



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

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

**CITY COUNCIL REGULAR MEETING
AGENDA
TUESDAY, JANUARY 3, 2023
COUNCIL CHAMBERS CITY HALL**

FINANCE COMMITTEE – 6:30 P.M

(Barnhart, Shepard, Fisher)

Regular Meeting available virtually via ZOOM. Please contact City Clerk Barb Staland at staalandb@cityofcolumbiafalls.com or by calling (406) 892-4391 before 6:00 PM on the day of the meeting to register for the ZOOM link.

REGULAR MEETING – 7:00 P.M.

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

CONSENT AGENDA:

1. Approval of Claims - January 3, 2023 - \$58,838.84
2. Approval of Payroll Claims - December 23, 2022 - \$145,226.18
3. Approval of December 19, 2022 Regular City Council Meeting Minutes
4. Approval of DNRC Grant Agreement UCF-23-107 and Authorize City Manager to Execute

VISITORS/PUBLIC COMMENT (Items not on agenda)

APPOINTMENTS:

Appointment/Oath of Office: Probationary Firefighter/EMT - Brad Peterson

NOTICE OF PUBLIC HEARINGS/PUBLIC HEARINGS:

5. Public Hearing - Special Fire Department Inspections/Fees

The City Council shall conduct a public hearing for the purpose of considering special fire department inspection fees particularly as they are related to short term vacation rental properties.

A. Direct Staff to prepare Resolution for approval at next Regular Council Meeting setting special inspection fees

6. Public Hearings - Planning Requests:

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

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

A. Adopt Staff Report CCU-22-03 as Findings of Fact.

B. Approve Conditional Use Permit - Direct Staff to Prepare Resolution for Next Regular Council Meeting

7. Request for a Subdivision in the Columbia Falls Planning Jurisdiction:

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

A. Adopt Staff Report CPP-22-03 as Findings of Fact

B. Approve Preliminary Plat - Direct Staff to Prepare Resolution for next Regular Council Meeting

8. Notice of Public Hearings - Planning Board January 10th and Special City Council January 30th:

The Columbia Falls City-County Planning Board will hold a public hearing for the following items at their regular meeting on Tuesday, January 10, 2023 at 6:30 p.m. at the Cafetorium in the Columbia Falls Junior High School, 1805 Talbot Road, Columbia Falls, Montana. The

Columbia Falls City Council will hold a subsequent hearing at a special meeting on January 30, 2023 starting at 7:00 p.m. in the same location.

Request for a Planned Unit Development (PUD) for the River Highlands Development:

James Barnett, on behalf of River Highlands LLC, is requesting a Planned Unit Development in the Columbia Falls Zoning Jurisdiction called River Highlands. The property is located at 264, 316, 378, & 494 River Road in Columbia Falls and is described as Lots 1, 2, & 3 of Loeffler Ridge Subdivision and Assessor's Tracts 7 B and 7BB (Tracts 1 and 3 of COS 14045) in Section 16, Township 20 North, Range 20 West, P.M.M., Flathead County. The project consists of 83 detached single family homes; 98 attached single family townhomes, 162 apartment units. The total unit count is 343 units on 49.1 acres gross for a density of 6.9 units per acre. The applicant is proposing 19.55 acres (40%) of the site as park and open space. With the project, the applicant is proposing to move River Road further east on Highway 2 and, if supported by MDOT, the applicant would install a traffic signal at Highway 2 and River Road. The applicant is not requesting any deviations other than the clustering of density and the density bonus provided by the PUD regulations.

Request for Preliminary Plat approval of the River Highlands Subdivision in the Columbia Falls Zoning Jurisdiction:

James Barnett, on behalf of River Highlands LLC, is requesting preliminary plat approval for property located at 264, 316, 378, & 494 River Road in Columbia Falls further described as Lots 1, 2, & 3 of Loeffler Ridge Subdivision and Assessor's Tracts 7 B and 7BB (Tracts 1 and 3 of COS 14045) in Section 16, Township 20 North, Range 20 West, P.M.M., Flathead County. The applicant will subdivide the property to create 21 lots (17 residential and 4 open space lots). The subdivision will extend Municipal water and sewer services along with reconstructing River Road and incorporating a detached pedestrian path. The new roads within the project will be public and privately maintained but all open to the public. The proposed subdivision is part of a PUD application for River Highlands.

ORDINANCES / RESOLUTIONS:

- [9.](#) Resolution # 1887 - A Resolution of the City Council of the City of Columbia Falls, Montana, Supporting the 2022 Legislative Resolutions of the Montana League of Cities and Towns

REPORTS / BUSINESS FROM MAYOR & COUNCIL

CITY MANAGER REPORT

CITY ATTORNEY REPORT

MISCELLANEOUS

- [10.](#) Correspondence
- [11.](#) Police Department - November 2022 Activity
- [12.](#) Finance - November 2022

ADJOURN

Next Scheduled Meetings:

City Council – Regular Meeting, **Tuesday, January 17th** – 7:00 PM

Planning Board – Tuesday, January 10th - 6:30 PM - **CF JH Cafetorium**

City Council - Special Meeting - Monday, January 30th - 7:00 PM - **CF JH Cafetorium**

12/30/22
11:24:20

CITY OF COLUMBIA FALLS
Claim Approval List
For the Accounting Period: 12/22

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* ... Over spent expenditure

Claim/	Check	Vendor #/Name/ Invoice #/Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund Org Acct	Object	Proj	Cash Account
43981		3112 406 CLEANING OF COLUMBIA FALLS	3,600.00						
	145	12/23/22 FAC-DEC JANITORIAL SERVICE	3,600.00			1000 411200	399		101000
		Total for Vendor:	3,600.00						
43968		2825 BATTERIES PLUS BULBS #647	39.00						
	P57949813	12/13/22 SWR-6V LEAD BATTERY	39.00			5310 430600	220		101000
		Total for Vendor:	39.00						
43954		3028 CENTURYLINK - BUSINESS SERVICES	313.90						
	620856095	12/15/22 COMP-11/15/22-12/15/22	313.90			1000 410580	345		101000
		Total for Vendor:	313.90						
43953	E	997 CENTURYLINK - ELECTRONIC PAY	750.43						
		DECEMBER 2022							
	121822	12/18/22 CRTS-12/19/22-1/18/23	32.50			1000 410360	345		101000
	121822	12/18/22 PD-12/19/22-1/18/23	129.35			1000 420100	345		101000
	121822	12/18/22 FD-12/19/22-1/18/23	65.07			1000 420400	345		101000
	121822	12/18/22 POOL-12/19/22-1/18/23	36.15			1000 460445	345		101000
	121822	12/18/22 STRTS-12/19/22-1/18/23	135.02			2500 430200	345		101000
	121822	12/18/22 WTR-12/19/22-1/18/23	204.92			5210 430500	345		101000
	121822	12/18/22 SWR-12/19/22-1/18/23	147.42			5310 430600	345		101000
		Total for Vendor:	750.43						
43974		14 CITY OF COLUMBIA FALLS	426.58						
	122322	12/23/22 FAC-11/17-12/16/22	113.03			1000 411200	342		101000
	122322	12/23/22 FD-11/17-12/16/22	33.76			1000 420400	342		101000
	122322	12/23/22 PRKS-11/17-12/16/22	39.40			1000 460400	342		101000
	122322	12/23/22 STRS-11/17-12/16/22	101.51			2500 430200	342		101000
	122322	12/23/22 WTR-11/17-12/16/22	47.12			5210 430500	342		101000
	122322	12/23/22 SWR-11/17-12/16/22	91.76			5310 430600	342		101000
		Total for Vendor:	426.58						
43990		776 COL.FALLS VOLUNTEER FIRE	23,912.64						
	122922X	12/29/22 OCT & DEC TAX - PP	20.64			7120 212520			101000
	122922X	12/29/22 OCT TAX P&I - PP	0.19			7120 212520			101000
	122922X	12/29/22 NOV & DEC TAX - REAL	21,736.02			7120 212520			101000

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	122922X	12/29/22 OCT & NOV INTEREST EARNINGS	0.04			7120 212520			101000
	091622x	09/16/22 State Entitlement 2ND Q 2023	2,155.75			7120 212520			101000
		Total for Vendor:	23,912.64						
43960		1711 COMFORT SYSTEMS USA	191.25						
	92010966	12/15/22 FAC-CITY HALL BOILER MAINT	191.25			1000 411200	366		101000
		Total for Vendor:	191.25						
43956		1797 DEPARTMENT OF ADMINISTRATION	54.63						
	SITSD50886	12/15/22 PD-ITSD/EMAIL 11/1-11/30/2	54.63			1000 420100	355		101000
		Total for Vendor:	54.63						
43979		1383 FASTENAL COMPANY	64.49						
	MTKAL26017	12/15/22 STRS-NUTS AND SCREWS	44.76			2500 430200	240		101000
	MTKAL26017	12/15/22 STRS-2 ROLLS OF ADHESIVE T	19.73			2500 430200	220		101000
		Total for Vendor:	64.49						
43987		438 FERGUSON WATERWORKS	1,111.44						
	0839654-1	12/15/22 WTR-DUAL CHECK STOCK	1,111.44			5210 430500	230		101000
		Total for Vendor:	1,111.44						
43988		3104 FIRST CALL COMPUTER SOLUTIONS, JANUARY IT SERVICES	1,700.00						
	85010	01/01/23 COMP-JANUARY IT SERVICES	1,700.00			1000 410580	355		101000
		Total for Vendor:	1,700.00						
43977		1892 FLATHEAD COUNTY	225.00						
	5905	12/15/22 OWNER LIST-RIVER HIGHLANDS LLC	75.00			1000 411000	390		101000
	5907	12/15/22 OWNER LIST - J PFAFF	75.00			1000 411000	390		101000
	5906	12/15/22 OWNER LIST -ENGELBRECHT	75.00			1000 411000	390		101000
		Total for Vendor:	225.00						
43962		2948 GLACIER CLOTHING CO.	196.00						
	11443	12/05/22 SWR-EMBROIDERY-HANLEY	49.00			5310 430600	226		101000
	11443	12/05/22 STRS-EMBRODIERY-HANLEY	49.00			2500 430200	226		101000
	11443	12/05/22 WTR-EMBRODIERY-HANLEY	49.00			5210 430500	226		101000
	11443	12/05/22 PRKS-EMBRODIERY-HANLEY	49.00			1000 460400	226		101000
		Total for Vendor:	196.00						

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43958		2819 GLACIER MEDICAL ASSOCIATES	1,634.00						
	102822	10/28/22 FD-J THOMAS PRE EMPL SCREEN	519.00*			1000 420400	390		101000
	102822	10/28/22 FD-J THOMAS PRE EMPL SCREEN	95.00*			1000 420400	390		101000
	110122	11/01/22 FD-R SMITH PRE EMPL SCREEN	454.00*			1000 420400	390		101000
	110122	11/01/22 FD-R SMITH PRE EMPL SCREEN	55.00*			1000 420400	390		101000
	110322	11/03/22 FD-B PETERSON PRE EMPL SCREEN	464.00*			1000 420400	390		101000
	110322	11/03/22 FD-B PETERSON PRE EMPL SCREEN	40.00*			1000 420400	390		101000
	110422	11/04/22 FD-B PETERSON PRE EMPL SCREEN	7.00*			1000 420400	390		101000
		Total for Vendor:	1,634.00						
43972		3113 GLOBAL ARCHIVES INC	166.32						
	22032677	12/25/22 WTR-MONTHLY STORAGE AS BUILT	83.16			5210 430500	363		101000
	22032677	12/25/22 SWR-MONTHLY STORAGE AS BUILT	83.16			5310 430600	363		101000
		Total for Vendor:	166.32						
43970		3195 HAMMER QUINN & SHAW, PLLC	900.00						
	30618	12/01/22 LGL-CAHILL COUNTERCLAIM	900.00			1000 411100	351		101000
		Total for Vendor:	900.00						
43951		2806 HANSON'S HARDWARE	136.88						
	604069	12/14/22 WTR-MISC SCREWS	16.00			5210 430500	240		101000
	604063	12/14/22 SWR-MISC SCREWS	7.74			5310 430600	240		101000
	604190	12/27/22 SWR-3/4" BALL VALVE	22.99			5310 430600	240		101000
	604196	12/27/22 SWR-MISC SCREWS BY EACH	7.20			5310 430600	240		101000
	604201	12/28/22 FD-TARP, TOOL BOX	34.97			1000 420400	220		101000
	604191	12/27/22 SWR-GATE HINGE	47.98			5310 430600	240		101000
		Total for Vendor:	136.88						
43986		999999 KNAPTON, TRAVIS	187.80						
		WATER DEPOSIT REFUND							
	122822	12/28/22 WTR-WATER DEP REFUND 03140.19	187.80			5210 214010			101000
		Total for Vendor:	187.80						

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43961		2759 KTURBO USA, INC	429.00						
	20221213A	12/19/22 SWR-AIR FILTER	429.00			5310 430600	220		101000
		Total for Vendor:	429.00						
43959		2590 L.N. CURTIS & SONS	348.01						
	INV659619	12/16/22 FD-FACEPIECE KIT	348.01*			1000 420400	212		101000
		Total for Vendor:	348.01						
43966		1080 LES SCHWAB TIRE CENTER	1,242.86						
		UNIT 13 NEW TIRES							
	502647	12/10/22 PD-UNIT #13 NEW TIRES	1,242.86			1000 420100	361		101000
		Total for Vendor:	1,242.86						
43952		2595 MACON SUPPLY, INC	300.00						
	110172	12/12/22 SWR-POLYURETHANE SEALANT	240.00			5310 430600	240		101000
	110172	12/12/22 SWR-AVON CAULK GUN	60.00			5310 430600	212		101000
		Total for Vendor:	300.00						
43976		194 MONTANA RURAL WATER SYSTEMS,	600.00						
		RURAL WATER CONFERENCE - MARCH 22ND-24TH - GREAT FALLS, MT							
	122822	12/28/22 WTR-REGISTRATION,N. RILEY	175.00			5210 430500	380		101000
	122822	12/28/22 SWR-REGISTRATION,G. JENKINS	250.00			5310 430600	380		101000
	122822	12/28/22 WTR-REGISTRATION,C.BECKER	175.00			5210 430500	380		101000
		Total for Vendor:	600.00						
43989		2707 MOUNTAIN ALARM	100.75						
		ALARM MONITORING 1/1-1/31/23							
	3254341	01/01/23 FAC-CITY HALL JAN 2023	47.35			1000 411200	366		101000
	3253191	01/01/23 FAC-FD JAN 2023	53.40			1000 411200	366		101000
		Total for Vendor:	100.75						
43963		2816 O'REILLY AUTO PARTS	152.08						
	416880	12/20/22 PD-WIPERS FOR 2021 RAM	54.92			1000 420100	232		101000
	416941	12/20/22 PD-WIPERS FOR CAR #18	60.78			1000 420100	232		101000
	417532	12/26/22 PD-WIPER BLADES	36.38			1000 420100	232		101000
		Total for Vendor:	152.08						

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43982		3085 ORTHOPEDIC REHAB INC	600.00						
	ACCT#32956								
	40372	12/15/22 FD-PRE-EMPLOYMENT SCREENINGS	600.00*			1000 420400	390		101000
		Total for Vendor:	600.00						
43975		2727 OVIVO USA, LLC	1,593.98						
	QSSW106751	12/14/22 SWR-CLARIFIER PARTS	1,593.98			5310 430600	240		101000
		Total for Vendor:	1,593.98						
43964		1495 PLATT ELECTRIC SUPPLY	588.30						
	3M15214	12/06/22 FAC-REPLACEMENT BULBS	184.35			1000 411200	220		101000
	3M15214	12/06/22 FAC-REPLACEMENT BULBS	184.35			1000 411200	220		101000
	3L96583	11/23/22 FAC-REPLACEMENT BULBS	219.60			1000 411200	220		101000
		Total for Vendor:	588.30						
43965		3193 POMP'S TIRE SERVICE INC	1,232.40						
	2090001003	12/21/22 FD-UNIT 461 NEW TIRES	1,088.80			1000 420400	361		101000
	2090000905	12/13/22 STRS-FLAT REPAIR	63.60			2500 430200	361		101000
	2090000553	11/16/22 STRS-TRAILBLAZER WINTER CH	26.66			2500 430200	361		101000
	2090000553	11/16/22 WTR-TRAILBLAZER WINTER CHG	26.67			5210 430500	361		101000
	2090000553	11/16/22 SWR-TRAILBLAZER WINTER CHG	26.67			5310 430600	361		101000
		Total for Vendor:	1,232.40						
43978		3192 POP A SQUAT PORTABLES	190.00						
	DECEMBER								
	12409	12/28/22 PRKS-PORTA POTTIES DEC 2022	190.00			1000 460400	399		101000
		Total for Vendor:	190.00						
43971		2769 RESPONSE EQUIPMENT SPECIALISTS,	9,636.69						
	2022 RAM 1500 CLASSIC NEW PATROL TRUCK								
	5144	12/22/22 PD-UPFITTING VEC EQUIPMENT	9,636.69			4020 420100	940		101000
		Total for Vendor:	9,636.69						

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43955		2890 SPOKANE HOUSE OF HOSE, INC	149.94						
	973257	12/02/22 SWR-MILL HOSE	149.94			5310 430600	220		101000
		Total for Vendor:	149.94						
43957		2908 STRATEGIC INSIGHTS, INC.	600.00						
		PLAN IT CAPITAL PLANNING SOFTWARE							
	217	12/19/22 1 YR RENEWAL EXP 03/01/24	600.00			1000 410500	355		101000
		Total for Vendor:	600.00						
43983		1653 SUPER 1 FOODS	34.90						
	07-3086466	12/23/22 WTR-BATTERIES	6.98			5210 430500	220		101000
	07-3089205	12/27/22 SWR-DISTILLED WATER	27.92			5310 430600	222		101000
		Total for Vendor:	34.90						
43969		2699 THE MAIL ROOM, INC	324.99						
	D113056	12/19/22 PD-MAIL SRVS 12/5-12/16/22	6.79			1000 420100	310		101000
	D113056	12/19/22 FIN-MAIL SRVS 12/5-12/16/22	249.94			1000 410500	310		101000
	D113056	12/19/22 WTR-MAIL SRVS 12/5-12/16/22	2.34			5210 430500	310		101000
	D113056	12/19/22 SWR-MAIL SRVS 12/5-12/16/22	2.34			5310 430600	310		101000
	D113056	12/19/22 CRT-MAIL SRVS 12/5-12/16/22	59.10			1000 410360	310		101000
	D113056	12/19/22 PLN-MAIL SRVS 12/5-12/16/22	4.48			1000 411000	310		101000
		Total for Vendor:	324.99						
43973		1623 THE UPS STORE #4515	193.49						
		TRACKING #1ZWA36710397893733							
		TRACKING #1ZWA36710366001585							
		TRACKING #1ZWA36714201472777							
		2022-9161 12/27/22 PD-EVIDENCE SHIPPING	11.98			1000 420100	310		101000
		2022-8110 12/13/22 PD-EVIDENCE SHIPPING	11.22			1000 420100	310		101000
		122722 12/27/22 SWR-RETURN HACH LOANER	170.29			5310 430600	310		101000
		Total for Vendor:	193.49						
43985		999999 TOBIASON, SYDNEE	215.08						
		WATER DEPOSIT REFUND							
		122822 12/28/22 WTR-WATER DEP REFUND 08163.06	215.08			5210 214010			101000
		Total for Vendor:	215.08						

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43967		523 USA BLUE BOOK	2,654.78						
	195415	12/05/22 SWR-DAFT SUMP PUMP	2,654.78			5310 430600	240		101000
		Total for Vendor:	2,654.78						
43980	E	1218 VERIZON WIRELESS	1,695.76						
	9922868727	12/12/22 ADMIN-11/13-12/12/22	22.41			1000 410400	345		101000
	9922868727	12/12/22 FIN-11/13-12/12/22	22.43			1000 410500	345		101000
	9922868727	12/12/22 FIRE-11/13-12/12/22	60.27			1000 420400	345		101000
	9922868727	12/12/22 FAC-11/13-12/12/22	12.41			1000 411200	345		101000
	9922868727	12/12/22 STRT-11/13-12/12/22	78.57			2500 430200	345		101000
	9922868727	12/12/22 PD-11/13-12/12/22	805.13			1000 420100	345		101000
	9922868727	12/12/22 WTR-11/13-12/12/22	150.59			5210 430500	345		101000
	9922868727	12/12/22 SWR-11/13-12/12/22	100.97			5310 430600	345		101000
	9922868727	12/12/22 CRT-11/13-12/12/22	49.62			1000 410360	345		101000
	9922868727	12/12/22 STRS-N. RILEYS NEW PHONE	31.65			2500 430200	212		101000
	9922868727	12/12/22 WTR-N. RILEYS NEW PHONE	31.65			5210 430500	212		101000
	9922868727	12/12/22 PRKS-N. RILEYS NEW PHONE	31.65			1000 460400	212		101000
	9922868727	12/12/22 PD-J. DALIMATA NEW PHONE	29.99			1000 420100	212		101000
	9922868727	12/12/22 PD-W. STUFFLEBEEM NEW PHON	268.42			1000 420100	212		101000
		Total for Vendor:	1,695.76						
43950		84 WESTERN BUILDING CENTER	345.47						
	4711564	12/14/22 WTR-ASSORTED FASTENERS	28.10			5210 430500	240		101000
	4711437	12/13/22 SWR-BRISTLE BRUSH, PUTTY KNIF	10.26			5310 430600	220		101000
	4711318	12/12/22 SWR-GARDEN HOSE SWEEPER NOZZL	8.29			5310 430600	240		101000
	4711535	12/14/22 SWR-BRISTLE BRUSH, MASKNG TAP	14.25			5310 430600	220		101000
	4711591	12/14/22 SWR-HEATERS & PLASTIC PLUG	73.47			5310 430600	220		101000
	4711910	12/19/22 SWR-EXTN CORD 12/3 50'	99.99			5310 430600	220		101000
	4711910	12/19/22 SWR-STYROFOAM INSULATION	59.43			5310 430600	220		101000
	4712299	12/27/22 SWR-BLOWER BLDG PLUMB REPAIR	34.99			5310 430600	240		101000
	4712339	12/28/22 SWR-ASSORTED FASTNERS	7.20			5310 430600	240		101000
	4712309	12/27/22 SWR-PVC PIPE GLUE	9.49			5310 430600	220		101000
		Total for Vendor:	345.47						
		# of Claims	40	Total:	58,838.84	# of Vendors	38		
		Total Electronic Claims			2,446.19				
		Total Non-Electronic Claims			56392.65				

12/30/22
11:24:21

CITY OF COLUMBIA FALLS
Fund Summary for Claims
For the Accounting Period: 12/22

Page: 9 of 10
Report ID: AP110

Fund/Account	Amount
1000 GENERAL FUND	
101000 CASH/CASH EQUIVALENTS	\$15,708.65
2500 SPECIAL STREET MAINTENANCE DISTRICT FUND	
101000 CASH/CASH EQUIVALENTS	\$550.50
4020 CAPITAL PROJECTS FUND - General	
101000 CASH/CASH EQUIVALENTS	\$9,636.69
5210 WATER ENTERPRISE FUND	
101000 CASH/CASH EQUIVALENTS	\$2,510.85
5310 SEWER ENTERPRISE FUND	
101000 CASH/CASH EQUIVALENTS	\$6,519.51
7120 FIRE RELIEF DISABILITY/PENSION FUND	
101000 CASH/CASH EQUIVALENTS	\$23,912.64
Total:	\$58,838.84

12/30/22
11:24:21

CITY OF COLUMBIA FALLS
Claim Approval Signature Page
For the Accounting Period: 12 / 22

Page: 10 of 10
Report ID: AP100A

Council Meeting Date: 01/03/2023

Claims Submitted to Council: \$ 58,838.84

Claims Denied/Withheld by Council Finance Committee: \$ _____ Claim #'s: _____

Prepared By: Shawn Bates, Finance Director

Shawn Bates

Approved by Susan M. Nicosia, City Manager

Susan Nicosia

City Council to Approve by motion on consent agenda

The following claim is significant:

Response Equipment Specialists - \$9,636.69 Upfitting of new PD patrol vehicle. (Fund 4020)

The remaining claims are routine. Please let me know if you have any questions.
Shawn

12/20/22
17:32:20

CITY OF COLUMBIA FALLS
Payroll Summary For Payrolls from 12/23/22 to 12/23/22

Page: 1 of 3
Report ID: P130

Total for Payroll Checks

	Employee	Employer	Amount
ADDL HOURS (Additional)	0.00		176.42
COMA HOURS (Comp Time Accumulated)	7.13		
COMP HOURS (Comp Time Used)	3.00		80.36
OTHE HOURS (Other Time Used)	84.00		3,530.28
OVER HOURS (Overtime)	63.00		2,835.37
REG HOURS (Regular Time)	2,457.75		75,342.55
SFTO HOURS (Shift Sup/FTO - \$1.5/hour)	160.00		240.00
SHFN HOURS (Shift B)	252.00		504.00
SHFQ HOURS (OVT B)	28.00		84.00
SICK HOURS (Sick Time)	59.00		1,599.70
VACA HOURS (Vacation Time Used)	27.50		703.37
VOLN HOURS (Not in use)	28.00		1,400.00
GROSS PAY	85,096.05	0.00	
NET PAY	58,034.31	0.00	
NET PAY (CHECKS)	330.80		
NET PAY (DIRECT DEPOSIT)	57,703.51		
AFLAC-POSTTAX	111.67	0.00	
AFLAC-PRETAX	165.04	0.00	
CHILD SUPPORT P	413.07	0.00	
CITY OF COLUMBI	20.00	0.00	
FIT	7,161.82	0.00	
FLEX ALLEGIANCE	898.41	25.00	
FLEX DEP CARE	208.33	2.50	
FOP	280.00	0.00	
HEALTHINS/PRE	2,041.39	18,818.00	
MEDICARE	1,226.13	1,226.13	
MT ST FIRE ASSO	31.17	0.00	
NATIONWIDE/CITY	0.00	2,776.76	
NATIONWIDE/EMP	338.33	0.00	
P.E.R.S.	3,877.19	4,402.33	
PERS/FURS	333.48	447.55	
PERS/POLICE	2,572.10	4,118.23	
SIT	3,852.00	0.00	
SOCIAL SECURITY	3,086.81	3,086.81	
TEAMSTERS DUES	340.50	0.00	
UNEMPL. INSUR.	0.00	460.35	
UNUM LIFE INS.	104.30	0.00	
WORKERS' COMP	0.00	2,833.34	
CHARLES SCHWAB	1,582.90	0.00	
FIRST INTERSTAT	2,278.77	0.00	
FREEDOM BANK	2,425.27	0.00	
GLACIER BANK KA	5,730.70	0.00	
GLACIER BANK/CF	16,074.94	0.00	
GLACIER BANK/WF	1,972.25	0.00	
NAVY FEDERAL CR	1,551.72	0.00	
PARKSIDE CR U	12,383.73	0.00	
THREE RIVERS	1,104.23	0.00	
USAA FEDERAL	1,311.41	0.00	

Payroll
Dec 23, 2022
\$ 145,220.18
Paul Stalband

12/20/22
17:32:20

CITY OF COLUMBIA FALLS
Payroll Summary For Payrolls from 12/23/22 to 12/23/22

Page: 2 of 3
Report ID: P130

USBANK.	2,656.12	0.00
VERIDIAN CREDIT	400.00	0.00
WELLS FARGO	4,779.82	0.00
WFISH CR UNION	3,451.65	0.00
FIT/SIT BASE	74,870.11	0.00
MEDICARE BASE	84,559.64	0.00
PERS BASE	80,773.96	0.00
SOC SEC BASE	49,787.74	0.00
UN BASE	83,696.05	0.00
WC BASE	85,550.92	0.00

Total 38,197.00
 Total Payroll Expense (Gross Pay + Employer Contributions): 123,293.05
 *** PAYROLL REGISTER + VOLUNTEER PAYROLL REGISTER = PAYROLL SUMMARY ***

Check Summary

Payroll Checks Prev. Out.	\$5,931.86
Payroll Checks Issued	\$50,717.85
Payroll Checks Redeemed	\$2,604.12
Payroll Checks Outstanding	\$54,045.59
Electronic Checks	\$94,508.33

Deductions Accrued	Carried Forward From Previous Month	Deduction Checks Issued	Difference	Liab Account
-----	-----	-----	-----	-----
Social Security	6173.62	6173.62		212260
Medicare	2452.26	2452.26		212260
P.E.R.S.	8279.52	8279.52		212270
Unempl. Insur.	460.35	2719.43	3179.78	212210
Workers' Comp	2833.34	16328.87	19162.21	212220
FIT	7161.82	7161.82		212260
SIT	3852.00	3852.00		212260
AFLAC-PRETAX	165.04	165.04		212230
NATIONWIDE/EMP	338.33	338.33		212280
Teamsters dues	340.50	342.50		212310
PERS/Police	6690.33	6690.33		212240
TEAMSTERS INIT	0.00	25.00		212310
NATIONWIDE/CITY	2776.76	2776.76		212280
AFLAC-POSTTAX	111.67	111.67		212230
PERS/FURS	781.03	781.03		212275
MT ST FIRE ASSO	31.17	31.17		212315
HEALTHINS/PRE	20859.39	21928.89	-2549.42	212400
CITY OF COLUMBI	20.00	20.00		212450
UNUM LIFE INS.	104.30	104.30		212400
FLEX ALLEGIANCE	923.41	923.41		212285
CHILD SUPPORT	0.00	0.00		212330
CHILD SUPPORT P	413.07	413.07		212330
WA CHILD SUPPOR	0.00	0.00		212330
FOP	280.00	280.00		212335
FLEX DEP CARE	210.83	210.83		212285
Total Ded.	65258.74	41725.70	87191.87	19792.57

**** Carried Forward column only correct if report run for current period.

CITY OF COLUMBIA FALLS
CITY COUNCIL REGULAR MEETING MINUTES
HELD DECEMBER 19, 2022

Mayor Barnhart called the meeting to order at 7:00 p.m.

ROLL CALL: Councilor Fisher, Councilor Hamilton, Councilor Lovering, Councilor Piper, Councilor Robinson and Mayor Barnhart. Absent: Councilor Shepard.

Also present: City Manager Nicosia, City Clerk Staaland, City Attorney Breck, Fire Chief Weeks and Police Chief Peters.

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA: Councilor Fisher made motion to approve the Agenda, seconded by Councilor Lovering and the motion carried.

CONSENT AGENDA: Councilor Robinson motioned to approve the Consent Agenda noting all claims appeared to be in order, seconded by Councilor Piper with Council voting as follows. Ayes: Lovering, Piper, Robinson, Fisher, Hamilton and Barnhart.

Approval of Claims - December 19, 2022 - \$112,125.04

December 5, 2022 - PD Clothing Allowance - \$1,826.10

Approval of Payroll Claims - December 9, 2022 - \$96,550.20

Approval of December 5, 2022 Regular City Council Meeting Minutes

Approval of Developers' Improvement Agreement - Adam Gardner, 10 Diane Rd, and authorize City Manager to sign

Approve Audit Contract, Doyle & Associates, PC for the 22 FY Audit and Authorize City Manager to execute

Approval of CUP Extension - Fowler, 1128 3rd Ave E - February 14, 2024

APPOINTMENTS:

Probationary Police Officers - Jacob Dalimata and Micah Friesen

Police Chief Peters said he is excited to introduce Jacob Dalimata and Micah Friesen as our newest Patrolmen. They have been with us for three weeks now and will be attending the Police Academy on January 9, 2023.

Councilor Lovering motioned to approve the appointment of Jacob Dalimata and Micah Friesen as Probationary Patrolmen, seconded by Councilor Robinson and the motion carried unanimously.

Office of Oath was administered by City Clerk Staaland.

Reappointment - Planning Board Members

City Manager Nicosia said we are fortunate to have Clay Lundgren and Mike Shepard volunteer to serve the City for another two year term on the Planning Board/Zoning Commission.

City Manager Nicosia said the Planning Board recommended reappointment of the member at large, Patti Singer, at their regular Planning Board meeting on December 13, 2022.

Councilor Piper made motion to appoint Lungren, Shepard and Singer to the Planning Board, seconded by Councilor Hamilton.

Councilor Fisher said he had concerns after last week's City Board Workshop with some of the comments Ms. Singer made. Fisher is uncertain if she understands ex parte communication. She indicated in some ways that she was involved in communications and may not be aware of the policy. Fisher wanted to make sure she

understands ex parte communications and the depth and responsibility of her role on the Planning Board. Councilor Robinson asked if members receive training on their role on the Planning Board. City Attorney Breck said periodically the city will have training such as the recent December 12th training workshop. Robinson asked if they are provided any guidelines on things they should or shouldn't do. City Manager Nicosia said the City provides them with the Planning Board Handbook when we bring on any new member and City staff also meet with each new member and review the Board responsibilities and reinforce requirements as needed. Councilor Piper said in his opinion this instance could be something new for Ms. Singer as it landed in her backyard along with social media which may have spurred things along. Piper said perhaps she did not read the Planning Board Handbook, but with the recent training workshop she will be better informed on her role on the Planning Board.

Councilor Piper rescinded his motion and Hamilton rescinded seconding the motion.

Councilor Fisher motioned to approve Clay Lundgren and Mike Shepard to serve another two year term on the City Planning Board, seconded by Councilor Piper and the motion carried.

Councilor Piper motioned to appoint Patti Singer as the member at large to the Planning Board, seconded by Councilor Hamilton.

Lovering concurred with Councilor Piper and more so as the Planning Board recommended appointing her after the workshop training. Fisher said Piper gave a good explanation on where he thought her heart was. Fisher just wanted to bring attention to the concerns he had.

The motion carried.

Mayor Barnhart read the following - NOTICE OF PUBLIC HEARINGS:

Notice of Public Hearing - January 3, 2023:

The City Council shall conduct a public hearing for the purpose of considering special fire department inspection fees, as related to short term vacation rental properties

Notice of Public Hearings - January 3, 2023 - Planning Requests - Preliminary Plat Tamarack Meadows and Conditional Use Permit Large Building:

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

Request for a Subdivision in the Columbia Falls Planning Jurisdiction:

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

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

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

Notice of Public Hearings - Planning Board January 10th and Special City Council January 30th:

The Columbia Falls City-County Planning Board will hold a public hearing for the following items at their regular meeting on Tuesday, January 10, 2023 at 6:30 p.m. at the Cafetorium in the Columbia Falls Junior High School, 1805 Talbot Road, Columbia Falls, Montana. The Columbia Falls City Council will hold a subsequent hearing at a special meeting on January 30, 2023 starting at 7:00 p.m. in the same location.

Request for a Planned Unit Development (PUD) for the River Highlands Development:

James Barnett, on behalf of River Highlands LLC, is requesting a Planned Unit Development in the Columbia Falls Zoning Jurisdiction called River Highlands. The property is located at 264, 316, 378, & 494 River Road in Columbia Falls and is described as Lots 1, 2, & 3 of Loeffler Ridge Subdivision and Assessor's Tracts 7 B and 7BB (Tracts 1 and 3 of COS 14045) in Section 16, Township 20 North, Range 20 West, P.M.M., Flathead County. The project consists of 83 detached single family homes; 98 attached single family townhomes, 162 apartment units. The total unit count is 343 units on 49.1 acres gross for a density of 6.9 units per acre. The applicant is proposing 19.55 acres (40%) of the site as park and open space. With the project, the applicant is proposing to move River Road further east on Highway 2 and, if supported by MDOT, the applicant would install a traffic signal at Highway 2 and River Road. The applicant is not requesting any deviations other than the clustering of density and the density bonus provided by the PUD regulations.

Request for Preliminary Plat approval of the River Highlands Subdivision in the Columbia Falls Zoning Jurisdiction:

James Barnett, on behalf of River Highlands LLC, is requesting preliminary plat approval for property located at 264, 316, 378, & 494 River Road in Columbia Falls further described as Lots 1, 2, & 3 of Loeffler Ridge Subdivision and Assessor's Tracts 7 B and 7BB (Tracts 1 and 3 of COS 14045) in Section 16, Township 20 North, Range 20 West, P.M.M., Flathead County. The applicant will subdivide the property to create 21 lots (17 residential and 4 open space lots). The subdivision will extend Municipal water and sewer services along with reconstructing River Road and incorporating a detached pedestrian path. The new roads within the project will be public and privately maintained but all open to the public. The proposed subdivision is part of a PUD application for River Highlands.

NEW BUSINESS:

Consideration of Support for the MLCT Legislative Resolutions

City Manager Nicosia presented the MLCT Legislative Resolutions for Council consideration. Nicosia noted that these resolutions will guide City officials during the upcoming Legislative Session. The Resolutions are general in nature, protecting local control, protecting local government revenues, etc. Nicosia noted that if Council had any concerns about a particular MLCT Resolution, they could leave it out of their approval.

Councilor Fisher made motion to move forward with the resolution, seconded by Councilor Lovering and the motion carried.

ORDINANCES / RESOLUTIONS:

Second and Final Reading - Ordinance #823 - Amending Chapter 3.20 Resort Tax to Add Late Fees and Penalties

City Manager noted the amendments made by the City Attorney during the first reading have been made to the Final Reading of Ordinance #823.

Councilor Robinson motioned to approve the Final Reading of Ordinance #823, seconded by Councilor Piper. Mayor Barnhart stated the City is starting the penalty at \$100, less than other cities, and if late payments continue to be an issue, Council can revisit the Ordinance for an amendment. Councilor Fisher said he preferred harsher penalties such as Red Lodge, but is interested to see if the \$100 penalty is effective. Council voting as follows. Ayes: Piper, Robinson, Fisher, Hamilton, Lovering and Barnhart.

Resolution #1886 - A Resolution of the City Council of the City of Columbia Falls, Montana, Amending Funds and Budgetary Line-item Appropriations for the Fiscal Year ending June 30, 2023 to Account for the Addition of the Paid Firefighters

City Manager Nicosia said during the public hearings for the 2023 FY budget there was discussion on hiring three paid Firefighters with the only unknown being the final funding source, SAFER Grant or Resort Tax/Rural Fire contribution. As the funding source was unknown, the 2023 FY Budget Appropriations did not include the paid firefighters but noted that the budget would be amended when the funding source was known. The City received a rejection letter from FEMA SAFER grant so we are now moving forward with amending the budget. This Resolution amends the budget to add \$176, 695 in General Fund appropriations, and amending the Resort Tax Fund budgeted transfer out for an additional \$99,834. General Fund Revenues are also increased to account for the additional Transfers In from Resort Tax and the additional Columbia Falls Rural Fire District. City Manager Nicosia recommends adoption of the budget amendment.

Councilor Lovering made motion to approve Resolution #1886, seconded by Councilor Robinson.

Mayor Barnhart asked if the funds set aside for the Fire Department in the Resort Tax reserve will carry over into the next FY budget and if there were any requests for fire department capital improvements that will go towards this year. Nicosia said yes, it will carry over and there aren't any current unfunded capital needs requested for this year. The City will be updating the five year capital plan as there are equipment needs. Robinson asked if the money carries over. Nicosia said that is correct, for that department. Council voting as follows. Ayes: Robinson, Fisher, Hamilton, Lovering, Piper and Barnhart.

REPORTS / BUSINESS FROM MAYOR & COUNCIL

Councilor Fisher said so far this winter the city street crew is doing a good job in snow plowing. Fisher noticed the sidewalks along the highway were cleared very well and wondered if it was the state or the city that cleared them. Nicosia said the state cleared the sidewalks as promised.

Councilor Fisher said on December 15th he attended a presentation at the Warming Center in Kalispell. Fisher said finding out that Kalispell is the 2nd largest homeless population density in the state of Montana was alarming and an eye opening experience. They are at capacity and have turned away 146 individuals. Mayor Barnhart asked if they can be under the influence of alcohol or drugs and still get in or are they turned away. Hamilton said from her experience, if they can maintain themselves they can be there. Mayor Barnhart asked if the Warming Center makes referrals to other groups in the area. Fisher said he believed they do make referrals. Hamilton said the Samaritan house will take individuals up to standing room only.

Councilor Lovering concurs with Fisher on the city crew doing a good job on snow plowing. Lovering would like to remind businesses to shovel the sidewalk to the street to make it safe for pedestrians.

Councilor Lovering said she was pleased to see the stop sign installed behind Smith's grocery store.

Councilor Hamilton said she was in Kalispell and the sidewalks were not plowed and people were walking on the highway.

Mayor Barnhart said he read a newspaper article about the Rimrock Foundation in Billings doing a \$29 million dollar expansion and is surprised Missoula isn't doing the same. There is a Flathead County Health Board meeting coming up and there may be discussion on the Warming Center.

CITY MANAGER REPORT

Nicosia said she sent out the Governor's Housing Task Force Final Recommendations and that discussion segues into the council comments about housing, homelessness and funding. One of the final recommendations is that a community that embraces the recommendations may qualify for state funding. There is legislation being drafted in support of maintaining local control for zoning parameters.

Nicosia said that Councilman Shepard had asked for clarification on the adjoining neighbor letters at the December 13th Planning Board Hearing as residents were complaining that they did not receive a letter from the Planning Department. Nicosia presented a map of the 150' buffer and noting individuals that indicated that they did not receive a letter. This map will be included in the council packet on January 3rd. Nicosia said the City follows State statute when providing notice to neighbors, if your property is within 150 feet of the proposed project you are sent a letter. The list of addresses is generated through the county and city staff sent out 99 letters. Staff researched individuals that said they did not receive a letter and many were not within the 150 feet of the proposed project. Three individuals noted that they had not received a letter but the City mailed them and they were not returned by the USPS. The list is not a public record pursuant to Title 2 noted Nicosia.

Mayor Barnhart requested a 5 minute recess to allow time for the Firefighters to join the meeting. Mayor Barnhart noted that they were scheduled at the beginning of the agenda but as they were out on a call, their attendance was delayed.

Mayor Barnhart called the meeting back to order at 7:41 p.m.

Fire Chief Weeks reported that Ron Ross is recommended for appointment to Assistant Fire Chief as the current volunteer Assistant Fire Chief Brad Peterson is recommended for a full time paid Firefighter position. Weeks noted that Ron Ross has been with the Fire Department for approximately 20 years. Staff recommends appointment of Ron Ross as Assistant Fire Chief.

Councilor Piper motioned to approve Ron Ross as the Assistant Fire Chief, seconded by Fisher and the motion carried unanimously.

City Clerk Staland administered Oath of Office to Assistant Fire Chief Ron Ross.

Mayor Barnhart stated that he spent 34 years with the Columbia Falls Fire Department and hiring the first full time firefighters is fulfilling a dream. Barnhart noted that the Fire Department had backing from Council to figure out how to finance these paid positions and they were able to fill this need with the implementation of the Resort Tax. Mayor Barnhart noted that this is a historic moment for the City of Columbia Falls Fire Department.

Fire Chief Weeks said the selected candidates have completed an extensive hiring process including background check, psychological testing, physical and fitness testing. Weeks said two of the three candidates are here this evening, Ryan Smith and Jade Thomas. Brad Peterson will attend the next Council meeting.

Councilor Robinson made motion to appoint Ryan Smith and Jade Thomas as Probationary Firefighter/EMT's, second by Councilor Hamilton and the motion carried unanimously.

City Clerk Staalnd Administered Oath of Office to Firefighter/EMT's Ryan Smith and Jade Thomas.

ADJOURN:

Councilor Lovering motioned to adjourn, seconded by Hamilton and the meeting adjourned at 7:51 p.m.

Mayor

City Clerk

FOR DNRC USE ONLY

Maximum amount under this Subaward Agreement:	\$3,000.00	Subaward #	UCF-23-107
		Amendment #	N/A
Source of Funds		Approved by	
USDA FS Grant # 22-DG-11010000-012; FAL # 10.664		Program	JK
		Fiscal	LP
		Legal	MP

<u>Fund</u>	<u>Subclass</u>	<u>Org</u>	<u>Percent</u>	<u>Amount</u>	<u>Expiration</u>	<u>Amendment</u>
03805	555BM	5114623	100%	\$3,000.00	See Sect. 2	N/A

In Process

Workers Comp: N/A Attached Exempt Will be forwarded

**2023 URBAN AND COMMUNITY FORESTRY SUBAWARD AGREEMENT
CITY OF COLUMBIA FALLS PROGRAM DEVELOPMENT PROJECT**

This Subaward Agreement (Subaward) is accepted by City of Columbia Falls, hereinafter referred to as the "Subrecipient," Federal ID No. 81-6001247, UEI# CWH8E9BX81F9, 130 6th Street West, Columbia Falls, Montana 59912-3609, telephone (406) 892-4430, according to the following terms and conditions.

This Subaward, awarded and administered by the Montana Department of Natural Resources and Conservation (DNRC), is consistent with the policies, procedures and objectives of the Cooperative Forestry Assistance Act of 1978, Public Law 95-313, as amended. This Subaward is awarded under federal grant #22-DG-11010000-012; Consolidated Forestry Programs Grant, executed on 07/25/2022, from the United States Department of Agriculture (USDA) – Forest Service (USFS) and The Federal Assistance Listing (FAL) number 10.664, "Cooperative Forestry Assistance."

SECTION 1. PURPOSE. The purpose of this Subaward is to establish mutually agreeable terms and conditions, specifications, and requirements to grant funds to the Subrecipient for an Urban and Community Forestry (UCF) Program Development project in or near, the City of Columbia Falls, Montana. Basis for this subaward is the UCF Program, which is administered through a partnership with the United States Department of Agriculture, Forest Service (USFS) and the DNRC. The approved Program Development Project Proposal for this Subaward to the Subrecipient is attached hereto as Appendix B and is incorporated herein by reference.

SECTION 2. PERIOD OF PERFORMANCE. This Subaward is effective on the date of last signature. The Subrecipient shall have until the termination date, **February 29, 2024**, to complete the project and work described in Section 4, Project Scope. The DNRC may, pursuant

to Section 18, Agreement Extension, grant an extension for completion upon request and showing of good cause by the Subrecipient. Good cause is defined as external factors preventing the Subrecipient from completing the work, including, but not limited to, pandemic, inadequate staff, construction, hazard trees or other barriers on project site(s), and extensive and prolonged inoperable weather conditions. A request for extension must be submitted in writing no less than thirty (30) days prior to the termination date if an extension is to be considered by the DNRC.

SECTION 3. DNRC's ROLE. The DNRC is administering grant funds awarded by the USFS to ensure that the funds are used according to the intent and procedures of the UCF Program Development Grants Program. The DNRC will monitor project expenditures for payment eligibility. The DNRC assumes no responsibility for the Subrecipient's obligation to faithfully perform the tasks and activities required by this Subaward. The DNRC assumes no responsibility for verifying the right of the Subrecipient to conduct project activities on properties identified in Appendix B, the approved project proposal. The Subrecipient is responsible for obtaining all appropriate permissions to conduct activities. The technical specialist is identified in Section 21, Principal Contacts. The roles and responsibilities of the technical specialist shall include but are not limited to, providing technical assistance to Subrecipient to achieve intended outcomes of the project; conducting reviews of project plans, activities, and accomplishments upon request of Subrecipient or as often as deemed necessary by the DNRC; and assisting Subrecipient in complying with Montana's Forest Practices Laws and voluntary Best Management Practices in the course of carrying out project activities. The Subrecipient may contact the DNRC's Program Representative, identified in Section 21. Principal Contacts, for guidance related to administration of the terms of this Subaward.

SECTION 4. PROJECT SCOPE. (a) The Subrecipient must use the proceeds provided pursuant to this Subaward to perform allowable activities under the Program.

The key outcomes of the project are the removal of three large fir trees that have damaged the sidewalks and created dangerous conditions along the boulevard of 1st Avenue West and the replacement planting of four deciduous trees.

(b) Supporting Documents/attachments. The original, Program Development Project Proposal submitted by the Subrecipient, is attached hereto as Appendix B, describes the projects and activities to be performed upon municipal lands by Subrecipient and the required dates of completion. Additionally, Subrecipient must fulfill the terms specified in Appendix C "Additional Requirements to Proposal" which is attached hereto and incorporated herein by reference. In the event content in Appendix B, the original proposal, differs from or is in conflict with terms presented elsewhere in the Subaward, the subaward text takes precedence.

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SECTION 5. PROJECT BUDGET. Subaward funds are allocated to the following budget categories:

Project Funding Summary:	
Direct Costs	
Subrecipient Salary/Wages/Benefits	\$0
Operating Expenses	\$0
Payments to Landowners	\$0
Contracted Services	\$3,000
Subtotal – Direct Costs	\$3,000
Indirect Costs (waived)	\$0
Total Subaward Amount	\$3,000
Match Required (1:1)	\$3,000
Total Project Funding:	\$6,000

This Subaward requires a match of 1:1 of federal to non-federal funds. No federal funds may be used to satisfy the match requirement of this Subaward.

Match required will be met in the category of contracted services in the form of cash contribution or in-kind services related to the project. Claimed match must be sufficiently documented to show compliance with federal requirements and to demonstrate how it supports the Subaward project. The DNRC will determine whether match documentation submitted is adequate and may require additional documentation before approval.

The indirect cost rate is shown above, expressed as a percentage of indirect costs to direct costs. Unless the rate has been formalized in a Negotiated Indirect Cost Rate Agreement (NICRA) between the Subrecipient and its cognizant federal agency, the rate shown above is hereby approved by the DNRC for the term of this Subaward and may not be changed except via written amendment.

Subrecipient may transfer up to ten percent (10%) of the total Subaward amount between Direct Costs budget categories as needed to complete the project. The Subrecipient must notify the DNRC of such transfers. Transfers between budget categories in excess of ten percent (10%) of the Subaward amount must be requested by the Subrecipient, approved by the DNRC, and documented in an amendment to the Subaward.

Total payment for all purposes under this Subaward shall not exceed Three Thousand and no/100 Dollars (\$3,000.00).

Subrecipient shall follow all applicable procurement procedures as required in Section 12, Compliance with Applicable Laws, and the applicable Federal Office of Management and Budget (OMB) in the Code of Federal Regulations (CFR) 2 CFR 200 §§ 200.317 – 200.326.

SECTION 6. AVAILABILITY OF SUBAWARD FUNDS. The Subrecipient acknowledges and understands that Subaward funds become available based on federal awards to the DNRC. Costs incurred by the Subrecipient or any beneficiary prior to this Subaward are not eligible for reimbursement but may be counted as match funds upon prior written approval by the DNRC.

The commitment by the DNRC to expend money is contingent upon the DNRC receiving funds under the Cooperative Forestry Assistance Act of 1978, Public Law 95-313, as amended. No liability shall accrue to the DNRC or its officials in the event such funds are not appropriated or issued as authorized under this legislation. The DNRC may, at its sole discretion, issue a temporary stop-work order, reduce the scope of project activities, or terminate this Subaward if appropriated funding is reduced or unavailable for any reason. The DNRC will provide Subrecipient at least 10 days' notice for a stop-work order and at least 30 days' notice if a reduction in scope or termination is determined to be necessary due to unavailability of funds. Until the DNRC notifies Subrecipient that obligated funds are unavailable, the DNRC will continue to comply with the terms of this Subaward, including the disbursement of funds for eligible expenses incurred by Subrecipient up to the specified date and time provided in a written notice.

SECTION 7. DISBURSEMENTS. Subrecipient shall submit claims for disbursement of Subaward funds to the DNRC Program Representative. Documentation of reimbursable costs incurred and paid must be submitted with the request. Documentation may include, but is not limited to, itemized receipts, vendor invoices, inspection certificates, transaction ledgers or other financial reports that clearly show expenditures, payroll records, copies of checks, bank statements, and other forms of proof of payment. The DNRC will determine whether documentation submitted adequately supports the disbursement request and may require additional documentation before approving payment. Reimbursement of Subrecipient's expenditures will only be made for expenses included in the Project Budget in Section 5, that are clearly and accurately supported by the Subrecipient's records.

Subrecipient should seek timely reimbursement of claimed costs incurred under this Subaward. Request for final disbursement of Subaward funds is due 30 days following the Subaward termination date. Before final disbursement will be made by the DNRC to the Subrecipient, the DNRC Regional Urban Forester or designee must inspect and approve the completed project. The Subrecipient shall notify the DNRC when the project is ready for inspection. A completed Project Inspection Form must accompany the final disbursement request.

Entry in the Submittable Grant Management System (GMS) is the required method to submit: all claims for disbursement of Subaward funds The DNRC will provide links to forms within the GMS to complete these processes during the Period of Performance. The DNRC is not responsible for the receipt and processing of disbursement requests submitted via an alternative method. If the required method of submission changes during the Period of Performance of the Subaward, the DNRC will provide thirty (30) days' notice in writing.

The DNRC may withhold up to ten percent (10%) of the total authorized Subaward amount until both the project tasks (outlined in Section 1 and Appendix B) and the Final Report (required by Section 8) are completed by the Subrecipient and approved by the DNRC.

SECTION 8. REPORTS. The Subrecipient shall immediately notify the DNRC of developments that have a significant impact on the activities supported under this Subaward. Notification must be given in the case of problems, delays or adverse conditions that materially impair the ability of the Subrecipient to meet the objectives of the Subaward. The notification must include a statement on action taken or contemplated, and any assistance needed to resolve the situation including requests for scope and/or timeline modifications as provided for below in Section 16, Assignment and Amendment.

A midterm progress report must be submitted to the DNRC during the term of this Subaward. The report will provide status information for project implementation objective(s). Project status information will include, at a minimum, progress completed, costs incurred, funds remaining, and projected completion date. Significant problems encountered must be noted. **The midterm report is due on August 31, 2023.** The DNRC will review the report for completeness and accuracy and will notify the Subrecipient if changes are necessary.

A Final Report that details the project status, results, accomplishments, and financial status will be submitted to the DNRC by the Subrecipient for approval upon project completion. Final reports are due 30 days following the Subaward termination date.

Final disbursement of Subaward funds is contingent upon DNRC's receipt and approval of the following documents: 1) Final Report, 2) DNRC Regional Urban Forester Project Inspection Form, and 3) Completed Project Report Form.

Entry in the Submittable Grant Management System (GMS) is the required method to submit all reports. The DNRC will provide links to forms within the GMS to complete these processes during the Period of Performance. The DNRC is not responsible for the receipt and processing of reports submitted via an alternative method. If the required method of submission changes during the Period of Performance of the Subaward, the DNRC will provide thirty (30) days' notice in writing.

SECTION 9. RECORDS AND AUDITS. The Subrecipient must maintain appropriate and adequate records showing complete entries of all receipts, disbursements, and other transactions relating to this Subaward for three (3) years after the later of either the final Subaward payment or the termination of this Subaward. The DNRC, the Montana Legislative Audit Division, or the Montana Legislative Fiscal Division may, at any reasonable time, audit all records, reports, and other documents that the Subrecipient maintains under or during the course of this Subaward to ensure compliance with its terms and conditions.

During the period of performance and extending after this Subaward is terminated and closed, DNRC reserves the right to disallow and recover an appropriate amount after fully considering any recommended disallowances resulting from an audit or other review.

SECTION 10. PROJECT MONITORING AND ACCESS FOR INSPECTION AND MONITORING. The DNRC or its agents may monitor and inspect all phases and aspects of the Subrecipient's performance to determine compliance with this Subaward, including the adequacy of records and accounts. The Subrecipient shall accommodate requests for the DNRC access to the site and records with due consideration for safety, private property rights, and convenience of everyone involved.

SECTION 11. EMPLOYMENT STATUS AND WORKER'S COMPENSATION. The DNRC is not an owner or general contractor for the project. The DNRC does not control the work activities or worksite of the Subrecipient or any contractors that might be engaged by the Subrecipient for completion of the project. The Subrecipient is independent from and is not an employee, officer, or agent of the DNRC. The Subrecipient, its employees and contractors, are not covered by the DNRC's Workers' Compensation Insurance. The Subrecipient is responsible for making sure that it and its employees are covered by Workers' Compensation Insurance and that its contractors are in compliance with the coverage provisions of the Workers' Compensation Act.

The Subrecipient shall ensure that all employees complete the I-9 form to certify they are eligible for lawful employment under the Immigration and Nationality Act (8 USC 1324a). Subrecipient shall comply with regulations regarding certification and retention of the completed forms.

SECTION 12. COMPLIANCE WITH APPLICABLE LAWS. (a) The Subrecipient must comply with the requirements of the Federal Office of Management and Budget (OMB) guidance in subparts A through F of 2 CFR Part 200, *Uniform Administrative Requirements, Cost Principles, And Audit Requirements For Federal Awards*, as adopted and supplemented by the USDA in 2 CFR Part 400. These regulations are available online at the following website: www.ecfr.gov.

(b) Subrecipient certifies that it will abide by all certifications and assurances set forth in USDA Form AD-1048, "Certification Regarding Debarment, Suspension, Ineligibility & Voluntary Exclusion Lower Tier Covered Transactions," this form having been signed, attached hereto as Appendix A, and incorporated herein by reference. Per the terms of the federal award, the Subrecipient shall also require all second-tier subrecipients and contractors who will be paid with Subaward funds to sign form AD-1048, and subrecipient shall keep completed forms on file.

(c) All work performed under this Subaward must fully comply with all applicable federal, state, and local laws, rules, and regulations, including but not limited to, the Montana Human Rights Act, the Civil Rights Act of 1964, the Age Discrimination Act of 1975, the Americans with Disabilities Act of 1990, and Section 504 of the Rehabilitation Act of 1973. Any subletting or subcontracting by the Subrecipient subjects subcontractors to the same provision. In accordance with 49-3-207, MCA, the Subrecipient agrees that the hiring of persons to perform this Subaward will be made on the basis of merit and qualifications and without discrimination based upon race, color, religion, creed, political ideas, sex, age, marital status, physical or mental disability, or national origin of the persons performing this Subaward. It shall be the Subrecipient's responsibility to obtain all permits, licenses, or authorizations that might be required from government authorities for completion of the project. Procurement of labor, services, supplies, materials, and equipment shall be conducted according to applicable federal, state, and local statutes. The DNRC's signature on this Subaward does not guarantee the approval or issuance of any permits, licenses, or any other form of authorization to take action for which Subrecipient must apply with the DNRC or any other government entity and submit to the DNRC to fulfill the terms of this Subaward.

(d) If the Subaward includes funds for Contracted expenses, the Subrecipient must comply with the requirements of Appendix II to Part 200 - *Contract Provisions for Non-Federal Entity Contracts Under Federal Awards* of 2 CFR Part 200. Items of note include: Equal Employment Opportunity; Clean Air Act; Davis-Bacon Act; Contract Work Hours and Safety Standards Act; Rights to Inventions; Debarment and Suspension; Byrd Anti-Lobbying Amendment; Prohibition On Certain Telecommunications And Video Surveillance Services Or Equipment; and Domestic Preferences for Procurements.

(e) If the amount of this Subaward is in excess of \$100,000, the Subrecipient will comply with all applicable standards, orders, or requirements issued under section 306 of the Clean Air Act (42 U.S.C. 1857(h)), section 508 of the Clean Water Act (33 U.S.C. 1368), Executive Order 11738, and Environmental Protection Agency regulations (40 CFR part 15).

(f) PROHIBITION ON CERTAIN TELECOMMUNICATIONS AND VIDEO SURVEILLANCE SERVICES OR EQUIPMENT. The subrecipient is responsible for compliance with the prohibition on certain telecommunications and video surveillance services or equipment identified in 2 CFR 200.216. See Public Law 115-232, Section 889 for additional information.

In accordance with 2 CFR 200.216, the Subrecipient is prohibited from obligating or expending loan or grant funds for covered telecommunications equipment or services to: (1) procure or obtain, extend, or renew a contract to procure or obtain; (2) enter into a contract (or extend or renew a contract) to procure; or (3) obtain the equipment, services or systems.

(g) PROHIBITION AGAINST CERTAIN INTERNAL CONFIDENTIALITY AGREEMENTS. The Subrecipient may not require its employees, contractors, or subrecipients seeking to report fraud, waste, or abuse to sign or comply with internal confidentiality agreements or statements prohibiting or otherwise restricting them from lawfully reporting that waste, fraud, or abuse to a designated investigative or law enforcement representative of a federal department, an agency authorized to receive such information, the federal Office of Inspector General, or the DNRC.

Due to these requirements, prohibitions, and restrictions of any internal confidentiality agreements inconsistent with paragraph one of subsection (g.) of this award provision are no longer in effect.

(h) WHISTLEBLOWER NOTICE. Per 41 U.S. Code § 4712, it is illegal an employee of the Subrecipient to be discharged, demoted, or otherwise discriminated against for making a protected whistleblower disclosure. In this context, these categories of individuals are whistleblowers who disclose information that the individual reasonably believes is evidence of one of the following: gross mismanagement of a Federal contract or grant; a gross waste of Federal funds; an abuse of authority relating to a Federal contract or grant; a substantial and specific danger to public health or safety; or a violation of law, rule, or regulation related to a Federal contract (including the competition for or negotiation of a contract) or grant.

See 41 U.S. Code § 4712, regarding the disclosure requirements, procedure, remedial actions and remedies.

(i) TRAFFICKING IN PERSONS. The Subrecipient under this award and the Subrecipient's employees may not: (1) Engage in severe forms of trafficking in persons during the period of time that the award is in effect; (2) Procure a commercial sex act during the period of time that the award is in effect; or (3) Use forced labor in performance of the award or subawards under the award. The Subrecipient must inform the DNRC immediately of any information received from any source alleging a violation of a prohibition listed here.

(j) NONDISCRIMINATION STATEMENT – PRINTED, ELECTRONIC, OR AUDIOVISUAL MATERIAL. The Subrecipient shall include the following statement, in full, in any printed audiovisual material, or electronic media for public distribution developed or printed with any Federal funding.

“In accordance with Federal law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, this institution is prohibited from discriminating on the basis of race, color, national origin, sex, age, disability, and reprisal or retaliation for prior civil rights activity. (Not all prohibited bases apply to all programs.)”

Program information may be made available in languages other than English. Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotope, and American Sign Language) should contact the responsible State or local Agency that administers the program or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339.

To file a program discrimination complaint, a complainant should complete a Form AD-3027, USDA Program Discrimination Complaint Form, which can be obtained online at <https://www.ocio.usda.gov/document/ad-3027>, from any USDA office, by calling (866) 632-9992, or by writing a letter addressed to USDA. The letter must contain the complainant's name, address, telephone number, and a written description of the alleged discriminatory action in sufficient detail to inform the Assistant Secretary for Civil Rights (ASCR) about the nature and date of an alleged civil rights violation. The completed AD-3027 form or letter must be submitted to USDA by:

- (1) Mail: U.S. Department of Agriculture, Office of the Assistant Secretary for Civil Rights, 1400 Independence Avenue SW, Washington, D.C. 20250-9410; o*
- (2) Fax: (833) 256-1665 or (202) 690-7442; or*
- (3) Email: program.intake@usda.gov."*

If the material is too small to permit the full statement to be included, the material must at minimum, include the following statement, in print size no smaller than the text:

"This institution is an equal opportunity provider."

SECTION 13. AGENCY RECOGNITION REQUIREMENTS

Use of Agency Insignia. Subrecipient shall request in writing permission from the USFS Northern Region and receive written permission from the USFS before using the USFS insignia on any published media, such as a webpage, printed publication, or audiovisual production. Subrecipient shall request in writing and receive written permission from the DNRC before using the DNRC insignia on any published media, such as a webpage, printed publication, or audiovisual production.

Public Notices. Subrecipient is encouraged to give public notice of the receipt of this Subaward of federal grant funds and, from time to time, to announce progress and accomplishments. Press releases or other public notices should include and all notices of funding opportunities or solicitation for project participants must include a statement substantially as follows: "The funding for this project is derived in full [or in part] from a federal award of the U.S. Forest Service, Department of Agriculture, subawarded by the Montana Department of Natural Resources and Conservation, Forestry Division."

Acknowledgment in Publications, Audiovisuals, and Electronic Media. Subrecipient shall acknowledge USFS and DNRC support as appropriate in any publications, audiovisuals, and electronic media developed as a result of this subaward of USFS grant funds. Follow direction in USDA Supplemental 2 CFR 415.2.

SECTION 14. COPYRIGHTING AND GOVERNMENT RIGHT TO USE. Subrecipient is granted sole and exclusive right to copyright any publications developed as a result of this award. The State of Montana and the USFS reserve a royalty-free, nonexclusive, and irrevocable right to reproduce, publish, or otherwise use, and to authorize others to use the work for government purposes. This provision includes any right of copyright to which Subrecipient purchases

ownership with any federal contributions. No original text or graphics produced by the State of Montana or the USFS shall be copyrighted.

SECTION 15. FAILURE TO COMPLY. If the Subrecipient fails to comply with the terms and conditions of this Subaward, the DNRC may terminate this Subaward and refuse additional disbursements of subaward funds and take legal action to recover disbursed subaward funds. Such termination will become a consideration in the DNRC's evaluation of future applications for subawards.

SECTION 16. ASSIGNMENT AND AMENDMENT. The Subrecipient may not assign or transfer any portion of this Subaward without the DNRC's express written consent. Amendments will be in writing, signed by both parties, and attached as an integral component of this Subaward. This Subaward may be terminated by the mutual written consent of both parties. If this Subaward is terminated, the Subrecipient may not submit claims for reimbursement for costs incurred beyond the mutually agreed to termination date.

SECTION 17. MONTANA LAW AND VENUE. Any action or judicial proceeding for enforcement of the terms of this Subaward shall be instituted only in the courts of Montana and shall be governed by the laws of Montana. Venue shall be in the First Judicial District, Lewis and Clark County, Montana.

SECTION 18. AGREEMENT EXTENSION. This Subaward may, upon mutual written agreement between the parties and according to its terms, be extended.

SECTION 19. INDEMNITY AND LIABILITY (HOLD HARMLESS / INDEMNIFICATION). Subrecipient agrees to be financially responsible for any audit exception or other financial loss to the DNRC and the State of Montana which occurs due to the negligence, intentional acts, or failure by Subrecipient and/or its agents, employees, subcontractors, or representatives to comply with the terms of this Subaward.

Subrecipient hereby agrees to defend, indemnify, and hold harmless the DNRC and the State of Montana and its agents from and against any and all claims, demands, or actions for damages to property or injury to persons or other damage to persons or entities arising out of, or resulting from the performance of this Subaward or the results of this Subaward, provided such damage to property or injury to persons is due to the negligent act or omission, recklessness, or intentional misconduct of Subrecipient or any of its employees and agents. This Subaward is not intended to relieve a liable party of financial or legal responsibility.

SECTION 20. INSURANCE REQUIREMENTS. General Requirements. The Subrecipient shall maintain for the duration of this Subaward, at its cost and expense, liability insurance against claims for injuries to persons or damages to property-which may arise from or in connection with the performance of the work by the Subrecipient, agents, employees, representatives, assigns, or subcontractors. This insurance shall cover such claims as may be caused by any negligent act or omission of the Subrecipient or its officers, agents, representatives, assigns or subcontractors.

Specific Requirements for General Liability. The Subrecipient shall purchase and maintain occurrence coverage with minimum combined single limits for bodily injury, personal injury, and property damage of \$1,000,000 per occurrence and \$2,000,000 aggregate per year, or as established by statutory tort limits of \$750,000 per claim and \$1,500,000 per occurrence as

provided by a self-insurance pool insuring counties, cities, or towns, as authorized under Section 2-9-211, MCA.

SECTION 21. PRINCIPAL CONTACTS. Individuals listed below are authorized to act in their respective areas for matters related to this Subaward. All correspondence or requests for information and assistance shall be submitted to the appropriate listed individual.

