inches

Mean annual air temperature: 39 to 45 degrees F

Frost-free period: 70 to 105 days

Farmland classification: All areas are prime farmland

Map Unit Composition

Half moon and similar soils: 90 percent

Minor components: 10 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Half Moon

Setting

Landform: Terraces

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Glaciolacustrine deposits

Typical profile

Oi - 0 to 2 inches: slightly decomposed plant material

E - 2 to 6 inches: very fine sandy loam

E/Bt - 6 to 13 inches: very fine sandy loam

Bt - 13 to 24 inches: silty clay loam

Bk - 24 to 33 inches: silty clay loam

C - 33 to 60 inches: stratified very fine sandy loam to silty clay

Properties and qualities

Slope: 0 to 3 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Well drained

Capacity of the most limiting layer to transmit water (Ksat): Moderately high (0.20 to 0.57 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum content: 15 percent

Maximum salinity: Nonsaline to very slightly saline (0.0 to 3.0 mmhos/cm)

Available water capacity: High (about 9.9 inches)

Interpretive groups

Land capability classification (irrigated): 4e

Land capability classification (nonirrigated): 4e

Hydrologic Soil Group: C

Ecological site: R044AP808MT - UPLAND GRASSLAND 44A LRU P

Hydric soil rating: No

Minor Components

Nonhydric

Percent of map unit: 10 percent

Hydric soil rating: No

He—Half Moon very fine sandy loam, 7 to 12 percent slopes

Map Unit Setting

National map unit symbol: 4vq2

Elevation: 2,500 to 4,500 feet

Mean annual precipitation: 18 to 30 inches

Mean annual air temperature: 39 to 45 degrees F

Frost-free period: 70 to 105 days

Farmland classification: Not prime farmland

Map Unit Composition

Half moon and similar soils: 85 percent

Minor components: 15 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Half Moon

Setting

Landform: Terraces

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Glaciolacustrine deposits

Typical profile

Oi - 0 to 2 inches: slightly decomposed plant material

E - 2 to 6 inches: very fine sandy loam

E/Bt - 6 to 13 inches: very fine sandy loam

Bt - 13 to 24 inches: silty clay loam

Bk - 24 to 33 inches: silty clay loam

C - 33 to 60 inches: stratified very fine sandy loam to silty clay

Properties and qualities

Slope: 7 to 12 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Well drained

Capacity of the most limiting layer to transmit water (Ksat): Moderately high (0.20 to 0.57 in/hr)

Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 15 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 3.0 mmhos/cm)
Available water capacity: High (about 9.9 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4e
Hydrologic Soil Group: C
Ecological site: R044AP808MT - UPLAND GRASSLAND 44A LRU P
Hydric soil rating: No

Minor Components**Nonhydric**

Percent of map unit: 15 percent
Hydric soil rating: No

Hf—Half Moon soils, 12 to 45 percent slopes**Map Unit Setting**

National map unit symbol: 4vq3
Elevation: 2,500 to 4,500 feet
Mean annual precipitation: 18 to 30 inches
Mean annual air temperature: 39 to 45 degrees F
Frost-free period: 70 to 105 days
Farmland classification: Not prime farmland

Map Unit Composition

Half moon and similar soils: 45 percent
Half moon and similar soils: 35 percent
Minor components: 20 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Half Moon**Setting**

Landform: Terraces
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Glaciolacustrine deposits

Typical profile

Oi - 0 to 2 inches: slightly decomposed plant material
E - 2 to 6 inches: silt loam
E/Bt - 6 to 13 inches: silt loam
Bt - 13 to 24 inches: silty clay loam
Bk - 24 to 33 inches: silty clay loam
C - 33 to 60 inches: stratified very fine sandy loam to silty clay

Properties and qualities

Slope: 12 to 45 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high (0.20 to 0.57 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 15 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 3.0 mmhos/cm)
Available water capacity: High (about 10.1 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 6e
Hydrologic Soil Group: C
Ecological site: R044AP808MT - UPLAND GRASSLAND 44A LRU P
Hydric soil rating: No

Description of Half Moon**Setting**

Landform: Terraces
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Glaciolacustrine deposits

Typical profile

Oi - 0 to 2 inches: slightly decomposed plant material
E - 2 to 6 inches: very fine sandy loam
E/Bt - 6 to 13 inches: very fine sandy loam
Bt - 13 to 24 inches: silty clay loam
Bk - 24 to 33 inches: silty clay loam
C - 33 to 60 inches: stratified very fine sandy loam to silty clay

Properties and qualities

Slope: 12 to 45 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high (0.20 to 0.57 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 15 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 3.0 mmhos/cm)
Available water capacity: High (about 9.9 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 6e
Hydrologic Soil Group: C
Ecological site: R044AP808MT - UPLAND GRASSLAND 44A LRU P
Hydric soil rating: No

Minor Components

Nonhydryc

Percent of map unit: 20 percent

Hydryc soil rating: No

Hg—Half Moon-Haskill complex, 0 to 3 percent slopes

Map Unit Setting

National map unit symbol: 4vq4

Elevation: 2,500 to 4,500 feet

Mean annual precipitation: 17 to 30 inches

Mean annual air temperature: 39 to 45 degrees F

Frost-free period: 70 to 125 days

Farmland classification: Farmland of statewide importance

Map Unit Composition

Half moon and similar soils: 50 percent

Haskill and similar soils: 35 percent

Minor components: 15 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Half Moon

Setting

Landform: Terraces

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Glaciolacustrine deposits

Typical profile

Oi - 0 to 2 inches: slightly decomposed plant material

E - 2 to 6 inches: very fine sandy loam

E/Bt - 6 to 13 inches: very fine sandy loam

Bt - 13 to 24 inches: silty clay loam

Bk - 24 to 33 inches: silty clay loam

C - 33 to 60 inches: stratified very fine sandy loam to silty clay

Properties and qualities

Slope: 0 to 3 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Well drained

Capacity of the most limiting layer to transmit water (Ksat): Moderately high (0.20 to 0.57 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum content: 15 percent

Maximum salinity: Nonsaline to very slightly saline (0.0 to 3.0 mmhos/cm)

Available water capacity: High (about 9.9 inches)

Interpretive groups

Land capability classification (irrigated): 4e

Land capability classification (nonirrigated): 4e

Hydrologic Soil Group: C

Ecological site: R044AP808MT - UPLAND GRASSLAND 44A LRU P

Hydric soil rating: No

Description of Haskill**Setting**

Landform: Terraces, outwash fans

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Eolian deposits

Typical profile

Oi - 0 to 2 inches: slightly decomposed plant material

E - 2 to 12 inches: loamy fine sand

E/Bt - 12 to 29 inches: loamy fine sand

Bt - 29 to 34 inches: loam

C - 34 to 72 inches: fine sand

Properties and qualities

Slope: 0 to 3 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Somewhat excessively drained

Capacity of the most limiting layer to transmit water (Ksat): High (1.98 to 5.95 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum content: 10 percent

Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)

Available water capacity: Low (about 5.1 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 6e

Hydrologic Soil Group: A

Ecological site: R044AP808MT - UPLAND GRASSLAND 44A LRU P

Hydric soil rating: No

Minor Components**Nonhydric**

Percent of map unit: 15 percent

Hydric soil rating: No

Kze—Kiwanis loam, 0 to 3 percent slopes**Map Unit Setting**

National map unit symbol: 4vr4
Elevation: 3,000 to 5,000 feet
Mean annual precipitation: 12 to 17 inches
Mean annual air temperature: 39 to 45 degrees F
Frost-free period: 90 to 130 days
Farmland classification: Prime farmland if irrigated

Map Unit Composition

Kiwanis and similar soils: 90 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Kiwanis**Setting**

Landform: Stream terraces
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Alluvium

Typical profile

A - 0 to 9 inches: loam
C1 - 9 to 39 inches: fine sandy loam
2C2 - 39 to 70 inches: very gravelly sand

Properties and qualities

Slope: 0 to 3 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
(0.57 to 1.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 10 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water capacity: Moderate (about 6.7 inches)

Interpretive groups

Land capability classification (irrigated): 3e
Land capability classification (nonirrigated): 3e
Hydrologic Soil Group: B
Ecological site: R044AP808MT - UPLAND GRASSLAND 44A LRU P
Hydric soil rating: No

Minor Components**Nonhydryc**

Percent of map unit: 10 percent

Hydryc soil rating: No

Mh—Mires gravelly loam, 3 to 7 percent slopes**Map Unit Setting**

National map unit symbol: 4vrn

Elevation: 2,900 to 5,600 feet

Mean annual precipitation: 17 to 25 inches

Mean annual air temperature: 43 to 45 degrees F

Frost-free period: 70 to 105 days

Farmland classification: Not prime farmland

Map Unit Composition

Mires and similar soils: 85 percent

Minor components: 15 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Mires**Setting**

Landform: Terraces, outwash fans

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Outwash

Typical profile

A - 0 to 8 inches: gravelly loam

Bw - 8 to 18 inches: very gravelly loam

2C - 18 to 60 inches: very gravelly loamy sand

Properties and qualities

Slope: 3 to 7 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Well drained

Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
(0.57 to 1.98 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum content: 10 percent

Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)

Available water capacity: Low (about 3.3 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 6e

Hydrologic Soil Group: B

Ecological site: R043AP810MT - UPLAND GRASSLAND 43A LRU P

Hydric soil rating: No

Minor Components

Nonhydric

Percent of map unit: 15 percent

Hydric soil rating: No

Rb—Radnor silty clay loam, 0 to 3 percent slopes

Map Unit Setting

National map unit symbol: 4vs8

Elevation: 2,920 to 3,170 feet

Mean annual precipitation: 15 to 19 inches

Mean annual air temperature: 39 to 45 degrees F

Frost-free period: 105 to 125 days

Farmland classification: Not prime farmland

Map Unit Composition

Radnor and similar soils: 90 percent

Minor components: 10 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Radnor

Setting

Landform: Depressions

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Glaciolacustrine deposits

Typical profile

A - 0 to 5 inches: silt loam

E - 5 to 14 inches: silty clay loam

Btg - 14 to 30 inches: silty clay loam

Cg - 30 to 60 inches: stratified silt loam to silty clay loam

Properties and qualities

Slope: 0 to 3 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Poorly drained

Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)

Depth to water table: About 0 inches

Frequency of flooding: None

Frequency of ponding: Frequent

Calcium carbonate, maximum content: 5 percent

Available water capacity: High (about 10.5 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 5w
Hydrologic Soil Group: C/D
Ecological site: R044AP806MT - SUBIRRIGATED GRASSLAND 44A LRU P
Hydric soil rating: Yes

Minor Components

Nonhydric

Percent of map unit: 10 percent
Hydric soil rating: No

Sk—Stryker silt loam, 0 to 3 percent slopes

Map Unit Setting

National map unit symbol: 4vsl
Elevation: 4,500 to 4,800 feet
Mean annual precipitation: 15 to 24 inches
Mean annual air temperature: 37 to 45 degrees F
Frost-free period: 70 to 125 days
Farmland classification: Not prime farmland

Map Unit Composition

Stryker and similar soils: 90 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Stryker

Setting

Landform: Terraces
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Glaciolacustrine deposits

Typical profile

Oi - 0 to 3 inches: slightly decomposed plant material
E - 3 to 12 inches: silt loam
E/Bt - 12 to 15 inches: silt loam
Bt - 15 to 20 inches: silty clay loam
Bk - 20 to 25 inches: silty clay loam
C - 25 to 60 inches: stratified fine sandy loam to silty clay loam

Properties and qualities

Slope: 0 to 3 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Somewhat poorly drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)

Depth to water table: About 0 inches
Frequency of flooding: None
Frequency of ponding: Frequent
Calcium carbonate, maximum content: 15 percent
Maximum salinity: Nonsaline to slightly saline (0.0 to 4.0 mmhos/cm)
Available water capacity: High (about 9.1 inches)

Interpretive groups

Land capability classification (irrigated): 3w
Land capability classification (nonirrigated): 3w
Hydrologic Soil Group: C/D
Ecological site: R044AP806MT - SUBIRRIGATED GRASSLAND 44A LRU P
Hydric soil rating: Yes

Minor Components

Nonhydric

Percent of map unit: 5 percent
Hydric soil rating: No

Radnor

Percent of map unit: 5 percent
Landform: Depressions
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: Yes

Wr—Whitefish cobbly silt loam, 0 to 7 percent slopes

Map Unit Setting

National map unit symbol: 4vth
Elevation: 2,900 to 3,330 feet
Mean annual precipitation: 15 to 24 inches
Mean annual air temperature: 37 to 43 degrees F
Frost-free period: 90 to 130 days
Farmland classification: Farmland of statewide importance

Map Unit Composition

Whitefish and similar soils: 90 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Whitefish

Setting

Landform: Moraines
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Glacial till

Typical profile

Oi - 0 to 1 inches: slightly decomposed plant material
E - 1 to 9 inches: cobbly silt loam
E/Bt - 9 to 14 inches: gravelly silt loam
Bt - 14 to 20 inches: gravelly clay loam
Bk - 20 to 33 inches: gravelly silt loam
C - 33 to 60 inches: gravelly silt loam

Properties and qualities

Slope: 0 to 7 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high (0.20 to 0.57 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 15 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water capacity: Moderate (about 8.3 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3e
Hydrologic Soil Group: C
Ecological site: F043AP909MT - UPLAND COOL WOODLAND 43A LRU P
Hydric soil rating: No

Minor Components

Nonhydric

Percent of map unit: 10 percent
Hydric soil rating: No

References

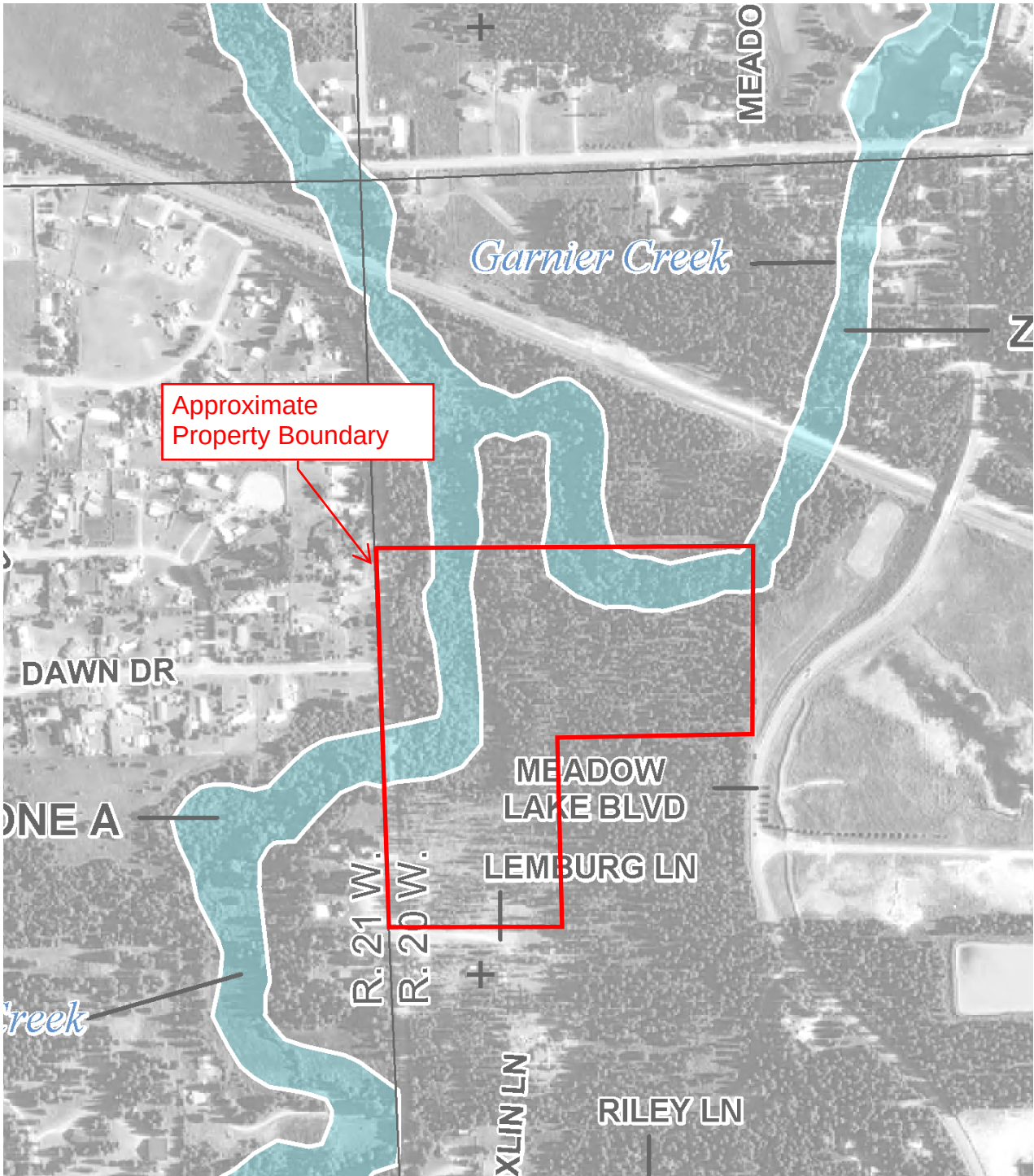
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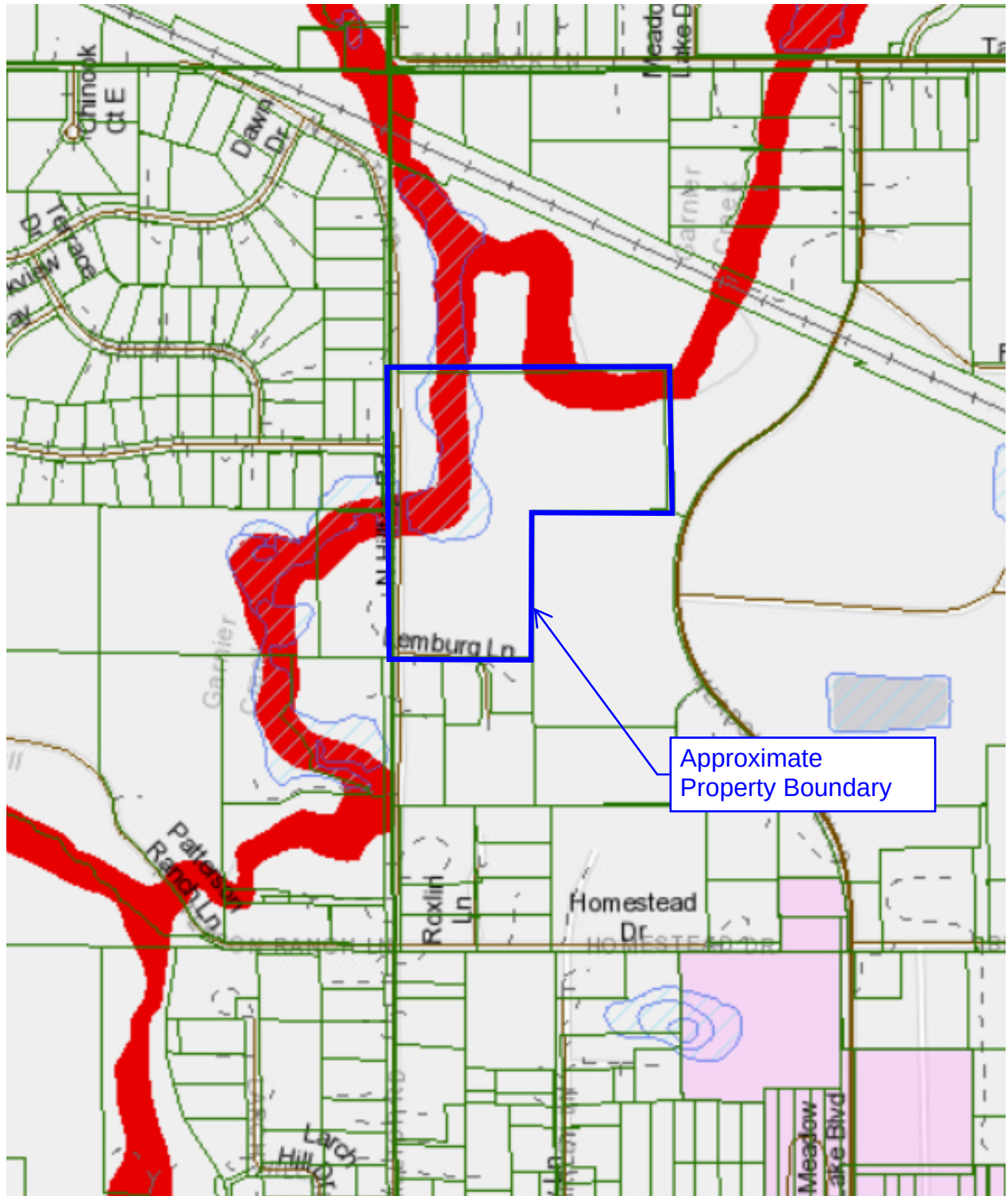
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Appendix B





Appendix C

Appendix D



May 4, 2021

Mike Brodie, P.E.
Senior Project Engineer
WGM Group
431 1st Avenue W.
Kalispell, MT 59901
www.wgmgroup.com

RE: GARNIER HEIGHTS – COLUMBIA FALLS, MT 59912
SECTION 07, TOWNSHIP 30 N, RANGE 20 W, ACRES 28.7, COS 14679,
TRACT 2 IN N1/2 L1/2, TR 2FA IN L 2 – PT ABD RD, ASSR #0000069650

This letter is to notify you that Evergreen Disposal is the private waste hauler for the above referenced property. We are capable of providing containers ranging from a household 90 gallon bin up to a 6 yard metal bin with weekly service.

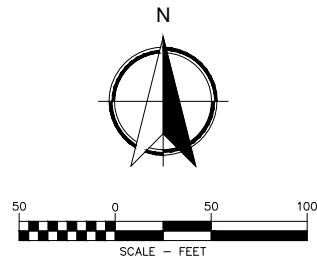
Please let me know if you have any question.