DNRC Program Representative	Subrecipient Representative
Name: Jamie Kirby Title: Urban Forestry Program Manager Address: 2705 Spurgin Road City, State, Zip: Missoula, MT 59804 Telephone: 406-542-4288 Email: jamiekirby@mt.gov	Name: Susan Nicosia Title: City Manager Address: 130 6 th Street West City, State, Zip: Columbia Falls, MT 59912 Telephone: 406-892-4391 Email: nicosias@cityofcolumbiafalls.com

DNRC Technical Specialist	Subrecipient Project Manager
Name: Ali Ulwelling Title: Forestry Assistance Specialist Address: 655 Timberwolf Pkwy City, State, Zip: Kalispell, MT 59901 Telephone: 406-751-2246 Email: aulwelling@mt.gov	Name: Chris Hanley Title: Public Works Director Address: 130 6 th Street West City, State, Zip: Columbia Falls, MT 59912 Telephone: 406-892-2-4430 Email: hanleyc@cityofcolumbiafalls.com

DNRC Subaward & Fiscal	Subrecipient Agreement & Fiscal
Name: Lorie Palm Title: Grants and Agreements Specialist Address: 2705 Spurgin Road City, State, Zip: Missoula, MT 59804 Telephone: 406-542-4205 Email: lpalm@mt.gov	Name: Shawn Bates Address: 130 6 th Street West City, State, Zip: Columbia Falls, MT 59912 Telephone: 406-892-4327 Email: batess@cityofcolumbiafalls.com

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This Subaward consists of pages 1 – 11, plus the following appendices:

- Appendix A [Form AD-1048]
- Appendix B [Approved Program Development Project Proposal]
- Appendix C [Additional Requirements to Proposal].

The Subrecipient hereby accepts this Subaward according to the above terms and conditions.

Through signature, the Subrecipient Representative attests to having the legal authority to enter into this Subaward.

_____ By: _____
 Date Subrecipient or Subrecipient's Authorized Representative

Susan Nicosia

 Printed Name

In Process

_____ By: _____
 Date DNRC Authorized Representative

 Printed Name

AD-1048

Appendix A

OMB No. Item No.4.
Expiration Date:**Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion
Lower Tier Covered Transactions**

The following statement is made in accordance with the Privacy Act of 1974 (5 U.S.C. § 552a, as amended). This certification is required by the regulations implementing Executive Order 12549, Debarment and Suspension, and 2 CFR §§ 180.300, 180.335, Participants' responsibilities. The regulations were amended and published on August 31, 2005, in 70 Fed. Reg. 51865-51880. Copies of the regulations may be obtained by contacting the Department of Agriculture agency offering the proposed covered transaction.

According to the Paperwork Reduction Act of 1995, an agency may not conduct or sponsor, and a person is not required to respond to a collection of information unless it displays a valid OMB control number. The valid OMB control number for this information collection is 0505-0027. The time required to complete this information collection is estimated to average 15 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. The provisions of appropriate criminal and civil fraud privacy, and other statutes may be applicable to the information provided.

(Read instructions on page two before completing certification.)

- A. The prospective lower tier participant certifies, by submission of this proposal, that neither it nor its principals is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any Federal department or agency;
- B. Where the prospective lower tier participant is unable to certify to any of the statements in this certification, such prospective participant shall attach an explanation to this proposal.

ORGANIZATION NAME	PR/AWARD NUMBER OR PROJECT NAME
NAME(S) AND TITLE(S) OF AUTHORIZED REPRESENTATIVE(S) Susan Nicosia	
SIGNATURE	DATE

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotope, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at [How to File a Program Discrimination Complaint](#) and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture, Office of the Assistant Secretary for Civil Rights, 1400 Independence Avenue, SW, Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) email: program.intake@usda.gov.

USDA is an equal opportunity provider, employer, and lender.

Appendix A

Item No.4.

Instructions for Certification

- (1) By signing and submitting this form, the prospective lower tier participant is providing the certification set out on page 1 in accordance with these instructions.
- (2) The certification in this clause is a material representation of fact upon which reliance was placed when this transaction was entered into. If it is later determined that the prospective lower tier participant knowingly rendered an erroneous certification, in addition to other remedies available to the Federal Government, the Department or agency with which this transaction originated may pursue available remedies, including suspension or debarment.
- (3) The prospective lower tier participant must provide immediate written notice to the person(s) to which this proposal is submitted if at any time the prospective lower tier participant learns that its certification was erroneous when submitted or has become erroneous by reason of changed circumstances.
- (4) The terms "covered transaction," "debarred," "suspended," "ineligible," "lower tier covered transaction," "participant," "person," "primary covered transaction," "principal," "proposal," and "voluntarily excluded," as used in this clause, have the meanings set out in the Definitions and Coverage sections of the rules implementing Executive Order 12549, at 2 CFR Parts 180 and 417. You may contact the Department or agency to which this proposal is being submitted for assistance in obtaining a copy of those regulations.
- (5) The prospective lower tier participant agrees by submitting this form that, should the proposed covered transaction be entered into, it may not knowingly enter into any lower tier covered transaction with a person who is debarred, suspended, declared ineligible, or voluntarily excluded from participation in this covered transaction, unless authorized by the Department or agency with which this transaction originated.
- (6) The prospective lower tier participant further agrees by submitting this form that it will include this clause titled "Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion - Lower Tier Covered Transactions," without modification, in all lower tier covered transactions and in all solicitations for lower tier covered transactions.
- (7) A participant in a covered transaction may rely upon a certification of a prospective participant in a lower tier covered transaction that is not debarred, suspended, ineligible, or voluntarily excluded from the covered transaction, unless it knows that the certification is erroneous. A participant may decide the method and frequency by which it determines the eligibility of its principals. Each participant may, but is not required to, check the General Services Administration's System for Award Management Exclusions database.
- (8) Nothing contained in the foregoing shall be construed to require establishment of a system of records to render in good faith the certification required by this clause. The knowledge and information of a participant is not required to exceed that which is normally possessed by a prudent person in the ordinary course of business dealings.
- (9) Except for transactions authorized under paragraph (5) of these instructions, if a participant in a covered transaction knowingly enters into a lower tier covered transaction with a person who is suspended, debarred, ineligible, or voluntarily excluded from participation in this transaction, in addition to other remedies available to the Federal Government, the Department or agency with which this transaction originated may pursue available remedies, including suspension and/or debarment.

Title **City of Columbia Falls** 10/31/2022
 by **Susan Nicosia** in **Forestry - Urban and Community Forestry, Program Development Grant FY23** id. 33080250
 nicosias@cityofcolumbiafalls.com

Forestry - Subrecipient Information 01 11/16/2022

Purpose The information you enter here, in combination with your application, will be used to develop any possible award agreement. Please answer these questions with this in mind. These are the details, people, and coverage you will see referenced in award text. Please make your responses as complete and accurate as possible to avoid delays in award development. Please note: completion of this form does not guarantee an award will be made.

Organization Information

What is the OFFICIAL name of the organization? **City of Columbia Falls**

EIN # **81-6001247**

Unique Entity Identification Number (UEI#) **CWH8E9BX81F9**

Address of Record - Please provide the address associated with the organization's UEI. **130 6th St W
Columbia Falls
MT
59912
US**

Project Manager The Project Manager is DNRC's main point of contact for the project.

Project Manager - Name. **Chris Hanley**

Project Manager - Title **Public Works Director**

Project Manager - Phone **+14068924430**

Project Manager - Email **hanleyc@cityofcolumbiafalls.com**

Should the Address of Record be used for the Project Manager? **Yes**

Authorized Representative The Authorized Representative is the person who has legal authority to enter into an agreement with DNRC and will sign any agreement documents. DNRC utilizes the DocuSign electronic signature service for agreement execution. The Authorized Representative will receive any agreement for signature at the email address provided.

Is the Project Manager an Authorized Representative?

No, someone else will need to sign.

Authorized Representative - Name

**Susan
Nicosia**

Authorized Representative - Title

City Manager

Authorized Representative - Phone

+14068924391

Authorized Representative - Email

nicosias@cityofcolumbiafalls.com

Should the Address of Record be used for the Authorized Representative?

Yes

Fiscal Representative The Fiscal Representative is the main fiscal and grant administrative contact for DNRC for a project.

Who is the Fiscal Representative for the project?

Different than the Authorized Representative and Project Manager

Fiscal Representative - Name

**Shawn
Bates**

Fiscal Representative - Phone

+14068924327

Fiscal Representative - Email **bates@cityofcolumbiafalls.com**

Should the Address of Record be used for the Fiscal Representative? **Yes**

Additional Information

Insurance Coverage **MMIA**

Does your governing body need to approve this agreement prior to execution? **Yes**

Date **12/5/2022**

Alternative Date **12/19/2022**

Original Submission

10/31/2022

Organization Name **City of Columbia Falls**

Organization Address **130 6th St W Rm A
Columbia Falls
MONTANA
59912
US**

Has the organization been awarded any DNRC Forestry grants or subawards previously? **Yes**

Contacts

Who is filling out this application? **Susan Nicosia**

Your Phone **+14068924391**

Your Email **nicosias@cityofcolumbiafalls.com**

Are you also DNRC's main point of contact for the project? **No**

Main Contact **Chris Hanley**

Main Contact Phone **+14068924430**

Main Contact Email **hanleyc@cityofcolumbiafalls.com**

Provide a Secondary Contact in case the Main Contact cannot be reached. **Shawn Bates**

Secondary Contact Phone **+14068924327**

Secondary Contact Email **bates@cityofcolumbiafalls.com**

Project Elements

Project Name **Downtown Boulevard Trees**

Project Location **1st Ave West, between blocks 27 and 28, also between 4th St W and 5th St W, Columbia Falls, MT**

Are you currently a Tree City USA? **Yes**

Have you contacted your Service Forester? **Yes**

Foresters Name **Alicia Unwelling**

Request and Match

Total Funds Requested. **3150.0**

Total Funds Pledged to Match. **3150.0**

Project Summary

Project Synopsis - Provide 2-3 sentences that summarize your project. **The City of Columbia Falls would like to make downtown tree improvements with the removal of 3 large fir trees along the boulevard of 1st Avenue West. These fir tree roots have raised and damaged the sidewalk resulting in dangerous pedestrian conditions. Program Development grant funds will be used to pay for the removal. In keeping with City policy, the Tree Board approved the replacement of the firs with four boulevard-friendly trees such as Autumn Blaze Maple or Honey Locust that will also provide hearty shade and add beauty to our downtown corridor.**

Describe the type of project and clearly outline its purpose and goals.

The 1st Avenue West Downtown Boulevard Trees improvement project will provide safer pedestrian access to the downtown area as well as provide more deciduous trees for shade and beautification. The project will add 4 deciduous trees in the boulevard such as Autumn Blaze Maples along the block while taking down 3 large Douglas Fir trees that are currently overrepresented at 13.2% and have wreaked havoc on pedestrian walkways creating an unsafe terrain to navigate. (See photos)

The project will help the City of Columbia Falls continue to grow the Urban Forestry Program that has been developed over the last 14 years. There have been a few trees cut down in our downtown area due to new development over the past couple of years, so planting new trees will begin to bring the canopy back to downtown. This project will enhance the boulevard design the City is looking for in future developments and will provide ecosystem functions, climate hardy resilience and aesthetic beauty for years to come.

Existing Program Resources

Do you have a tree inventory?

Yes

In Process

How does your tree inventory tie to the project?

This Project will tie into our tree inventory by addressing problem trees due to age/size and maintaining those directly affecting pedestrian safety and the planting of new, boulevard tree species that will align more with our tree inventory for boulevard trees as well as adding to overall look of our downtown.

The Tree Board is involved in the development of the Urban Forestry Master Plan and planning but will not be used for the removal or planting of trees. We encourage participation of all local contractors to submit bids for these projects. Trees will be planted to DNRC standards.

Do you have a urban forest management plan?

Yes

How does you urban forest management plan tie into the project?

This project will encourage a resilient urban landscape that is adaptive to climate change in the downtown area. This project will also have a benefit of increasing safety for all community members young and old as well as the added beauty of the City's urban landscape

Federal & State Program Goals

List and specify how the project meets the federal and state program goals.

Item No.4.

The Project assists with the development and maintenance of local urban forestry program, a stated goal of the state program. This Project will help Columbia Falls continue the Urban Forestry Program that has been developed over the last 14 years and will provide a greater benefit to the community members both in aesthetics and safety improvements.

Before and during project implementation we will communicate with neighbors and educate them about the importance of the health, benefits, and safety of maintaining and growing our urban forest. We will engage with the local media to tell the story of the importance of caring for and growing our community forests.

As we continue to address trees that are overrepresented and creating unsafe conditions, we will also continually work toward climate change mitigation and adaptation by diversifying species.

The sidewalk upheaval and unsafe conditions exist in an older, at-risk part of Columbia Falls immediately adjacent to the downtown corridor. By addressing these safety concerns, we are expanding opportunities for residents to get out to enjoy and appreciate their neighborhood.

2023 Theme - Climate Hardy Landscapes

How are you focusing on building climate hardy landscapes? Stronger connection to the theme will score higher.

Predictions of climate change suggest major changes in temperature, rainfall as well as infrequency and timing of extreme weather, all in varying degrees and patterns around the world. Although the details of these pattern changes are uncertain, we should prepare for profound effects on ecological processes in and functioning of landscapes.

The impact of climate change will affect all types of land use, ecosystem services, as well as the behavior of humans. With establishment and growth of climate hardy landscapes along with implementation of the Montana Forest Action Plan, we can ensure there is a step in the right direction to help stave off climate change for future generations to come.

The Montana Forest Action Plan “aims to maintain diverse, healthy, and resilient urban and community forests by increasing the diversity, age class, health, and resilience of trees in urban forests, and to increase urban tree canopy cover to enhance ecosystem benefits.”

The City of Columbia Falls is dedicated to long term, incremental moves toward these goals over time, keeping in mind the budget and capacity limitations of our City staff. We welcome these opportunities to move our program and our climate hardy landscape goals forward.

Trees are at the top of the list when it comes to the cleaning of our air, especially in an urban setting. Our Downtown Boulevard Trees project will plant four trees that meet the climate hardy landscape goal while removing the dangerous fir trees.

Project Personnel

List each person's name, title or qualification, their role in the project and the level of involvement. This can also include involvement with DNRC Forestry staff.

[Project Personnell List.xlsx](#)

Optional - Project Personnel Narrative. If desired, use this space to explain or expand on the Personnel List.

New to the City staff this year is Nathan Riley. Nathan works as the City's Public Works "floater," working in Parks, Streets and Water. Mr. Riley has a Forestry degree from UM and has been essential to our community forestry program success this year.

Leveraging Local Support and Outreach

List partner organizations, volunteers, and any other agencies or groups that will be involved. How do these groups encourage expansion into large scale efforts and other programs?

[Leveraging Support List.xlsx](#)

Appendix B

Item No.4.

Project Personnel

Name	Title/Qualification	Project Role	Level of Involvement
Susan Nicosia	City Manager	Oversight	Medium
Chris Hanley	Public Works Director	Oversight	High
Jamie Kirby	Urban Forestry Program Manager	Assistance	Medium
Holly McKenzie	DNRC Service Forester	Assistance Specialist	Medium
Ali Ulwelling	Urban Forester	Assistance	Medium
Nathan Riley	Public Works Operator	Assistance (Forestry Degree)	High

In Process

Leveraging Community Support and Outreach

Partner Organization Name	Activities/Effort
Columbia Falls Tree Board	Planning Urban Forestry Projects/ Arbor Day
Columbia Falls Parks Department	Maintenance/Watering/Pruning
Volunteers	Activities/Efforts
Glacier Church Youth Group	Watering/Pruning/Mulch

— —

In Process

Optional - Leveraging Support Narrative. If desired, use this space to explain or expand on the Leveraging Support List.

Under the supervision of Columbia Falls Parks Department ar Service Forestry staff, the Glacier Church Youth Group will assist with the tree maintenance, watering, and mulching so that the trees we plant are cared for in a way that ensures success.

Project Work Plan and Schedule

Provide a work plan/schedule for each activity and timetable for completion with start and finish dates. Assume that tree planting or tree work projects have a one year deadline; other projects have one to two years to complete.

[TableTemplate.xlsx](#)

Optional - Project Work Plan and Schedule Narrative. If desired, use this space to explain or expand on the Project Plan and Schedule.

n/a

In Process

Does your project include tree planting? **Yes**

Upload your 3-year tree establishment plan.

[2023_3_year_maint._plan.docx](#)

Does your project include cost-sharing? **Yes**

Project Monitoring and Effectiveness

Describe how your project will benefit your community at large. Outline long-term results, outputs and deliverables.

Long term results from the Downtown Boulevard Tree project will be the removal of dangerous tree roots that have created unsafe movement of area pedestrians on the upheaved sidewalks. The new deciduous trees are site-appropriate tree selections that will create shade and canopy along the boulevard creating a safer walk-way and a buffer between the vehicle traffic.

This project is the first of many that will be completed in the downtown and other significant traffic corridors on both 7th St W and 4th Ave West. By completing this first boulevard tree project, we can show the other neighborhoods the positive impact and results.

This benefits the community at large by creating safe walkways and healthy and stable buffers between pedestrians and vehicle traffic.

Appendix B

Item No.4.

Project Work Plan and Schedule

Task	Start Date	End Date
Removal of 3 Douglas Fir from boulevard on 1st Ave. E.	Spring (April-May) 2023	Spring (April-May) 2023
Planting of 4 Deciduous Trees in boulevard on 1st Ave. E.	Spring (May) 2023	Spring (May) 2023
Mulch border/water/cage protection	Immediately following planting	

In Process

City of Columbia Falls, MT
3-Year Urban Forestry-City Maintenance Work Plan
Submitted by: Chris Hanley, Director of Public Works

YEAR 1**Goal: Support and train trees planted in 2023**

ACTIVITY	SERVICE	MATERIALS	J	F	M	A	M	J	J	A	S	O	N	D
Small Tree training/maint	50 hrs @ \$25.00/hr					X	X					X	X	X
Mulching	\$500	mulch				X	X							
Watering	3 days/week @ \$85/week	Water truck/water cannon						X	X	X	X			

YEAR 2**Goal: Maintain urban trees throughout the City Year 2024**

ACTIVITY	SERVICE	MATERIALS	J	F	M	A	M	J	J	A	S	O	N	D
Pruning	40 hrs @ \$25.00/hr					X						X		
Mulching	\$300	mulch				X	X							
Watering	3 days/week @ \$85.00/week	Water truck/water cannon						X	X	X	X			

YEAR 3**Goal: Ensure survival of trees planted in Year 2025 and begin assessment for future tree planting projects**

ACTIVITY	SERVICE	MATERIALS	J	F	M	A	M	J	J	A	S	O	N	D
Fertilizing	4 hours @ \$25.00/hr	Fertilizer										X		
Watering	3days/week @ \$85/week	Water cannon						X	X	X	X			
Monitoring/Map Inventory Program	50 hrs @ \$25/hr	Database – Arc View – GIS	X	X	X	X	X	X	X	X	X	X	X	X

Appendix B

Item No.4.

Describe any potential challenges that could impact the project.

A potential challenge may be opposition by the adjacent property owners who like the Douglas fir trees but the City Tree Board and Staff will work with them directly to reduce their concerns.

Budget

Check "More Information" to learn about direct and indirect costs

n/a

Are you requesting indirect costs for this project?

No

Budget Table Instructions 1. Download the Project Budget Table Worksheet. 2. Save the table worksheet to your local drive. 3. Complete your budget. Use only numbers in the columns. For example, do not use "/hour" or "per hour", it will cause the formulas to fail. 4. Upload completed budget table below. Rows and columns of the budget table worksheet should tabulate for you. However, please review your math and totals. All match expenditures (both cash and in-kind contributions) must be substantiated with documentation to be applied to the 100% match requirement Federal funds may NOT be used as match. (No federal cash, donated and/or in-kind contributions.)

If you have trouble downloading the Project Budget Table, you may access the worksheet on the DRNC Urban Forestry Website here: Submittable Urban Community Forestry Budget Table, click on the form name on the right side of the page then download the worksheet. Follow Numbers 2-4 of the Budget Table Instructions listed above.

Upload Completed Project Budget Table

[USE_Submittable_UCF_Budget_Columbia_Falls.xlsx](#)

Supporting Documentation

Optional - If you choose, upload any supporting documentation you would like included in the application.

[IMG_1184.jpg](#)

[IMG_1186.jpg](#)

Certification of Authority to Sign

Certification

Yes, I am authorized to sign this application on behalf of the organization I represent.

Provide Organization Name ->		City of Columbia Falls		Cost Breakdown (must equal Total Cost for each Item No.4.)	
Personnel Expenses by Position (Salaries/Wages/Benefits)	Quantity	Hourly Rate or Piece Rate	Total Cost	Funds Requested	Match Provided (Cash/ In-Kind)
			\$ -		
			\$ -		
			\$ -		
			\$ -		
			\$ -		
			\$ -		
			\$ -		
TOTALS ->			\$ -	\$ -	\$ -
Operating Expenditures (Travel, Supplies, Rentals, Etc.)	Quantity	Hourly Rate or Piece Rate	Total Cost	Funds Requested	Match Provided (Cash/ In-Kind)
			\$ -		
			\$ -		
			\$ -		
			\$ -		
			\$ -		
			\$ -		
			\$ -		
			\$ -		
			\$ -		
			\$ -		
			\$ -		
			\$ -		
			\$ -		
			\$ -		
TOTALS ->			\$ -	\$ -	\$ -
Contracted Professional Services	Quantity	Hourly Rate or Piece Rate	Total Cost	Funds Requested	Match Provided (Cash/ In-Kind)
Professional Tree Removal	3	\$1,600	\$ 4,800.00	\$ 2,400.00	\$ 2,400.00
Professional Tree Planting	4	\$ 375.00	\$ 1,500.00	\$ 750.00	\$ 750.00
			\$ -		
			\$ -		
			\$ -		
			\$ -		
			\$ -		
TOTALS ->			\$ 6,300.00	\$ 3,150.00	\$ 3,150.00
Total for Direct Cost Categories Funds Requested			TOTALS ->	\$ 3,150.00	
Indirect Costs	Rate (%)			Indirect Funds Requested	
Add Indirect Cost Rate Here->		TOTAL ->		\$ -	
Total Funds Requested from DNRC (Direct + Indirect)				\$ 3,150.00	
Total Match Provided					\$ 3,150.00
Total Project Cost					\$ 6,300.00

By typing my name **Susan M. Nicosia** below as an electronic signature, I attest to having the authority to submit this application, and my organization has the institutional, managerial, and financial capacity to ensure proper planning, management, and completion of the project.

In Process





Additional Requirements to Proposal

In addition to the specifications provided in Appendix A, the following must be completed:

- 1) Tree planting specifications - Part (A)
- 2) Final Work Inspection Form -Part (B)

Part (A) – Tree Planting

All tree planting projects must follow the Best Management Practices for Tree Planting, a special companion publication to the ANSI A300 Part 6: Tree, Shrub, and Other Woody Plant Maintenance – Standard Practices (Transplanting). This booklet covers bare root, containerized, and balled and burlap tree stock. Specifications are summarized here:

- **Time of Year** - The ideal time to plant a tree is when it is in a dormant condition, either in early spring before bud-break, or in the fall, after leaves have dropped. Weather conditions at these times are generally cool, allowing plants to establish new roots before the onset of harsh temperatures.
- **Location** – Visualize the tree in 20 years. Consider site restrictions (available growing space, soil, pavement, overhead/underground utilities, etc.) Call local utility services at least 2 days prior to digging to locate underground utilities. (Usually 811 or 1-800-424-5555 in MT)
- **Tree selection** –Carefully inspect trees and only purchase those that have a strong stem and no physical damage. Avoid trees with circling roots, severe pruning cuts, dead bark or signs of insects and disease.
- **Site preparation** – Dig a hole three times as wide as the root ball, but not deeper. Amending soil is not necessary unless planting in disturbed sites or poor soil quality. Break up compacted soil on sides of the hole, and leave bottom firm.
- **Tree preparation** – 1) Identify root flare - part of the trunk where the roots spread out at the base of the tree. Root flare should be visible after the tree has been planted. You may have to remove some soil from the top of the root ball to find the flare. 2) Cut away strings and burlap or plastic from around the trunk. If tree is container grown, carefully remove container.
- **Tree placement** – Lift tree into planting space by the root ball, not the trunk. Ensure tree is at proper depth and never plant too deep. Trunk flare and top of root ball should be at grade. Balance tree upright at center of planting space. Pull back burlap as much as possible without removing soil from the root ball.
- **Fill with soil** – Fill the hole while watering, periodically pausing to gently tamp base, ensuring the tree is firmly settling in the planting space. Finish filling soil just below the trunk flare.
- **Mulch** – Apply 2 inches of organic material i.e. wood chips or similar composted material. Leave bare soil around the trunk. Remove any tags, wrap, flagging, etc. from the tree. Such items were only meant as protection during transportation and installation.
- **Only stake if necessary** - Trees will establish more quickly and develop stronger trunk and root systems if they are not staked at the time of planting. However, protective staking may be required on sites where equipment, animal damage, vandalism or windy conditions are concerns. Use a wide, flexible tying material to avoid injuring trunk and allow the

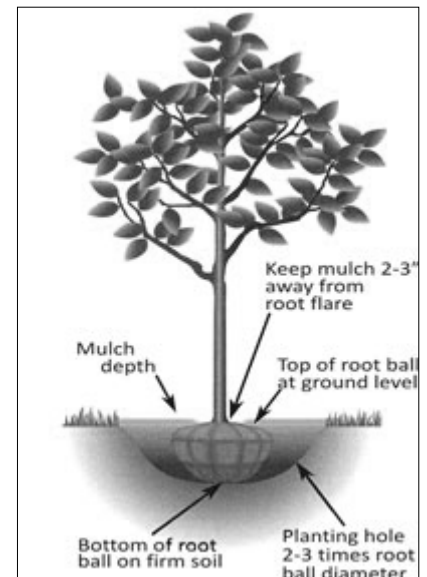
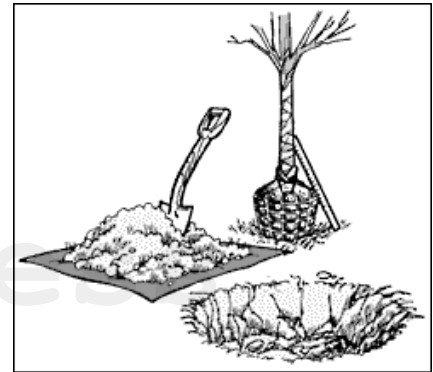


Diagram courtesy of San Antonio Parks and Recreation

tree to move or sway. Remove staking and ties after one year.

- **Establishment** – Do not fertilize at planting time. Water regularly throughout the first growing season (about once a week unless significant rainfall is received), but do not overwater. Keep lawn mowers and string trimmers away from tree to avoid wounding bark. Only prune dead or injured branches at time of planting.
- **Long term care & protection** – Have a 3-year annual inspection program to replace mulch, provide small tree training (light pruning cuts), and check for signs of stress, insects, disease, or vandalism. Keep trunk area free and clear of weeds and other competing vegetation. Put a fence around tree if site is a feeding ground for rabbits, deer, or other wildlife.

Part (B) – Project Inspection Form

Once the Subaward Project is complete, the Subrecipient must contact the DNRC regional urban forester to schedule a final project inspection. The inspection will verify that all required work has been completed and performed in accordance with state and program specifications. The Project Inspection Form must be completed by the DNRC regional urban forester or duly designated DNRC representative. Upon completion and submittal of the Project Inspection Form, a final payment of subaward agreement funds, including any funds that may have been withheld from earlier payment requests, is made to the Subrecipient. If the project is not inspected and approved by the DNRC regional urban forester, or deficiencies are found during inspection and not corrected, funds may be withheld from the Subrecipient.

Certificate Of Completion

Envelope Id: 0AB8FD7191D1402A97C2393F49AD8C22	Status: Sent
Subject: DNRC Agreement #UCF-23-107_CF.pdf	
Source Envelope:	
Document Pages: 32	Signatures: 0
Certificate Pages: 5	Initials: 0
AutoNav: Enabled	Envelope Originator:
Enveloped Stamping: Enabled	Janis Fontaine
Time Zone: (UTC-08:00) Pacific Time (US & Canada)	1539 11th Avenue
	Helena, MT 59601
	janis.fontaine@mt.gov
	IP Address: 161.7.39.7

Record Tracking

Status: Original	Holder: Janis Fontaine	Location: DocuSign
12/27/2022 10:11:22 AM	janis.fontaine@mt.gov	
Security Appliance Status: Connected	Pool: StateLocal	
Storage Appliance Status: Connected	Pool: Montana Dept of Natural Resources & Conservation	Location: DocuSign

Signer Events

Signature	Timestamp
Susan Nicosia	Sent: 12/27/2022 10:16:45 AM
nicosias@cityofcolumbiafalls.com	Viewed: 12/27/2022 10:53:33 AM
City Manager	
8001014	
Security Level: Email, Account Authentication (None)	
Electronic Record and Signature Disclosure:	
Accepted: 9/12/2022 4:56:16 PM	
ID: fc32201c-7972-474d-8e4a-1b6ed14a5f10	
Jamie Kirby	
jamiekirby@mt.gov	
Security Level: Email, Account Authentication (None)	
Electronic Record and Signature Disclosure:	
Accepted: 12/22/2022 9:43:12 AM	
ID: 6a35725d-37ee-47ce-984f-2d7f1db6abea	

In Person Signer Events

Signature	Timestamp
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Editor Delivery Events	Status	Timestamp
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Certified Delivery Events	Status	Timestamp
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Carbon Copy Events	Status	Timestamp
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FSO General Mailbox
DNRHQTFSOAP@mt.gov
Security Level: Email, Account Authentication (None)
Electronic Record and Signature Disclosure:
Not Offered via DocuSign

Witness Events

Signature	Timestamp
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Notary Events	Signature	Timestamp
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Envelope Summary Events	Status	Timestamps
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Envelope Sent	Hashed/Encrypted	12/27/2022 10:16:45 AM
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Payment Events	Status	Timestamps
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Electronic Record and Signature Disclosure

In Process

ELECTRONIC RECORD AND SIGNATURE DISCLOSURE

From time to time, Montana Dept of Natural Resources & Conservation (we, us or Company) may be required by law to provide to you certain written notices or disclosures. Described below are the terms and conditions for providing to you such notices and disclosures electronically through the DocuSign system. Please read the information below carefully and thoroughly, and if you can access this information electronically to your satisfaction and agree to this Electronic Record and Signature Disclosure (ERSD), please confirm your agreement by selecting the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

Getting paper copies

At any time, you may request from us a paper copy of any record provided or made available electronically to you by us. You will have the ability to download and print documents we send to you through the DocuSign system during and immediately after the signing session and, if you elect to create a DocuSign account, you may access the documents for a limited period of time (usually 30 days) after such documents are first sent to you. After such time, if you wish for us to send you paper copies of any such documents from our office to you, you will be charged a \$0.00 per-page fee. You may request delivery of such paper copies from us by following the procedure described below.

Withdrawing your consent

If you decide to receive notices and disclosures from us electronically, you may at any time change your mind and tell us that thereafter you want to receive required notices and disclosures only in paper format. How you must inform us of your decision to receive future notices and disclosure in paper format and withdraw your consent to receive notices and disclosures electronically is described below.

Consequences of changing your mind

If you elect to receive required notices and disclosures only in paper format, it will slow the speed at which we can complete certain steps in transactions with you and delivering services to you because we will need first to send the required notices or disclosures to you in paper format, and then wait until we receive back from you your acknowledgment of your receipt of such paper notices or disclosures. Further, you will no longer be able to use the DocuSign system to receive required notices and consents electronically from us or to sign electronically documents from us.

All notices and disclosures will be sent to you electronically

Unless you tell us otherwise in accordance with the procedures described herein, we will provide electronically to you through the DocuSign system all required notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you during the course of our relationship with you. To reduce the chance of you inadvertently not receiving any notice or disclosure, we prefer to provide all of the required notices and disclosures to you by the same method and to the same address that you have given us. Thus, you can receive all the disclosures and notices electronically or in paper format through the paper mail delivery system. If you do not agree with this process, please let us know as described below. Please also see the paragraph immediately above that describes the consequences of your electing not to receive delivery of the notices and disclosures electronically from us.

How to contact Montana Dept of Natural Resources & Conservation:

You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:

To contact us by email send messages to: kgermaine@mt.gov

To advise Montana Dept of Natural Resources & Conservation of your new email address

To let us know of a change in your email address where we should send notices and disclosures electronically to you, you must send an email message to us at kgermaine@mt.gov and in the body of such request you must state: your previous email address, your new email address. We do not require any other information from you to change your email address.

If you created a DocuSign account, you may update it with your new email address through your account preferences.

To request paper copies from Montana Dept of Natural Resources & Conservation

To request delivery from us of paper copies of the notices and disclosures previously provided by us to you electronically, you must send us an email to kgermaine@mt.gov and in the body of such request you must state your email address, full name, mailing address, and telephone number. We will bill you for any fees at that time, if any.

To withdraw your consent with Montana Dept of Natural Resources & Conservation

To inform us that you no longer wish to receive future notices and disclosures in electronic format you may:

- i. decline to sign a document from within your signing session, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or you may;
- ii. send us an email to kgermaine@mt.gov and in the body of such request you must state your email, full name, mailing address, and telephone number. We do not need any other information from you to withdraw consent.. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process..

Required hardware and software

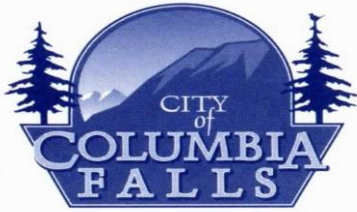
The minimum system requirements for using the DocuSign system may change over time. The current system requirements are found here: <https://support.docusign.com/guides/signer-guide-signing-system-requirements>.

Acknowledging your access and consent to receive and sign documents electronically

To confirm to us that you can access this information electronically, which will be similar to other electronic notices and disclosures that we will provide to you, please confirm that you have read this ERSD, and (i) that you are able to print on paper or electronically save this ERSD for your future reference and access; or (ii) that you are able to email this ERSD to an email address where you will be able to print on paper or save it for your future reference and access. Further, if you consent to receiving notices and disclosures exclusively in electronic format as described herein, then select the check-box next to ‘I agree to use electronic records and signatures’ before clicking ‘CONTINUE’ within the DocuSign system.

By selecting the check-box next to ‘I agree to use electronic records and signatures’, you confirm that:

- You can access and read this Electronic Record and Signature Disclosure; and
- You can print on paper this Electronic Record and Signature Disclosure, or save or send this Electronic Record and Disclosure to a location where you can print it, for future reference and access; and
- Until or unless you notify Montana Dept of Natural Resources & Conservation as described above, you consent to receive exclusively through electronic means all notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you by Montana Dept of Natural Resources & Conservation during the course of your relationship with Montana Dept of Natural Resources & Conservation.



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

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

**NOTICE OF PUBLIC HEARING
SPECIAL FIRE DEPARTMENT INSPECTIONS/FEEES
SHORT TERM VACATION RENTAL PROPERTIES**

On January 3, 2023, during the 7:00 p.m. regular council meeting, the City Council of the City of Columbia Falls, shall conduct a public hearing for the purpose of considering special fire department inspection fees, particularly for short term vacation rental properties.

The City Council reviewed the Fire Department inspection requirements as related to special inspections for short term vacation rental properties at their regular meeting held December 5, 2022. The Council will consider fees related to the Fire Department providing the special inspections at the rate of \$75 for first inspection and \$50 for each required re-inspection. The City Council will also consider a requirement for annual fire department inspections for short term vacation rental properties.

Persons may contact the City Clerk or City Manager at 406-892-4391 or 130 6th Street West, Columbia Falls, MT for more information about the hearing.

Comments regarding this matter may be made in writing addressed to the City Clerk at 130 6th Street West, Columbia Falls, MT 59912 or sent by email to: staalandb@cityofcolumbiafalls.com or delivered in person to the City Council during the hearing.

DATED THIS 12th day of December, 2022

Barb Staland
City Clerk

Publish: Daily Interlake Wednesday December 21, 2022 and Wednesday December 28, 2022

December 30, 2022

To: Mayor & Council

From: City Manager Nicosia

RE: Fire Department – Consideration of Fees for Special Inspections – Short Term Vacation Rentals and Marijuana Businesses

The Fire Department performs routine annual inspections required by state law, such as child care facilities and schools. The Fire Department is also involved with construction plan reviews including sprinkler systems and may participate, with the Building Inspector, on a final or Certificate of Occupancy Inspection. The City allowed for the Fire Inspection Fee for new construction many years ago by setting the fee at a percentage of the building permit fee. The City has not adopted a fee for the Fire Department Inspections required by the City's Short Term Vacation Code, Chapter 18.445 Section D.

The \$375 Administrative Conditional Use Permit Fee for short term vacation rentals covers only the Planning office costs of processing the application.

As the Fire Department completes more short term rental inspections, which more often than not, result in returning to the site to complete a re-inspection, the City administration has evaluated the cost of providing the service. The cost of the inspection should be borne by the property owner and not subsidized by the City taxpayers as it is due to the special use of the property and not routine. Research indicates that other cities are currently investigating adding a specific fee for short term vacation rental inspections or they already have a separate fee in place. The Bozeman Fire Department inspection fee for a short term vacation rental is \$225, along with an annual \$250 annual registration fee and \$1,508 for the Administrative Conditional Use Permit. The City of Whitefish assesses a \$50 re-inspection fee if they are required to inspect the property a second time due to a failed inspection. The City of Great Falls issues Safety Inspection Certificates annually, based on square footage. New certificate for a building between 2,001 and 10,000 square feet = \$250, annual renewal - \$85.

Additionally, in continued review of special fire department inspections, Chief Weeks noted that due to regulations adopted by the MT DOR, the Fire Department is required to annually inspect marijuana related businesses. These inspections are unique and specific to this business-type only and Council should consider adding this business type to the Special Fees.

Recommended Fees - \$75 – first inspection, \$50 – re-inspection (based on actual time requirements). The Fire Department is not recommending an annual inspection for the short-term vacation rentals. Chief Weeks will discuss his reasoning in more detail on Tuesday night.

Public Hearing Discussion: Discuss consideration of special inspections and fees – Short Term Vacation Rentals and marijuana related businesses

CITY OF COLUMBIA FALLS
NOTICE OF PUBLIC HEARING

Item No.6.

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

Request for a Subdivision in the Columbia Falls Planning Jurisdiction:

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

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

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

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

DATED this 7th day of November, 2022

Susan Nicosia

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

Publish: Daily Interlake Sunday November 27, 2022

**CITY OF COLUMBIA FALLS
PLANNING BOARD MEETING MINUTES
DECEMBER 13, 2022**

CALL TO ORDER AND ROLL CALL:

Vukonich called Meeting to order at 6:30 PM

PRESENT: Vukonich, Nelson, Smith, Byrd-Rinck, Lundgren, Shepard, Duffy, Kavanagh, Singer (via ZOOM)

ABSENT: None

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

APPROVAL OF MINUTES:

Approval of September 13th, 2022 Regular Meeting Minutes

Motion made by Nelson to approve the September 13, 2022 minutes as presented, Seconded by Shepard. Motion carried with all present voting Aye.

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

Motion made by Shepard to recommend re-appointment of Patti Singer, Member at large to City Council and Flathead County Commissioners. Seconded by Nelson.

Roll call vote was performed. AYES: Vukonich, Nelson, Smith, Byrd-Rinck, Lundgren, Shepard, Duffy, Kavanagh. NOES: None. ABSTAIN: Singer

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

No public comment.

PUBLIC HEARINGS AND ACTION:**Chairman Vukonich read the hearing notice: Request for a Subdivision in the Columbia Falls Planning Jurisdiction:**

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

Chairman Vukonich asked for the planner to present the staff report. Contract Planner Eric Mulcahy presented Staff Report #CPP-22-03 to the Board reviewing the Findings of Fact and Conditions of Approval. Mulcahy noted that the applicant was requesting two subdivision regulation variances: the requirement of sidewalks, curb and gutter and the requirement for street lighting. Mulcahy noted that the City has approved similar variance or waiver requests in the

past. Mulcahy noted that the project will be constructed in a single phase. The Staff Report recommends approval of Preliminary Plat with 24 Conditions.

Chairman Vukonich asked the Board if they had questions for the Staff: Duffy asked if there a specific reason why there is only one phase. Mulcahy stated that is what the applicant proposed. Kavanagh asked for clarification on Condition 20, is the western entrance Turnberry? Mulcahy stated yes. Kavanagh stated the condition does not clarify that it is an ADA compliant sidewalk, if it is built to city standards will it be ADA compliant? Mulcahy replied that the sidewalk would be required to be constructed to the Columbia Falls Public Works Standards. Shepard asked about Condition 12; assume we have seen this before? Mulcahy stated that is correct, the agreement in the 1980's between the City and the Meadow Lake Sewer District requires all developments within Meadow Lake Resort to sign the waiver of right to protest annexation. Vukonich asked for clarification on the ingress-egress, is there more than two ways to get into this subdivision? Mulcahy stated there are four in all. Vukonich also asked if there are four less lots since the 2006 approval. Mulcahy replied that was correct, the proposed RV Parking took two lots and when Mountain Watch was developed there were two fewer lots in that plat than what was originally conceived in 2006. Kavanagh noted that Condition 9 calls out a requirement for a final Geotech plan, if the final Geotech plan calls out for pavement that is superior to City Standards would that apply? Mulcahy stated yes. Vukonich asked how many years ago was Turnberry put in and finished? Mulcahy stated that the preliminary plat was granted in 2015 and the road was probably completed in 2017 or 2018. Vukonich noted that the applicants offered to put a new overlay on Meadow Lake Drive how far would that overlay be? Mulcahy stated he did not have the exact number but it is about $\frac{3}{4}$ of a mile.

Chairman Vukonich asked for the applicant's representative to present to the Board. Kyle Malloy with Carver Engineering represented the applicant Schellinger Construction. Mr. Malloy stated that they have reviewed the Staff Report and concur with all the findings and they do not take any issue with the recommended conditions. He stated he would like to highlight the traffic study was performed in August during peak traffic and shows that Levels of Service or LOS will still be acceptable after this subdivision is built out. According to the Summary, the Tamarack Meadows Subdivision will impact Meadow Lake Drive the most with an additional 900 people per day at full build out. Malloy noted that full build out could take 20 years, noting there are still lots in Phase one of Tamarack Heights that are not built. To address the road impact, Schellinger Construction has offered to overlay Meadow Lake Drive which is about a $\frac{1}{2}$ mile of roadway. The timing of this asphalt overlay would occur near the end of the infrastructure construction. Meadow Lake Drive is a county road, in discussion with Dave Prunty, Flathead County Road Superintendent; a lot of times after an overlay is done on a road the road department will chip seal it that provides an extra layer of protection. Malloy noted that they also discussed speed bumps; the County does not allow any speed bumps on any county road so that is off the table completely. Malloy noted that Tom Cowan with Carver Engineering and the applicants from Schellinger Construction are present to answer any questions. Malloy answered the previous question about the one-phase construction. Schellinger Construction does not want to break it up over time and wants to get it all done at once, which would have less of an impact to the community. Depending on DEQ approval there is no reason they should not get the infrastructure constructed in one year, two summers max.

Chairman Vukonich asked for Questions from the Planning Board to Applicants: Shepard asked about the intersection of Meadow Lake Drive and Highway 2 noting it is not the City's problem, it is the County's problem. Malloy stated it is a dilemma that we do not have an answer for. Vukonich asked City Staff, since this subdivision is an addition to an existing neighborhood, what language can the Board put into a condition to address objections from the neighbors. Mulcahy noted that the Public Works Staff will review the plan for mitigation to reduce the impact such as requiring the roads to be watered and swept. If neighbors have complaints, they can call Public Works and Public Works can talk to the contractors. Malloy noted they will be there overseeing the project during construction. The applicants do not want to cause any issues with the neighborhood so along with the city they will come up with an agreeable mitigation plan. Kavanagh asked about Condition 20, has the applicant taken any steps to explore mitigation for Turnberry? Malloy replied that we have not addressed that. Kavanagh asked what is the elevation difference between Garnier Creek and the homesites that adjoin that area. Tom Cowan answered that it is about 20 feet of elevation. Kavanagh asked if there has there been any study on Garnier Creek to its overbank flow. Cowan stated no. Duff stated that he considers chip

sealing a reparative measure, a year after completion to chip seal seems redundant could it be done at later time? Malloy replied that we can talk to the County about that noting Schellinger was looking to get it done as a protective measure within one year after completion.

Chairman Vukonich opened the Public Hearing at 7:23 PM.

Barb Riley, 494 Saint Andrews Drive. Historically this development has been part of the Meadow Lake Master Plan for the area. Miscreants in area because it is unwatched and away from the majority of resort activities, build out will hopefully mitigate these problems. Concerns about build out and how long it took to build phase 1, she was a part of the development and marketing team for that and the greater challenges were lot size and slope. This was hard to accommodate the minimum square footage size written in the CC&R's and how they were related to the setbacks required so they lost a lot of sales. When looking at the density in this subdivision we will need to have a shift or change in the architectural guidelines, this will be a challenge with the lot sizes proposed. A refinement or enlargement to get to a minimum of a ¼ acre will provide a better opportunity for this. Average buyers are not first-time homeowners and are usually retired or semi-retired and the demand of that population is to not have a lot of stairs. Under current lot size that will be a challenge so an increase of lot size would be beneficial. Turnberry's first overlay was in 2007 and received the second overlay as part of Mountain Watch, in the last season they added several speed bumps to the road. Condition 20 says that is the primary entrance with the speed bumps and it might be hard for the construction trucks; more consideration is needed for the primary entrance. In previous construction they allowed for construction to enter through Saint Andrews Drive, request that this route not be allowed due to the area already being completed and have recently gone through overlays.

Dale Heldstab, 250 Meadow Lake Drive. Heard construction traffic would be entering from the west entrance. There is problems with mail delivery so could this area be classified as Meadow Lake North?

Randy Ostman, 35 Turnberry Lane. Turnberry is a private road and there are concerns about damage. If that is the exclusive ingress-egress for construction traffic something will have to be done to keep that road in good shape.

Ann Halter, 315 Meadow Lake Drive. Saw in plat for area that she is in that it limits construction traffic on Meadow Lake Drive. With build-out along Gleneagles and perhaps part of Turnberry there has been nothing but construction traffic on that road. This is exactly what is going to happen with the build out of this subdivision. Overlay will fix the road but will not fix the disruption. There are no sidewalks on Meadow Lake Drive and there are people walking on that road, which is very dangerous. This was platted out in 2006, that is 16-17 years ago and this is not a subdivision but a neighborhood, 103 more units will impact property values and traffic. She does not credit the traffic study since it talks about whether infrastructure will support it and does not address the neighborhood impact. Also concerned about the water, just because the wells are at 700+ feet that does not necessarily mean they are in a different aquifer. How do we know we will not be depleting the water used by the people living there. Egress in the event of fire is insufficient in the case of a wildfire. If there will be that many units asks that there will be no front lawns, they should be at least 70% native plants.

Hank Beatty, 165 Oakmont Loop. There are two wells that support Meadow Lake today and they are both 700+ feet deep. The third well is not online yet and is being certified by DNRC and DEQ, considering the State approves the volume and quality of water of well three it will be turned over to the Water and Sewer District. There are no wells supporting Meadow Lake at 200 feet.

Patrick Halter, 315 Meadow Lake Drive. Turnberry has approximately 8 small children and it is a winding road, concerned about construction trucks using that road. Concerned about noise, you can talk to contractors but nothing will happen, there is no recourse. Crime will increase with construction and homebuilding goods have been stolen before. On website there is the Planning Board Handbook. Boards represent public interest and would ask the Board, Staff Report and Schellinger Construction to consider public interest.

Joe Tabler, 161 Oakmont Loop & 34 Turnberry Lane. Question to the Board, has there been an Environmental Impact Assessment done on this subdivision that is more recent than 2006? Also has there been a Community Impact Assessment done as well? In large cities these impacts are done. Mulcahy answered saying the applicants did provide an Environmental Assessment with their application that is in compliance with Columbia Falls Subdivision Regulations performed this fall.

Paul Kruger, 35 Garnier Lane. Area has been slated for development for a long period of time. Looking at the open space on the proposed plat has concerns that there is a lot of timber in that area, there should be some sort of a timber plan for runoff purposes and ensuring that we do not generate point sources of pollution for Garnier Creek. Consider a Wildfire Management plan, it can be very dry in that area. Construction hours should be reasonably stipulated and added as a stipulation to the plat. Dark skies variance has already been granted but should take a harder look at that and add an additional stipulation to amount of lighting allowed in that area. Strip dedicated to open space that penetrates Garnier Creek Subdivision, was going to be another access to a private road that is a dedicated easement to Garnier Creek Subdivision, it is valid open space. People using land have ability to trespass, might be appropriate to have stipulation that developer would need to work with Garnier Creek Homeowners Association on an Access Mitigation Plan on that strip of land.

Jeremy Pappenfus, 256 Turnberry Terrace. Stress the importance of item 20, construction mitigation. Whatever plan gets submitted to the city need to make sure those two areas have all the information they need. Ages of demographics buying properties is shifting. Younger families are moving into the area and that will affect traffic significantly, they will take the shortest route. Valid numbers of traffic as of now but numbers will shift.

Kelson Colbo, 1889 Tamarack Lane. Own property adjacent to subdivision and did not receive any notice of this proceeding. Concerned about runoff and wastewater since he is downhill. Is there a fence provision? Acceptance of previously proposed density needs to have a fresh look. Impacts on lifestyle and peace and quiet not only with construction but the increased people living there. Asks that the density issue be examined more closely. Does not have a buffer there will be 15 houses 100 feet from his house. Would hope there would be a delay approving this, so impacts can be addressed.

Dan Singer, 325 Meadow Lake Drive. Has invested whole career and life savings on his 6 properties on Meadow Lake Drive. Redesigning townhouses for young families to move into this neighborhood. Calculated decision by developer to slide this under the table during the holidays. 37 homeowners in his HOA and not one got a letter. Asking for a postponement for 30 days. Community is full of people who walk and drive golfcarts, will be a disaster with construction traffic. Road is ½ mile long with 235 feet of incline when snow hits it, cars are sliding. Average speed is 35-45 mph and the speed limit is 25 mph. Construction trucks race up and down that road. 28 driveways and 11 are blind accident that will happen. No stop signs on the 2 streets that merge onto this street, no one has talked about the confusion of traffic. Road is 27 feet wide delivery trucks and boats parked on road only leaves about 12 feet. Do not need developer to come in and mass produce it, they can do 50 lots and do the same thing. They can afford to condense the lots and cut down density.

Mark Logston, 164 Oakmont Loop. Biggest concern is safety. Columbia Falls Police, Sheriff's Department and Fire Department are understaffed how will they respond to another neighborhood? Response time of 45 minutes to an hour. Putting more people in area that is underserved.

Jo Lynn Barnicoat, 330 Meadow Lake Drive. In the last 2 years there has been a lot of construction traffic. Neighborhood of walkers. Street is very narrow and there is no shoulder or sidewalks. Concerns about traffic, noise, congestion and safety. Confusion on Traffic Study numbers. Mulcahy clarified saying the Traffic Study was at 166% because the numbers were high because it was performed in August and there were more people in Columbia Falls, but rather than reducing the numbers the high numbers were used for the level of service determination. Barnicoat continued saying that she does not believe anyone would be concerned if there was another way to access this subdivision, so they need to build

another road somewhere. She did not get a notice and does not know of any of her neighbors that did. They would like to know more about the plans and could not do much research.

Sharon Scheel, 285 Golf Course Drive. Meadow Lake has changed a lot since she got there. A lot of wildlife, dogs and kids. Peaceful community has changed. If speed bumps are not allowed what will make people slow down. Does not feel safe like she used to, will add a lot more people and not do anything about it. Opposes this development.

Jeff Joern, 143 Gleneagles Trail. Mirror the thoughts that have been expressed. Wants to discuss the feasibility and ability of making a new road with dedicated access to this neighborhood.

Jan Knox, 200 Meadow Lake Drive. In 2006 when the initial the last approval of the concept was done there was a lot of concern about the construction traffic. We were assured that it would use the west entrance, it doesn't, and most goes down Meadow Lake Drive. It is a very scary road to walk and it is snowy and icy. 104 houses, assuming 2 cars per home, multiple trips per day, something like 700+ trips per day added to that road. People don't use Turnberry they use Meadow Lake Drive. Shares concern about density, lot size will change the whole character of neighborhood, reconsider the appropriateness.

Comments from members of the public on ZOOM:

Cory Johnson, 195 Oakmont Loop. What is the overall value of this proposal to Columbia Falls? This will devalue Columbia Falls by packing this density in there. Existing issue with Highway 2 and Meadow Lake Drive, should use this opportunity as the "squeaky wheel" and address this issue.

Katelin Ray, 1293 Oakmont Lane. Why is there not larger lots provided? Makes sense for developer to submit something that has been already approved. How much of an inconvenience for them to resubmit a new plat with larger lots. If that causes a longer delay in development would there be any way for the community to agree to that to make it faster for them? Mulcahy answered that ultimately it is up to the applicant to determine if they want to redesign or reduce density. We have our Growth Policy and zoning that gives us lot sizes and densities if they are complying with those they are complying with our rules, we cannot arbitrarily pick a different number for them. If they did want to do that, they would most likely have to restart the process.

Joe Schmier, 112 Turnberry Terrace. Not happy that Turnberry Terrace was not talked about for mitigation and there will be a lot of traffic on that street. Asks that Turnberry Terrace be added to the mitigation of this project.

Jon Powell, 226 Meadow Lake Drive. Spend a lot of the summer with grandkids at the house and Meadow Lake Drive is not a thru street it is a neighborhood street. Animals still walk right through our property; density will reduce wildlife. Traffic is not appropriate for a neighborhood street.

Larry Alexander, 265 Meadow Lake Drive. Responsibility of Board Members is not to developers. Meadow Lake Drive has no other access other than Turnberry. Previous construction was required to use Meadow Lake Drive and Turnberry but no one uses Turnberry, you cannot get construction equipment down Turnberry due to the speed bumps and winding road. Schellinger will make money off those who have lived there before and will run construction vehicles up and down both roads. They will go the shortest possible way up and down that road. Board is not being told the truth. The truth is Meadow Lake Drive had the requirement that it would not be used and would provide sidewalks and water abatement. That never happened. They want a variance so they do not have to do anything to Meadow Lake Drive except repave it. Will sue the developers and sue the Board for not doing their responsibility if this proposal passes. This is coming forward right before Christmas, and that was planned.

Theresa Walch, 270 Meadow Lake Drive. Needs to be repropose and needs to be stopped and slowed down.

Additional comments from members of the public in the audience and present on ZOOM:

Rosie Apple-Skeahan, 147 Turnberry Terrace. Concerned about the road since it is a private road and they will have to pay for all the traffic on the road. Trucks that already go through Turnberry make huge noises when they hit the speed bumps. Would like to see the lot number cut in half and the possibility of another road.

Suzie Colbo, 1889 Tamarack Lane. No one has mentioned at full buildout that the trips per day will be 2000 cars. Mulcahy answered saying it would not be that much and that it would be 971 trips. Colbo also asked if there will be playground facilities provided? Vukonich stated that there is open space but no playground.

Barb Riley, 494 Saint Andrews Drive. The history behind the finger into Garnier Creek Subdivision was for a 4th access point to this area but would take negotiation with Garnier Estates.

Ann Halter, 315 Meadow Lake Drive. Understand that there will be another development further down Meadow Lake Drive close to the senior housing. Did traffic analysis consider that?

Paul Kruger, 35 Garnier Lane. Opposed to the finger being an access road. The road that it abuts is an exclusive easement for the people in the Garnier Lane Subdivision.

Corey Johnson, 195 Oakmont Loop. Wants clarification on the comment about the city being unable to adjust the density and that is only the developer, why is that something that is unable to be changed? Mulcahy answered saying that the City sets policy through planning documents such as the Growth Policy and to implement the Growth Policy they implement Zoning. Zoning defines land use and density and Subdivision Regulations address how lands can be developed and what resources we look at. If someone is complying with our policies and we arbitrarily say that they need to have less units than is allowed, what is our justification in a court of law. We would not be able to defend ourselves in a court of law if we were to arbitrarily half the density. Johnson continued saying that the City should reconsider that as a solid statement. There is a possibility that you would be able to defend that.

Dan Singer, 325 Meadow Lake Drive. Page 9 of the Traffic study, Meadow Lake Drive will increase to 900 vehicles per day and at full build out will be 1500-2000 cars a day. Meadow lake Drive was built to be a rural road and will now be a collector road. Turnberry Terrace will increase to 200 vehicles trips per day, the neighborhood cannot handle that. City Attorney Justin Breck asked Mr. Singer to point us to the exact paragraph and page that this appears in the Traffic Study. Mr. Singer stated it is Table 4 in the Level of Service Summary.

Chairman Vukonich closed the Public Hearing at 8:54 PM.

A recess was called by Chairman Vukonich at 8:54 PM.

Meeting was called back to order by Chairman Vukonich at 9:02 PM.

Mulcahy clarified that the traffic contributed from this development would be 970, or so, trips per day but the overall traffic contributed from all the development is 2,000 trips per day.

Duffy made the motion to accept Staff Report #CPP-22-03 as Findings of Fact. Seconded by Nelson.

Vukonich brought into record that there are a number of letters that were submitted and are included in the packet presented to the Board.

Shepard addressed the City Manager asking what happened with the mailings to the neighbors. City Manager Susan Nicosia answered saying that the mailings were sent to the certified list provided by the County as required by State Law within 150 feet of the property. The letters go to the registered addresses of the owners and are submitted to the mail room. The City cannot control the US Postal Service delivery of the notices.

The Planning Board discussed the Conditions of approval presented in the Staff Report. Lundgren noted that numbers 11 and 20 were too vague. Due to Board discussion on the conditions in Staff Report #CPP-22-03 amendments were made to multiple Recommendations and another condition was added, they are as follows

Condition #10: Turnberry Terrace is required to be resurfaced along with Meadow Lake Drive.

Condition #11: For Meadow Lake Drive, if there is a best practice traffic calming measure that is acceptable to the County, such as striping and signage, the applicants shall implement it in the resurfacing of the road.

Condition #20: a Construction Mitigation Plan shall be developed, in consultation with the applicable representative Homeowners Associations (Mountain Watch, Meadow Lake and Garnier Estates) and private property owner adjacent to Lots 2-15, and submitted to the City prior to the commencement of any construction. The neighboring representatives have no veto power over any proposed or approved Construction Mitigation Plan. Also, all ingress and egress for construction purposes that was required to use the west entrance, Turnberry Terrace, was struck from this recommendation.

Condition #25 was added stating that Tamarack Meadows shall participate in an equitable Road Maintenance Agreement with the Mountain Watch Subdivision.

Motion was made by Kavanagh to adopt Staff Report #CPP-22-03 with Amendments as Findings of Fact. Motion was seconded by Shepard.

Roll call vote was performed. AYES: Vukonich, Nelson, Smith, Byrd-Rinck, Lundgren, Shepard, Duffy, Kavanagh. NOES: None. ABSTAIN: Singer

A motion was made by Shepard to Recommend Approval of Preliminary Plat to City Council. Seconded by Kavanagh.

Roll call vote was performed. AYES: Vukonich, Nelson, Smith, Byrd-Rinck, Lundgren, Shepard, Duffy, Kavanagh. NOES: None. ABSTAIN: Singer

A recess was called by Chairman Vukonich at 9:59 PM as an opportunity to clear the room of members of the public.

Meeting was called back to order by Chairman Vukonich at 10:01 PM. Chairman Vukonich read the notice of hearing and requested the staff report presentation:

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

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

Staff Report #CCU-22-03 was presented to the Board by Planner Eric Mulcahy. Mulcahy pointed out items that will be provided by the applicant to ensure compliance with the large building standards. No questions were asked of staff by the Board.

Chairman Vukonich asked the applicant to present to the Board. Applicant Kirk Farrelly with Littlefoot Properties LLC addressed the Board via ZOOM. He noted that the building elevations will be provided and will be in compliance with City standards. No concerns or comments related to the other conditions. They hope to start construction, as weather allows, in mid-April, turnover is typically within 150 days in late September. Drew Pearson with WWC Engineering, via ZOOM, introduced himself.

Kavanagh had a question for Mulcahy, wondering if there was a current approach there? Mulcahy answered that he believes there is an approach but it will require an Approach Permit from MDOT. Kavanagh asked, if in the event the existing approach does not align with parking lot will MDOT require standard curb and gutter? Mulcahy replied yes. Singer stated that she wanted to know more about Dollar General. Farrelly answered that it is a general retail store that sells household goods, food items and everyday items customers would need. Duffy wondered if it was franchised. Farrelly stated it is a corporate location there is no franchised locations. Duffy asked if the setback is the same as the building to the west. Mulcahy stated that he does not know what the setback is of the neighboring building but he does know that they are compliant with setback regulations for the CB-2 Zone and the architectural standards for a large building. Singer asked if the majority of items are more than just a dollar. Singer also asked if they carry the same products as grocery stores. Farrelly replied yes the majority of the items are more than just a dollar, he also noted that it is not a full grocery store and will carry a variety of items.

Chairman Vukonich opened and closed the public hearing at 10:15 PM as no one wished to address the Board on this matter. Vukonich also noted that the Board did not have any written comments on this application.

Motion made by Shepard to approve Staff Report #CCU-22-03 as Findings of Fact. Seconded by Kavanagh.

Roll call vote was performed. AYES: Vukonich, Nelson, Smith, Byrd-Rinck, Lundgren, Shepard, Duffy, Kavanagh, Singer. NOES: None.

Motion was made by Shepard to Recommend Approval of Conditional Use Permit to City Council. Seconded by Lundgren.

Roll call vote was performed. AYES: Vukonich, Nelson, Smith, Byrd-Rinck, Lundgren, Shepard, Duffy, Kavanagh, Singer. NOES: None.

Motion was made to Adjourn by Nelson. Seconded by Lundgren.

ADJOURNMENT – Meeting duly adjourned at 10:21 PM

Chairman

Attest:

Public Works Clerk

**COLUMBIA FALLS AREA ZONING JURISDICTION
COLUMBIA FALLS DOLLAR GENERAL – CONDITIONAL USE PERMIT
CITY OF COLUMBIA FALLS STAFF REPORT # CCU-22-03
December 2, 2022**

A report to the Columbia Falls City County Planning Board regarding a request for a Conditional Use Permit on property zoned CB-2. A Conditional Use Permit is required for conformity to the Large Building Standards when a building is over 10,000 Square feet.

BACKGROUND INFORMATION

A. PETITIONERS

Littlefoot Properties, LLC
1515 E Broadway St.
Missoula, MT 59802

B. PETITIONER’S TECHNICAL ASSISTANCE

Kirk Farrelly
361 Summit Blvd, Suite 10
Birmingham, AL 35234
(250) 263-4589

WWC Engineering
Drew Pearson, ES
1275 Maple Street, Suite F
Helena, MT 59601
(406) 443-3962

C. LOCATION/DESCRIPTION

The property is located at 1800 9th Street West, between Logan Health and the former Thrift Store. The property is described as Tract 1 of COS 21160 in NW1/4 NE1/4 of Section 18, T30N, R20W, P. M.M.

D. REQUEST

The applicant is requesting a Conditional Use Permit as the building is over 10,000 square feet. The building is 10,640 square feet in size. The Columbia Falls Zoning Ordinance requires a Conditional Use Permit under the “Large Building” standards (Chapter 18.428).

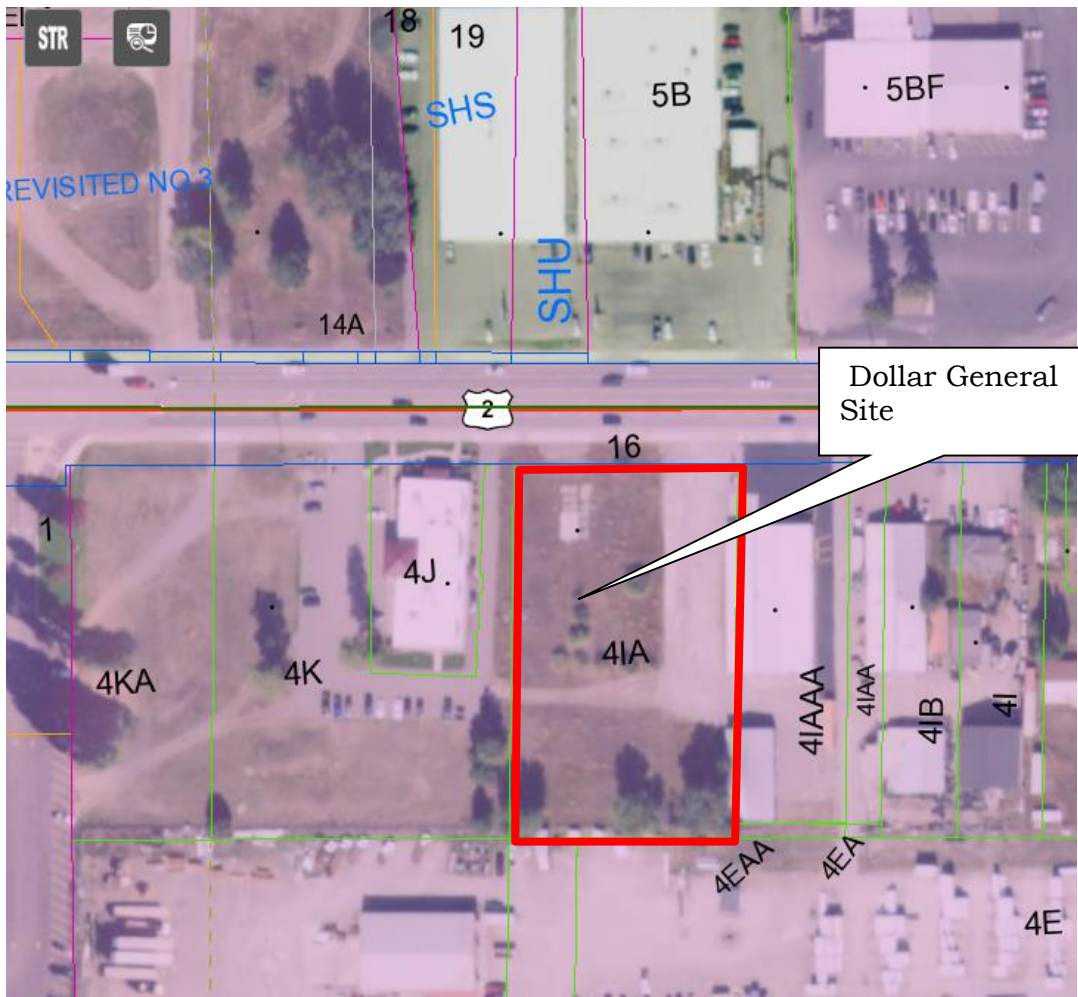
E. EXISTING LAND USE

The subject property is currently vacant but is surrounded by commercial and industrial uses.



F. ADJACENT ZONING AND LAND USE:

North	CB-2 MB	Hanson Hardware and Pawn Shop
South	CI-1	Western Building Center
East	CB-2 MB	Former Thrift Store and Tire Shop
West	CB-2 MB	Logan Heath and Super One



Source – Flathead County GIS

G. GROWTH POLICY DESIGNATION

The Growth Policy map shows the property is within the Commercial designation.

H. UTILITIES/SERVICES

The property is located inside the City limits of Columbia Falls.

<u>Water</u>	Columbia Falls Municipal Water
<u>Sewer</u>	Columbia Falls Municipal Sewer
<u>Fire Protection</u>	Columbia Falls City Fire Department
<u>Police Protection</u>	Columbia Falls City Police
<u>Electricity</u>	Flathead Electric

J. LOT SIZE DETAILS

The site is approximately 1.5 acres in size. The CB-2 zoning district does not have a minimum lot size requirement and typically does not have setback requirements except when abutting residential zoned properties. However, since the property meets the large building criteria, it is subject to a 10-foot landscape buffer around the perimeter.

EVALUATION BASED ON STATUTORY CRITERIA

This request is reviewed by Chapter 18.428, Large Building Standards of the Columbia Falls Area Zoning Ordinance. The following findings are made:

1. Conformity to the Large Building Criteria as required in Columbia Falls Zoning Ordinance Section 18.428.

1. Facades and Exterior Walls:

- A. The building is greater than 60-feet in length and the applicants have incorporated a recessed entrance in the front along with a projecting shed roof over all windows on the front and sides. The rear of the structure is void of any projections but this backs up to a lumber storage yard.
- B. The front and sides of the building have shuttered faux windows and architectural elements such as wainscot, awnings, doors, and textural changes in siding materials. The rear of the building is not within the public view and is therefore exempt
- C. The proposed building uses horizontal lap siding on the front and vertical seamed metal on the sides all over a split face wainscot. The building is a single floor structure with a large glass entrance.

2. Roofs and Parapets:

- A. The architectural theme is a basic retail box. There is a parapet on the front and east side of the building.
- B. The parapet is not greater than 15% of the building
- C. It appears that there is a three dimensional cornice treatment but this will need to be verified at the time of building permit when the City receives a detailed set of plans.
- D. There are no eaves proposed with the building. This is particularly true at the west side of the build where there is no parapet. The applicant will need to provide a three foot overhang on the west side of the building

- E. Because the applicant is using parapets along the roof, the roof structure requirement is not applicable.
- F. There is a single roof plane. To address this, the applicant shall articulate the parapet on the east side of the building to give the appearance of articulated roof structure.
3. *Entrance:*
There needs to be three entrance elements. There appears to be only two. The main entrance to the structure is slightly recessed into the building. There is a raised cornice parapet over the door.
4. *Materials and Color:*
- A. The exterior materials will consist of mix “hardi” plank (concrete based materials) simulating wood on the front.
The applicant is using split faced masonry for the wainscot on the three visible sides.
The east and west sides of the building are using metal siding with a vertical standing seam.
All of which appear to meet the standards.
- B. There are no apparent locally sourced building materials.
- C. The color of the structure is earth tone browns and sandstone reflecting that of the wood materials.
- D. The trim compliments the wall colors and is not bright.
- E. The applicant is not proposing any concrete blocks, tilt-up concrete, or smooth faced steel.
5. *Landscaping:*
- A. According to the application there is 29,318 feet of landscaping which equals 43% of the site which greatly exceeds the minimum 15%. The landscaping appears to utilize a mix of grass, ground cover, shrubs, and trees.
- B. The application meets or exceeds the minimum 10-foot landscape buffer for large buildings.
- C. The parking lot has 34 parking spaces and two handicapped spaces. It appears that the applicants have 10% of the parking area landscaped and the parking lot easily meets the 10-foot landscape buffer from the parking lot.
- D. A walking path is provided from the sidewalk on Highway 2 to the front entrance. Concrete walks are located on the north and east sides of the building.
6. *Parking Lot:*
- A. A walking path is provided from the sidewalk on Highway 2 to the front entrance. Concrete walks are located on the north and east sides of the building.
- B. See above.
- C. The applicant does not propose any parking isles greater than 30 spaces in length as required by code.
- D. The applicant has segmented the parking area so that the parking lot is separated by landscape islands and differing orientation.
- E. The application shows the carts stored inside the entrance.

7. *Snow Storage.*

The applicant did not specifically call out snow storage areas but it appears that there is space to the rear of the building, along the eastern boundary and in the front on the drainage area.

8. *Lighting*

- A. At this point in time, the applicant has not submitted a sign package or lighting information for the building which is typical for projects at this stage. The City of Columbia Falls requires all applicants to fill out a sign application and receive a sign permit from the City prior to erecting any signage. The City staff will review the sign permit application for compliance with the standards of the Columbia Falls Zoning Regulations prior to issuing a sign permit.
- B. The sign package will be reviewed with the building plans for compliance with full shields and/or opaque shields for direct lights to walks, entrances and parking areas.
- C. The City requires fully shielded lighting and the maximum height of the parking lot lights will be 18 feet.

9. *Pedestrian Circulation*

- A. There is a wide public sidewalk on the north side of the property within the MDOT right-of-way.
- B. The applicant is providing a concrete walk from the main entrance to the existing sidewalk to businesses along Highway 2.
- C. The applicant is providing a walkway along the building adjacent to the parking lot which seems adequate to move customers from the parking area to the entrance.
- D. There are no bicycle lanes proposed with the project.
- E. Bike Rack. It is not apparent on the plans that Bike racks are included. This will be a condition of the permit and they will be installed prior to issuance of occupancy.

10. *Community Space*

- A. Community space is not required for a building less than 30,000 square feet

11. *Trash and receiving*

- A. The applicant's site plan is showing a trash enclosure in the Southeast corner of the parking lot. No details are provided at this time. The applicants will provide the details on the enclosure at the time of Building Permit.
- B. The developer is not proposing a loading dock but it appears the double doors on the southeast side of the building will provide for loading of merchandise for the store. The Landscape areas in the southeast portion of the site will shield this area from view.
- C. No outdoor storage is proposed for the use.

SUMMARY

The CUP request complies with "Large Building" standards, and the findings as discussed above. The project will be fully served by Municipal services.

RECOMMENDATION

Item No.6.

Staff recommends that the Columbia Falls City-County Planning Board and Zoning Commission adopt Columbia Falls Planning Office Staff Report #CCU-22-03 as findings of fact and recommend approval of the requested zones subject to the following conditions:

1. Except as modified by the CUP. The proposed building shall comply with this submitted application dated 11/4/22.
2. Verify there is a three dimensional cornice at the time of building permit when we have a detailed set of plans.
3. The application appears deficient in the following areas:
 - 18.428.040(4). There are no eaves proposed with the building. The applicant will need to provide a three foot eave on the west side of the building where there is no parapet
 - 18.428.040(5) The roof slope does not appear to meet the slope requirements. To address this, the applicant shall articulate the parapet on the east side of the building to give the appearance of articulated roof structure.
 - 18.428.050(1) Need one additional entrance element. The applicants will need to demonstrate that they meet these three standards prior to issuance of a building permit.
4. Landscaping and landscaping features will generally follow the CUP plan with the understanding that the CUP plan is not a detailed Landscaping Plan. The applicants shall provide the City Manager a detailed Landscape plan, in compliance with the landscape provisions of the "Large Building Standards". The landscape plan shall be approved and the landscaping installed prior to the issuance of an occupancy permit. If, due to weather, the landscaping cannot be completed prior to occupancy, the applicant may enter into a developer's agreement with the City of Columbia Falls and provide a security (bond or letter of credit) in the amount of 125% of the landscape improvements. The security amount will be determined by actual bid or licensed engineer. The developer's agreement will not be for longer than six months.
5. The City staff will review the sign permit application for compliance with the standards of the Columbia Falls Zoning Regulations prior to issuing a sign permit.
6. Where the walkway crosses the parking lot in front of the building, the developer shall install stamped asphalt or pavers to delineate and differentiate the pedestrian crossing from the driveway asphalt.
7. Prior to issuance of the Building Permit, the City shall verify the widths of the walkways and landscape bed in front of the building for conformance with Section 18.428.110(2) and (3).
8. Any RTU will be screened by the parapet or similar screening so that it is not visible from the public.
9. The light details will be reviewed at the building permit stage to ensure that they comply with the 18-foot height standards and that all lighting has full cut off and/or opaque shields.
10. The applicant shall install a bike rack near the front entrance of the building
11. All conditions of the CUP shall be complied with prior to the issuance of the occupancy permit or otherwise addressed as provided for in this PUD.

APPLICATION FOR CONDITIONAL USE PERMIT

FILING FEE ATTACHED \$ 725 SEE FEE SHEET

PROPOSED USE: A 10,640 sq. ft. Dollar General commercial retail building.

(Describe in detail, indicate if continued to attached pages)

OWNER(S) OF RECORD:

Name: Littlefoot Properties, LLC

Mailing Address: 1515 E. Broadway St.

City/State/Zip: Missoula, MT 59802 Phone: 406-544-3651

PERSON(S) AUTHORIZED TO REPRESENT THE OWNER(S) AND TO WHOM ALL CORRESPONDENCE IS TO BE SENT:

Name: Kirk Farrelly

Mailing Address: 361 Summit Blvd, Suite 10

City/State/Zip: Birmingham, AL 35243 Phone: 205-263-4589

LEGAL DESCRIPTION OF PROPERTY (Refer to Property Records):

Street Address 1800 9th St. W. Tract 1 Block NA Lot NA

Subdivision Name COS 21160

Section 18 Township 30 N Range 20 W

The Applicant is responsible for providing sufficiently complete information (see 18.210.090). Attached is the *Required Criteria for Conditional Use Application* the Planning Board and Council must use to create a "Finding of Fact" in making a decision. Please review the Criteria carefully before providing the following information and documents.

18.210.090 Burden of proof.
The burden of proof for satisfying the aforementioned criteria shall rest with the applicant and not the planning board. The granting of a conditional use permit rests in the discretion of the city council as to whether or not the proposal conforms to the criteria and requirements set forth in Chapter 18.210.080

1. Zoning District and Zoning Classification in which use is proposed: CB-2

- 2. Attach a plan of the affected lot which identifies the following items:
 - a. Surrounding land uses.
 - b. Dimensions and shape of lot.
 - c. Topographic features of lot.
 - d. Size(s) and location(s) of existing buildings.
 - e. Size(s) and location(s) of proposed buildings.
 - f. Existing use(s) of structures and open areas.

- g. Proposed use(s) of structures and open areas.
- h. Existing & proposed landscaping and fences.

3. On a separate sheet of paper, discuss the following topics relative to the proposed use:

- a Traffic flow and control.
- b Access to and circulation within the property.
- c Off-street parking and loading.
- d Refuse and service areas.
- e Utilities.
- f Screening and buffering.
- g Signs, yards and other open spaces.
- h Height, bulk and location of structures.
- i Location of proposed open space uses.
- j Hours and manner of operation.
- k Noise, light, dust, odors, fumes and vibration.
- l If the application is for a home occupation conditional use permit provide the following information:
 - 1 Number of employees that will work on the premises.
 - 2 Number of employees that are not family members residing at the premises.
 - 3 Estimated number and frequency of clients/patrons that will visit the on-site business.
 - 4 How much area will be used for the business. Compared to the area used for residential purposes.

4. Attach supplemental information for proposed uses that have additional requirements.

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

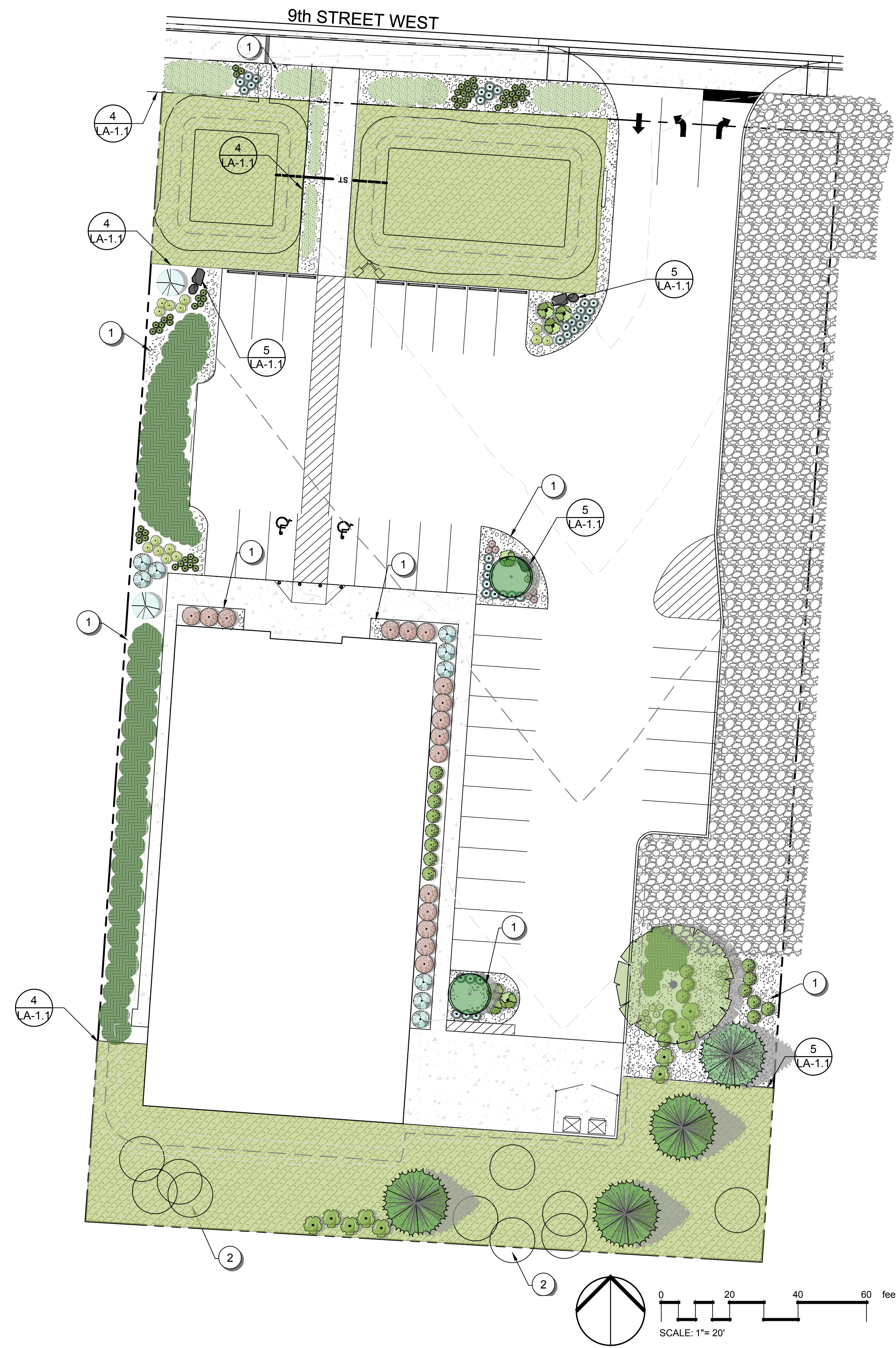
Applicant Signature James Kirk Farrelly Date 10/28/2022

Required Criteria for Conditional Use Application

18.210.080 Criteria required for consideration of a conditional use permit.

A conditional use permit may be granted only if the proposal, as submitted, conforms to all of the following general conditional use permit criteria, as well as to all other applicable criteria that may be requested.

- A. Site Suitability. That the site is suitable for the use. This includes:
 - 1. Adequate usable space,
 - 2. Adequate access, and
 - 3. Absence of environmental constraints.
- B. Appropriateness of Design. The site plan for the proposed use will provide the most convenient and functional use of the lot. Consideration of design should include:
 - 1. Parking scheme,
 - 2. Traffic circulation,
 - 3. Open space,
 - 4. Fencing/screening,
 - 5. Landscaping, and
 - 6. Signage.
- C. Availability of Public Services and Facilities. The following services and facilities are to be available and adequate to serve the needs of the use as designed and proposed:
 - 1. Sewer,
 - 2. Water,
 - 3. Storm water drainage,
 - 4. Fire protection,
 - 5. Police protection, and
 - 6. Streets.
- D. Use will not be detrimental to abutting properties in particular and the neighborhood in general. Typical negative impacts which extend beyond the proposed site include, but are not limited to:
 - 1. Excessive traffic generation,
 - 2. Noise or vibration,
 - 3. Dust, glare, or heat,
 - 4. Smoke, fumes, gas, or odors, and
 - 5. Inappropriate hours of operation
 - 6. Economic impacts if the building is a large building with a minimum floor area of 60,000 square feet.



PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CAL	
	AX	1	ACER X FREEMANII FREEMAN MAPLE	2.5" CAL.	
	AG	2	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' AUTUMN BRILLIANCE APPLE SERVICEBERRY	2.5" CAL (TOTAL OF ALL STEMS), MULTI-STEM	
	JW	2	JUNIPERUS SCOPULORUM 'WICHITA BLUE' WICHITA BLUE JUNIPER	8' HT MIN	
	PD	4	PICEA GLAUCA 'DENSATA' BLACK HILLS WHITE SPRUCE	8' HT MIN	
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	
	ES	14	ERICAMERIA NAUSEOSA SPECIOSA BLUE RABBITBRUSH	1 GAL	
	PG	9	PICEA PUNGENS 'GLOBOSA' DWARF GLOBE BLUE SPRUCE	5 GAL	
	PG2	7	PINUS MUGO 'HUMPY' HUMPY MUGO PINE	5 GAL	
	SB2	16	SPIRAEA X BUMALDA BUMALD SPIREA	1 GAL	
	SA3	10	SYMPHORICARPOS ALBUS COMMON WHITE SNOWBERRY	5 GAL	
	TM	20	TSUGA CANADENSIS 'MOON FROST' MOON FROST EASTERN HEMLOCK	5 GAL	
GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	
	DT	54	DESCHAMPسيا CESPITOSA TUFTED HAIR GRASS	1 GAL	
	HS	38	HELICTOTRICHON SEMPERVIRENS 'SAPPHIRE' SAPPHIRE BLUE OAT GRASS	1 GAL	
PERENNIALS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	
	GT	9	GEUM TRIFLORUM PRAIRIE SMOKE	4" POT	
	SB	6	SEDUM X 'BLADE RUNNER' BLADE RUNNER STONECROP	1 GAL	
	SC	12	SEDUM X 'LEMONJADE' TM ROCK 'N GROW LEMONJADE SEDUM	1 GAL	
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING
	ES3	38	ERIOGONUM UMBELLATUM SULFURFLOWER BUCKWHEAT	2" POTS	48" o.c.
	MR	98	MAHONIA REPENS CREEPING MAHONIA	1 GAL	60" o.c.
	ME	13,666 SF	MONTANA PF RANGE: NATIVE GRASS FORB LEGUME MIX A PHEASANTS & QUAIL FOREVER HABITAT STORE Seed drill or cast 2x recommended amount. https://www.pfhabitatstore.com/store/items/MT/	HYDROSEED	

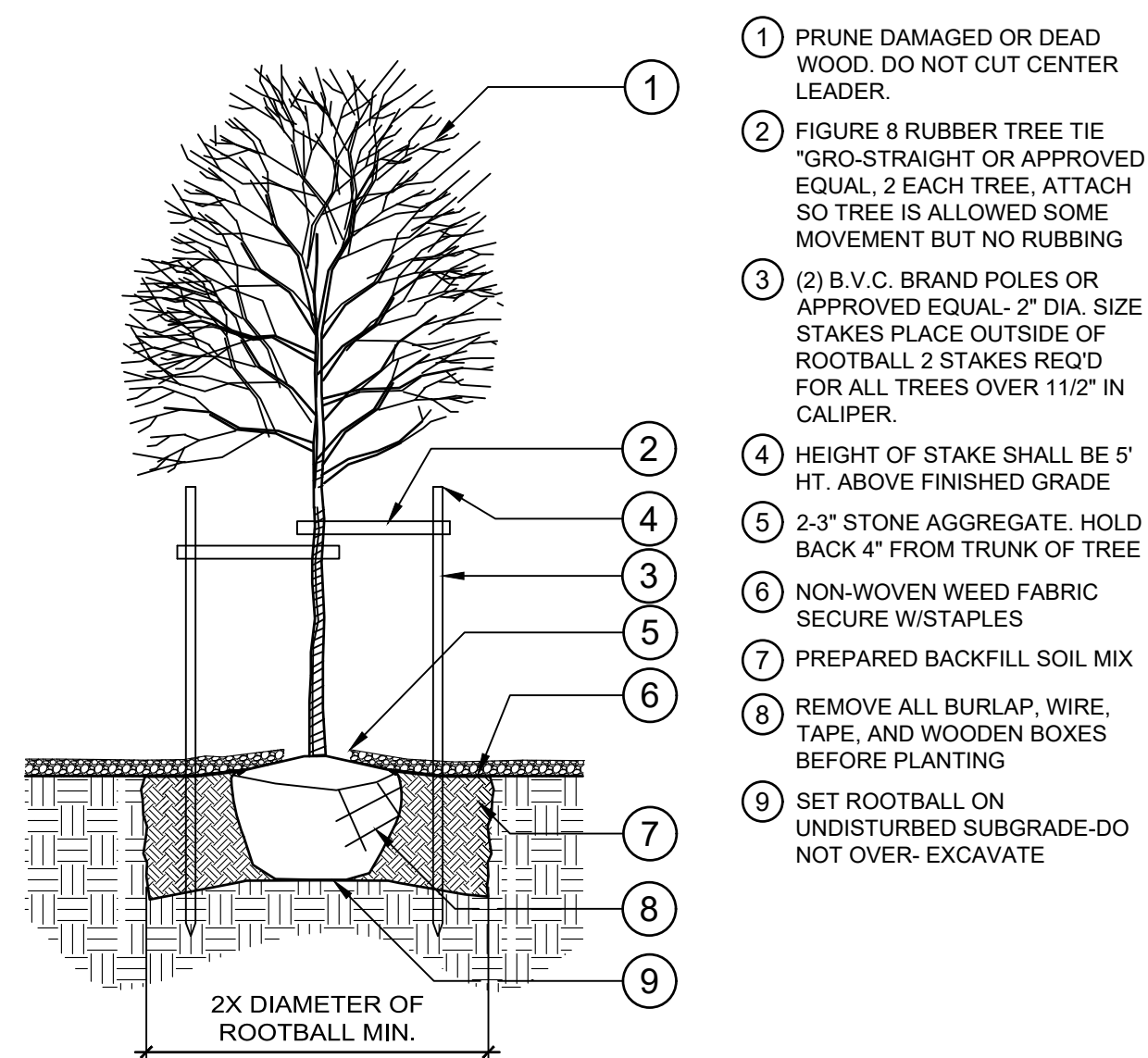
REFERENCE NOTES SCHEDULE

- ① STONE MULCH CONTINUOUS THROUGHOUT SITE. 3/4" CHIPS (SCHELLINGER).
- ② EXISTING TREES TO REMAIN, ARBORIST TO VERIFY

LANDSCAPE TOTALS

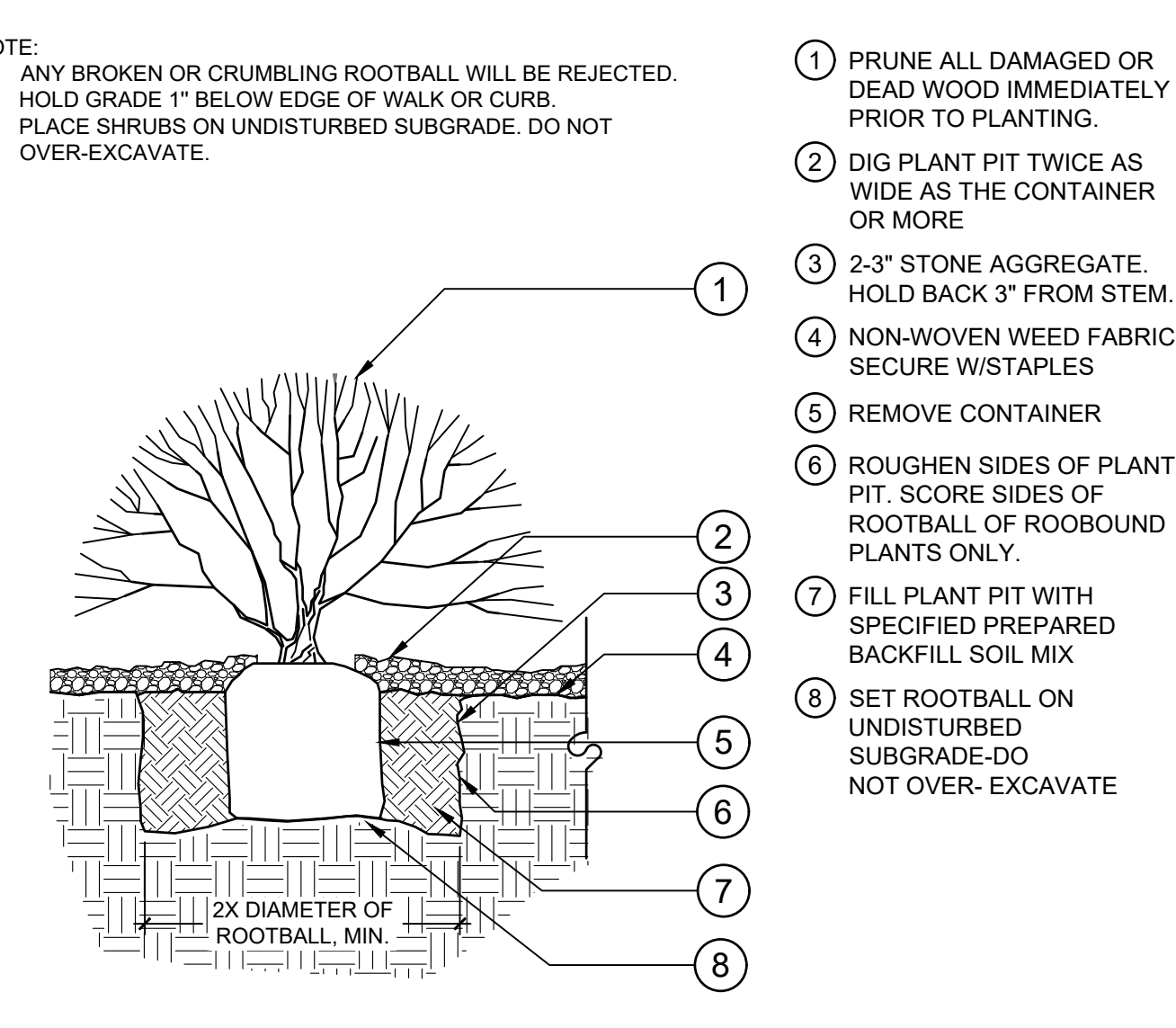
LOT TOTAL: 67,553 SQ FT
 LANDSCAPE TOTAL: 29,318 SQ FT (43.4%)
 GROUND COVER TOTAL: 2844 SQ FT (9% GROUND COVER)
 94 DECIDUOUS MATERIAL/246 EVERGREEN MATERIAL (72% EVERGREEN)
 ROCK MULCH TOTAL: 2644 SQ FT (9%)

<p>REVISIONS</p> <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>BY</th> <th>DESCRIPTION</th> </tr> <tr> <td>1</td> <td>2022-08-18</td> <td>JB</td> <td>DRAFT LANDSCAPE PLAN</td> </tr> <tr> <td>2</td> <td>2022-09-07</td> <td>JB</td> <td>30% PLANS</td> </tr> <tr> <td>3</td> <td>2022-10-27</td> <td>JB</td> <td>PERMITTING SUBMITTAL SET</td> </tr> </table>	NO.	DATE	BY	DESCRIPTION	1	2022-08-18	JB	DRAFT LANDSCAPE PLAN	2	2022-09-07	JB	30% PLANS	3	2022-10-27	JB	PERMITTING SUBMITTAL SET	 SCJ ALLIANCE CONSULTING SERVICES 1807 FLORENCE AVE. BUTTE, MT 59701 P: 406.792.2020 F: 360.352.1509 SCJALLIANCE.COM	<p>SHEET TITLE: PLANTING PLAN</p> <p>PROJECT NAME: Montana Dollar General 1800 9th Street West Columbia Falls, MT</p>
NO.	DATE	BY	DESCRIPTION															
1	2022-08-18	JB	DRAFT LANDSCAPE PLAN															
2	2022-09-07	JB	30% PLANS															
3	2022-10-27	JB	PERMITTING SUBMITTAL SET															
<p>DESIGNER: J. Britton</p> <p>DRAWN BY: J. Britton</p> <p>APPROVED BY: M. Garff</p> <p>DATE: October 2022</p> <p>JOB NO: 22-000430</p> <p>DRAWING FILE NO: 5765 LA01</p> <p>DRAWING NO: LA 1.0</p> <p>SHEET NO: 01 OF 02</p>																		



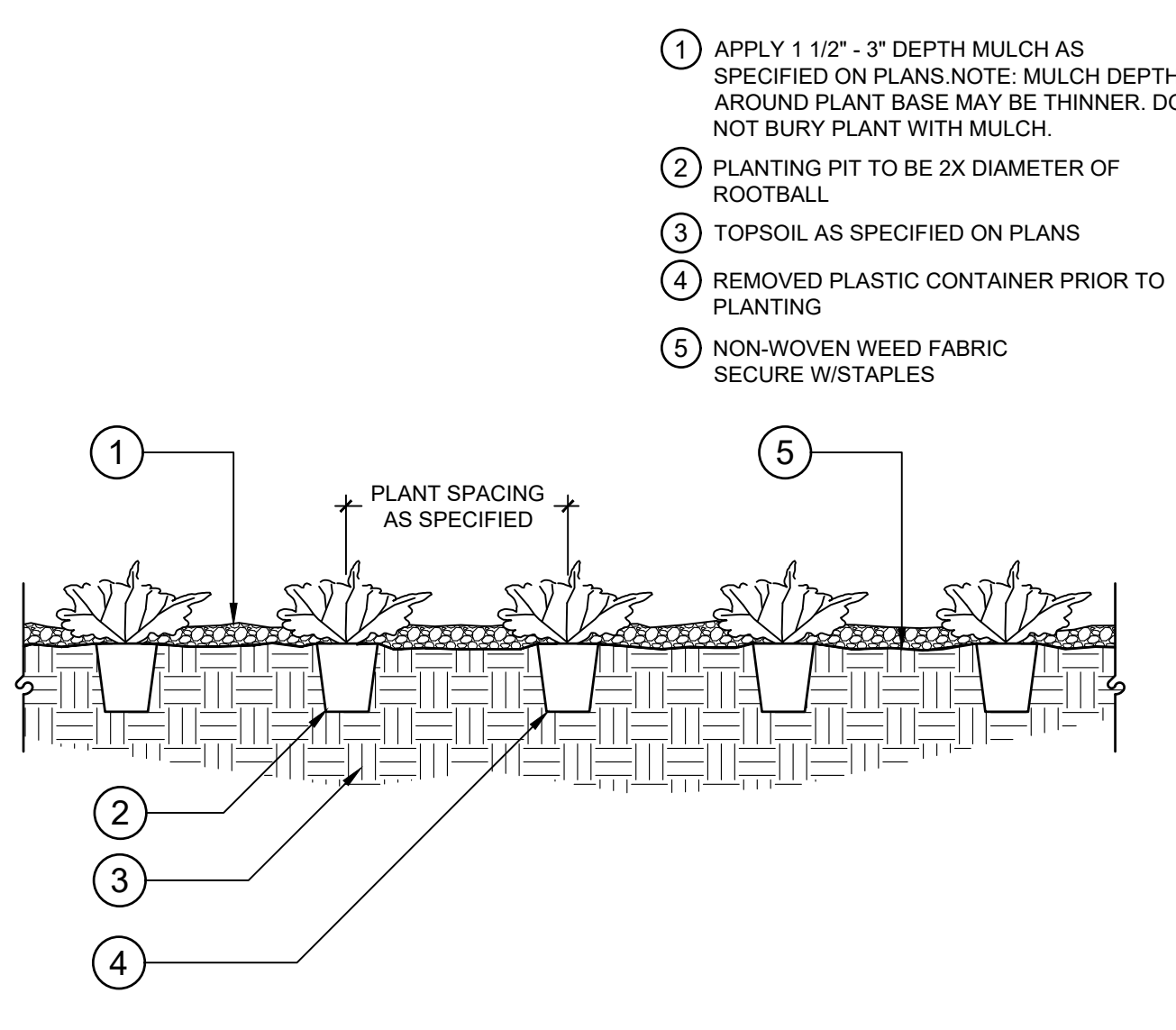
- 1 PRUNE DAMAGED OR DEAD WOOD. DO NOT CUT CENTER LEADER.
- 2 FIGURE 8 RUBBER TREE TIE "GRO-STRAIGHT OR APPROVED EQUAL. 2 EACH TREE. ATTACH SO TREE IS ALLOWED SOME MOVEMENT BUT NO RUBBING
- 3 (2) B.V.C. BRAND POLES OR APPROVED EQUAL- 2" DIA. SIZE STAKES PLACE OUTSIDE OF ROOTBALL 2 STAKES REQ'D FOR ALL TREES OVER 1 1/2" IN CALIPER.
- 4 HEIGHT OF STAKE SHALL BE 5' HT. ABOVE FINISHED GRADE
- 5 2-3" STONE AGGREGATE. HOLD BACK 4" FROM TRUNK OF TREE
- 6 NON-WOVEN WEED FABRIC SECURE W/STAPLES
- 7 PREPARED BACKFILL SOIL MIX
- 8 REMOVE ALL BURLAP, WIRE, TAPE, AND WOODEN BOXES BEFORE PLANTING
- 9 SET ROOTBALL ON UNDISTURBED SUBGRADE-DO NOT OVER- EXCAVATE

1 TREE PLANTING W/STAKES, FABRIC, STONE MULCH
NTS P-CO-DG-DOLL1-04



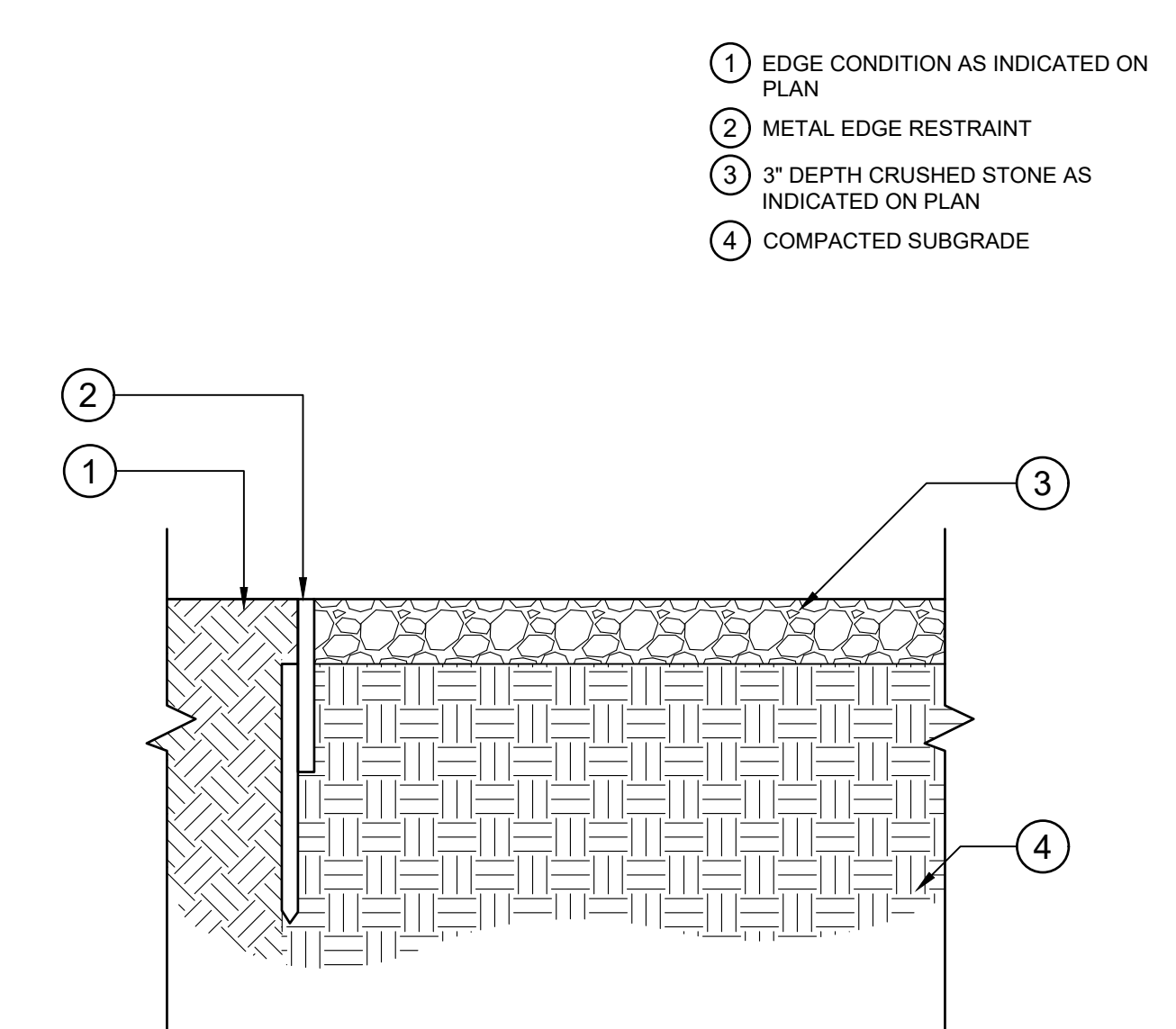
- 1 PRUNE ALL DAMAGED OR DEAD WOOD IMMEDIATELY PRIOR TO PLANTING.
- 2 DIG PLANT PIT TWICE AS WIDE AS THE CONTAINER OR MORE
- 3 2-3" STONE AGGREGATE. HOLD BACK 3" FROM STEM.
- 4 NON-WOVEN WEED FABRIC SECURE W/STAPLES
- 5 REMOVE CONTAINER
- 6 ROUGHEN SIDES OF PLANT PIT. SCORE SIDES OF ROOTBALL OF ROOBOUND PLANTS ONLY.
- 7 FILL PLANT PIT WITH SPECIFIED PREPARED BACKFILL SOIL MIX
- 8 SET ROOTBALL ON UNDISTURBED SUBGRADE-DO NOT OVER- EXCAVATE

2 SHRUB PLANTING W/FABRIC & STONE MULCH DETAIL
NTS P-CO-DG-DOLL1-05



- 1 APPLY 1 1/2" - 3" DEPTH MULCH AS SPECIFIED ON PLANS.NOTE: MULCH DEPTH AROUND PLANT BASE MAY BE THINNER. DO NOT BURY PLANT WITH MULCH.
- 2 PLANTING PIT TO BE 2X DIAMETER OF ROOTBALL
- 3 TOPSOIL AS SPECIFIED ON PLANS
- 4 REMOVED PLASTIC CONTAINER PRIOR TO PLANTING
- 5 NON-WOVEN WEED FABRIC SECURE W/STAPLES

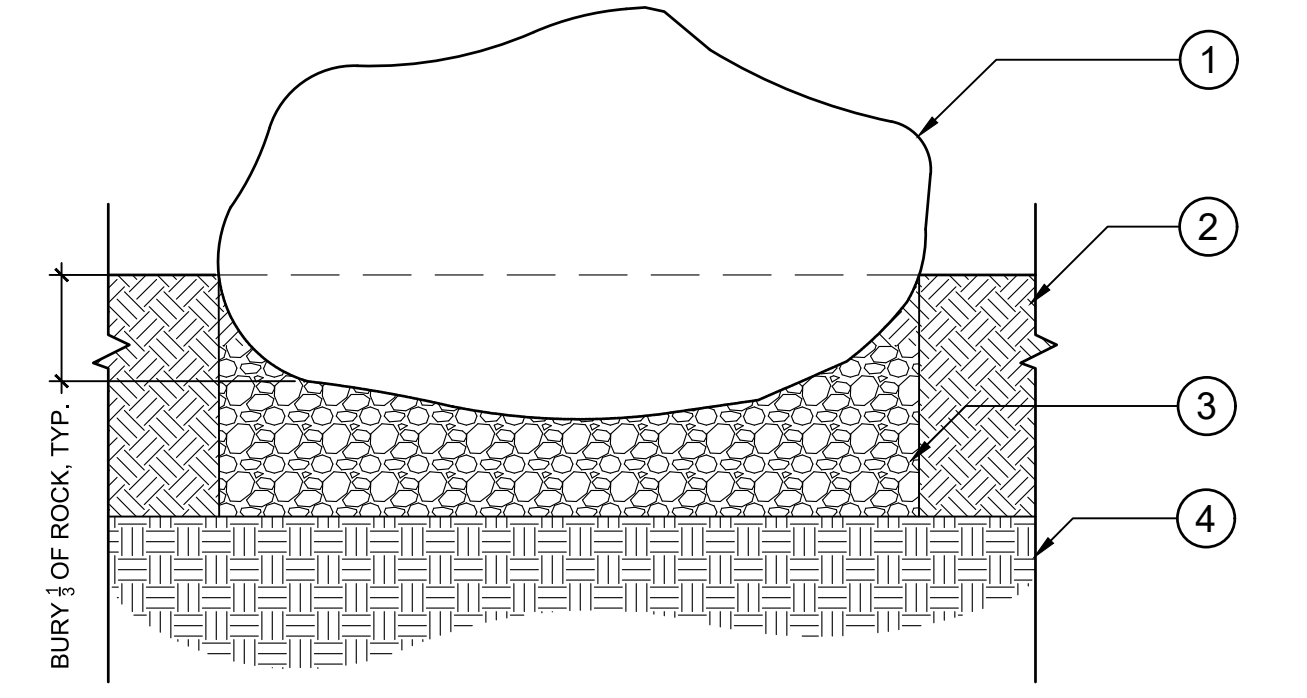
3 GROUNDCOVER W/FABRIC PLANTING DETAIL
NTS P-CO-DG-DOLL1-06



- 1 EDGE CONDITION AS INDICATED ON PLAN
- 2 METAL EDGE RESTRAINT
- 3 3" DEPTH CRUSHED STONE AS INDICATED ON PLAN
- 4 COMPACTED SUBGRADE

4 CRUSHED STONE & METAL EDGING
SCALE = NTS P-RE-HEL1-01

- BOULDER NOTES:**
- a. SIZES AND SHAPES: FURNISH ANGULAR ROCKS THAT CONSIST OF INTACT BLOCKS WITHOUT OPEN FRACTURES, FOLIATION, OR OTHER PLANES OF WEAKNESS. ROCKS SHALL BE GENERALLY CUBICAL, TABULAR OR RECTANGULAR IN SHAPE.
 - b. ROCK WIDTH AND HEIGHT ARE GREATER THAN OR EQUAL TO ONE-THIRD OF THE ROCK LENGTH
 - c. THE MINIMUM ROCK DIMENSION IS 18 INCHES.
 - d. THE MINIMUM ROCK WEIGHT IS 200 LBS.
- 1 BLACK BASALT, LANDSCAPE BOULDER, SEE NOTES
 - 2 BACKFILL TOPSOIL, OR AS INDICATED ON PLAN
 - 3 6" DEPTH CRUSHED ROCK
 - 4 UNDISTURBED SUBGRADE



5 BOULDER DETAIL
1" = 1'-0" PG-SI-PAV-11

GENERAL LANDSCAPE NOTES

1. THE LANDSCAPE ARCHITECTURAL PLANS ARE TO BE USED IN CONJUNCTION WITH THE CIVIL, IRRIGATION, MECHANICAL, ELECTRICAL, AND ARCHITECTURAL SITE PLANS TO FORM COMPLETE INFORMATION REGARDING THE SITE.
2. LANDSCAPE CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES AND SPECIFICATIONS.
3. ALL MATERIAL AND WORKMANSHIP SHALL BE MAINTAINED AND GUARANTEED FOR A PERIOD OF 12 MONTHS FOLLOWING THE SUBSTANTIAL COMPLETION DATE.
4. LANDSCAPE CONTRACTOR SHALL EXAMINE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED, NOTIFY THE GENERAL CONTRACTOR IN WRITING OF UNSATISFACTORY CONDITIONS. DO NOT PROCEED UNTIL CONDITIONS HAVE BEEN CORRECTED.
5. BEFORE COMMENCING WORK, LANDSCAPE CONTRACTOR SHALL CONTACT APPROPRIATE UTILITY COMPANIES FOR UTILITY LOCATIONS, AND COORDINATE WITH GENERAL CONTRACTOR IN REGARD TO LOCATION OF PROPOSED UTILITIES, IRRIGATION SLEEVES, CONDUITS, ETC. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE AS A RESULT OF THE LANDSCAPE CONSTRUCTION.
6. VERIFY THAT SUBGRADE PREPARATION HAS BEEN COMPLETED TO ACCEPTABLE TOLERANCES PRIOR TO BEGINNING ANY WORK.
7. ALL LANDSCAPE AREAS TO BE WATERED BY AN AUTOMATIC IRRIGATION SYSTEM TO BE DESIGNED BY THE LANDSCAPE CONTRACTOR. PROVIDE OWNER WITH TRAINING ON THE USE OF THE CONTROLLER, AND ALL PRODUCT MANUALS RELEVANT TO THE OPERATION OF THE IRRIGATION SYSTEM.
8. VERIFY IRRIGATION CONTROLLER LOCATION WITH OWNER AND GENERAL CONTRACTOR PRIOR TO INSTALLATION.
9. PRIOR TO FINAL ACCEPTANCE, TEST THE IRRIGATION SYSTEM UNDER THE SUPERVISION OF THE LANDSCAPE ARCHITECT AND OWNER.

MINIMUM IRRIGATION SPECIFICATION:

1. IRRIGATION SYSTEM SHALL BE AN UNDERGROUND MAINLINE SYSTEM USING POP-UP ROTORS, POP-UP SPRAY HEADS, INLINE EMITTERS, OR LANDSCAPE DRIPLINE AND/OR INDIVIDUAL BUBBLERS. SYSTEM SHALL PROVIDE COMPLETE COVERAGE OF ALL PLANTED LAWN AND PLANTING BEDS.
2. PLANT MATERIAL WITH DIFFERENT WATER REQUIREMENTS SHALL BE VALVED SEPARATELY. SIMILAR PLANT MATERIAL, WITH DIFFERENT EXPOSURES SHALL BE VALVED SEPARATELY. SIMILAR PLANT MATERIAL UNDER DIFFERENT IRRIGATION METHODS SHALL BE VALVED SEPARATELY. SPRINKLERS SHALL BE GROUPED INTO LATERAL ZONES BASED ON WATER REQUIREMENTS TO ALLOW MAXIMUM FLEXIBILITY IN IRRIGATION CONTROLLER PROGRAMMING.
3. CONNECT SYSTEM TO POTABLE WATER SERVICE PER THE IRRIGATION DIAGRAM PROVIDED. PROVIDE ADEQUATE FILTRATION TO ENSURE PERFORMANCE. IRRIGATION CONTRACTOR SHALL INSTALL ALL IRRIGATION CONNECTIONS PER LOCAL CODE, INCLUDING BUT NOT LIMITED TO THE INSTALLATION OF THE APPROPRIATE BACKFLOW PREVENTER AT THE POINT OF CONNECTION.
4. MAINLINE WILL BE SCH. 40 PVC PIPE BURIED AT MIN. 18" DEPTH. LATERALS WILL BE CLASS 200 PVC BURIED AT MIN. 12" DEPTH. CONTROL WIRING WILL BE ADJACENT TO OR BELOW MAINLINE PIPING. WIRING, MAINLINE, AND LATERALS SHALL BE IN SEPARATE SCH. 40 SLEEVES UNDER EACH HARD SURFACE. TWO SPARE WIRES SHALL BE RUN THROUGHOUT THE ENTIRE MAINLINE NETWORK. CONCRETE THRUST BLOCKS SHALL BE INSTALLED IN THE MAINLINE TRENCH AT ALL JOINTS OF 30 DEGREES UP TO 90 DEGREES.
5. SOLENOID VALVES SHALL BE CONTAMINATION RESISTANT GLASS REINFORCED NYLON VALVES RATED AT 200PSI, WITH A FLOW CONTROL FEATURE. VALVES WITH PRESSURE REGULATION CAPABILITIES WILL BE USED WHERE NECESSARY.
6. SPRINKLER LATERALS SHALL BE DESIGNED TO NOT EXCEED THE AVAILABLE FLOW AT THE WATER SOURCE.
7. ISOLATED SOLENOID VALVES SHALL BE HOUSED IN A SINGLE VALVE BOX FOR VALVE ACCESS, AND GROUPED SOLENOID VALVES WILL BE HOUSED IN A VALVE BOX LARGE/JUMBO VALVE BOX. ALLOW MIN. 4" CLEARANCE AROUND EACH VALVE FOR MAINTENANCE PURPOSES.
8. QUICK COUPLERS SHALL BE LOCATED THROUGHOUT THE SITE FOR INCIDENTAL WATERING NEEDS IMPROVING ESTABLISHMENT OF ALL PLANTING AREAS. QUICK COUPLERS SHALL BE NO MORE THAN 200' APART.
9. POP-UP ROTORS AND SPRAY HEADS SHALL BE SPACED PER MANUFACTURER'S MAXIMUM SPACING REQUIREMENTS TO ENSURE HEAD-TO-HEAD COVERAGE.
10. CONTRACTOR MAY CHOOSE TO IRRIGATE TREES AND SHRUBS INDIVIDUALLY WITH INLINE EMITTERS OR BUBBLERS. IF BUBBLERS ARE CHOSEN: SMALL SHRUBS UP TO 3' DIA AT MATURITY SHALL BE IRRIGATED WITH AT LEAST 1 BUBBLER. MEDIUM SHRUBS 3'-6' DIA. SHALL BE IRRIGATED WITH AT LEAST 3 BUBBLERS.
11. PRESSURE-COMPENSATING LANDSCAPE DRIP LINE MAY BE USED IN SHRUB AND GROUNDCOVER AREAS. INSTALL DRIP LINE WITH EMITTER AND ROW SPACING, AND EMITTER FLOW RATES, RECOMMENDED BY THE MANUFACTURER FOR THE GIVEN PLANT MATERIAL AND SOIL TYPE.
12. ALL TREES SHALL BE IRRIGATED WITH EITHER HUNTER OR RAINBIRD ROOT WATERING SYSTEMS.
13. IRRIGATION SYSTEM CONTROLLER WILL BE FULLY AUTOMATED WITH WATER BUDGETING CAPABILITIES. TURF AND PLANTING AREAS WILL BE PLACED ON DIFFERENT ZONES ON THE CONTROLLER TO ENSURE PROPER ESTABLISHMENT OF ALL LANDSCAPE AND HABITAT IMPROVEMENTS.
14. COORDINATE POINT OF CONNECTION AND CONTROLLER LOCATION AND POWER (IF AVAILABLE) WITH SITE SUPERINTENDENT.

PLANTING NOTES

1. ALL TREE AND SHRUB LOCATIONS ARE TO BE STAKED ON SITE FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
2. SUBSTITUTIONS: THE LANDSCAPE ARCHITECT SHALL APPROVE ANY SUBSTITUTION.
3. DO NOT PRUNE PLANTS UNLESS DIRECTED TO DO SO BY THE LANDSCAPE ARCHITECT.
4. CONTAINER STOCK IS PREFERRED FOR ALL PLANTS. IF CONTAINER STOCK IS NOT AVAILABLE FOR TREES, THEN ALL B&B PLANT MATERIAL SHALL HAVE ALL WIRE, TWINE, OR OTHER CONTAINMENT MATERIAL, EXCEPT FOR 100% HEMP BURLAP, REMOVED FROM THE TRUNK AND ROOT BALL OF THE PLANT PRIOR TO PLANTING. REMOVE THE TOP 2/3 OF THE HEMP BURLAP AFTER PLACING PLANT IN THE PIT.
5. PLANTING SOIL FOR ALL PLANTING AREAS:
 - a. DO NOT STORE BULK MATERIALS NEAR STRUCTURES, OVER EXISTING PLANTING, OVER UTILITIES, WALKWAYS AND PAVEMENTS.
 - b. PROVIDE EROSION CONTROL MEASURES TO PREVENT DISPLACEMENT OF BULK MATERIALS, DISCHARGE INTO WATERWAYS OR SEWERS, AND AIRBORNE DUST.
 - c. PREPARING PLANTING AREAS, AND SPREADING SOIL SHALL BE COMPLETED BY THE LANDSCAPE CONTRACTOR AND SUPERVISED BY THE GENERAL CONTRACTOR SO THAT GRADES ARE MET AS NOTED ON THE GRADING PLANS.
 - d. ALL IMPORTED PLANTING AREA SOIL SHALL BE 2-WAY (60% SAND, 40% COMPOST) TOPSOIL FROM AN APPROVED SOURCE. PROVIDE A 1-QUART SAMPLE FOR APPROVAL PRIOR TO IMPORTING ANY SOIL. TOPSOIL NOT MEETING INDUSTRY STANDARDS FOR COMPOSITION AND NUTRIENTS SHALL BE REJECTED.
 - e. QUANTITY OF IMPORTED SOIL SHALL BE EQUAL TO A MINIMUM OF FOUR (4) INCHES DEPTH IN ALL LANDSCAPE BEDS. THE SOIL INSTALLATION PROCESS OUTLINED BELOW SHALL COMBINE THIS QUANTITY OF IMPORTED SOIL WITH SUBSOIL TO RESULT IN AN FOUR (4) INCH DEPTH OF PLANTING SOIL.
 - f. SOIL INSTALLATION: APPLY TWO (2) INCHES OF APPROVED IMPORTED SOIL OVER PREPARED SUBGRADE. TILL IMPORTED SOIL INTO TOP TWO (2) INCHES OF SUBSOIL TO CREATE AMENDED SOIL. APPLY AN ADDITIONAL TWO (2) INCHES OF IMPORTED SOIL OVER AMENDED SOIL, TO CREATE A FOUR (4) INCH LAYER OF PLANTING SOIL. ROLL AND RAKE SMOOTH. ENSURE NO ROCKS OR OTHER DEBRIS EXCEEDING 3 INCHES IN DIAMETER REMAIN.
 - g. IF PREPARED SOIL OR PREPARED SUBGRADE IS RE-COMPACTED, RESTORE AS DIRECTED BY THE LANDSCAPE ARCHITECT.
7. MULCH ENTIRE LANDSCAPE AREA TO A DEPTH OF 2 INCHES WITH AGGREGATE MULCH TO BE APPROVED BY LA. PROVIDE A 1-QUART SAMPLE FOR APPROVAL PRIOR TO IMPORTING ANY MULCH.
8. MULCH SHALL NOT BE ABOVE OR MORE THAN 1/2 INCH BELOW ADJOINING SURFACE. MULCH SHALL BE HELD BACK 2-3 INCHES

CALL BEFORE YOU DIG

THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY CALLING THE UNDERGROUND LOCATE LINE AT (800) 424-5555 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.

REVISIONS	DATE	BY
1	2022-08-18	JB
2	2022-09-07	JB
3	2022-10-27	JB

SCJ ALLIANCE CONSULTING SERVICES
1807 FLORENCE AVE. BUTTE, MT 59701
P: 406.792.2020 F: 360.352.1509
SCJALLIANCE.COM

Montana Dolar General
1800 9th Street West
Columbia Falls, MT

PLANTING DETAILS & NOTES

SEAL: MONTANA MARK S. GARFF No. 20067 LICENSED LANDSCAPE ARCHITECT

DESIGNER: JBBritton
DRAWN BY: JB
APPROVED BY: MCGarff
DATE: October 2022
JOB NO: 22-000430
DRAWING FILE NO: 5765 LA01
DRAWING NO: LA 1.1
SHEET NO: 02 OF 02

DECIDUOUS TREES



Acer x freemanii
Freeman Maple



Height: 40 feet
Spread: 35 feet



Amelanchier x grandiflora `Autumn Brilliance`
Autumn Brilliance Serviceberry



Height: 15 feet
Spread: 10 feet

EVERGREEN TREES



Picea glauca `Densata`
Black Hills White Spruce



Height: 20 feet
Spread: 12 feet



Juniperus scopulorum `Wichita Blue`
Wichita Blue Juniper



Height: 15 feet
Spread: 5 feet

EVERGREEN & PERENNIAL SHRUBS



Picea pungens 'Globosa'
Dwarf Globe Blue Spruce

Pinus mugo 'Humpty'
Humpty Mugo Pine

Spiraea x bumalda
Bumald Spirea

Symphoricarpos albus
Common White Snowberry



Tsuga canadensis 'Moon Frost'
Moon Frost Eastern Hemlock

Ericameria nauseosa speciosa
Blue Rabbitbrush

ORNAMENTAL GRASSES & PERENNIALS



Deschampsia cespitosa
Tufted Hairgrass

Helictotrichon sempervirens 'Sapphire'
Sapphire Blue Oat Grass

Geum triflorum
Prairie Smoke



Sedum x 'Blade Runner'
Blade Runner Stonecrop

Sedum x 'Lemonjade' TM
Rock 'N Grow Lemonjade Sedum

GROUND COVER



Eriogonum umbellatum
Sulfurflower Buckwheat



Mahonia repens
Creeping Mahonia

MONTANA RANGE: HYDROSEED NATIVE MIX



Ratibida columnifera
Prairie Coneflower



Linum lewisii 'Blue Flax'
Blue Flax



Penstemon richardsonii
Purple Prairie Clover



Penstemon richardsonii
Western Yarrow



Nasella viridula
Green Needlegrass



Bouteloua gracilis
Blue Grama



Koeleria macrantha
Prairie Junegrass



Elymus lanceolatus ssp
Thickspike Wheatgrass



Agropyron smithii
Western Wheatgrass



1275 MAPLE STREET SUITE F, HELENA, MT 59601 | 406.443.3962

October 28, 2022

City of Columbia Falls
130 6th St. W., Suite A
Columbia Falls, MT 59912

**RE: COLUMBIA FALLS DOLLAR GENERAL
CONDITIONAL USE PERMIT SUPPLEMENTAL INFORMATION**

The following information is the required supplemental information necessary to support the Conditional Use Permit for the proposed Dollar General commercial retail store proposed at 1800 9th St. West in the City of Columbia Falls. The building footprint is 10,640 sq. ft. which exceeds the 10,000 sq. ft. threshold that triggers the requirement of a CUP.

1. Zoning District and Zoning Classification

The property is located in the CB-2 zone in the City of Columbia Falls. According to the City zoning regulations, CB-2 refers to general businesses with no building size restrictions provided.

2. Site Plan

- a. Surround land uses.
 - i. The property is bounded to the north by US Highway 2, to the west by Northwest Healthcare Corporation (commercial), to the south by Westward Properties (industrial), and to the east by Garden of Eden Thrift & Variety store (commercial).
- b. Dimensions and shape of lot.
 - i. See Sheet 1 of the attached Civil plans.
- c. Topographic features of lot.
 - i. See Sheet 1 of the attached Civil plans.
- d. Size(s) and location(s) of existing buildings.
 - i. See Sheet 1 of the attached Civil plans. There are no existing buildings on the lot but there is an existing building foundation that will be removed.
- e. Size(s) and location(s) of proposed buildings.
 - i. See Sheet 2 of the attached Civil plans. The proposed commercial building will be 10,640 sq. ft.
- f. Existing use(s) of structures and open areas.
 - i. See Sheet 1 of the attached Civil plans. The existing lot is currently vacant.
- g. Proposed use(s) of structures and open areas.

- i. See Sheet 2 of the attached Civil plans. The proposed uses will be a commercial building, asphalt parking lot, concrete sidewalks, stormwater treatment ponds, and landscaped areas.
- h. Existing and proposed landscaping and fences.
 - i. See Sheet 1 of the attached landscaping plans for the proposed landscaping areas. There will be no proposed fences.

3. Additional topics relative to the proposed use:

- a. Traffic flow and control.
 - i. There will be one approach onto US. Highway 2. The approach and parking lot have been designed to accommodate a WB-67 (semi-truck) turning movements for supply delivery trucks. There will be no other means of ingress/egress from the proposed site. A curb will be installed along the east edge of the parking lot to delineate and prevent cross traffic from the adjacent lot to the east.
- b. Access to and circulation within the property.
 - i. There is parking proposed along the north and east side of the buildings along with parking on the north and east side of the parking lot area. There is adequate separation of 49.9 feet and 32.0 feet between the parking spots to allow for adequate backing up and turning movements of passenger vehicles.
- c. Off-street parking and loading.
 - i. There are 34 parking spots and 2 additional ADA parking spots proposed. A concrete loading/service area is provided at the far southern side of parking lot. Per section 18.518, one parking space is required for every 300 square feet of gross floor area. For the 10,640 sq. ft. building this calculates to 35.5 parking spaces. There are a total of 36 parking spaces provides which meets the requirement. For parking lots with more than 24 spaces, a minimum of 10 percent of the parking area should be landscaped with islands and dividers. The total parking area is 6,480 sq. ft. and the total area landscaped with the islands and dividers is equal to 662 sq. ft. which meets this requirement.
- d. Refuse and service areas.
 - i. The enclosed trash receptacles are located on the concrete pad at the far southern side of parking lot. This is also where the loading and service doors for the building are located.
- e. Utilities.
 - i. The proposed building will connect to the existing 10” diameter PVC C900 water main along the south side of the lot that will be tapped with a new 1” diameter water service line. There is an existing sanitary sewer service already stubbed out from the existing main on the south side of the lot that will be tied into with a 4” diameter PVC sewer service line.
- f. Screening and buffering.

- i. The existing uses of the adjacent properties are either commercial or industrial and therefore, no fencing is proposed. The required 10-foot landscape buffer is provided along with west side of the building. There are existing established trees along the southern edge of the property but there are additional trees that will be planted to provide a screen from the southern property. See Sheet 1 of the attached landscaping plans.
- g. Signs, yards and other open spaces.
 - i. There will be a proposed sign to identify the building as a Dollar General store on the north side of the lot, outside of the 10-foot setback area.
- h. Height, bulk and location of structures.
 - i. The planimetric dimensions of the building are provided on Sheet 2 of the attached Civil plans. There are 10-foot setback requirements for the front, side, and rear of the property. The proposed building and improvements meets this 10-foot setback requirement. The height of the building is 14 feet from the adjacent finished grade to the top of the roof. On the north side of the building that faces the road, the building wall will extend to a height of 18 feet. The maximum building height for properties zoned CB-2 is 45 feet and therefore, the development meets the building height requirement.
- i. Hours and manner of operation.
 - i. The Dollar General will be open from 8 am to 10 pm Monday through Sunday. Dollar General is a retail sales business no wholesale or manufacturing will occur within the site or building.
- j. Noise, light, dust, odors, fumes and vibration.
 - i. Noise, dust, fumes, and vibration are not anticipated to be excessive or beyond the typical values experienced by a commercial retail store. The building will have exterior lights along with light poles in the parking lot that will be designed to meet the City's lighting requirements.
- k. If the application is for a home occupation conditional use permit provide the following information:
 - i. The proposed application is not for a home occupation conditional use permit and is therefore, not applicable.

If you have any questions, please contact Drew Pearson at 406-443-3962 or via email at dpearson@wwcengineering.com.

Sincerely,



Drew Pearson, E.S.

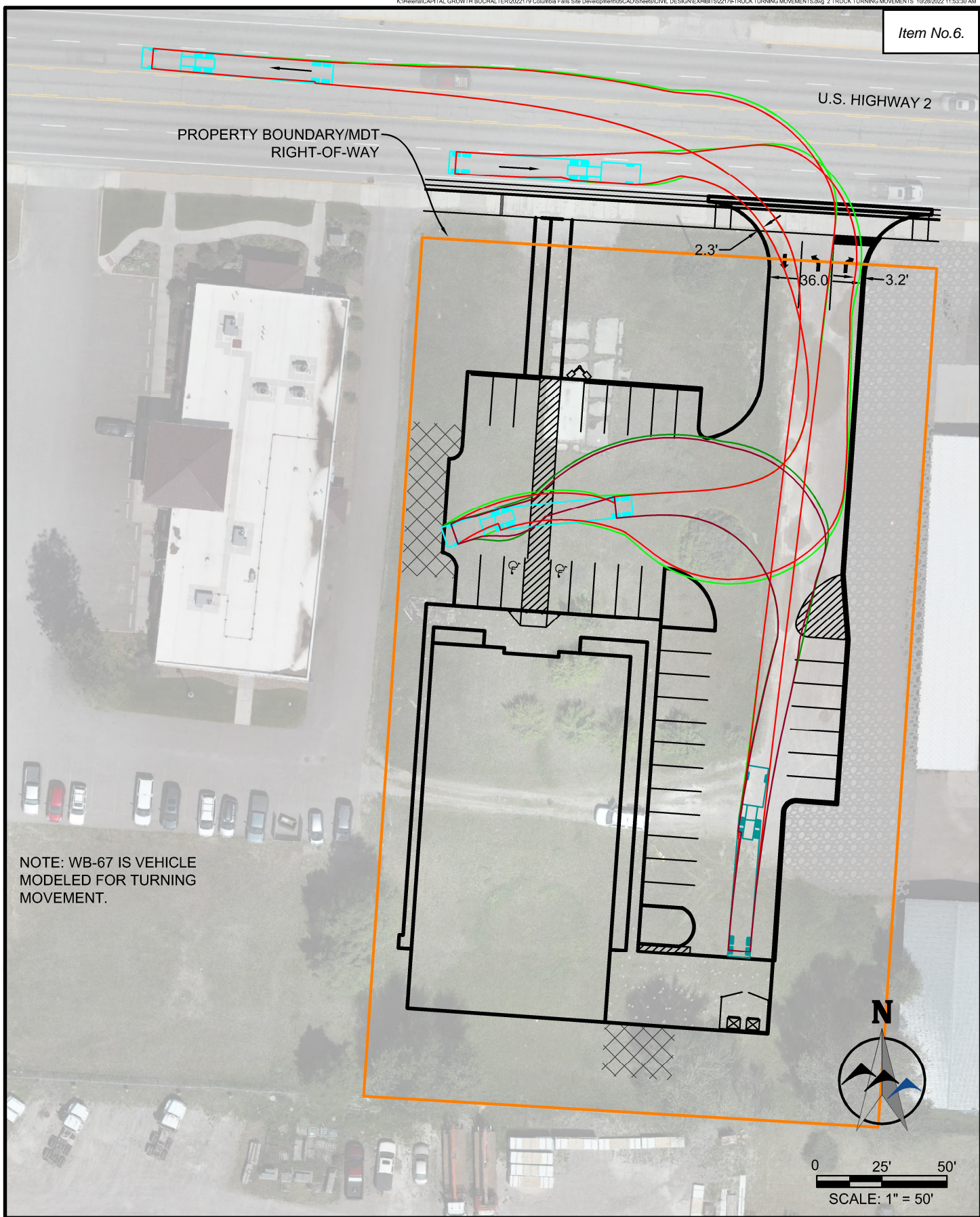
Project Manager

K:\Helena\CAPITAL GROWTH BUCHALTER\2022179 Columbia Falls Site Development\11Regulatory\Permits\CUP\Columbia Falls CUP Supplemental Info.docx

Item No.6.

U.S. HIGHWAY 2

PROPERTY BOUNDARY/MDT RIGHT-OF-WAY



NOTE: WB-67 IS VEHICLE MODELED FOR TURNING MOVEMENT.



0 25' 50'
SCALE: 1" = 50'

APPROACH PERMIT
TRUCK TURNING MOVEMENTS
FLATHEAD COUNTY, MONTANA

PREPARED FOR
CAPITAL GROWTH BUCHALTER

361 SUMMIT BLVD., SUITE 10
BIRMINGHAM, AL 35243
205-263-4589

DESIGNED BY: SLK
DRAWN BY: SLK
CHECKED BY: DDP
DATE: 10/28/2022

PREPARED BY
 **WWC** ENGINEERING

1275 MAPLE STREET, SUITE F
HELENA, MT 59601
(406) 443-3962
www.wwcengineering.com

SHEET
- 90 -

CITY OF COLUMBIA FALLS
NOTICE OF PUBLIC HEAR-
INGS

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

Request for a Subdivision in the Columbia Falls Planning Jurisdiction:

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

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

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

Interested persons are allowed to attend the hearing(s) in person or via ZOOM. Persons are encouraged to submit written comments prior to the meeting. Written comments carry the same weight as public testimony given during the hearing. Written comments may be sent to Columbia Falls City Hall, Attention: Barb Staalnd, City Clerk, 130 6th Street West, Room A, Columbia Falls, MT 59912 or via email: staalndb@cityofcolumbi-falls.com. The commenter must provide their physical address on the correspondence.