Sincerely,
Cindy Owens

Office Manager
Evergreen Disposal

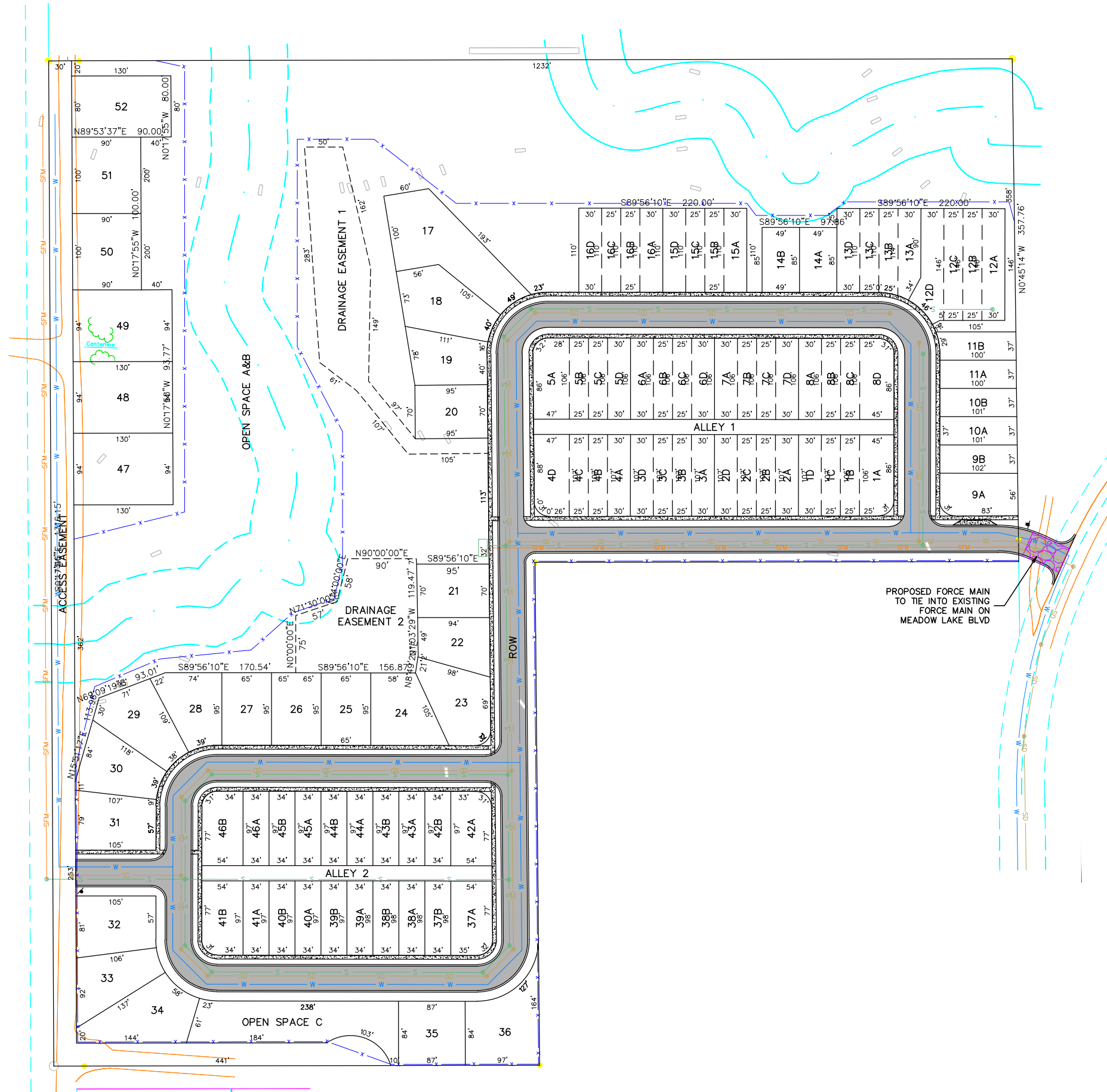


Appendix E



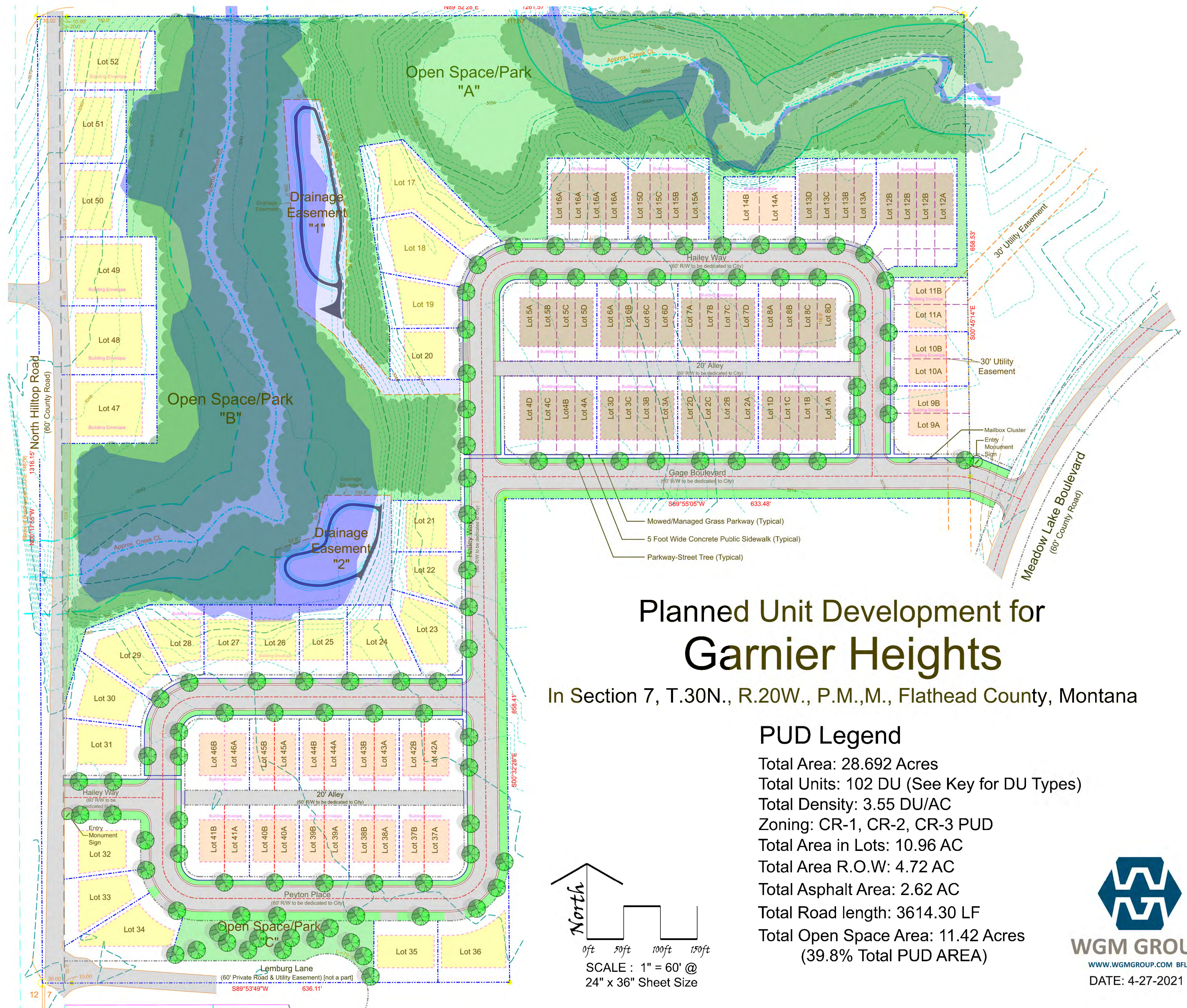
LEGEND - PROPOSED

- SILT FENCE
- VEHICLE TRACKING PAD
- WATER MAIN
- STORM MAIN
- SEWER MAIN
- SEWER FORCE MAIN



PRELIMINARY ENGINEERING AND EROSION CONTROL
GARNIER HEIGHTS PUD AND SUBDIVISION
COLUMBIA FALLS, MONTANA

MAY 4, 2021

Delineated
Wetland Zone

Planned Unit Development for Garnier Heights

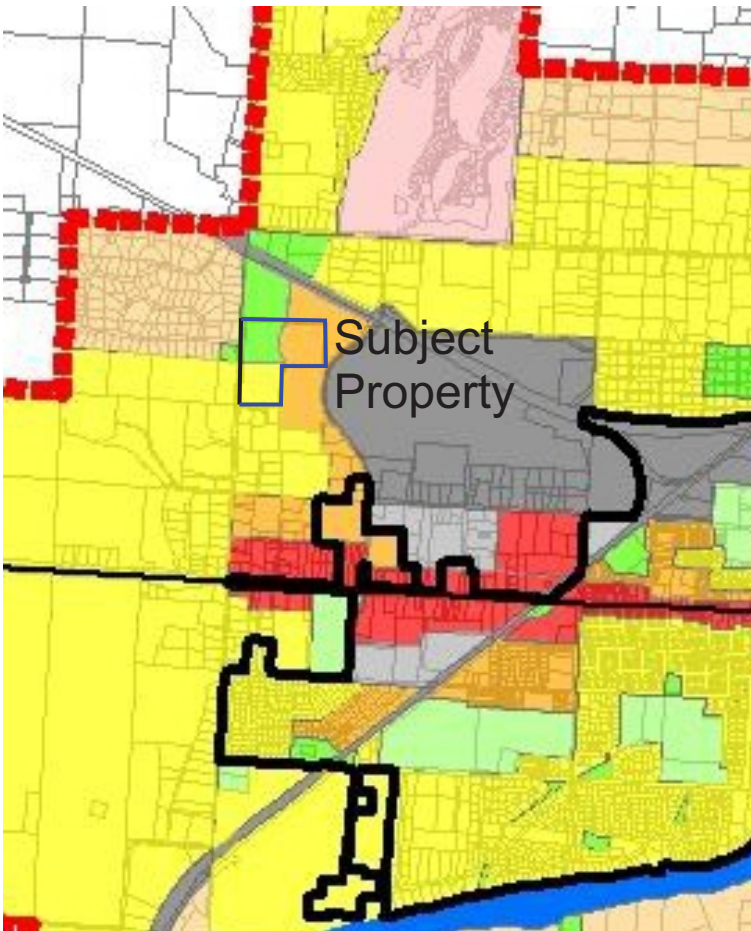
In Section 7, T.30N., R.20W., P.M.,M., Flathead County, Montana

PUD Legend

Total Area: 28.692 Acres
Total Units: 102 DU (See Key for DU Types)
Total Density: 3.55 DU/AC
Zoning: CR-1, CR-2, CR-3 PUD
Total Area in Lots: 10.96 AC
Total Area R.O.W: 4.72 AC
Total Asphalt Area: 2.62 AC
Total Road length: 3614.30 LF
Total Open Space Area: 11.42 Acres
(39.8% Total PUD AREA)



WGM GROUP
WWW.WGMGROUP.COM BFL
DATE: 4-27-2021



Land Use Map Legend		
	Commercial	General, highway and neighborhood retail sales, services or mixed office use.
	ResortRes Com	Within the confines of an overall development plan, provides recreation opportunities (principally to residents and quests), commercial uses (associated directly with recreation), and a mixture of housing types and densities.
	Heavy Industrial	Manufacturing, processing, storage and assembly of goods, where noise, odor, dust and associated impacts extend beyond the confines of a building or screened area.
	Light Industrial	Wholesale and industrial uses where noise, odor, dust and associated impacts are confined to a building or screened area.
	Multifamily	8 or more units/acre. High density residential including townhouses and apartment units. Served by urban services. May be a buffer or transitional area between low density residential and non-residential uses.
	Urban Residential	Between 2 and 8 units/acre. Primarily single family residential with limited quantities of multifamily units. Fully served by urban services.
	Suburban Residential	2 units/acre or less. Primarily single family residential in a quasi-rural setting. Some urban services available.
	Rural Preserve	A rural area, predominately used for corporate and public lands, estate housing, and protective buffer for industry. Outside the immediate needs of urban development and having limited urban services. Residential use closely associated with highly developed access and low fire hazards.
	Public/Semipub	Schools, government offices or facilities, and cemeteries.
	Park/Open space	City and County parks, homeowner parks and green space areas, recreation access points.

Exhibit - Existing Zoning

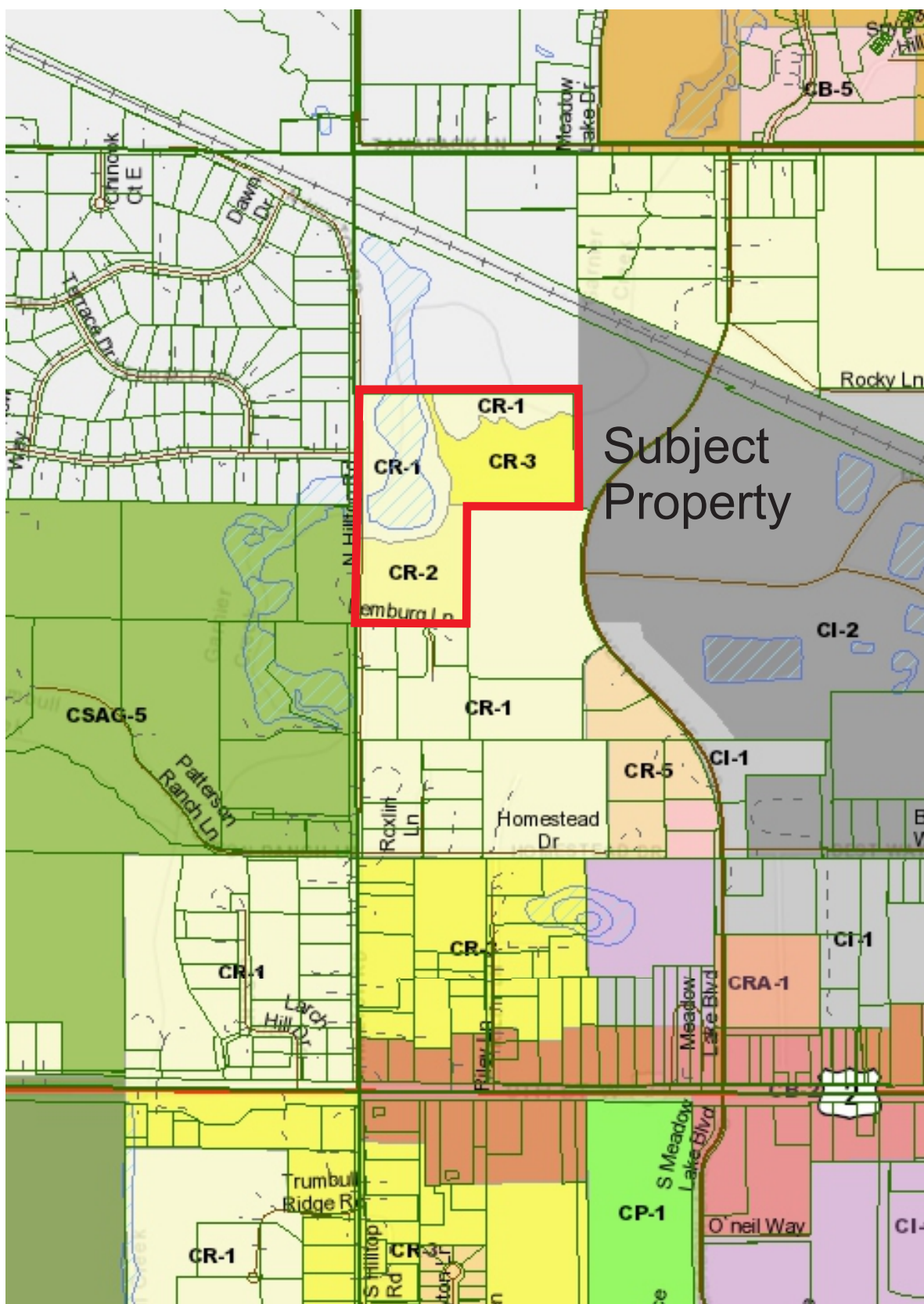


Exhibit: Road Easement

By: **SANDS SURVEYING, Inc.**

**2 Village Loop
Kalispell, MT 59901
(406) 755-6481**

JOB NO: 201602

DATE: February 11, 2008

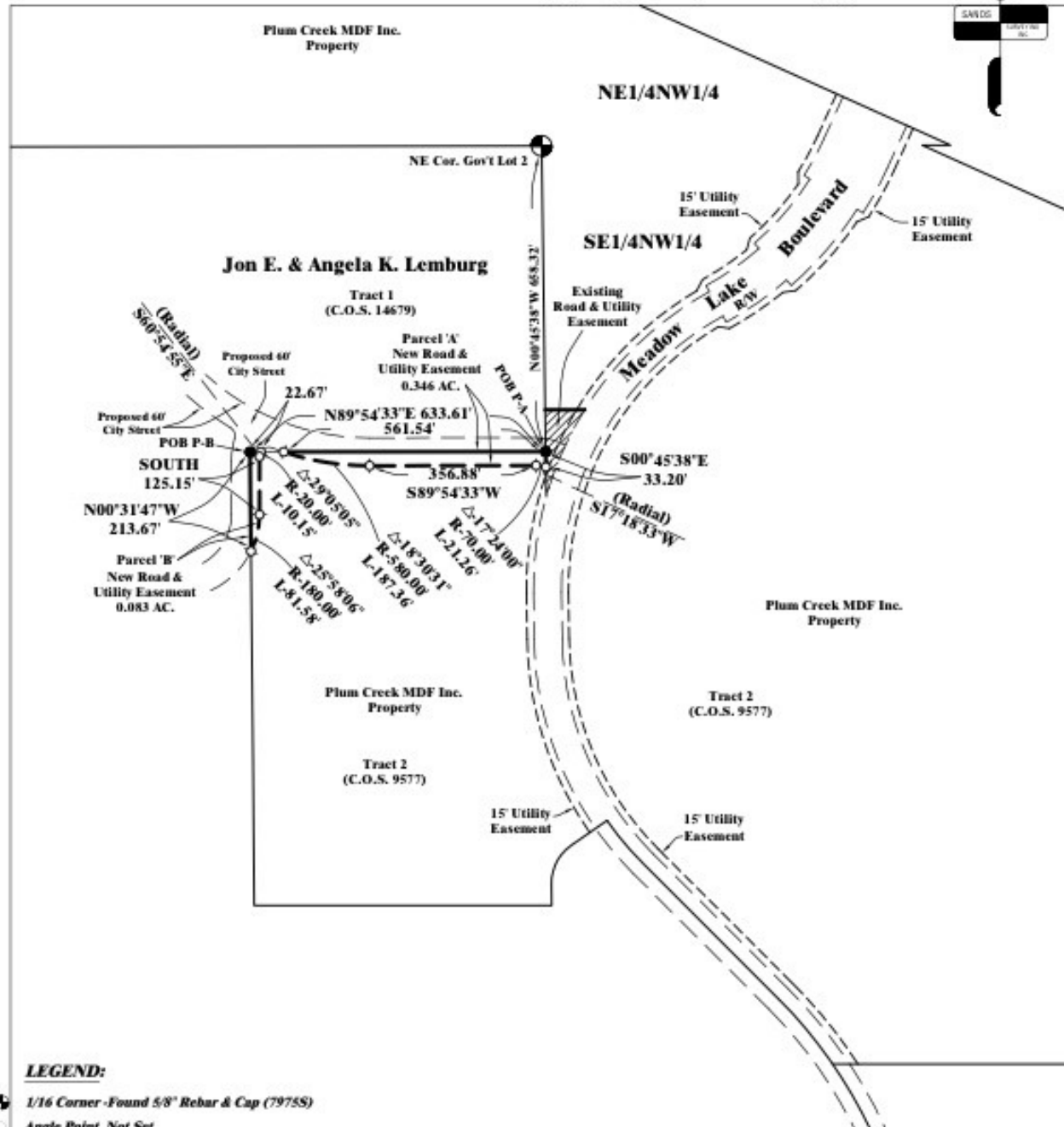
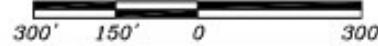
FOR: Jon E. & Angela K. Lemburg
OWNER: Plum Creek MDF Inc.

Exhibit A

Road & Utility Easements

**Located in Section 7, T.30N., R.20W.,
P.M.,M., Flathead County, Montana**

SCALE : 1" = 300'

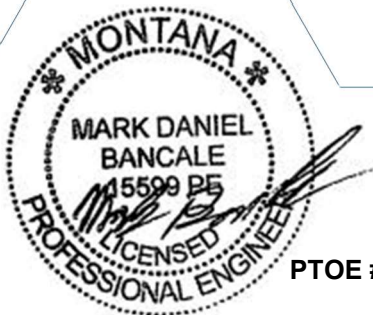


LEGEND:

- ☒ **1/16 Corner-Found 5/8" Rebar & Cap (7975S)**
☐ *Angle Point, Not Set*
☒ **Found 5/8" Rebar & Cap (7975S)**



WGMGROUPTM



PTOE #4336

**Traffic Impact Study
Garnier Heights PUD
WGM Project Number: 21-02-23
Client: RH Joint Holdings, LLC
5.4.2021**

REPORT DATE:

5.4.2021

AUTHOR:

Mark Bancale, P.E., PTOE
Senior Traffic Engineer
WGM Group, Inc.



CONTENTS

Contents ii

Introduction..... 1

Existing Traffic Volume 4

2024 No-Build Traffic Volumes 6

Site-Generated Traffic 9

Assignment of Site-Generated Trips 10

2024 Build Traffic Volumes 14

Capacity Analysis 16

Non-Motorized Transportation..... 23

Summary, Conclusions, and Recommendations 24

APPENDICES

- A – Traffic Count Data
- B – Capacity Analysis Worksheets
- C – Level of Service Definitions



INTRODUCTION

RH Joint Holdings, LLC proposes to construct a residential development north of US Highway 2, between North Hilltop Road and Meadow Lake Boulevard in Columbia Falls, MT (see **Figure 1**). The proposed 28.7-acre development will include 26 single-family homes, 28 duplex units, and 48 townhome dwelling units. Buildout and occupancy of this development is expected to require approximately three years; accordingly, the study year for this traffic analysis is 2024.

Vehicle access to the site is proposed via one approach onto North Hilltop Road and one approach onto Meadow Lake Boulevard (see the preliminary site plan in **Figure 2**). Six proposed single-family homes will be accessed directly from North Hilltop Road. The currently undeveloped subject property is within both the Columbia Falls Urban Area and the Growth Policy planning boundary, as defined in the 2020 Columbia Falls Transportation Plan Existing Conditions Report. The surrounding adjacent land use is undeveloped along the north boundary, commercial along the east boundary, and residential on the west and south boundaries.

This traffic impact study (TIS) was prepared using standard traffic engineering techniques to forecast traffic volumes and operations at the proposed site access points and nearby study intersections. Capacity analysis is presented both with and without the traffic generated by the proposed Garnier Heights PUD to determine what impact this development will have on traffic operations.

The City of Columbia Falls requested detailed traffic analysis of the following study intersections:

1. Meadow Lake Boulevard and Best Way
2. US Highway 2 and Meadow Lake Boulevard
3. US Highway 2 and Hilltop Road
4. All Primary Site Access Intersections

In brief, the analysis conducted for this report leads to the conclusion that the subject development will not negatively impact traffic operations to the degree that would require mitigation at the intersections addressed in this study, and that traffic at the proposed development access points will operate at a good level of service during peak hours.



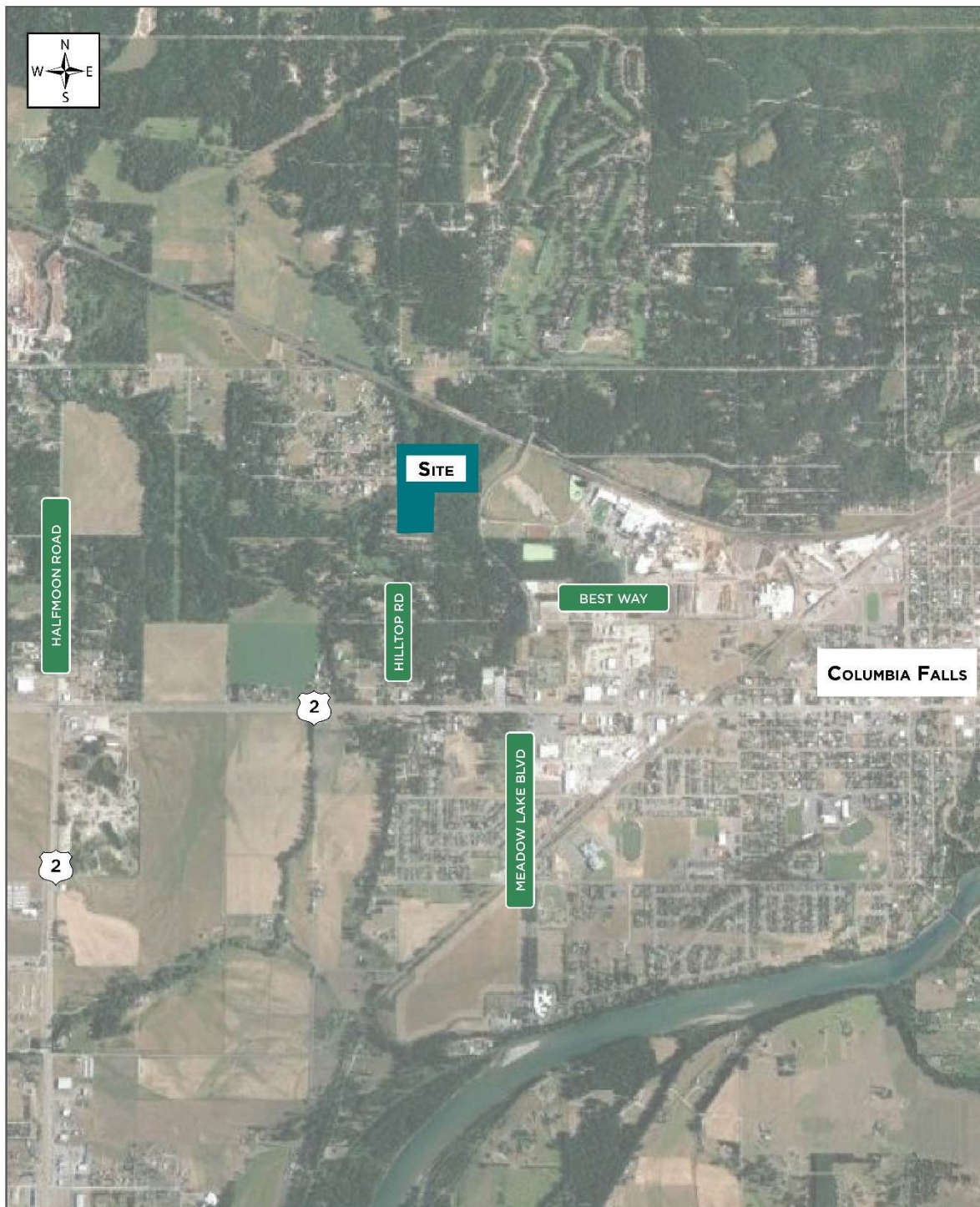


FIGURE 1: SITE VICINITY MAP



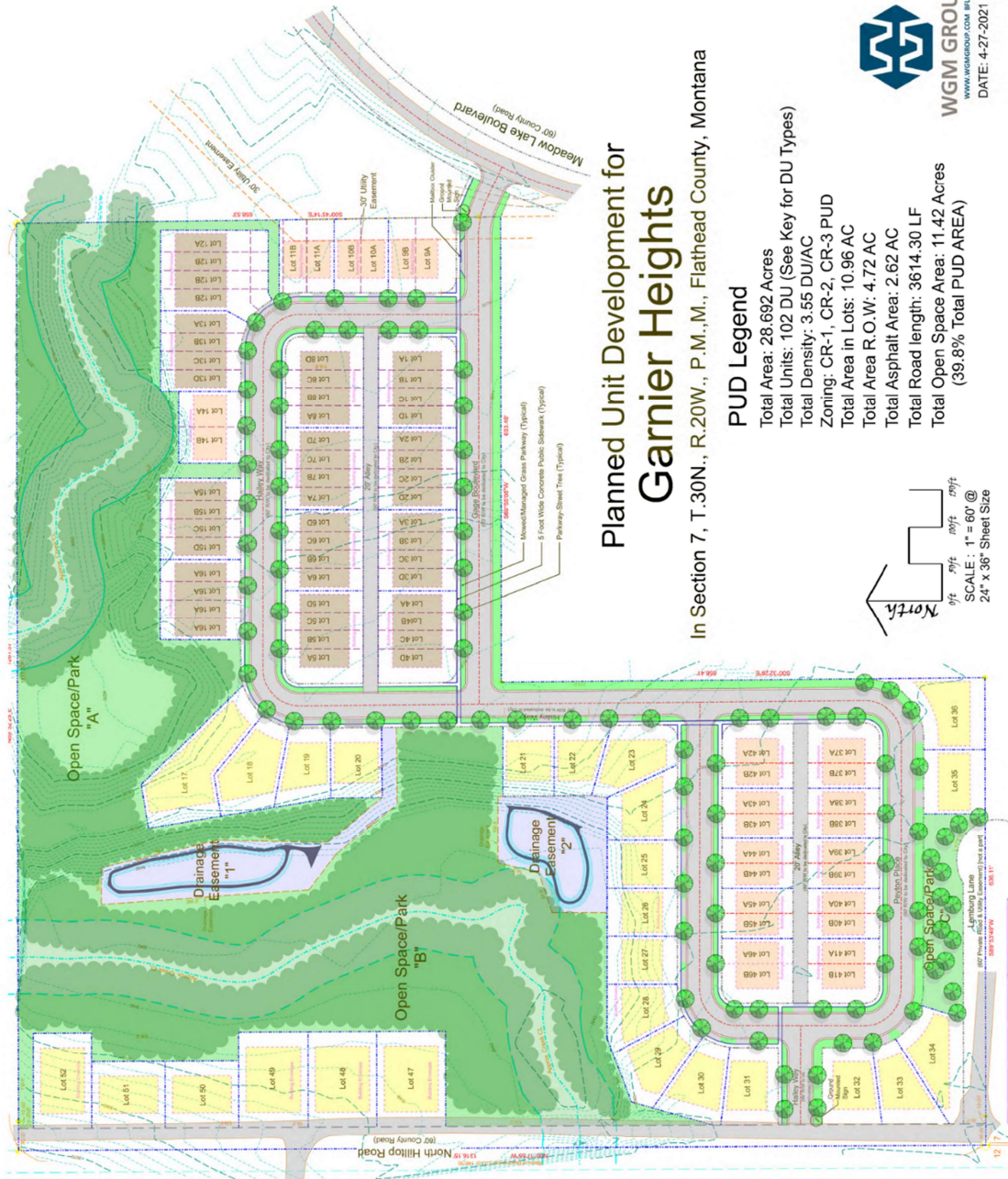


FIGURE 2: PRELIMINARY SITE PLAN

EXISTING TRAFFIC VOLUME

WGM Group conducted mid-week (Tuesday, Wednesday) AM and PM peak period manual intersection turning-movement counts during the week of April 14th, 2021 to identify existing traffic volumes at each of the study intersections. AM peak period counts were conducted between 7:00 and 9:00 AM. PM peak period counts were conducted between 4:00 and 6:00 PM. The count data (included in **Appendix A**) was analyzed to determine the existing AM and PM peak hour traffic volumes at each study intersection.