For more information on the applications, please call Eric Mulcahy, Columbia Falls City Planner at (406) 755-6481. To obtain the ZOOM meeting registration, contact City Clerk Barb Staalnd via email or by calling (406) 892-4391 no later than 5:30 p.m. the day of the meeting. DATED this 16th day of November, 2022

STATE OF MONTANA

FLATHEAD COUNTY

AFFIDAVIT OF PUBLICATION

MARY BOOTH BEING DULY SWORN, DEPOSES AND SAYS: THAT SHE IS THE LEGAL CLERK OF THE **DAILY INTER LAKE** A DAILY NEWSPAPER OF GENERAL CIRCULATION, PRINTED AND PUBLISHED IN THE CITY OF KALISPELL, IN THE COUNTY OF FLATHEAD, STATE OF MONTANA, AND THAT **NO. 29038**

LEGAL ADVERTISEMENT WAS PRINTED AND PUBLISHED IN THE REGULAR AND ENTIRE ISSUE OF SAID PAPER, AND IN EACH AND EVERY COPY THEREOF ON THE DATES OF NOVEMBER 27, 2022

AND THE RATE CHARGED FOR THE ABOVE PRINTING DOES NOT EXCEED THE MINIMUM GOING RATE CHARGED TO ANY OTHER ADVERTISER FOR THE SAME PUBLICATION, SET IN THE SAME SIZE TYPE AND PUBLISHED FOR THE SAME NUMBER OF INSERTIONS.

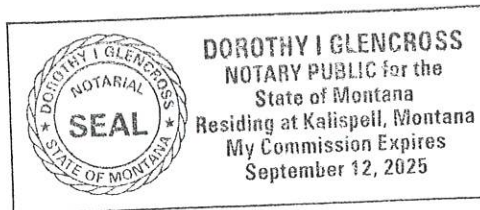
Mary Booth

Subscribed and sworn to
Before me this, November 27, 2022

Dorothy I. Glencross

Dorothy I. Glencross

Notary Public for the State of Montana
Residing in Kalispell
My commission expires 9/12/2025



Planning Department

Item No.6.



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

PHONE (406) 892-4391

FAX (406) 892-4413

November 7, 2022

Re: Public hearing notice for a Conditional Use Permit (CUP) to construct a large building of Highway 2.

Dear Adjacent Property Owner:

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

As the Planning Staff for the Columbia Falls Planning Jurisdiction, I am writing to provide you with notice of public hearings for CUP. The applicant is proposing 10,6000 square foot building and the zoning code requires a CUP for anything greater than 10,000 square feet in a CB-2 zone. See attached notice.

If you have questions or comments concerning this matter, please call, visit or write me at City Hall. For written comment to be included in the Planning Board packet, it needs to be submitted to the City Clerk, 130 6th Street West, Columbia Falls, MT 59912 no later than Thursday December 8, 2022 or by email: staalandb@cityofcolumbiafalls.com. Written or emailed comments may be provided up to 5:00 pm on the day of the hearing; it will just be emailed and/or passed out at the hearing.

Sincerely,

A handwritten signature in black ink that reads "Eric H. Mulcahy".

Eric H. Mulcahy, City Planner

CITY OF COLUMBIA FALLS
NOTICE OF PUBLIC HEARING

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CITY OF COLUMBIA FALLS
NOTICE OF PUBLIC HEARINGS

Item No.7.

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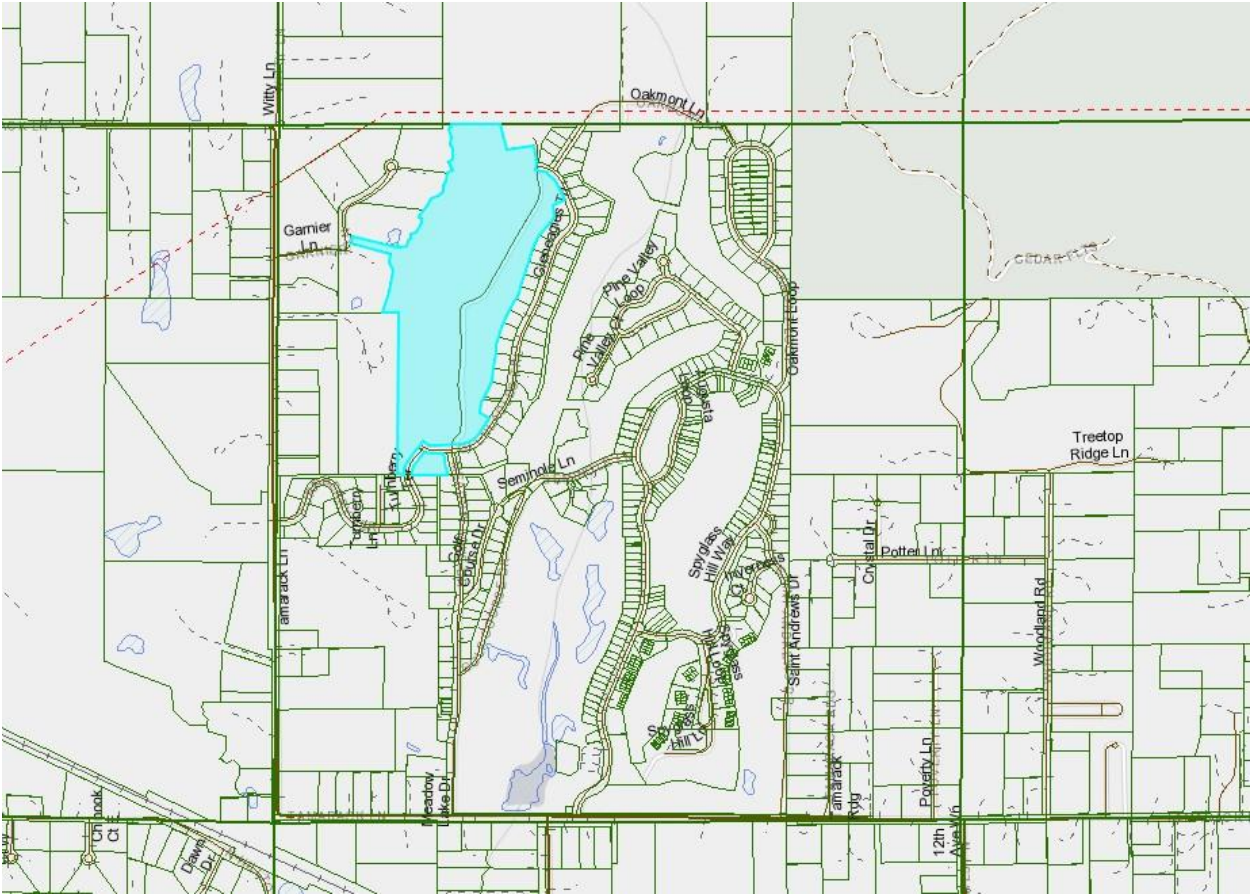
For more information on the applications, please call Eric Mulcahy, Columbia Falls City Planner at (406) 755-6481. To obtain the ZOOM meeting registration, contact City Clerk Barb Staalnd via email or by calling (406) 892-4391 no later than 5:30 p.m. the day of the meeting.

DATED this 16th day of November, 2022

Susan Nicosia

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

Publish: Daily Interlake Sunday November 27, 2022



**CITY OF COLUMBIA FALLS
PLANNING BOARD MEETING MINUTES
DECEMBER 13, 2022**

CALL TO ORDER AND ROLL CALL:

Vukonich called Meeting to order at 6:30 PM

PRESENT: Vukonich, Nelson, Smith, Byrd-Rinck, Lundgren, Shepard, Duffy, Kavanagh, Singer (via ZOOM)

ABSENT: None

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

APPROVAL OF MINUTES:

Approval of September 13th, 2022 Regular Meeting Minutes

Motion made by Nelson to approve the September 13, 2022 minutes as presented, Seconded by Shepard. Motion carried with all present voting Aye.

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

Motion made by Shepard to recommend re-appointment of Patti Singer, Member at large to City Council and Flathead County Commissioners. Seconded by Nelson.

Roll call vote was performed. AYES: Vukonich, Nelson, Smith, Byrd-Rinck, Lundgren, Shepard, Duffy, Kavanagh. NOES: None. ABSTAIN: Singer

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

No public comment.

PUBLIC HEARINGS AND ACTION:

Chairman Vukonich read the hearing notice: Request for a Subdivision in the Columbia Falls Planning Jurisdiction:

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

Chairman Vukonich asked for the planner to present the staff report. Contract Planner Eric Mulcahy presented Staff Report #CPP-22-03 to the Board reviewing the Findings of Fact and Conditions of Approval. Mulcahy noted that the applicant was requesting two subdivision regulation variances: the requirement of sidewalks, curb and gutter and the requirement for street lighting. Mulcahy noted that the City has approved similar variance or waiver requests in the

past. Mulcahy noted that the project will be constructed in a single phase. The Staff Report recommends approval of Preliminary Plat with 24 Conditions.

Chairman Vukonich asked the Board if they had questions for the Staff: Duffy asked if there a specific reason why there is only one phase. Mulcahy stated that is what the applicant proposed. Kavanagh asked for clarification on Condition 20, is the western entrance Turnberry? Mulcahy stated yes. Kavanagh stated the condition does not clarify that it is an ADA compliant sidewalk, if it is built to city standards will it be ADA compliant? Mulcahy replied that the sidewalk would be required to be constructed to the Columbia Falls Public Works Standards. Shepard asked about Condition 12; assume we have seen this before? Mulcahy stated that is correct, the agreement in the 1980's between the City and the Meadow Lake Sewer District requires all developments within Meadow Lake Resort to sign the waiver of right to protest annexation. Vukonich asked for clarification on the ingress-egress, is there more than two ways to get into this subdivision? Mulcahy stated there are four in all. Vukonich also asked if there are four less lots since the 2006 approval. Mulcahy replied that was correct, the proposed RV Parking took two lots and when Mountain Watch was developed there were two fewer lots in that plat than what was originally conceived in 2006. Kavanagh noted that Condition 9 calls out a requirement for a final Geotech plan, if the final Geotech plan calls out for pavement that is superior to City Standards would that apply? Mulcahy stated yes. Vukonich asked how many years ago was Turnberry put in and finished? Mulcahy stated that the preliminary plat was granted in 2015 and the road was probably completed in 2017 or 2018. Vukonich noted that the applicants offered to put a new overlay on Meadow Lake Drive how far would that overlay be? Mulcahy stated he did not have the exact number but it is about $\frac{3}{4}$ of a mile.

Chairman Vukonich asked for the applicant's representative to present to the Board. Kyle Malloy with Carver Engineering represented the applicant Schellinger Construction. Mr. Malloy stated that they have reviewed the Staff Report and concur with all the findings and they do not take any issue with the recommended conditions. He stated he would like to highlight the traffic study was performed in August during peak traffic and shows that Levels of Service or LOS will still be acceptable after this subdivision is built out. According to the Summary, the Tamarack Meadows Subdivision will impact Meadow Lake Drive the most with an additional 900 people per day at full build out. Malloy noted that full build out could take 20 years, noting there are still lots in Phase one of Tamarack Heights that are not built. To address the road impact, Schellinger Construction has offered to overlay Meadow Lake Drive which is about a $\frac{1}{2}$ mile of roadway. The timing of this asphalt overlay would occur near the end of the infrastructure construction. Meadow Lake Drive is a county road, in discussion with Dave Prunty, Flathead County Road Superintendent; a lot of times after an overlay is done on a road the road department will chip seal it that provides an extra layer of protection. Malloy noted that they also discussed speed bumps; the County does not allow any speed bumps on any county road so that is off the table completely. Malloy noted that Tom Cowan with Carver Engineering and the applicants from Schellinger Construction are present to answer any questions. Malloy answered the previous question about the one-phase construction. Schellinger Construction does not want to break it up over time and wants to get it all done at once, which would have less of an impact to the community. Depending on DEQ approval there is no reason they should not get the infrastructure constructed in one year, two summers max.

Chairman Vukonich asked for Questions from the Planning Board to Applicants: Shepard asked about the intersection of Meadow Lake Drive and Highway 2 noting it is not the City's problem, it is the County's problem. Malloy stated it is a dilemma that we do not have an answer for. Vukonich asked City Staff, since this subdivision is an addition to an existing neighborhood, what language can the Board put into a condition to address objections from the neighbors. Mulcahy noted that the Public Works Staff will review the plan for mitigation to reduce the impact such as requiring the roads to be watered and swept. If neighbors have complaints, they can call Public Works and Public Works can talk to the contractors. Malloy noted they will be there overseeing the project during construction. The applicants do not want to cause any issues with the neighborhood so along with the city they will come up with an agreeable mitigation plan. Kavanagh asked about Condition 20, has the applicant taken any steps to explore mitigation for Turnberry? Malloy replied that we have not addressed that. Kavanagh asked what is the elevation difference between Garnier Creek and the homesites that adjoin that area. Tom Cowan answered that it is about 20 feet of elevation. Kavanagh asked if there has there been any study on Garnier Creek to its overbank flow. Cowan stated no. Duff stated that he considers chip

sealing a reparative measure, a year after completion to chip seal seems redundant could it be done at later time? Malloy replied that we can talk to the County about that noting Schellinger was looking to get it done as a protective measure within one year after completion.

Chairman Vukonich opened the Public Hearing at 7:23 PM.

Barb Riley, 494 Saint Andrews Drive. Historically this development has been part of the Meadow Lake Master Plan for the area. Miscreants in area because it is unwatched and away from the majority of resort activities, build out will hopefully mitigate these problems. Concerns about build out and how long it took to build phase 1, she was a part of the development and marketing team for that and the greater challenges were lot size and slope. This was hard to accommodate the minimum square footage size written in the CC&R's and how they were related to the setbacks required so they lost a lot of sales. When looking at the density in this subdivision we will need to have a shift or change in the architectural guidelines, this will be a challenge with the lot sizes proposed. A refinement or enlargement to get to a minimum of a ¼ acre will provide a better opportunity for this. Average buyers are not first-time homeowners and are usually retired or semi-retired and the demand of that population is to not have a lot of stairs. Under current lot size that will be a challenge so an increase of lot size would be beneficial. Turnberry's first overlay was in 2007 and received the second overlay as part of Mountain Watch, in the last season they added several speed bumps to the road. Condition 20 says that is the primary entrance with the speed bumps and it might be hard for the construction trucks; more consideration is needed for the primary entrance. In previous construction they allowed for construction to enter through Saint Andrews Drive, request that this route not be allowed due to the area already being completed and have recently gone through overlays.

Dale Heldstab, 250 Meadow Lake Drive. Heard construction traffic would be entering from the west entrance. There is problems with mail delivery so could this area be classified as Meadow Lake North?

Randy Ostman, 35 Turnberry Lane. Turnberry is a private road and there are concerns about damage. If that is the exclusive ingress-egress for construction traffic something will have to be done to keep that road in good shape.

Ann Halter, 315 Meadow Lake Drive. Saw in plat for area that she is in that it limits construction traffic on Meadow Lake Drive. With build-out along Gleneagles and perhaps part of Turnberry there has been nothing but construction traffic on that road. This is exactly what is going to happen with the build out of this subdivision. Overlay will fix the road but will not fix the disruption. There are no sidewalks on Meadow Lake Drive and there are people walking on that road, which is very dangerous. This was platted out in 2006, that is 16-17 years ago and this is not a subdivision but a neighborhood, 103 more units will impact property values and traffic. She does not credit the traffic study since it talks about whether infrastructure will support it and does not address the neighborhood impact. Also concerned about the water, just because the wells are at 700+ feet that does not necessarily mean they are in a different aquifer. How do we know we will not be depleting the water used by the people living there. Egress in the event of fire is insufficient in the case of a wildfire. If there will be that many units asks that there will be no front lawns, they should be at least 70% native plants.

Hank Beatty, 165 Oakmont Loop. There are two wells that support Meadow Lake today and they are both 700+ feet deep. The third well is not online yet and is being certified by DNRC and DEQ, considering the State approves the volume and quality of water of well three it will be turned over to the Water and Sewer District. There are no wells supporting Meadow Lake at 200 feet.

Patrick Halter, 315 Meadow Lake Drive. Turnberry has approximately 8 small children and it is a winding road, concerned about construction trucks using that road. Concerned about noise, you can talk to contractors but nothing will happen, there is no recourse. Crime will increase with construction and homebuilding goods have been stolen before. On website there is the Planning Board Handbook. Boards represent public interest and would ask the Board, Staff Report and Schellinger Construction to consider public interest.

Joe Tabler, 161 Oakmont Loop & 34 Turnberry Lane. Question to the Board, has there been an Environmental Impact Assessment done on this subdivision that is more recent than 2006? Also has there been a Community Impact Assessment done as well? In large cities these impacts are done. Mulcahy answered saying the applicants did provide an Environmental Assessment with their application that is in compliance with Columbia Falls Subdivision Regulations performed this fall.

Paul Kruger, 35 Garnier Lane. Area has been slated for development for a long period of time. Looking at the open space on the proposed plat has concerns that there is a lot of timber in that area, there should be some sort of a timber plan for runoff purposes and ensuring that we do not generate point sources of pollution for Garnier Creek. Consider a Wildfire Management plan, it can be very dry in that area. Construction hours should be reasonably stipulated and added as a stipulation to the plat. Dark skies variance has already been granted but should take a harder look at that and add an additional stipulation to amount of lighting allowed in that area. Strip dedicated to open space that penetrates Garnier Creek Subdivision, was going to be another access to a private road that is a dedicated easement to Garnier Creek Subdivision, it is valid open space. People using land have ability to trespass, might be appropriate to have stipulation that developer would need to work with Garnier Creek Homeowners Association on an Access Mitigation Plan on that strip of land.

Jeremy Pappenfus, 256 Turnberry Terrace. Stress the importance of item 20, construction mitigation. Whatever plan gets submitted to the city need to make sure those two areas have all the information they need. Ages of demographics buying properties is shifting. Younger families are moving into the area and that will affect traffic significantly, they will take the shortest route. Valid numbers of traffic as of now but numbers will shift.

Kelson Colbo, 1889 Tamarack Lane. Own property adjacent to subdivision and did not receive any notice of this proceeding. Concerned about runoff and wastewater since he is downhill. Is there a fence provision? Acceptance of previously proposed density needs to have a fresh look. Impacts on lifestyle and peace and quiet not only with construction but the increased people living there. Asks that the density issue be examined more closely. Does not have a buffer there will be 15 houses 100 feet from his house. Would hope there would be a delay approving this, so impacts can be addressed.

Dan Singer, 325 Meadow Lake Drive. Has invested whole career and life savings on his 6 properties on Meadow Lake Drive. Redesigning townhouses for young families to move into this neighborhood. Calculated decision by developer to slide this under the table during the holidays. 37 homeowners in his HOA and not one got a letter. Asking for a postponement for 30 days. Community is full of people who walk and drive golfcarts, will be a disaster with construction traffic. Road is ½ mile long with 235 feet of incline when snow hits it, cars are sliding. Average speed is 35-45 mph and the speed limit is 25 mph. Construction trucks race up and down that road. 28 driveways and 11 are blind accident that will happen. No stop signs on the 2 streets that merge onto this street, no one has talked about the confusion of traffic. Road is 27 feet wide delivery trucks and boats parked on road only leaves about 12 feet. Do not need developer to come in and mass produce it, they can do 50 lots and do the same thing. They can afford to condense the lots and cut down density.

Mark Logston, 164 Oakmont Loop. Biggest concern is safety. Columbia Falls Police, Sheriff's Department and Fire Department are understaffed how will they respond to another neighborhood? Response time of 45 minutes to an hour. Putting more people in area that is underserved.

Jo Lynn Barnicoat, 330 Meadow Lake Drive. In the last 2 years there has been a lot of construction traffic. Neighborhood of walkers. Street is very narrow and there is no shoulder or sidewalks. Concerns about traffic, noise, congestion and safety. Confusion on Traffic Study numbers. Mulcahy clarified saying the Traffic Study was at 166% because the numbers were high because it was performed in August and there were more people in Columbia Falls, but rather than reducing the numbers the high numbers were used for the level of service determination. Barnicoat continued saying that she does not believe anyone would be concerned if there was another way to access this subdivision, so they need to build

another road somewhere. She did not get a notice and does not know of any of her neighbors that did. They would like to know more about the plans and could not do much research.

Sharon Scheel, 285 Golf Course Drive. Meadow Lake has changed a lot since she got there. A lot of wildlife, dogs and kids. Peaceful community has changed. If speed bumps are not allowed what will make people slow down. Does not feel safe like she used to, will add a lot more people and not do anything about it. Opposes this development.

Jeff Joern, 143 Gleneagles Trail. Mirror the thoughts that have been expressed. Wants to discuss the feasibility and ability of making a new road with dedicated access to this neighborhood.

Jan Knox, 200 Meadow Lake Drive. In 2006 when the initial the last approval of the concept was done there was a lot of concern about the construction traffic. We were assured that it would use the west entrance, it doesn't, and most goes down Meadow Lake Drive. It is a very scary road to walk and it is snowy and icy. 104 houses, assuming 2 cars per home, multiple trips per day, something like 700+ trips per day added to that road. People don't use Turnberry they use Meadow Lake Drive. Shares concern about density, lot size will change the whole character of neighborhood, reconsider the appropriateness.

Comments from members of the public on ZOOM:

Cory Johnson, 195 Oakmont Loop. What is the overall value of this proposal to Columbia Falls? This will devalue Columbia Falls by packing this density in there. Existing issue with Highway 2 and Meadow Lake Drive, should use this opportunity as the "squeaky wheel" and address this issue.

Katelin Ray, 1293 Oakmont Lane. Why is there not larger lots provided? Makes sense for developer to submit something that has been already approved. How much of an inconvenience for them to resubmit a new plat with larger lots. If that causes a longer delay in development would there be any way for the community to agree to that to make it faster for them? Mulcahy answered that ultimately it is up to the applicant to determine if they want to redesign or reduce density. We have our Growth Policy and zoning that gives us lot sizes and densities if they are complying with those they are complying with our rules, we cannot arbitrarily pick a different number for them. If they did want to do that, they would most likely have to restart the process.

Joe Schmier, 112 Turnberry Terrace. Not happy that Turnberry Terrace was not talked about for mitigation and there will be a lot of traffic on that street. Asks that Turnberry Terrace be added to the mitigation of this project.

Jon Powell, 226 Meadow Lake Drive. Spend a lot of the summer with grandkids at the house and Meadow Lake Drive is not a thru street it is a neighborhood street. Animals still walk right through our property; density will reduce wildlife. Traffic is not appropriate for a neighborhood street.

Larry Alexander, 265 Meadow Lake Drive. Responsibility of Board Members is not to developers. Meadow Lake Drive has no other access other than Turnberry. Previous construction was required to use Meadow Lake Drive and Turnberry but no one uses Turnberry, you cannot get construction equipment down Turnberry due to the speed bumps and winding road. Schellinger will make money off those who have lived there before and will run construction vehicles up and down both roads. They will go the shortest possible way up and down that road. Board is not being told the truth. The truth is Meadow Lake Drive had the requirement that it would not be used and would provide sidewalks and water abatement. That never happened. They want a variance so they do not have to do anything to Meadow Lake Drive except repave it. Will sue the developers and sue the Board for not doing their responsibility if this proposal passes. This is coming forward right before Christmas, and that was planned.

Theresa Walch, 270 Meadow Lake Drive. Needs to be repropose and needs to be stopped and slowed down.

Additional comments from members of the public in the audience and present on ZOOM:

Rosie Apple-Skeahan, 147 Turnberry Terrace. Concerned about the road since it is a private road and they will have to pay for all the traffic on the road. Trucks that already go through Turnberry make huge noises when they hit the speed bumps. Would like to see the lot number cut in half and the possibility of another road.

Suzie Colbo, 1889 Tamarack Lane. No one has mentioned at full buildout that the trips per day will be 2000 cars. Mulcahy answered saying it would not be that much and that it would be 971 trips. Colbo also asked if there will be playground facilities provided? Vukonich stated that there is open space but no playground.

Barb Riley, 494 Saint Andrews Drive. The history behind the finger into Garnier Creek Subdivision was for a 4th access point to this area but would take negotiation with Garnier Estates.

Ann Halter, 315 Meadow Lake Drive. Understand that there will be another development further down Meadow Lake Drive close to the senior housing. Did traffic analysis consider that?

Paul Kruger, 35 Garnier Lane. Opposed to the finger being an access road. The road that it abuts is an exclusive easement for the people in the Garnier Lane Subdivision.

Corey Johnson, 195 Oakmont Loop. Wants clarification on the comment about the city being unable to adjust the density and that is only the developer, why is that something that is unable to be changed? Mulcahy answered saying that the City sets policy through planning documents such as the Growth Policy and to implement the Growth Policy they implement Zoning. Zoning defines land use and density and Subdivision Regulations address how lands can be developed and what resources we look at. If someone is complying with our policies and we arbitrarily say that they need to have less units than is allowed, what is our justification in a court of law. We would not be able to defend ourselves in a court of law if we were to arbitrarily half the density. Johnson continued saying that the City should reconsider that as a solid statement. There is a possibility that you would be able to defend that.

Dan Singer, 325 Meadow Lake Drive. Page 9 of the Traffic study, Meadow Lake Drive will increase to 900 vehicles per day and at full build out will be 1500-2000 cars a day. Meadow lake Drive was built to be a rural road and will now be a collector road. Turnberry Terrace will increase to 200 vehicles trips per day, the neighborhood cannot handle that. City Attorney Justin Breck asked Mr. Singer to point us to the exact paragraph and page that this appears in the Traffic Study. Mr. Singer stated it is Table 4 in the Level of Service Summary.

Chairman Vukonich closed the Public Hearing at 8:54 PM.

A recess was called by Chairman Vukonich at 8:54 PM.

Meeting was called back to order by Chairman Vukonich at 9:02 PM.

Mulcahy clarified that the traffic contributed from this development would be 970, or so, trips per day but the overall traffic contributed from all the development is 2,000 trips per day.

Duffy made the motion to accept Staff Report #CPP-22-03 as Findings of Fact. Seconded by Nelson.

Vukonich brought into record that there are a number of letters that were submitted and are included in the packet presented to the Board.

Shepard addressed the City Manager asking what happened with the mailings to the neighbors. City Manager Susan Nicosia answered saying that the mailings were sent to the certified list provided by the County as required by State Law within 150 feet of the property. The letters go to the registered addresses of the owners and are submitted to the mail room. The City cannot control the US Postal Service delivery of the notices.

The Planning Board discussed the Conditions of approval presented in the Staff Report. Lundgren noted that numbers 11 and 20 were too vague. Due to Board discussion on the conditions in Staff Report #CPP-22-03 amendments were made to multiple Recommendations and another condition was added, they are as follows

Condition #10: Turnberry Terrace is required to be resurfaced along with Meadow Lake Drive.

Condition #11: For Meadow Lake Drive, if there is a best practice traffic calming measure that is acceptable to the County, such as striping and signage, the applicants shall implement it in the resurfacing of the road.

Condition #20: a Construction Mitigation Plan shall be developed, in consultation with the applicable representative Homeowners Associations (Mountain Watch, Meadow Lake and Garnier Estates) and private property owner adjacent to Lots 2-15, and submitted to the City prior to the commencement of any construction. The neighboring representatives have no veto power over any proposed or approved Construction Mitigation Plan. Also, all ingress and egress for construction purposes that was required to use the west entrance, Turnberry Terrace, was struck from this recommendation.

Condition #25 was added stating that Tamarack Meadows shall participate in an equitable Road Maintenance Agreement with the Mountain Watch Subdivision.

Motion was made by Kavanagh to adopt Staff Report #CPP-22-03 with Amendments as Findings of Fact. Motion was seconded by Shepard.

Roll call vote was performed. AYES: Vukonich, Nelson, Smith, Byrd-Rinck, Lundgren, Shepard, Duffy, Kavanagh. NOES: None. ABSTAIN: Singer

A motion was made by Shepard to Recommend Approval of Preliminary Plat to City Council. Seconded by Kavanagh.

Roll call vote was performed. AYES: Vukonich, Nelson, Smith, Byrd-Rinck, Lundgren, Shepard, Duffy, Kavanagh. NOES: None. ABSTAIN: Singer

A recess was called by Chairman Vukonich at 9:59 PM as an opportunity to clear the room of members of the public.

Meeting was called back to order by Chairman Vukonich at 10:01 PM. Chairman Vukonich read the notice of hearing and requested the staff report presentation:

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

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

Staff Report #CCU-22-03 was presented to the Board by Planner Eric Mulcahy. Mulcahy pointed out items that will be provided by the applicant to ensure compliance with the large building standards. No questions were asked of staff by the Board.

Chairman Vukonich asked the applicant to present to the Board. Applicant Kirk Farrelly with Littlefoot Properties LLC addressed the Board via ZOOM. He noted that the building elevations will be provided and will be in compliance with City standards. No concerns or comments related to the other conditions. They hope to start construction, as weather allows, in mid-April, turnover is typically within 150 days in late September. Drew Pearson with WWC Engineering, via ZOOM, introduced himself.

Kavanagh had a question for Mulcahy, wondering if there was a current approach there? Mulcahy answered that he believes there is an approach but it will require an Approach Permit from MDOT. Kavanagh asked, if in the event the existing approach does not align with parking lot will MDOT require standard curb and gutter? Mulcahy replied yes. Singer stated that she wanted to know more about Dollar General. Farrelly answered that it is a general retail store that sells household goods, food items and everyday items customers would need. Duffy wondered if it was franchised. Farrelly stated it is a corporate location there is no franchised locations. Duffy asked if the setback is the same as the building to the west. Mulcahy stated that he does not know what the setback is of the neighboring building but he does know that they are compliant with setback regulations for the CB-2 Zone and the architectural standards for a large building. Singer asked if the majority of items are more than just a dollar. Singer also asked if they carry the same products as grocery stores. Farrelly replied yes the majority of the items are more than just a dollar, he also noted that it is not a full grocery store and will carry a variety of items.

Chairman Vukonich opened and closed the public hearing at 10:15 PM as no one wished to address the Board on this matter. Vukonich also noted that the Board did not have any written comments on this application.

Motion made by Shepard to approve Staff Report #CCU-22-03 as Findings of Fact. Seconded by Kavanagh.

Roll call vote was performed. AYES: Vukonich, Nelson, Smith, Byrd-Rinck, Lundgren, Shepard, Duffy, Kavanagh, Singer. NOES: None.

Motion was made by Shepard to Recommend Approval of Conditional Use Permit to City Council. Seconded by Lundgren.

Roll call vote was performed. AYES: Vukonich, Nelson, Smith, Byrd-Rinck, Lundgren, Shepard, Duffy, Kavanagh, Singer. NOES: None.

Motion was made to Adjourn by Nelson. Seconded by Lundgren.

ADJOURNMENT – Meeting duly adjourned at 10:21 PM

Chairman

Attest:

Public Works Clerk

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

AS AMENDED BY THE PLANNING BOARD ON DECEMBER 13, 2022

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

I. BACKGROUND INFORMATION

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

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

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

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

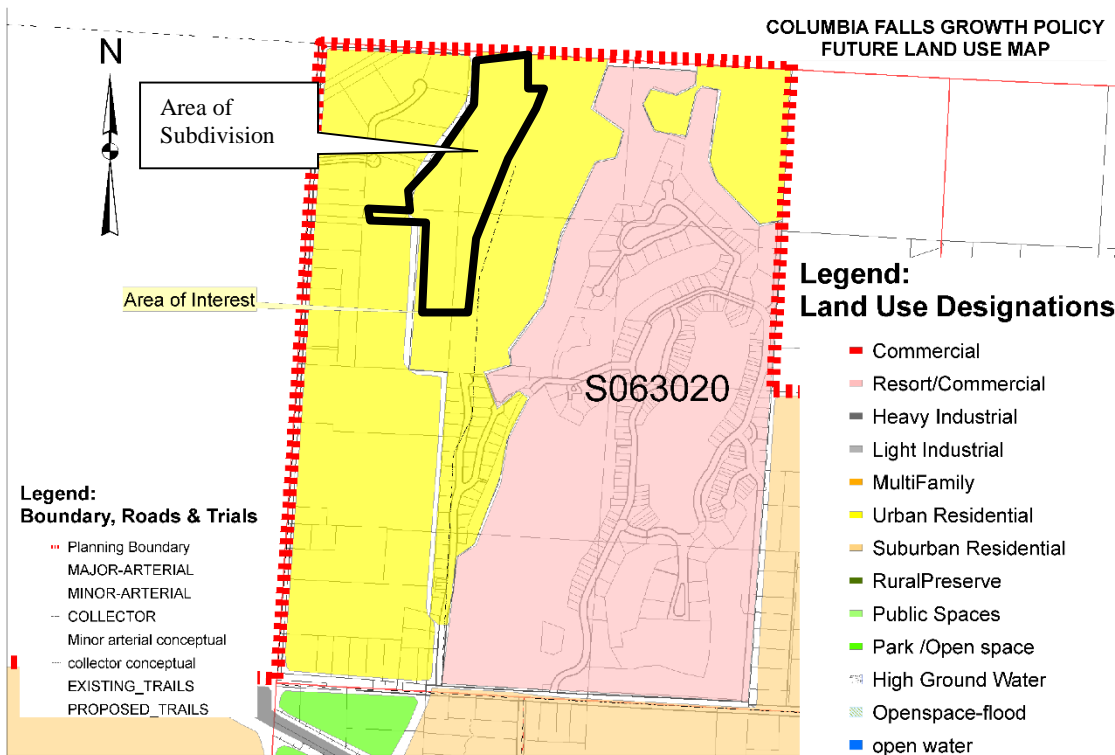
- e. Size: The proposed subdivision contains 47.04 acres with 22.14 acres in lots, 7.14 acres in streets, and 17.52 acres in open space. The 103 lot subdivision proposes the following breakdown in lot sizes:

Lots ranging from 7,500 to 13,428 square feet
Average lot size: 9,363 Square feet
Overall density: 2.1 dwelling units per acre or one unit per 19,893.8 square feet.

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

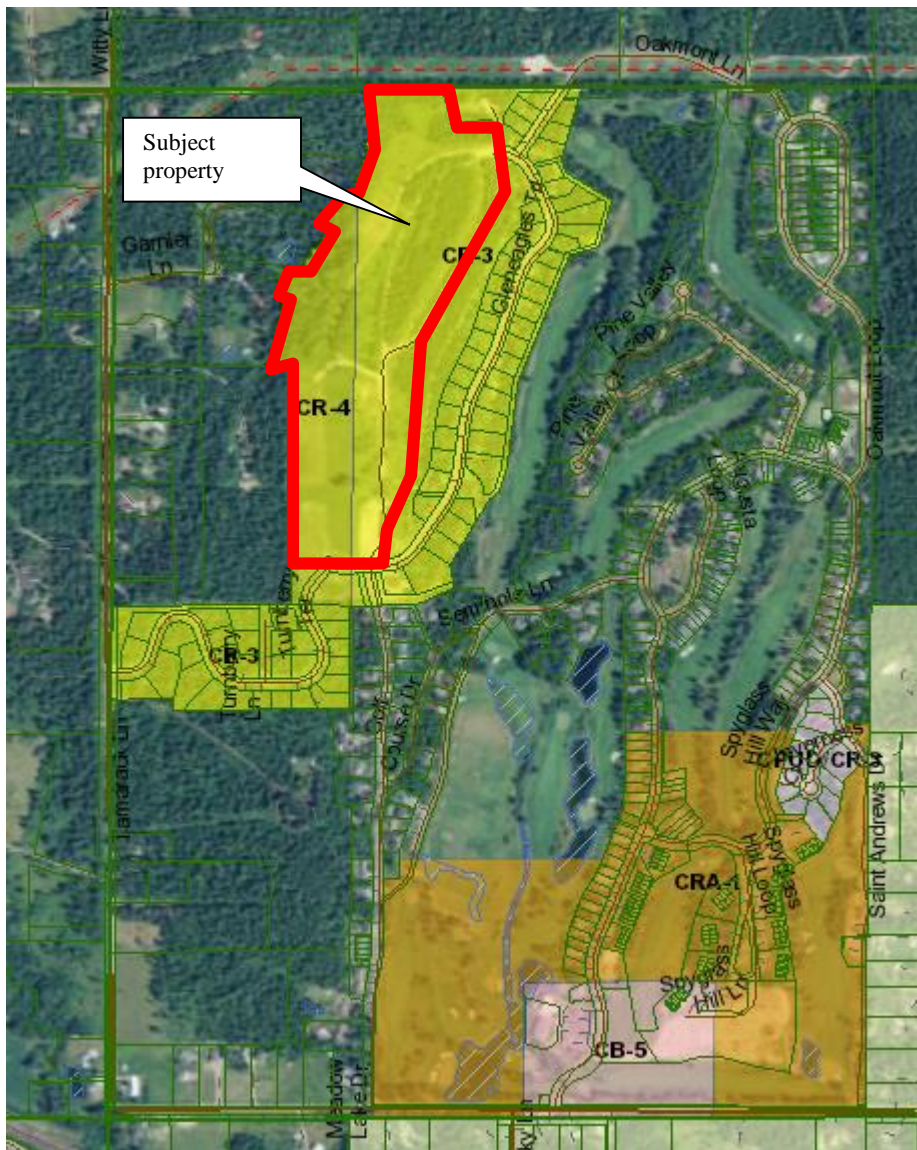
North: Large lot single family property
 South: Existing Meadow Lake Resort subdivision and large lot single family
 East: Tamarack Heights, Phase 1 and Meadow Lake Resort subdivision
 West: Mountain Watch and large lot single family

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



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

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



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

- Sewer: the project will be served by the Meadow Lake County Water and Sewer District
- Water: the project will be served by the Meadow Lake County Water and Sewer District
- Refuse: Private Hauler Home Pick-up
- Police: Flathead County Sheriff Department
- Fire Suppression and Protective Services: Columbia Falls Rural Fire Protection District
- Street Maintenance: Privately maintained
- Electric: Flathead Electric

II. REVIEW AND FINDINGS OF FACT

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

A. Effects on Public Health and Safety:

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

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

The site is not located within any Flood Zones.

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

B. Effects on Wildlife and Wildlife Habitat:

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

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

C. Effects on the Natural Environment:

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

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

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

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

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

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

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

D. Effects on Local Services:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

E. Effects on Agriculture:

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

F. Compliance with Subdivision Design Standards:

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

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

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

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

Lighting: The subdivision standards require that street lights be provided at all intersections and at intermediate locations for blocks longer than 500 feet. The applicant is requesting a variance to this standard based on the rural nature of the subdivision.

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

Utilities: All utilities are planned to be underground.

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

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

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

G. Compliance with Subdivision Regulations

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

H. Compliance with Montana Subdivision and Platting Act

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

I. Phasing

The project will be constructed in a single phase.

III. SUMMARY COMMENTS

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

VI. RECOMMENDATION

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

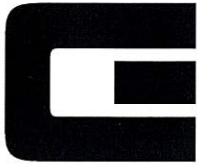
1. The final plat of Tamarack Meadows shall conform to the approved preliminary plat design.
2. A five foot detached concrete sidewalk shall be provided along one side of all interior roads within the subdivision. A six foot gravel trail shall be provided within the open space areas. All sidewalk and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

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

11. The applicant shall approach the Flathead County Road and Bridge Superintendent to determine if there are alternative speed bump designs or other traffic calming measure that can be implemented in Meadow Lake Drive. If there is a best practices traffic calming measure that is acceptable to the County, such as striping and signage, the applicants shall implement it in the resurfacing of the road.
12. The proposed subdivision shall waive the right to protest annexation as required by the Meadow Lake Water and Sewer District agreement with the City of Columbia Falls.
13. All dwellings shall have house numbers, which conform to the requirements of the Rural Fire District. This condition shall be placed on the face of the plat.
14. The applicants shall provide Columbia Falls Public Works Department and Meadow Lake Water and Sewer District copies of the final plat drawings and as-built construction drawings for all public infrastructure improvements constructed in street rights of way or easements within the plat. Drawings shall be paper and digital. Digital copies shall be in a format prescribed by the City and the District. The Developer shall provide a GPS location of the center of each water valve cover, sewer manhole cover, and the location every 20 feet of any buried piping that varies more than 6% from a straight line between main line appurtenances that possess surface components.
15. The parkland dedication requirement has been met by the common open space area as shown on the plat, in conjunction with the plat notes outlined herein.
16. The Flathead County Weed Department shall approve a Weed Management Plan for the Development prior to Final Plat. A note shall be placed on the face of the final plat stating: "Lot owners are subject to the Weed Management Plan approved by the Flathead County Weed Department."
17. The applicant shall provide a letter from the applicable Solid Waste Contractor stating that Solid Waste Service is available to the Subdivision. The CC&R's will encourage use of a Solid Waste contractor for residences in the subdivision.
18. Plat notes shall be added to the face of the plat delineating that the open space is dedicated in perpetuity; that the open space is available for use by the general public, and that said open space will be owned and maintained by the Homeowners Association. No vegetation can be removed in open space areas without approval by the Homeowners Association; and the buffer area adjacent Garnier Creek shall remain undeveloped and in a natural state. Changes to the use and/or management of the common open space shall be approved by the Homeowners Association.
19. The applicant shall provide a Set of CC&R's to be filed with the Final Plat. Said CC&R's shall address the maintenance of all common features within the subdivision including roads, common areas, and paths within common areas.
20. A Construction Mitigation Plan shall be developed, in consultation with the applicable representative Homeowner's Associations (Mountain Watch, Meadow Lake and Garnier Estates) and private property owner adjacent to Lots 2-15, and submitted to the City prior to the commencement of any construction. Said plan shall include construction hours, ingress, egress and haul routes, staging of materials and job shacks, parking for construction workers, dust abatement, temporary erosion control measures and other

best management practices. The neighboring representatives have no veto power over any proposed or approved Construction Mitigation Plan. All ingress and egress for construction purposes shall occur from the west entrance, unless otherwise permitted by the City.

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



CE LLC dba

Carver Engineering

Consulting Civil Engineers

October 11, 2022

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

Attention: Susan & Eric Mulcahy

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

Dear Susan,

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

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

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

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

Sincerely,

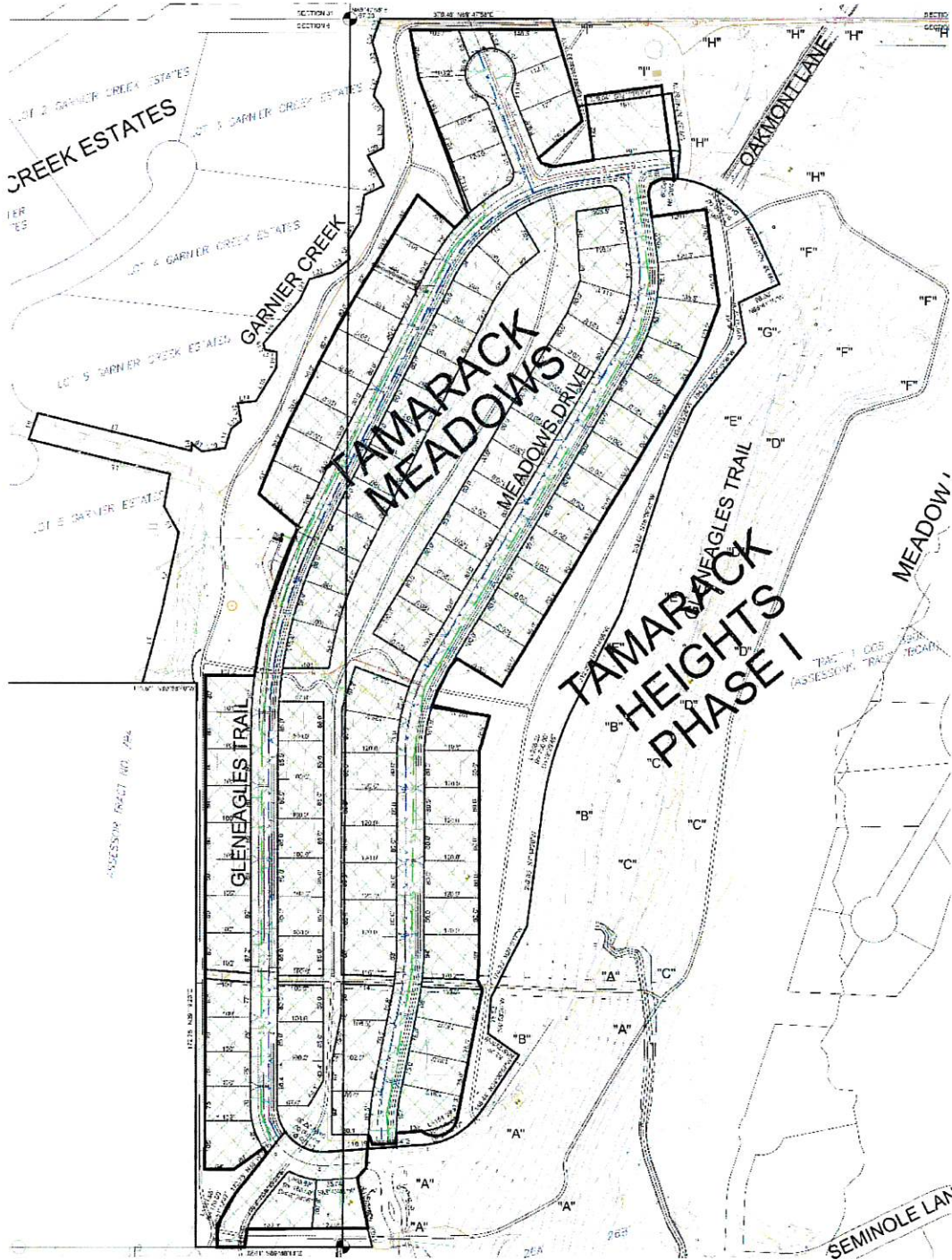
CE LLC dba CARVER ENGINEERING

Kevin J. Malloy

Tamarack Meadows Subdivision

Preliminary Plat Application

City of Columbia Falls, Montana



October 2022

CE LLC dba Carver Engineering

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APPENDIX B

PRELIMINARY CC&R'S

APPENDIX C

ENVIRONMENTAL ASSESSMENT

1. GEOTECHNICAL REPORT
2. FLOODPLAIN MAP
3. SPECIES OF CONCERN
4. STATE HISTORIC PRESERVATION OFFICE LETTER
5. MEADOWLAKE WATER & SEWER DISTRICT LETTER
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24X36 PRELIMINARY PLAT MAP

APPENDIX E

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

APPENDIX F

ORIGINAL PRELIMINARY PLAT CONDITIONS



Planning Department

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

PHONE (406) 892-4391

FAX (406) 892-4413

MAJOR SUBDIVISION PRELIMINARY PLAT APPLICATION

FEE ATTACHED \$ 7,760

FEES: SEE FEE SHEET

SUBDIVISION NAME: Tamarack Meadows Subdivision

OWNER(S) OF RECORD:

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

Mailing Address 250 Truck Route, PO Box 39

City Columbia Falls State MT Zip 59912

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

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

Name & Address _____

Name & Address _____

LEGAL DESCRIPTION OF PROPERTY:

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

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

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

GENERAL DESCRIPTION OF SUBDIVISION:

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

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

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

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

**Columbia Falls Preliminary Plat Fee
Tamarack Meadows Subdivision**

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

Per Lot Fee

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

First 20 Lots

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

Lots Beyond First 20

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

Variance Fee

curb & gutter
sidewalk
street lights

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

Total:	\$ 7,760.00
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PROPOSED USE(S) AND NUMBER OF ASSOCIATED LOTS/SPACES:

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

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

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

IMPROVEMENTS TO BE PROVIDED:

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

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

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

Other Utilities: Cable TV Telephone Electric Gas Other _____

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

Mail Delivery: Central Individual _____ School District: _____

Fire Protection: Hydrants Tanker Recharge _____ Fire District: _____

Drainage System: See Appendix C, Attachment No. 6

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

ESTIMATE OF IMPACTS:

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

A. Impacts on agriculture

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

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

B. Impact on agricultural water user facilities

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

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

C. Impact on local services

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

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

D. Impact on natural environment

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

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

E. Impacts on wildlife and habitat

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

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

F. Impacts on public health and safety

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

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

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

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

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

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

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

PLEASE ANSWER THE FOLLOWING QUESTIONS IN THE SPACES PROVIDED BELOW:

1. Will the granting of the variance be detrimental to the public health, safety or general welfare or injurious to other adjoining properties?

The variances will not be detrimental to the public health, safety or general welfare or injurious to other adjoining properties. Stormwater conveyance for road runoff is still provided. Pedestrian traffic is still able to follow the roadways without conflicting with vehicle traffic. Street lights are absent on all other areas of the Meadow Lake Resort area and given the rural nature of the area, would be detrimental to the neighbors .

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

No.

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

No.

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

Steeper cross-slope topography means a typical road cross section with curb and gutter, and sidewalk on both sides would require significant cut and fill to construct the roads. This in turn creates grading difficulties in providing driveway access to the lots. One of the key goals of the proposed subdivision is maintaining as much of the existing trees and vegetation as possible.

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

The Meadow Lake Resort area, in general, does not have curb and gutter, sidewalks and street lights.

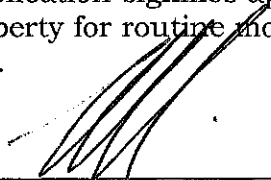
APPLICATION CONTENTS:

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

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

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

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



 (Applicant)

10-9-22

 (Date)

Appendix A

Preliminary Plat Adjacent Property Ownership List

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



Revision(s)

Drawn by TLM
 Checked by TC

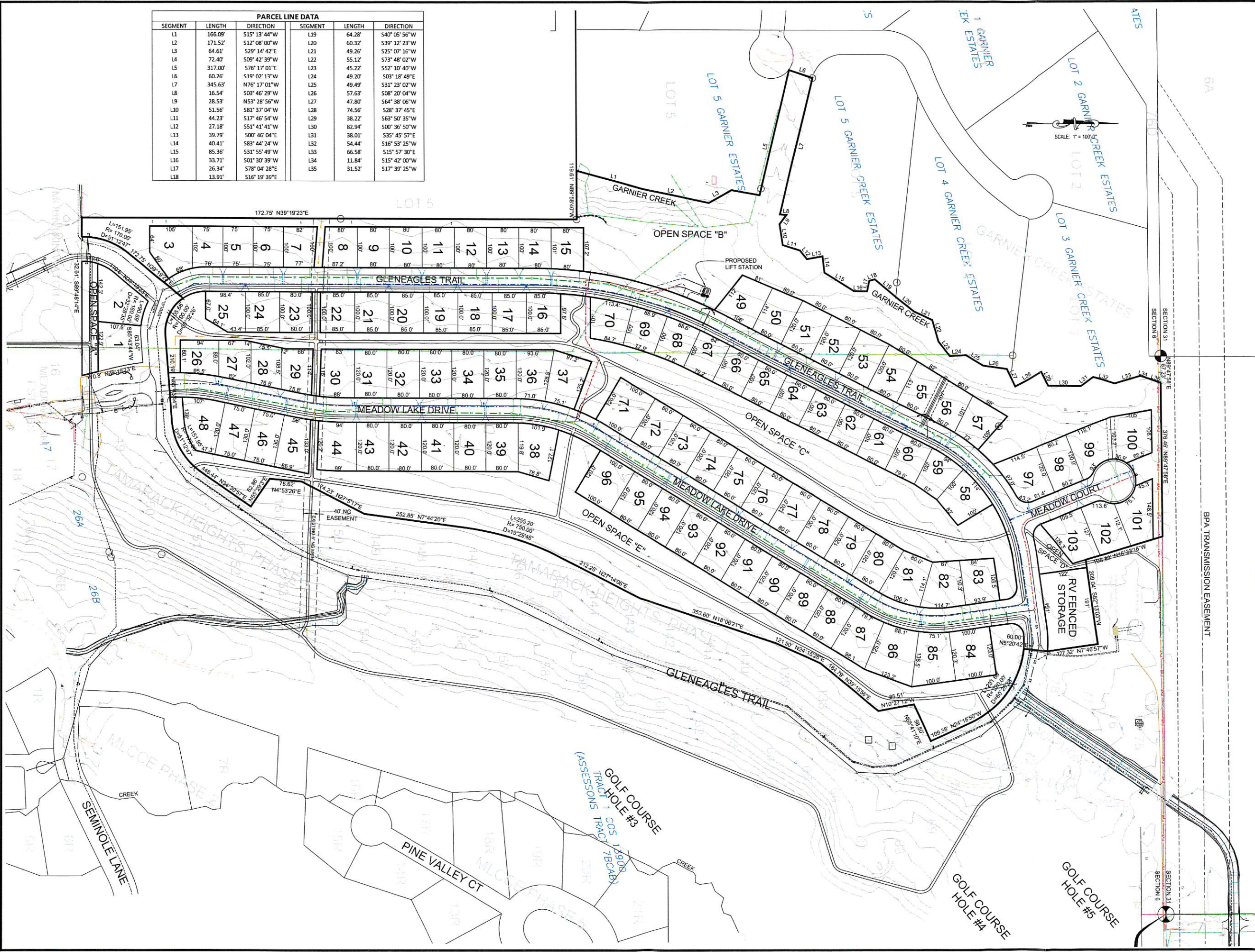
Date OCTOBER 3, 2022

Project Number
 46610.00

Project Title
TAMARACK MEADOWS

Sheet Title
 PRELIMINARY PLAT

PARCEL LINE DATA					
SEGMENT	LENGTH	DIRECTION	SEGMENT	LENGTH	DIRECTION
L1	166.09'	S15° 13' 44" W	L19	64.28'	S40° 05' 56" W
L2	171.52'	S12° 08' 00" W	L20	60.32'	S39° 12' 23" W
L3	64.61'	S29° 14' 42" E	L21	49.26'	S25° 07' 16" W
L4	72.40'	S09° 42' 39" W	L22	55.12'	S73° 48' 02" W
L5	317.00'	S76° 17' 01" E	L23	45.22'	S52° 10' 40" W
L6	60.26'	S19° 02' 13" W	L24	49.20'	S03° 18' 49" E
L7	345.63'	N76° 17' 01" W	L25	49.49'	S31° 23' 02" W
L8	16.54'	S03° 46' 29" W	L26	57.63'	S08° 20' 04" W
L9	28.53'	N53° 28' 56" W	L27	47.80'	S64° 38' 06" W
L10	51.56'	S81° 37' 04" W	L28	74.56'	S28° 37' 45" E
L11	44.23'	S17° 46' 54" W	L29	38.22'	S63° 50' 35" W
L12	27.18'	S51° 41' 41" W	L30	82.94'	S00° 36' 50" W
L13	39.79'	S00° 46' 04" E	L31	38.01'	S35° 45' 57" E
L14	40.41'	S83° 44' 24" W	L32	54.44'	S16° 53' 25" W
L15	85.36'	S31° 55' 49" W	L33	66.58'	S15° 57' 30" E
L16	33.71'	S01° 30' 39" W	L34	11.84'	S15° 42' 00" W
L17	26.34'	S78° 04' 28" E	L35	31.52'	S17° 39' 25" W
L18	13.91'	S16° 19' 39" E			



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



Revision(s)

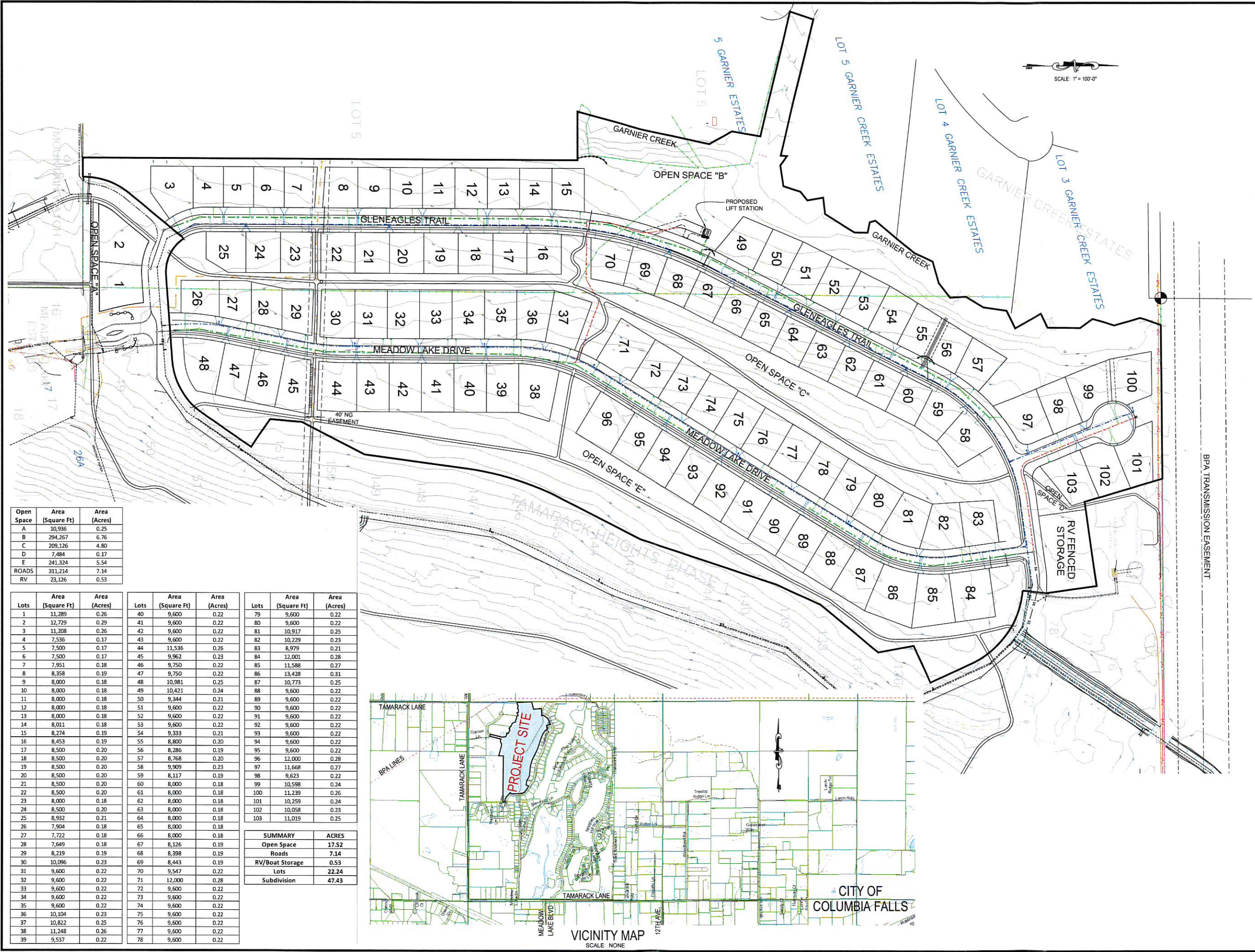
Drawn by TLM
 Checked by TC

Date OCTOBER 3, 2022

Project Number
 46610.00

Project Title
TAMARACK MEADOWS

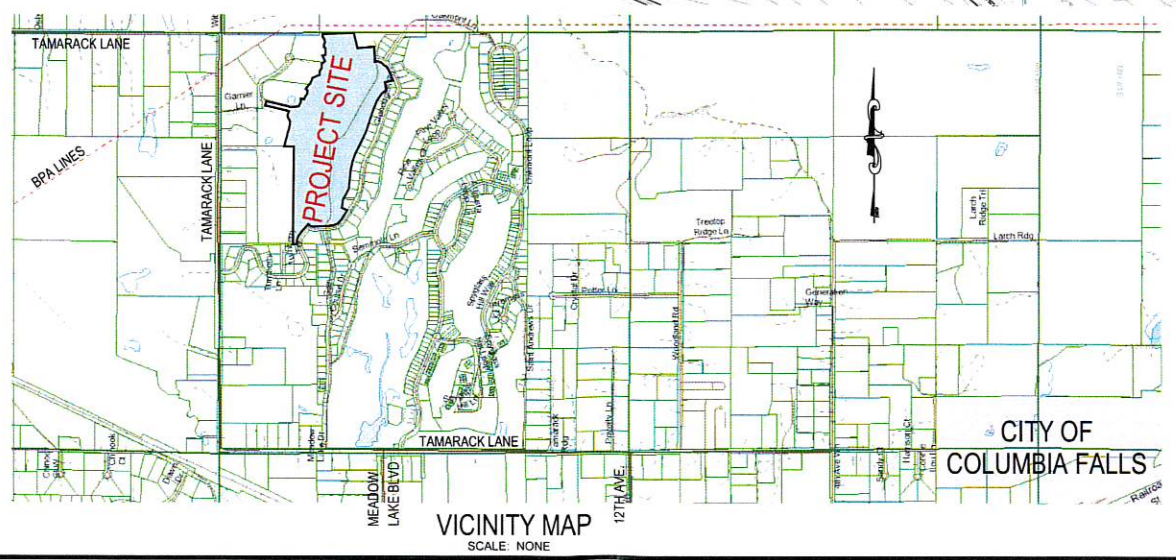
Sheet Title
PRELIMINARY PLAT



Open Space	Area (Square Ft)	Area (Acres)
A	10,936	0.25
B	294,267	6.76
C	209,126	4.80
D	7,484	0.17
E	241,324	5.54
ROADS	311,214	7.14
RV	23,126	0.53

Lots	Area (Square Ft)	Area (Acres)	Lots	Area (Square Ft)	Area (Acres)	Lots	Area (Square Ft)	Area (Acres)
1	11,289	0.26	40	9,600	0.22	79	9,600	0.22
2	12,729	0.29	41	9,600	0.22	80	9,600	0.22
3	11,208	0.26	42	9,600	0.22	81	10,917	0.25
4	7,536	0.17	43	9,600	0.22	82	10,229	0.23
5	7,500	0.17	44	11,536	0.26	83	8,979	0.21
6	7,500	0.17	45	9,962	0.23	84	12,001	0.28
7	7,951	0.18	46	9,750	0.22	85	11,588	0.27
8	8,358	0.19	47	9,750	0.22	86	13,428	0.31
9	8,000	0.18	48	10,981	0.25	87	10,773	0.25
10	8,000	0.18	49	10,421	0.24	88	9,600	0.22
11	8,000	0.18	50	9,344	0.21	89	9,600	0.22
12	8,000	0.18	51	9,600	0.22	90	9,600	0.22
13	8,000	0.18	52	9,600	0.22	91	9,600	0.22
14	8,011	0.18	53	9,600	0.22	92	9,600	0.22
15	8,274	0.19	54	9,333	0.21	93	9,600	0.22
16	8,453	0.19	55	8,800	0.20	94	9,600	0.22
17	8,500	0.20	56	8,286	0.19	95	9,600	0.22
18	8,500	0.20	57	8,768	0.20	96	12,000	0.28
19	8,500	0.20	58	9,909	0.23	97	11,668	0.27
20	8,500	0.20	59	8,117	0.19	98	9,623	0.22
21	8,500	0.20	60	8,000	0.18	99	10,598	0.24
22	8,500	0.20	61	8,000	0.18	100	11,239	0.26
23	8,000	0.18	62	8,000	0.18	101	10,259	0.24
24	8,500	0.20	63	8,000	0.18	102	10,058	0.23
25	8,932	0.21	64	8,000	0.18	103	11,019	0.25
26	7,904	0.18	65	8,000	0.18			
27	7,722	0.18	66	8,000	0.18			
28	7,649	0.18	67	8,126	0.19			
29	8,219	0.19	68	8,398	0.19			
30	10,096	0.23	69	8,443	0.19			
31	9,600	0.22	70	9,547	0.22			
32	9,600	0.22	71	12,000	0.28			
33	9,600	0.22	72	9,600	0.22			
34	9,600	0.22	73	9,600	0.22			
35	9,600	0.22	74	9,600	0.22			
36	10,104	0.23	75	9,600	0.22			
37	10,822	0.25	76	9,600	0.22			
38	11,248	0.26	77	9,600	0.22			
39	9,537	0.22	78	9,600	0.22			

SUMMARY	ACRES
Open Space	17.52
Roads	7.14
RV/Boat Storage	0.53
Lots	22.24
Subdivision	47.43



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

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



May 13, 2008

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

Subject: Adjacent Property Ownership List

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

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

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

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

Appendix B

Preliminary CC & Rs

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

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

RECITALS

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

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

ARTICLE I: DEFINITIONS

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

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

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

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

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

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

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

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

ARTICLE II: MEADOW LAKE COUNTRY CLUB ESTATES

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

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

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

ARTICLE III: HOMEOWNERS ASSOCIATION

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

ARTICLE IV: MEMBERSHIP, VOTING RIGHTS AND EXPANSION

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

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

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

ARTICLE V: PROPERTY RIGHTS

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

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

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

ARTICLE VI: SERVICES PROVIDED BY ASSOCIATION

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

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

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

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

ARTICLE VII: RULES AND REGULATIONS

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

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

ARTICLE VIII: ASSESSMENTS

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

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

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

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

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

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

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

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

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

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

ARTICLE IX: PROTECTIVE COVENANTS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

ARTICLE X: EXPANSION AND WITHDRAWAL

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

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

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

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

ARTICLE XI: GENERAL PROVISIONS

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

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

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

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

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

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

Appendix C

Environmental Assessment

ENVIRONMENTAL ASSESSMENT

I. GEOLOGY

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

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

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

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

Not applicable.

II. SURFACE WATER

Locate on a copy of the preliminary plat:

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

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

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

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

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

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

III. VEGETATION

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

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

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

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

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

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

IV. WILDLIFE

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

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

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

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

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

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

V. AGRICULTURE AND TIMBER PRODUCTION

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

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

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

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

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

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

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

There are no agricultural uses adjacent to the proposed subdivision.

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

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

VI. HISTORICAL, ARCHAEOLOGICAL OR CULTURAL FEATURES

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

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

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

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

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

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

VII. SEWAGE TREATMENT

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

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

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

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

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

2. Where an existing system is to be used:

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

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

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

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

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

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

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

3. Where a new system is proposed: ***Not Applicable***
- a. Attach a copy of the plat showing the location of all collection lines and the location and identification of the basic components of the treatment system.
 - b. If subsurface treatment of the effluent is proposed, give the results of the preliminary analysis and percolation tests in the area of the treatment site.
 - c. Provide a description of the following physical conditions:
 - 1) Depth to groundwater at time of year when water table is nearest the surface and how this information was obtained.
 - 2) Minimum depth to bedrock or other impervious material, and how this information was obtained.
 - d. Indicate who will bear the costs of installation and who will own, operate and maintain the system. Also, indicate the anticipated date of completion.

VIII. WATER SUPPLY

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

Not applicable, no individual water supply systems are proposed.

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

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

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

2. Where an existing system is to be used:

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

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

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

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

developer has agreed to construct a new water supply well on the District's behalf. The new well will be connected to the greater distribution system and provide water to future developments in the surrounding area beyond the proposed Tamarack Meadows subdivision.

The new well has been drilled and tested and will provide at least 100 gpm of water to the District's system. Plans are being prepared for connection of this well to the public water system and will soon be submitted to DEQ for review and approval.

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

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

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

IX. SOLID WASTE

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

Individual containers and service will be provided by Evergreen Disposal.

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

Not Applicable.

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

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

X. DRAINAGE

- A. Streets and Roads:

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

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

2. Indicate the type of road surface proposed.

All proposed roads will be asphalt.

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

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

B. Other areas:

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

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

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

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

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

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

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

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

XI. ROADS

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

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

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

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

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

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

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

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

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

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

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

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

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

Not Applicable.

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

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

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

Not Applicable.

XII. EMERGENCY SERVICES

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

1. Fire Protection:

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

The property is within the Columbia Falls Rural fire district.

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

- c. Indicate the type, size and location of any proposed recharge facilities.
Not applicable.
- d. If fire hydrants are proposed, indicate water pressure capabilities and the locations of hydrants.