Due to seasonal variation of traffic volumes observed at the nearby continuous count location on US Highway 2 and the close proximity of Columbia Falls to Glacier National Park, a seasonal adjustment factor of 1.26 was calculated for the AM peak hour volume and 1.20 for the PM peak hour volume. These factors were applied to the through traffic movements on US Highway 2 to convert the counted April volumes to an average annual condition.

The seasonally adjusted existing peak hour volumes are illustrated in **Figure 3**.





FIGURE 3: 2021 EXISTING PEAK HOUR TRAFFIC





2024 NO-BUILD TRAFFIC VOLUMES

The year 2021 existing peak hour traffic volumes were projected to the study year 2024 using an annually compounded growth rate of 1.5%. This rate was calculated based on data from Montana Department of Transportation (MDT) annual counts of total two-way average daily traffic (ADT) along Highway 2 through Columbia Falls and at the nearest available permanent MDT count location.

ADJACENT DEVELOPMENT TRAFFIC VOLUMES

Meadow Lake Boulevard Apartments is a planned development proposed to consist of 36 residential apartment units located west of the intersection of Meadow Lake Boulevard and Best Way. Full buildout and occupancy of Meadow Lake Boulevard Apartments is anticipated to occur in 2022. This development will add new traffic to the intersections studied in this report. This “adjacent development” traffic must be included in the no-build traffic volume forecasts.

The draft TIS prepared for the Meadow Lake Boulevard Apartments (Abelin Traffic Services, April, 2021), was reviewed to determine the amount of adjacent development traffic expected to be generated during the AM and PM peak hours at each of the study intersections. The estimated Meadow Lake Boulevard Apartments peak hour traffic is illustrated in **Figure 4**.

The total 2024 no-build traffic volumes illustrated in **Figure 5** are the sum of the seasonally adjusted existing traffic volume as grown to the study year using the 1.5% per year traffic growth rate and the anticipated Meadow Lake Boulevard Apartments traffic. These are the volumes projected to exist in the analysis year 2024 without construction of the Garnier Heights PUD.



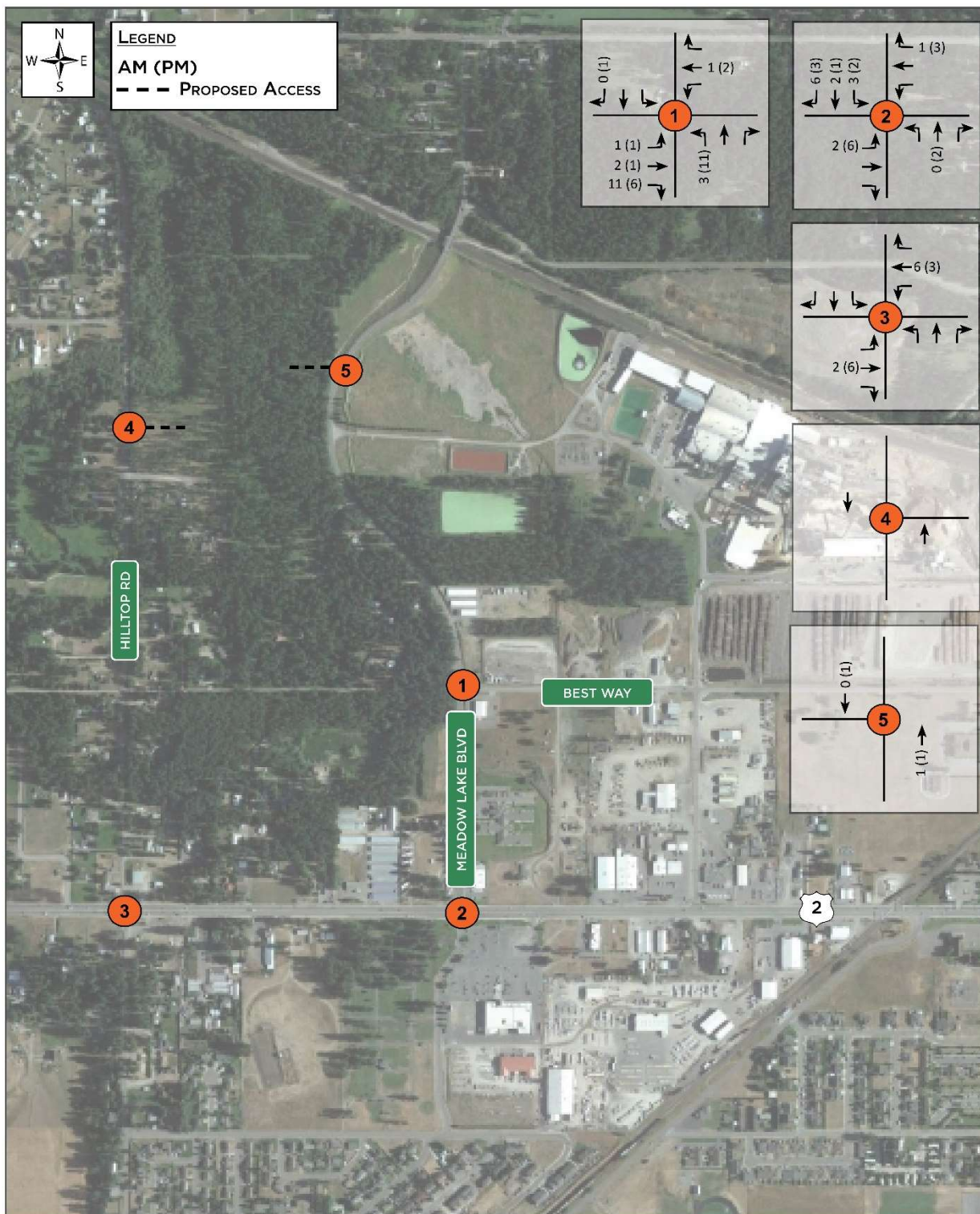


FIGURE 4: MEADOW LAKE APARTMENTS ADJACENT DEVELOPMENT PEAK HOUR TRAFFIC



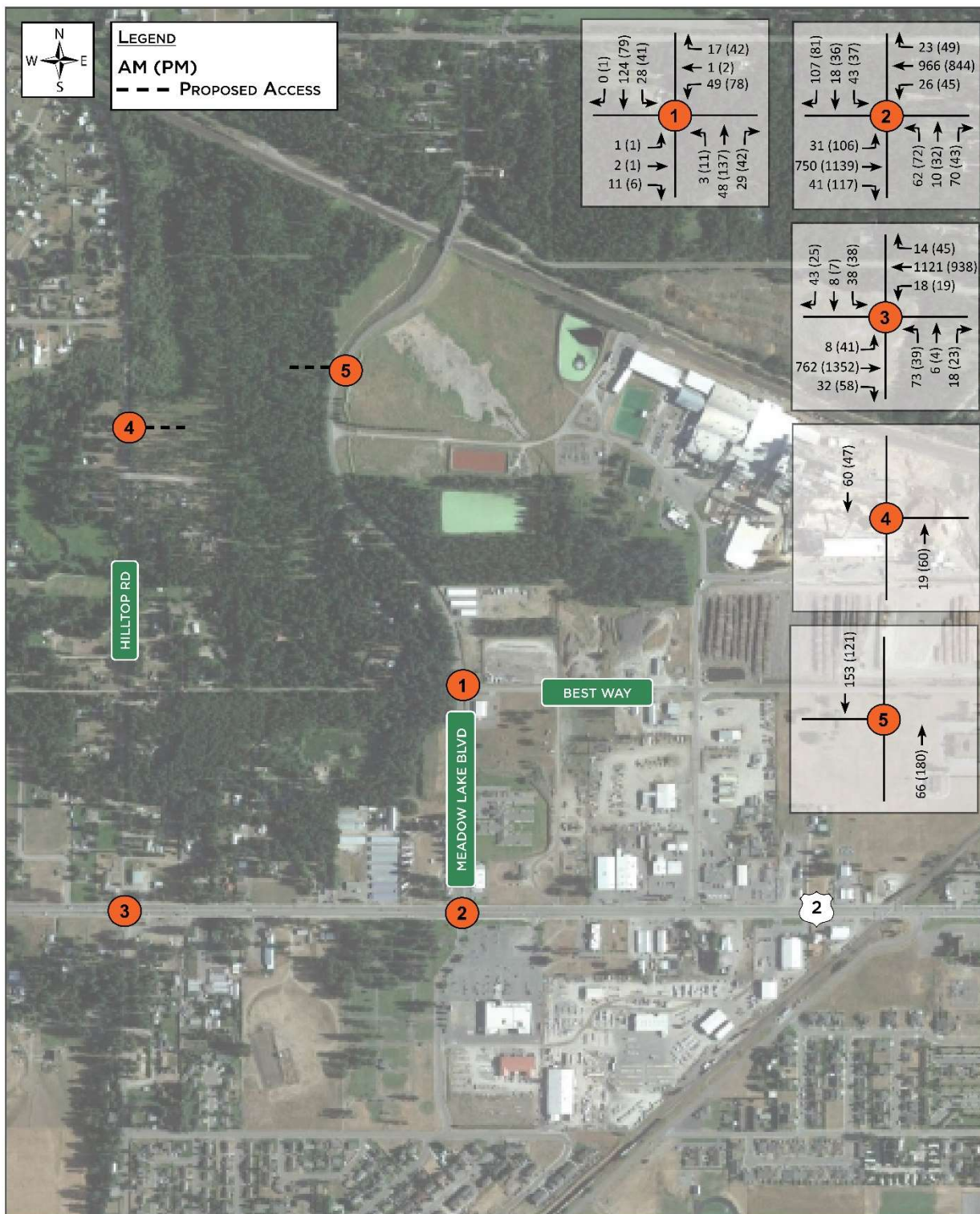


FIGURE 5: 2024 NO BUILD PEAK HOUR TRAFFIC



SITE-GENERATED TRAFFIC

The Garnier Heights PUD is planned to include 26 single-family homes, 28 duplex units, and 48 townhome dwelling units. Data from the Institute of Transportation Engineers (ITE) publication *Trip Generation* (10th Edition) was used to estimate the number of vehicle trips that will be generated by the proposed development. **Table 1** shows the results of these trip-generation calculations.

TABLE 1: SITE-GENERATED VEHICLE TRIPS

Land Use	Size	ITE Land Use Code	ADT	AM Peak Hour Trips		PM Peak Hour Trips	
				Entering	Exiting	Entering	Exiting
Single Family Home	26 units	210	301	6	17	18	10
Townhome (2 units per continuous structure)	28 units	210	322	6	19	19	11
Townhome (4 units per continuous structure)	48 units	220	322	5	19	19	12
Total New Site Traffic			945	17	55	56	33



ASSIGNMENT OF SITE-GENERATED TRIPS

Roadway network connections were analyzed, the Columbia Falls area's retail and employment distribution/density was considered, and traffic volumes on the adjoining streets were reviewed to identify potential arrival and departure patterns for the site-generated traffic. The expected site arrival and departure patterns are illustrated in **Figures 6** and **7**, respectively.

The site-generated vehicle trips from **Table 1** were distributed through the study intersections in accordance with the estimated arrival and departure patterns, resulting in the AM and PM peak hour site-generated vehicle trips shown in **Figure 8**. These are the peak hour vehicle trips that are new to the roadway network as a direct result of the Garnier Heights PUD.





FIGURE 6: SITE TRAFFIC ARRIVAL PATTERN





FIGURE 7: SITE TRAFFIC DEPARTURE PATTERN



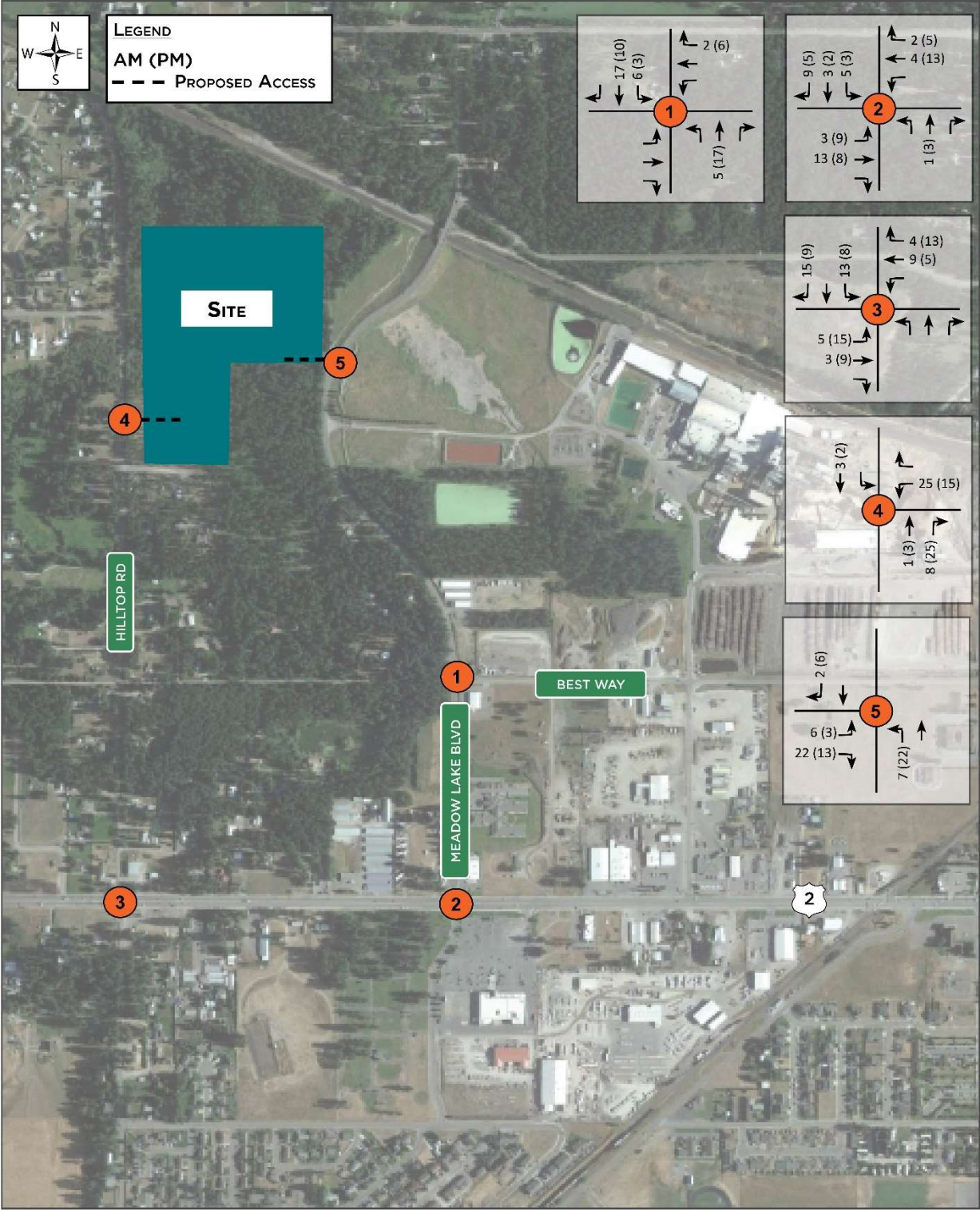


FIGURE 8: SITE-GENERATED PEAK HOUR TRAFFIC



2024 BUILD TRAFFIC VOLUMES

Combining the site-generated trips from **Figure 8** with the 2024 no-build traffic volumes from **Figure 5** results in the projected study year 2024 build traffic volumes shown in **Figure 9**. These are the total traffic volumes from all sources projected to exist at the study intersections when the Garnier Heights PUD is fully built-out and occupied.





FIGURE 9: 2024 BUILD PEAK HOUR TRAFFIC



CAPACITY ANALYSIS

Capacity analysis was conducted for each of the study intersection using the AM and PM no-build and build traffic volumes forecasted in this report. Intersections were evaluated in accordance with the procedures presented in the *Highway Capacity Manual*, 2010 Edition, published by the Transportation Research Board. The analysis results are discussed below, and the analysis worksheets are contained in **Appendix B**.

The capacity analysis procedures result in traffic level of service (LOS) rankings from A to F, with A representing essentially free-flow conditions and F representing congested conditions. See **Appendix C** for a description of the various LOS categories for signalized and unsignalized intersections.



INTERSECTION OF MEADOW LAKE BOULEVARD AND BEST WAY

EXISTING CONDITIONS

Meadow Lake Boulevard is a north/south roadway with one travel lane in each direction. Best Way is an east/west roadway with one travel lane in each direction. Both roadways are classified as major collectors in the Columbia Falls Transportation Plan's Existing Conditions Report. The speed limit on Meadow Lake Boulevard is 35 miles per hour and the speed limit on Best Way is 25 miles per hour. This currently T-configured intersection is stop-controlled on the westbound approach. An eastbound approach will be constructed at this intersection for the proposed Meadow Lake Boulevard Apartments. Furthermore, it is recommended in the Meadow Lake Boulevard Apartments draft TIS report that this becomes an all-way stop controlled intersection to address limited intersection sight distance.

CAPACITY ANALYSIS

Capacity analysis of this intersection was conducted using the 2024 no-build and build traffic volumes developed earlier in this report and is based on a four-way, all-way stopped controlled intersection configuration. The results of this analysis are summarized in **Table 2**.

TABLE 2: MEADOW LAKE BOULEVARD AND BEST WAY LOS SUMMARY

	PEAK AM HOUR				PEAK PM HOUR			
	2024 NO-BUILD		2024 BUILD		2024 NO-BUILD		2024 BUILD	
	Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS
Eastbound Lt/Th/Rt	7.3	A	7.3	A	7.5	A	7.6	A
Westbound Lt/Th/Rt	8.0	A	8.1	A	8.5	A	8.7	A
Northbound Lt/Th/Rt	7.6	A	7.7	A	8.7	A	8.9	A
Southbound Lt/Th/Rt	8.5	A	8.7	A	8.4	A	8.6	A

Delay is measured in seconds per vehicle.

The analysis summarized in **Table 2** shows that the site-generated traffic will have no appreciable impact on delay or traffic operations at this intersection.



INTERSECTION OF US HIGHWAY 2 AND MEADOW LAKE BOULEVARD

EXISTING CONDITIONS

US Highway 2 is an east/west principal arterial roadway with two travel lanes in each direction and a two-way, left-turn lane. Meadow Lake Boulevard is a major collector with one travel lane in each direction. This intersection is controlled by a two-phase traffic signal. The current timing parameters for this signal were obtained from MDT and used for this analysis.

The northbound approach to this intersection consists of one shared left/through lane and one dedicated right-turn lane. The southbound approach to this intersection consists of one shared left-turn/through/right-turn lane. The eastbound and westbound approaches to this intersection each consist of one dedicated left-turn lane, one through lane, and a shared through/right-turn lane.

The speed limit on US Highway 2 is 45 miles per hour and the speed limit on Meadow Lake Boulevard north of the intersection is 35 miles per hour and 25 miles per hour south of the intersection.



CAPACITY ANALYSIS

Capacity analysis of this intersection was conducted using the 2024 no-build and build traffic volumes developed earlier in this report and the above described intersection configuration. The results of this analysis are summarized in **Table 3**.

TABLE 3: US HIGHWAY 2 AND MEADOW LAKE BOULEVARD LOS SUMMARY

	PEAK AM HOUR				PEAK PM HOUR			
	2024 NO-BUILD		2024 BUILD		2024 NO-BUILD		2024 BUILD	
	Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS
Eastbound Left	8.6	A	9.2	A	8.5	A	9.1	A
Eastbound Th/Rt	5.4	A	5.7	A	6.2	A	6.4	A
Westbound Left	7.3	A	7.7	A	10.6	B	10.9	B
Westbound Th/Rt	5.9	A	6.2	A	5.3	A	5.4	A
Northbound Lt/Th	16.5	B	16.3	B	17.1	B	17.0	B
Northbound Right	16.5	B	16.3	B	16.4	B	16.3	B
Southbound Lt/Th/Rt	17.7	B	17.7	B	17.7	B	17.7	B
Overall Intersection	7.4	A	7.7	A	7.3	A	7.5	A

Delay is measured in seconds per vehicle.

The analysis summarized in **Table 3** shows that the subject intersection operates at a good LOS. The site-generated traffic results in delay increases of only fractions of a second, with good LOS continuing to be projected. No improvements or mitigation are required at this location.



INTERSECTION OF US HIGHWAY 2 AND HILLTOP ROAD

EXISTING CONDITIONS

US Highway 2 is an east/west principal arterial roadway with two travel lanes in each direction and a two-way, left-turn lane. North Hilltop Road is classified as a local road and South Hilltop Road is a major collector. This intersection is controlled by a two-phase traffic signal. The current timing parameters for this signal were obtained from MDT and used for this analysis.

The northbound and southbound approaches to this intersection each consist of one shared left-turn/through/right-turn lane. The eastbound and westbound approaches to this intersection each consist of one dedicated left-turn lane, one through lane, and a shared through/right-turn lane.

The speed limit on US Highway 2 is 45 miles per hour. The speed limit on North Hilltop Road is 25 miles per hour and it increases to 35 miles per hour on South Hilltop Road.



CAPACITY ANALYSIS

Capacity analysis of this intersection was conducted using the 2024 no-build and build traffic volumes developed earlier in this report and the above described intersection configuration. The results of this analysis are summarized in **Table 4**.

TABLE 4: US HIGHWAY 2 AND HILLTOP ROAD LOS SUMMARY

	PEAK AM HOUR				PEAK PM HOUR			
	2024 NO-BUILD		2024 BUILD		2024 NO-BUILD		2024 BUILD	
	Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS
Eastbound Left	6.9	A	7.2	A	6.4	A	6.9	A
Eastbound Th/Rt	4.2	A	4.2	A	5.3	A	5.4	A
Westbound Left	5.4	A	5.5	A	9.1	A	9.3	A
Westbound Th/Rt	4.8	A	4.9	A	4.3	A	4.5	A
Northbound Lt/Th/Rt	20.0	C	20.0	B	19.6	B	19.6	B
Southbound Lt/Th/Rt	19.8	B	20.2	C	19.7	B	19.9	B
Overall Intersection	5.9	A	6.1	A	5.7	A	6.0	A

Delay is measured in seconds per vehicle.

The analysis summarized in **Table 4** shows that the subject intersection operates at a acceptable LOS for a signalized intersection with a major roadway. The site-generated traffic results in delay increases of only fractions of a second, with acceptable LOS continuing to be projected. No improvements or mitigation are required at this location.



INTERSECTIONS OF SITE ACCESS ROADWAYS

The two proposed site roadway T-configured approaches were also analyzed under the 2024 build traffic volumes. The proposed access onto North Hilltop Road will be from Hailey Way and the proposed access onto Meadow Lake Boulevard will be from Gage Boulevard. Both site approaches will be single-lane and stop-controlled. The analysis summarized in **Tables 5 and 6** show that the site accesses will operate at a very good LOS during both the AM and PM peak hours.