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

2. Police Protection.

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

3. Ambulance Service.

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

4. Medical Services.

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

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

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

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

XIII. SCHOOLS

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

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

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

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

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

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

XIV. ECONOMIC BENEFITS

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

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

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

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

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

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

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

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

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

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

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

Solid Waste: Not applicable

XV. LAND USE

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

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

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

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



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

XVI. PARKS AND RECREATION FACILITIES

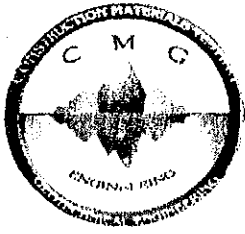
- A. Describe park and recreation facilities to be provided within the proposed subdivision and other recreational facilities which will serve the subdivision.
The open space plan for the subdivision consists of a pedestrian trail system. The trail system and open space will be open to the public.
-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

XVII. UTILITIES

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

Attachment 1

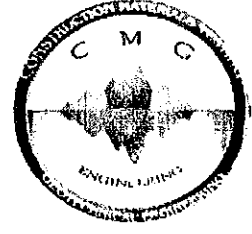
Geotechnical Report



CMG ENGINEERING, INC.

PO BOX 515
 1075 TRUMBULL CREEK ROAD, UNIT 1
 KAMISLET, MONTANA 59015-5151

PHONE: 406.257.9825
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November 2, 2005

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

Attention: Mr. Tony Beuché, P.E.

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

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

PROJECT DESCRIPTION

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

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

SITE DESCRIPTION

General

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

Topography

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

Geology and Geological Reconnaissance

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

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

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

SUBSURFACE CONDITIONS

General

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

Soils

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

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

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

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

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

Groundwater

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

ENGINEERING ANALYSIS AND PRELIMINARY RECOMMENDATIONS

General

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

Site Preparation

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

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

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

Earthwork

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

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

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

Foundation Design

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

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

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

CONCLUSION

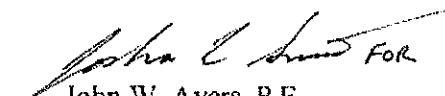
In our opinion, the project site is suitable for the proposed development; however, geotechnical recommendations need to be followed during design and construction of the project to reduce the risk of settlement, slope stability, and drainage issues. The foregoing analyses and recommendations present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

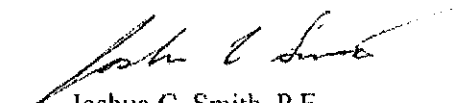
LIMITATIONS

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

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

Sincerely,


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


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

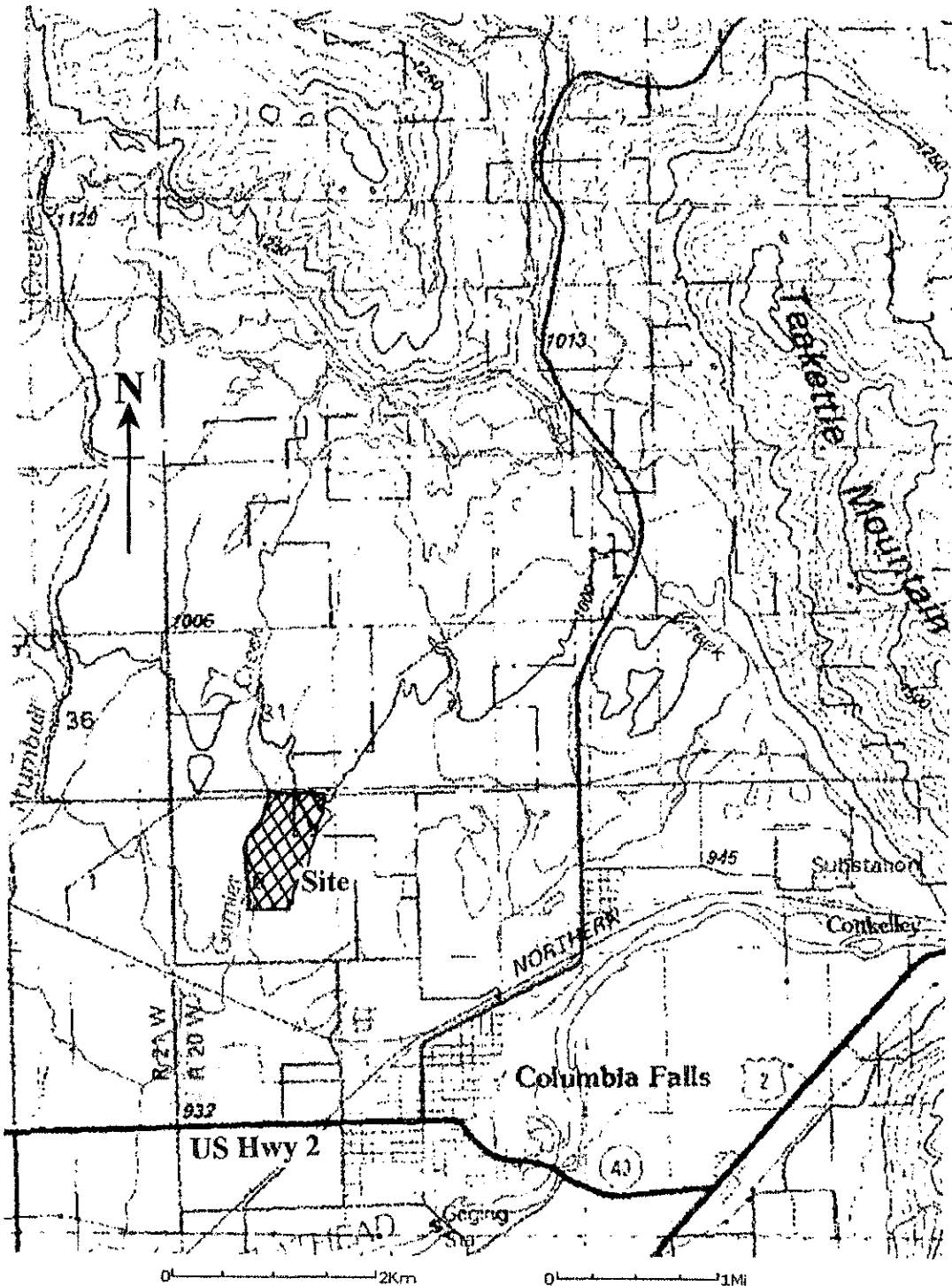


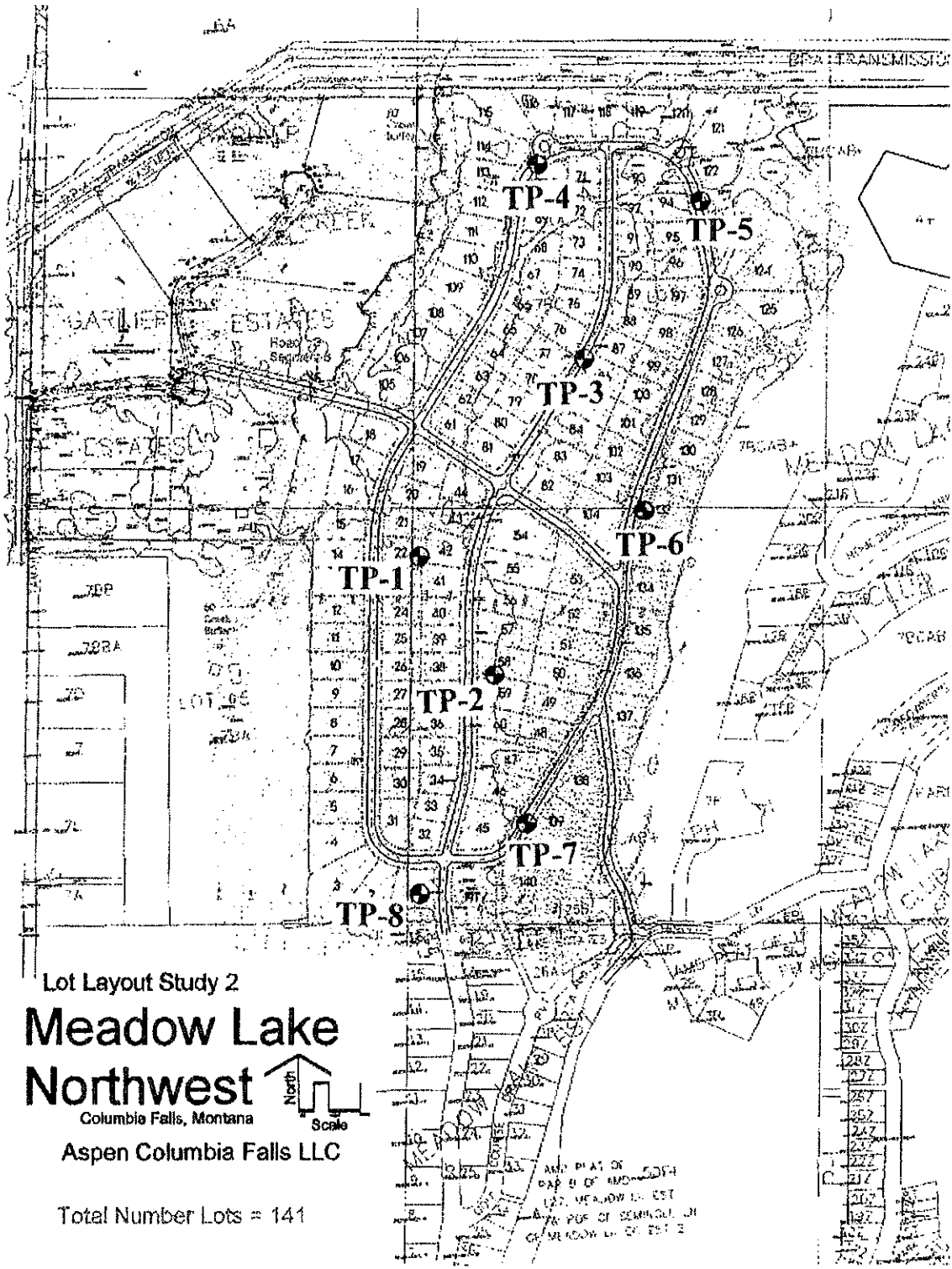
Image courtesy of the U.S. Geological Survey

Project: Meadow Lake Northwest
Columbia Falls, Montana

Job Number: 05-196
Date: November 1, 2005

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





Lot Layout Study 2
Meadow Lake Northwest
 Columbia Falls, Montana
 Aspen Columbia Falls LLC
 Total Number Lots = 141

Project: Meadow Lake Northwest
 Columbia Falls, Montana

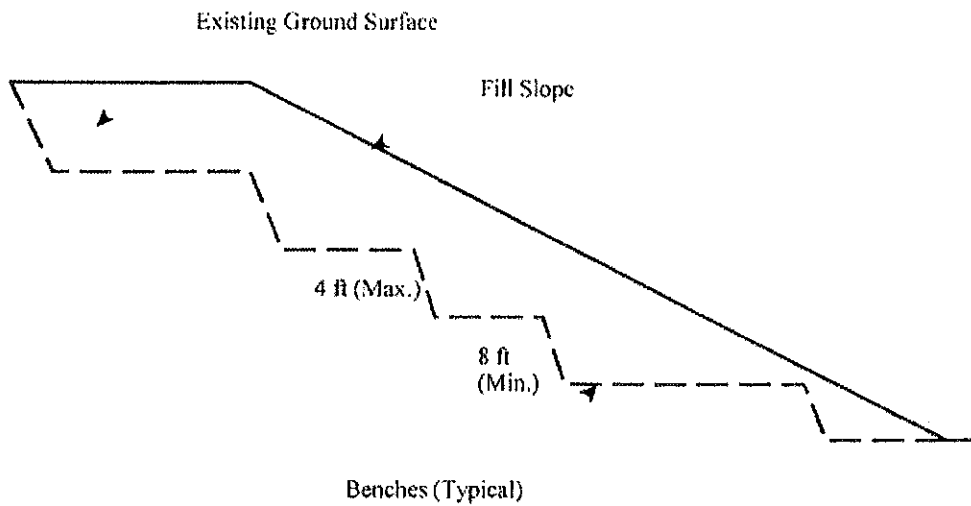
Job Number: 05-196
 Date: November 1, 2005



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



Benching Detail for Fill Slopes



No Scale Intended

Project: Meadow Lake Northwest
Columbia Falls, Montana

Job Number:
Date:

05-196
November 1, 2005



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



APPENDIX A

Field Explorations and Laboratory Testing

FIELD EXPLORATIONS AND LABORATORY TESTING

FIELD EXPLORATIONS

General

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

Test Pits

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

LABORATORY TESTING

General

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

Natural Moisture Content

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

Atterberg Limits

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

Grain Size Distribution

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

TEST PIT LOG

TP-1

PROJECT: Meadow Lake Northwest

PROJECT NO.: 05-196

CLIENT: Aspen Columbia Falls, LLC

DATE: 10/20/05

LOCATION: See Site Plan

ELEVATION: 3,216 ft

SUBCONTRACTOR: Paveco

LOGGED BY: Joshua Smith

METHOD: John Deere 310SG Extend-A-Hoe

GW:

File: 04-196 Meadow Lakes Northwest

Date Printed: 11/20/05

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

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

Groundwater not encountered

TEST PIT LOG

TP-2

PROJECT: Meadow Lake Northwest

PROJECT NO.: 05-196

CLIENT: Aspen Columbia Falls, LLC

DATE: 10/20/05

LOCATION: See Site Plan

ELEVATION: 3,224 ft

SUBCONTRACTOR: Paveco

LOGGED BY: Joshua Smith

METHOD: John Deere 310SG Extend-A-Hoe

GW:

Job: 05-196 Meadow Lake Northwest Doc Path: 11/2/05

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

DEPTH (feet)	SAMPLER	SAMPLE NO	DEPTH (feet)	SOIL TYPE	MATERIAL DESCRIPTION	TEST RESULTS														
						Plastic Limit		Liquid Limit		Water Content (%)										
0			0.0		SILT with Sand and Gravel; medium stiff, moist, abundant organics, dark brown (Topsoil)															
			0.8		Silty Clayey GRAVEL with Sand; very dense, moist, subangular, scattered cobbles and boulders, brown and gray (Glacial Till)															
2.5																				
	S-1																			
5																				
			7.0		Bottom of Test Pit TP-2 at 7.0 feet															
7.5																				
10																				
12.5																				
15																				
17.5																				

Groundwater not encountered.

TEST PIT LOG

TP-3

PROJECT: Meadow Lake Northwest

PROJECT NO.: 05-196

CLIENT: Aspen Columbia Falls, LLC

DATE: 10/20/05

LOCATION: See Site Plan

ELEVATION: 3,247 ft

SUBCONTRACTOR: Paveco

LOGGED BY: Joshua Smith

METHOD: John Deere 310SG Extend-A-Hoe

GW: \neq

Fig. 05.10c Meadow Lake Northwest Date Plotted: 11/2/2005

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

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

Groundwater not encountered.

TEST PIT LOG

TP-4

PROJECT: Meadow Lake Northwest

PROJECT NO.: 05-196

CLIENT: Aspen Columbia Falls, LLC

DATE: 10/20/05

LOCATION: See Site Plan

ELEVATION: 3,204 ft

SUBCONTRACTOR: Paveco

LOGGED BY: Joshua Smith

METHOD: John Deere 310SG Extend-A-Hoe

GW:

File: 05-196 Meadow Lake Northwest Date Printed: 11/2/2005

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

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

Groundwater not encountered.

TEST PIT LOG

PROJECT: Meadow Lake Northwest
 CLIENT: Aspen Columbia Falls, LLC
 LOCATION: See Site Plan
 METHOD: John Deere 310SG Extend-A-Hoe

PROJECT NO.: 05-196
 DATE: 10/20/05
 ELEVATION: 3,224 ft
 LOGGED BY: Joshua Smith

GW:

TP-5

File: 05-196 Meadow Lake Northwest
 Date Printed: 11/2/2005

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

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

Groundwater not encountered

TEST PIT LOG

TP-7

PROJECT: Meadow Lake Northwest

PROJECT NO.: 05-196

CLIENT: Aspen Columbia Falls, LLC

DATE: 10/20/05

LOCATION: See Site Plan

ELEVATION: 3,200 ft

SUBCONTRACTOR: Paveco

LOGGED BY: Joshua Smith

METHOD: John Deere 310SG Extend-A-Hoe

GW: ☐

File: 04-196 Meadow Lake Northwest

Date Printed: 11/2/2005

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

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

Groundwater not encountered.

TEST PIT LOG

PROJECT: Meadow Lake Northwest

PROJECT NO.: 05-196

CLIENT: Aspen Columbia Falls, LLC

DATE: 10/20/05

LOCATION: See Site Plan

ELEVATION: 3,210 ft

SUBCONTRACTOR: Paveco

LOGGED BY: Joshua Smith

METHOD: John Deere 310SG Extend-A-Hoe

TP-8

GW: ☐

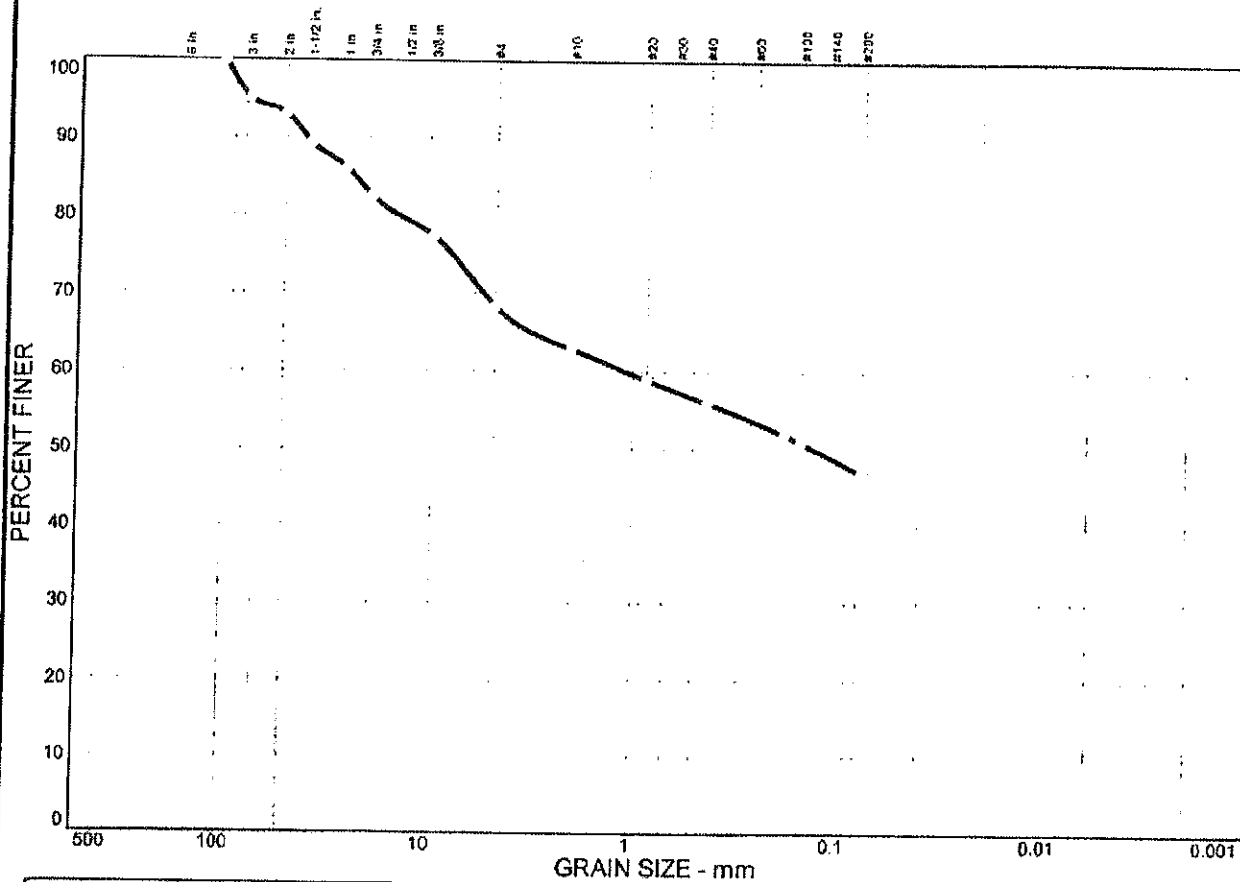
TP: 05-196 Meadow Lake Northwest Date Printed: 11/22/05

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

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

Groundwater not encountered.

Particle Size Distribution Report



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

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

Material Description

PL= 15 Atterberg Limits LL= 23 PI= 8

Coefficients

D₈₅= 23.1 D₆₀= 1.08 D₅₀= 0.128
D₃₀= D₁₅= D₁₀=
C_u= C_c=

Classification

USCS= GC-GM AASHTO=

Remarks

Silty Clayey GRAVEL with Sand

(no specification provided)

Sample No.: S-1 Source of Sample: TP-2 Date: 10/20/05
Location: Elev./Depth: 4.0

<p>CMG Engineering, Inc. Kalispell, Montana</p>	<p>Client: Aspen Columbia Falls, LLC Project: Meadow Lake Northwest Project No: 05-196</p>
<p>Figure 9A</p>	

RESOLUTION NO. 1458

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

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

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

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

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

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

Res #1458

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

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

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

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


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

AYES: Reikofski, Shepard, Barnhart, Karper.

NOES: None.

ABSTAIN: Plevel.

ABSENT: McCubbins, Fish.



City Clerk

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



Vice-Chairman

Res #1458

ATTEST:

Julie Boles
City Clerk

Res #1458

ATTACHMENT "A"

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

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

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

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

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

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

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

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

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

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

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

Attachment 2

Floodplain Map

National Flood Hazard Layer FIRMette

114°13'6"W 48°24'N



Legend

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

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE)
Zone A, V, A99
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
Regulatory Floodway
- 0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone I*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS OF FLOOD HAZARD

- Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone X*

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES

- Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS

- Digital Data Available
- No Digital Data Available
- Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

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

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

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

Item No. 7.



114°12'29"W 48°23'36"N



Attachment 3

Species of Concern



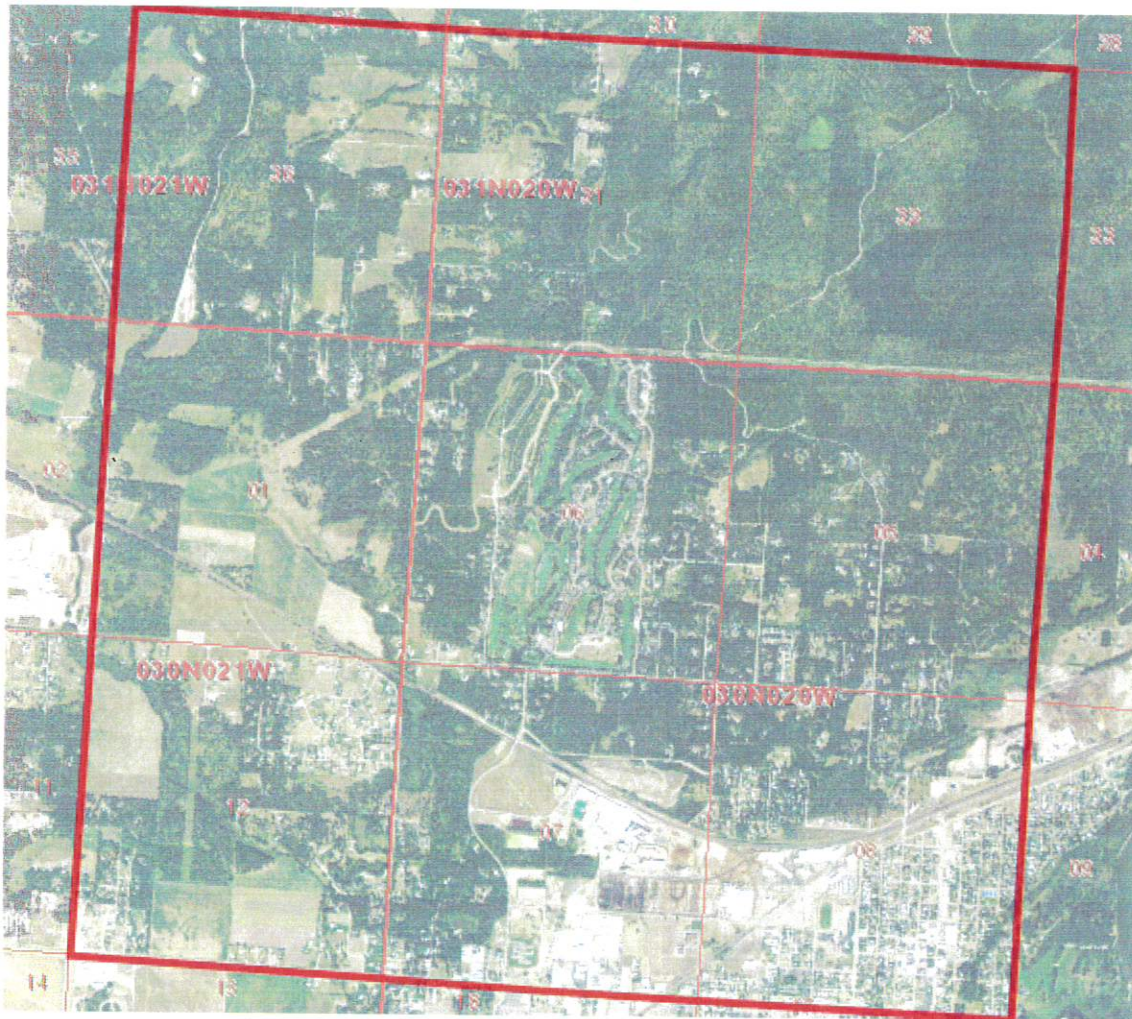
MONTANA Natural Heritage Program

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



Latitude	Longitude
48.36815	-114.17582
48.41686	-114.24066

Summarized by:
030N020W006
(Buffered PLSS Section)



Suggested Citation

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

The Montana Natural Heritage Program is a program of the Montana State Library's Natural Resource Information System. It is operated as a special program under the Office of the Vice President for Research and Creative Scholarship at the University of Montana, Missoula. The Montana Natural Heritage Program is part of NatureServe – a network of over 80 similar programs in states, provinces and nations throughout the Western Hemisphere, working to provide comprehensive status and distribution information for species and ecosystems.



Environmental Summary

Table of Contents

- Species Report
- - Other Observed
- - Other Potential Species
- Structured Surveys
- Land Cover
- Wetland and Riparian
- Land Management
- Biological Reports
- Invasive and Pest Species
- Introduction to Montana Natural Heritage Program
- Data Use Terms and Conditions
- Suggested Contacts for Natural Resource Agencies
- Introduction to Native Species
- Introduction to Land Cover
- Introduction to Wetland and Riparian
- Introduction to Land Management
- Introduction to Invasive and Pest Species
- Additional Information Resources

Introduction to Environmental Summary Report

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

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



MONTANA
Natural Heritage
Program

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

Legend

Model Icons

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

Habitat Icons

- Common
- Occasional

Range Icons

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

Num Obs

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



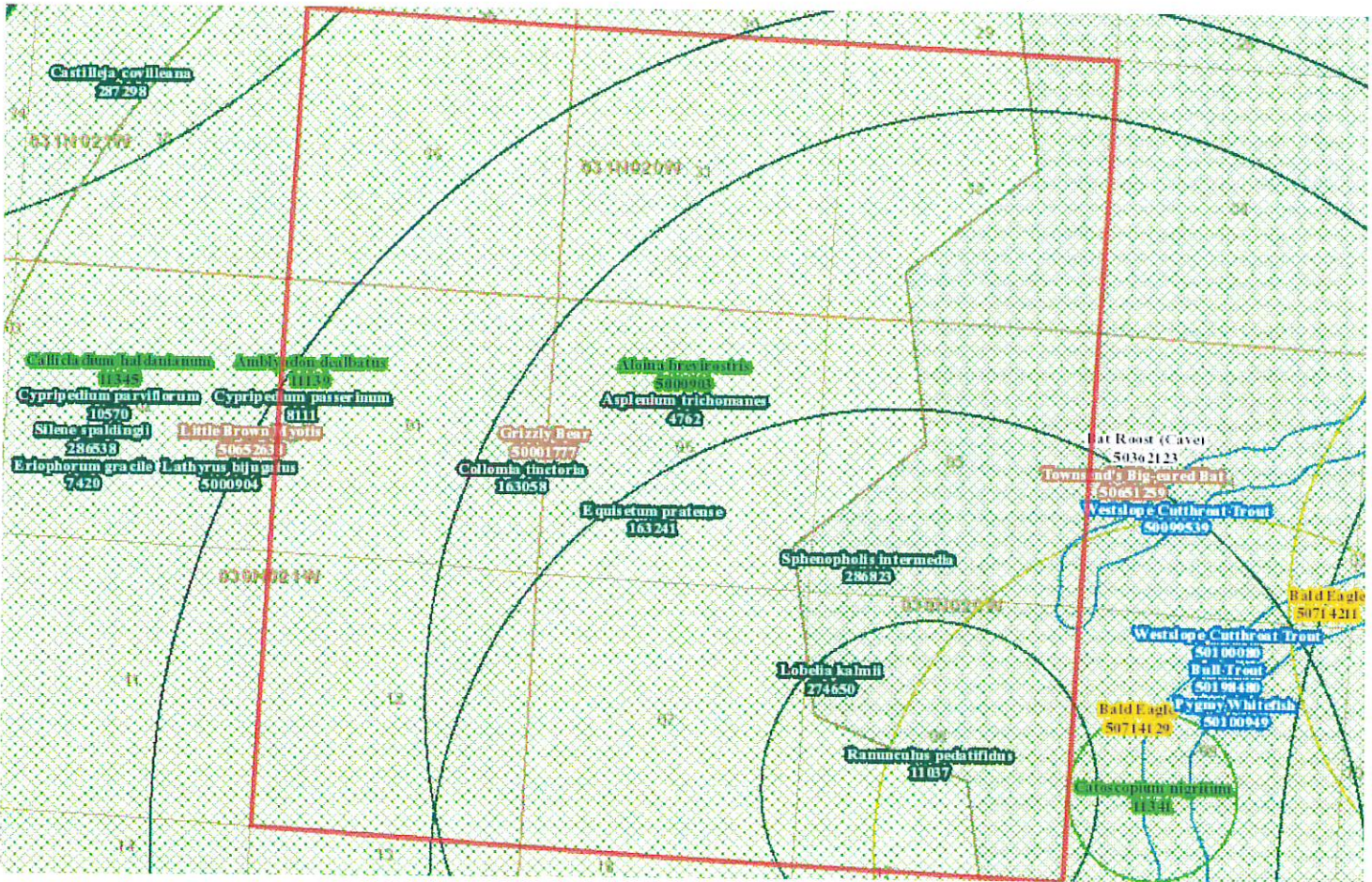
Latitude 48.36815
Longitude -114.17582
48.41686 -114.24066

Native Species

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

Filtered by:

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



Species Occurrences

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

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

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

MNPS: 2

Potential Species of Concern - Native Species

Predictive Models: 100% Optimal (inductive)

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

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

Species of Concern - Native Species Global: **G5** State: **S3**

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

V - Eriophorum gracile (*Slender Cottongrass*) **SOC** 1

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

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

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

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

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

M - Little Brown Myotis (*Myotis lucifugus*) **SOC** 1

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

Species of Concern - Native Species Global: **G3** State: **S3** FWP SWAP: **SGCN3**

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

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

M - Townsend's Big-eared Bat (*Corynorhinus townsendii*) **SOC** 1

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

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

BLM: SENSITIVE FWP SWAP: SGCN3

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

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

M - Grizzly Bear (*Ursus arctos*) **SOC** 7 1

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

Species of Concern - Native Species Global: **G4** State: **S2S3** USFWS: PS: LT; XN USFS: Threatened on Forests (BD, CG, HLC, KOOT, LOLO)

BLM: THREATENED FWP SWAP: SGCN2-3

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

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

B - Bald Eagle (*Haliaeetus leucocephalus*) **SSS** 1 1

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

Special Status Species - Native Species Global: **G5** State: **S4** USFWS: DM; BGEPA; MBTA

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

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

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

V - Silene spaldingii (*Spalding's Catchfly*) **SOC** 7 1

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

Species of Concern - Native Species Global: **G2** State: **S2** USFWS: LT USFS: Threatened on Forests (KOOT, LOLO) MNPS: 1

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

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

V - Cypripedium passerinum (*Sparrows-egg Lady's-slipper*) **SOC** 1

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

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

Species of Concern - Native Species Global: **G5** State: **S2S3** **Species of Conservation Concern on Forests (FLAT)** MNPS: **2**

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

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

V - Castilleja covilleana (*Coville Indian Paintbrush*) **SOC** 1 Not Available

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

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

Species of Concern - Native Species Global: **G3G4** State: **S3** **Sensitive - Suspected on Forests (BD)** MNPS: **2**

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

Associated Habitats: 33% Common, 1% Occasional

V - Collomia tinctoria (*Yellow-staining Collomia*) **PSOC** 1 Not Available

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

Potential Species of Concern - Native Species Global: **G5** State: **SH**

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

Associated Habitats: 9% Common

V - Ranunculus pedatifidus (*Northern Buttercup*) **SOC** 1 1 Not Available

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

Species of Concern - Native Species Global: **G5** State: **S3** MNPS: **2**

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

Associated Habitats: 1% Common

V - Asplenium trichomanes (*Maidenhair Spleenwort*) **PSOC** 1 Not Available Not Assigned

[View in Field Guide](#)

Potential Species of Concern - Native Species Global: **G5** State: **SH**

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

V - Equisetum pratense (*Meadow Horsetail*) **SOC** 1 Not Available Not Assigned

[View in Field Guide](#)

Species of Concern - Native Species Global: **G5** State: **S2**

V - Sphenopholis intermedia (*Slender Wedgegrass*) **PSOC** 1 Not Available Not Assigned

[View in Field Guide](#)

Potential Species of Concern - Native Species Global: **G5** State: **S3S4**

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

B - Aloina brevirostris (*Short-beaked Aloe Moss*) **SOC** 1 Not Available Not Assigned

[View in Field Guide](#)

Species of Concern - Native Species Global: **G4G5** State: **S1**

B - Amblyodon dealbatus (*An Amblyodon Moss*) **PSOC** 1 Not Available Not Assigned

[View in Field Guide](#)

Potential Species of Concern - Native Species Global: **G3G5** State: **SNR**

B - Callicladium haldanianum (*Pretty Branch Moss*) **PSOC** 1 Not Available Not Assigned

[View in Field Guide](#)

Potential Species of Concern - Native Species Global: **G5** State: **SH**

O - Bat Roost (Cave) (*Bat Roost (Cave)*) **IAH** 1 Not Available Not Assigned

[View in Field Guide](#)

Important Animal Habitat - Native Species Global: **GNR** State: **SNR**

Delineation Criteria Confirmed occupancy of a cave based on the documented presence of adults or juveniles of any bat species. Point observation locations are mapped in the center of a one-square mile hexagon to protect the exact location of the cave entrance as per the Federal Cave Resource Protection Act and associated regulations (U.S. Code Title 16 Chapter 63, Code of Federal Regulations Title 43 Subtitle A Part 37). The outer edges of the hexagon are then buffered by a distance of 4,500 meters in order to encompass the 95% confidence interval for nightly foraging distance reported for Townsend's Big-eared Bat (a resident Montana bat Species of Concern) and otherwise by the locational uncertainty associated with the observation up to a maximum distance of 10,000 meters. All of the one-square mile hexagons intersecting this buffered area are presented as the Species Occurrence record. (Last Updated: Sep 05, 2018)



MONTANA
Natural Heritage
Program

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

Legend

Model Icons

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

Habitat Icons

- Common
- Occasional

Range Icons

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

Num Obs

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



Latitude 48.36815
Longitude -114.17582
48.41686 -114.24066

Native Species

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

Filtered by:

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

Other Observed Species

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



MONTANA Natural Heritage Program
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Legend

- Model Icons: Suitable (native range), Optimal Suitability, Moderate Suitability, Low Suitability, Suitable (introduced range)
Habitat Icons: Common, Occasional
Range Icons: Introduced, Year-round, Summer, Winter, Migratory, Historic
Num Obs: Count of obs with 'good precision' (<=1000m), + indicates additional 'poor precision' obs (1001m-10,000m)



Latitude 48.36815 Longitude -114.17582
48.41686 -114.24066

Native Species

















































































Summarized by: 030N020W006 (Buffered PLSS Section)

Filtered by:

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

Other Potential Species

Table listing species such as Bull Trout, Pygmy Whitefish, Drosera anglica, Psilocarphus brevisissimus, Epipactis gigantea, Drosera rotundifolia, Ophioglossum pusillum, Dryopteris cristata, Hooded Merganser, and Carex chondorrhiza. Each entry includes status (SOC, PSOC), predictive models, associated habitats, and range maps.

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

- R - Northern Alligator Lizard (<i>Elgaria coerulea</i>) SOC				
View in Field Guide View Predicted Models View Associated Habitat View Range Maps Species of Concern - Native Species Global: G5 State: S3 FWP SWAP: SGCN3, SGIN Predictive Models: 90% Moderate (inductive), 10% Low (inductive) Associated Habitats: 45% Common, 31% Occasional				
- B - Barrow's Goldeneye (<i>Bucephala islandica</i>) PSOC				
View in Field Guide View Predicted Models View Associated Habitat View Range Maps Potential Species of Concern - Native Species Global: G5 State: S4 USFWS: MBTA FWP SWAP: SGIN PIF: 2 Predictive Models: 89% Moderate (inductive), 11% Low (inductive) Associated Habitats: 12% Common				
- M - Canada Lynx (<i>Lynx canadensis</i>) SOC				
View in Field Guide View Predicted Models View Associated Habitat View Range Maps Species of Concern - Native Species Global: G5 State: S3 USFWS: LT; CH USFS: Threatened on Forests (BD, BRT) BLM: THREATENED FWP SWAP: SGCN3 Threatened, Critical Habitat on Forests (CG, HLC, KOOT, LOLO) Predictive Models: 85% Moderate (inductive), 15% Low (inductive) Associated Habitats: 42% Common, 3% Occasional				
- B - Scorpidium scorpioides (<i>A Scorpidium Moss</i>) SOC				
View in Field Guide View Predicted Models View Range Maps Species of Concern - Native Species Global: G5 State: S2 USFS: Sensitive - Known on Forests (HLC, KOOT) BLM: Species of Conservation Concern on Forests (FLAT) Predictive Models: 82% Moderate (inductive), 18% Low (inductive)				
- V - Petasites frigidus var. frigidus (<i>Arctic Sweet Coltsfoot</i>) SOC				
View in Field Guide View Predicted Models View Associated Habitat View Range Maps Species of Concern - Native Species Global: G5T5 State: S2 USFS: Species of Conservation Concern on Forests (FLAT) MNPS: 2 Predictive Models: 81% Moderate (inductive), 15% Low (inductive) Associated Habitats: 12% Common				
- B - Cassin's Finch (<i>Haemorhous cassinii</i>) SOC				
View in Field Guide View Predicted Models View Associated Habitat View Range Maps Species of Concern - Native Species Global: G5 State: S3 USFWS: MBTA; BCC10 FWP SWAP: SGCN3 PIF: 3 Predictive Models: 78% Moderate (inductive), 22% Low (inductive) Associated Habitats: 40% Common				
- V - Botrychium hesperium (<i>Western Moonwort</i>) SOC				
View in Field Guide View Predicted Models View Range Maps Species of Concern - Native Species Global: G4 State: S3 USFS: Sensitive - Known on Forests (BD, KOOT) MNPS: 2 Predictive Models: 59% Moderate (inductive), 34% Low (inductive)				
- V - Botrychium simplex (<i>Least Moonwort</i>) SOC				
View in Field Guide View Predicted Models View Associated Habitat View Range Maps Species of Concern - Native Species Global: G5 State: S2 Predictive Models: 57% Moderate (inductive), 36% Low (inductive) Associated Habitats: 1% Common				
- V - Botrychium ascendens (<i>Upward-lobed Moonwort</i>) SOC				
View in Field Guide View Predicted Models View Associated Habitat View Range Maps Species of Concern - Native Species Global: G3 State: S3 USFS: Sensitive - Known on Forests (HLC, KOOT) MNPS: 2 Predictive Models: 57% Moderate (inductive), 34% Low (inductive) Associated Habitats: 3% Common				
- V - Delphinium depauperatum (<i>Slim Larkspur</i>) SOC				
View in Field Guide View Predicted Models View Range Maps Species of Concern - Native Species Global: G5 State: S2 Predictive Models: 53% Moderate (inductive), 29% Low (inductive)				
- M - North American Porcupine (<i>Erethizon dorsatum</i>) PSOC				
View in Field Guide View Predicted Models View Associated Habitat View Range Maps Potential Species of Concern - Native Species Global: G5 State: S3S4 FWP SWAP: SGIN Predictive Models: 52% Moderate (inductive), 48% Low (inductive) Associated Habitats: 74% Common				
- V - Botrychium lineare (<i>Linearleaf Moonwort</i>) SOC				
View in Field Guide View Predicted Models View Associated Habitat View Range Maps Species of Concern - Native Species Global: G3 State: S1S2 MNPS: 4 Predictive Models: 52% Moderate (inductive), 31% Low (inductive) Associated Habitats: 1% Common				
- B - Veery (<i>Catharus fuscescens</i>) SOC				
View in Field Guide View Predicted Models View Associated Habitat View Range Maps Species of Concern - Native Species Global: G5 State: S3B USFWS: MBTA BLM: SENSITIVE FWP SWAP: SGCN3 PIF: 2 Predictive Models: 51% Moderate (inductive), 49% Low (inductive) Associated Habitats: 12% Common, 28% Occasional				
- V - Eleocharis rostellata (<i>Beaked Spikerush</i>) SOC				
View in Field Guide View Predicted Models View Associated Habitat View Range Maps Species of Concern - Native Species Global: G5 State: S3 USFS: Sensitive - Known on Forests (BD, CG, HLC) BLM: Species of Conservation Concern on Forests (FLAT) MNPS: 3 Predictive Models: 48% Moderate (inductive), 48% Low (inductive) Associated Habitats: 1% Common				
- V - Botrychium paradoxum (<i>Peculiar Moonwort</i>) SOC				

View in Field Guide	View Predicted Models	View Associated Habitat	View Range Maps	
<p>USFS: Sensitive - Known on Forests (BD, HLC, KOOT) Sensitive - Suspected on Forests (LOLO) Species of Concern - Native Species Global: G3G4 State: S3 Species of Conservation Concern on Forests (FLAT) BLM: SENSITIVE MNPS: 2</p>				
<p>Predictive Models: M 48% Moderate (inductive), L 21% Low (inductive) Associated Habitats: R 3% Common</p>				
<p>B - Pileated Woodpecker (<i>Dryocopus pileatus</i>) SOC</p>				
View in Field Guide	View Predicted Models	View Associated Habitat	View Range Maps	
<p>Species of Concern - Native Species Global: G5 State: S3 USFWS: MBTA FWP SWAP: SGCN3 PIF: 2</p>				
<p>Predictive Models: M 46% Moderate (inductive), L 54% Low (inductive) Associated Habitats: R 40% Common, O 2% Occasional</p>				
<p>B - Lewis's Woodpecker (<i>Melanerpes lewis</i>) SOC</p>				
View in Field Guide	View Predicted Models	View Associated Habitat	View Range Maps	
<p>Species of Concern - Native Species Global: G4 State: S2B USFWS: MBTA; BCC10; BCC17 BLM: SENSITIVE FWP SWAP: SGCN2 PIF: 2</p>				
<p>Predictive Models: M 39% Moderate (inductive), L 61% Low (inductive) Associated Habitats: R 37% Common, O 3% Occasional</p>				
<p>M - Yuma Myotis (<i>Myotis yumanensis</i>) SOC</p>				
View in Field Guide	View Predicted Models	View Associated Habitat	View Range Maps	
<p>Species of Concern - Native Species Global: G5 State: S3 FWP SWAP: SGIN</p>				
<p>Predictive Models: M 37% Moderate (inductive), L 63% Low (inductive) Associated Habitats: R 65% Common, O 12% Occasional</p>				
<p>V - Gaultheria ovatifolia (<i>Slender Wintergreen</i>) PSOC Not Assigned</p>				
View in Field Guide	View Predicted Models	View Associated Habitat	View Range Maps	
<p>Potential Species of Concern - Native Species Global: G5 State: S3S4</p>				
<p>Predictive Models: M 34% Moderate (inductive), L 66% Low (inductive)</p>				
<p>M - North American Water Vole (<i>Microtus richardsoni</i>) PSOC</p>				
View in Field Guide	View Predicted Models	View Associated Habitat	View Range Maps	
<p>Potential Species of Concern - Native Species Global: G5 State: S4</p>				
<p>Predictive Models: M 34% Moderate (inductive), L 49% Low (inductive) Associated Habitats: R 28% Common, O 1% Occasional</p>				
<p>M - Fringed Myotis (<i>Myotis thysanodes</i>) SOC</p>				
View in Field Guide	View Predicted Models	View Associated Habitat	View Range Maps	
<p>Species of Concern - Native Species Global: G4 State: S3 BLM: SENSITIVE FWP SWAP: SGCN3</p>				
<p>Predictive Models: M 31% Moderate (inductive), L 69% Low (inductive) Associated Habitats: R 52% Common, O 36% Occasional</p>				
<p>B - Great Gray Owl (<i>Strix nebulosa</i>) SOC</p>				
View in Field Guide	View Predicted Models	View Associated Habitat	View Range Maps	
<p>Species of Concern - Native Species Global: G5 State: S3 USFWS: MBTA BLM: SENSITIVE FWP SWAP: SGCN3, SGIN PIF: 3</p>				
<p>Predictive Models: M 28% Moderate (inductive), L 65% Low (inductive) Associated Habitats: R 40% Common, O 1% Occasional</p>				
<p>B - Yellow-billed Cuckoo (<i>Coccyzus americanus</i>) SOC</p>				
View in Field Guide	View Predicted Models	View Associated Habitat	View Range Maps	
<p>Species of Concern - Native Species Global: G5 State: S3B USFWS: PS: LT; MBTA USFS: Threatened on Forests (BRT, LOLO) BLM: THREATENED FWP SWAP: SGCN3, SGIN PIF: 2</p>				
<p>Predictive Models: M 26% Moderate (inductive), L 72% Low (inductive) Associated Habitats: R 12% Common</p>				
<p>B - Northern Goshawk (<i>Accipiter gentilis</i>) SOC</p>				
View in Field Guide	View Predicted Models	View Associated Habitat	View Range Maps	
<p>Species of Concern - Native Species Global: G5 State: S3 USFWS: MBTA FWP SWAP: SGCN3 PIF: 2</p>				
<p>Predictive Models: M 24% Moderate (inductive), L 57% Low (inductive) Associated Habitats: R 28% Common, O 12% Occasional</p>				
<p>B - American Bittern (<i>Botaurus lentiginosus</i>) SOC</p>				
View in Field Guide	View Predicted Models	View Associated Habitat	View Range Maps	
<p>Species of Concern - Native Species Global: G5 State: S3B USFWS: MBTA BLM: SENSITIVE FWP SWAP: SGCN3 PIF: 3</p>				
<p>Predictive Models: M 19% Moderate (inductive), L 81% Low (inductive) Associated Habitats: R 12% Common</p>				
<p>B - Brown Creeper (<i>Certhia americana</i>) SOC</p>				
View in Field Guide	View Predicted Models	View Associated Habitat	View Range Maps	
<p>Species of Concern - Native Species Global: G5 State: S3 USFWS: MBTA FWP SWAP: SGCN3 PIF: 1</p>				
<p>Predictive Models: M 18% Moderate (inductive), L 75% Low (inductive) Associated Habitats: R 40% Common, O 1% Occasional</p>				
<p>V - Carex lacustris (<i>Lake-bank Sedge</i>) SOC Not Assigned</p>				
View in Field Guide	View Predicted Models	View Associated Habitat	View Range Maps	
<p>Species of Concern - Native Species Global: G5 State: S1S2 USFS: Species of Conservation Concern on Forests (FLAT) MNPS: 2</p>				
<p>Predictive Models: M 18% Moderate (inductive), L 62% Low (inductive)</p>				
<p>V - Botrychium montanum (<i>Mountain Moonwort</i>) PSOC</p>				
View in Field Guide	View Predicted Models	View Associated Habitat	View Range Maps	
<p>Potential Species of Concern - Native Species Global: G3 State: S3S4</p>				
<p>Predictive Models: M 18% Moderate (inductive), L 39% Low (inductive) Associated Habitats: R 3% Common</p>				
<p>B - Tennessee Warbler (<i>Leiothlypis peregrina</i>) PSOC</p>				

View in Field Guide	View Predicted Models	View Associated Habitat	View Range Maps	
Potential Species of Concern - Native Species				Global: G5 State: S3S4B USFWS: MBTA
Predictive Models: <input checked="" type="checkbox"/> 17% Moderate (inductive), <input checked="" type="checkbox"/> 76% Low (inductive) Associated Habitats: <input checked="" type="checkbox"/> 42% Common				
- V - Botrychium crenulatum (<i>Wavy Moonwort</i>) SOC				
View in Field Guide	View Predicted Models	View Associated Habitat	View Range Maps	
Species of Concern - Native Species				Global: G4 State: S3 USFS: Sensitive - Known on Forests (BD, HLC, KOOT, LOLO) MNPS: 2
Predictive Models: <input checked="" type="checkbox"/> 17% Moderate (inductive), <input checked="" type="checkbox"/> 20% Low (inductive) Associated Habitats: <input checked="" type="checkbox"/> 3% Common				
- B - Northern Hawk Owl (<i>Surnia ulula</i>) SOC				
View in Field Guide	View Predicted Models	View Associated Habitat	View Range Maps	
Species of Concern - Native Species				Global: G5 State: S3 USFWS: MBTA FWP SWAP: SGCN3, SGIN
Predictive Models: <input checked="" type="checkbox"/> 12% Moderate (inductive), <input checked="" type="checkbox"/> 70% Low (inductive) Associated Habitats: <input checked="" type="checkbox"/> 45% Common, <input type="checkbox"/> 1% Occasional				
- V - Isoetes echinospora (<i>Spiny-spore Quillwort</i>) SOC				
View in Field Guide	View Predicted Models	View Range Maps		Not Assigned
Species of Concern - Native Species				Global: G5 State: S3
Predictive Models: <input checked="" type="checkbox"/> 11% Moderate (inductive), <input checked="" type="checkbox"/> 89% Low (inductive)				
- V - Scheuchzeria palustris (<i>Pod Grass</i>) SOC				
View in Field Guide	View Predicted Models	View Associated Habitat	View Range Maps	
Species of Concern - Native Species				USFS: Sensitive - Known on Forests (BD, KOOT, LOLO) MNPS: 2
Species of Concern - Native Species				Global: G5 State: S3 Sensitive - Suspected on Forests (BRT)
Predictive Models: <input checked="" type="checkbox"/> 10% Moderate (inductive), <input checked="" type="checkbox"/> 73% Low (inductive) Associated Habitats: <input checked="" type="checkbox"/> 1% Common				
- V - Botrychium lanceolatum (<i>Lanceleaf Moonwort</i>) SOC				
View in Field Guide	View Predicted Models	View Range Maps		Not Assigned
Species of Concern - Native Species				Global: G5 State: S3
Predictive Models: <input checked="" type="checkbox"/> 10% Moderate (inductive), <input checked="" type="checkbox"/> 49% Low (inductive)				
- B - Western Screech-Owl (<i>Megascops kennicottii</i>) PSOC				
View in Field Guide	View Predicted Models	View Associated Habitat	View Range Maps	
Potential Species of Concern - Native Species				Global: G4G5 State: S3S4 USFWS: MBTA FWP SWAP: SGIN PIF: 3
Predictive Models: <input checked="" type="checkbox"/> 9% Moderate (inductive), <input checked="" type="checkbox"/> 91% Low (inductive) Associated Habitats: <input checked="" type="checkbox"/> 51% Common, <input type="checkbox"/> 1% Occasional				
- V - Schoenoplectus subterminalis (<i>Water Bulrush</i>) SOC				
View in Field Guide	View Predicted Models	View Associated Habitat	View Range Maps	
Species of Concern - Native Species				Global: G5 State: S3 USFS: Sensitive - Known on Forests (HLC, KOOT, LOLO) MNPS: 2
Predictive Models: <input checked="" type="checkbox"/> 9% Moderate (inductive), <input checked="" type="checkbox"/> 91% Low (inductive) Associated Habitats: <input checked="" type="checkbox"/> 1% Common				
- V - Potamogeton obtusifolius (<i>Blunt-leaved Pondweed</i>) SOC				
View in Field Guide	View Predicted Models	View Range Maps		Not Assigned
Species of Concern - Native Species				USFS: Sensitive - Known on Forests (HLC) MNPS: 2
Species of Concern - Native Species				Global: G5 State: S3 Sensitive - Suspected on Forests (LOLO)
Predictive Models: <input checked="" type="checkbox"/> 9% Moderate (inductive), <input checked="" type="checkbox"/> 86% Low (inductive)				
- B - Black Tern (<i>Chlidonias niger</i>) SOC				
View in Field Guide	View Predicted Models	View Associated Habitat	View Range Maps	
Species of Concern - Native Species				Global: G4G5 State: S3B USFWS: MBTA; BCC10; BCC11; BCC17 BLM: SENSITIVE FWP SWAP: SGCN3 PIF: 2
Predictive Models: <input checked="" type="checkbox"/> 7% Moderate (inductive), <input checked="" type="checkbox"/> 93% Low (inductive) Associated Habitats: <input checked="" type="checkbox"/> 1% Common, <input type="checkbox"/> 1% Occasional				
- V - Carex crawei (<i>Crawe's Sedge</i>) SOC				
View in Field Guide	View Predicted Models	View Range Maps		Not Assigned
Species of Concern - Native Species				Global: G5 State: S2S3 MNPS: 2
Predictive Models: <input checked="" type="checkbox"/> 4% Moderate (inductive), <input checked="" type="checkbox"/> 74% Low (inductive)				
- V - Geocaulon lividum (<i>Northern Toadflax</i>) PSOC				
View in Field Guide	View Predicted Models	View Range Maps		Not Assigned
Potential Species of Concern - Native Species				Global: G5 State: S3S4
Predictive Models: <input checked="" type="checkbox"/> 2% Moderate (inductive), <input checked="" type="checkbox"/> 46% Low (inductive)				
- V - Botrychium pallidum (<i>Pale Moonwort</i>) SOC				
View in Field Guide	View Predicted Models	View Associated Habitat	View Range Maps	
Species of Concern - Native Species				Global: G3 State: S1S2 MNPS: 2
Predictive Models: <input checked="" type="checkbox"/> 2% Moderate (inductive), <input checked="" type="checkbox"/> 37% Low (inductive) Associated Habitats: <input checked="" type="checkbox"/> 9% Common				
- B - Bobolink (<i>Dolichonyx oryzivorus</i>) SOC				
View in Field Guide	View Predicted Models	View Associated Habitat	View Range Maps	
Species of Concern - Native Species				Global: G5 State: S3B USFWS: MBTA; BCC10; BCC11; BCC17 FWP SWAP: SGCN3 PIF: 3
Predictive Models: <input checked="" type="checkbox"/> 1% Moderate (inductive), <input checked="" type="checkbox"/> 99% Low (inductive) Associated Habitats: <input checked="" type="checkbox"/> 36% Common				
- A - Northern Leopard Frog (<i>Lithobates pipiens</i>) SOC				

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

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

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

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

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

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

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

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

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

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

FWP SWAP: **SGCN2, SGIN**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Predictive Models: 100% Low (inductive)

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

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

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

FWP SWAP: **SGCN3**

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

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

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

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

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

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

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

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

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

M - Wolverine (*Gulo gulo*) **SOC** 7

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

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

FWP SWAP: **SGCN3**

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

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

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

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

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

Sensitive - Suspected on Forests (CG)

Species of Conservation Concern on Forests (FLAT) BLM: **SENSITIVE** FWP SWAP: **SGCN3** PIF: **1**

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

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

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

[Species of Concern - Native Species](#) Global: **G5** State: **S3** USFWS: **BGEPA; MBTA** BLM: **SENSITIVE** FWP SWAP: **SGCN3**

Predictive Models: 41% Low (inductive) Associated Habitats: 24% Common, 5% Occasional

V - *Stellaria crassifolia* (*Fleshy Stitchwort*) **SOC** Not Assigned

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

[Species of Concern - Native Species](#) Global: **G5** State: **S2**

Predictive Models: 41% Low (inductive)

B - Long-billed Curlew (*Numenius americanus*) **SOC**

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

[Species of Concern - Native Species](#) Global: **G5** State: **S3B** USFWS: **MBTA; BCC11** BLM: **SENSITIVE** FWP SWAP: **SGCN3** PIF: **2**

Predictive Models: 33% Low (inductive) Associated Habitats: 9% Common, 4% Occasional

V - *Botrychium michiganense* (*Michigan Moonwort*) **SOC**

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

[Species of Concern - Native Species](#) Global: **G3** State: **S2**

Predictive Models: 29% Low (inductive) Associated Habitats: 3% Common

B - Black Swift (*Cypseloides niger*) **SOC** Not Assigned

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

[Species of Concern - Native Species](#) Global: **G4** State: **S1B** USFWS: **MBTA; BCC10** USFS: **Species of Conservation Concern on Forests (FLAT)** FWP SWAP: **SGCN1, SGIN** PIF: **2**

Predictive Models: 29% Low (inductive)

V - *Madia minima* (*Small-headed Tarweed*) **PSOC** Not Assigned

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

[Potential Species of Concern - Native Species](#) Global: **G4** State: **S3S4**

Predictive Models: 23% Low (inductive)

V - *Mimulus ampliatus* (*Stalk-leaved Monkeyflower*) **SOC** Not Assigned

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

[Species of Concern - Native Species](#) Global: **G3** State: **S3** USFS: **Sensitive - Known on Forests (KOOT)**

Predictive Models: 17% Low (inductive)

V - *Corydalis sempervirens* (*Pale Corydalis*) **SOC**

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

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

[Species of Concern - Native Species](#) Global: **G5** State: **S2** **Species of Conservation Concern on Forests (FLAT)** MNPS: **4**

Predictive Models: 10% Low (inductive) Associated Habitats: 1% Common

M - Hoary Marmot (*Marmota caligata*) **PSOC**

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

[Potential Species of Concern - Native Species](#) Global: **G5** State: **S3S4** FWP SWAP: **SGIN**

Predictive Models: 5% Low (inductive) Associated Habitats: 1% Common

V - *Lycopodium inundatum* (*Northern Bog Clubmoss*) **SOC**

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

USFS: **Sensitive - Suspected on Forests (KOOT)**

[Species of Concern - Native Species](#) Global: **G5** State: **S2** **Species of Conservation Concern on Forests (FLAT)** MNPS: **3**

Predictive Models: 4% Low (inductive) Associated Habitats: 1% Common

B - Brewer's Sparrow (*Spizella breweri*) **SOC** Not Assigned

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

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

Predictive Models: 4% Low (inductive)

B - Short-eared Owl (*Asio flammeus*) **PSOC**

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

[Potential Species of Concern - Native Species](#) Global: **G5** State: **S4** USFWS: **MBTA; BCC11; BCC17** PIF: **3**

Predictive Models: 2% Low (inductive) Associated Habitats: 28% Common, 13% Occasional

V - *Botrychium pedunculatum* (*Stalked Moonwort*) **SOC**

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

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

[Species of Concern - Native Species](#) Global: **G3G4** State: **S2** **Species of Conservation Concern on Forests (FLAT)** MNPS: **3**

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

V - *Centunculus minimus* (*Chaffweed*) **SOC**

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

[Species of Concern - Native Species](#) Global: **G5** State: **S2**

Predictive Models: 2% Low (inductive) Associated Habitats: 1% Common

V - *Botrychium pinnatum* (*Northern Moonwort*) **SOC** Not Assigned

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

[Species of Concern - Native Species](#) Global: **G5** State: **S3**

Predictive Models: 2% Low (inductive)

V - *Elodea bifoliata* (Long-sheath Waterweed) **SOC** Not Assigned

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

[Species of Concern - Native Species](#) Global: **G4G5** State: **S2?** MNPS: **3**

Predictive Models: 2% Low (inductive)

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

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

[Species of Concern - Native Species](#) Global: **G4** State: **S3** USFWS: **DM; MBTA**
USFS: **Sensitive - Known on Forests (BD, BRT, CG, HLC, KOOT, LOLO)** BLM: **SENSITIVE** FWP SWAP: **SGCN3** PIF: **2**

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

F - Lake Trout (*Salvelinus namaycush*) **SOC** Not Assigned

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

[Species of Concern - Native/Non-native Species - \(depends on location or taxa\)](#) Global: **G5** State: **S2** FWP SWAP: **SGCN2**

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

M - Western Pygmy Shrew (*Sorex eximius*) **SOC** Not Available

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

[Species of Concern - Native Species](#) Global: **GNR** State: **S3** FWP SWAP: **SGCN3**

Associated Habitats: 56% Common, 2% Occasional

B - Boreal Chickadee (*Poecile hudsonicus*) **SOC** Not Available

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

[Species of Concern - Native Species](#) Global: **G5** State: **S3** USFWS: **MBTA** FWP SWAP: **SGCN3**

Associated Habitats: 40% Common, 1% Occasional

B - Loggerhead Shrike (*Lanius ludovicianus*) **SOC** Not Available

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

[Species of Concern - Native Species](#) Global: **G4** State: **S3B** USFWS: **MBTA** BLM: **SENSITIVE** FWP SWAP: **SGCN3** PIF: **2**

Associated Habitats: 31% Common, 6% Occasional

M - Bison (*Bos bison*) **SOC** Not Available

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

[Species of Concern - Native Species](#) Global: **G4** State: **S2** FWP SWAP: **SGCN2**

Associated Habitats: 16% Common, 1% Occasional

I - Polygonia progne (*Gray Comma*) **SOC** Not Available

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

[Species of Concern - Native Species](#) Global: **G5** State: **S2**

Associated Habitats: 15% Common

I - Euphydryas gillettii (*Gillette's Checkerspot*) **SOC** Not Available

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

[Species of Concern - Native Species](#) Global: **G3** State: **S2**

Associated Habitats: 12% Common, 12% Occasional

I - Limenitis arthemis (*Red-spotted Admiral*) **PSOC** Not Available

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

[Potential Species of Concern - Native Species](#) Global: **G5** State: **S2S3**

Associated Habitats: 12% Common, 3% Occasional

I - Somatochlora walshii (*Brush-tipped Emerald*) **SOC** Not Available

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

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

Associated Habitats: 12% Common, 1% Occasional

B - Trumpeter Swan (*Cygnus buccinator*) **SOC** Not Available

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

[Species of Concern - Native Species](#) Global: **G4** State: **S3** USFWS: **MBTA** USFS: **Sensitive - Known on Forests (BD, CG)** BLM: **SENSITIVE**
FWP SWAP: **SGCN3** PIF: **1**

Associated Habitats: 12% Common, 1% Occasional

I - Ophiogomphus occidentis (*Sinuous Snaketail*) **PSOC** Not Available

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

[Potential Species of Concern - Native Species](#) Global: **G5** State: **S2S4**

Associated Habitats: 12% Common

I - Somatochlora minor (*Ocellated Emerald*) **PSOC** Not Available

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

Associated Habitats: 12% Occasional

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

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

Associated Habitats: 12% Common

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

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

Associated Habitats: 12% Common

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

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

Associated Habitats: 12% Common

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

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

Associated Habitats: 12% Common

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

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

Associated Habitats: 12% Common

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

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

Associated Habitats: 12% Occasional

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

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

Associated Habitats: 12% Common

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

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

Associated Habitats: 12% Common

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

[View in Field Guide](#) [View Associated Habitat](#) [View Range Maps](#)
[Species of Concern - Native Species](#) Global: **G5** State: **SX,S4** FWP SWAP: **SGCN1** PIF: **2**

Associated Habitats: 9% Common, 17% Occasional

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

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

Associated Habitats: 9% Common

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

[View in Field Guide](#) [View Associated Habitat](#) [View Range Maps](#)
[Potential Species of Concern - Native Species](#) Global: **G5** State: **S3**

Associated Habitats: 3% Common, 12% Occasional

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

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

Associated Habitats: 3% Common

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

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

Associated Habitats: 3% Common

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

[View in Field Guide](#) [View Associated Habitat](#) [View Range Maps](#)
[Species of Concern - Native Species](#) Global: **G5** State: **S3B** USFWS: **MBTA; BCC10; BCC11; BCC17** BLM: **SENSITIVE** FWP SWAP: **SGCN3** PIF: **2**

Associated Habitats: 1% Common, 17% Occasional

I - *Aeshna tuberculifera* (*Black-tipped Darner*) **PSOC** Not Available

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

Associated Habitats: 1% Common, 12% Occasional

I - *Leucorrhinia glacialis* (*Crimson-ringed Whiteface*) **PSOC** Not Available

[View in Field Guide](#) [View Associated Habitat](#) [View Range Maps](#)
[Potential Species of Concern - Native Species](#) Global: **G5** State: **S3**

Associated Habitats: 1% Common, 12% Occasional

I - *Somatochlora albicincta* (*Ringed Emerald*) **PSOC** Not Available

[View in Field Guide](#) [View Associated Habitat](#) [View Range Maps](#)
[Potential Species of Concern - Native Species](#) Global: **G5** State: **S1S3**

Associated Habitats: 1% Common, 12% Occasional

B - *Forster's Tern* (*Sterna forsteri*) **SOC** Not Available

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

Associated Habitats: 1% Common, 12% Occasional

B - *Black-necked Stilt* (*Himantopus mexicanus*) **SOC** Not Available

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

Associated Habitats: 1% Common, 12% Occasional

I - *Aeshna sitchensis* (*Zigzag Darner*) **PSOC** Not Available

[View in Field Guide](#) [View Associated Habitat](#) [View Range Maps](#)
[Potential Species of Concern - Native Species](#) Global: **G5** State: **S2S3**

Associated Habitats: 1% Common, 2% Occasional

I - *Aeshna subarctica* (*Subarctic Darner*) **SOC** Not Available

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

Associated Habitats: 1% Common, 1% Occasional

I - *Boloria freija* (*Freija Fritillary*) **PSOC** Not Available

[View in Field Guide](#) [View Associated Habitat](#) [View Range Maps](#)
[Potential Species of Concern - Native Species](#) Global: **G5** State: **S3S5**

Associated Habitats: 1% Common, 1% Occasional

I - *Boloria frigga* (*Frigga Fritillary*) **SOC** Not Available

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

Associated Habitats: 1% Common, 1% Occasional

I - *Coenagrion interrogatum* (*Subarctic Bluet*) **SOC** Not Available

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

Associated Habitats: 1% Common, 1% Occasional

I - *Epiteca spinigera* (*Spiny Baskettail*) **PSOC** Not Available

[View in Field Guide](#) [View Associated Habitat](#) [View Range Maps](#)
[Potential Species of Concern - Native Species](#) Global: **G5** State: **S3S5**

Associated Habitats: 1% Common, 1% Occasional

I - *Erebia discoidalis* (*Red-disked Alpine*) **PSOC** Not Available

[View in Field Guide](#) [View Associated Habitat](#) [View Range Maps](#)
[Potential Species of Concern - Native Species](#) Global: **G5** State: **S3S5**

Associated Habitats: 1% Common, 1% Occasional

I - *Oeneis melissa* (*Melissa Arctic*) **PSOC** Not Available

[View in Field Guide](#) [View Associated Habitat](#) [View Range Maps](#)
[Potential Species of Concern - Native Species](#) Global: **G5** State: **S2S3**

Associated Habitats: 1% Common, 1% Occasional

I - *Somatochlora hudsonica* (*Hudsonian Emerald*) **PSOC** Not Available

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

Associated Habitats: 1% Common, 1% Occasional

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

[View in Field Guide](#) [View Associated Habitat](#) [View Range Maps](#)
Species of Concern - Native Species Global: **G5** State: **S1S2** MNPS: **1**
Associated Habitats: 1% Common

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

[View in Field Guide](#) [View Associated Habitat](#) [View Range Maps](#)
Species of Concern - Native Species Global: **G5** State: **S2** USFS: **Species of Conservation Concern on Forests (FLAT)** MNPS: **2**
Associated Habitats: 1% Common

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

[View in Field Guide](#) [View Associated Habitat](#) [View Range Maps](#)
Species of Concern - Native Species Global: **G5** State: **S3B** USFWS: **MBTA** USFS: **Sensitive - Known on Forests (KOOT, LOLO)**
FWP SWAP: **SGCN3** PIF: **1**
Associated Habitats: 1% Common

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

[View in Field Guide](#) [View Associated Habitat](#) [View Range Maps](#)
Species of Concern - Native Species Global: **G5** State: **S3B** USFWS: **MBTA; BCC11** FWP SWAP: **SGCN3** PIF: **3**
Associated Habitats: 1% Common

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

[View in Field Guide](#) [View Associated Habitat](#) [View Range Maps](#)
Species of Concern - Native Species Global: **G4** State: **S3B** USFWS: **MBTA** FWP SWAP: **SGCN3** PIF: **3**
Associated Habitats: 1% Common

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

[View in Field Guide](#) [View Associated Habitat](#) [View Range Maps](#)
Species of Concern - Native Species Global: **G5** State: **S3B** USFWS: **MBTA; BCC10; BCC11** FWP SWAP: **SGCN3** PIF: **3**
Associated Habitats: 1% Common



MONTANA
Natural Heritage
Program

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



Latitude Longitude
48.36815 -114.17582
48.41686 -114.24066

Structured Surveys

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

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

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

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

E-Eastern Heath Snail (<i>Eastern Heath Snail Survey</i>)	Survey Count: 1	Obs Count:	Recent Survey: 2012
E-Invasive Mussel Plankton Tow (<i>Plankton tows for veligers of Invasive Mussels</i>)	Survey Count: 1	Obs Count:	Recent Survey: 2018
E-Noxious Weed, Road-based (<i>Noxious Weed Road-based Visual Surveys</i>)	Survey Count: 7	Obs Count: 58	Recent Survey: 2003
P-USFS ECODATA Plot (<i>USFS ECODATA Ecological Inventory Survey Plot</i>)	Survey Count: 7	Obs Count: 113	Recent Survey: 1995
P-Veg Plot (<i>Unspecified Vegetation Plot</i>)	Survey Count: 6	Obs Count: 98	Recent Survey: 1991



MONTANA
Natural Heritage
Program

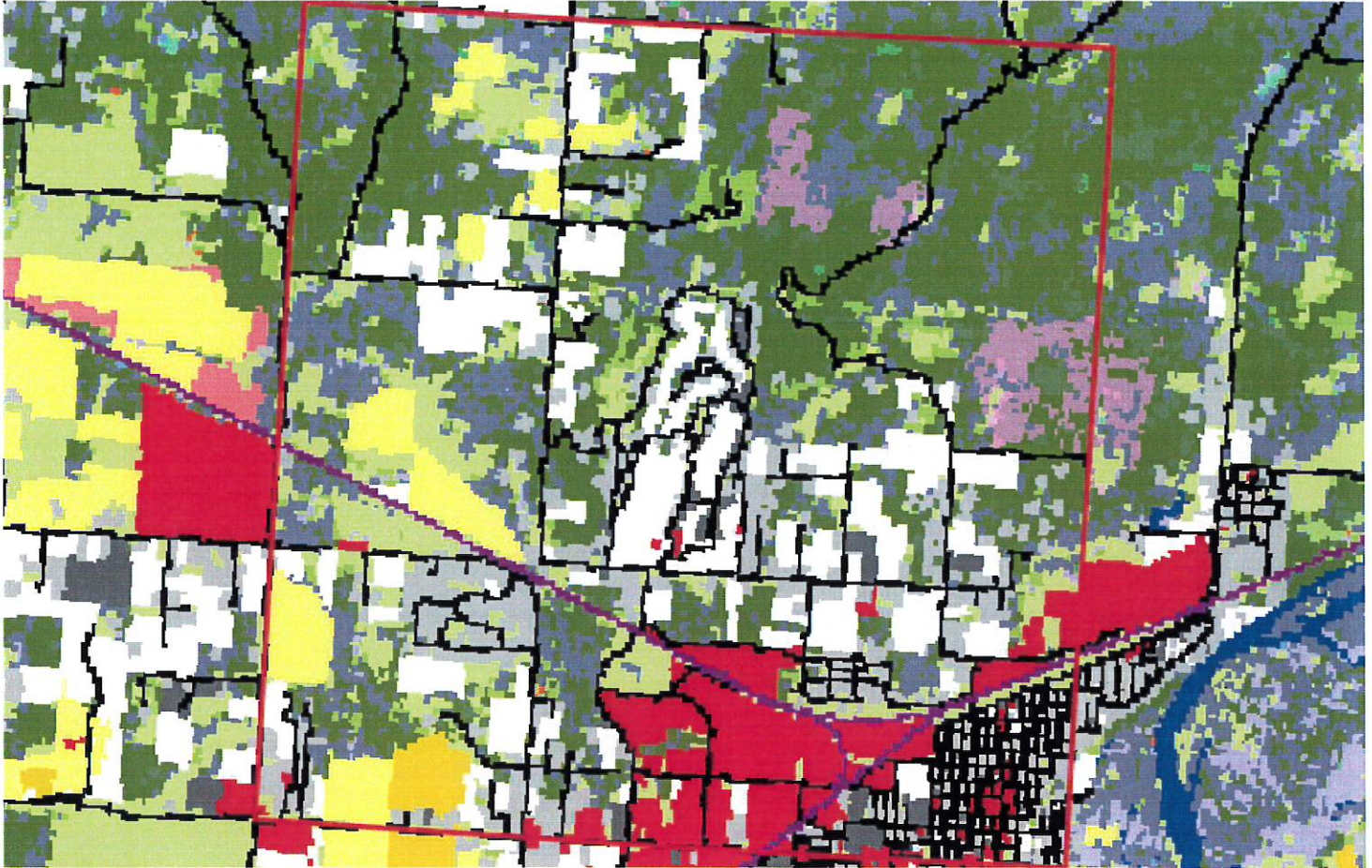
A program of the Montana State Library's
Natural Resource Information System
operated by the University of Montana.