TABLE 5: NORTH HILLTOP ROAD AND HAILY WAY LOS SUMMARY

	PEAK AM HOUR		PEAK PM HOUR	
	2024 BUILD		2024 BUILD	
	Delay	LOS	Delay	LOS
Westbound Lt/Rt	9.1	A	9.3	A
Southbound Lt/Th	7.3	A	7.4	A

Delay is measured in seconds per vehicle.

TABLE 6: MEADOW LAKE BOULEVARD AND GAGE BOULEVARD LOS SUMMARY

	PEAK AM HOUR		PEAK PM HOUR	
	2024 BUILD		2024 BUILD	
	Delay	LOS	Delay	LOS
Eastbound Lt/Rt	9.5	A	9.4	A
Northbound Lt/Th	7.6	A	7.5	A

Delay is measured in seconds per vehicle.



NON-MOTORIZED TRANSPORTATION

In addition to sidewalks along most internal streets, a proposed multi-modal trail system will provide non-motorized access to over 11 acres of open space park area within the development. This system will promote alternative uses of transportation and walkability throughout the development. The 2019 Columbia Falls Growth Policy identified continued development of the bike and pedestrian network around schools, parks, and major commercial areas to connect with the residential neighborhoods. The City and developers are encouraged to seek opportunities to develop and expand the non-motorized infrastructure in the community to promote healthy lifestyles and reduce roadway congestion.



SUMMARY, CONCLUSIONS, AND RECOMMENDATIONS

The discussion and analyses contained in this report can be summarized as follows:

- Garnier Heights PUD will include 26 single-family homes, 28 duplex units, and 76 townhome dwelling units.
- Vehicle access to the development will be via two T-intersection approaches. One approach on the west side of the development will intersect North Hilltop Road and one approach on the east side of the development will intersect Meadow Lake Boulevard. The intersections of these access points, along with three surrounding intersections, are the focus of this traffic analysis.
- One adjacent development proposals will add traffic to the study intersections. This traffic is included in the no-build traffic volumes.
- The proposed Garnier Heights PUD will generate new traffic through the study intersections. *Highway Capacity Manual* based analysis shows that this traffic can be accommodated at all of the study intersections without the need for improvements to mitigate the site-generated trips.
- In addition to sidewalks on most streets within the Garnier Heights PUD, an internal non-motorized trail system will be provided to connect the internal residential units to over 11 acres of open space/parks thereby promoting walkability and non-motorized transportation within the proposed development.



APPENDIX A

TRAFFIC COUNT DATA



Manual Traffic Count
Intersection of Meadow Lake Boulevard and Best Way
Columbia Falls, MT

$$PHF = \frac{V}{V_{15} * 4}$$

04/14/20021

Peak AM Period

		Southbound			Westbound			Northbound			Eastbound			Interval	Hourly
		Right	Thru	Left	Right	Thru	Left	Right	Thru	Left	Right	Thru	Left	Total	Total
7:00 AM	7:15 AM	0	28	2	3	0	5	2	9	0	0	0	0	49	
7:15 AM	7:30 AM	0	32	7	3	0	7	3	16	0	0	0	0	68	
7:30 AM	7:45 AM	0	32	6	1	0	11	5	9	0	0	0	0	64	
7:45 AM	8:00 AM	0	34	7	2	0	7	7	3	0	0	0	0	60	241
8:00 AM	8:15 AM	0	30	6	6	0	18	8	15	0	0	0	0	83	275
8:15 AM	8:30 AM	0	23	8	7	0	11	8	19	0	0	0	0	76	283 <-- Peak Hour
8:30 AM	8:45 AM	0	15	4	4	0	14	5	10	0	0	0	0	52	271
8:45 AM	9:00 AM	0	16	4	4	0	13	8	11	0	0	0	0	56	267
Peak Hour Volume		0	119	27	16	0	47	28	46	0	0	0	0		

PHF = 0.85241

Wednesday, April 14, 2021

Peak PM Period

		Southbound			Westbound			Northbound			Eastbound			Interval	Hourly
		Right	Thru	Left	Right	Thru	Left	Right	Thru	Left	Right	Thru	Left	Total	Total
4:00 PM	4:15 PM	0	15	13	8	0	17	9	26	0	0	0	0	88	
4:15 PM	4:30 PM	0	19	9	10	0	18	12	31	0	0	0	0	99	
4:30 PM	4:45 PM	0	15	11	9	0	16	12	32	0	0	0	0	95	
4:45 PM	5:00 PM	0	19	11	11	0	24	9	33	0	0	0	0	107	389
5:00 PM	5:15 PM	0	23	8	10	0	17	7	35	0	0	0	0	100	401 <-- Peak Hour
5:15 PM	5:30 PM	0	20	2	5	0	9	11	33	0	0	0	0	80	382
5:30 PM	5:45 PM	0	26	7	3	0	15	3	35	0	0	0	0	89	376
5:45 PM	6:00 PM	0	17	1	5	0	9	5	39	0	0	0	0	76	345
Peak Hour Volume		0	76	39	40	0	75	40	131	0	0	0	0		

PHF = 0.936916

Manual Traffic Count
Intersection of US Highway 2 and Meadow Lake Boulevard
Columbia Falls, MT

$$PHF = \frac{V}{V_{15} * 4}$$

04/15/20021

Peak AM Period

		Southbound			Westbound			Northbound			Eastbound			Interval	Hourly
		Right	Thru	Left	Right	Thru	Left	Right	Thru	Left	Right	Thru	Left	Total	Total
7:00 AM	7:15 AM	19	6	6	1	115	3	5	4	9	8	92	4	272	
7:15 AM	7:30 AM	29	4	4	5	151	2	7	1	15	6	74	7	305	
7:30 AM	7:45 AM	27	3	4	2	219	1	18	2	21	11	113	5	426	
7:45 AM	8:00 AM	24	3	16	4	163	7	23	3	14	7	172	8	444	1447
8:00 AM	8:15 AM	18	4	13	11	194	10	16	3	12	7	160	8	456	1631
8:15 AM	8:30 AM	28	5	5	4	157	7	10	2	12	14	124	7	375	1701 <-- Peak Hour
8:30 AM	8:45 AM	15	4	6	7	159	4	11	4	27	21	108	18	384	1659
8:45 AM	9:00 AM	27	3	7	5	130	8	8	1	9	12	129	14	353	1568
Peak Hour Volume		97	15	38	21	733	25	67	10	59	39	569	28		

PHF = 0.932566

Thursday, April 15, 2021

Peak PM Period

		Southbound			Westbound			Northbound			Eastbound			Interval	Hourly
		Right	Thru	Left	Right	Thru	Left	Right	Thru	Left	Right	Thru	Left	Total	Total
4:00 PM	4:15 PM	30	9	13	13	159	11	11	11	16	30	209	22	534	
4:15 PM	4:30 PM	17	8	5	13	178	17	6	8	23	23	184	28	510	
4:30 PM	4:45 PM	26	8	9	10	155	15	8	5	11	19	208	30	504	
4:45 PM	5:00 PM	26	12	9	12	170	10	9	5	11	29	206	20	519	2067
5:00 PM	5:15 PM	13	10	10	13	184	15	10	9	19	30	230	21	564	2097
5:15 PM	5:30 PM	18	4	8	12	162	10	9	5	18	25	239	26	536	2123
5:30 PM	5:45 PM	18	7	6	7	157	8	13	10	21	28	233	29	537	2156 <-- Peak Hour
5:45 PM	6:00 PM	12	5	11	9	118	14	3	8	13	26	194	28	441	2078
Peak Hour Volume		75	33	33	44	673	43	41	29	69	112	908	96		

PHF = 0.955674

Manual Traffic Count
Intersection of US Highway 2 and Hilltop Road
Columbia Falls, MT

$$PHF = \frac{V}{V_{15} * 4}$$

04/15/20021

Peak AM Period

		Southbound			Westbound			Northbound			Eastbound			Interval	Hourly
		Right	Thru	Left	Right	Thru	Left	Right	Thru	Left	Right	Thru	Left	Total	Total
7:00 AM	7:15 AM	6	4	4	3	115	2	4	1	11	4	94	1	249	
7:15 AM	7:30 AM	9	0	5	2	193	2	5	0	22	4	82	1	325	
7:30 AM	7:45 AM	8	3	6	3	258	3	4	0	14	7	119	1	426	
7:45 AM	8:00 AM	11	2	11	2	198	2	1	2	19	9	173	2	432	1432
8:00 AM	8:15 AM	8	1	13	8	198	6	6	2	24	6	154	1	427	1610
8:15 AM	8:30 AM	14	2	6	0	192	6	6	2	13	9	131	4	385	1670 <-- Peak Hour
8:30 AM	8:45 AM	4	1	5	3	187	2	2	0	18	7	132	2	363	1607
8:45 AM	9:00 AM	4	0	6	3	162	3	5	0	8	5	138	4	338	1513
Peak Hour Volume		41	8	36	13	846	17	17	6	70	31	577	8		

PHF = 0.966435

Thursday, April 15, 2021

Peak PM Period

		Southbound			Westbound			Northbound			Eastbound			Interval	Hourly
		Right	Thru	Left	Right	Thru	Left	Right	Thru	Left	Right	Thru	Left	Total	Total
4:00 PM	4:15 PM	3	0	6	4	183	8	4	2	4	9	250	8	481	
4:15 PM	4:30 PM	4	0	6	15	195	7	6	0	14	14	234	10	505	
4:30 PM	4:45 PM	2	4	9	7	178	2	8	2	11	6	225	11	465	
4:45 PM	5:00 PM	4	2	7	12	177	4	2	2	7	8	262	9	496	1947
5:00 PM	5:15 PM	7	2	9	8	218	5	9	1	12	15	255	11	552	2018
5:15 PM	5:30 PM	4	2	12	8	176	4	8	1	7	13	282	9	526	2039
5:30 PM	5:45 PM	9	1	8	15	174	5	3	0	11	19	274	10	529	2103 <-- Peak Hour
5:45 PM	6:00 PM	7	1	9	7	129	3	6	3	8	15	233	6	427	2034
Peak Hour Volume		24	7	36	43	745	18	22	4	37	55	1073	39		

PHF = 0.952446

APPENDIX B

CAPACITY ANALYSIS WORKSHEETS



HCS7 All-Way Stop Control Report

Item No.4.

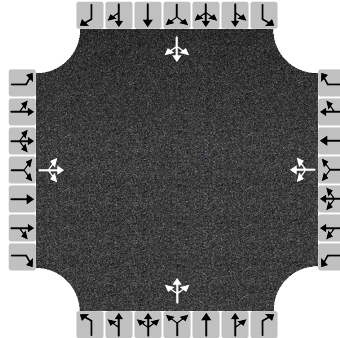
General Information

Analyst	DBG
Agency/Co.	WGM Group
Date Performed	4/30/2021
Analysis Year	2024
Analysis Time Period (hrs)	0.25
Time Analyzed	Peak AM No-Build
Project Description	Garnier Heights PUD

Site Information

Intersection	Meadow Lake & Best Way
Jurisdiction	
East/West Street	Best Way
North/South Street	Meadow Lake Boulevard
Peak Hour Factor	0.85

Lanes



Vehicle Volume and Adjustments

Approach	Eastbound			Westbound			Northbound			Southbound		
Movement	L	T	R	L	T	R	L	T	R	L	T	R
Volume	1	2	11	49	1	17	3	48	29	28	124	0
% Thrus in Shared Lane												
Lane	L1	L2	L3	L1	L2	L3	L1	L2	L3	L1	L2	L3
Configuration	LTR			LTR			LTR			LTR		
Flow Rate, v (veh/h)	16			79			94			179		
Percent Heavy Vehicles	2			2			2			2		

Departure Headway and Service Time

Initial Departure Headway, hd (s)	3.20			3.20			3.20			3.20		
Initial Degree of Utilization, x	0.015			0.070			0.084			0.159		
Final Departure Headway, hd (s)	4.17			4.55			4.14			4.29		
Final Degree of Utilization, x	0.019			0.100			0.108			0.213		
Move-Up Time, m (s)	2.0			2.0			2.0			2.0		
Service Time, ts (s)	2.17			2.55			2.14			2.29		

Capacity, Delay and Level of Service

Flow Rate, v (veh/h)	16			79			94			179			
Capacity	863			792			871			838			
95% Queue Length, Q ₉₅ (veh)	0.1			0.3			0.4			0.8			
Control Delay (s/veh)	7.3			8.0			7.6			8.5			
Level of Service, LOS	A			A			A			A			
Approach Delay (s/veh)	7.3			8.0			7.6			8.5			
Approach LOS	A			A			A			A			
Intersection Delay, s/veh LOS	8.1						A						

HCS7 All-Way Stop Control Report

Item No.4.

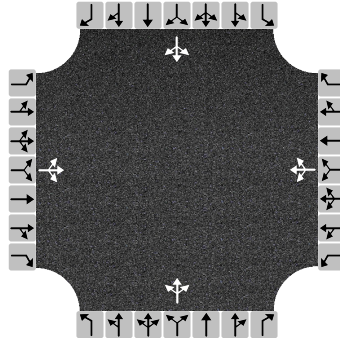
General Information

Analyst	DBG
Agency/Co.	WGM Group
Date Performed	05/03/2021
Analysis Year	2024
Analysis Time Period (hrs)	0.25
Time Analyzed	Peak AM Build
Project Description	Garnier Heights PUD

Site Information

Intersection	Meadow Lake & Best Way
Jurisdiction	
East/West Street	Best Way
North/South Street	Meadow Lake Boulevard
Peak Hour Factor	0.85

Lanes



Vehicle Volume and Adjustments

Approach	Eastbound			Westbound			Northbound			Southbound		
Movement	L	T	R	L	T	R	L	T	R	L	T	R
Volume	1	2	11	49	1	18	3	53	29	34	141	0
% Thrus in Shared Lane												
Lane	L1	L2	L3	L1	L2	L3	L1	L2	L3	L1	L2	L3
Configuration	LTR			LTR			LTR			LTR		
Flow Rate, v (veh/h)	16			80			100			206		
Percent Heavy Vehicles	2			2			2			2		

Departure Headway and Service Time

Initial Departure Headway, hd (s)	3.20			3.20			3.20			3.20		
Initial Degree of Utilization, x	0.015			0.071			0.089			0.183		
Final Departure Headway, hd (s)	4.25			4.61			4.18			4.31		
Final Degree of Utilization, x	0.019			0.102			0.116			0.246		
Move-Up Time, m (s)	2.0			2.0			2.0			2.0		
Service Time, ts (s)	2.25			2.61			2.18			2.31		

Capacity, Delay and Level of Service

Flow Rate, v (veh/h)	16			80			100			206			
Capacity	847			781			861			835			
95% Queue Length, Q ₉₅ (veh)	0.1			0.3			0.4			1.0			
Control Delay (s/veh)	7.3			8.1			7.7			8.7			
Level of Service, LOS	A			A			A			A			
Approach Delay (s/veh)	7.3			8.1			7.7			8.7			
Approach LOS	A			A			A			A			
Intersection Delay, s/veh LOS	8.3						A						

HCS7 All-Way Stop Control Report

Item No.4.

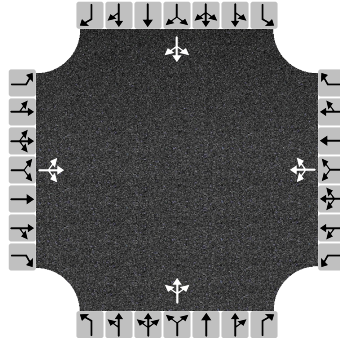
General Information

Analyst	DBG
Agency/Co.	WGM Group
Date Performed	4/30/2021
Analysis Year	2024
Analysis Time Period (hrs)	0.25
Time Analyzed	Peak PM No-Build
Project Description	Garnier Heights PUD

Site Information

Intersection	Meadow Lake & Best Way
Jurisdiction	
East/West Street	Best Way
North/South Street	Meadow Lake Boulevard
Peak Hour Factor	0.94

Lanes



Vehicle Volume and Adjustments

Approach	Eastbound			Westbound			Northbound			Southbound		
Movement	L	T	R	L	T	R	L	T	R	L	T	R
Volume	1	1	6	78	2	42	11	137	42	41	79	1
% Thrus in Shared Lane												
Lane	L1	L2	L3	L1	L2	L3	L1	L2	L3	L1	L2	L3
Configuration	LTR			LTR			LTR			LTR		
Flow Rate, v (veh/h)	9			130			202			129		
Percent Heavy Vehicles	2			2			2			2		

Departure Headway and Service Time

Initial Departure Headway, hd (s)	3.20			3.20			3.20			3.20		
Initial Degree of Utilization, x	0.008			0.115			0.180			0.114		
Final Departure Headway, hd (s)	4.43			4.62			4.30			4.55		
Final Degree of Utilization, x	0.010			0.167			0.241			0.163		
Move-Up Time, m (s)	2.0			2.0			2.0			2.0		
Service Time, ts (s)	2.43			2.62			2.30			2.55		

Capacity, Delay and Level of Service

Flow Rate, v (veh/h)	9			130			202			129			
Capacity	812			779			837			790			
95% Queue Length, Q ₉₅ (veh)	0.0			0.6			0.9			0.6			
Control Delay (s/veh)	7.5			8.5			8.7			8.4			
Level of Service, LOS	A			A			A			A			
Approach Delay (s/veh)	7.5			8.5			8.7			8.4			
Approach LOS	A			A			A			A			
Intersection Delay, s/veh LOS	8.5						A						

HCS7 All-Way Stop Control Report

Item No.4.

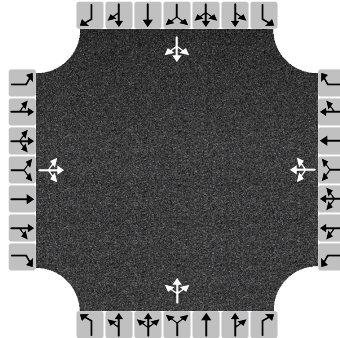
General Information

Analyst	DBG
Agency/Co.	WGM Group
Date Performed	05/03/2021
Analysis Year	2024
Analysis Time Period (hrs)	0.25
Time Analyzed	Peak PM Build
Project Description	Garnier Heights PUD

Site Information

Intersection	Meadow Lake & Best Way
Jurisdiction	
East/West Street	Best Way
North/South Street	Meadow Lake Boulevard
Peak Hour Factor	0.94

Lanes



Vehicle Volume and Adjustments

Approach	Eastbound			Westbound			Northbound			Southbound		
Movement	L	T	R	L	T	R	L	T	R	L	T	R
Volume	1	1	6	78	2	47	11	154	42	44	89	1
% Thrus in Shared Lane												
Lane	L1	L2	L3	L1	L2	L3	L1	L2	L3	L1	L2	L3
Configuration	LTR			LTR			LTR			LTR		
Flow Rate, v (veh/h)	9			135			220			143		
Percent Heavy Vehicles	2			2			2			2		

Departure Headway and Service Time

Initial Departure Headway, hd (s)	3.20			3.20			3.20			3.20		
Initial Degree of Utilization, x	0.008			0.120			0.196			0.127		
Final Departure Headway, hd (s)	4.52			4.68			4.34			4.59		
Final Degree of Utilization, x	0.011			0.176			0.266			0.182		
Move-Up Time, m (s)	2.0			2.0			2.0			2.0		
Service Time, ts (s)	2.52			2.68			2.34			2.59		

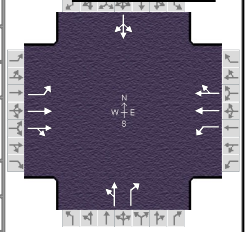
Capacity, Delay and Level of Service

Flow Rate, v (veh/h)	9			135			220			143			
Capacity	796			770			829			784			
95% Queue Length, Q ₉₅ (veh)	0.0			0.6			1.1			0.7			
Control Delay (s/veh)	7.6			8.7			8.9			8.6			
Level of Service, LOS	A			A			A			A			
Approach Delay (s/veh)	7.6			8.7			8.9			8.6			
Approach LOS	A			A			A			A			
Intersection Delay, s/veh LOS	8.7						A						

HCS7 Signalized Intersection Results Summary

Item No.4.

General Information				Intersection Information	
Agency	WGM Group			Duration, h	0.25
Analyst	DBG	Analysis Date	4/30/2021	Area Type	Other
Jurisdiction		Time Period	Peak AM No-Build	PHF	0.93
Urban Street	US Hwy 2	Analysis Year	2024	Analysis Period	1 > 7:00
Intersection	US Hwy 2 and Meadow...	File Name	2_AM_No-Build.xus		
Project Description	Garnier Heights PUD				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (v), veh/h	31	750	41	26	966	23	62	10	70	43	18	107

Signal Information											
Cycle, s	44.0	Reference Phase	2								
Offset, s	0	Reference Point	End								
Uncoordinated	Yes	Simult. Gap E/W	On	Green	25.0	7.0	0.0	0.0	0.0	0.0	
Force Mode	Fixed	Simult. Gap N/S	On	Yellow	4.3	3.0	0.0	0.0	0.0	0.0	
				Red	1.7	3.0	0.0	0.0	0.0	0.0	

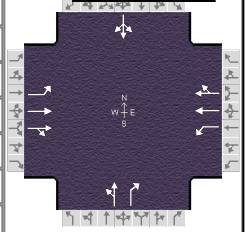
Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		2		6		8		4
Case Number		6.0		6.0		7.0		8.0
Phase Duration, s		31.0		31.0		13.0		13.0
Change Period, ($Y+R_c$), s		6.0		6.0		6.0		6.0
Max Allow Headway (MAH), s		3.0		3.0		3.3		3.3
Queue Clearance Time (g_s), s		11.4		9.6		4.2		6.4
Green Extension Time (g_e), s		4.4		4.4		0.7		0.7
Phase Call Probability		1.00		1.00		0.98		0.98
Max Out Probability		0.01		0.01		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	33	429	421	28	534	530		77	75		181	
Adjusted Saturation Flow Rate (s), veh/h/ln	531	1870	1836	648	1870	1855		1341	1610		1661	
Queue Service Time (g_s), s	1.8	5.7	5.7	1.1	7.6	7.6		0.0	1.8		2.3	
Cycle Queue Clearance Time (g_c), s	9.4	5.7	5.7	6.8	7.6	7.6		2.2	1.8		4.4	
Green Ratio (g/C)	0.57	0.57	0.57	0.57	0.57	0.57		0.16	0.16		0.16	
Capacity (c), veh/h	373	1062	1042	448	1062	1053		367	258		368	
Volume-to-Capacity Ratio (X)	0.089	0.404	0.404	0.062	0.503	0.503		0.211	0.292		0.490	
Back of Queue (Q), ft/ln (50 th percentile)	3.6	24.9	24.1	2.5	33.8	33		16.1	15.5		37.8	
Back of Queue (Q), veh/ln (50 th percentile)	0.1	1.0	1.0	0.1	1.3	1.3		0.6	0.6		1.5	
Queue Storage Ratio (RQ) (50 th percentile)	0.04	0.00	0.00	0.03	0.00	0.00		0.00	0.22		0.00	
Uniform Delay (d_1), s/veh	8.6	5.3	5.3	7.3	5.8	5.8		16.4	16.3		17.4	
Incremental Delay (d_2), s/veh	0.0	0.1	0.1	0.0	0.1	0.1		0.1	0.2		0.4	
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	8.6	5.4	5.4	7.3	5.9	5.9		16.5	16.5		17.7	
Level of Service (LOS)	A	A	A	A	A	A		B	B		B	
Approach Delay, s/veh / LOS	5.6	A		5.9	A		16.5	B		17.7	B	
Intersection Delay, s/veh / LOS	7.4						A					

HCS7 Signalized Intersection Results Summary

Item No.4.