Latitude Longitude
48.36815 -114.17582
48.41686 -114.24066

Land Cover

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



24% (1,416
Acres)

Forest and Woodland Systems

Conifer-dominated forest and woodland (xeric-mesic)

Rocky Mountain Dry-Mesic Montane Mixed Conifer Forest

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



13% (742
Acres)

Human Land Use

Developed

Developed, Open Space

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



12% (693 Acres)

Wetland and Riparian Systems
Floodplain and Riparian

Northern Rocky Mountain Lower Montane Riparian Woodland and Shrubland

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

Human Land Use
Developed

Other Roads

11% (616 Acres)

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



9% (536 Acres)

Human Land Use
Developed

Low Intensity Residential

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



9% (502 Acres)

Grassland Systems
Montane Grassland

Rocky Mountain Lower Montane, Foothill, and Valley Grassland

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

Human Land Use
Developed

Commercial / Industrial

6% (329 Acres)

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



4% (229 Acres)

Human Land Use
Agriculture

Pasture / Hay

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



3% (186 Acres)

Forest and Woodland Systems Conifer-dominated forest and woodland (mesic-wet)

Rocky Mountain Mesic Montane Mixed Conifer Forest

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

Shrubland, Steppe and Savanna Systems Deciduous Shrubland

Rocky Mountain Montane-Foothill Deciduous Shrubland

3% (169 Acres)

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



2% (116 Acres)

Recently Disturbed or Modified Harvested Forest

Harvested forest-tree regeneration

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

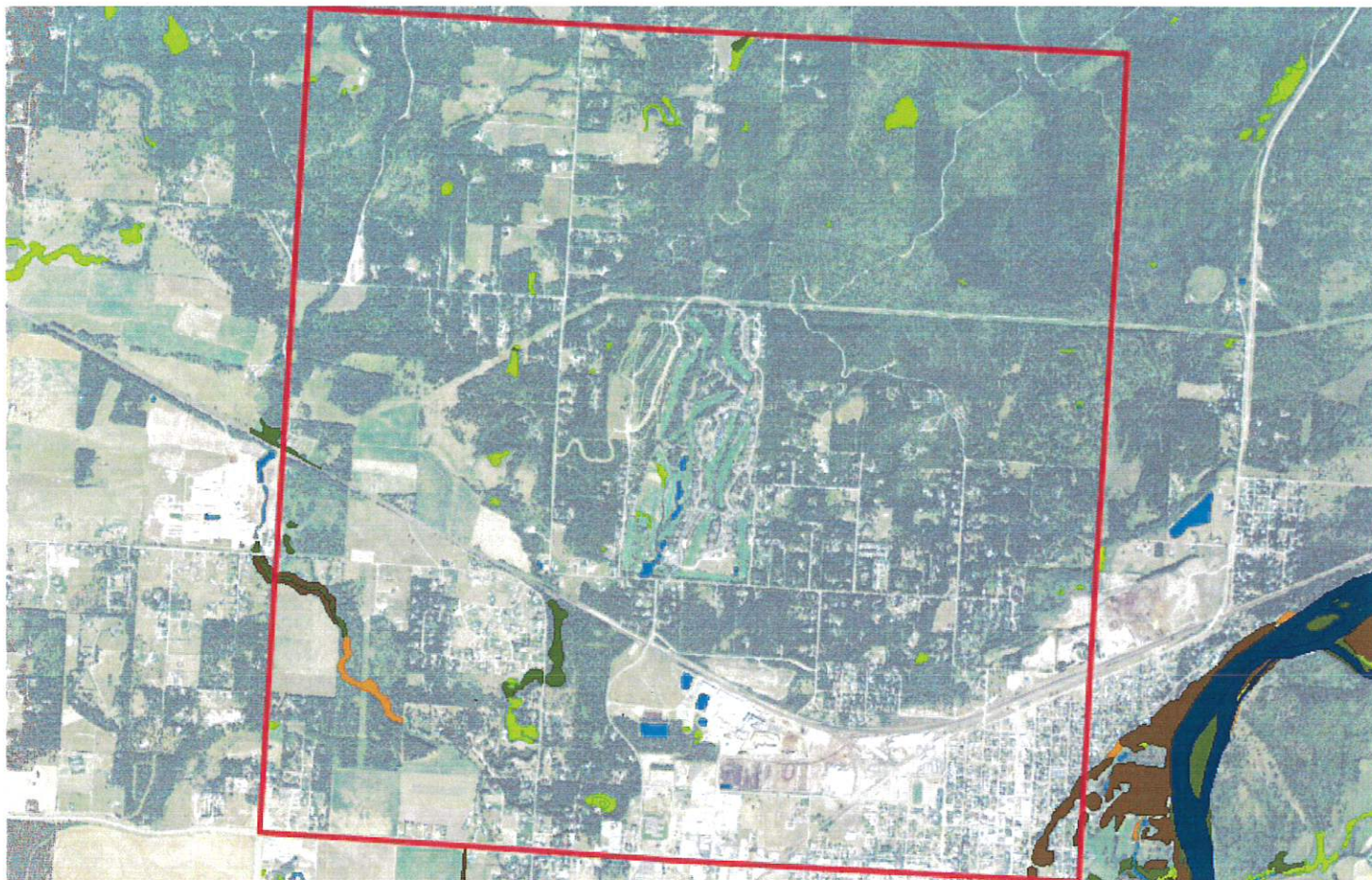
Additional Limited Land Cover

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



Wetland and Riparian

Summarized by: 030N020W006 (Buffered PLSS Section)



Wetland and Riparian Mapping

[Explain](#)

P - Palustrine

AB - Aquatic Bed

F - Semipermanently Flooded 13 Acres
(no modifier) <1 Acres PABF
x - Excavated 13 Acres PABFx

P - Palustrine, AB - Aquatic Bed
Wetlands with vegetation growing on or below the water surface for most of the growing season.

EM - Emergent

A - Temporarily Flooded 17 Acres
(no modifier) 17 Acres PEMA
C - Seasonally Flooded 12 Acres
(no modifier) 12 Acres PEMC
F - Semipermanently Flooded 2 Acres
(no modifier) 1 Acres PEMF
x - Excavated 1 Acres PEMFx

P - Palustrine, EM - Emergent
Wetlands with erect, rooted herbaceous vegetation present during most of the growing season.

SS - Scrub-Shrub

A - Temporarily Flooded 16 Acres
(no modifier) 16 Acres PSSA
C - Seasonally Flooded 1 Acres
(no modifier) 1 Acres PSSC

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



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Latitude 48.36815 Longitude -114.17582
48.41686 -114.24066

Land Management

Summarized by: 030N020W006 (Buffered PLSS Section)



Land Management Summary

[Explain](#)

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



MONTANA
Natural Heritage
Program

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48.41686	-114.24066

Biological Reports

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

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

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

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



Program of the Montana State Library's
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operated by the University of Montana.

Legend

- Model Icons**
 Suitable (native range)
 Optimal Suitability
 Moderate Suitability
 Low Suitability
 Suitable (introduced range)

- Habitat Icons**
 Common
 Occasional

- Range Icons**
 Suspect (invasive / pest)
 Documented (invasive / pest)
 Released (biocontrol)
 Established (biocontrol)

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



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Invasive and Pest Species

Summarized by: 030N020W006 (Buffered PLSS Section)

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

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

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

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

- V - *Echium vulgare* (*Blueweed*) N1B Not Assigned

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

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

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

Noxious Weeds: Priority 2A

- V - *Hieracium praealtum* (*Kingdevil Hawkweed*) N2A Not Assigned

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

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

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

- V - *Hieracium aurantiacum* (*Orange Hawkweed*) N2A 5 Not Assigned

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

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

Predictive Models: 100% Optimal (inductive)

- V - *Ranunculus acris* (*Tall Buttercup*) N2A 5 Not Assigned

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

Noxious Weed: Priority 2A - Non-native Species Global: G5 State: SNA

Predictive Models: 90% Optimal (inductive), 10% Moderate (inductive)

- V - *Iris pseudacorus* (*Yellowflag Iris*) N2A/AIS Not Assigned

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

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

Predictive Models: 41% Optimal (inductive), 42% Moderate (inductive), 17% Low (inductive)

- V - *Rhamnus cathartica* (*Common Buckthorn*) N2A Not Assigned

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

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

Predictive Models: 41% Optimal (inductive), 21% Moderate (inductive), 38% Low (inductive)

- V - *Hieracium caespitosum* (*Meadow Hawkweed*) N2A Not Assigned

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

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

Predictive Models: 14% Optimal (inductive), 86% Moderate (inductive)

- V - *Senecio jacobaea* (*Tansy Ragwort*) N2A Not Assigned

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

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

Predictive Models: 91% Moderate (inductive), 9% Low (inductive)

- V - *Ventenata dubia* (*Ventenata*) N2A Not Assigned

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

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

Predictive Models: 85% Moderate (inductive), 10% Low (inductive)

- V - *Butomus umbellatus* (*Flowering-rush*) N2A/AIS Not Assigned

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

Noxious Weed: Priority 2A - Aquatic Invasive Species - Non-native Species Global: G5 State: SNA

Predictive Models: 19% Low (inductive)

- V - *Myriophyllum spicatum* (*Eurasian Water-milfoil*) N2A/AIS Not Assigned

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

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

Predictive Models: 17% Low (inductive)

- V - *Lepidium latifolium* (*Perennial Pepperweed*) N2A Not Assigned

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

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

Predictive Models: 4% Low (inductive)

Noxious Weeds: Priority 2B

- V - *Leucanthemum vulgare* (*Oxeye Daisy*) N2B 24 Not Assigned

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

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

Predictive Models: 93% Optimal (inductive), 7% Moderate (inductive)

- V - *Hypericum perforatum* (*Common St. John's-wort*) N2B 64 Not Assigned

View in Field Guide View Predicted Models View Range Maps Noxious Weed: Priority 2B - Non-native Species Global: GNR State: SNA Predictive Models: 71% Optimal (inductive), 29% Moderate (inductive)		7		Not Assigned	
View in Field Guide View Predicted Models View Range Maps Noxious Weed: Priority 2B - Non-native Species Global: GNR State: SNA Predictive Models: 54% Optimal (inductive), 46% Moderate (inductive)		3		Not Assigned	
View in Field Guide View Predicted Models View Range Maps Noxious Weed: Priority 2B - Non-native Species Global: GNR State: SNA Predictive Models: 33% Optimal (inductive), 62% Moderate (inductive), 5% Low (inductive)		5		Not Assigned	
View in Field Guide View Predicted Models View Range Maps Noxious Weed: Priority 2B - Non-native Species Global: GNR State: SNA Predictive Models: 100% Moderate (inductive)		3		Not Assigned	
View in Field Guide View Predicted Models View Range Maps Noxious Weed: Priority 2B - Non-native Species Global: G5 State: SNA Predictive Models: 92% Moderate (inductive), 8% Low (inductive)		35		Not Assigned	
View in Field Guide View Predicted Models View Range Maps Noxious Weed: Priority 2B - Non-native Species Global: GNR State: SNA Predictive Models: 80% Moderate (inductive), 15% Low (inductive)		14		Not Assigned	
View in Field Guide View Predicted Models View Range Maps Noxious Weed: Priority 2B - Non-native Species Global: G5 State: SNA Predictive Models: 40% Moderate (inductive), 55% Low (inductive)		2		Not Assigned	
View in Field Guide View Predicted Models View Range Maps Noxious Weed: Priority 2B - Non-native Species Global: GNR State: SNA Predictive Models: 37% Moderate (inductive), 63% Low (inductive)				Not Assigned	
View in Field Guide View Predicted Models View Range Maps Noxious Weed: Priority 2B - Non-native Species Global: GNR State: SNA Predictive Models: 21% Moderate (inductive), 74% Low (inductive)				Not Assigned	
View in Field Guide View Predicted Models View Range Maps Noxious Weed: Priority 2B - Non-native Species Global: GNRTNR State: SNA Predictive Models: 10% Moderate (inductive), 90% Low (inductive)				Not Assigned	
View in Field Guide View Predicted Models View Range Maps Noxious Weed: Priority 2B - Non-native Species Global: GNR State: SNA Predictive Models: 7% Moderate (inductive), 49% Low (inductive)		2		Not Assigned	
View in Field Guide View Predicted Models View Range Maps Noxious Weed: Priority 2B - Non-native Species Global: GNR State: SNA Predictive Models: 1% Moderate (inductive), 37% Low (inductive)				Not Assigned	
View in Field Guide View Predicted Models View Range Maps Noxious Weed: Priority 2B - Non-native Species Global: GNR State: SNA Predictive Models: 86% Low (inductive)				Not Assigned	
View in Field Guide View Predicted Models View Range Maps Noxious Weed: Priority 2B - Non-native Species Global: GNR State: SNA Predictive Models: 76% Low (inductive)				Not Assigned	
View in Field Guide View Predicted Models View Range Maps Noxious Weed: Priority 2B - Aquatic Invasive Species - Non-native Species Global: G5 State: SNA Predictive Models: 30% Low (inductive)				Not Assigned	

Regulated Weeds: Priority 3

- V - Bromus tectorum (*Cheatgrass*) R3 Not Assigned R

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

Regulated Weed: Priority 3 - Non-native Species Global: GNR State: SNA

Predictive Models: M 57% Moderate (inductive), L 43% Low (inductive)

- V - Elaeagnus angustifolia (*Russian Olive*) R3 Not Assigned R

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

Regulated Weed: Priority 3 - Non-native Species Global: GNR State: SNA

Predictive Models: L 7% Low (inductive)

Biocontrol Species

- I - Mecinus janthinus (*Yellow Toadflax Stem-boring Weevil*) BIOCNTL Not Assigned R

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

Biocontrol Species - Non-native Species Global: GNR State: SNA

Predictive Models: R 9% Optimal (inductive), M 22% Moderate (inductive), L 52% Low (inductive)

- I - Cyphocleonus achates (*Knapweed Root Weevil*) BIOCNTL Not Assigned R

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

Biocontrol Species - Non-native Species Global: GNR State: SNA

Predictive Models: R 5% Optimal (inductive), M 68% Moderate (inductive), L 27% Low (inductive)

- I - Oberea erythrocephala (*Red-headed Leafy Spurge Stem Borer*) BIOCNTL Not Assigned R

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

Biocontrol Species - Non-native Species Global: GNR State: SNA

Predictive Models: M 43% Moderate (inductive), L 47% Low (inductive)

- I - Aphthona lacertosa (*Brown-legged Leafy Spurge Flea Beetle*) BIOCNTL Not Assigned R

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

Biocontrol Species - Non-native Species Global: GNR State: SNA

Predictive Models: M 2% Moderate (inductive), L 39% Low (inductive)

- I - Mecinus janthiniformis (*Dalmatian Toadflax Stem-boring Weevil*) BIOCNTL Not Assigned R

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

Biocontrol Species - Non-native Species Global: GNR State: SNA

Predictive Models: L 89% Low (inductive)

Introduction to Montana Natural Heritage Program



P.O. Box 201800 • 1515 East Sixth Avenue • Helena, MT 59620-1800 • fax 406.444.0266 • tel 406.444.0241 • mtnhp.org

INTRODUCTION

The Montana Natural Heritage Program (MTNHP) is Montana's source for reliable and objective information on Montana's native species and habitats, emphasizing those of conservation concern. MTNHP was created by the Montana legislature in 1983 as part of the Natural Resource Information System (NRIS) at the Montana State Library (MSL). MTNHP is "a program of information acquisition, storage, and retrieval for data relating to the flora, fauna, and biological community types of Montana" (MCA 90-15-102). MTNHP's activities are guided by statute (MCA 90-15) as well as through ongoing interaction with, and feedback from, principal data source agencies such as Montana Fish, Wildlife, and Parks, the Montana Department of Environmental Quality, the Montana Department of Natural Resources and Conservation, the Montana University System, the US Forest Service, and the US Bureau of Land Management. The enabling legislation for MTNHP provides the State Library with the option to contract the operation of the Program. Since 2006, MTNHP has been operated as a program under the Office of the Vice President for Research and Creative Scholarship at the University of Montana (UM) through a renewable 2-year contract with the MSL. Since the first staff was hired in 1985, the Program has logged a long record of success, and developed into a highly respected, service-oriented program. MTNHP is widely recognized as one of the most advanced and effective of over 80 natural heritage programs throughout the Western Hemisphere.

VISION

Our vision is that public agencies, the private sector, the education sector, and the general public will trust and rely upon MTNHP as the source for information and expertise on Montana's species and habitats, especially those of conservation concern. We strive to provide easy access to our information in order for users to save time and money, speed environmental reviews, and inform decision making.

CORE VALUES

- We endeavor to be a single statewide source of accurate and up-to-date information on Montana's plants, animals, and aquatic and terrestrial biological communities.
- We actively listen to our data users and work responsively to meet their information and training needs.
- We strive to provide neutral, trusted, timely, and equitable service to all of our information users.
- We make every effort to be transparent to our data users in setting work priorities and providing data products.

CONFIDENTIALITY

All information requests made to the Montana Natural Heritage Program are considered library records and are protected from disclosure by the Montana Library Records Confidentiality Act (MCA 22-1-11).

INFORMATION MANAGED

Information managed at the Montana Natural Heritage Program includes: (1) lists of, and basic information on, plant and animal species and biological communities; (2) plant and animal surveys, observations, species occurrences, predictive distribution models, range polygons, and conservation status ranks; and (3) land cover and wetland and riparian mapping and the conservation status of these and other biological communities.

Data Use Terms and Conditions

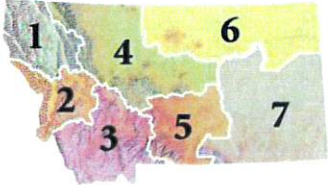
- Montana Natural Heritage Program (MTNHP) products and services are based on biological data and the objective interpretation of those data by professional scientists. MTNHP does not advocate any particular philosophy of natural resource protection, management, development, or public policy.
- MTNHP has no natural resource management or regulatory authority. Products, statements, and services from MTNHP are intended to inform parties as to the state of scientific knowledge about certain natural resources, and to further develop that knowledge. The information is not intended as natural resource management guidelines or prescriptions or a determination of environmental impacts. MTNHP recommends consultation with appropriate state, federal, and tribal resource management agencies and authorities in the area where your project is located.
- Information on the status and spatial distribution of biological resources produced by MTNHP are intended to inform parties of the state-wide status, known occurrence, or the likelihood of the presence of those resources. **These products are not intended to substitute for field-collected data, nor are they intended to be the sole basis for natural resource management decisions.**
- MTNHP does not portray its data as exhaustive or comprehensive inventories of rare species or biological communities. **Field verification of the absence or presence of sensitive species and biological communities will always be an important obligation of users of our data.**
- MTNHP responds equally to all requests for products and services, regardless of the purpose or identity of the requester.
- Because MTNHP constantly updates and revises its databases with new data and information, products will become outdated over time. Interested parties are encouraged to obtain the most current information possible from MTNHP, rather than using older products. We add, review, update, and delete records on a daily basis. Consequently, we strongly advise that you update your MTNHP data sets at a minimum of every three months for most applications of our information.
- MTNHP data require a certain degree of biological expertise for proper analysis, interpretation, and application. Our staff is available to advise you on questions regarding the interpretation or appropriate use of the data that we provide. Contact information for MTNHP staff is posted at: <http://mtnhp.org/contact.asp>
- The information provided to you by MTNHP may include sensitive data that if publicly released might jeopardize the welfare of threatened, endangered, or sensitive species or biological communities. This information is intended for distribution or use only within your department, agency, or business. Subcontractors may have access to the data during the course of any given project, but should not be given a copy for their use on subsequent, unrelated work.
- MTNHP data are made freely available. Duplication of hard-copy or digital MTNHP products with the intent to sell is prohibited without written consent by MTNHP. Should you be asked by individuals outside your organization for the type of data that we provide, please refer them to MTNHP.
- MTNHP and appropriate staff members should be appropriately acknowledged as an information source in any third-party product involving MTNHP data, reports, papers, publications, or in maps that incorporate MTNHP graphic elements.
- Sources of our data include museum specimens, published and unpublished scientific literature, field surveys by state and federal agencies and private contractors, and reports from knowledgeable individuals. MTNHP actively solicits and encourages additions, corrections and updates, new observations or collections, and comments on any of the data we provide.
- MTNHP staff and contractors do not cross or survey privately-owned lands without express permission from the landowner. However, the program cannot guarantee that information provided to us by others was obtained under adherence to this policy.

Suggested Contacts for Natural Resource Agencies

As required by Montana statute (MCA 90-15), the Montana Natural Heritage Program works with state, federal, tribal, nongovernmental organizations, and private partners to ensure that the latest animal and plant distribution and status information is incorporated into our databases so that it can be used to inform a variety of planning processes and management decisions. In addition to the information you receive from us, we encourage you to contact state, federal, and tribal resource management agencies in the area where your project is located. They may have additional data or management guidelines relevant to your efforts. In particular, we encourage you to contact the Montana Department of Fish, Wildlife, and Parks for the latest data and management information regarding hunted and high-profile management species and to use the U.S. Fish and Wildlife Service’s Information Planning and Conservation (IPAC) website <http://ecos.fws.gov/ipac/> regarding U.S. Endangered Species Act listed Threatened, Endangered, or Candidate species.

For your convenience, we have compiled a list of relevant agency contacts and links below:

Montana Fish, Wildlife, and Parks

Fish Species	Zachary Shattuck zshattuck@mt.gov (406) 444-1231 or Eric Roberts eroberts@mt.gov (406) 444-5334
American Bison Black-footed Ferret Black-tailed Prairie Dog Bald Eagle Golden Eagle Common Loon Least Tern Piping Plover Whooping Crane	Lauri Hanauska-Brown LHanauska-Brown@mt.gov (406) 444-5209
Grizzly Bear Greater Sage Grouse Trumpeter Swan Big Game Upland Game Birds Furbearers	John Vore jvore@mt.gov (406) 444-3940
Managed Terrestrial Game and Nongame Animal Data	Smith Wells – MFWP Data Analyst smith.wells@mt.gov (406) 444-3759
Fisheries Data	Ryan Alger – MFWP Data Analyst ryan.alger@mt.gov (406) 444-5365
Wildlife and Fisheries Scientific Collector’s Permits	http://fwp.mt.gov/doingBusiness/licenses/scientificWildlife/ Kammi McClain for Wildlife Kammi.McClain@mt.gov (406) 444-2612 Kim Wedde for Fisheries kim.wedde@mt.gov (406) 444-5594
Fish and Wildlife Recommendations for Subdivision Development	Renee Lemon RLemon@mt.gov (406) 444-3738 and see http://fwp.mt.gov/fishAndWildlife/livingWithWildlife/buildingWithWildlife/subdivisionRecommendations/
Regional Contacts 	Region 1 (Kalispell) (406) 752-5501 Region 2 (Missoula) (406) 542-5500 Region 3 (Bozeman) (406) 994-4042 Region 4 (Great Falls) (406) 454-5840 Region 5 (Billings) (406) 247-2940 Region 6 (Glasgow) (406) 228-3700 Region 7 (Miles City) (406) 234-0900

United States Fish and Wildlife Service:

Information Planning and Conservation (IPAC) website: <http://ecos.fws.gov/ipac/>

Montana Ecological Services Field Office: <http://www.fws.gov/montanafieldoffice/> (406) 449-5225

Bureau of Land Management

<p>Montana Field Office Contacts:</p> 	<table> <tr><td>Billings</td><td>(406) 896-5013</td></tr> <tr><td>Butte</td><td>(406) 533-7600</td></tr> <tr><td>Dillon</td><td>(406) 683-8000</td></tr> <tr><td>Glasgow</td><td>(406) 228-3750</td></tr> <tr><td>Havre</td><td>(406) 262-2820</td></tr> <tr><td>Lewistown</td><td>(406) 538-1900</td></tr> <tr><td>Malta</td><td>(406) 654-5100</td></tr> <tr><td>Miles City</td><td>(406) 233-2800</td></tr> <tr><td>Missoula</td><td>(406) 329-3914</td></tr> </table>	Billings	(406) 896-5013	Butte	(406) 533-7600	Dillon	(406) 683-8000	Glasgow	(406) 228-3750	Havre	(406) 262-2820	Lewistown	(406) 538-1900	Malta	(406) 654-5100	Miles City	(406) 233-2800	Missoula	(406) 329-3914
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Malta	(406) 654-5100																		
Miles City	(406) 233-2800																		
Missoula	(406) 329-3914																		

United States Forest Service

	Regional Office – Missoula, Montana Contacts		
Wildlife Program Leader	Tammy Fletcher	tammyfletcher@fs.fed.us	(406) 329-3588
Wildlife Ecologist	Cara Staab	cstaab@fs.fed.us	(406) 329-3677
Fish Program Leader	Scott Spaulding	scottspaulding@fs.fed.us	(406) 329-3287
Fish Ecologist	Cameron Thomas	cathomas@fs.fed.us	(406) 329-3087
TES Program	Lydia Allen	lrallen@fs.fed.us	(406) 329-3558
Interagency Grizzly Bear Coordinator	Scott Jackson	sjackson03@fs.fed.us	(406) 329-3664
Regional Botanist	Steve Shelly	sshelly@fs.fed.us	(406) 329-3041
Invasive Species Program Manager	Michelle Cox	michelle.cox2@usda.gov	(406) 329-3669

Tribal Nations

	<ul style="list-style-type: none"> Assiniboine & Gros Ventre Tribes – Fort Belknap Reservation Assiniboine & Sioux Tribes – Fort Peck Reservation Blackfoot Tribe - Blackfoot Reservation Chippewa Creek Tribe - Rocky Boy's Reservation Crow Tribe – Crow Reservation Little Shell Chippewa Tribe Northern Cheyenne Tribe – Northern Cheyenne Reservation Salish & Kootenai Tribes - Flathead Reservation
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Natural Heritage Programs and Conservation Data Centers in Surrounding States and Provinces

[Alberta Conservation Information Management System](#)

[British Columbia Conservation Data Centre](#)

[Idaho Natural Heritage Program](#)

[North Dakota Natural Heritage Program](#)

[Saskatchewan Conservation Data Centre](#)

[South Dakota Natural Heritage Program](#)

[Wyoming Natural Diversity Database](#)

Invasive Species Management Contacts and Information

Aquatic Invasive Species

[Montana Fish, Wildlife, and Parks Aquatic Invasive Species staff](#)

[Montana Department of Natural Resources and Conservation's Aquatic Invasive Species Grant Program](#)

[Montana Invasive Species Council \(MISC\)](#)

[Upper Columbia Conservation Commission \(UC3\)](#)

Noxious Weeds

[Montana Weed Control Association Contacts Webpage](#)

[Montana Biological Weed Control Coordination Project](#)

[Montana Department of Agriculture - Noxious Weeds](#)

[Montana Weed Control Association](#)

[Montana Fish, Wildlife, and Parks - Noxious Weeds](#)

[Montana State University Integrated Pest Management Extension](#)

[Integrated Noxious Weed Management after Wildfires](#)

Introduction to Native Species

Within the report area you have requested, separate summaries are provided for: (1) Species Occurrences (SO) for plant and animal Species of Concern, Special Status Species (SSS), Important Animal Habitat (IAH) and some Potential Plant Species of Concern; (2) other observed non Species of Concern or Species of Concern without suitable documentation to create Species Occurrence polygons; and (3) other non-documented species that are potentially present based on their range, predicted suitable habitat model output, or presence of associated habitats. Each of these summaries provides the following information when present for a species: (1) the number of [Species Occurrences](#) and associated delineation criteria for construction of these polygons that have long been used for considerations of documented Species of Concern in environmental reviews; (2) the number of observations of each species; (3) the geographic range polygons for each species that the report area overlaps; (4) predicted relative habitat suitability classes that are present if a predicted suitable habitat model has been created; (5) the percent of the report area that is mapped as commonly associated or occasionally associated habitat as listed for each species in the [Montana Field Guide](#); and (6) a variety of conservation status ranks and links to species accounts in the [Montana Field Guide](#). Details on each of these information categories are included under relevant section headers below or are defined on our [Species Status Codes](#) page. In presenting this information, the Montana Natural Heritage Program (MTNHP) is working towards assisting the user with rapidly determining what species have been documented and what species are potentially present in the report area. We remind users that this information is likely incomplete as surveys to document native and introduced species are lacking in many areas of the state, information on introduced species has only been tracked relatively recently, the MTNHP's staff and resources are restricted by declining budgets, and information is constantly being added and updated in our databases. **Thus, field verification by professional biologists of the absence or presence of species and biological communities will always be an important obligation of users of our data.**

If you are aware of observation datasets that the MTNHP is missing, please report them to the Program Botanist apipp@mt.gov or Senior Zoologist dbachen@mt.gov. If you have observations that you would like to contribute, you can submit animal observations using our online data entry system at <http://mtnhp.org/AddObs/>, plant and animal observations via Excel spreadsheets posted at <http://mtnhp.org/observations.asp>, or to the Program Botanist or Senior Zoologist.

Observations

The MTNHP manages information on more than 1.8 million animal and plant observations that have been reported by professional biologists and private citizens from across Montana. The majority of these observations are submitted in digital format from standardized databases associated with research or monitoring efforts and spreadsheets of incidental observations submitted by professional biologists and amateur naturalists. At a minimum, accepted observation records must contain a credible species identification (i.e. appropriate geographic range, date, and habitat and, if species are difficult to identify, a photograph and notes on key identifying features), a date or date range, observer name, locational information (ideally with latitude and longitude in decimal degrees), notes on numbers observed, and species behavior or habitat use (e.g., is the observation likely associated with reproduction). Bird records are also required to have information associated with date-appropriate breeding or overwintering status of the species observed. MTNHP reviews observation records to ensure that they are mapped correctly, occur within date ranges when the species is known to be present or detectable, occur within the known seasonal geographic range of the species, and occur in appropriate habitats. MTNHP also assigns each record a locational uncertainty value in meters to indicate the spatial precision associated with the record's mapped coordinates. Only records with locational uncertainty values of 10,000 meters or less are included in environmental summary reports and number summaries are only provided for records with locational uncertainty values of 1,000 meters or less.

Species Occurrences

The MTNHP evaluates plant and animal observation records for species of higher conservation concern to determine whether they are worthy of inclusion in the [Species Occurrence](#) (SO) layer for use in environmental reviews; observations not worthy of inclusion in this layer include long distance dispersal events, migrants observed away from key migratory stopover habitats, and winter observations. An SO is a polygon depicting what is known about a species occupancy from direct observation with a defined level of locational uncertainty and any inference that can be made about adjacent habitat use from the latest peer-reviewed science. If an observation can be associated with a map feature that can be tracked (e.g., a wetland boundary for a wetland associated plant) then this polygon feature is used to represent the SO. Areas that can be inferred as probable occupied habitat based on direct observation of a species location and what is known about the foraging area or home range size of the species may be incorporated into the SO. Species Occurrences generally belong to one of the following categories:

Plant Species Occurrences

A documented location of a specimen collection or observed plant population. In some instances, adjacent, spatially separated clusters are considered subpopulations and are grouped as one occurrence (e.g., the subpopulations occur in ecologically similar habitats, and their spatial proximity likely allows them to interbreed). Tabular information for multiple observations at the same SO location is generally linked to a single polygon. Plant SO's are only created for Species of Concern and Potential Species of Concern.

Animal Species Occurrences

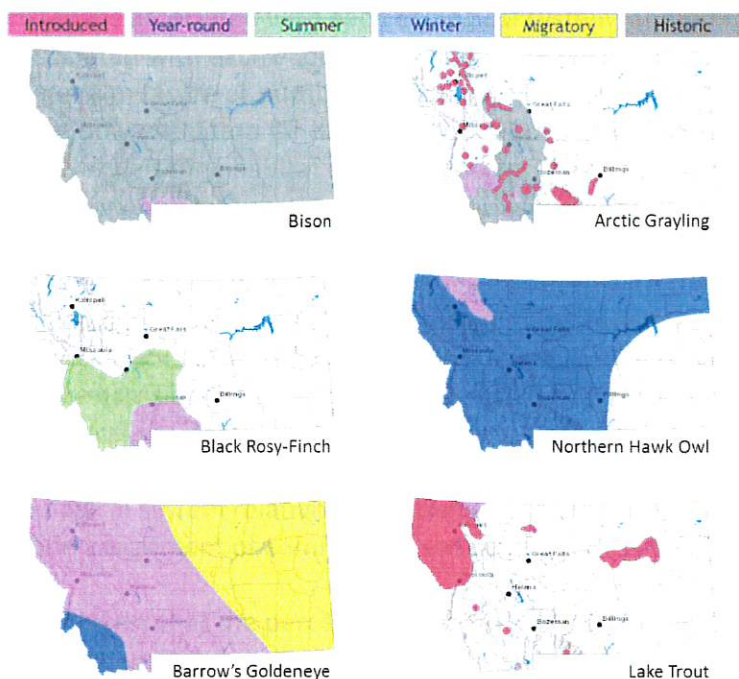
The location of a verified observation or specimen record typically known or assumed to represent a breeding population or a portion of a breeding population. Animal SO's are generally: (1) buffers of terrestrial point observations based on documented species' home range sizes; (2) buffers of stream segments to encompass occupied streams and immediate adjacent riparian habitats; (3) polygonal features encompassing known or likely breeding populations (e.g., a wetland for some amphibians or a forested portion of a mountain range for some wide ranging carnivores); or (4) combinations of the above. Tabular information for multiple observations at the same SO location is generally linked to a single polygon. Species Occurrence polygons may encompass some unsuitable habitat in some instances in order to avoid heavy data processing associated with clipping out habitats that are readily assessed as unsuitable by the data user (e.g., a point buffer of a terrestrial species may overlap into a portion of a lake that is obviously inappropriate habitat for the species). Animal SO's are only created for Species of Concern and Special Status Species (e.g., Bald Eagle).

Other Occurrence Polygons

These include significant biological features not included in the above categories, such as Important Animal Habitats like bird rookeries and bat roosts, and peatlands or other wetland and riparian communities that support diverse plant and animal communities.

Geographic Range Polygons

Geographic range polygons have not yet been defined for most plant species. Native year-round, summer, winter, migratory and historic geographic range polygons as well as polygons for introduced populations have



been defined for most animal species for which there are enough observations, surveys, and knowledge of appropriate seasonal habitat use to define them (see examples to left). These native or introduced range polygons bound the extent of known or likely occupied habitats for non-migratory and relative sedentary species and the regular extent of known or likely occupied habitats for migratory and long-distance dispersing species; polygons may include unsuitable intervening habitats. For most species, a single polygon can represent the year-round or seasonal range, but breeding ranges of some colonial nesting water birds and some introduced species are represented more patchily when supported by data. Some ranges are mapped more broadly than actual distributions in order to be visible on statewide maps (e.g., fish).

Predicted Suitable Habitat Models

Recent predicted suitable habitat suitability models have not yet been created for most plant species. For animal species for which models have been completed, the environmental summary report includes simple, rule-based, associations with streams for fish and other aquatic species and mathematically complex Maximum Entropy models (Phillips et al. 2006, *Ecological Modeling* 190:231-259) constructed from a variety of statewide biotic and abiotic layers and presence only data for individual species contributed to Montana Natural Heritage Program databases for most terrestrial species. For the Maximum Entropy models, we reclassified 90 x 90-meter continuous model output into suitability classes (unsuitable, low, moderate, and optimal) then aggregated that into the one square mile hexagons used in the environmental summary report; this is the finest spatial scale we suggest using this information in management decisions and survey planning. Full model write ups for individual species that discuss model goals, inputs, outputs, and evaluation in much greater detail are posted on the MTNHP's [Predicted Suitable Habitat Models](#) page. Evaluations of predictive accuracy and specific limitations are included with the metadata for models of individual species. **Model outputs should not be used in place of on-the-ground surveys for species. Instead model outputs should be used in conjunction with habitat evaluations to determine the need for on-the-ground surveys for species.** We suggest that the percentage of predicted optimal and moderate suitable habitat within the report area be used in conjunction with geographic range polygons and the percentage of commonly associated habitats to generate lists of potential species that may occupy broader landscapes for the purposes of landscape-level planning.

Associated Habitats

Within the boundary of the intersected hexagons, we provide the approximate percentage of commonly or occasionally associated habitat for vertebrate animal species that regularly breed, overwinter, or migrate through the state; a detailed list of commonly and occasionally associated habitats is provided in individual species accounts in the [Montana Field Guide](#). We assigned common or occasional use of each of the 82 ecological systems mapped in Montana by: (1) using personal knowledge and reviewing literature that

Introduction to Land Cover

Land Use/Land Cover is one of 15 [Montana Spatial Data Infrastructure](#) framework layers considered vital for making statewide maps of Montana and understanding its geography. The layer records all Montana natural vegetation, land cover and land use, classified from satellite and aerial imagery, mapped at a scale of 1:100000, and interpreted with supporting ground-level data. The baseline map is adapted from the Northwest ReGAP (NWGAP) project land cover classification, which used 30m resolution multi-spectral Landsat imagery acquired between 1999 and 2001. Vegetation classes were drawn from the Ecological System Classification developed by NatureServe (Comer et al. 2003). The land cover classes were developed by Anderson et al. (1976). The NWGAP effort encompasses 12 map zones. Montana overlaps seven of these zones. The two NWGAP teams responsible for the initial land cover mapping effort in Montana were Sanborn and NWGAP at the University of Idaho. Both Sanborn and NWGAP employed a similar modeling approach in which Classification and Regression Tree (CART) models were applied to Landsat ETM+ scenes. The Spatial Analysis Lab within the Montana Natural Heritage Program was responsible for developing a seamless Montana land cover map with a consistent statewide legend from these two separate products. Additionally, the Montana land cover layer incorporates several other land cover and land use products (e.g., MSDI Structures and Transportation themes and the Montana Department of Revenue Final Land Unit classification) and reclassifications based on plot-level data and the latest NAIP imagery to improve accuracy and enhance the usability of the theme. Updates are done as partner support and funding allow, or when other MSDI datasets can be incorporated. Recent updates include fire perimeters and agricultural land use (annually), energy developments such as wind, oil and gas installations (2014), roads, structures and other impervious surfaces (various years): and local updates/improvements to specific ecological systems (e.g., central Montana grassland and sagebrush ecosystems). Current and previous versions of the Land Use/Land Cover layer with full metadata are available for download at the Montana State Library's [Geographic Information Clearinghouse](#).

Within the report area you have requested, land cover is summarized by acres of Level 1, Level 2, and Level 3 Ecological Systems.

Literature Cited

- Anderson, J.R. E.E. Hardy, J.T. Roach, and R.E. Witmer. 1976. A land use and land cover classification system for use with remote sensor data. U.S. Geological Survey Professional Paper 964.
- Comer, P., D. Faber-Langendoen, R. Evans, S. Gawler, C. Josse, G. Kittel, S. Menard, M. Pyne, M. Reid, K. Schulz, K. Snow, and J. Teague. 2003. Ecological systems of the United States: A working classification of U.S. terrestrial systems. NatureServe, Arlington, VA.

Introduction to Land Management

Within the report area you have requested, land management information is summarized by acres of federal, state, and local government lands, tribal reservation boundaries, private conservation lands, and federal, state, local, and private conservation easements. Acreage for “Owned”, “Tribal”, or “Easement” categories represents non-overlapping areas that may be totaled. However, “Other Boundaries” represents managed areas such as National Forest boundaries containing private inholdings and other mixed ownership which may cause boundaries to overlap (e.g. a wilderness area within a forest). Therefore, acreages may not total in a straight-forward manner.

Because information on land stewardship is critical to effective land management, the Montana Natural Heritage Program (MTNHP) began compiling ownership and management data in 1997. The goal of the Montana Land Management Database is to manage a single, statewide digital data set that incorporates information from both public and private entities. The database assembles information on public lands, private conservation lands, and conservation easements held by state and federal agencies and land trusts and is updated on a regular basis. Since 2011, the Information Management group in the Montana State Library’s Digital Library Division has taken an increasingly active role in managing layers of the Montana Land Management Database in partnership with the MTNHP.

Public and private conservation land polygons are attributed with the name of the entity that owns it. The data are derived from the statewide Montana Cadastral Parcel layer. Conservation easement data shows land parcels on which a public agency or qualified land trust has placed a conservation easement in cooperation with the land owner. The dataset contains no information about ownership or status of the mineral estate. For questions about the dataset or to report errors, please contact the Montana Natural Heritage Program at (406) 444-5363 or mtnhp@mt.gov. You can download various components of the Land Management Database and view associated metadata at the Montana State Library’s [GIS Data List](#) at the following links:

[Public Lands](#)

[Conservation Easements](#)

[Private Conservation Lands](#)

[Managed Areas](#)

Map features in the Montana Land Management Database or summaries provided in this report are not intended as a legal depiction of public or private surface land ownership boundaries and should not be used in place of a survey conducted by a licensed land surveyor. Similarly, map features do not imply public access to any lands. The Montana Natural Heritage Program makes no representations or warranties whatsoever with respect to the accuracy or completeness of this data and assumes no responsibility for the suitability of the data for a particular purpose. The Montana Natural Heritage Program will not be liable for any damages incurred as a result of errors displayed here. Consumers of this information should review or consult the primary data and information sources to ascertain the viability of the information for their purposes.

Introduction to Invasive and Pest Species

Within the report area you have requested, separate summaries are provided for: Aquatic Invasive Species, Noxious Weeds, Agricultural Pests, and Forest Pests that have been documented or potentially occur there based on their known distribution in the state. Definitions for each of these invasive and pest species categories can be found on our [Species Status Codes](#) page.

Each of these summaries provides the following information when present for a species: (1) the number of observations of each species; (2) the geographic range polygons for each species, if developed, that the report area overlaps; (3) predicted relative habitat suitability classes that are present if a predicted suitable habitat model has been created; (4) the percent of the report area that is mapped as commonly associated or occasionally associated habitat as listed for each species in the [Montana Field Guide](#); and (5) and links to species accounts in the [Montana Field Guide](#). Details on each of these information categories are included under relevant section headers under the Introduction to Native Species above or are defined on our [Species Status Codes](#) page. In presenting this information, the Montana Natural Heritage Program (MTNHP) is working towards assisting the user with rapidly determining what invasive and pest species have been documented and what species are potentially present in the report area. We remind users that this information is likely incomplete as surveys to document introduced species are lacking in many areas of the state, information on introduced species has only been tracked relatively recently, the MTNHP's staff and resources are restricted by declining budgets, and information is constantly being added and updated in our databases. **Thus, field verification by professional biologists of the absence or presence of species will always be an important obligation of users of our data.**

If you are aware of observation or survey datasets for invasive or pest species that the MTNHP is missing, please report them to the Program Coordinator bmaxell@mt.gov Program Botanist apipp@mt.gov or Senior Zoologist dbachen@mt.gov. If you have observations that you would like to contribute, you can submit animal observations using our online data entry system at <http://mtnhp.org/AddObs/>, plant and animal observations via Excel spreadsheets posted at <http://mtnhp.org/observations.asp>, or to the Program Botanist or Senior Zoologist.

Additional Information Resources

[Home Page for Montana Natural Heritage Program \(MTNHP\)](#)

[MTNHP Staff Contact Information](#)

[Montana Field Guide](#)

[MTNHP Species of Concern Report - Animals and Plants](#)

[MTNHP Species Status Codes - Explanation](#)

[MTNHP Predicted Suitable Habitat Models](#) (for select Animals and Plants)

[MTNHP Request Information page](#)

[Montana Cadastral](#)

[Montana Code Annotated](#)

[Montana Department of Environmental Quality](#)

[Montana Fisheries Information System](#)

[Montana Fish, Wildlife, and Parks Subdivision Recommendations](#)

[Montana GIS Data Layers](#)

[Montana GIS Data Bundler](#)

[Montana Greater Sage-Grouse Project Submittal Site](#)

[Montana Ground Water Information Center](#)

[Montana Legislative Environmental Policy Office Publications](#)

(Including Index of Environmental Permits required in Montana and Guide to the Montana Environmental Policy Act)

[Montana Environmental Policy Act \(MEPA\)](#)

[MEPA Analysis Resource List](#)

[Laws, Treaties, Regulations, and Permits on Animals and Plants](#)

[Montana Spatial Data Infrastructure Layers](#)

[Montana State Historic Preservation Office Review and Compliance](#)

[Montana Water Information System](#)

[Montana Web Map Services](#)

[National Environmental Policy Act](#)

[Penalties for Misuse of Fish and Wildlife Location Data](#) (MCA 87-6-222)

[U.S. Fish and Wildlife Service Information for Planning and Conservation](#) (Section 7 Consultation)

[Web Soil Survey Tool](#)

Attachment 4

State Historic Preservation Office Letter

JJ Harris

From: Murdo, Damon <dmurdo@mt.gov>
Sent: Thursday, April 14, 2022 2:35 PM
To: JJ Harris
Subject: RE: Tamarack Meadows Subdivision - Historical Features Inquiry
Attachments: Reports.pdf; 2022041406.pdf



April 14, 2022

JJ Harris
Carver Engineering
1995 3rd Ave E
Kalispell MT 59901

RE: TAMARACK MEADOWS SUBDIVISION, FLATHEAD COUNTY. SHPO Project #: 2022041406

Dear Mr. Harris:

I have conducted a cultural resource file search for the above-cited project located in Section 6, T30N R20W. According to our records there have been no previously recorded sites within the designated search locale. The absence of cultural properties in the area does not mean that they do not exist but rather may reflect the absence of any previous cultural resource inventory in the area, as our records indicated only two. I've attached a list of these reports. If you would like any further information regarding these reports, you may contact me at the number listed below.

It is SHPO's position that any structure over fifty years of age is considered historic and is potentially eligible for listing on the National Register of Historic Places. If any structures are within the Area of Potential Effect, and are over fifty years old, we would recommend that they be recorded, and a determination of their eligibility be made prior to any disturbance taking place.

As long as there will be no disturbance or alteration to structures over fifty years of age, we feel that there is a low likelihood cultural properties will be impacted. We, therefore, feel that a recommendation for a cultural resource inventory is unwarranted at this time. However, should structures need to be altered or if cultural materials are inadvertently discovered during this project, we would ask that our office be contacted, and the site investigated.

If you have any further questions or comments, you may contact me at (406) 444-7767 or by e-mail at dmurdo@mt.gov. I have attached an invoice for the file search. Thank you for consulting with us.

Sincerely,

Damon Murdo
Cultural Records Manager
State Historic Preservation Office

File: LOCAL/SUBDIVISIONS/2022

Attachment 5

Meadow Lake Water & Sewer District Letter

Meadow Lake County Water & Sewer District
P.O. Box 2366
Columbia Falls, MT 59912

13 April 2021

Schellinger Construction Co., Inc.
Attn: Robert Warren
P.O. Box 39
Columbia Falls, MT 59912-0039

Subject: Schellinger Construction Company & ML Properties, LLC
Water Well/Development Proposal – Amended 3/1/2021 Tamarack
Height 3 & 4 legally described as (Tract 2 of C.O.S. No. 13198 located
and being in Government Lots 3, 4 and 5 and the SE1/4NE1/4 of Section
6, T.30N., R.20 W., P.M.M) and Glacier Village legally described as (Lot
1, Meadow Lake Country Club Estates, Phase IX & Glacier Village Ph 1
located on Lot 2A of Amended Plat of Lot 2, Meadow Lake Country Club
Estates, & Lot 2A, Amended Plat of Lot 2, excepting therefrom 0.81-
acre Glacier Village Recreation Center, Meadow Lake Country Club
Estates, Phase IX, in S6-T30N-R20W, P.M.M., Flathead Country,
Montana).

Dear Bob,

Thank you for your letter of 1 March 2021 requesting review and
preliminary acceptance from the Meadow Lake County Water and
Sewer District for the development of subject properties.

The Board has considered your request and hereby issues a promise to
serve the above noted subdivisions subject to certain terms and
conditions as set forth below:

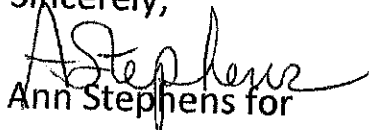
- In all aspects, a certified engineer will design the subdivision's infrastructure.
- The DEQ will evaluate and approve all water and sewer infrastructure.
- The City of Columbia Falls will have agreed to process effluent generated by properties with your subdivision.
- A certified engineer will certify to the District that all improvements have been completed and comply with construction drawings.
- A certified engineer will certify all improvements are in good working order and require no expenditure to operate in a fully functional manner.
- A set of "as built" plans will be delivered to the District.
- The District will not be required to provide any funds in connection with the subdivision.
- That all costs associated with expanding the subdivision's water and sewer system be borne by the developer and not the District
- That upon completion the developer provide whatever documents are deemed necessary to transfer the infrastructure additions to the District at no cost in exchange for the District's promise to serve the owners of the new lots within the subdivision. Further the District will promise to maintain the new infrastructure.

Given compliance with the above conditions, the District hereby agrees it will serve the water and sewer needs of Tamarack Heights 3 & 4 subdivision legally described as (Tract 2 of C.O.S. No. 13198 located and being in Government Lots 3, 4 and 5 and the SE1/4NE1/4 of Section 6, T.30N., R.20 W., P.M.M) and Glacier Village legally described as (Lot 1, Meadow Lake Country Club Estates, Phase IX & Glacier Village Ph 1 located on Lot 2A of Amended Plat of Lot 2, Meadow Lake Country Club Estates, & Lot 2A, Amended Plat of Lot 2, excepting therefrom 0.81-

acre Glacier Village Recreation Center, Meadow Lake Country Club Estates, Phase IX, in S6-T30N-R20W, P.M.M., Flathead Country, Montana).

If said improvements have not been turned over to the District in a 5-year term this letter is subject to revocation.

Sincerely,


Ann Stephens for

Meadow Lake County Water & Sewer District

Attachment 6

Erosion Control Plan

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



Revision(s)

Drawn by TLM
 Checked by TC

Date AUGUST 1, 2022

Project Number
 46611.00

TAMARACK MEADOWS

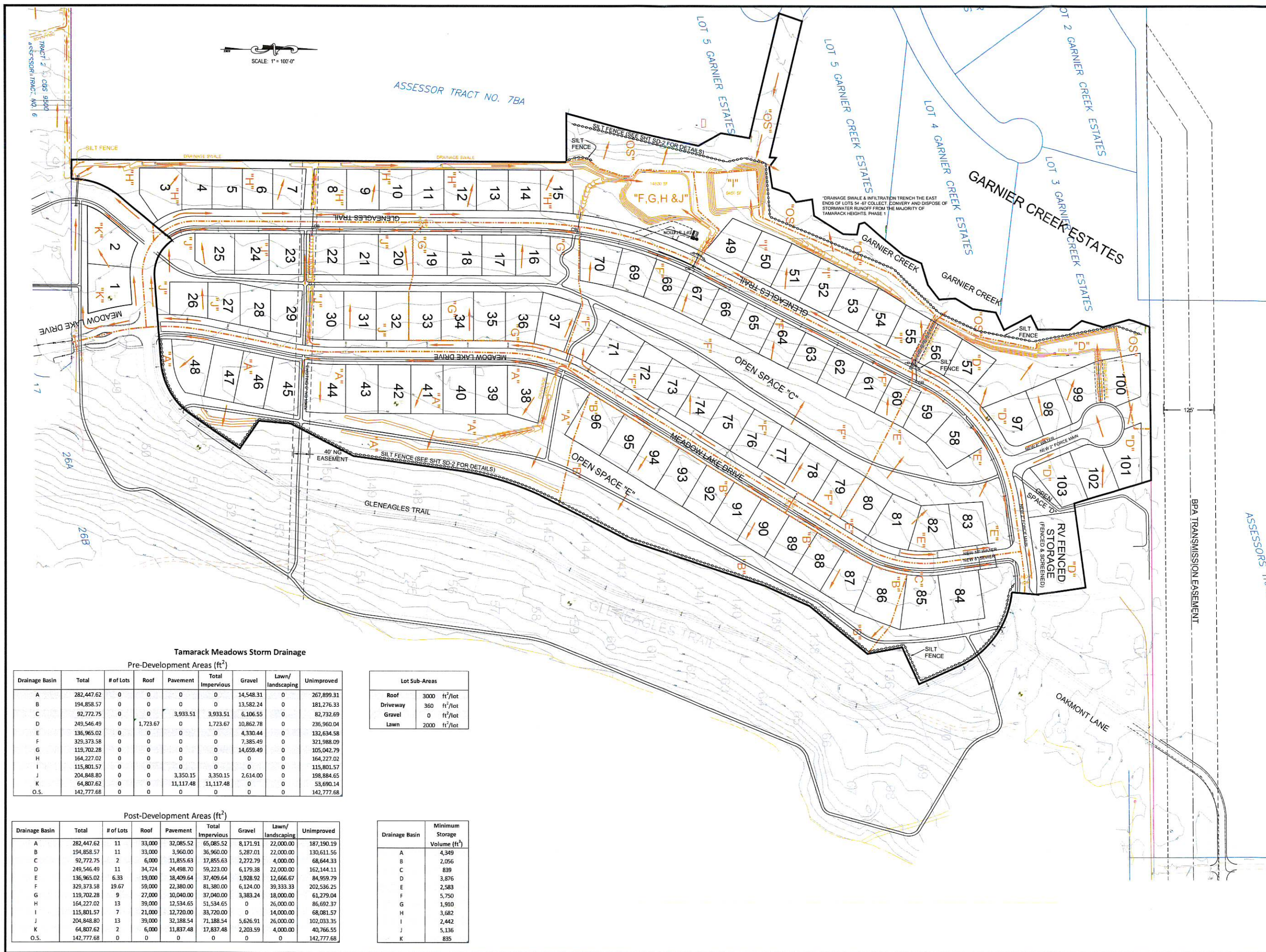
DRAINAGE & EROSION CONTROL PLAN

Project Title

Sheet Title

SD-1

(24)



Tamarack Meadows Storm Drainage
 Pre-Development Areas (ft²)

Drainage Basin	Total	# of Lots	Roof	Pavement	Total Impervious	Gravel	Lawn/landscaping	Unimproved
A	282,447.62	0	0	0	0	14,548.31	0	267,899.31
B	194,858.57	0	0	0	0	13,582.24	0	181,276.33
C	92,772.75	0	0	3,933.51	3,933.51	6,106.55	0	82,732.69
D	249,546.49	0	1,723.67	0	1,723.67	10,862.78	0	236,960.04
E	136,965.02	0	0	0	0	4,330.44	0	132,634.58
F	329,373.58	0	0	0	0	7,385.49	0	321,988.09
G	119,702.28	0	0	0	0	14,659.49	0	105,042.79
H	164,227.02	0	0	0	0	0	0	164,227.02
I	115,801.57	0	0	0	0	0	0	115,801.57
J	204,848.80	0	0	3,350.15	3,350.15	2,614.00	0	198,884.65
K	64,807.62	0	0	11,117.48	11,117.48	0	0	53,690.14
O.S.	142,777.68	0	0	0	0	0	0	142,777.68

Lot Sub-Areas

Roof	3000	ft ² /lot
Driveway	360	ft ² /lot
Gravel	0	ft ² /lot
Lawn	2000	ft ² /lot

Post-Development Areas (ft²)

Drainage Basin	Total	# of Lots	Roof	Pavement	Total Impervious	Gravel	Lawn/landscaping	Unimproved
A	282,447.62	11	33,000	32,085.52	65,085.52	8,171.91	22,000.00	187,190.19
B	194,858.57	11	33,000	3,960.00	36,960.00	5,287.01	22,000.00	130,611.56
C	92,772.75	2	6,000	11,855.63	17,855.63	2,272.79	4,000.00	68,644.33
D	249,546.49	11	34,724	24,498.70	59,223.00	6,179.38	22,000.00	162,144.11
E	136,965.02	6.33	19,000	18,409.64	37,409.64	1,928.92	12,666.67	84,959.79
F	329,373.58	19.67	59,000	22,380.00	81,380.00	6,124.00	39,333.33	202,536.25
G	119,702.28	9	27,000	10,040.00	37,040.00	3,383.24	18,000.00	61,279.04
H	164,227.02	13	39,000	12,534.65	51,534.65	0	26,000.00	86,692.37
I	115,801.57	7	21,000	12,720.00	33,720.00	0	14,000.00	68,081.57
J	204,848.80	13	39,000	32,188.54	71,188.54	5,626.91	26,000.00	102,033.35
K	64,807.62	2	6,000	11,837.48	17,837.48	2,203.59	4,000.00	40,766.55
O.S.	142,777.68	0	0	0	0	0	0	142,777.68

Drainage Basin Minimum Storage Volume (ft³)

A	4,349
B	2,056
C	899
D	3,876
E	2,583
F	5,750
G	1,910
H	3,682
I	2,442
J	5,136
K	835

Attachment 7

Traffic Impact Study



Tamarack Meadows Residential Development Traffic Impact Study

Columbia Falls, Montana



Prepared For:

Carver Engineering
1995 3rd Ave E
Kalispell, MT 59901

September, 2022

130 South Howie Street
Helena, Montana 59601
406-459-1443

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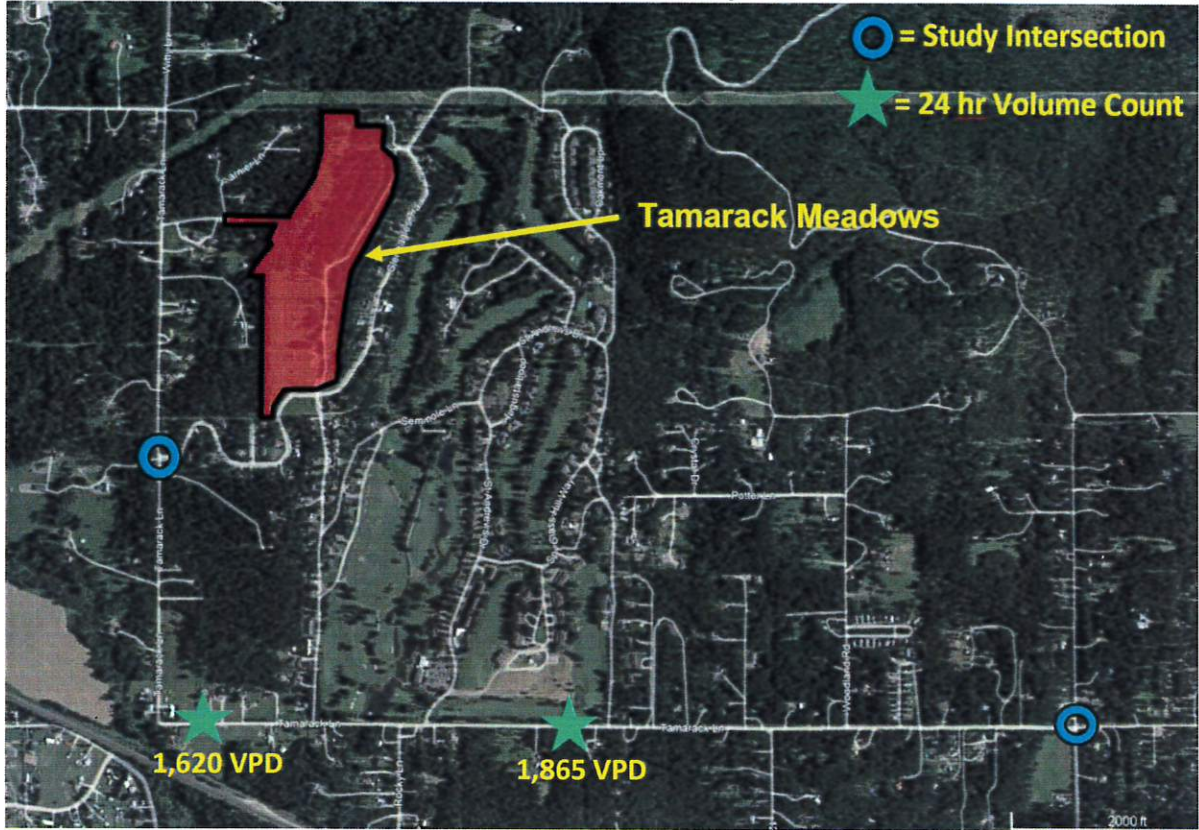
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According to traffic counts conducted by MDT in 2021, the roadway currently carries 20,019 Vehicles per Day (VPD).

Figure 1- Proposed Development



Meadow Lake Boulevard is a 24-foot two-lane north/south major collector route that connects U.S. Highway 2 with Tamarack Lane. The road is 1.1 miles long and passes over the Burlington Northern/Santa Fe railroad track, providing a connection to Meadow Lake Resort, Best Way Drive (truck route) and local residential routes in the outlying area. Posted speed limit is 35 mph. This road serves a variety of commercial, light industrial, and residential areas north of US Highway 2. Just north of Best Way Drive, the roadside environment along Meadow Lake Boulevard becomes forested and curves to the west creating limited sight distances. The roadway carried 4,565 VPD north of the intersection with US Highway 2. The “T”-intersection with Tamarack Lane is controlled by a STOP sign on Meadow Lake Boulevard and the intersection with U.S. Highway 2 is under traffic signal control.

Tamarack Lane is an east/west route, providing access to the greater residential area northwest of the city of Columbia Falls. It extends east from Halfmoon Road, turns 90-degrees to the south toward US Highway 2, then turns 90-degrees to the east near the railroad tracks

and continues east past Meadow Lake Boulevard, ending east of a 4-way intersection with 4th Avenue West North. East of the “T”-intersection with Meadow Lake Boulevard the roadway is designated a major collector route and provides a connection back into Columbia Falls. Tamarack Lane has a rural 24-foot cross-section and a posted speed limit of 35 MPH. Advisory warning signs are in place for changes in the roadway alignment. The roadway carries 1,620 VPD west of the “T”-intersection with Meadow Lake Boulevard and 1,865 VPD east of the said intersection.

Meadow Lake Drive extends north from Tamarack Lane to provide access to the residential developments on the west side of Meadow Lake Resort. The roadway has a paved width of 22 to 24 feet on 60 feet of ROW. The posted speed limit is 25 MPH.

Turnberry Terrace connects Meadow Lake Drive to Tamarack Lane to the west. The road curves through a forested area with adjacent single family residential homes and has a paved width of 24 feet on 60 feet of ROW with a separated sidewalk along the southern side of the road.

Traffic Counts

In August 2022 Abelin Traffic Services (ATS) collected traffic data at predetermined locations to evaluate current operational characteristics. These counts included peak-hour turning movement counts at essential intersections. The peak-hour turning movement counts were performed at the intersections of US Highway 2 with Meadow Lake Boulevard, Meadow Lake Boulevard with Tamarack Lane, Tamarack Lane with Turnberry Terrace and Tamarack Lane with 4th Avenue West North. ATS also performed 24-hour hose counts at two locations along Tamarack Lane and on Meadow Lake Boulevard.

The raw data collected for this project was adjusted for seasonal variation in accordance with the data collected from MDT’s annual count station located on US Highway 2, 3.1-miles north of Columbia Falls (Station A-60). This count station data indicated that data collected in August 2022 is approximately 166% of the AADT (Average Annual Daily Traffic) in this area. For this study the raw traffic counts were not factored for seasonal variations to provide a more conservative estimate of traffic volumes and operations. The raw traffic data is included in **Appendix A** of this report.

Abelin Traffic Services also gathered historic Average Daily Traffic (ADT) volume data for U.S. Highway 2, Meadow Lake Boulevard and Tamarack Lane from the Montana Department of Transportation (MDT). This data is presented in **Table 1**. The data indicates an annual average traffic growth rate on Meadow Lake Boulevard is 3.7%, US Highway 2 is 1.7%, and Tamarack Lane was unchanged.

Table 1 – Historic Average Daily Traffic Data

Location	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
US Highway 2 - #15-4A-012 East of MT 40	20,290	20,590	19,560	19,950	19,712	19,397	21,256	21,150	18,712	20,452
US Highway 2 – #15-4A-028 btwn Truck Rt & RR tracks	16,570	17,240	21,180	20,690	21,308	20,967	23,221	24,458	22,306	22,019
Meadow Lk Blvd - #15-4A-055 North of US Highway 2	NA	1,682	3,710	3,870	3,325	3,435	3,574	2,917	3,425	3,699
Meadow Lk Blvd - #15-4A-056 South of Tamarack	NA	1,682	3,120	3,320	2,651	2,797	2,921	2,939	3,091	3,338
Tamarack Ln - #15-4A-057 West of Woodland	NA	1,682	1,290	1,400	1,311	1,616	1,187	1,194	1,514	1,635

Level of Service

Using the data collected for this project, ATS conducted a Level of Service (LOS) analysis at area intersections. This evaluation was conducted in accordance with the procedures outlined in the Transportation Research Board's *Highway Capacity Manual (HCM) - Special Report 209* and the Highway Capacity Software (HCS) version 7.9. Intersections are graded from A to F representing the average delay that a vehicle entering an intersection can expect. Typically, a LOS of C or better is considered acceptable for peak-hour conditions.

Table 2 – Existing Level of Service Summary

Intersection	AM Peak Hour		PM Peak Hour	
	Delay (Sec.)	LOS	Delay (Sec.)	LOS
US Highway 2 & Meadow Lake Blvd	11.1	B	14.6	B
Meadow Lake Blvd & Tamarack Ln	10.6	B	10.3	B
Meadow Lake Dr & Tamarack Ln	9.2	A	9.4	A
Tamarack Ln & Turnberry Terrace*	8.5/8.9	A/A	8.7/9.2	A/A
Tamarack Ln & 4 th Ave*	9.1/8.7	A/A	10.1/9.0	B/A

*Eastbound/Westbound LOS & Delay

Table 2 shows the LOS without the traffic from the Tamarack Meadows Development. The LOS calculations are included in **Appendix C**. The analysis shows that all intersections currently function at overall acceptable levels of service. However, the northbound and southbound lanes at the traffic signal at US Highway 2 and Meadow Lake Boulevard are functioning at LOS D during the peak traffic conditions due to the existing lane configurations at this location. The northbound lanes from Meadow Lake Boulevard are separated into a right-turn lane and a combined left-turn and through lane. While this lane configuration is functional, it is much less efficient than creating a separated left-turn lane at the intersection which removes the conflicted left-turn traffic from the northbound through traffic. The southbound lane on Meadow Lake Boulevard has only one lane for right, left, and through traffic movements. Field observations show that vehicles regularly drive into the ditch next to the driving lane near the intersection to turn right. This sub-optimal lane configuration at the

traffic signal is largely due to an offset lane geometry which makes it difficult to line up the northbound and southbound through lanes across the intersection. Ideally this intersection should be reconfigured to improve the lane layout and correct the LOS D conditions that drivers are currently experiencing in the north and south directions.

Area Crash Data

ATS collected crash data from MDT's public crash site to assess intersections for geometric, traffic control, and roadway characteristic deficiencies. Generally, crashes are expressed as a rate of crashes per million vehicles entering (MVE). Crash rates at rural and urban intersections in Montana typically range from 0.5 to 1.5 crashes per MVE. The 5-year MDT data indicates that 20 crashes were recorded at the signalized intersection of Meadow Lake Boulevard and US Highway 2 over the last five years. Crash rate is 0.5 crashes per MVE. Sixteen crashes were reported along Meadow Lake Boulevard, nine of which were intersection related. The nine intersection crashes were dispersed over four intersections. Meadow Lake Boulevard crash rate is 1.73 crashes per million vehicle miles traveled. Eighteen crashes were reported along Tamarack Lane. They were evenly split east and west of the intersection with Meadow Lake Boulevard. Tamarack Lane crash rate is 2.93 crashes per million vehicle miles traveled. Six of those crashes were concentrated within Tamarack Lane's 90-degree change in alignment west of Meadow Lake Boulevard. Further investigation is supported to study potential corrective measures to target the crash cluster. From this high-level safety review the crash history did not single out any unforeseen trends.

Additional Developments

Meadow Lake Apartments

The proposed Meadow Lake Boulevard Apartments are planned for development east of Meadow Lake Boulevard in Columbia Falls, Montana. The development would include 36 apartment units on 2.5 acres of land across from Best Way Drive. Access to the development would be from a single approach onto Meadow Lake Boulevard directly across from Best Way Drive. At full build-out the development will produce up to 239 daily vehicle trips. Traffic from this project was included in the analysis for this project.

Garnier Heights Subdivision

The Garnier Heights Subdivision is a residential development currently planned north of US Highway 2, between North Hilltop Road and Meadow Lake Boulevard in Columbia Falls, MT. The proposed 28.7-acre development will include 26 single-family homes, 28 duplex units, and 48 townhome dwelling units. The project will produce 945 daily vehicle trips at full build-out and will connect to Meadow Lake Boulevard and Tamarack Lane. The projected traffic from this project was included in the analysis for this report.

D. PROPOSED DEVELOPMENT

The Tamarack Meadows Development is proposed west of Gleneagles Trail northwest of Columbia Falls, Montana. The development would include 103 single-family homes on 32.64 acres of undeveloped forest land. Access to the development would be from Meadow Lake Drive at the intersection of Gleneagles Trail and Turnberry Terrace. The project would include an interior sidewalk and trail network to connect with the adjacent residential neighborhoods and the Meadow Lake Resort and golf course. The intersection of Meadow Lake Drive and Gleneagles Trail/Turnberry Terrace would include a traffic circle for improved traffic calming in the area. The Tamarack Meadows site plan is shown in **Figure 2**.

E. TRIP GENERATION AND ASSIGNMENT

ATS performed a trip generation analysis to determine the anticipated future traffic volumes from the subdivision using the trip generation rates contained in *Trip Generation* (Institute of Transportation Engineers, Tenth Edition). These rates are the national standard and are based on the most current information available to planners. A vehicle "trip" is defined as any trip that either begins or ends at the development site. ATS determined that the critical traffic impacts on the intersections and roadways would occur during the weekday morning and evening peak hours. The Tamarack Meadows Development would produce 72 AM peak hour trips, 97 PM peak hour trips, and 971 daily trips.

Table 3 - Trip Generation Rates

Land Use	Units	AM Peak Hour Trip Ends per Unit	Total AM Peak Hour Trip Ends	PM Peak Hour Trip Ends per Unit	Total PM Peak Hour Trip Ends	Weekday Trip Ends per Unit	Total Weekday Trip Ends
Multi-Family Apartments ITE# 221	103	0.70	72	0.94	97	9.43	971

F. TRIP DISTRIBUTION

The traffic distribution and assignment for the proposed subdivision was based upon the existing ADT volumes and the peak-hour turning volumes along the adjacent roadways. It is expected that the majority of traffic will use Meadow Lake Drive to reach Tamarack Lane to the south and then would split to the east on Tamarack Lane or south on Meadow Lake Boulevard. A smaller portion of traffic would use Turnberry Terrace to the west and then continue west on Tamarack Lane. **Figure 3** shows the detailed trip distribution from the proposed Tamarack Meadows Subdivision.

**Table 4 –Level of Service Summary
With Proposed Developments**

Intersection	AM Peak Hour		PM Peak Hour	
	Delay (Sec.)	LOS	Delay (Sec.)	LOS
US Highway 2 & Meadow Lake Blvd	12.7	B	16.9	B
Meadow Lake Blvd & Tamarack Ln	11.3	B	11.8	B
Meadow Lake Dr & Tamarack Ln	9.6	A	9.9	A
Tamarack Ln & Turnberry Terrace*	8.5/8.9	A/A	8.7/9.2	A/A
Tamarack Ln & 4 th Ave*	9.2/8.7	A/A	10.4/9.0	B/A

*Eastbound/Westbound LOS & Delay

While the lane configuration at the traffic signal on Meadow Lake Boulevard at US Highway 2 is not ideal, it is technically operating at an acceptable LOS for the overall intersection, even though the north and south lanes are experiencing LOS D conditions. The City of Columbia Falls should develop a plan to correct the lane configuration at this location regardless of the development of Tamarack Meadows, which will have a minimal impact on the traffic operations at the intersection.

Traffic volumes along Turnberry Terrace will likely increase to approximately 200 VPD with the additional traffic from the Tamarack Meadows Development which is well within the capacity of this local roadway. A noticeable impact from the Tamarack Meadows Development will be along Meadow Lake Drive which will experience a traffic volume increase of approximately 900 VPD. Most of Meadow Lake Drive is currently built to rural road standards with no pedestrian facilities. Total traffic volumes along Meadow Like Drive could reach 1,500 to 2,000 VPD, which is more consistent with a collector roadway. It may be desirable to make improvements to Meadow Lake Drive to include pedestrian facilities and to address the projected traffic loads in this area. Traffic calming measures should also be considered.

H. IMPACT SUMMARY & RECOMMENDATIONS

As proposed, the traffic impacts from the Tamarack Meadows Development at the area intersections will be minimal. Total intersection delays will increase by 1-2 seconds per vehicle at the study intersection. As identified in previous planning efforts for this area, the intersection of Meadow Lake Boulevard and US Highway 2 currently has geometric and operational deficiencies that should be address regardless of any development of Tamarack Meadows. It may also be necessary to improve Meadow Lake Drive to mitigate projected traffic volumes along this route and to enhance roadway conditions after development of infrastructure improvements for Tamarack Meadows.

APPENDIX A

Traffic Data

Turning Movement Count
 All Vehicles
 Location US2-MEADOW COLUMBIA FALLS
 Date Aug-22

	Northbound				Southbound				Eastbound				Westbound				TOTAL
	Left	Thr	Right	Peds	Left	Thr	Right	Peds	Left	Thr	Right	Peds	Left	Thr	Right	Peds	
7:00 - 7:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:15 - 7:30	15	2	10	0	10	3	24	0	5	149	11	1	4	153	5	0	392
7:30 - 7:45	14	3	5	0	10	2	37	0	7	158	8	0	4	194	7	0	449
7:45 - 8:00	11	4	11	0	9	2	28	0	11	192	13	0	6	175	5	0	467
8:00 - 8:15	17	4	5	0	16	6	24	0	13	158	18	0	1	144	9	0	415
8:15 - 8:30	13	4	13	0	7	6	17	0	13	144	14	0	5	149	4	0	389
8:30 - 8:45	16	8	8	0	10	3	36	1	18	188	12	0	10	185	5	0	500
8:45 - 9:00	9	5	11	0	20	5	16	0	16	200	9	0	5	150	7	1	454
9:00 - 9:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:15 - 9:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:30 - 9:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:45 - 10:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00 - 10:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:15 - 10:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30 - 10:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45 - 11:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00 - 11:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:15 - 11:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30 - 11:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45 - 12:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:00 - 12:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15 - 12:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30 - 12:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45 - 1:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:00 - 1:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:15 - 1:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:30 - 1:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:45 - 2:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:00 - 2:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:15 - 2:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:30 - 2:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:45 - 3:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:00 - 3:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:15 - 3:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:30 - 3:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:45 - 4:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:00 - 4:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:15 - 4:30	17	9	5	0	9	10	32	0	25	253	30	0	17	215	15	0	637
4:30 - 4:45	20	10	17	0	7	22	34	0	29	219	22	0	16	241	14	0	651
4:45 - 5:00	16	19	21	0	8	7	31	0	22	275	28	0	15	216	13	0	671
5:00 - 5:15	20	17	16	0	10	16	25	0	30	248	32	0	16	220	9	0	659
5:15 - 5:30	16	20	10	0	8	20	22	0	27	234	26	0	19	216	16	0	634
5:30 - 5:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:45 - 6:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6:00 - 6:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6:15 - 6:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6:30 - 6:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6:45 - 7:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	184	105	132	0	124	102	326	1	216	2418	223	1	118	2258	109	1	6318

Turning Movement Count
All Vehicles

Location TAMARAK-MEADOW COLUMBIA FALLS

Date Aug-22

	Northbound				Southbound				Eastbound				Westbound				TOTAL
	Left	Thr	Right	Peds	Left	Thr	Right	Peds	Left	Thr	Right	Peds	Left	Thr	Right	Peds	
7:00 - 7:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:15 - 7:30	6	0	5	0	0	0	0	0	0	0	0	12	1	18	2	0	0
7:30 - 7:45	10	0	6	0	0	0	0	0	0	0	4	13	2	29	6	0	0
7:45 - 8:00	3	0	6	0	0	0	0	0	0	0	6	6	1	21	5	0	0
8:00 - 8:15	5	0	12	0	0	0	0	0	0	0	5	18	1	21	4	0	0
8:15 - 8:30	7	0	12	0	0	0	0	0	0	0	4	10	0	17	6	0	0
8:30 - 8:45	8	0	7	0	0	0	0	0	0	0	10	15	0	16	5	0	0
8:45 - 9:00	7	0	15	0	0	0	0	0	0	0	4	16	0	14	8	0	0
9:00 - 9:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:15 - 9:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:30 - 9:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:45 - 10:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00 - 10:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:15 - 10:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30 - 10:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45 - 11:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00 - 11:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:15 - 11:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30 - 11:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45 - 12:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:00 - 12:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15 - 12:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30 - 12:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45 - 1:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:00 - 1:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:15 - 1:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:30 - 1:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:45 - 2:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:00 - 2:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:15 - 2:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:30 - 2:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:45 - 3:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:00 - 3:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:15 - 3:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:30 - 3:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:45 - 4:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:00 - 4:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:15 - 4:30	13	0	21	0	0	0	0	0	0	15	14	0	12	5	0	0	80
4:30 - 4:45	11	0	23	0	0	0	0	0	0	6	13	0	28	6	0	2	89
4:45 - 5:00	17	0	28	0	0	0	0	0	0	13	7	0	10	6	0	0	81
5:00 - 5:15	15	0	36	0	0	0	0	0	0	6	9	2	18	5	0	0	91
5:15 - 5:30	12	0	41	0	0	0	0	0	0	13	16	0	18	4	0	0	104
5:30 - 5:45	17	0	28	0	0	0	0	0	0	12	11	0	16	6	0	0	90
5:45 - 6:00	20	0	32	0	0	0	0	0	0	4	11	0	24	12	0	0	103
6:00 - 6:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6:15 - 6:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6:30 - 6:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6:45 - 7:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	151	0	272	0	0	0	0	0	0	102	171	7	262	80	0	2	1047

Turning Movement Count
 All Vehicles
 Location TAMARAK-4TH COLUMBIA FALLS
 Date 8/1/2022

	Northbound				Southbound				Eastbound				Westbound				TOTAL
	Left	Thr	Right	Peds	Left	Thr	Right	Peds	Left	Thr	Right	Peds	Left	Thr	Right	Peds	
7:00 - 7:15	2	0	0	0	0	1	1	0	0	1	6	0	0	1	0	0	12
7:15 - 7:30	4	1	0	0	0	0	0	0	0	1	6	0	1	1	0	0	14
7:30 - 7:45	7	0	0	0	0	0	4	0	0	0	5	0	1	0	0	0	17
7:45 - 8:00	4	1	0	0	0	0	4	0	1	2	6	0	2	1	0	0	21
8:00 - 8:15	3	0	0	0	0	1	0	0	0	1	18	0	1	1	0	0	25
8:15 - 8:30	2	0	0	0	0	1	5	0	0	0	7	0	1	0	0	0	16
8:30 - 8:45	4	1	0	0	0	1	0	0	1	0	8	0	1	2	0	0	18
8:45 - 9:00	7	2	0	0	0	0	0	0	0	1	12	0	1	0	0	0	23
9:00 - 9:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:15 - 9:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:30 - 9:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:45 - 10:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00 - 10:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:15 - 10:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30 - 10:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45 - 11:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00 - 11:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:15 - 11:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30 - 11:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45 - 12:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:00 - 12:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15 - 12:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30 - 12:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45 - 1:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:00 - 1:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:15 - 1:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:30 - 1:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:45 - 2:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:00 - 2:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:15 - 2:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:30 - 2:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:45 - 3:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:00 - 3:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:15 - 3:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:30 - 3:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:45 - 4:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:00 - 4:15	19	2	0	0	0	0	1	0	1	0	14	0	0	1	0	0	38
4:15 - 4:30	25	1	0	0	0	1	2	0	1	1	15	0	1	3	0	0	50
4:30 - 4:45	20	2	0	0	0	2	2	0	3	2	17	0	2	2	0	0	52
4:45 - 5:00	22	4	0	0	0	0	3	0	2	2	19	0	1	2	0	0	55
5:00 - 5:15	24	2	0	0	0	1	5	0	1	0	23	0	2	4	0	0	62
5:15 - 5:30	21	1	0	0	0	2	2	0	2	2	25	0	1	3	0	0	59
5:30 - 5:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:45 - 6:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6:00 - 6:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6:15 - 6:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6:30 - 6:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6:45 - 7:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	164	17	0	0	0	10	29	0	12	13	181	0	15	21	0	0	462

Basic Volume Report: STA 1

Station ID : STA 1

Info Line 1 : TAMERAK WEST
 Info Line 2 : ATS

GPS Lat/Lon :

DB File : STA 1.DB

Last Connected Device Type : Unic-L

Version Number : 1.41

Serial Number :

Number of Lanes : 2

Posted Speed Limit : 0.0 mph

Lane #3 Configuration

#	Dir. Information	Volume Mode	Volume Sensors	Divide By 2	Comment
3.	BOTH	Subtract	Axle	Yes	

Lane #3 Basic Volume Data From: 12:00 - 08/09/2022 To: 12:59 - 08/10/2022

Date	DW	0000	0100	0200	0300	0400	0500	0600	0700	0800	0900	1000	1100	1200	1300	1400	1500	1600	1700	1800	1900	2000	2100	2200	2300	Total
080922	T													114	96	114	146	131	136	101	66	61	47	36	23	1071
081022	W	12	4	4	4	6	23	34	68	93	117	92	91													548
Month Total :		12	4	4	4	6	23	34	68	93	117	92	91	114	96	114	146	131	136	101	66	61	47	36	23	1619
Percent :		1%	0%	0%	0%	0%	1%	2%	4%	6%	7%	6%	6%	7%	6%	7%	9%	8%	8%	6%	4%	4%	3%	2%	1%	
ADT :		12	4	4	4	6	23	34	68	93	117	92	91	114	96	114	146	131	136	101	66	61	47	36	23	1619

	Sun	Mon	Tue	Wed	Thu	Fri	Sat		Total	Percent
DW Totals :	0	0	1071	548	0	0	0	Weekday (Mon-Fri) :	1619	100%
# Days :	0.0	0.0	0.5	0.5	0.0	0.0	0.0	ADT :	1619	
ADT :	0	0	2142	1096	0	0	0	Weekend (Sat-Sun) :	0	0%
Percent :	0%	0%	66%	34%	0%	0%	0%	ADT :	0	

Basic Volume Report: STA 2

Station ID : STA 2
 Info Line 1 : Tamarack E
 Info Line 2 : ATS
 GPS Lat/Lon :
 DB File : STA 2.DB

Last Connected Device Type : Unic-L
 Version Number : 1.41
 Serial Number :
 Number of Lanes : 2
 Posted Speed Limit : 0.0 mph

Lane #3 Configuration

#	Dir.	Information	Volume Mode	Volume Sensors	Divide By 2	Comment
3.			Subtract	Axle	Yes	

Lane #3 Basic Volume Data From: 13:00 - 08/09/2022 To: 13:59 - 08/10/2022

Date	DW	0000	0100	0200	0300	0400	0500	0600	0700	0800	0900	1000	1100	1200	1300	1400	1500	1600	1700	1800	1900	2000	2100	2200	2300	Total
080922	T														124	108	136	153	167	118	88	76	56	42	28	1096
081022	W	12	9	7	8	20	29	60	109	91	102	97	106	119												769
Month Total :		12	9	7	8	20	29	60	109	91	102	97	106	119	124	108	136	153	167	118	88	76	56	42	28	1865
Percent :		1%	0%	0%	0%	1%	2%	3%	6%	5%	5%	5%	6%	6%	7%	6%	7%	8%	9%	6%	5%	4%	3%	2%	2%	
ADT :		12	9	7	8	20	29	60	109	91	102	97	106	119	124	108	136	153	167	118	88	76	56	42	28	1865

	Sun	Mon	Tue	Wed	Thu	Fri	Sat	Total	Percent
DW Totals :	0	0	1096	769	0	0	0	1865	100%
# Days :	0.0	0.0	0.5	0.5	0.0	0.0	0.0	1865	
ADT :	0	0	2391	1420	0	0	0	0	0%
Percent :	0%	0%	59%	41%	0%	0%	0%	0	

Basic Volume Report: STA 3

Station ID : STA 3
 Info Line 1 : MEADOW LAKE
 Info Line 2 : ATS
 GPS Lat/Lon :
 DB File : STA 3.DB

Last Connected Device Type : Unic-L
 Version Number : 1.41
 Serial Number : 91434
 Number of Lanes : 2
 Posted Speed Limit : 0.0 mph

Lane #1 Configuration

# Dir.	Information	Volume Mode	Volume Sensors	Divide By 2	Comment
1.	BOTH DIR	Subtract	Axle	Yes	

Lane #1 Basic Volume Data From: 13:00 - 08/09/2022 To: 13:59 - 08/10/2022

Date	DW	0000	0100	0200	0300	0400	0500	0600	0700	0800	0900	1000	1100	1200	1300	1400	1500	1600	1700	1800	1900	2000	2100	2200	2300	Total	
080922	T														320	308	358	388	383	267	174	150	108	67	61	2584	
081022	W	13	17	11	18	30	69	123	201	261	259	327	325	325													1979
Month Total :		13	17	11	18	30	69	123	201	261	259	327	325	325	320	308	358	388	383	267	174	150	108	67	61	4563	
Percent :		0%	0%	0%	0%	1%	2%	3%	4%	6%	6%	7%	7%	7%	7%	7%	8%	9%	8%	6%	4%	3%	2%	1%	1%		
ADT :		13	17	11	18	30	69	123	201	261	259	327	325	325	320	308	358	388	383	267	174	150	108	67	61	4563	

	Sun	Mon	Tue	Wed	Thu	Fri	Sat	Total	Percent
DW Totals :	0	0	2584	1979	0	0	0	4563	100%
# Days :	0.0	0.0	0.5	0.5	0.0	0.0	0.0	4563	
ADT :	0	0	5638	3654	0	0	0	0	0%
Percent :	0%	0%	57%	43%	0%	0%	0%	0	

APPENDIX B

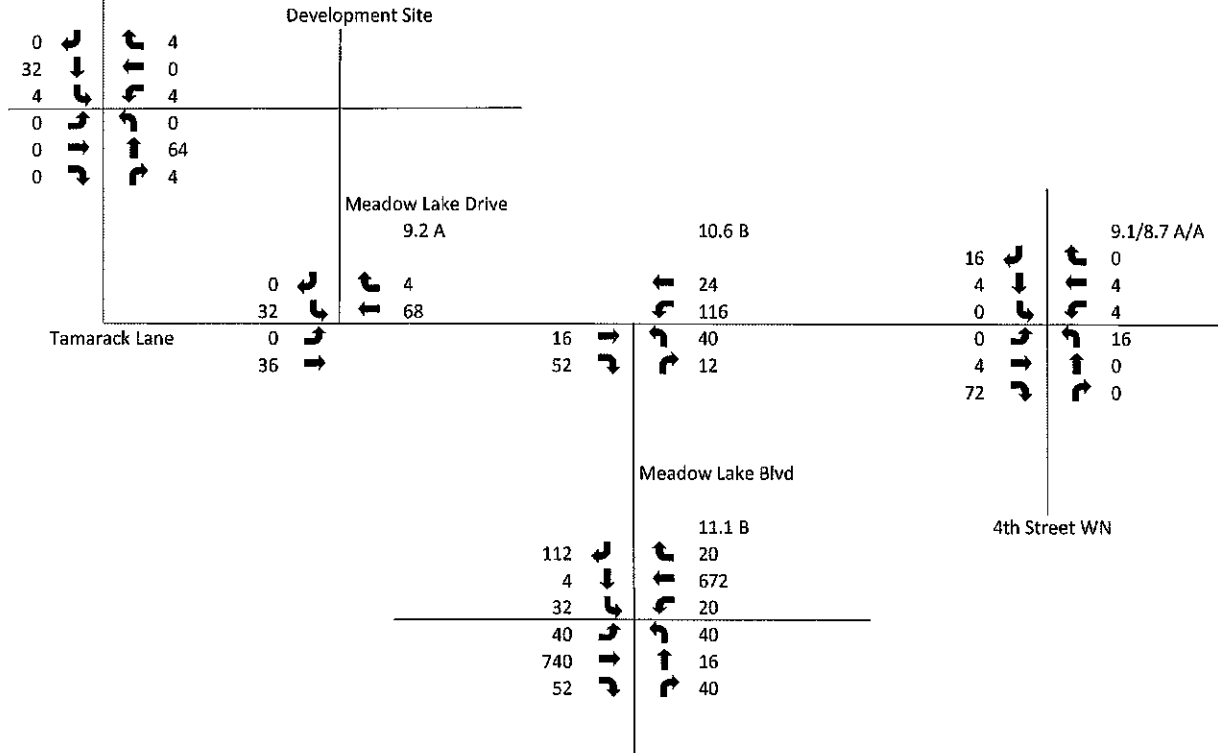
Traffic Model

Tamarack Meadows
Traffic Model

Season Factor 1

Existing Peak Hour (15 Mi x 4)

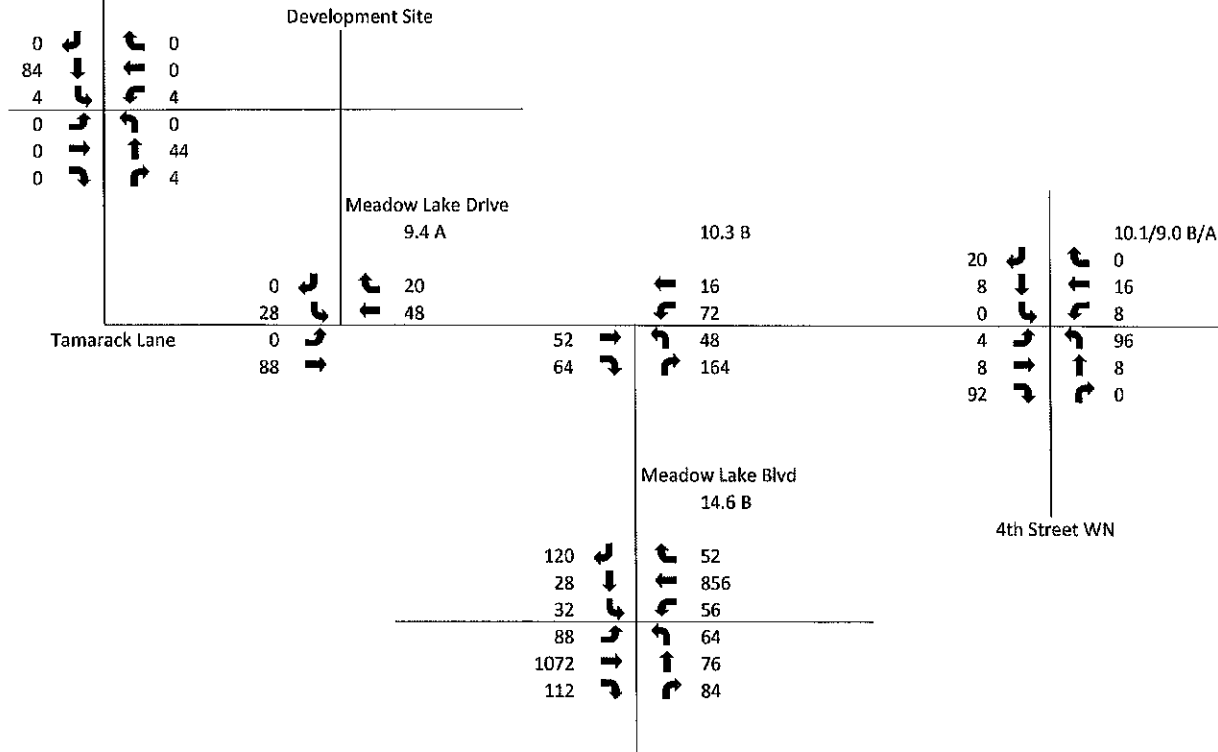
AM Peak 8.5/8.9 A/A



Tamarack Meadows
Traffic Model

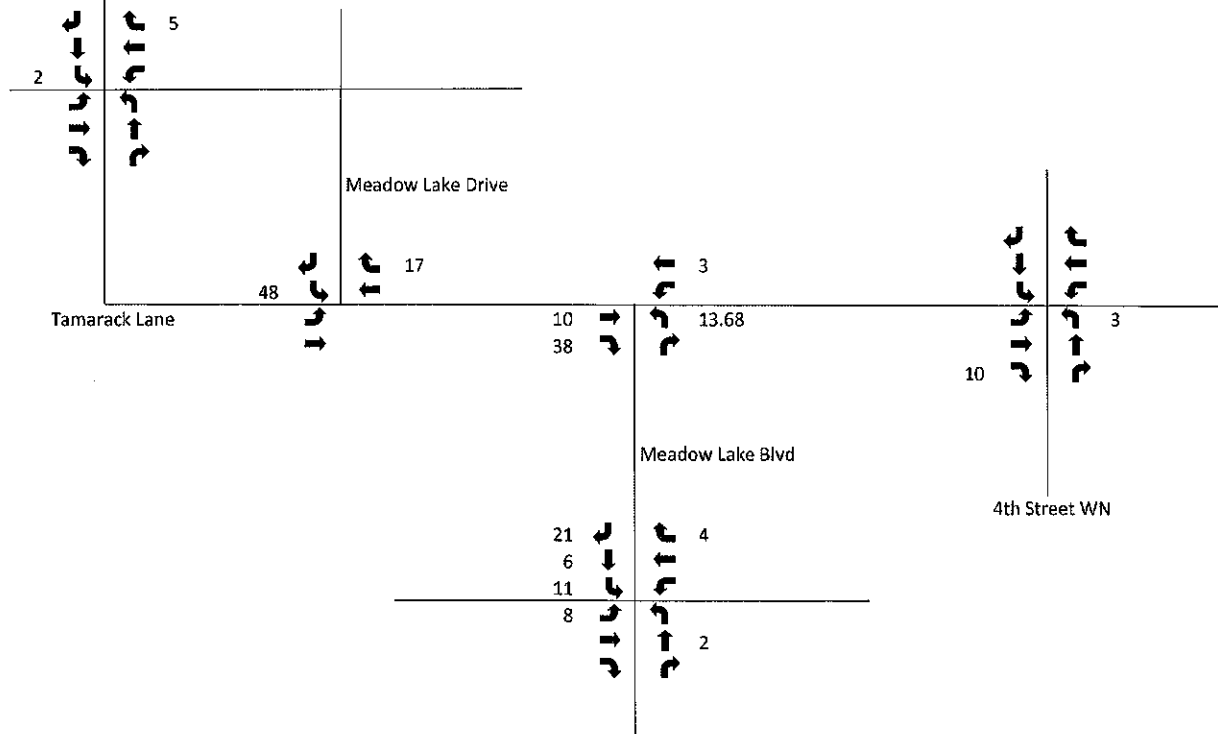
Existing Peak Hour (15 Mi x 4)

PM Peak 8.7/9.2 A/A



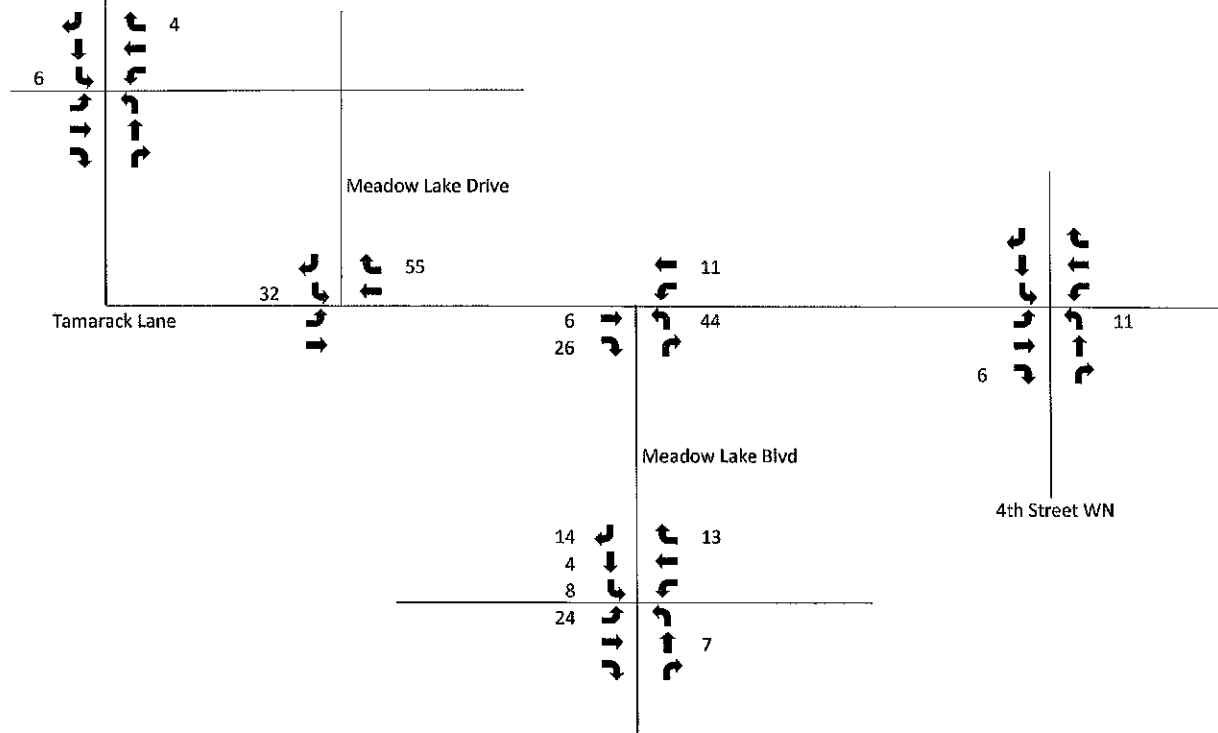
Tamarack Meadows
Traffic Model
Site Generated Traffic
AM Peak

IN	19
OUT	53



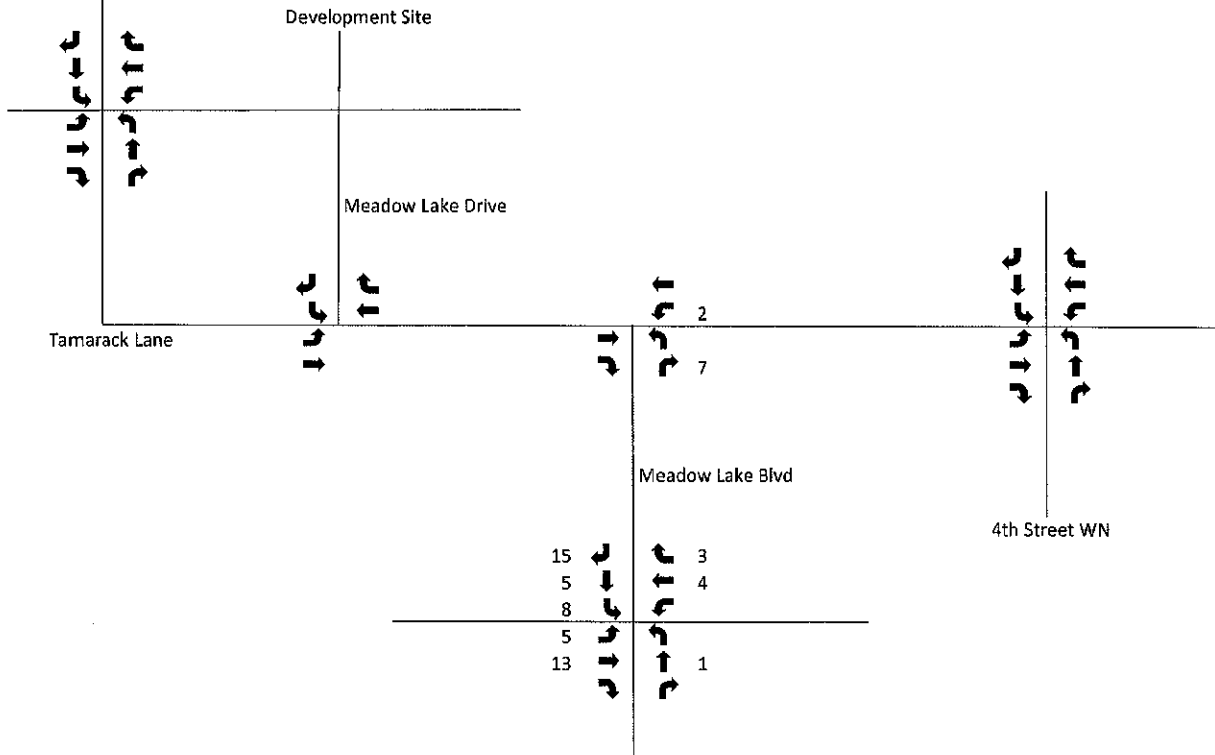
Tamarack Meadows
Traffic Model
Site Generated Traffic
PM Peak

IN	61
OUT	36

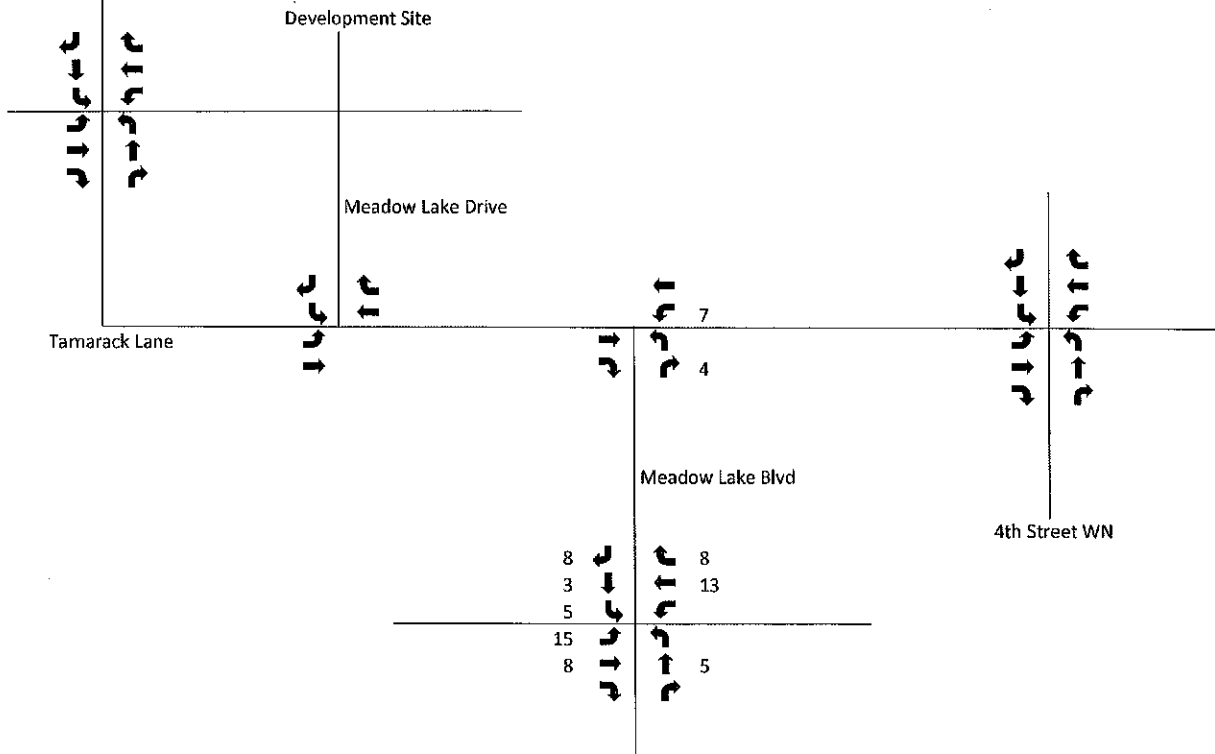


Tamarack Meadows
 Traffic Model
 Garnier Heights Traffic & Meadow Lake Apartments
 AM Peak

Season Factor 1

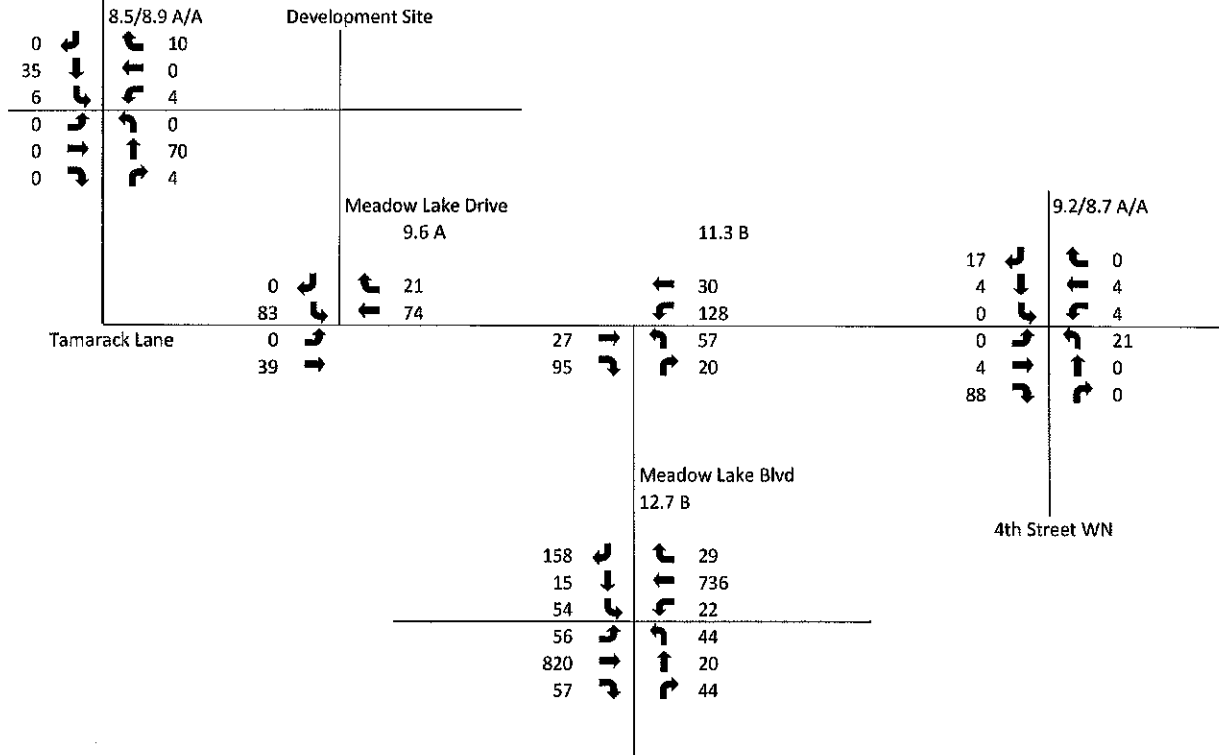


Tamarack Meadows
 Traffic Model
 Garnier Heights Traffic & Meadow Lake Apartments
 PM Peak

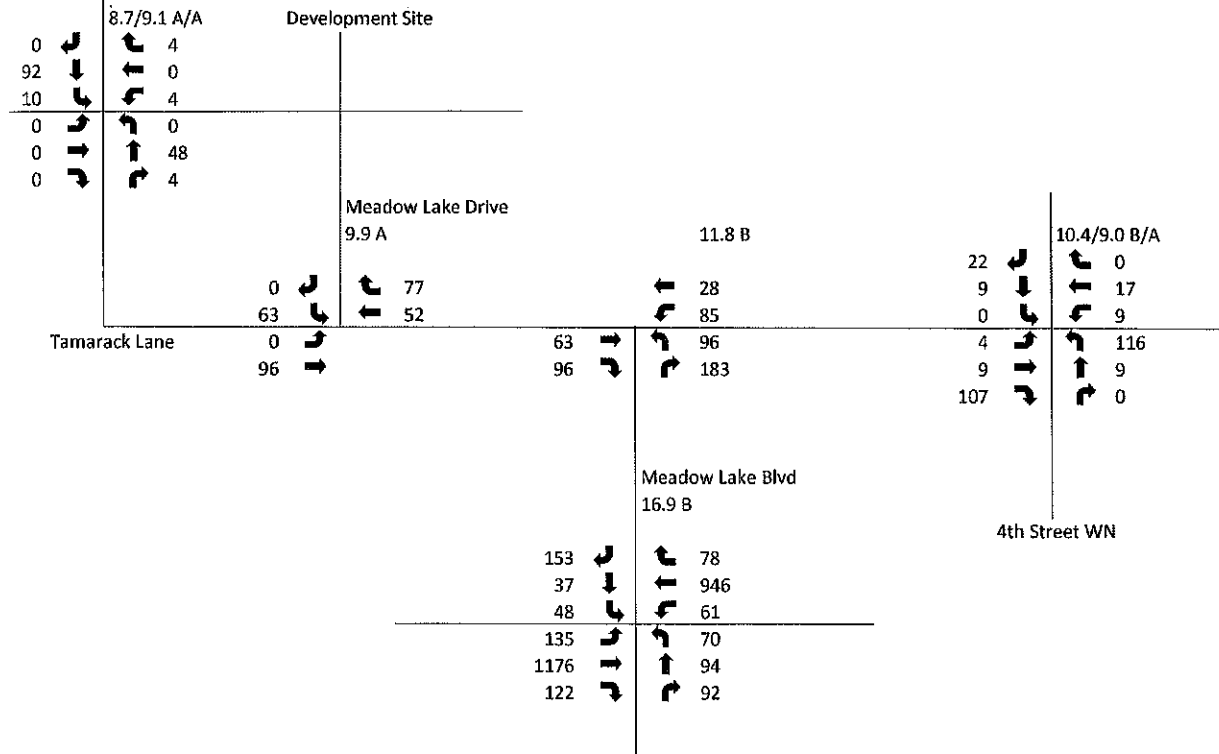


Tamarack Meadows
 Traffic Model
 Total Projected Traffic
 AM Peak 2030

Growth Factor 1.09



Tamarack Meadows
 Traffic Model
 Total Projected Traffic
 PM Peak 2030

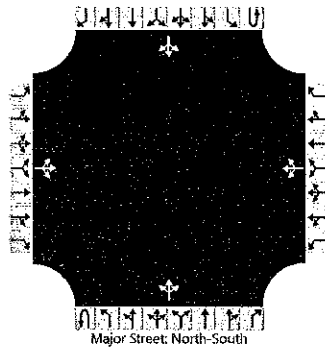


HCS7 Two-Way Stop-Control Report

Item No.7.

General Information				Site Information			
Analyst	RLA	Intersection	Turnberry & Tamarack				
Agency/Co.	ATS	Jurisdiction	Flathead County				
Date Performed	8/23/2022	East/West Street	Turnberry Terrace				
Analysis Year	2022	North/South Street	Tamarack Lane				
Time Analyzed	PM Peak Hour	Peak Hour Factor	1.00				
Intersection Orientation	North-South	Analysis Time Period (hrs)	0.25				
Project Description	Tamarack Meadows						

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound				
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R	
Movement																	
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6	
Number of Lanes		0	1	0		0	1	0	0	0	1	0	0	0	1	0	
Configuration			LTR				LTR				LTR				LTR		
Volume (veh/h)		0	0	1		4	0	1		1	44	1		1	84	0	
Percent Heavy Vehicles (%)		3	3	3		3	3	3		3				3			
Proportion Time Blocked																	
Percent Grade (%)		0				0											
Right Turn Channelized																	
Median Type Storage		Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1	6.5	6.2		7.1	6.5	6.2		4.1				4.1		
Critical Headway (sec)		7.13	6.53	6.23		7.13	6.53	6.23		4.13				4.13		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.53	4.03	3.33		3.53	4.03	3.33		2.23				2.23		

Delay, Queue Length, and Level of Service

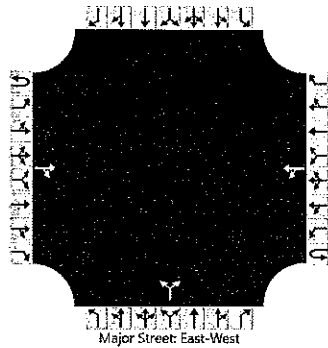
Flow Rate, v (veh/h)			1				5			1				1			
Capacity, c (veh/h)			972				867			1506				1557			
v/c Ratio			0.00				0.01			0.00				0.00			
95% Queue Length, Q ₉₅ (veh)			0.0				0.0			0.0				0.0			
Control Delay (s/veh)			8.7				9.2			7.4				7.3			
Level of Service (LOS)			A				A			A				A			
Approach Delay (s/veh)		8.7				9.2				0.2				0.1			
Approach LOS		A				A											

HCS7 Two-Way Stop-Control Report

Item No.7.

General Information				Site Information			
Analyst	RLA			Intersection	Meadow Lake & Tamarack		
Agency/Co.	ATS			Jurisdiction	Flathead County		
Date Performed	8/23/2022			East/West Street	Tamarack		
Analysis Year	2022			North/South Street	Meadow Lake		
Time Analyzed	AM Peak Hour			Peak Hour Factor	1.00		
Intersection Orientation	East-West			Analysis Time Period (hrs)	0.25		
Project Description	Tamarack Meadows						

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Movement	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Priority																
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	0	0
Configuration				TR		LT					LR					
Volume (veh/h)			16	52		116	24			40		12				
Percent Heavy Vehicles (%)						3				3		3				
Proportion Time Blocked																
Percent Grade (%)	0															
Right Turn Channelized																
Median Type Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1					7.1		6.2			
Critical Headway (sec)						4.13					6.43		6.23			
Base Follow-Up Headway (sec)						2.2					3.5		3.3			
Follow-Up Headway (sec)						2.23					3.53		3.33			

Delay, Queue Length, and Level of Service

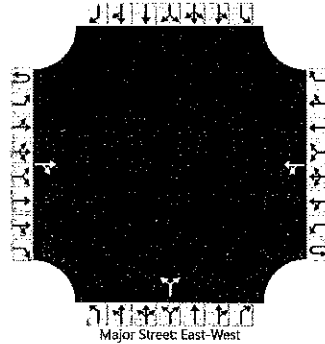
Flow Rate, v (veh/h)						116					52					
Capacity, c (veh/h)						1527					699					
v/c Ratio						0.08					0.07					
95% Queue Length, Q ₉₅ (veh)						0.2					0.2					
Control Delay (s/veh)						7.6					10.6					
Level of Service (LOS)						A					B					
Approach Delay (s/veh)					6.4				10.6							
Approach LOS									B							

HCS7 Two-Way Stop-Control Report

Item No.7.

General Information		Site Information	
Analyst	RLA	Intersection	Meadow Lake & Tamarack
Agency/Co.	ATS	Jurisdiction	Flathead County
Date Performed	8/23/2022	East/West Street	Tamarack
Analysis Year	2022	North/South Street	Meadow Lake
Time Analyzed	PM Peak Hour	Peak Hour Factor	1.00
Intersection Orientation	East-West	Analysis Time Period (hrs)	0.25
Project Description	Tamarack Meadows		

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Movement	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	0	0
Configuration				TR		LT					LR					
Volume (veh/h)			52	64		72	16			48		164				
Percent Heavy Vehicles (%)						3				3		3				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized																
Median Type Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)					4.1					7.1		6.2				
Critical Headway (sec)					4.13					6.43		6.23				
Base Follow-Up Headway (sec)					2.2					3.5		3.3				
Follow-Up Headway (sec)					2.23					3.53		3.33				

Delay, Queue Length, and Level of Service

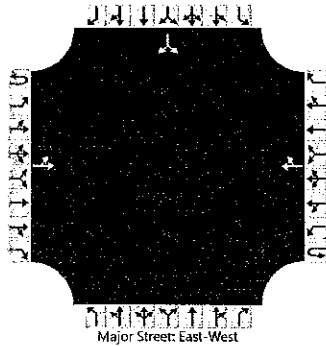
Flow Rate, v (veh/h)					72					212						
Capacity, c (veh/h)					1466					896						
v/c Ratio					0.05					0.24						
95% Queue Length, Q ₉₅ (veh)					0.2					0.9						
Control Delay (s/veh)					7.6					10.3						
Level of Service (LOS)					A					B						
Approach Delay (s/veh)					6.3				10.3							
Approach LOS									B							

HCS7 Two-Way Stop-Control Report

Item No.7.

General Information				Site Information			
Analyst	RLA			Intersection	Meadow Lake & Tamarack		
Agency/Co.	ATS			Jurisdiction	Flathead County		
Date Performed	8/23/2022			East/West Street	Tamarack		
Analysis Year	2022			North/South Street	Meadow Lake		
Time Analyzed	AM Peak Hour			Peak Hour Factor	1.00		
Intersection Orientation	East-West			Analysis Time Period (hrs)	0.25		
Project Description	Tamarack Meadows						

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Movement	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Priority																
Number of Lanes	0	0	1	0	0	0	1	0		0	0	0		0	1	0
Configuration		LT						TR								LR
Volume (veh/h)		1	36				68	4						32		1
Percent Heavy Vehicles (%)		3												3		3
Proportion Time Blocked																
Percent Grade (%)														0		
Right Turn Channelized																
Median Type Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1												7.1		6.2
Critical Headway (sec)		4.13												6.43		6.23
Base Follow-Up Headway (sec)		2.2												3.5		3.3
Follow-Up Headway (sec)		2.23												3.53		3.33

Delay, Queue Length, and Level of Service

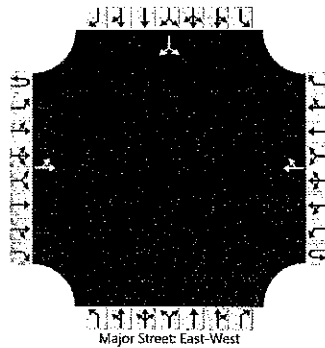
Flow Rate, v (veh/h)		1														33	
Capacity, c (veh/h)		1522														889	
v/c Ratio		0.00														0.04	
95% Queue Length, Q ₉₅ (veh)		0.0														0.1	
Control Delay (s/veh)		7.4														9.2	
Level of Service (LOS)		A														A	
Approach Delay (s/veh)		0.2												9.2			
Approach LOS														A			

HCS7 Two-Way Stop-Control Report

Item No.7.

General Information		Site Information	
Analyst	RLA	Intersection	Meadow Lake & Tamarack
Agency/Co.	ATS	Jurisdiction	Flathead County
Date Performed	8/23/2022	East/West Street	Tamarack
Analysis Year	2022	North/South Street	Meadow Lake
Time Analyzed	PM Peak Hour	Peak Hour Factor	1.00
Intersection Orientation	East-West	Analysis Time Period (hrs)	0.25
Project Description	Tamarack Meadows		

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Movement	1U	1	2	3	4U	4	5	6	7	8	9		10	11	12	
Priority																
Number of Lanes	0	0	1	0	0	0	1	0	0	0	0		0	1	0	
Configuration		LT						TR						LR		
Volume (veh/h)		1	88				48	20						28		1
Percent Heavy Vehicles (%)		3												3		3
Proportion Time Blocked																
Percent Grade (%)														0		
Right Turn Channelized																
Median Type Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1												7.1		6.2
Critical Headway (sec)		4.13												6.43		6.23
Base Follow-Up Headway (sec)		2.2												3.5		3.3
Follow-Up Headway (sec)		2.23												3.53		3.33

Delay, Queue Length, and Level of Service

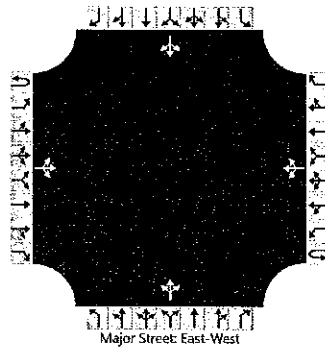
Flow Rate, v (veh/h)		1														29
Capacity, c (veh/h)		1527														846
v/c Ratio		0.00														0.03
95% Queue Length, Q ₉₅ (veh)		0.0														0.1
Control Delay (s/veh)		7.4														9.4
Level of Service (LOS)		A														A
Approach Delay (s/veh)	0.1															
Approach LOS	A															

HCS7 Two-Way Stop-Control Report

Item No.7.

General Information				Site Information			
Analyst	RLA			Intersection	Tamarack & 4th		
Agency/Co.	ATS			Jurisdiction	Columbia Falls		
Date Performed	9/6/2022			East/West Street	Tamarack Lane		
Analysis Year	2022			North/South Street	4th Avenue		
Time Analyzed	AM Peak Hour			Peak Hour Factor	0.92		
Intersection Orientation	East-West			Analysis Time Period (hrs)	0.25		
Project Description	Tamarack Meadows						

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Movement	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Priority																
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	1	0
Configuration			LTR				LTR				LTR				LTR	
Volume (veh/h)		0	4	72		4	4	0		16	0	0		0	4	16
Percent Heavy Vehicles (%)		3				3				3	3	3		3	3	3
Proportion Time Blocked																
Percent Grade (%)										0				0		
Right Turn Channelized																
Median Type Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1					7.1	6.5	6.2		7.1	6.5	6.2
Critical Headway (sec)		4.13				4.13					7.13	6.53	6.23		7.13	6.53	6.23
Base Follow-Up Headway (sec)		2.2				2.2					3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.23				2.23					3.53	4.03	3.33		3.53	4.03	3.33

Delay, Queue Length, and Level of Service

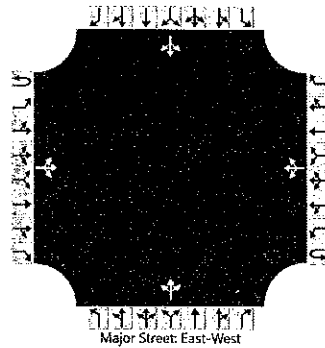
Flow Rate, v (veh/h)		0				4					17					22	
Capacity, c (veh/h)		1611				1508					902					1003	
v/c Ratio		0.00				0.00					0.02					0.02	
95% Queue Length, Q ₉₅ (veh)		0.0				0.0					0.1					0.1	
Control Delay (s/veh)		7.2				7.4					9.1					8.7	
Level of Service (LOS)		A				A					A					A	
Approach Delay (s/veh)		0.0				3.7				9.1				8.7			
Approach LOS										A				A			

HCS7 Two-Way Stop-Control Report

Item No.7.

General Information				Site Information			
Analyst	RLA			Intersection	Tamarack & 4th		
Agency/Co.	ATS			Jurisdiction	Columbia Falls		
Date Performed	9/6/2022			East/West Street	Tamarack Lane		
Analysis Year	2022			North/South Street	4th Avenue		
Time Analyzed	PM Peak Hour			Peak Hour Factor	0.92		
Intersection Orientation	East-West			Analysis Time Period (hrs)	0.25		
Project Description	Tamarack Meadows						

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Movement	1U	1	2	3	4U	4	5	6	7	8	9		10	11	12	
Priority																
Number of Lanes	0	0	1	0	0	0	1	0	0	1	0		0	1	0	
Configuration			LTR				LTR			LTR				LTR		
Volume (veh/h)		4	8	92		8	16	0		96	8	0		0	8	20
Percent Heavy Vehicles (%)		3				3				3	3	3		3	3	3
Proportion Time Blocked																
Percent Grade (%)										0				0		
Right Turn Channelized																
Median Type Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.1	6.5	6.2		7.1	6.5	6.2
Critical Headway (sec)		4.13				4.13				7.13	6.53	6.23		7.13	6.53	6.23
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.23				2.23				3.53	4.03	3.33		3.53	4.03	3.33

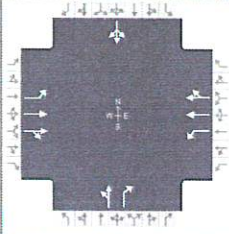
Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		4				9				113						30	
Capacity, c (veh/h)		1593				1476				822						938	
v/c Ratio		0.00				0.01				0.14						0.03	
95% Queue Length, Q ₉₅ (veh)		0.0				0.0				0.5						0.1	
Control Delay (s/veh)		7.3				7.5				10.1						9.0	
Level of Service (LOS)		A				A				B						A	
Approach Delay (s/veh)		0.3				2.5				10.1				9.0			
Approach LOS										B				A			

HCS7 Signalized Intersection Results Summary

Item No.7.

General Information				Intersection Information			
Agency	ATS			Duration, h	0.250		
Analyst	RLA	Analysis Date	Aug 23, 2022	Area Type	Other		
Jurisdiction		Time Period	AM Peak Hour	PHF	1.00		
Urban Street	US Route 2		Analysis Year	2022	Analysis Period	1 > 7:00	
Intersection	US 2 & Meadow Lake		File Name	US2AM.xus			
Project Description	Tamarack Meadows						



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (v), veh/h	40	740	52	20	672	20	40	16	40	62	4	112

Signal Information				Signal Phases								
Cycle, s	90.0	Reference Phase	2									
Offset, s	0	Reference Point	Begin									
Uncoordinated	No	Simult. Gap E/W	On									
Force Mode	Fixed	Simult. Gap N/S	On									
		Green	2.4	1.4	59.9	12.3	0.0	0.0				
		Yellow	4.0	0.0	4.0	3.0	0.0	0.0				
		Red	1.0	0.0	1.0	1.0	0.0	0.0				

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6		8		4
Case Number	1.1	4.0	1.1	4.0		7.0		8.0
Phase Duration, s	8.8	66.4	7.4	64.9		16.3		16.3
Change Period, (Y+R _c), s	5.0	5.0	5.0	5.0		4.0		4.0
Max Allow Headway (MAH), s	3.1	0.0	3.1	0.0		3.3		3.3
Queue Clearance Time (g _s), s	2.6		2.3			5.4		11.7
Green Extension Time (g _e), s	0.1	0.0	0.0	0.0		0.6		0.6
Phase Call Probability	0.63		0.39			1.00		1.00
Max Out Probability	0.00		0.00			0.00		0.00

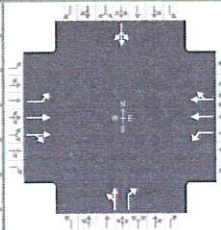
Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (v), veh/h	40	401	391	20	348	344		56	40		178	
Adjusted Saturation Flow Rate (s), veh/h/ln	1810	1900	1856	1810	1900	1880		1269	1610		1587	
Queue Service Time (g _s), s	0.6	7.7	7.7	0.3	6.7	6.7		0.0	2.0		6.4	
Cycle Queue Clearance Time (g _c), s	0.6	7.7	7.7	0.3	6.7	6.7		3.4	2.0		9.7	
Green Ratio (g/C)	0.71	0.68	0.68	0.69	0.67	0.67		0.14	0.14		0.14	
Capacity (c), veh/h	607	1295	1265	527	1265	1252		242	220		271	
Volume-to-Capacity Ratio (X)	0.066	0.309	0.310	0.038	0.275	0.275		0.231	0.182		0.658	
Back of Queue (Q), ft/ln (50 th percentile)	4.3	67.1	65.7	2.3	60.5	60		27.3	19.1		94.4	
Back of Queue (Q), veh/ln (50 th percentile)	0.2	2.7	2.6	0.1	2.4	2.4		1.1	0.8		3.8	
Queue Storage Ratio (RQ) (50 th percentile)	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00		0.00	
Uniform Delay (d ₁), s/veh	4.2	5.8	5.8	4.7	6.2	6.2		34.9	34.4		37.6	
Incremental Delay (d ₂), s/veh	0.0	0.6	0.6	0.0	0.5	0.5		0.2	0.1		1.0	
Initial Queue Delay (d ₃), s/veh	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	
Control Delay (d), s/veh	4.2	6.4	6.4	4.7	6.7	6.7		35.0	34.5		38.7	
Level of Service (LOS)	A	A	A	A	A	A		D	C		D	
Approach Delay, s/veh / LOS	6.3	A		6.6	A		34.8	C			38.7	D
Intersection Delay, s/veh / LOS	11.1						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.86	B	1.64	B	2.30	B	2.30	B
Bicycle LOS Score / LOS	1.17	A	1.08	A	0.65	A	0.78	A

HCS7 Signalized Intersection Results Summary

Item No.7.