General Information				Intersection Information	
Agency	WGM Group			Duration, h	0.25
Analyst	DBG	Analysis Date	4/30/2021	Area Type	Other
Jurisdiction		Time Period	Peak AM Build	PHF	0.93
Urban Street	US Hwy 2	Analysis Year	2024	Analysis Period	1> 7:00
Intersection	US Hwy 2 and Meadow...	File Name	2_AM_Build.xus		
Project Description	Garnier Heights PUD				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (v), veh/h	34	762	41	26	970	24	62	11	70	48	20	116

Signal Information											
Cycle, s	44.6	Reference Phase	2								
Offset, s	0	Reference Point	End								
Uncoordinated	Yes	Simult. Gap E/W	On	Green	25.0	7.6	0.0	0.0	0.0	0.0	
Force Mode	Fixed	Simult. Gap N/S	On	Yellow	4.3	3.0	0.0	0.0	0.0	0.0	
				Red	1.7	3.0	0.0	0.0	0.0	0.0	

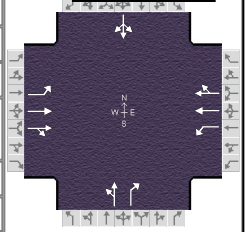
Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		2		6		8		4
Case Number		6.0		6.0		7.0		8.0
Phase Duration, s		31.0		31.0		13.6		13.6
Change Period, ($Y+R_c$), s		6.0		6.0		6.0		6.0
Max Allow Headway (MAH), s		3.0		3.0		3.3		3.3
Queue Clearance Time (g_s), s		11.9		9.9		4.2		6.9
Green Extension Time (g_e), s		4.5		4.5		0.8		0.8
Phase Call Probability		1.00		1.00		0.99		0.99
Max Out Probability		0.01		0.01		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	37	436	428	28	537	532		78	75		198	
Adjusted Saturation Flow Rate (s), veh/h/ln	528	1870	1836	640	1870	1854		1334	1610		1658	
Queue Service Time (g_s), s	2.0	6.0	6.0	1.2	7.9	7.9		0.0	1.8		2.8	
Cycle Queue Clearance Time (g_c), s	9.9	6.0	6.0	7.1	7.9	7.9		2.2	1.8		4.9	
Green Ratio (g/C)	0.56	0.56	0.56	0.56	0.56	0.56		0.17	0.17		0.17	
Capacity (c), veh/h	364	1048	1029	435	1048	1039		377	275		385	
Volume-to-Capacity Ratio (X)	0.101	0.416	0.416	0.064	0.512	0.512		0.208	0.274		0.514	
Back of Queue (Q), ft/ln (50 th percentile)	4.2	27.8	26.9	2.7	37	36.2		16.4	15.4		42	
Back of Queue (Q), veh/ln (50 th percentile)	0.2	1.1	1.1	0.1	1.5	1.4		0.6	0.6		1.7	
Queue Storage Ratio (RQ) (50 th percentile)	0.04	0.00	0.00	0.03	0.00	0.00		0.00	0.22		0.00	
Uniform Delay (d_1), s/veh	9.1	5.6	5.6	7.7	6.0	6.0		16.2	16.1		17.4	
Incremental Delay (d_2), s/veh	0.0	0.1	0.1	0.0	0.1	0.1		0.1	0.2		0.4	
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	9.2	5.7	5.7	7.7	6.2	6.2		16.3	16.3		17.7	
Level of Service (LOS)	A	A	A	A	A	A		B	B		B	
Approach Delay, s/veh / LOS	5.9	A		6.2	A		16.3	B		17.7	B	
Intersection Delay, s/veh / LOS	7.7						A					

HCS7 Signalized Intersection Results Summary

Item No.4.

General Information				Intersection Information	
Agency	WGM Group			Duration, h	0.25
Analyst	DBG	Analysis Date	4/30/2021	Area Type	Other
Jurisdiction		Time Period	Peak PM No-Build	PHF	0.96
Urban Street	US Hwy 2	Analysis Year	2024	Analysis Period	1 > 7:00
Intersection	US Hwy 2 and Meadow...	File Name	2_PM_No-Build.xus		
Project Description	Garnier Heights PUD				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (v), veh/h	106	1139	117	45	844	49	72	32	43	37	36	81

Signal Information											
Cycle, s	43.3	Reference Phase	2								
Offset, s	0	Reference Point	End								
Uncoordinated	Yes	Simult. Gap E/W	On	Green	25.0	6.3	0.0	0.0	0.0	0.0	
Force Mode	Fixed	Simult. Gap N/S	On	Yellow	4.3	3.0	0.0	0.0	0.0	0.0	
				Red	1.7	3.0	0.0	0.0	0.0	0.0	

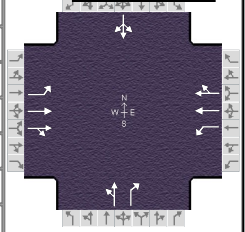
Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		2		6		8		4
Case Number		6.0		6.0		7.0		8.0
Phase Duration, s		31.0		31.0		12.3		12.3
Change Period, ($Y+R_c$), s		6.0		6.0		6.0		6.0
Max Allow Headway (MAH), s		3.2		3.2		3.3		3.3
Queue Clearance Time (g_s), s		13.6		15.7		4.8		5.7
Green Extension Time (g_e), s		6.8		6.8		0.7		0.6
Phase Call Probability		1.00		1.00		0.98		0.98
Max Out Probability		0.08		0.09		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	110	664	645	47	470	461		108	45		160	
Adjusted Saturation Flow Rate (s), veh/h/ln	602	1870	1809	420	1870	1834		1465	1610		1707	
Queue Service Time (g_s), s	5.5	10.0	10.1	3.6	6.1	6.1		0.0	1.1		1.0	
Cycle Queue Clearance Time (g_c), s	11.6	10.0	10.1	13.7	6.1	6.1		2.8	1.1		3.7	
Green Ratio (g/C)	0.58	0.58	0.58	0.58	0.58	0.58		0.14	0.14		0.14	
Capacity (c), veh/h	429	1081	1045	311	1081	1060		353	233		350	
Volume-to-Capacity Ratio (X)	0.257	0.614	0.617	0.151	0.435	0.435		0.307	0.192		0.458	
Back of Queue (Q), ft/ln (50 th percentile)	11.4	41.3	39.5	6	24.9	24		23	9		33	
Back of Queue (Q), veh/ln (50 th percentile)	0.4	1.6	1.6	0.2	1.0	1.0		0.9	0.4		1.3	
Queue Storage Ratio (RQ) (50 th percentile)	0.11	0.00	0.00	0.06	0.00	0.00		0.00	0.13		0.00	
Uniform Delay (d_1), s/veh	8.4	6.0	6.0	10.5	5.1	5.1		17.0	16.3		17.4	
Incremental Delay (d_2), s/veh	0.1	0.2	0.2	0.1	0.1	0.1		0.2	0.1		0.3	
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	8.5	6.2	6.2	10.6	5.2	5.3		17.1	16.4		17.7	
Level of Service (LOS)	A	A	A	B	A	A		B	B		B	
Approach Delay, s/veh / LOS	6.4	A		5.5	A		16.9	B		17.7	B	
Intersection Delay, s/veh / LOS	7.3						A					

HCS7 Signalized Intersection Results Summary

Item No.4.

General Information				Intersection Information	
Agency	WGM Group			Duration, h	0.25
Analyst	DBG	Analysis Date	4/30/2021	Area Type	Other
Jurisdiction		Time Period	Peak PM Build	PHF	0.96
Urban Street	US Hwy 2	Analysis Year	2024	Analysis Period	1 > 7:00
Intersection	US Hwy 2 and Meadow...	File Name	2_PM_Build.xus		
Project Description	Garnier Heights PUD				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (v), veh/h	115	1147	117	45	857	54	72	35	43	39	37	87

Signal Information											
Cycle, s	43.6	Reference Phase	2								
Offset, s	0	Reference Point	End								
Uncoordinated	Yes	Simult. Gap E/W	On	Green	25.0	6.6	0.0	0.0	0.0	0.0	
Force Mode	Fixed	Simult. Gap N/S	On	Yellow	4.3	3.0	0.0	0.0	0.0	0.0	
				Red	1.7	3.0	0.0	0.0	0.0	0.0	

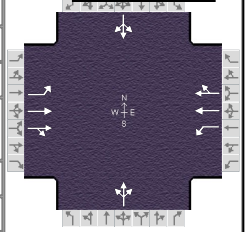
Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		2		6		8		4
Case Number		6.0		6.0		7.0		8.0
Phase Duration, s		31.0		31.0		12.6		12.6
Change Period, ($Y+R_c$), s		6.0		6.0		6.0		6.0
Max Allow Headway (MAH), s		3.2		3.2		3.3		3.3
Queue Clearance Time (g_s), s		14.7		16.1		4.9		6.0
Green Extension Time (g_e), s		7.1		7.0		0.7		0.7
Phase Call Probability		1.00		1.00		0.98		0.98
Max Out Probability		0.09		0.11		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	120	668	649	47	480	469		111	45		170	
Adjusted Saturation Flow Rate (s), veh/h/ln	591	1870	1809	417	1870	1831		1473	1610		1702	
Queue Service Time (g_s), s	6.3	10.3	10.4	3.7	6.4	6.4		0.0	1.1		1.2	
Cycle Queue Clearance Time (g_c), s	12.7	10.3	10.4	14.1	6.4	6.4		2.9	1.1		4.0	
Green Ratio (g/C)	0.57	0.57	0.57	0.57	0.57	0.57		0.15	0.15		0.15	
Capacity (c), veh/h	418	1073	1038	305	1073	1051		360	243		359	
Volume-to-Capacity Ratio (X)	0.287	0.622	0.625	0.154	0.447	0.447		0.309	0.184		0.473	
Back of Queue (Q), ft/ln (50 th percentile)	13.3	44	42.1	6.2	27.2	26.2		23.7	9		35.2	
Back of Queue (Q), veh/ln (50 th percentile)	0.5	1.7	1.7	0.2	1.1	1.0		0.9	0.4		1.4	
Queue Storage Ratio (RQ) (50 th percentile)	0.13	0.00	0.00	0.06	0.00	0.00		0.00	0.13		0.00	
Uniform Delay (d_1), s/veh	9.0	6.2	6.2	10.8	5.3	5.3		16.8	16.2		17.4	
Incremental Delay (d_2), s/veh	0.1	0.2	0.2	0.1	0.1	0.1		0.2	0.1		0.4	
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	9.1	6.4	6.4	10.9	5.4	5.4		17.0	16.3		17.7	
Level of Service (LOS)	A	A	A	B	A	A		B	B		B	
Approach Delay, s/veh / LOS	6.6	A		5.7	A		16.8	B		17.7	B	
Intersection Delay, s/veh / LOS	7.5						A					

HCS7 Signalized Intersection Results Summary

Item No.4.

General Information				Intersection Information	
Agency	WGM Group			Duration, h	0.25
Analyst	DBG	Analysis Date	4/30/2021	Area Type	Other
Jurisdiction		Time Period	Peak AM No-Build	PHF	0.97
Urban Street	US Hwy 2	Analysis Year	2024	Analysis Period	1> 7:00
Intersection	US Hwy 2 and Hilltop R...	File Name	3_AM_No-Build.xus		
Project Description	Garnier Heights PUD				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (v), veh/h	8	762	32	18	1121	14	73	6	18	38	8	43

Signal Information											
Cycle, s	47.4	Reference Phase	2								
Offset, s	0	Reference Point	End								
Uncoordinated	Yes	Simult. Gap E/W	On	Green	30.0	5.5	0.0	0.0	0.0	0.0	
Force Mode	Fixed	Simult. Gap N/S	On	Yellow	4.3	3.0	0.0	0.0	0.0	0.0	
				Red	1.7	2.9	0.0	0.0	0.0	0.0	

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		2		6		8		4
Case Number		6.0		6.0		8.0		8.0
Phase Duration, s		36.0		36.0		11.4		11.4
Change Period, ($Y+R_c$), s		6.0		6.0		5.9		5.9
Max Allow Headway (MAH), s		3.0		3.0		3.3		3.3
Queue Clearance Time (g_s), s		10.4		10.0		5.0		4.4
Green Extension Time (g_e), s		4.3		4.3		0.4		0.4
Phase Call Probability		1.00		1.00		0.92		0.92
Max Out Probability		0.01		0.01		0.00		0.00

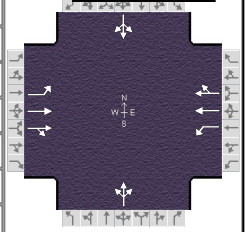
Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (v), veh/h	8	412	406	19	586	584		100			92	
Adjusted Saturation Flow Rate (s), veh/h/ln	480	1870	1843	668	1870	1862		1453			1595	
Queue Service Time (g_s), s	0.4	4.9	4.9	0.6	8.0	8.0		0.6			0.0	
Cycle Queue Clearance Time (g_c), s	8.4	4.9	4.9	5.6	8.0	8.0		3.0			2.4	
Green Ratio (g/C)	0.63	0.63	0.63	0.63	0.63	0.63		0.12			0.12	
Capacity (c), veh/h	375	1183	1166	505	1183	1178		302			294	
Volume-to-Capacity Ratio (X)	0.022	0.348	0.348	0.037	0.496	0.496		0.331			0.312	
Back of Queue (Q), ft/ln (50 th percentile)	0.8	17.7	17.2	1.3	28.7	28.1		23.7			22.6	
Back of Queue (Q), veh/ln (50 th percentile)	0.0	0.7	0.7	0.1	1.1	1.1		0.9			0.9	
Queue Storage Ratio (RQ) (50 th percentile)	0.01	0.00	0.00	0.01	0.00	0.00		0.00			0.00	
Uniform Delay (d_1), s/veh	6.9	4.1	4.1	5.4	4.7	4.7		19.8			19.6	
Incremental Delay (d_2), s/veh	0.0	0.1	0.1	0.0	0.1	0.1		0.2			0.2	
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0		0.0			0.0	
Control Delay (d), s/veh	6.9	4.2	4.2	5.4	4.8	4.8		20.0			19.8	
Level of Service (LOS)	A	A	A	A	A	A		C			B	
Approach Delay, s/veh / LOS	4.2	A		4.8	A		20.0	C		19.8	B	
Intersection Delay, s/veh / LOS	5.9						A					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.62	B	1.62	B	2.27	B	2.27	B
Bicycle LOS Score / LOS	1.17	A	1.47	A	0.65	A	0.64	

HCS7 Signalized Intersection Results Summary

Item No.4.

General Information				Intersection Information	
Agency	WGM Group			Duration, h	0.25
Analyst	DBG	Analysis Date	4/30/2021	Area Type	Other
Jurisdiction		Time Period	Peak AM Build	PHF	0.97
Urban Street	US Hwy 2	Analysis Year	2024	Analysis Period	1> 7:00
Intersection	US Hwy 2 and Hilltop R...	File Name	3_AM_Build.xus		
Project Description	Garnier Heights PUD				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (v), veh/h	13	765	32	18	1129	18	73	6	18	50	8	58

Signal Information											
Cycle, s	47.6	Reference Phase	2								
Offset, s	0	Reference Point	End								
Uncoordinated	Yes	Simult. Gap E/W	On	Green	30.0	5.7	0.0	0.0	0.0	0.0	
Force Mode	Fixed	Simult. Gap N/S	On	Yellow	4.3	3.0	0.0	0.0	0.0	0.0	
				Red	1.7	2.9	0.0	0.0	0.0	0.0	

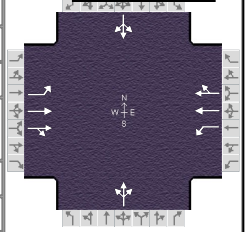
Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		2		6		8		4
Case Number		6.0		6.0		8.0		8.0
Phase Duration, s		36.0		36.0		11.6		11.6
Change Period, ($Y+R_c$), s		6.0		6.0		5.9		5.9
Max Allow Headway (MAH), s		3.0		3.0		3.3		3.3
Queue Clearance Time (g_s), s		10.9		10.2		5.0		5.3
Green Extension Time (g_e), s		4.4		4.4		0.4		0.4
Phase Call Probability		1.00		1.00		0.95		0.95
Max Out Probability		0.01		0.01		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	13	414	408	19	593	590		100			120	
Adjusted Saturation Flow Rate (s), veh/h/ln	474	1870	1844	666	1870	1860		1447			1584	
Queue Service Time (g_s), s	0.7	5.0	5.0	0.6	8.2	8.2		0.0			0.3	
Cycle Queue Clearance Time (g_c), s	8.9	5.0	5.0	5.6	8.2	8.2		3.0			3.3	
Green Ratio (g/C)	0.63	0.63	0.63	0.63	0.63	0.63		0.12			0.12	
Capacity (c), veh/h	369	1179	1163	501	1179	1173		305			297	
Volume-to-Capacity Ratio (X)	0.036	0.351	0.351	0.037	0.503	0.503		0.328			0.402	
Back of Queue (Q), ft/ln (50 th percentile)	1.3	18.3	17.7	1.3	30.2	29.6		23.7			30.1	
Back of Queue (Q), veh/ln (50 th percentile)	0.1	0.7	0.7	0.1	1.2	1.2		0.9			1.2	
Queue Storage Ratio (RQ) (50 th percentile)	0.01	0.00	0.00	0.01	0.00	0.00		0.00			0.00	
Uniform Delay (d_1), s/veh	7.2	4.2	4.2	5.5	4.8	4.8		19.7			19.9	
Incremental Delay (d_2), s/veh	0.0	0.1	0.1	0.0	0.1	0.1		0.2			0.3	
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0		0.0			0.0	
Control Delay (d), s/veh	7.2	4.2	4.2	5.5	4.9	4.9		20.0			20.2	
Level of Service (LOS)	A	A	A	A	A	A		B			C	
Approach Delay, s/veh / LOS	4.3	A		4.9	A		20.0	B		20.2	C	
Intersection Delay, s/veh / LOS	6.1						A					

HCS7 Signalized Intersection Results Summary

Item No.4.

General Information				Intersection Information	
Agency	WGM Group			Duration, h	0.25
Analyst	DBG	Analysis Date	4/30/2021	Area Type	Other
Jurisdiction		Time Period	Peak PM No-Build	PHF	0.95
Urban Street	US Hwy 2	Analysis Year	2024	Analysis Period	1 > 7:00
Intersection	US Hwy 2 and Hilltop R...	File Name	3_PM_No-Build.xus		
Project Description	Garnier Heights PUD				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (v), veh/h	41	1352	58	19	938	45	39	4	23	38	7	25

Signal Information											
Cycle, s	47.0	Reference Phase	2								
Offset, s	0	Reference Point	End								
Uncoordinated	Yes	Simult. Gap E/W	On	Green	30.0	5.1	0.0	0.0	0.0	0.0	0.0
Force Mode	Fixed	Simult. Gap N/S	On	Yellow	4.3	3.0	0.0	0.0	0.0	0.0	0.0
				Red	1.7	2.9	0.0	0.0	0.0	0.0	0.0

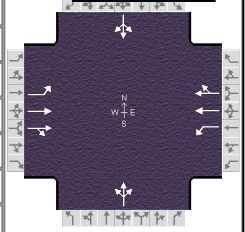
Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		2		6		8		4
Case Number		6.0		6.0		8.0		8.0
Phase Duration, s		36.0		36.0		11.0		11.0
Change Period, ($Y+R_c$), s		6.0		6.0		5.9		5.9
Max Allow Headway (MAH), s		3.0		3.0		3.3		3.3
Queue Clearance Time (g_s), s		13.3		15.0		3.9		4.0
Green Extension Time (g_e), s		6.9		6.9		0.3		0.3
Phase Call Probability		1.00		1.00		0.85		0.85
Max Out Probability		0.08		0.09		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	43	746	738	20	522	513		69			74	
Adjusted Saturation Flow Rate (s), veh/h/ln	545	1870	1843	355	1870	1840		1531			1550	
Queue Service Time (g_s), s	2.0	11.3	11.3	1.7	6.6	6.6		0.0			0.1	
Cycle Queue Clearance Time (g_c), s	8.6	11.3	11.3	13.0	6.6	6.6		1.9			2.0	
Green Ratio (g/C)	0.64	0.64	0.64	0.64	0.64	0.64		0.11			0.11	
Capacity (c), veh/h	425	1194	1177	294	1194	1175		287			286	
Volume-to-Capacity Ratio (X)	0.101	0.625	0.627	0.068	0.437	0.437		0.242			0.258	
Back of Queue (Q), ft/ln (50 th percentile)	3.7	37.9	37.5	2.4	22.1	21.4		16.1			17.9	
Back of Queue (Q), veh/ln (50 th percentile)	0.1	1.5	1.5	0.1	0.9	0.9		0.6			0.7	
Queue Storage Ratio (RQ) (50 th percentile)	0.04	0.00	0.00	0.02	0.00	0.00		0.00			0.00	
Uniform Delay (d_1), s/veh	6.4	5.1	5.1	9.0	4.3	4.3		19.5			19.5	
Incremental Delay (d_2), s/veh	0.0	0.2	0.2	0.0	0.1	0.1		0.2			0.2	
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0		0.0			0.0	
Control Delay (d), s/veh	6.4	5.3	5.3	9.1	4.3	4.3		19.6			19.7	
Level of Service (LOS)	A	A	A	A	A	A		B			B	
Approach Delay, s/veh / LOS	5.3	A		4.4	A		19.6	B		19.7	B	
Intersection Delay, s/veh / LOS	5.7						A					

HCS7 Signalized Intersection Results Summary

Item No.4.

General Information				Intersection Information	
Agency	WGM Group			Duration, h	0.25
Analyst	DBG	Analysis Date	4/30/2021	Area Type	Other
Jurisdiction		Time Period	Peak PM Build	PHF	0.95
Urban Street	US Hwy 2	Analysis Year	2024	Analysis Period	1> 7:00
Intersection	US Hwy 2 and Hilltop R...	File Name	3_PM_Build.xus		
Project Description	Garnier Heights PUD				



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	1361	58	19	943	58	39	4	23	45	7	34

Signal Information											
Cycle, s	47.2	Reference Phase	2								
Offset, s	0	Reference Point	End								
Uncoordinated	Yes	Simult. Gap E/W	On	Green	30.0	5.3	0.0	0.0	0.0	0.0	
Force Mode	Fixed	Simult. Gap N/S	On	Yellow	4.3	3.0	0.0	0.0	0.0	0.0	
				Red	1.7	2.9	0.0	0.0	0.0	0.0	

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		2		6		8		4
Case Number		6.0		6.0		8.0		8.0
Phase Duration, s		36.0		36.0		11.2		11.2
Change Period, ($Y+R_c$), s		6.0		6.0		5.9		5.9
Max Allow Headway (MAH), s		3.1		3.1		3.3		3.3
Queue Clearance Time (g_s), s		13.6		15.3		3.8		4.5
Green Extension Time (g_e), s		7.2		7.2		0.3		0.3
Phase Call Probability		1.00		1.00		0.88		0.88
Max Out Probability		0.10		0.11		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	59	751	743	20	532	521		69			91	
Adjusted Saturation Flow Rate (s), veh/h/ln	536	1870	1843	352	1870	1832		1534			1545	
Queue Service Time (g_s), s	3.0	11.5	11.6	1.7	6.8	6.8		0.0			0.7	
Cycle Queue Clearance Time (g_c), s	9.8	11.5	11.6	13.3	6.8	6.8		1.8			2.5	
Green Ratio (g/C)	0.64	0.64	0.64	0.64	0.64	0.64		0.11			0.11	
Capacity (c), veh/h	416	1190	1172	290	1190	1165		293			289	
Volume-to-Capacity Ratio (X)	0.142	0.631	0.634	0.069	0.447	0.447		0.237			0.314	
Back of Queue (Q), ft/ln (50 th percentile)	5.4	40.3	39.3	2.5	23.6	22.8		16.1			22.3	
Back of Queue (Q), veh/ln (50 th percentile)	0.2	1.6	1.6	0.1	0.9	0.9		0.6			0.9	
Queue Storage Ratio (RQ) (50 th percentile)	0.05	0.00	0.00	0.02	0.00	0.00		0.00			0.00	
Uniform Delay (d_1), s/veh	6.9	5.2	5.2	9.3	4.4	4.4		19.4			19.7	
Incremental Delay (d_2), s/veh	0.1	0.2	0.2	0.0	0.1	0.1		0.2			0.2	
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0		0.0			0.0	
Control Delay (d), s/veh	6.9	5.4	5.4	9.3	4.5	4.5		19.6			19.9	
Level of Service (LOS)	A	A	A	A	A	A		B			B	
Approach Delay, s/veh / LOS	5.5	A		4.6	A		19.6	B		19.9	B	
Intersection Delay, s/veh / LOS	6.0						A					

HCS7 Two-Way Stop-Control Report

Item No.4.

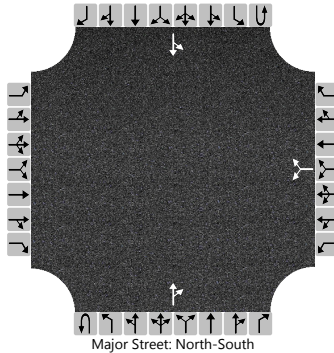
General Information

Analyst	DBG
Agency/Co.	WGM Group
Date Performed	5/3/2021
Analysis Year	2024
Time Analyzed	Peak AM Build
Intersection Orientation	North-South
Project Description	Garnier Heights PUD

Site Information

Intersection	Hilltop & Hailey Way
Jurisdiction	
East/West Street	Hailey Way
North/South Street	North Hilltop Road
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		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	1	0	0	0	1	0	0	0	1	0
Configuration							LR					TR		LT		
Volume (veh/h)						25		0			20	8		0	62	
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)						7.1		6.2						4.1		
Critical Headway (sec)						6.43		6.23						4.13		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.53		3.33						2.23		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)							27							0		
Capacity, c (veh/h)							904							1576		
v/c Ratio							0.03							0.00		
95% Queue Length, Q ₉₅ (veh)							0.1							0.0		
Control Delay (s/veh)							9.1							7.3		
Level of Service (LOS)							A							A		
Approach Delay (s/veh)					9.1								0.0			
Approach LOS					A											

HCS7 Two-Way Stop-Control Report

Item No.4.

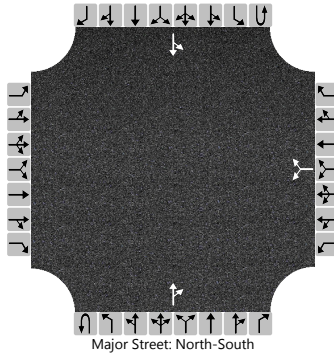
General Information

Analyst	DBG
Agency/Co.	WGM Group
Date Performed	5/3/2021
Analysis Year	2024
Time Analyzed	Peak PM Build
Intersection Orientation	North-South
Project Description	Garnier Heights PUD

Site Information

Intersection	Hilltop & Hailey Way
Jurisdiction	
East/West Street	Hailey Way
North/South Street	North Hilltop Road
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		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	1	0	0	0	1	0	0	0	1	0
Configuration							LR					TR		LT		
Volume (veh/h)						15		0			63	25		0	49	
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)						7.1		6.2						4.1		
Critical Headway (sec)						6.43		6.23						4.13		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.53		3.33						2.23		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						16								0		
Capacity, c (veh/h)						856								1492		
v/c Ratio						0.02								0.00		
95% Queue Length, Q ₉₅ (veh)						0.1								0.0		
Control Delay (s/veh)						9.3								7.4		
Level of Service (LOS)						A								A		
Approach Delay (s/veh)					9.3								0.0			
Approach LOS					A											

HCS7 Two-Way Stop-Control Report

Item No.4.

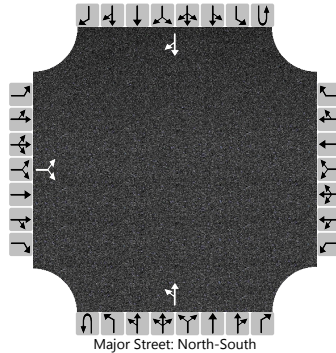
General Information

Analyst	DBG
Agency/Co.	WGM Group
Date Performed	5/3/2021
Analysis Year	2024
Time Analyzed	Peak AM Build
Intersection Orientation	North-South
Project Description	Garnier Heights PUD

Site Information

Intersection	Meadow Lake & Gage Blvd
Jurisdiction	
East/West Street	Gage Boulevard
North/South Street	Meadow Lake Boulevard
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		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	0	1	0	0	0	1	0
Configuration			LR							LT						TR
Volume (veh/h)		6		22						7	66				153	2
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)		7.1		6.2						4.1						
Critical Headway (sec)		6.43		6.23						4.13						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.53		3.33						2.23						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			30							8						
Capacity, c (veh/h)			838							1403						
v/c Ratio			0.04							0.01						
95% Queue Length, Q ₉₅ (veh)			0.1							0.0						
Control Delay (s/veh)			9.5							7.6						
Level of Service (LOS)			A							A						
Approach Delay (s/veh)	9.5								0.8							
Approach LOS	A															

HCS7 Two-Way Stop-Control Report

Item No.4.

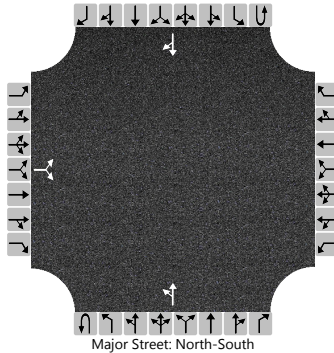
General Information

Analyst	DBG
Agency/Co.	WGM Group
Date Performed	5/3/2021
Analysis Year	2024
Time Analyzed	Peak PM Build
Intersection Orientation	North-South
Project Description	Garnier Heights PUD

Site Information

Intersection	Meadow Lake & Gage Blvd
Jurisdiction	
East/West Street	Gage Boulevard
North/South Street	Meadow Lake Boulevard
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		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	0	1	0	0	0	1	0
Configuration			LR							LT						TR
Volume (veh/h)		3		13						22	180				121	6
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)		7.1		6.2						4.1						
Critical Headway (sec)		6.43		6.23						4.13						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.53		3.33						2.23						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			17							24						
Capacity, c (veh/h)			834							1440						
v/c Ratio			0.02							0.02						
95% Queue Length, Q ₉₅ (veh)			0.1							0.1						
Control Delay (s/veh)			9.4							7.5						
Level of Service (LOS)			A							A						
Approach Delay (s/veh)	9.4								0.9							
Approach LOS	A															

APPENDIX C

LEVEL OF SERVICE DEFINITIONS



UNSIGNALIZED INTERSECTION LEVEL OF SERVICE DEFINED

Level of Service (LOS) for unsignalized (two-way-stop-controlled) intersections is determined by the control delay experienced by drivers on each minor approach. Minor movements are those entering from or exiting onto the stop-controlled side street(s). LOS is not defined for the intersection as a whole, but rather for each minor movement individually.

The delay value used in determining LOS is known as “control delay.” Control delay is defined as the total delay experienced by a driver and includes initial deceleration delay, queue move-up time, stopped delay, and final acceleration delay. The delay a vehicle experiences is a function of the capacity of the approach and the degree of saturation on the uncontrolled (unstopped) roadway (i.e. the number of acceptable gaps in the passing traffic stream).

LOS values range from A to F. The delay range for each LOS value is as shown in the following table.

LOS CRITERIA FOR TWO-WAY AND ALL-WAY STOP-CONTROLLED INTERSECTIONS

LOS	AVERAGE CONTROL DELAY (SECONDS/VEHICLE)
A	0-10
B	>10-15
C	>15-25
D	>25-35
E	>35-50
F	>50

Source: Transportation Research Board, *Highway Capacity Manual*, HCM2010



SIGNALIZED INTERSECTION LEVEL OF SERVICE DEFINED

Level of Service (LOS) for signalized intersections is determined by the control delay experienced by drivers and is calculated for each movement, for each approach, and for the intersection as a whole.

The delay value used in determining LOS is known as “control delay.” Control delay is defined as the total delay experienced by a driver and includes initial deceleration delay, queue move-up time, stopped delay, and final acceleration delay. The delay a vehicle experiences is a function of the capacity of the approach, the volume of traffic, and the signal timing.

LOS values range from A to F. The delay range for each LOS value is as shown in the following table.

LOS CRITERIA FOR SIGNALIZED INTERSECTIONS

LOS	AVERAGE CONTROL DELAY (SECONDS/VEHICLE)
A	0-10
B	>10-20
C	>20-35
D	>35-55
E	>55-80
F	>80

Source: Transportation Research Board, *Highway Capacity Manual*, Special Report No. 209, 2000.



MEMORANDUM

DATE: May 4, 2021

TO: City of Columbia Falls Planning Department

FROM: Sarah Howell, Staff Scientist 2

RE: Garnier Heights/RH Joint Holdings, LLC Property Wetland Delineation Summary
Columbia Falls, Montana
S07, T30N, R20W

WGM Group conducted a wetland and non-wetland waterway delineation at the portion of Tract 1 of Certificate of Survey 14679 in the North ½ of Section 7, T30N, R20W, PMM, Flathead County, Montana on April 20th, 2021. This delineation was conducted in accordance with the 1987 U.S. Army Corps of Engineers Wetland Delineation Manual of the U.S. and the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys and Coast Region (Version 2.0). The delineation was performed to identify the presence and extent of wetlands on the property and to map wetland boundaries to assist with the planning and application process for the Garnier Heights PUD and subdivision. The delineation limits encompass 28.692 acres and is located between North Hilltop Road and Meadow Lake Boulevard, just north of Lemburg Lane in Columbia Falls (see **Figure 1, Attachment A**). Two wetlands (WL-1 and WL-2) and one bed-and-bank (BB-1) was delineated during the April 20th, 2021 wetland delineation (see **Figure 2, Attachment A**).

Garnier Creek enters the property near the northeast corner in a narrow valley about 12 feet deep. The channel meanders around the northeastern portion of the property before flowing off the property near the center of the northern property boundary. The stream enters the property again about 200 feet west in a much wider valley. Streamflow disperses throughout the valley bottom just south of the northern property boundary. The valley extends south about halfway down the property before turning west toward North Hilltop Road where a culvert conveys streamflow under the road. Another swale and low area is located in the northeastern third of the property, but does not convey streamflow.

The majority of the property is forested with Douglas-fir (*Pseudotsuga menziesii*), Engelmann spruce (*Picea engelmannii*), Rocky Mountain maple (*Acer glabrum*) and Western larch (*Larix occidentalis*). The understory is dominated by common snowberry (*Symphoricarpos albus*). Common yarrow (*Achillea millefolium*) and holly-leaf Oregon grape (*Mahonia aquifolium*) are also common species in the forest understory. Engelmann spruce, paper birch (*Betula papyrifera*) and black hawthorn (*Crataegus douglasii*) are common around the edges of the wetlands.

Wetland 1 (WL-1) is 4.6 acres and is located in the wide valley bottom on the west half of the property where Garnier Creek does not have a single defined channel, but instead disperses throughout the valley bottom. Wetland boundaries are relatively defined due to constraints in

topography. Common vegetation includes speckled alder (*Alnus incana*), Drummond's willow (*Salix drummondiana*), reed canary grass (*Phalaris arundinacea*), Northwest-Territory sedge (*Carex utriculata*), yellow-skunk-cabbage (*Lysichiton americanus*), and broad-leaf cat-tail (*Typha latifolia*). Soils met criteria for the loamy mucky mineral hydric soil indicator (F1) and were often saturated to the surface. The National Wetland Inventory (NWI) classifies this wetland as a palustrine, scrub-shrub, broad-leaved deciduous, temporarily flooded wetland (PSS1A).



Figure 1: Wetland 1, looking northwest

Wetland 2 (WL-2) is 0.3 acres and is located along the downstream portion of Garnier Creek that flows through the northeast portion of the property. WL-2 continues onto the property to the north and turns south to connect back to WL-1. WL-2 is similar to WL-1 but is in a narrower valley and Garnier Creek is confined in a single thread channel 3 to 7 feet wide and 1 to 2 feet deep. The floodplain/valley bottom is dominated by reed canary grass. Speckled alder, paper birch, and yellow-skunk cabbage are also common species in the wetland. Soils in WL-2 also met the criteria for the loamy mucky mineral hydric soil indicator (F1). Wetland boundaries were typically correlated to the valley bottom. Soils were not as wet in WL-2 compared to WL-1, but saturation was still present below 12 inches or higher. Although the NWI classifies this portion of Garnier Creek as riverine, intermittent, streambed, seasonally flooded (R4SBC), it was delineated as a wetland since wetland makes up a significant portion of this feature.



Figure 2: Wetland 2, looking northwest

Bed-and-Bank 1 (BB-1) is the upstream portion of Garnier Creek that flows through the northeast portion of the property and is 0.1 acres. This portion of the stream was delineated as a bed-and-bank because only a narrow wetland fringe is present on some streambanks in this section. The stream is 4 to 8 feet wide in this reach and is more confined by topography. Common vegetation on the streambanks includes reed canary grass, speckled alder, Engelmann spruce, and paper birch. NWI also classifies this portion of Garnier Creek as R4SBC.



Figure 3: Bed-and-Bank 1

Two pairs of sample points were documented to support the location of the wetland boundaries. (see **Attachment B** – Wetland Determination Data Forms). Several additional soil pits were used to determine wetland boundaries but were not recorded. All three features are likely jurisdictional due to Garnier Creek's eventual connection to the Flathead River.

ATTACHMENT A

FIGURES

RH Holdings, LLC

Figure 1

Vicinity Map

Subject Property

Columbia Falls



WGMGROUP

www.wgmgroup.com

LOC: Flathead County

TR: Multiple

BASE: ESRI World Street Map

FILE: Vicinity Map

PROJ MGR: B. Lutz

DRAWN BY: SLH

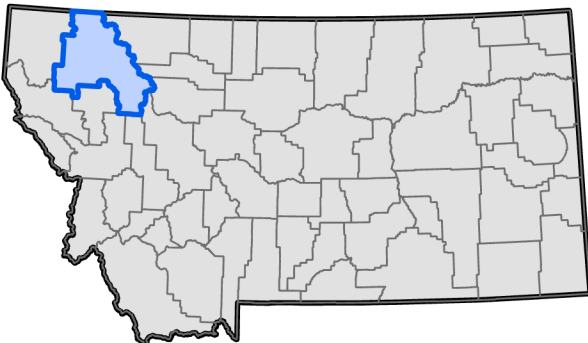
PROJ: 210223

DATE: 5/4/2021

This is not a legally recorded map or survey. WGM does not guarantee the accuracy, current status, or completeness of the material contained herein and is not responsible for any misuse/misrepresentation of this information or its derivatives. This graphic representation is for general planning purposes only.

0 0.2 0.4 0.8 Miles

State of Montana, USA



Flathead County, Montana

Subject Property



RH Holdings, LLC
Figure 2
Wetland Delineation



WGMGROUP
 www.wmggroup.com

LOC: Flathead County
 TR: 30N, 20W
 BASE: ESRI World Imagery
 FILE: Wetland Delineation

PROJ MGR: B. Lutz
 DRAWN BY: SLH
 PROJ: 210223
 DATE: 5/4/2021

This is not a legally recorded map or survey. WGM does not guarantee the accuracy, current status, or completeness of the material contained herein and is not responsible for any misuse/misrepresentation of this information or its derivatives. This graphic representation is for general planning purposes only.

0 100 200 400
 Feet

Legend

- Sample Points
- ▭ Project Parcel (Approx.)
- ▭ Parcels

Wetlands

- ▭ WL-1 (4.6 acres)
- ▭ WL-2 (0.3 acres)
- ▭ BB-1 (0.1 acres)

ATTACHMENT B

WETLAND DETERMINATION DATA FORMS

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Item No.4.

Project/Site: Garnier Heights City/County: Columbia Falls/Flathead Sampling Date: 4/20/21
 Applicant/Owner: Marlin Kauffman/RH Joint Holdings, LLC State: MT Sampling Point: SP1U
 Investigator(s): Sarah Howell Section, Township, Range: Section 7, T30N R20W
 Landform (hillside, terrace, etc.): hillside Local relief (concave, convex, none): convex Slope (%): 10-20
 Subregion (LRR): LRR E, MLRA 44 Lat: 48.3792897855284 Long: -114.217803813429 Datum: NAD83
 Soil Map Unit Name: Hg - Half Moon-Haskill complex, 0 to 3 percent slopes NWI classification: Upland

Are climatic / hydrologic conditions on the site typical for this time of year? Yes x No (If no, explain in Remarks.)
 Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes x No
 Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <u> </u> No <u>X</u>	Is the Sampled Area within a Wetland? Yes <u> </u> No <u>X</u>
Hydric Soil Present? Yes <u> </u> No <u>X</u>	
Wetland Hydrology Present? Yes <u> </u> No <u>X</u>	
Remarks: Soils and NWI wetlands not accurately mapped in this area.	

VEGETATION – Use scientific names of plants.

Tree Stratum	(Plot size: 30 foot radius)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>2</u> (A) Total Number of Dominant Species Across All Strata: <u>4</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>50.0%</u> (A/B)	
1. <u>Alnus incana</u>		<u>2</u>	<u>Yes</u>	<u>FACW</u>		
2. <u>Acer glabrum</u>		<u>5</u>	<u>Yes</u>	<u>FACU</u>		
3. <u> </u>		<u> </u>	<u> </u>	<u> </u>		
4. <u> </u>		<u> </u>	<u> </u>	<u> </u>		
		<u>7</u>	<u>=Total Cover</u>			
Sapling/Shrub Stratum	(Plot size: 15 foot radius)				Prevalence Index worksheet: Total % Cover of: <u> </u> Multiply by: <u> </u> OBL species <u>0</u> x 1 = <u>0</u> FACW species <u>2</u> x 2 = <u>4</u> FAC species <u>20</u> x 3 = <u>60</u> FACU species <u>59</u> x 4 = <u>236</u> UPL species <u>0</u> x 5 = <u>0</u> Column Totals: <u>81</u> (A) <u>300</u> (B) Prevalence Index = B/A = <u>3.70</u>	
1. <u> </u>		<u> </u>	<u> </u>	<u> </u>		
2. <u> </u>		<u> </u>	<u> </u>	<u> </u>		
3. <u> </u>		<u> </u>	<u> </u>	<u> </u>		
4. <u> </u>		<u> </u>	<u> </u>	<u> </u>		
		<u> </u>	<u>=Total Cover</u>			
Herb Stratum	(Plot size: 5 foot radius)				Hydrophytic Vegetation Indicators: <u> </u> 1 - Rapid Test for Hydrophytic Vegetation <u> </u> 2 - Dominance Test is >50% <u> </u> 3 - Prevalence Index is ≤3.0 ¹ <u> </u> 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) <u> </u> 5 - Wetland Non-Vascular Plants ¹ <u> </u> Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.	
1. <u>Pascopyrum smithii</u>		<u>50</u>	<u>Yes</u>	<u>FACU</u>		
2. <u>Poa pratensis</u>		<u>20</u>	<u>Yes</u>	<u>FAC</u>		
3. <u>Symphoricarpos albus</u>		<u>3</u>	<u>No</u>	<u>FACU</u>		
4. <u>Verbascum thapsus</u>		<u>1</u>	<u>No</u>	<u>FACU</u>		
5. <u> </u>		<u> </u>	<u> </u>	<u> </u>		
6. <u> </u>		<u> </u>	<u> </u>	<u> </u>		
7. <u> </u>		<u> </u>	<u> </u>	<u> </u>		
8. <u> </u>		<u> </u>	<u> </u>	<u> </u>		
9. <u> </u>		<u> </u>	<u> </u>	<u> </u>		
10. <u> </u>		<u> </u>	<u> </u>	<u> </u>		
11. <u> </u>		<u> </u>	<u> </u>	<u> </u>		
		<u>74</u>	<u>=Total Cover</u>			
Woody Vine Stratum	(Plot size: <u> </u>)					Hydrophytic Vegetation Present? Yes <u> </u> No <u>X</u>
1. <u> </u>		<u> </u>	<u> </u>	<u> </u>		
2. <u> </u>		<u> </u>	<u> </u>	<u> </u>		
		<u> </u>	<u>=Total Cover</u>			
% Bare Ground in Herb Stratum <u>20</u>						

Remarks:
Herbaceous vegetation dominated by grasses.

[illegible]²Location: PL=Pore Lining, M=Matrix.

Indicators for Problematic Hydric Soils³:

☐ 2 cm Muck (A10)
☐ Red Parent Material (F21)
☐ Very Shallow Dark Surface (F22)
☐ Other (Explain in Remarks)

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Type: _____
Depth (inches): _____

Hydric Soil Present?	Yes	No	X
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HYDROLOGY

Secondary Indicators (2 or more required)

- ☐ Water-Stained Leaves (B9) (**MLRA 1, 2**
4A, and 4B)
- ☐ Drainage Patterns (B10)
- ☐ Dry-Season Water Table (C2)
- ☐ Saturation Visible on Aerial Imagery (C9)
- ☐ Geomorphic Position (D2)
- ☐ Shallow Aquitard (D3)
- ☐ FAC-Neutral Test (D5)
- ☐ Raised Ant Mounds (D6) (**LRR A**)
- ☐ Frost-Heave Hummocks (D7)

Surface Water Present? Yes _____ No x Depth (inches): _____

Water Table Present? Yes _____ No x Depth (inches): _____

Saturation Present? Yes _____ No x Depth (inches): _____

(includes capillary fringe)

Wetland Hydrology Present? Yes No ☒ X

- 310 -

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Item No.4.

Project/Site: Garnier Heights City/County: Columbia Falls/Flathead Sampling Date: 4/20/21
 Applicant/Owner: Marlin Kauffman/RH Joint Holdings, LLC State: MT Sampling Point: SP1W
 Investigator(s): Sarah Howell Section, Township, Range: Section 7, T30N R20W
 Landform (hillside, terrace, etc.): valley bottom Local relief (concave, convex, none): concave Slope (%): 1
 Subregion (LRR): LRR E, MLRA 44 Lat: 48.3793287417034 Long: -114.217836432816 Datum: NAD83
 Soil Map Unit Name: Hg - Half Moon-Haskill complex, 0 to 3 percent slopes NWI classification: Upland

Are climatic / hydrologic conditions on the site typical for this time of year? Yes x No (If no, explain in Remarks.)

Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes x No

Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <u>X</u> No <u> </u>	Is the Sampled Area within a Wetland? Yes <u>X</u> No <u> </u>
Hydric Soil Present? Yes <u>X</u> No <u> </u>	
Wetland Hydrology Present? Yes <u>X</u> No <u> </u>	
Remarks: Soils and NWI wetlands not accurately mapped in this area.	

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: <u>30 foot radius</u>)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>3</u> (A) Total Number of Dominant Species Across All Strata: <u>3</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100.0%</u> (A/B)
1. <u>Alnus incana</u>	<u>5</u>	<u>Yes</u>	<u>FACW</u>	
2. <u> </u>	<u> </u>	<u> </u>	<u> </u>	
3. <u> </u>	<u> </u>	<u> </u>	<u> </u>	
4. <u> </u>	<u>5</u>	<u>=Total Cover</u>	<u> </u>	
Sapling/Shrub Stratum (Plot size: <u>15 foot radius</u>)				Prevalence Index worksheet: Total % Cover of: <u> </u> Multiply by: <u> </u> OBL species <u>5</u> x 1 = <u>5</u> FACW species <u>105</u> x 2 = <u>210</u> FAC species <u>0</u> x 3 = <u>0</u> FACU species <u>0</u> x 4 = <u>0</u> UPL species <u>0</u> x 5 = <u>0</u> Column Totals: <u>110</u> (A) <u>215</u> (B) Prevalence Index = B/A = <u>1.95</u>
1. <u>Salix drummondiana</u>	<u>10</u>	<u>Yes</u>	<u>FACW</u>	
2. <u> </u>	<u> </u>	<u> </u>	<u> </u>	
3. <u> </u>	<u> </u>	<u> </u>	<u> </u>	
4. <u> </u>	<u>10</u>	<u>=Total Cover</u>	<u> </u>	
Herb Stratum (Plot size: <u>5 foot radius</u>)				Hydrophytic Vegetation Indicators: <u> </u> 1 - Rapid Test for Hydrophytic Vegetation <u>X</u> 2 - Dominance Test is >50% <u>X</u> 3 - Prevalence Index is ≤3.0 ¹ <u> </u> 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) <u> </u> 5 - Wetland Non-Vascular Plants ¹ <u> </u> Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
1. <u>Phalaris arundinacea</u>	<u>90</u>	<u>Yes</u>	<u>FACW</u>	
2. <u>Typha latifolia</u>	<u>5</u>	<u>No</u>	<u>OBL</u>	
3. <u> </u>	<u> </u>	<u> </u>	<u> </u>	
4. <u> </u>	<u> </u>	<u> </u>	<u> </u>	
5. <u> </u>	<u> </u>	<u> </u>	<u> </u>	
6. <u> </u>	<u> </u>	<u> </u>	<u> </u>	
7. <u> </u>	<u> </u>	<u> </u>	<u> </u>	
8. <u> </u>	<u> </u>	<u> </u>	<u> </u>	
9. <u> </u>	<u> </u>	<u> </u>	<u> </u>	
10. <u> </u>	<u> </u>	<u> </u>	<u> </u>	
11. <u> </u>	<u>95</u>	<u>=Total Cover</u>	<u> </u>	
Woody Vine Stratum (Plot size: <u> </u>)				Hydrophytic Vegetation Present? Yes <u>X</u> No <u> </u>
1. <u> </u>	<u> </u>	<u> </u>	<u> </u>	
2. <u> </u>	<u> </u>	<u> </u>	<u> </u>	
% Bare Ground in Herb Stratum <u>0</u>				

Remarks:
Vegetation dominated by FACW and OBL species.

SOIL

Sampling Point: 01111**Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)**

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-6	10YR 2/2	100						mucky sandy loam
6-14	10YR 3/2	98	10YR 4/6	2	C	M		Loamy sand
14-18	7.5YR 2.5/1	100						silt

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains.²Location: PL=Pore Lining, M=Matrix.**Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)**

☐ Histosol (A1)	☐ Sandy Redox (S5)
☐ Histic Epipedon (A2)	☐ Stripped Matrix (S6)
☐ Black Histic (A3)	☒ Loamy Mucky Mineral (F1) (except MLRA 1)
☐ Hydrogen Sulfide (A4)	☐ Loamy Gleyed Matrix (F2)
☐ Depleted Below Dark Surface (A11)	☐ Depleted Matrix (F3)
☐ Thick Dark Surface (A12)	☐ Redox Dark Surface (F6)
☐ Sandy Mucky Mineral (S1)	☐ Depleted Dark Surface (F7)
☐ 2.5 cm Mucky Peat or Peat (S2) (LRR G)	☐ Redox Depressions (F8)
☐ Sandy Gleyed Matrix (S4)	

Indicators for Problematic Hydric Soils³:

☐ 2 cm Muck (A10)
☐ Red Parent Material (F21)
☐ Very Shallow Dark Surface (F22)
☐ Other (Explain in Remarks)

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.**Restrictive Layer (if observed):**

Type: _____

Depth (inches): _____

Hydric Soil Present?Yes ☒ No ☐**Remarks:**

This data form is revised from Western Mountains, Valleys, and Coast Regional Supplement Version 2.0 to include the NRCS Field Indicators of Hydric Soils, Version 8.0, 2016. Lots of roots in the 0-6 inch layer. Redox concentrations are prominent, but not enough to qualify for the redox dark surface indicator

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

☒ Surface Water (A1)	☐ Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B)
☒ High Water Table (A2)	☐ Salt Crust (B11)
☒ Saturation (A3)	☐ Aquatic Invertebrates (B13)
☐ Water Marks (B1)	☐ Hydrogen Sulfide Odor (C1)
☐ Sediment Deposits (B2)	☐ Oxidized Rhizospheres on Living Roots (C3)
☐ Drift Deposits (B3)	☐ Presence of Reduced Iron (C4)
☐ Algal Mat or Crust (B4)	☐ Recent Iron Reduction in Tilled Soils (C6)
☐ Iron Deposits (B5)	☐ Stunted or Stressed Plants (D1) (LRR A)
☐ Surface Soil Cracks (B6)	☐ Other (Explain in Remarks)
☐ Inundation Visible on Aerial Imagery (B7)	
☐ Sparsely Vegetated Concave Surface (B8)	

Secondary Indicators (2 or more required)

☐ Water-Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B)
☐ Drainage Patterns (B10)
☐ Dry-Season Water Table (C2)
☐ Saturation Visible on Aerial Imagery (C9)
☒ Geomorphic Position (D2)
☐ Shallow Aquitard (D3)
☒ FAC-Neutral Test (D5)
☐ Raised Ant Mounds (D6) (LRR A)
☐ Frost-Heave Hummocks (D7)

Field Observations:

Surface Water Present?	Yes ☒	No ☐	Depth (inches): <u>6</u>
Water Table Present?	Yes ☒	No ☐	Depth (inches): <u>12</u>
Saturation Present?	Yes ☒	No ☐	Depth (inches): <u>0</u>
(includes capillary fringe)			

Wetland Hydrology Present? Yes ☒ No ☐

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

Soils saturated to the surface, water in hole at 12 inches depth, 6-inch deep surface water present about 4 feet away.

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Item No.4.

Project/Site: Garnier Heights City/County: Columbia Falls/Flathead Sampling Date: 4/21/21
 Applicant/Owner: Marlin Kauffman/RH Joint Holdings, LLC State: MT Sampling Point: SP2U
 Investigator(s): Sarah Howell Section, Township, Range: Section 7, T30N R20W
 Landform (hillside, terrace, etc.): hillside Local relief (concave, convex, none): convex Slope (%): 0-5
 Subregion (LRR): LRR E, MLRA 44 Lat: 48.3813365405549 Long: -114.216114867519 Datum: NAD83
 Soil Map Unit Name: He - Half Moon very fine sandy loam, 7 to 12 percent slopes NWI classification: Upland

Are climatic / hydrologic conditions on the site typical for this time of year? Yes x No (If no, explain in Remarks.)

Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes x No

Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <u>X</u> No <u> </u>	Is the Sampled Area within a Wetland? Yes <u> </u> No <u>X</u>
Hydric Soil Present? Yes <u> </u> No <u>X</u>	
Wetland Hydrology Present? Yes <u> </u> No <u>X</u>	
Remarks: Sample point located on upland hillside about 20 feet from SP2W and 10 feet from edge of WL-2.	

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: <u>30 foot radius</u>)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>3</u> (A) Total Number of Dominant Species Across All Strata: <u>4</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>75.0%</u> (A/B)
1. <u>Alnus incana</u>	<u>25</u>	<u>Yes</u>	<u>FACW</u>	
2. <u>Picea engelmannii</u>	<u>20</u>	<u>Yes</u>	<u>FAC</u>	
3. <u>Betula papyrifera</u>	<u>10</u>	<u>No</u>	<u>FAC</u>	
4. <u>Larix occidentalis</u>	<u>5</u>	<u>No</u>	<u>FACU</u>	
<u>60</u> =Total Cover				
Sapling/Shrub Stratum (Plot size: <u>15 foot radius</u>)				Prevalence Index worksheet: Total % Cover of: Multiply by: OBL species <u>0</u> x 1 = <u>0</u> FACW species <u>25</u> x 2 = <u>50</u> FAC species <u>35</u> x 3 = <u>105</u> FACU species <u>47</u> x 4 = <u>188</u> UPL species <u>5</u> x 5 = <u>25</u> Column Totals: <u>112</u> (A) <u>368</u> (B) Prevalence Index = B/A = <u>3.29</u>
1. <u>Crataegus douglasii</u>	<u>5</u>	<u>Yes</u>	<u>FAC</u>	
2. <u> </u>	<u> </u>	<u> </u>	<u> </u>	
3. <u> </u>	<u> </u>	<u> </u>	<u> </u>	
4. <u> </u>	<u> </u>	<u> </u>	<u> </u>	
<u>5</u> =Total Cover				
Herb Stratum (Plot size: <u>5 foot radius</u>)				Hydrophytic Vegetation Indicators: <u> </u> 1 - Rapid Test for Hydrophytic Vegetation <u>X</u> 2 - Dominance Test is >50% <u> </u> 3 - Prevalence Index is ≤3.0 ¹ <u> </u> 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) <u> </u> 5 - Wetland Non-Vascular Plants ¹ <u> </u> Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
1. <u>Symphoricarpos albus</u>	<u>40</u>	<u>Yes</u>	<u>FACU</u>	
2. <u>Mahonia repens</u>	<u>5</u>	<u>No</u>	<u>UPL</u>	
3. <u>Taraxacum officinale</u>	<u>2</u>	<u>No</u>	<u>FACU</u>	
4. <u> </u>	<u> </u>	<u> </u>	<u> </u>	
5. <u> </u>	<u> </u>	<u> </u>	<u> </u>	
6. <u> </u>	<u> </u>	<u> </u>	<u> </u>	
7. <u> </u>	<u> </u>	<u> </u>	<u> </u>	
8. <u> </u>	<u> </u>	<u> </u>	<u> </u>	
9. <u> </u>	<u> </u>	<u> </u>	<u> </u>	
10. <u> </u>	<u> </u>	<u> </u>	<u> </u>	
<u>47</u> =Total Cover				
Woody Vine Stratum (Plot size: <u> </u>)				Hydrophytic Vegetation Present? Yes <u>X</u> No <u> </u>
1. <u> </u>	<u> </u>	<u> </u>	<u> </u>	
2. <u> </u>	<u> </u>	<u> </u>	<u> </u>	
<u> </u> =Total Cover				
% Bare Ground in Herb Stratum <u>50</u>				

Remarks:
FAC and FACW tree and shrub species are on edge of wetland, but within sample plot.

SOILSampling Point: 0120**Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)**

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-5	10YR 2/2	100						loam
5-12	10YR 3/2	100						silt loam
12-18	10YR 5/3	88	10YR 3/6	2	C	M		sandy loam

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains.²Location: PL=Pore Lining, M=Matrix.**Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)**

☐ Histosol (A1)	☐ Sandy Redox (S5)
☐ Histic Epipedon (A2)	☐ Stripped Matrix (S6)
☐ Black Histic (A3)	☐ Loamy Mucky Mineral (F1) (except MLRA 1)
☐ Hydrogen Sulfide (A4)	☐ Loamy Gleyed Matrix (F2)
☐ Depleted Below Dark Surface (A11)	☐ Depleted Matrix (F3)
☐ Thick Dark Surface (A12)	☐ Redox Dark Surface (F6)
☐ Sandy Mucky Mineral (S1)	☐ Depleted Dark Surface (F7)
☐ 2.5 cm Mucky Peat or Peat (S2) (LRR G)	☐ Redox Depressions (F8)
☐ Sandy Gleyed Matrix (S4)	

Indicators for Problematic Hydric Soils³:

☐ 2 cm Muck (A10)
☐ Red Parent Material (F21)
☐ Very Shallow Dark Surface (F22)
☐ Other (Explain in Remarks)

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.**Restrictive Layer (if observed):**

Type: _____

Depth (inches): _____

Hydric Soil Present?Yes _____ No X

Remarks:

This data form is revised from Western Mountains, Valleys, and Coast Regional Supplement Version 2.0 to include the NRCS Field Indicators of Hydric Soils, Version 8.0, 2016. 12-18 inch layer also had 10% of the matrix with 10YR 3/1 color, mostly within what appeared to be worm holes. Redox concentrations present, but does not meet criteria for hydric soil indicators.

HYDROLOGY**Wetland Hydrology Indicators:**

Primary Indicators (minimum of one is required; check all that apply)

☐ Surface Water (A1)	☐ Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B)
☐ High Water Table (A2)	☐ Salt Crust (B11)
☐ Saturation (A3)	☐ Aquatic Invertebrates (B13)
☐ Water Marks (B1)	☐ Hydrogen Sulfide Odor (C1)
☐ Sediment Deposits (B2)	☐ Oxidized Rhizospheres on Living Roots (C3)
☐ Drift Deposits (B3)	☐ Presence of Reduced Iron (C4)
☐ Algal Mat or Crust (B4)	☐ Recent Iron Reduction in Tilled Soils (C6)
☐ Iron Deposits (B5)	☐ Stunted or Stressed Plants (D1) (LRR A)
☐ Surface Soil Cracks (B6)	☐ Other (Explain in Remarks)
☐ Inundation Visible on Aerial Imagery (B7)	
☐ Sparsely Vegetated Concave Surface (B8)	

Secondary Indicators (2 or more required)

☐ Water-Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B)
☐ Drainage Patterns (B10)
☐ Dry-Season Water Table (C2)
☐ Saturation Visible on Aerial Imagery (C9)
☐ Geomorphic Position (D2)
☐ Shallow Aquitard (D3)
☐ FAC-Neutral Test (D5)
☐ Raised Ant Mounds (D6) (LRR A)
☐ Frost-Heave Hummocks (D7)

Field Observations:Surface Water Present? Yes _____ No x Depth (inches): _____Water Table Present? Yes _____ No x Depth (inches): _____Saturation Present? Yes _____ No x Depth (inches): _____

(includes capillary fringe)

Wetland Hydrology Present? Yes _____ No X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

Soils dry to 18 inches depth.

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Item No.4.

Project/Site: Garnier Heights City/County: Columbia Falls/Flathead Sampling Date: 4/21/21
 Applicant/Owner: Marlin Kauffman/RH Joint Holdings, LLC State: MT Sampling Point: SP2W
 Investigator(s): Sarah Howell Section, Township, Range: Section 7, T30N R20W
 Landform (hillside, terrace, etc.): valley bottom/floodplain Local relief (concave, convex, none): concave Slope (%): 1
 Subregion (LRR): LRR E, MLRA 44 Lat: 48.3813051911598 Long: -114.216199954806 Datum: NAD83
 Soil Map Unit Name: He - Half Moon very fine sandy loam, 7 to 12 percent slopes NWI classification: Upland

Are climatic / hydrologic conditions on the site typical for this time of year? Yes x No (If no, explain in Remarks.)

Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes x No

Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <u>X</u> No <u> </u>	Is the Sampled Area within a Wetland? Yes <u>X</u> No <u> </u>
Hydric Soil Present? Yes <u>X</u> No <u> </u>	
Wetland Hydrology Present? Yes <u>X</u> No <u> </u>	
Remarks: Sample point in floodplain about 10 feet from channel.	

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: <u>30 foot radius</u>)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>2</u> (A) Total Number of Dominant Species Across All Strata: <u>2</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100.0%</u> (A/B)
1. <u>Alnus incana</u>	<u>10</u>	<u>Yes</u>	<u>FACW</u>	
2. <u> </u>	<u> </u>	<u> </u>	<u> </u>	
3. <u> </u>	<u> </u>	<u> </u>	<u> </u>	
4. <u> </u>	<u> </u>	<u> </u>	<u> </u>	
<u>10</u> =Total Cover				
Sapling/Shrub Stratum (Plot size: <u>15 foot radius</u>)				Prevalence Index worksheet: Total % Cover of: Multiply by: OBL species <u>0</u> x 1 = <u>0</u> FACW species <u>100</u> x 2 = <u>200</u> FAC species <u>2</u> x 3 = <u>6</u> FACU species <u>0</u> x 4 = <u>0</u> UPL species <u>0</u> x 5 = <u>0</u> Column Totals: <u>102</u> (A) <u>206</u> (B) Prevalence Index = B/A = <u>2.02</u>
1. <u>Crataegus douglasii</u>	<u>2</u>	<u>No</u>	<u>FAC</u>	
2. <u> </u>	<u> </u>	<u> </u>	<u> </u>	
3. <u> </u>	<u> </u>	<u> </u>	<u> </u>	
4. <u> </u>	<u> </u>	<u> </u>	<u> </u>	
<u>2</u> =Total Cover				
Herb Stratum (Plot size: <u>5 foot radius</u>)				Hydrophytic Vegetation Indicators: <u> </u> 1 - Rapid Test for Hydrophytic Vegetation <u>X</u> 2 - Dominance Test is >50% <u>X</u> 3 - Prevalence Index is ≤3.0 ¹ <u> </u> 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) <u> </u> 5 - Wetland Non-Vascular Plants ¹ <u> </u> Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
1. <u>Phalaris arundinacea</u>	<u>90</u>	<u>Yes</u>	<u>FACW</u>	
2. <u> </u>	<u> </u>	<u> </u>	<u> </u>	
3. <u> </u>	<u> </u>	<u> </u>	<u> </u>	
4. <u> </u>	<u> </u>	<u> </u>	<u> </u>	
5. <u> </u>	<u> </u>	<u> </u>	<u> </u>	
6. <u> </u>	<u> </u>	<u> </u>	<u> </u>	
7. <u> </u>	<u> </u>	<u> </u>	<u> </u>	
8. <u> </u>	<u> </u>	<u> </u>	<u> </u>	
9. <u> </u>	<u> </u>	<u> </u>	<u> </u>	
10. <u> </u>	<u> </u>	<u> </u>	<u> </u>	
11. <u> </u>	<u> </u>	<u> </u>	<u> </u>	
<u>90</u> =Total Cover				
Woody Vine Stratum (Plot size: <u> </u>)				Hydrophytic Vegetation Present? Yes <u>X</u> No <u> </u>
1. <u> </u>	<u> </u>	<u> </u>	<u> </u>	
2. <u> </u>	<u> </u>	<u> </u>	<u> </u>	
<u> </u> =Total Cover				
% Bare Ground in Herb Stratum <u>10</u>				
Remarks: Vegetation dominated by FACW species. Herb stratum is a monoculture of reed canarygrass.				

SOIL

Sampling Point: 0127W**Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)**

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-4	7.5YR 2.5/2	100						mucky silt loam
4-10	10YR 3/2	99	10YR 3/6	1	C	M		mucky silt
10-18	10YR 4/2	100						sandy loam

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains.²Location: PL=Pore Lining, M=Matrix.**Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)**

☐ Histosol (A1)	☐ Sandy Redox (S5)
☐ Histic Epipedon (A2)	☐ Stripped Matrix (S6)
☐ Black Histic (A3)	☒ Loamy Mucky Mineral (F1) (except MLRA 1)
☐ Hydrogen Sulfide (A4)	☐ Loamy Gleyed Matrix (F2)
☐ Depleted Below Dark Surface (A11)	☐ Depleted Matrix (F3)
☐ Thick Dark Surface (A12)	☐ Redox Dark Surface (F6)
☐ Sandy Mucky Mineral (S1)	☐ Depleted Dark Surface (F7)
☐ 2.5 cm Mucky Peat or Peat (S2) (LRR G)	☐ Redox Depressions (F8)
☐ Sandy Gleyed Matrix (S4)	

Indicators for Problematic Hydric Soils³:

☐ 2 cm Muck (A10)
☐ Red Parent Material (F21)
☐ Very Shallow Dark Surface (F22)
☐ Other (Explain in Remarks)

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.**Restrictive Layer (if observed):**

Type: _____

Depth (inches): _____

Hydric Soil Present?Yes ☒ No ☐**Remarks:**

This data form is revised from Western Mountains, Valleys, and Coast Regional Supplement Version 2.0 to include the NRCS Field Indicators of Hydric Soils, Version 8.0, 2016. Redox concentrations are prominent, but not enough to qualify for the redox dark surface indicator

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

☒ Surface Water (A1)	☐ Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B)
☒ High Water Table (A2)	☐ Salt Crust (B11)
☒ Saturation (A3)	☐ Aquatic Invertebrates (B13)
☐ Water Marks (B1)	☐ Hydrogen Sulfide Odor (C1)
☐ Sediment Deposits (B2)	☐ Oxidized Rhizospheres on Living Roots (C3)
☐ Drift Deposits (B3)	☐ Presence of Reduced Iron (C4)
☐ Algal Mat or Crust (B4)	☐ Recent Iron Reduction in Tilled Soils (C6)
☐ Iron Deposits (B5)	☐ Stunted or Stressed Plants (D1) (LRR A)
☐ Surface Soil Cracks (B6)	☐ Other (Explain in Remarks)
☐ Inundation Visible on Aerial Imagery (B7)	
☐ Sparsely Vegetated Concave Surface (B8)	

Secondary Indicators (2 or more required)

☐ Water-Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B)
☐ Drainage Patterns (B10)
☐ Dry-Season Water Table (C2)
☐ Saturation Visible on Aerial Imagery (C9)
☒ Geomorphic Position (D2)
☐ Shallow Aquitard (D3)
☒ FAC-Neutral Test (D5)
☐ Raised Ant Mounds (D6) (LRR A)
☐ Frost-Heave Hummocks (D7)

Field Observations:

Surface Water Present?	Yes ☒	No ☐	Depth (inches): <u>12</u>
Water Table Present?	Yes ☒	No ☐	Depth (inches): <u>16</u>
Saturation Present?	Yes ☒	No ☐	Depth (inches): <u>12</u>

(includes capillary fringe)

Wetland Hydrology Present? Yes ☒ No ☐

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

Soils saturated below 12 inches, water in hole at 16 inches depth, 12-inch deep surface water present about 10 feet away in stream channel.

DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS
THIS DECLARATION, made this 4th day of May, 2021, by

XXXXXXXXXXXXXXXXXXXXXXXXXXXX, hereinafter referred to as "DECLARANT," WITNESSETH

That WHEREAS, XXXXXXXXXXXXXXXXXXXXXXX is the owner of real property situated in Flathead County, Montana, described as follows:

XXXXXXXXXXXXXXXXXXXXXXXXXXXX

WHEREAS, the Declarant is desirous of maintaining said area ("the .Neighborhood") as a residential neighborhood of the highest standard in which each owner of a Lot (as hereinafter defined) shall enjoy maximum livability and freedom with respect to the use of said Lot, subject only to due regard for the equal rights of the other owners of Lots in said Neighborhood; That WHEREAS, Declarant is desirous of subjecting all of said property hereinabove described as all that land as shown on and described as XXXXXXXXXXXXXXXXXXXXXXX of Certificate of Survey No. , Records of Flathead County, Montana, to the Conditions, Covenants and Restrictions hereinafter set forth, each and all of which is and are for the benefit of said property and for each owner thereof and shall inure to the benefit and pass with said property, and each and every parcel thereof, and shall apply to and bind the successors in interest, and any owner thereof; NOW, THEREFORE, the Declarant, being the owner of all of the real property above-described, hereby declares that the said real property is, and shall be, held, transferred, sold and conveyed, subject to the conditions, restrictions, covenants and reservations hereinafter set forth; and All persons or corporations who now or shall hereafter acquire any interest in and to the above-described property shall be held to agree and covenant with the owner of any of the property hereinabove described, or any parcel thereof, and with their heirs and successors and assigns, to conform to and observe the following covenants, restrictions, and conditions as to the use thereof, and as to the construction of dwellings and improvements thereon.

ARTICLE I DEFINITIONS

Section 1: "Declarant" herein mentioned is XXXXXXXXXXXXXXXXXXXXXXX

Section 2: "Architectural Control Committee" shall mean that body created in the "Declaration of Covenants, Conditions and Restrictions of XXXXXXXXXXXXXXX "Omnibus Declarations."

Section 3: "Owner" shall mean and refer to the person or persons owning parcel of land in fee simple absolute, individually or as an owner in any real estate tenancy relationship recognized under the laws of the State of Montana, including a unit ownership pursuant to a recorded unit ownership declaration.

Section 4: "Lot" shall mean any plot of land shown upon any recorded Neighborhood plat or map of the property.

Section 5: "Omnibus Declarations" shall mean that Declaration of

Covenants, Conditions And Restrict'ions made and entered on September

this , day of 2021,

and filed of record on _ as

Section 6: "Vote" or "voter" shall mean one vote per lot, subject to the provisions below, and provided that the Declarant herein shall be entitled to a vote for each lot it owns inclusive of a lot shown on a preliminary Neighborhood plat which has not received final Neighborhood plat approval.

ARTICLE II RESTRICTIONS AS TO LAND USE

Section 1: Single Family: Single Family Dwellings and Parks are the only permitted uses for all that land shown on and described as XXXXXX, Subdivision Plat # of Certificate of Survey No. , Records of Flathead County, Montana.

Section 2: General Description: All Lots in said Neighborhood shall be for residential purposes only and no building shall be erected or placed on any Lot other than a private dwelling, together with a private garage and such outbuildings as are customarily appurtenant to such a dwelling. An "outbuilding" as the word is used herein is intended to mean an enclosed covered structure not directly attached to the dwelling which it serves.

Section 3: Business Activity: No trade, business or activity shall be conducted, carried on or practiced on any Lot or in a residence or dwelling constructed thereon and the owner of said Lot shall not suffer or permit any residence or dwelling erected thereon to be used or employed for any purpose that will constitute a nuisance in law or that will detract from the residential value of said Lot or the other Lots in said Neighborhood. A home office in the traditional sense, may be maintained so long as such does not result in increased foot or vehicle traffic in the neighborhood.

ARTICLE III CONDITIONS AS TO LANDSCAPING

Landscape treatment, required for all Lots, shall consist of a combination of turf, shrubs, trees, paving and groundcover materials as approved by the Architectural Review Committee as provided in Article of the Omnibus Declarations.

ARTICLE IV. MISCELLANEOUS RESTRICTIONS

SPECIAL CONDITIONS, STIPULATIONS AND PROTECTIVE COVENANT

The following special conditions, stipulations and protective covenants are hereby imposed upon all Lots in said Neighborhood:

Section 1: Maintenance. Each structure and the grounds surrounding it shall be maintained in accordance with the design and plans approved as provided in Article V and in such a manner as to present an attractive, well kept appearance. The Association shall have the right to perform maintenance neglected by an owner at the expense of the owner after reasonable notice.

Section 2: No outbuilding shall exceed the dwelling to which it is appurtenant in height or number of stories. Every out-building shall correspond in style and architecture to the dwelling to which it is appurtenant and shall be of the same materials as said dwelling.

Section 3: No radio, short wave or television antenna shall extend beyond the highest roof line of the individual residence and should be placed to be least visible from street as possible unless approved by the Architectural Control Committee.

Section 4: Vehicles. Recreational vehicles, heavy trucks, utility trailers, boats and boat trailers, and unlicensed or inoperable vehicles shall not be stored outside or allowed to remain along roadways on the property, but may be kept on the property if placed in a garage or other structure where they are screened from view.

Section 5: No elevated tanks of any kind shall be erected, placed or permitted upon any Lot. Any tank for use in connection with any residence on any Lot, including any tank for the storage of gas, fuel oil,

gasoline or oil, must be buried or kept screened by adequate planting to conceal the same from the view of neighboring Lots, the street, common areas.

Section 6: All clotheslines, equipment, recreational vehicles, service yards, wood piles or storage piles shall be kept screened by adequate planting or other acceptable means so as to conceal the same from the view of neighboring Lots, from the street, and common areas.

Section 7: No temporary house, trailer, tent or other outbuilding shall be placed or erected on any Lot and no dwelling shall be occupied in any manner at any time prior to completion.

Section 8: Continuity of Construction: All structures shall have the exterior completed within twelve (14) months . of commencement of construction and landscaped within eighteen (18) months thereof, unless an exception is granted in writing by the Architectural Review Committee.

Section 9: Landscaping and Fences: No hedges, shrubs or other plantings, or any structure shall be permitted which unreasonably obstructs the view of any owner or motor vehicle drivers. All or any fencing and

landscaping must be approved by the Architectural Review Committee. Fences shall have a maximum height of three (5) feet and shall be preapproved by the Architectural Committee. Under no circumstances shall a fence be erected between the street and the house front.

Section 10: Parking: Animals. No animals of any kind shall be raised, bred or kept on the property excepting that dogs, cats and other domestic animals not in excess of two (2) may be kept and raised, but not for commercial purposes. Permitted animals must be confined to a leash by their owner and not permitted to run at large.

Section 11: Garbage. No common property shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall be kept in covered, reasonably airtight containers in a garage or other screened area.

Section 12: Nuisance: No noxious or offensive activity or structure shall be carried on nor shall anything be done or permitted which shall constitute a public nuisance therein. Owners shall maintain their property to neighborhood standards.

Section 13: Trees. Trees may be removed only with approval of the Architectural Review Board.

Section 14 Signs. Except for the declarant and its agents, no sign shall be placed on any common area or any lot except name plates.

ARTICLE V ENFORCEMENT

Section 1: Interested Parties: Any owner 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. The method of enforcement may include proceedings to enjoin the violation, to recover damages, or both. Failure by any owner to enforce any such provision shall in no event be deemed a waiver of the right to do so thereafter. The City of Whitefish is an interested party and shall like an owner, at its sole election, have the authority to enforce these Covenants, and in the event of litigation, shall be entitled to attorneys' fees.

Section 2: Severability: Invalidation of any one of these covenants or restrictions by judgment or court order shall in no wise affect any other provision which shall remain in full force and effect.

ARTICLE VI TERM

The provisions of these protective covenants are to run with the land and shall be binding upon all parties and all persons claiming under them for a period of twenty (20) years from the date they are

recorded, after which time said protective covenants shall be automatically extended for successive periods of ten (10) years unless an instrument executed by the owners of seventy-five percent (75%) of the Lots located on the land described as all that land as shown on and described as XXXXXXXXXXXXXXX, Subdivision Plat # of Certificate of Survey No. , Records of Flathead County, Montana, has been recorded agreeing to terminate said protective covenants or change them in whole or in part. Each Lot shall be entitled to one vote under this Article, as determined in Article I.

ARTICLE VII AMENDMENT

This Declaration may be amended by an instrument signed by the owners of seventy-five percent (75%) of the single family Lots located on the land described as all that land as shown on and described as XXXXXXXXXXXXXXX, Plat Subdivision # of Certificate of Survey No. , Records of Flathead County, Montana, which instrument has been recorded, agreeing to such amendment. Each Lot shall be entitled to one

· vote as determined in Article I under this Article.

IN WITNESS WHEREOF, the Declarant has executed this instrument the day and year first above written.

Planning Department



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

PHONE (406) 892-4391

FAX (406) 892-4413

May 21, 2021

Re: Public hearing notice for a Planned Unit Development (PUD) and a Subdivision

Dear Adjacent Property Owner:

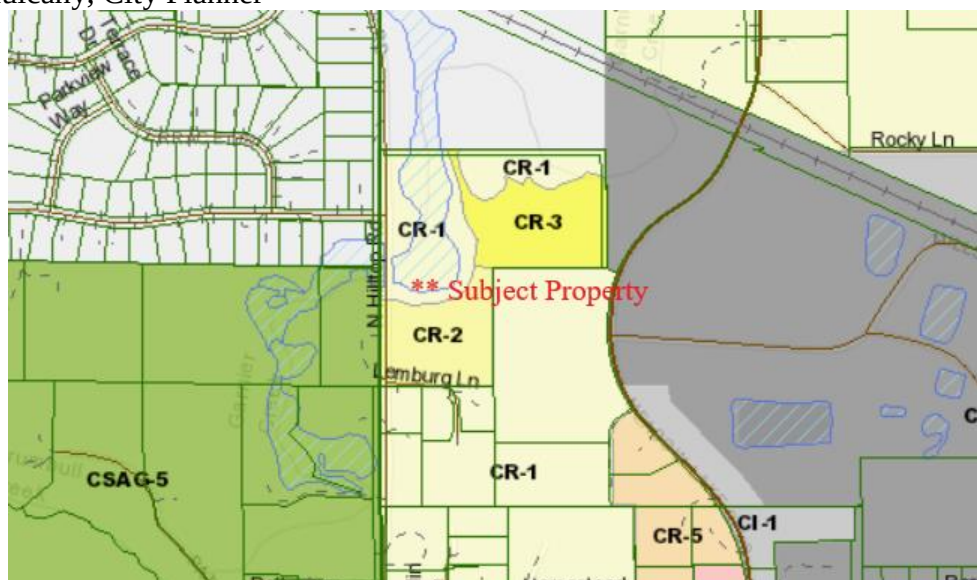
Our records indicate that you are the owner of property within 150-feet of the proposed project.

As the Planning Staff for the Columbia Falls Planning Jurisdiction, I am writing to provide you with a notice of public hearings for a PUD and a Preliminary Subdivision for RH Joint Holdings, LLC as described on the attached legal notice. The projects are called Garnier Heights and will create 102 units of attached and detached single family homes.

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 June 10, 2021 or by email: staalandb@cityofcolumbiafalls.com. Written or emailed comment 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



NOTICE OF PUBLIC HEARINGS CITY OF COLUMBIA FALLS

The Columbia Falls City-County Planning Board will hold a public hearing for each of the following items at their regular meeting on Tuesday June 15, 2021 at 6:30 p.m. in the Council Chambers at City Hall, 130 6th Street West, Columbia Falls, Montana. The Columbia Falls City Council will hold subsequent hearings on Tuesday July 6, 2021 starting at 7:00 p.m. in the same location. The hearings will be conducted in person at City Hall as well as virtually via ZOOM.

Request to change zoning from CSAG-5 (Suburban Agricultural) to CR-1 (Suburban Residential) in the Columbia Falls Zoning Jurisdiction:

The applicant, Jean Flynn, is requesting a zone change at 221 Rogers Road in the Columbia Falls area from the current CSAG-5 (Suburban Agricultural) to a CR-1 (Suburban Residential) designation. The property is approximately five acres with a residence and outbuildings. The property is described as Parcel B of COS 16149 (Assessors' Tract's 9A, 1AA, 1ABAA, and 8A) of Section 17, Township 30 North, Range 20 West, P.M.M., Flathead County.

Request for a Planned Unit Development (PUD) for the Garnier Heights Development:

The applicant, RH Joint Holdings, LLC, is requesting a PUD Overlay for property generally located north of Lemburg Lane between North Hilltop Road and Meadow Lake Boulevard. The property is 28 acres in size and is zoned with a combination of CR-1, CR-2, and CR-3 urban residential zoning districts. The PUD will allow the applicant to cluster lots into single family attached and detached units preserving 11.42 acres in park and open space. The overall density of the project is 3.55 units per acre. In addition to the clustering, the applicant is asking for a front yard setback deviation for the alley loaded townhomes. The property is described as Parcel 1 of COS 14679 excepting therefrom the property within the Plat known as Hilltop Meadows in Section 7, Township 30 North, Range 20 West, P.M.M., Flathead County.

Request for Preliminary Plat approval of the Garnier Heights Subdivision – A 102-unit development:

The applicant, RH Joint Holdings, LLC, is requesting preliminary plat approval for property generally located north of Lemburg Lane between North Hilltop Road and Meadow Lark Boulevard. The applicant will subdivide the property into 102 units with a combination of single family detached, two unit attached, and four unit attached structures. The subdivision will place 11.42 acres of the 28-acre parcel in park and open space and develop an overall density of the project is 3.55 units per acre. The subdivision has two access points one from Meadow Lake Boulevard on the east and the other on North Hilltop Road to the west. All internal subdivision roads will be developed to City standards with curb, gutter, sidewalks, and boulevard trees. The property is described as Parcel 1 of COS 14679 excepting therefrom the property within the Plat known as Hilltop Meadows in Section 7, Township 30 North, Range 20 West, P.M.M., Flathead County.

Expansion of the Columbia Falls Urban Renewal District:

The City of Columbia Falls is requesting public comment regarding the expansion of the Columbia Falls Urban Renewal District. The expansion is requested for the property formerly known as the Cedar Palace along with the surrounding 23.87 acres on seven

parcels. The purpose of the expansion is to allow Tax Increment funds to be spent on public infrastructure within the defined area. The property is located at 500 12th Avenue West and described as Assessor's Tracts 8, 8B, 8F, 8G, 8HA, 8H, and 8E; and more specifically as follows:

Parcel 1:

Three tracts of land situated, lying and being in the Southeast Quarter of the Southeast Quarter (SE1/4SE1/4) of Section 7, Township 30 North, Range 20 West, P.M.M., Flathead County, Montana, described as follows to wit:

Tract 3, Tract 4 and Tract 6 of Certificate of Survey No. 5160.

Parcel 2:

Two tracts of land situated, lying and being in the Southeast Quarter of the Southeast Quarter (SE1/4SE1/4) of Section 7, Township 30 North, Range 20 West, P.M.M., Flathead County, Montana, described as follows to wit:

Tract 1 and Tract 2 of correction Certificate of Survey No. 5920.

Parcel 3:

A tract of land situated in the Northwest corner of the Southeast Quarter of the Southeast Quarter (SE1/4SE1/4) of Section 7, Township 30 North, Range 20 West, P.M.M., more particularly described as follows to wit:

Beginning at the Northwest corner of the Southeast Quarter of the Southeast Quarter (SE1/4SE1/4) of said Section 7;

Thence running South on the subdivision line between the SE1/4SE1/4 and the SW1/4SE1/4 of said Section, 40 rods (660 feet);

Thence East 20 rods (330 feet);

Thence North 40 rods (660 feet) to the subdivision line running East and West between the NE1/4SE1/4 and the SE1/4SE1/4 of said Section 7;

Thence West 20 rods (330 feet) on the said subdivision line to the Place of Beginning.

Excepting therefrom that portion conveyed to the County of Flathead for roadway purposes by Quitclaim deed recorded May 24, 1960 in Book 434, Page 312.

Persons are allowed to attend the hearings in person, subject to the most recent CDC guidelines for public gatherings, or virtually 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. Email the same address for ZOOM meeting information. For more information on the proposed agenda items, please call Eric Mulcahy, Columbia Falls City Planner at 755-6481.

DATED this 21st day of May, 2021

Susan Nicosia

Susan Nicosia, City Manager/Planning & Zoning Administrator

COLUMBIA FALLS CITY-COUNTY PLANNING BOARD

Publish: Daily Interlake Sunday May 30, 2021

COLUMBIA FALLS, MONTANA
CITY-COUNTY PLANNING BOARD AND ZONING COMMISSION

RECOMMENDATION

THAT THE 2021 COLUMBIA FALLS URBAN RENEWAL PLAN IS IN CONFORMANCE WITH THE COLUMBIA FALLS 2019 GROWTH POLICY AND THAT THE ZONING WITHIN THE COLUMBIA FALLS URBAN RENEWAL DISTRICT – 2021 EXPANSION IS IN ACCORDANCE WITH THE COLUMBIA FALLS 2019 GROWTH POLICY

WHEREAS, the City of Columbia Falls established the Columbia Falls City-County Planning Board and Zoning Commission (Board) in the early 1960s, as provided for in Title 76-1-101, M.C.A; and

WHEREAS, in 1963, the City of Columbia Falls adopted the first “Master Plan”, which was updated in 1978 and 1984; and

WHEREAS, in the 1970s, the original extraterritorial planning jurisdiction was created, which extended approximately 3 miles beyond the city limits creating a jurisdiction that extended north-south approximately 8 miles and east-west approximately 7 miles; and

WHEREAS, in January, 2005, the Columbia Falls City Council and Board of County Commissioners for Flathead County re-negotiated the planning jurisdiction boundary, and this boundary extends generally one mile beyond the city limits in all directions and in addition, extends north approximately 3 miles using the North Fork Highway as its eastern boundary; and

WHEREAS, the City of Columbia Falls adopted the Columbia Falls Growth Policy pursuant to 76-1-604, MCA in December 2005, with revisions approved April 21, 2008, by Resolution #1532 and January 22, 2013, by Resolution #1646. On September 16th, 2019, the City of Columbia Falls adopted the Columbia Falls Growth Policy 2019, covering the entire jurisdictional area, through passage of Resolution #1806; and

WHEREAS, the City of Columbia Falls has adopted the "Columbia Falls Area Zoning Ordinance" in accordance with and exercising the authority of the laws of the State of Montana, Title 11, Chapter 27, R.C.M., 1947, as amended, and in 1989 by Ordinance 523 pursuant to Section 76-2-301, M.C.A. In February of 2020, the City of Columbia Falls codified all past zoning amendments with the passage of Ordinance #797, establishing the 2020 Title 18, Zoning Regulations; and

WHEREAS, the City of Columbia Falls decided to embark on a program to revitalize its downtown, entryways and surrounding commercial and residential

neighborhoods, and is interested in utilizing Tax Increment Financing (TIF) in conjunction with other funding sources to help foster change within that area. The City of Columbia Falls created the Columbia Falls Urban Renewal District through passage of Ordinance No. 752 in September of 2015; and

WHEREAS, the City of Columbia Falls has concerns that the failure to address conditions that contribute to blight in the recent Cedar Palace annexation area adjacent to the Columbia Falls Urban Renewal District has stymied rehabilitation and redevelopment within the existing district, and that expansion of the district to include the Cedar Palace Area would help the district better meet its goals and objectives; and

WHEREAS, the City of Columbia Falls wants to expand the Columbia Falls Urban Renewal District (URD), as provided for in Parts 7-15-4201 and 4301, et Seq., Montana Code Annotated (MCA), the State's Urban Renewal Law; and

WHEREAS, the area of the Columbia Falls Urban Renewal District, 2021 Expansion is known as the Cedar Palace area, which consists of seven parcels addressed as 500 12th Avenue W in Columbia Falls and encompasses 23.87 acres. These seven parcels are described as Assessor's Tracts 8, 8B, 8F, 8G, 8HA, 8H and 8E, in Section 7, Township 30 North, Range 20 West, P.M.M., Flathead County, Montana; and

WHEREAS, pursuant to Section 7-15-4213, MCA, prior to its approval of an urban renewal project, the local governing body shall submit the urban renewal project plan to the planning commission of the municipality for review and recommendations as to its conformity with the growth policy or parts of the growth policy for the development of the municipality as a whole; and

WHEREAS, the zoning within the URD must be reviewed by the local government's planning board's as to whether it is zoned for use in accordance with the growth policy; and

WHEREAS, the Board's review of the 2021 Columbia Falls Urban Renewal Plan, attached, and the zoning within the Columbia Falls Urban Renewal District, 2021 Expansion as it relates to the Columbia Falls 2019 Growth Policy have been properly submitted and reviewed; and

WHEREAS, the Board held a regular meeting to receive and review all written and oral testimony, and staff and consultant input, on the 2021 Columbia Falls Urban Renewal Plan and the zoning within the Columbia Falls Urban Renewal District, 2021 Expansion as it relates to the Columbia Falls 2019 Growth Policy; and

WHEREAS, documentation must be provided that the 2021 Columbia Falls Urban Renewal Plan is in conformance with and the zoning within the Columbia Falls Urban Renewal District, 2021 Expansion is in accordance with the Columbia Falls 2019 Growth Policy, and to address the statutory requirements and to help the Board make findings, the history of recent reviews, appropriate sections and maps from the Columbia Falls 2019 Growth Policy and Title 18, the Columbia Falls Area Zoning Ordinance have been provided in Chapter 4 of the 2021 Columbia Falls Urban Renewal Plan; and

WHEREAS, given that the 2015 Urban Renewal Plan included an extensive review of conformance with the 2013 Growth Policy, and there were no significant changes made in the 2019 Growth Policy, this document will not and Chapter 4 does not include repetitive sections of the Growth Policy or Zoning Ordinance, and

WHEREAS, in 2018, the Columbia Falls Planning Board and Zoning Commission reviewed the Cedar Palace acreage twice for conformance with the Growth Policy as follows: First, with adoption of the Columbia Falls Growth Policy - 2019, the land use map for the area of the Cedar Palace properties was changed from Light Industrial to Commercial. Subsequently, the zoning classification of the property was amended from CI-1(Light Industrial) to CB-2 (General Business) to demonstrate compliance with the 2019 Growth Policy Land Use Map. This finding of conformance with the growth policy stated that the commercial use will complement the industrial uses to the east, north, and west of the subject property; and

WHEREAS, Economic Condition Information/Data demonstrating the need for urban renewal and economic development in Columbia Falls as follows:

- According to the 2019 American Community Survey, there are 5,429 people living in Columbia Falls (US Census, 2019), up 16 percent since 2010 number of 4,688,
- The county's population is projected to experience continued growth through 2060, from 106,117 in 2021 to 131,719 in 2060, an increase of 24 percent. (State of Montana, n.d.),
- The poverty rate in Columbia Falls is 10 percent (US Census, 2019), and while lower than the State of Montana rate of 12.7 percent (US Census, 2019) and the national rate of 13.7 percent (US Census, 2019), it is considerably higher than the poverty rate for Flathead County, which is 7.8 percent (US Census, 2019),
- Median Income for residents living in Columbia Falls is \$46,821 (US Census, 2019), significantly lower than Flathead County at \$62,588 (US Census, 2019) the state's, at \$57,153 (US Census, 2019) and the nation's, at \$65,712 (US Census, 2019); and

WHEREAS, poverty and low incomes constitute an economic and social liability, while contributing little to the tax income of the state and its

municipalities, and consumes an excessive proportion of its revenues because of the extra services required for police, fire, accident, hospitalization, and other forms of public protection, services, and facilities; and

WHEREAS, as noted above, the data demonstrates a need for long-term economic stability for the prevention of poverty in support of the elimination of urban blight; and

WHEREAS, the evaluation of the Columbia Falls Urban Renewal Plan for conformance with Overall Principles and Goals of the Growth Policy reveals the following:

- The goals of the Columbia Falls Urban Renewal District as stated in the Urban Renewal Plan are to:
 - ✓ Promote Renovation, Revitalization, Rehabilitation and Historic Preservation within the Urban Renewal Area
 - ✓ Improve Public Infrastructure in Support of Urban Renewal
 - ✓ Improve Multi-modal Transportation in Support of Urban Renewal
 - ✓ Foster Land Uses within the Urban Renewal Area that Facilitate Sustainable Economic Development
 - ✓ Foster Reinvestment and Economic Development within the Urban Renewal Area
 - ✓ Strengthen Opportunities Associated with Tourism and Recreation within the Urban Renewal Area
 - ✓ Market and Promote the Urban Renewal Area
- The 2021 expansion of the Columbia Falls Urban Renewal District supports these goals and seeks to provide long term economic stability through land use planning and the development of public infrastructure for well managed growth, and

WHEREAS, the evaluation of the Columbia Falls Urban Renewal Plan for conformance with implementation tools and strategies in the Columbia Falls Growth Policy indicates:

- The Columbia Falls Urban Renewal Plan takes advantage of the urban renewal law offered by the State of Montana Code,
- The Columbia Falls Urban Renewal Plan provides for the opportunity to use tax increment financing to assist with redevelopment and revitalization activities, and encourage the retention and growth of economic development,
- The Columbia Falls Urban Renewal Plan supports the development of infrastructure that encourages urban renewal and economic development in the community,
- The 2021 expansion of the Columbia Falls Urban Renewal District continues to utilize the same tools and strategies; and

WHEREAS, evaluation of the Columbia Falls Urban Renewal Plan for conformance with future land use description notes that:

Columbia Falls City-County Planning Board and Zoning Commission
 Recommendation
 Columbia Falls Urban Renewal Plan and District, 2021 Expansion

- The Columbia Falls Urban Renewal Plan provides a plan for redevelopment of an existing “Commercial” designated area to retain existing and attract new economic development,
- The Columbia Falls Urban Renewal Plan does not suggest any revision to the existing land use designations; and

WHEREAS, as noted above, the Columbia Falls 2019 Growth Policy deals with very broad land use issues and policies; it does not identify specific land uses or zoning changes. Additionally, although zoning is one of the principal means of implementing the Columbia Falls 2019 Growth Policy, no specific zoning recommendations are made in the document. Instead, the Columbia Falls 2019 Growth Policy provides a set of general, community-wide policies and guidelines to assist the general public, local government, and developers in making informed land use decision; and

WHEREAS, the evaluation of the Columbia Falls Urban Renewal Plan for Accordance of Zoning with Growth Policy shows that:

- The Columbia Falls Urban Renewal Plan supports the purposes of the Columbia Falls Area Zoning Ordinance,
- The Columbia Falls Urban Renewal Plan supports “business or commercial use” as defined by the Columbia Falls Area Zoning Ordinance,
- The Columbia Falls Urban Renewal Plan provides a plan for redevelopment of an existing “Commercial” designated area to eliminate blight, and retain existing and attract new economic development,
- The Columbia Falls Urban Renewal Plan does not suggest any revision to the existing zoning classifications; and

WHEREAS, the sections and maps found in Chapter 4 of the Columbia Falls Urban Renewal Plan demonstrate that there is a close and direct relationship between the Columbia Falls 2019 Growth Policy, and Title 18, Columbia Falls Area Zoning Ordinance; and

WHEREAS, the establishment of specific zoning classifications and the assignment of those zoning classifications to every parcel of land within the corporate limits of Columbia Falls are performed through Title 18, Columbia Falls Area Zoning Ordinance, and must meet the criteria and guidelines pursuant to Section 76-2-301, MCA. As noted above, the Zoning Ordinance has several purposes including, implement and promote the Growth Policy, and to promote health, safety and general well-being of the community; and

WHEREAS, the Columbia Falls City-County Planning Board and Zoning Commission accepts Chapter 4 of the 2021 Columbia Falls Urban Renewal Plan as conclusions of law and determines:

1. The 2021 Columbia Falls Urban Renewal Plan has been evaluated with respect to the relevant goals, policies and objectives of the Columbia Falls Growth Policy (2019 Edition), and the 2021 Columbia Falls Urban Renewal Plan is in conformance with the Growth Policy; and
2. The zoning in the area of the Columbia Falls Urban Renewal District, 2021 Expansion has been evaluated with respect to the Growth Policy, and the zoning in the area of the Columbia Falls Urban Renewal District, 2021 Expansion is in accordance with the Growth Policy.

THEREFORE, the City-County Planning Board and Zoning Commission for the City of Columbia Falls, Montana, recommends to the Columbia Falls City Council that:

1. The 2021 Columbia Falls Urban Renewal Plan is in conformance with the Columbia Falls 2019 Growth Policy; and
2. The zoning within the Columbia Falls Urban Renewal District, 2021 Expansion is in accordance with the Columbia Falls 2019 Growth Policy.

APPROVED by the Columbia Falls City-County Planning Board and Zoning Commission this 15th day of June, 2021.

AYES: _____ NAYES: _____ ABSENT: _____

SIGNED: _____

Chairperson

ATTEST: _____

Secretary

ATTACHMENT: Columbia Falls Urban Renewal Plan, May 2021

SCHOOL DISTRICT NUMBER SIX

P.O. BOX 1259
COLUMBIA FALLS, MONTANA 59912

Item No.5.

Mayor Don Barnhart
City of Columbia Falls
130 6th St.W.
Columbia Falls, MT 59912

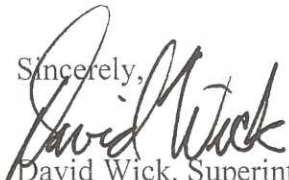
Dear Mayor Barnhart,

At a recent school board meeting of School District Six, Columbia Falls City Manager Susan Nicosia presented information regarding the City's plans for infrastructure improvements to the areas west of the District's Administration offices and Glacier Gateway School. She requested a letter of support for adding the area west of the Cedar Palace Medical Center to the TIF district.

Unanimously, the school board voted to support this plan to enhance this area for the city of Columbia Falls. On behalf of the school board trustees, I am submitting this letter of support for adding this area to the TIF district.

If there are any questions or concerns regarding Columbia Falls School District's support of this plan, please contact me at (406) 892-6550. Thank you for your ongoing partnership with School District Six.

Sincerely,



David Wick, Superintendent

School District Six
Columbia Falls

RECEIVED
MAY 27 2011
CITY OF COLUMBIA FALLS

NOTICE OF PUBLIC HEARINGS
CITY OF COLUMBIA FALLS

The Columbia Falls City-County Planning Board will hold a public hearing for each of the following items at their regular meeting on Tuesday June 15, 2021 at 6:30 p.m. in the Council Chambers at City Hall, 130 6th Street West, Columbia Falls, Montana. The Columbia Falls City Council will hold subsequent hearings on Tuesday July 6, 2021 starting at 7:00 p.m. in the same location. The hearings will be conducted in person at City Hall as well as virtually via ZOOM.

Request to change zoning from CSAG-5 (Suburban Agricultural) to CR-1 (Suburban Residential) in the Columbia Falls Zoning Jurisdiction:

The applicant, Jean Flynn, is requesting a zone change at 221 Rogers Road in the Columbia Falls area from the current CSAG-5 (Suburban Agricultural) to a CR-1 (Suburban Residential) designation. The property is approximately five acres with a residence and outbuildings. The property is described as Parcel B of COS 16149 (Assessors' Tract's 9A, 1AA, 1ABAA, and 8A) of Section 17, Township 30 North, Range 20 West, P.M.M., Flathead County.

Request for a Planned Unit Development (PUD) for the Garnier Heights Development:

The applicant, RH Joint Holdings, LLC, is requesting a PUD Overlay for property generally located north of Lemburg Lane between North Hilltop Road and Meadow Lake Boulevard. The property is 28 acres in size and is zoned with a combination of CR-1, CR-2, and CR-3 urban residential zoning districts. The PUD will allow the applicant to cluster lots into single family attached and detached units preserving 11.42 acres in park and open space. The overall density of the project is 3.55 units per acre. In addition to the clustering, the applicant is asking for a front yard setback deviation for the alley loaded townhomes. The property is described as Parcel 1 of COS 14679 excepting therefrom the property within the Plat known as Hilltop Meadows in Section 7, Township 30 North, Range 20 West, P.M.M., Flathead County.

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Tract 3, Tract 4 and Tract 6 of Certificate of Survey No. 5160.

Parcel 2:

Two tracts of land situated, lying and being in the Southeast Quarter of the Southeast Quarter (SE1/4SE1/4) of Section 7, Township 30 North, Range 20 West, P.M.M., Flathead County, Montana, described as follows to wit:

Tract 1 and Tract 2 of correction Certificate of Survey No. 5920.

Parcel 3:

A tract of land situated in the Northwest corner of the Southeast Quarter of the Southeast Quarter (SE1/4SE1/4) of Section 7, Township 30 North, Range 20 West, P.M.M., more particularly described as follows to wit:

Beginning at the Northwest corner of the Southeast Quarter of the Southeast Quarter (SE1/4SE1/4) of said Section 7;

Thence running South on the subdivision line between the SE1/4SE1/4 and the SW1/4SE1/4 of said Section, 40 rods (660 feet);

Thence East 20 rods (330 feet);

Thence North 40 rods (660 feet) to the subdivision line running East and West between the NE1/4SE1/4 and the SE1/4SE1/4 of said Section 7;

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Excepting therefrom that portion conveyed to the County of Flathead for roadway purposes by Quitclaim deed recorded May 24, 1960 in Book 434, Page 312.

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DATED this 21st day of May, 2021

Susan Nicosia

Susan Nicosia, City Manager/Planning & Zoning Administrator

COLUMBIA FALLS CITY-COUNTY PLANNING BOARD

Publish: Daily Interlake Sunday May 30, 2021