General Information				Intersection Information			
Agency	ATS			Duration, h	0.250		
Analyst	RLA	Analysis Date	Aug 23, 2022	Area Type	Other		
Jurisdiction		Time Period	PM Peak Hour	PHF	1.00		
Urban Street	US Route 2		Analysis Year	2022	Analysis Period	1 > 7:00	
Intersection	US 2 & Meadow Lake		File Name	US2PM.xus			
Project Description	Tamarack Meadows						



Demand Information	EB			WB			NB			SB		
	L	T	R	L	T	R	L	T	R	L	T	R
Approach Movement												
Demand (v), veh/h	88	1072	112	56	856	52	64	76	84	32	28	120

Signal Information														
Cycle, s	120.0	Reference Phase	2											
Offset, s	0	Reference Point	End											
Uncoordinated	No	Simult. Gap E/W	On	Green	5.1	0.6	84.3	16.1	0.0	0.0				
Force Mode	Fixed	Simult. Gap N/S	On	Yellow	4.0	0.0	4.0	3.0	0.0	0.0				
				Red	1.0	0.0	1.0	1.0	0.0	0.0				

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6		8		4
Case Number	1.1	4.0	1.1	4.0		7.0		8.0
Phase Duration, s	10.7	89.9	10.1	89.3		20.1		20.1
Change Period, (Y+R _c), s	5.0	5.0	5.0	5.0		4.0		4.0
Max Allow Headway (MAH), s	3.1	0.0	3.1	0.0		3.3		3.3
Queue Clearance Time (g _s), s	3.5		3.0			15.2		14.4
Green Extension Time (g _e), s	0.2	0.0	0.1	0.0		0.8		0.8
Phase Call Probability	0.95		0.85			1.00		1.00
Max Out Probability	0.00		0.00			0.00		0.00

Movement Group Results	EB			WB			NB			SB		
	L	T	R	L	T	R	L	T	R	L	T	R
Approach Movement												
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (v), veh/h	88	602	582	56	459	449		140	84		180	
Adjusted Saturation Flow Rate (s), veh/h/ln	1810	1900	1836	1810	1900	1861		1293	1610		1676	
Queue Service Time (g _s), s	1.5	16.3	16.3	1.0	11.4	11.4		0.9	5.7		0.0	
Cycle Queue Clearance Time (g _c), s	1.5	16.3	16.3	1.0	11.4	11.4		13.2	5.7		12.4	
Green Ratio (g/C)	0.75	0.71	0.71	0.74	0.70	0.70		0.13	0.13		0.13	
Capacity (c), veh/h	525	1344	1299	403	1334	1307		217	216		260	
Volume-to-Capacity Ratio (X)	0.168	0.448	0.448	0.139	0.344	0.344		0.646	0.390		0.693	
Back of Queue (Q), ft/ln (50 th percentile)	12.2	156.7	152.1	7.9	109.7	107.6		103.7	57.7		132	
Back of Queue (Q), veh/ln (50 th percentile)	0.5	6.3	6.1	0.3	4.4	4.3		4.1	2.3		5.3	
Queue Storage Ratio (RQ) (50 th percentile)	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00		0.00	
Uniform Delay (d ₁), s/veh	4.6	7.5	7.5	5.5	7.0	7.0		50.5	47.5		50.4	
Incremental Delay (d ₂), s/veh	0.1	1.1	1.1	0.1	0.7	0.7		1.2	0.4		1.2	
Initial Queue Delay (d ₃), s/veh	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	
Control Delay (d), s/veh	4.6	8.6	8.7	5.6	7.7	7.7		51.7	47.9		51.6	
Level of Service (LOS)	A	A	A	A	A	A		D	D		D	
Approach Delay, s/veh / LOS	8.4		A	7.6		A	50.3		D	51.6		D
Intersection Delay, s/veh / LOS	14.6						B					

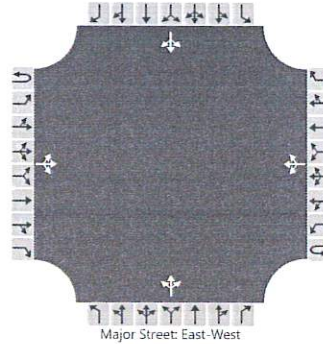
Multimodal Results	EB	WB	NB	SB
Pedestrian LOS Score / LOS	1.86	B	1.64	B
Bicycle LOS Score / LOS	1.54	B	1.28	A

HCS7 Two-Way Stop-Control Report

Item No.7.

General Information				Site Information			
Analyst	RLA	Intersection	Tamarack & 4th				
Agency/Co.	ATS	Jurisdiction	Columbia Falls				
Date Performed	9/6/2022	East/West Street	Tamarack Lane				
Analysis Year	2030	North/South Street	4th Avenue				
Time Analyzed	AM Peak Hour Future	Peak Hour Factor	0.92				
Intersection Orientation	East-West	Analysis Time Period (hrs)	0.25				
Project Description	Tamarack Meadows						

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Movement	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Priority																
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	1	0
Configuration			LTR				LTR				LTR				LTR	
Volume (veh/h)		0	4	88		4	4	0		21	0	0		0	4	17
Percent Heavy Vehicles (%)		3				3				3	3	3		3	3	3
Proportion Time Blocked																
Percent Grade (%)										0				0		
Right Turn Channelized																
Median Type Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.1	6.5	6.2		7.1	6.5	6.2
Critical Headway (sec)		4.13				4.13				7.13	6.53	6.23		7.13	6.53	6.23
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.23				2.23				3.53	4.03	3.33		3.53	4.03	3.33

Delay, Queue Length, and Level of Service

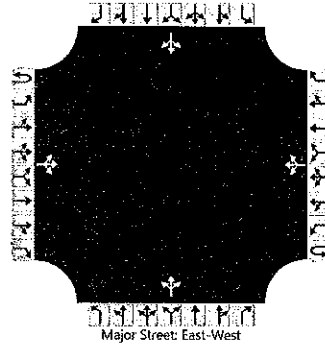
Flow Rate, v (veh/h)		0				4					23					23	
Capacity, c (veh/h)		1611				1486					889					1001	
v/c Ratio		0.00				0.00					0.03					0.02	
95% Queue Length, Q ₉₅ (veh)		0.0				0.0					0.1					0.1	
Control Delay (s/veh)		7.2				7.4					9.2					8.7	
Level of Service (LOS)		A				A					A					A	
Approach Delay (s/veh)		0.0				3.7				9.2				8.7			
Approach LOS										A				A			

HCS7 Two-Way Stop-Control Report

Item No.7.

General Information				Site Information			
Analyst	RLA			Intersection	Tamarack & 4th		
Agency/Co.	ATS			Jurisdiction	Columbia Falls		
Date Performed	9/6/2022			East/West Street	Tamarack Lane		
Analysis Year	2030			North/South Street	4th Avenue		
Time Analyzed	PM Peak Hour Future			Peak Hour Factor	0.92		
Intersection Orientation	East-West			Analysis Time Period (hrs)	0.25		
Project Description	Tamarack Meadows						

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Movement	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Priority																
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	1	0
Configuration			LTR				LTR				LTR				LTR	
Volume (veh/h)		4	9	107		9	17	0		116	9	0		0	9	22
Percent Heavy Vehicles (%)		3				3				3	3	3		3	3	3
Proportion Time Blocked																
Percent Grade (%)										0				0		
Right Turn Channelized																
Median Type Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.1	6.5	6.2		7.1	6.5	6.2
Critical Headway (sec)		4.13				4.13				7.13	6.53	6.23		7.13	6.53	6.23
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.23				2.23				3.53	4.03	3.33		3.53	4.03	3.33

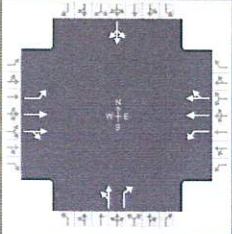
Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		4				10					136					34	
Capacity, c (veh/h)		1592				1454					802					926	
v/c Ratio		0.00				0.01					0.17					0.04	
95% Queue Length, Q ₉₅ (veh)		0.0				0.0					0.6					0.1	
Control Delay (s/veh)		7.3				7.5					10.4					9.0	
Level of Service (LOS)		A				A					B					A	
Approach Delay (s/veh)		0.3				2.6				10.4				9.0			
Approach LOS										B				A			

HCS7 Signalized Intersection Results Summary

Item No.7.

General Information					Intersection Information				
Agency	ATS			Duration, h	0.250				
Analyst	RLA	Analysis Date	Aug 23, 2022		Area Type	Other			
Jurisdiction		Time Period	AM Peak Future		PHF	1.00			
Urban Street	US Route 2		Analysis Year	2030		Analysis Period	1 > 7:00		
Intersection	US 2 & Meadow Lake		File Name	US2AMfuture.xus					
Project Description	Tamarack Meadows								



Demand Information	EB			WB			NB			SB		
	L	T	R	L	T	R	L	T	R	L	T	R
Approach Movement												
Demand (v), veh/h	56	820	57	22	736	29	44	20	44	54	15	158

Signal Information				Signal Timing (s)								Signal Phases					
Cycle, s	90.0	Reference Phase	2	Green	2.5	2.0	56.5	14.9	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Offset, s	0	Reference Point	Begin	Yellow	4.0	0.0	4.0	3.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Uncoordinated	No	Simult. Gap E/W	On	Red	1.0	0.0	1.0	1.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Force Mode	Fixed	Simult. Gap N/S	On														

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6		8		4
Case Number	1.1	4.0	1.1	4.0		7.0		8.0
Phase Duration, s	9.5	63.5	7.5	61.5		18.9		18.9
Change Period, (Y+R c), s	5.0	5.0	5.0	5.0		4.0		4.0
Max Allow Headway (MAH), s	3.1	0.0	3.1	0.0		3.3		3.3
Queue Clearance Time (g s), s	2.9		2.4			6.4		14.2
Green Extension Time (g e), s	0.1	0.0	0.0	0.0		0.7		0.7
Phase Call Probability	0.75		0.42			1.00		1.00
Max Out Probability	0.00		0.00			0.00		0.00

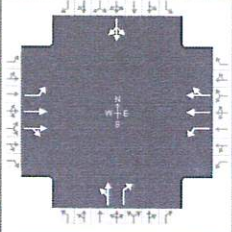
Movement Group Results	EB			WB			NB			SB		
	L	T	R	L	T	R	L	T	R	L	T	R
Approach Movement												
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (v), veh/h	56	444	433	22	385	380		64	44		227	
Adjusted Saturation Flow Rate (s), veh/h/ln	1810	1900	1856	1810	1900	1874		1097	1610		1612	
Queue Service Time (g s), s	0.9	9.6	9.6	0.4	8.5	8.5		0.0	2.1		7.9	
Cycle Queue Clearance Time (g c), s	0.9	9.6	9.6	0.4	8.5	8.5		4.4	2.1		12.2	
Green Ratio (g/C)	0.68	0.65	0.65	0.66	0.63	0.63		0.17	0.17		0.17	
Capacity (c), veh/h	551	1235	1207	466	1194	1177		250	267		317	
Volume-to-Capacity Ratio (X)	0.102	0.359	0.359	0.047	0.323	0.323		0.256	0.165		0.716	
Back of Queue (Q), ft/ln (50 th percentile)	7.2	88.3	86.4	3.1	80.5	79.6		30.3	20.2		119.5	
Back of Queue (Q), veh/ln (50 th percentile)	0.3	3.5	3.5	0.1	3.2	3.2		1.2	0.8		4.8	
Queue Storage Ratio (RQ) (50 th percentile)	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00		0.00	
Uniform Delay (d 1), s/veh	5.2	7.2	7.2	5.9	7.8	7.8		32.9	32.2		36.3	
Incremental Delay (d 2), s/veh	0.0	0.8	0.8	0.0	0.7	0.7		0.2	0.1		1.1	
Initial Queue Delay (d 3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	
Control Delay (d), s/veh	5.3	8.0	8.0	5.9	8.5	8.5		33.1	32.3		37.4	
Level of Service (LOS)	A	A	A	A	A	A		C	C		D	
Approach Delay, s/veh / LOS	7.8		A	8.5		A	32.8		C	37.4		D
Intersection Delay, s/veh / LOS	12.7						B					

Multimodal Results	EB	WB	NB	SB
Pedestrian LOS Score / LOS	1.87 / B	1.65 / B	2.30 / B	2.30 / B
Bicycle LOS Score / LOS	1.26 / A	1.14 / A	0.67 / A	0.86 / A

HCS7 Signalized Intersection Results Summary

Item No.7.

General Information				Intersection Information			
Agency	ATS			Duration, h	0.250		
Analyst	RLA	Analysis Date	Aug 23, 2022	Area Type	Other		
Jurisdiction		Time Period	PM Peak Future	PHF	1.00		
Urban Street	US Route 2		Analysis Year	2030	Analysis Period	1 > 7:00	
Intersection	US 2 & Meadow Lake		File Name	US2PMfuture.xus			
Project Description	Tamarack Meadows						



Demand Information	EB			WB			NB			SB		
	L	T	R	L	T	R	L	T	R	L	T	R
Approach Movement												
Demand (v), veh/h	135	1176	122	61	946	78	70	94	92	48	37	153

Signal Information														
Cycle, s	120.0	Reference Phase	2											
Offset, s	0	Reference Point	End											
Uncoordinated	No	Simult. Gap E/W	On	Green	5.2	0.7	79.7	20.3	0.0	0.0				
Force Mode	Fixed	Simult. Gap N/S	On	Yellow	4.0	0.0	4.0	3.0	0.0	0.0				
				Red	1.0	0.0	1.0	1.0	0.0	0.0				

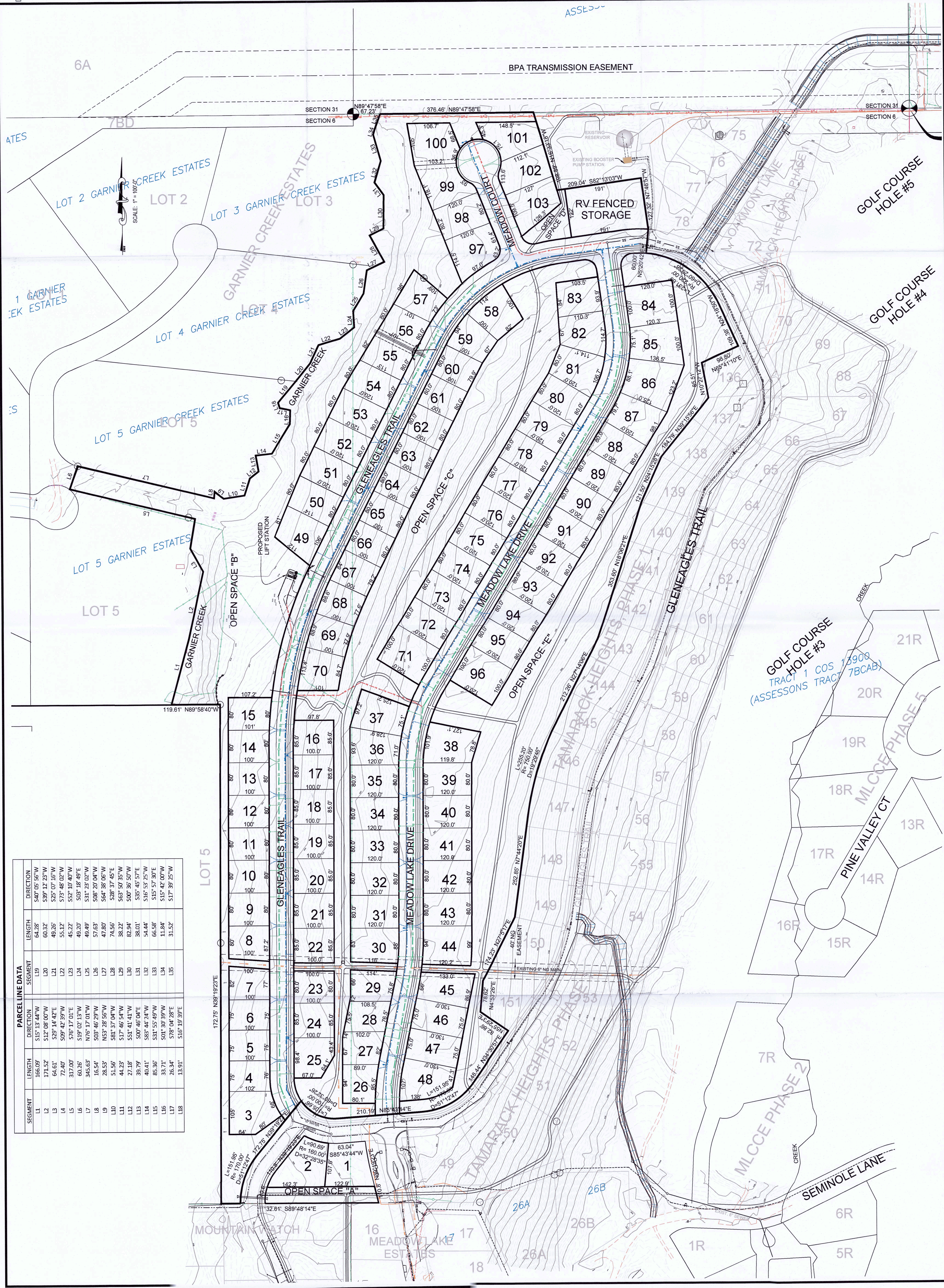
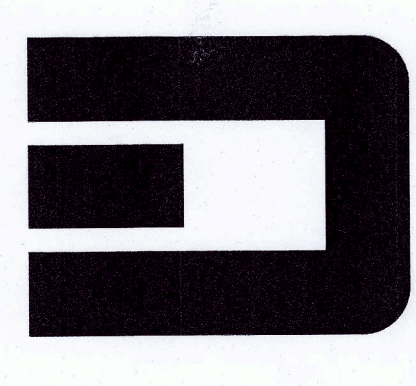
Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6		8		4
Case Number	1.1	4.0	1.1	4.0		7.0		8.0
Phase Duration, s	10.9	85.4	10.2	84.7		24.3		24.3
Change Period, (Y+R _c), s	5.0	5.0	5.0	5.0		4.0		4.0
Max Allow Headway (MAH), s	3.1	0.0	3.1	0.0		3.3		3.3
Queue Clearance Time (g _s), s	4.8		3.2			19.1		19.3
Green Extension Time (g _e), s	0.2	0.0	0.1	0.0		1.0		1.0
Phase Call Probability	0.99		0.87			1.00		1.00
Max Out Probability	0.00		0.00			0.00		0.00

Movement Group Results	EB			WB			NB			SB		
	L	T	R	L	T	R	L	T	R	L	T	R
Approach Movement												
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (v), veh/h	135	659	639	61	519	505		164	92		238	
Adjusted Saturation Flow Rate (s), veh/h/ln	1810	1900	1837	1810	1900	1849		1178	1610		1604	
Queue Service Time (g _s), s	2.8	21.0	21.1	1.2	15.1	15.1		0.0	6.0		0.2	
Cycle Queue Clearance Time (g _c), s	2.8	21.0	21.1	1.2	15.1	15.1		17.1	6.0		17.3	
Green Ratio (g/C)	0.71	0.67	0.67	0.71	0.66	0.66		0.17	0.17		0.17	
Capacity (c), veh/h	451	1274	1232	345	1262	1228		242	273		308	
Volume-to-Capacity Ratio (X)	0.299	0.517	0.519	0.177	0.411	0.411		0.677	0.337		0.773	
Back of Queue (Q), ft/ln (50 th percentile)	23.7	211.8	206.5	10.6	152.9	149		120	60.4		174.9	
Back of Queue (Q), veh/ln (50 th percentile)	0.9	8.5	8.3	0.4	6.1	6.0		4.8	2.4		7.0	
Queue Storage Ratio (RQ) (50 th percentile)	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00		0.00	
Uniform Delay (d ₁), s/veh	6.6	10.0	10.0	7.7	9.3	9.3		47.8	43.9		48.5	
Incremental Delay (d ₂), s/veh	0.1	1.5	1.6	0.1	1.0	1.0		1.2	0.3		1.6	
Initial Queue Delay (d ₃), s/veh	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	
Control Delay (d), s/veh	6.7	11.5	11.6	7.8	10.3	10.3		49.1	44.2		50.0	
Level of Service (LOS)	A	B	B	A	B	B		D	D		D	
Approach Delay, s/veh / LOS	11.1		B	10.2		B	47.3		D	50.0		D
Intersection Delay, s/veh / LOS	16.9						B					

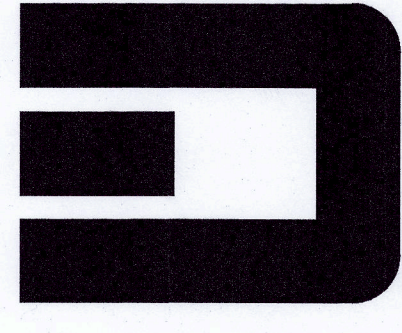
Multimodal Results	EB			WB			NB			SB		
Pedestrian LOS Score / LOS	1.87		B	1.65		B	2.31		B	2.31		B
Bicycle LOS Score / LOS	1.67		B	1.38		A	0.91		A	0.88		A

Appendix D

24 x36 Preliminary Plat Map



SEGMENT	LENGTH	DIRECTION	DIRECTION
L1	166.09'	S15°13'44"W	S40°05'56"W
L2	171.52'	S12°08'00"W	S39°12'23"W
L3	64.61'	S29°14'42"E	S25°07'16"W
L4	72.40'	S09°42'39"W	S73°48'02"W
L5	317.00'	S76°17'01"E	S52°10'40"W
L6	60.26'	S19°02'13"W	S03°18'49"E
L7	345.63'	N76°17'01"W	S31°23'02"W
L8	16.54'	S03°46'29"W	S08°20'04"W
L9	28.53'	N53°28'56"W	S64°38'06"W
L10	51.85'	S81°37'04"W	S28°37'45"E
L11	44.23'	S17°45'54"W	S63°50'35"W
L12	27.18'	S51°41'41"W	S00°36'50"W
L13	39.79'	S00°46'04"E	S35°45'57"E
L14	40.41'	S83°44'24"W	S16°53'25"W
L15	85.36'	S31°55'49"W	S15°42'00"W
L16	33.71'	S01°30'39"W	S17°39'25"W
L17	26.34'	S78°04'28"E	
L18	13.91'	S16°19'39"E	



Revision(s)

Drawn by TLM
Checked by TC

Date OCTOBER 3, 2022

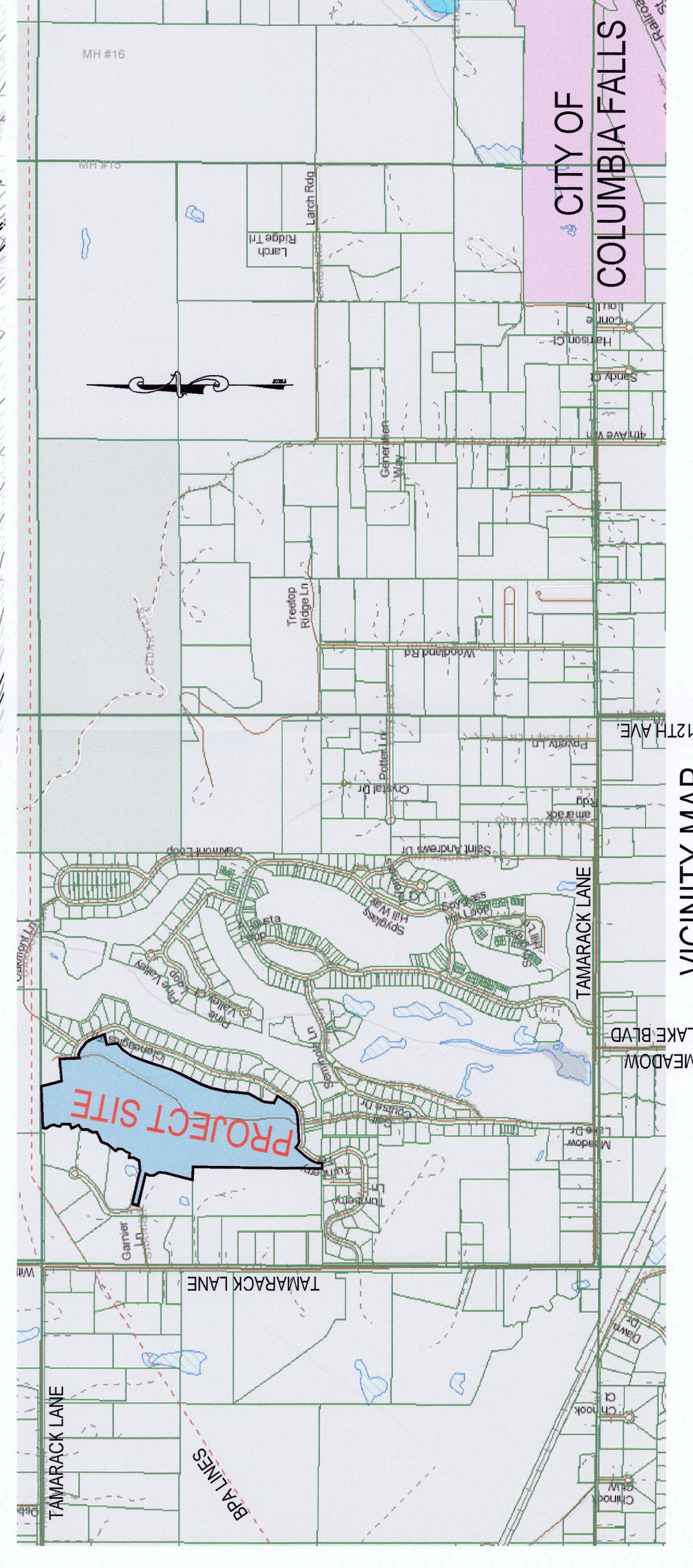
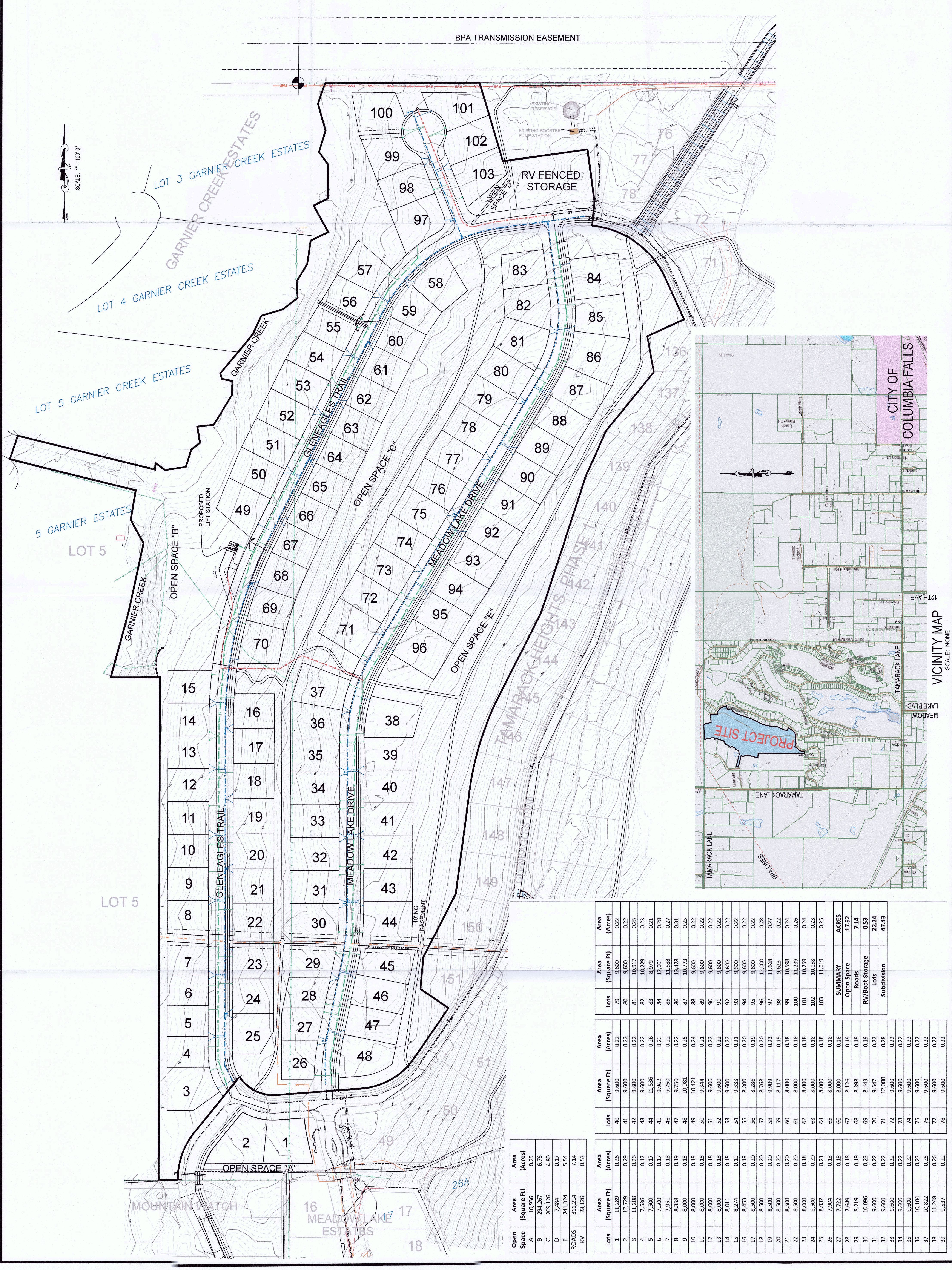
Project Number
46610.00

Project Title
TAMARACK MEADOWS

Sheet Title
PRELIMINARY PLAT

Sheet No.
2 OF 2

Item No. 7

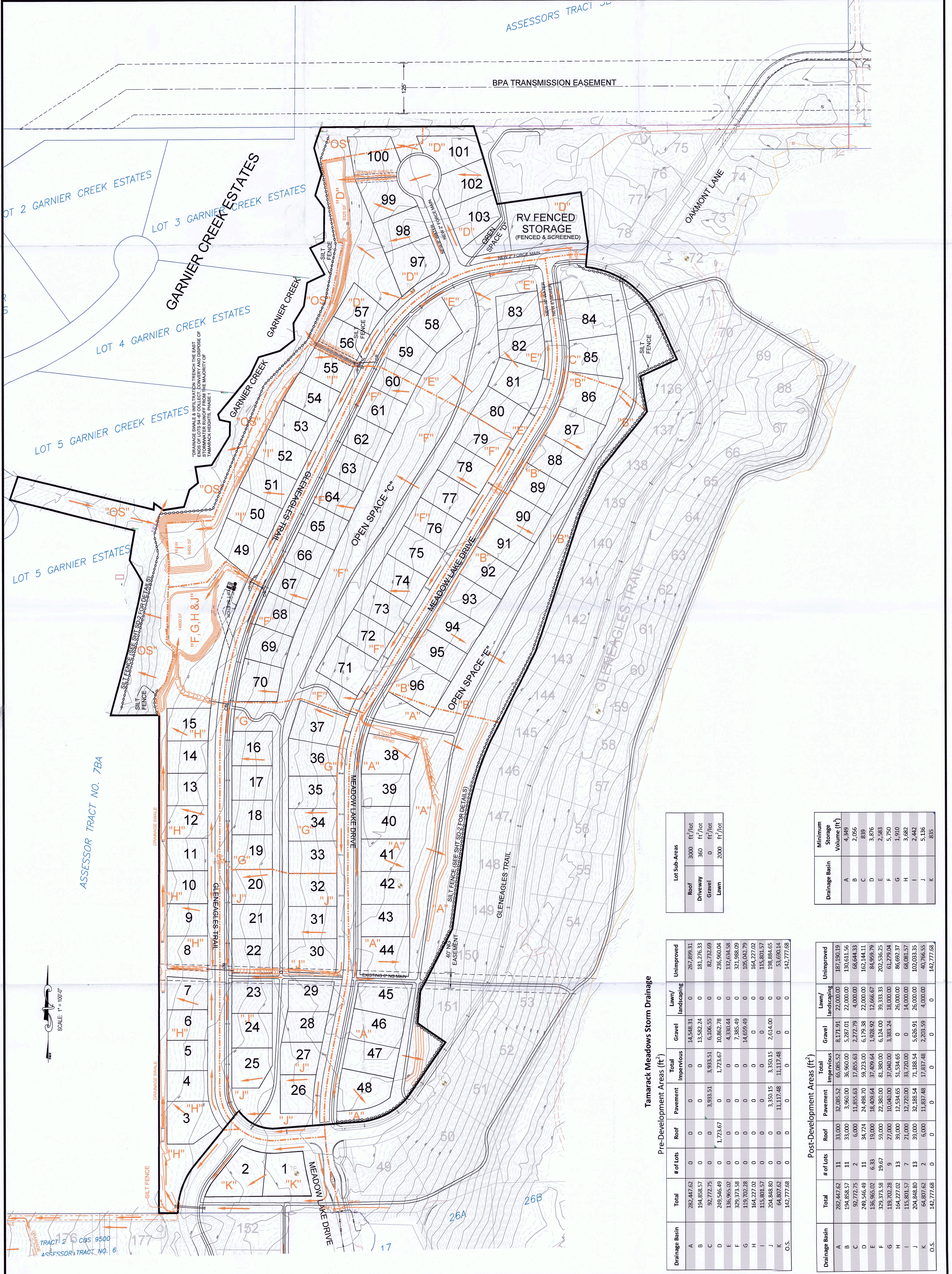
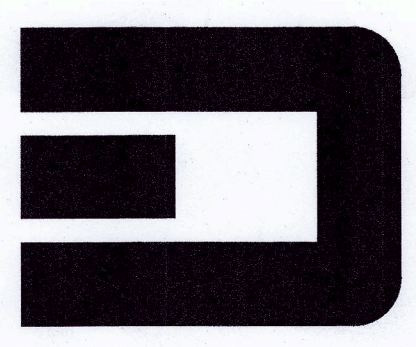


Open Space	Area (Square Ft)	Area (Acres)
A	10,936	0.25
B	294,267	6.76
C	209,126	4.80
D	7,484	0.17
E	241,324	5.54
ROADS	311,214	7.14
RV	23,126	0.53

Area (Square Ft)	Area (Acres)	Area (Square Ft)	Area (Acres)	Area (Square Ft)	Area (Acres)
1	11,289	0.26	40	9,600	0.22
2	12,729	0.29	41	9,600	0.22
3	11,208	0.26	42	9,600	0.22
4	7,536	0.17	43	9,600	0.22
5	7,500	0.17	44	11,536	0.26
6	7,500	0.17	45	9,962	0.23
7	7,951	0.18	46	9,750	0.22
8	8,358	0.19	47	9,750	0.22
9	8,000	0.18	48	10,981	0.25
10	8,000	0.18	49	10,421	0.24
11	8,000	0.18	50	9,344	0.21
12	8,000	0.18	51	9,600	0.22
13	8,000	0.18	52	9,600	0.22
14	8,011	0.18	53	9,600	0.22
15	8,274	0.19	54	9,333	0.21
16	8,453	0.19	55	8,800	0.20
17	8,500	0.20	56	8,286	0.19
18	8,500	0.20	57	8,768	0.20
19	8,500	0.20	58	9,909	0.23
20	8,500	0.20	59	8,117	0.19
21	8,500	0.20	60	8,000	0.18
22	8,500	0.18	61	8,000	0.18
23	8,500	0.18	62	8,000	0.18
24	8,500	0.18	63	8,000	0.18
25	8,932	0.21	64	8,000	0.18
26	7,904	0.18	65	8,000	0.18
27	7,772	0.18	66	8,000	0.18
28	7,649	0.18	67	8,126	0.19
29	8,219	0.19	68	8,398	0.19
30	10,096	0.23	69	8,443	0.19
31	9,600	0.22	70	9,547	0.22
32	9,600	0.22	71	12,000	0.28
33	9,600	0.22	72	9,600	0.22
34	9,600	0.22	73	9,600	0.22
35	9,600	0.22	74	9,600	0.22
36	10,104	0.23	75	9,600	0.22
37	10,822	0.25	76	9,600	0.22
38	11,248	0.26	77	9,600	0.22
39	9,537	0.22	78	9,600	0.22

ACRES
Open Space
Roads
RV/boat Storage
Lots
Subdivision

VICINITY MAP
SCALE: NONE



SCALE: 1" = 100'-0"

Tamarack Meadows Storm Drainage

Drainage Basin	Pre-Development Areas (ft ²)					Post-Development Areas (ft ²)				
	Total	# of Lots	Roof	Pavement	Total Impervious	Total	# of Lots	Roof	Pavement	Total Impervious
A	282,447.62	0	0	0	0	282,447.62	11	33,000	32,085.52	65,085.52
B	194,858.57	0	0	0	0	194,858.57	11	33,000	3,960.00	36,960.00
C	92,772.75	0	0	3,933.51	3,933.51	92,772.75	2	6,000	11,855.63	17,855.63
D	249,546.49	0	1,723.67	0	1,723.67	249,546.49	11	34,724	24,498.70	59,223.38
E	136,965.02	0	0	0	0	136,965.02	6,333	19,000	18,409.64	37,409.64
F	329,373.58	0	0	0	0	329,373.58	19,677	59,000	22,380.00	81,380.00
G	119,702.28	0	0	0	0	119,702.28	9	27,000	10,040.00	37,040.00
H	164,227.02	0	0	0	0	164,227.02	13	39,000	12,534.65	51,534.65
I	115,801.57	0	0	0	0	115,801.57	7	21,000	32,188.54	53,188.54
J	204,848.80	0	0	3,350.15	3,350.15	204,848.80	13	39,000	32,188.54	71,188.54
K	64,807.62	0	0	11,117.48	11,117.48	64,807.62	2	6,000	11,837.48	17,837.48
O.S.	142,777.68	0	0	0	0	142,777.68	0	0	0	0

Lot Sub-Areas			
Roof	3000	ft ² /lot	
Driveway	360	ft ² /lot	
Gravel	0	ft ² /lot	
Lawn	2000	ft ² /lot	

Minimum Storage Volume (ft ³)	
Drainage Basin	Volume (ft ³)
A	4,349
B	2,056
C	889
D	3,876
E	2,583
F	5,750
G	1,910
H	3,682
I	2,442
J	5,136
K	895

Post-Development Areas (ft ²)				
Drainage Basin	Total	# of Lots	Roof	Total Impervious
A	282,447.62	11	33,000	65,085.52
B	194,858.57	11	33,000	36,960.00
C	92,772.75	2	6,000	17,855.63
D	249,546.49	11	34,724	59,223.38
E	136,965.02	6,333	19,000	37,409.64
F	329,373.58	19,677	59,000	81,380.00
G	119,702.28	9	27,000	37,040.00
H	164,227.02	13	39,000	51,534.65
I	115,801.57	7	21,000	53,188.54
J	204,848.80	13	39,000	71,188.54
K	64,807.62	2	6,000	17,837.48
O.S.	142,777.68	0	0	0

Appendix E

Meadow Lakes Northwest Preliminary Plat Report # CPP-06-03

**MEADOW LAKES NORTHWEST PRELIMINARY PLAT
SUBDIVISION REPORT #CPP-06-03
COLUMBIA FALLS PLANNING OFFICE
JUNE 13, 2006**

A report to the Columbia Falls planning Board regarding a request for preliminary plat approval of the preliminary plat of Meadow Lakes Northwest, a 182-lot subdivision. This application is scheduled for June 13, 2006 before the Columbia Falls Planning Board.

I. BACKGROUND INFORMATION

- a.
- b. Owner/Applicant: Aspen-Columbia Falls, LLC
 - 1. 25A Clifden Drive
 - 2. Bozeman, MT 59718
- c. Technical Assistance:
 - Sitescape, Associates, Bruce Lutz (Project Lead)
 - Carver Engineering (Civil Engineer)
 - Morrison-Maierle (Surveying)

d. Location: The property is located to the west pf the existing Meadow Lakes Golf Course Resort and subdivision in Section 30N, R20W.

e. Background: The majority of the subject property was part of the original 1979 and 1983 Meadow Lake Master Plans. At this time, 50 acres were planned to contain 160 residential units, some of which where multifamily units. Tract 8 was added to the development proposal to allow the property to have a second access on to Tamarack Lane.

The current proposal is a new subdivision which will be under the same general management as Meadow Lakes in terms of golf course and recreational privileges, and homeowners association. The proposed 182 single-family lots access off of Tamarack lane and an extension of the existing Meadow Lakes Drive. The project is proposed to be constructed in four (4) phases.

f. Size: The proposed subdivision contains 87.135 acres, with 39.84 acres in lots, 24.86 acres in roads and 22.43 acres in parks and open space. The 182 lot subdivision proposes the following breakdown in lot sizes:

- Lots ranging from 7,630 to 36,841square feet
- 27 lots from 7200 to 9600 square feet
- 90 lots from 9600 to 12,000 square feet
- 65 lots over 12,000 square feet
- Average lot size: 9,536 Square feet

g. Existing Land Use: The property is currently undeveloped vacant land, primarily timbered with some open meadow areas.



h. Adjacent Land Uses: The site lies adjacent to developed and undeveloped single family uses on all sides:

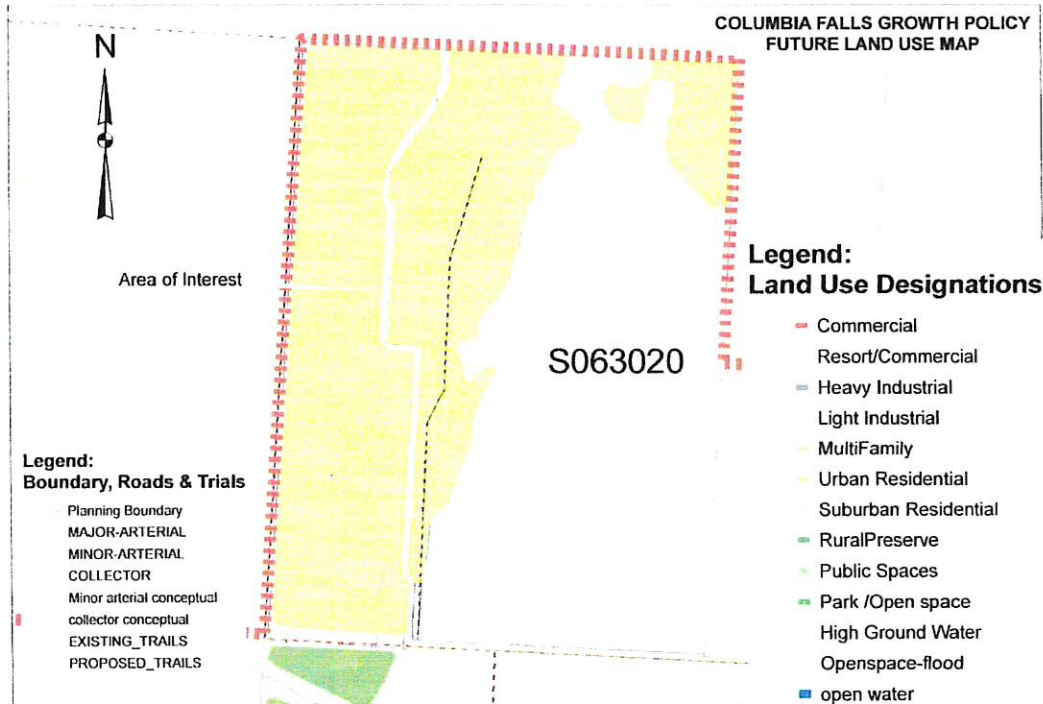
North: large lot single family property

South: existing Meadow Lakes Resort subdivision and large lot single family

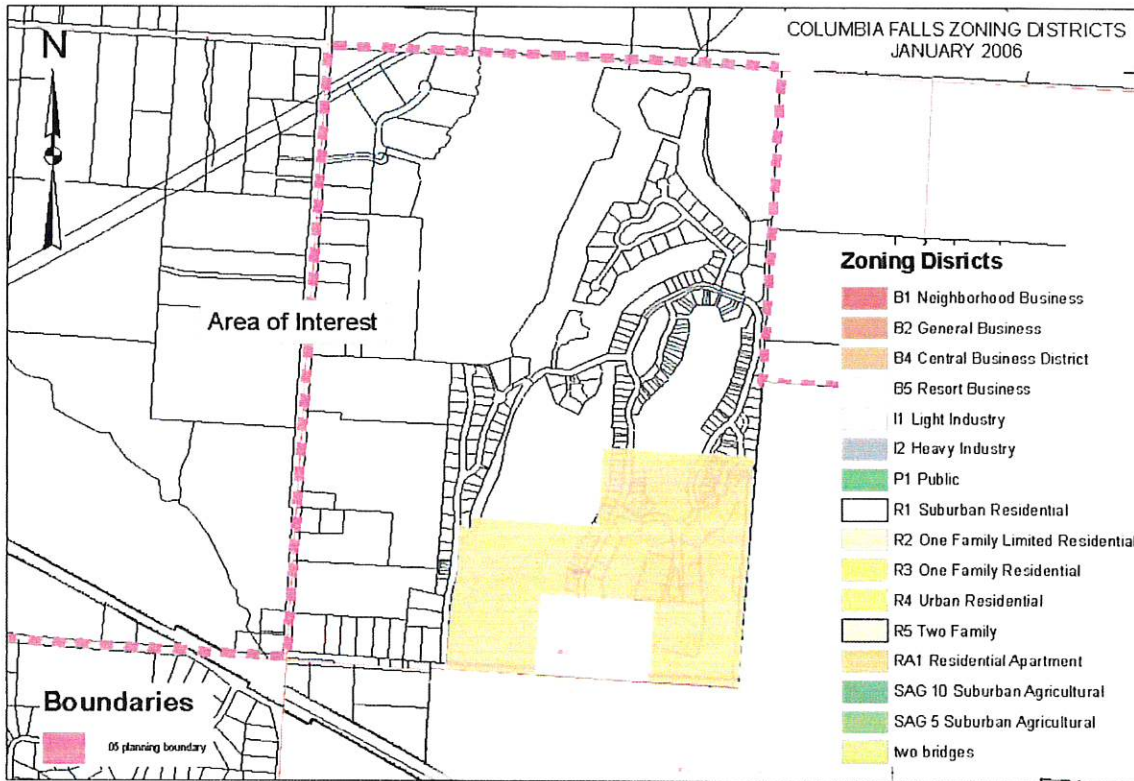
East: existing Meadow Lakes Resort subdivision

West: Developed and undeveloped large lot single family

i. Relation to Growth Policy: The City-County Growth Policy designates this area as Urban Residential, which is adjacent to Resort Business/Residential, a resort area providing mixed commercial services, recreational opportunities, and a mixture of housing types and densities within the confines of an overall development plan. (Note that the commercial uses in the Growth Policy were intended to recognize the existing commercial uses at Meadow Lakes Resort, and the short term nature of some of the lodging there.) The proposal complies with the Growth Policy designation.



j. Zoning: The subject property is currently unzoned. The applicant is proposing a combination of Cr-3 and CR-4 zoning based on the proposed lot sizes. See zoning staff report.



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

- Sewer: the project will be served by the Meadow Lake County Water and Sewer District (comment letter attached.)
- Water: the project will be served by the Meadow Lake County Water and Sewer District (comment letter attached.)
- Refuse: Private Hauler Home Pick-up
- Police: Flathead County Sheriff Department
- Fire suppression and Protective Services: Columbia Falls Rural Fire Protection District (comment letter attached)
- Street Maintenance: Privately maintained
- Electric: Flathead Electric

II. REVIEW AND FINDINGS OF FACT

This application is reviewed as a major subdivision under the City's Subdivision regulations. Because the project will be waiving the right to protest annexation to the Meadow Lakes Water and Sewer District, the project is analyzed under Section 17.16 of the subdivision standards.

A. Effects on Public Health and Safety:

The site is located in areas where fire protection may be impacted by forest fires. Chief Webber has provided a comment letter, attached to this report. In this letter he notes that the Meadow Lakes Resort is the primary developed area in this portion of the Columbia Falls Rural Fire District. To serve this area, and additional Fire Station north of the BNSF tracks will be needed. Plans are underway for the location and planning for this station

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

The site is not located within any Flood Zones.

See also other sections of this report for analysis of traffic impacts associated with the proposed subdivision.

B. Effects on Wildlife and Wildlife Habitat:

The undeveloped and open meadow property is the home to Whitetail Deer, Elk



and the occasional moose and black bear. Deer and elk are also known to congregate on the Meadow Lakes golf course to the east of the subject property as they move through the area. Wildlife also uses Garnier Creek, which forms the northwest boundary to the subdivision.

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

C. Effects on the Natural Environment:

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

2. Natural Vegetation: The site is currently a mixture of open meadows, and forested areas consisting of Douglas fir, lodgepole pine, larch, paper birch, alder, hawthorn and rocky mountain maple. The applicant has stated that all of the existing vegetation will remain in the common areas, and that vegetation removal for roads, grading and homesite development will be carefully monitored. The City has required building envelopes for lots with slopes over 25%, which means that the vegetation outside of these building envelopes should be left in a natural state.

3. Surface Water: Garnier Creek runs for a length of app. 1,800 feet on the northwest property boundary. A buffer of between 50 and 100 feet is shown on the site plan. Thirteen (13) lots drain towards the creek in this area. An additional 13 lots drain towards the creek on the portion of the site where the creek runs on an adjacent property. Best Management Practices will be required to protect the creek from any construction runoff.

The applicant has prepared a Drainage Plan, and has described their storm water proposal in the Environmental Assessment attached to this report. The stormwater system proposed consists of open swales and culverts, which will convey water to the common areas, buffer strips and new swales. Homesites on the west property boundary will drain towards Golf Course Hole #3.

The Meadow Lakes Homeowners Association has requested that current drainage issues associated with the gravel road be addressed. This road will be paved, with water directed as sheet flow through the lots. It is not clear how stormwater will be managed in the areas of proposed lots 49 and 50 with respects to the existing development downstream.

4. Topographical Features: The site contains a variety of topographic features, with steeply sloped areas interspersed with relatively flat benches. Staff has requested that a slope map be prepared that shows all of the areas on the site with slopes greater than 25% (see attached slope map.) All of the lots which contain slopes greater than 25% contain building envelopes.

5. Soils Types: The soils within this subdivision are characterized as Whitefish cobbly silt loam. A soils report has not yet been prepared.

D. Effects on Local Services:

1. Police: the Flathead County Sheriff Department is responsible for patrolling and responding to this neighborhood and the proposed subdivision. The Department has not yet provided any comments as to the impacts of the proposed subdivision on their service provision.

- All roads paved
- All infrastructure completed

The following items should be discussed with respects to the phasing time frames: pedestrian system; improvements to the existing Meadow Lakes Drive; fire station; existing sewer system upgrades. The phasing plan should be modified to include these items.

III. SUMMARY COMMENTS

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

VI. RECOMMENDATION

After reviewing the findings of fact, staff recommends that the Columbia Falls City Council adopt Staff Report #CPP-06-03 as finding-of-fact for the preliminary plat Meadow lakes Northwest, and grant conditional preliminary plat approval. Recommended conditions of approval are as follows:

1. Subdivider shall waive the right to protest the creation of a Special Improvement District to construct curbs and sidewalks within the subdivision or a lighting district that includes this subdivision, or a storm water district, should such improvements be merited in the future.
2. A variance to curbs, gutters and sidewalks is hereby granted based on the findings herein.
3. A variance to the outdoor street lighting requirements is hereby granted based in the findings herein. Any outdoor lighting installed by the developer or future homeowners shall be downcast and fully shielded and otherwise dark-sky compliant.
4. All utilities to the lots shall be installed in conformance with the requirements of the utility owner. Utilities shall be buried and extended to the front property line of each lot. Any utilities located in the road easements shall be shown on the final plat. Transformers shall be shown on the final plat, and shall be so located so as not to impede with the common open space areas.
5. Prior to construction of water and sewer improvements, the City shall review and approve the plans for other utilities to assure that other buried conduits and wires are not installed in a manner that interferes with the maintenance of utilities.
6. All roads within the subdivision shall be built in accordance with City standards. Street signs shall be provided. Road construction shall be inspected and certified by a registered engineer and approved by the City.
7. The entire length of Meadow Lake Drive shall be reconstructed to have a pavement width of 24 feet.
8. The feasibility of a bike lane/sidewalk should be explored between the developer and the Meadow Lake Resorts Homeowners Association, along one side of the entire

**ZONE CHANGE REQUEST
COLUMBIA FALLS AREA ZONING JURISDICTION
MEADOW LAKES NORTHWEST CZC 06-6
CITY OF COLUMBIA FALLS STAFF REPORT
JUNE 13, 2006**

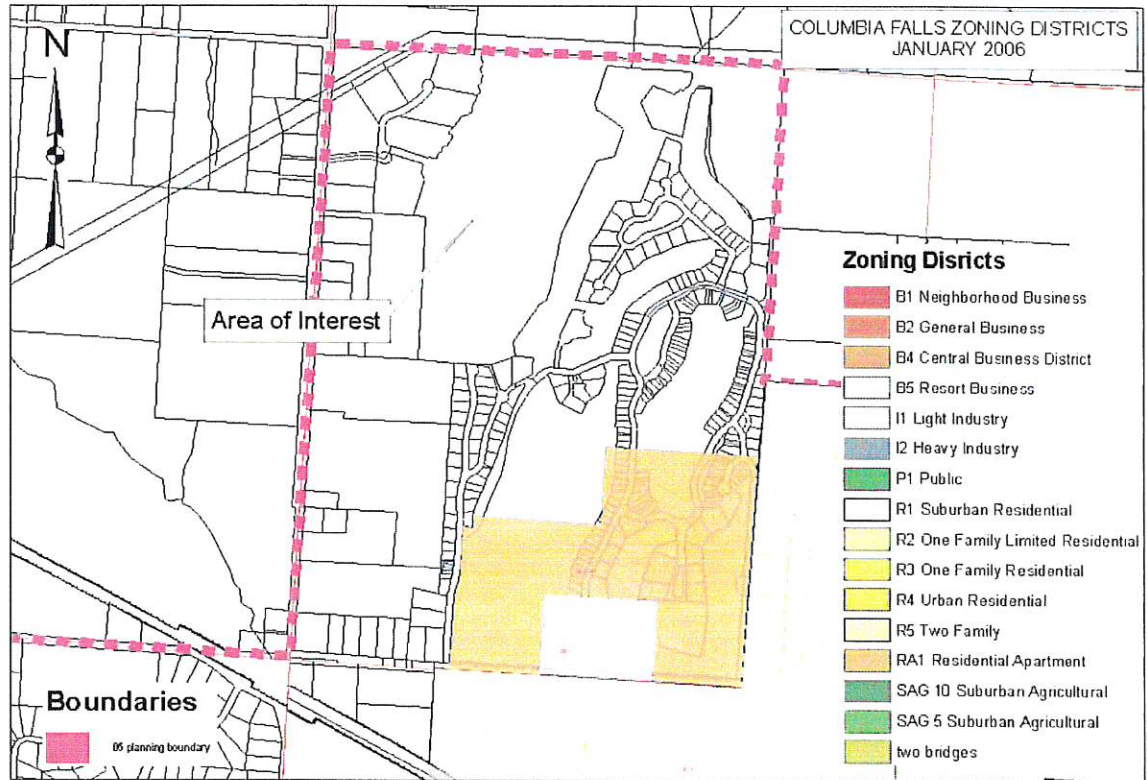
A report to the Columbia Falls planning Board regarding a request for a zone change for property known as Meadow Lakes Northwest, a 182-lot subdivision. This application is scheduled for June 13, 2006 before the Columbia Falls Planning Board. The applicant is requesting a combination of CR-3 and CR-4 zoning for the site, with 79.22 acres proposed for CR-3 and 7.91 acres proposed as CR-4. The subject property is currently unzoned.

I. BACKGROUND INFORMATION

- a. Owner/Applicant: Aspen-Columbia Falls, LLC
25A Clifden Drive
Bozeman, MT 59718
- b. Technical Assistance: Sitescape, Associates, Bruce Lutz (Project Lead)
Carver Engineering (Civil Engineer)
Morrison-Maierle (Surveying)
- c. Location: The property is located to the west pf the existing Meadow Lakes Golf Course Resort and subdivision in Section 30N, R20W.
- d. Background and Reason for Request: This land is located in unincorporated Flathead County within the City's planning jurisdiction. The majority of the subject property was part of the original 1979 and 1983 Meadow Lake Master Plans. At this time, 50 acres were planned to contain 160 residential units, some of which where multifamily units. Tract 8 was added to the development proposal to allow the property to have a second access on to Tamarack Lane.
- The current proposal is a zone change request and a new subdivision which will be under the same general management as Meadow Lakes in terms of golf course and recreational privileges, and homeowners association. The proposed 182 single-family lots access off of Tamarack lane and an extension of the existing Meadow Lakes Drive. The project is proposed to be constructed in four (4) phases.
- e. Size: The property proposed for a zone change is the same as the proposed subdivision. The proposed subdivision contains 87.135 acres, with 39.84 acres in lots, 24.86 acres in roads and 22.43 acres in parks and open space. The zone change request is for 79.22 acres proposed for CR-3 zoning and 7.91 acres proposed as CR-4 zoning. The attached map shows the location of the two zoning areas. The subject property is currently unzoned.
- f. Existing Land Use: The property is currently undeveloped vacant land, primarily timbered with some open meadow areas.
- g. Adjacent Zoning and Land Uses: The site lies adjacent to developed and undeveloped single family uses on all sides. While this area was addressed in the 2005 City/county Growth Policy, City zoning does not yet extend out this far, as shown on the map below.

North: large lot single family property, unzoned.

South: existing Meadow Lakes Resort subdivision and large lot single family, unzoned adjacent, with CR-4 zoning in portions of the Meadow Lake Resort complex.
East: existing Meadow Lakes Resort subdivision, unzoned.
West: Developed and undeveloped large lot single family, unzoned.



Zoning: The subject property is currently unzoned. The applicant is proposing a combination of CR-3 and CR-4 zoning based on the proposed lot sizes.

Code Requirements	CR-3 Zone	CR-4 Zone	Meadow Lakes North Request
Minimum Lot Size	9600 square feet	7,200 square feet	Lots ranging from 7,630 to 36,841 square feet 27 lots from 7200 to 9600 square feet 90 lots from 9600 to 12,000 square feet 65 lots over 12,000 square feet
Minimum Lot Width	80 feet	60 feet	75 feet- smallest 100 square feet-average
Uses permitted	Single family dwellings	Single family dwelling	Single family proposed
Front Setback	25 feet	20 feet	No change requested
Side Setbacks	5 feet	5 feet	No change requested
Side corner setbacks	15 feet	15 feet	No change requested
Rear Setback	20 feet	20 feet	N/A
Lot Coverage	30%	35%	45.7% of the overall site is in lots: within this lot coverage requirements will be met
Maximum Density Permitted	3 units per acre ¹	6 units per acre	3.1 units per acre proposed

EVALUATION BASED ON STATUTORY CRITERIA

This request is reviewed pursuant to the criteria set forth in Section 76-2-304, M.C.A., and as stated by the Montana Supreme Court. The following findings are made:

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

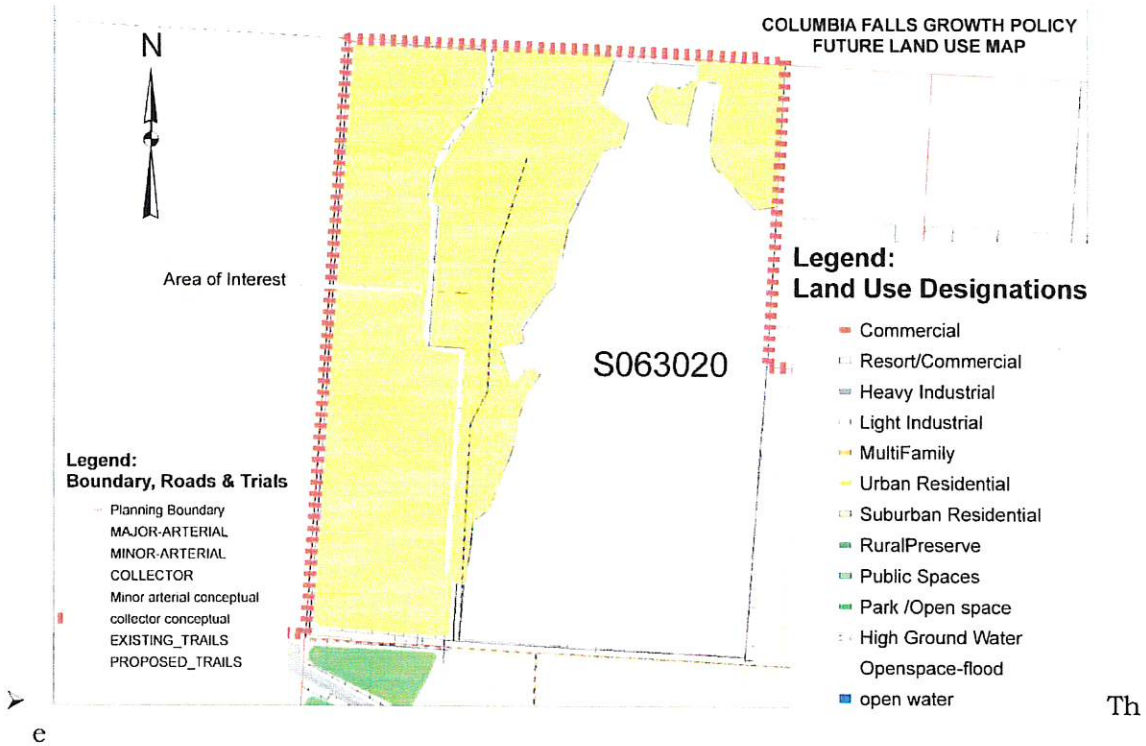
The City-County Growth Policy designates this area as Urban Residential. It is adjacent to the Resort Residential, a resort area providing mixed commercial services, recreational opportunities, and a mixture of housing types and densities within the confines of an overall development plan. (Note that the commercial uses in the Growth Policy were intended to recognize the existing commercial uses at Meadow Lakes Resort, and the short term nature of some of the lodging there.) The proposal complies with the Growth Policy designation.

Attachment A includes policies related to Residential Housing, Growth Management, Natural Resources, Transportation and Zoning. In summary these include:

- > Limit and mitigate impacts related to outdoor lighting and noise.

¹ In the Zoning Code, the bulk definitions for any zoning district do not provide a density definition. CR3 districts permits a minimum lots size (9,600 SF). 3 units/acre is an estimate of the density if streets, parks and other lands not available for development are deducted from the gross area (between 25% and 35%) and the remaining area divided by 9,600.

- Zone changes should be based on the Growth Policy Plan.
- Allow extensions of urban services to properties outside city limits where development has or will occur.
- New development should pay its fair share.
- Overhead utilities should be underground.
- Provide an adequate supply and mix of housing types.
- Numerous Road policies see attached.



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

The requested zone change reflects the level of density proposed in the new subdivision. The subdivision contains two major access points, one to the south and one to the west. The benefit of two access points will lessen congestion, as drivers will have option depending on the direction of travel. This secondary access will also increase safety for the existing Meadow lakes Resort in the event of a fire by providing another exit route.

Internally, the proposed roadway is a series of looped roads built to City standards.

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

The requested development has been reviewed by the Columbia Falls Rural Fire District. One of the conditions of approval involves the location and construction of a new Fire Station to serve this development and surrounding properties adequate fire access can be provided and the applicant will install new fire hydrants to serve the site. The site could be subject to wild fire, which will be addressed in the subdivision review.

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

The immediate area is a mix of very low density single family, low density single family and mixed density residential development in the Meadow Lakes Resort. The requested zone change provides a modest transition from some of the more intensive uses within Meadow Lakes Resort to the low density single family uses to the north and west.

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

The proposed project contains a significant amount of open space (25.7%) which will be undeveloped land with a trail running through the open space tracts. Adequate light and air will be provided. Residential design standards will be applied to this subdivision as part of the Meadow Lakes Resort Homeowners Association governance.

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

Overcrowding of land is caused by development in excess of the capacity of the land and public services to deal with the impacts generated by the development. The proposed subdivision contains a significant amount of open space.

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

The land area in question will add 182 units phased over a 10 year period. These residences are of a fairly low density, and are all single family detached dwellings. The subdivision as proposed contains 3.1 units per acre, which is less dense than would be permitted under either of the two zones proposed.

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

The provision of services is analyzed in detail in the subdivision report before the Board. That report is hereby adopted by reference.

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

The subdivision has been design to reflect the natural terrain, and to avoid degradation to Garnier Creek on the northwest property boundary. The proposed single family uses are appropriate to the site.

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

The character of the neighborhood is in transition, with the developed Meadow Lakes Resort to the southeast and low density single family development and undeveloped single family lots to the northwest. This proposal allows for a transition from some of the higher intensity uses in Meadow Lakes to the low density development pattern on the northwest.

12. Will the new zoning affect property values?

The zoning requested was anticipated in the new Growth Policy. It does not appear as if this zoning will diminish property values.

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

The proposed use and zoning was anticipated in the new Growth Policy.

14. Public comment received.

No written public comment regarding the zone change has been received at the time of this writing. Comments on the subdivision are attached to that report.

SUMMARY

The zone change request conforms to the Columbia Falls City Growth Policy, and substantially complies with the findings as discussed above. The project will be served by all municipal services; will preserve open space for the future benefit of the community.

RECOMMENDATION

Staff recommends that the Columbia Falls City-County Planning Board and Zoning Commission adopt Columbia Falls Planning Office Staff Report #CZC-06-6 as findings of fact and recommend approval of the requested zones subject to the following conditions:

1. The project shall be built in substantial compliance with the submitted "Meadow Lakes Northwest Preliminary Plat" and all accompanying drawings, as prepared by Sitescape Associates and the project engineer.
2. All lots within the development must meet the Design Standards of the Columbia Falls Subdivision Regulations unless a variance is granted therein.
3. The applicant shall be responsible for the upgrading of all improvements and other plat conditions as outlined in the staff report and findings of Subdivision Report CPP-06-03.
4. All conditions must be complied with prior to the issuance of an occupancy permit by the Building Inspector. If certain conditions such as paving or landscape improvements cannot be reasonably complied with because of unforeseen circumstances, such as winter conditions, the applicant may, upon prior approval of the City Manager, post a bond or financial security found to be acceptable by the City Manager and equal to 125% of the cost of the improvements as certified by a licensed engineer or where appropriate a landscape architect.
5. The subdivision plat, dedications, covenants and other agreements relative to the Meadow Lake Northwest Preliminary Plat shall be recorded in the Office of the County Clerk and Recorder. These documents shall also include those that create automatic membership in the Meadow Lakes Resort homeowners' association to maintain common areas, properties and facilities. These documents shall also place title to any common property or facilities in the association or corporation.

LH
ATTACHMENTS

Appendix F

Original Preliminary Plat Conditions

RESOLUTION NO. 1458

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

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

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

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

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

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

Res #1458

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

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

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

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

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

AYES: Reikofski, Shepard, Barnhart, Karper.

NOES: None.

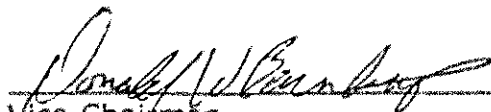
ABSTAIN: Plevel.

ABSENT: McCubbins, Fish.



City Clerk

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



Vice-Chairman

Res #1458

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

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

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

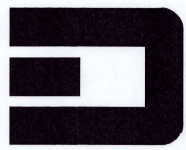
26. The face of the final plat shall state: "The governing authority reserves the right to impose impact fee(s) on structures placed on lots within this subdivision subject to Montana statutory guidelines."

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

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

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

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



Revision(s)

Drawn by
Checked by
TJM
TC

Date OCTOBER 3, 2022

Project Number
46810.00

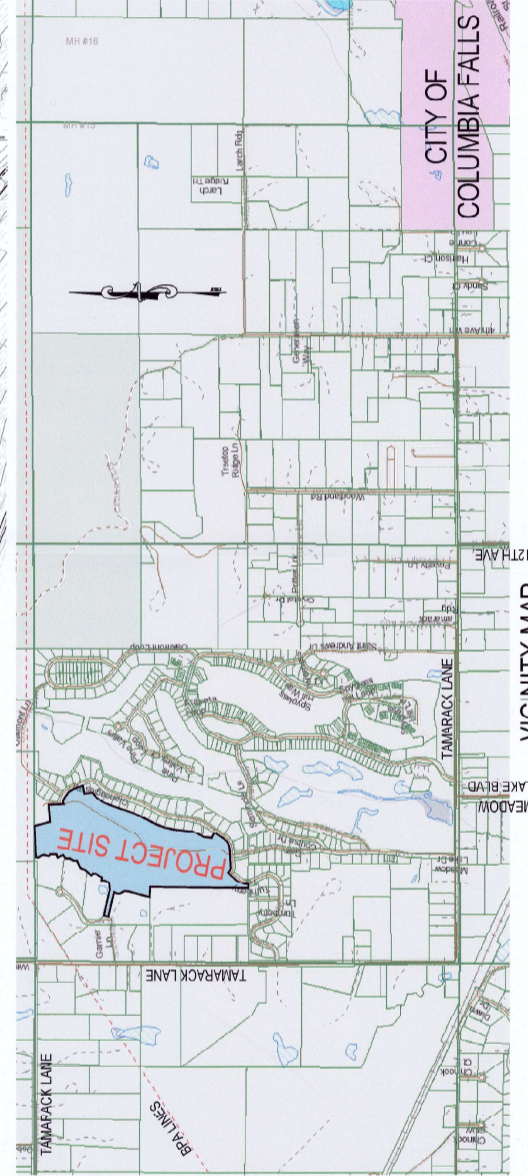
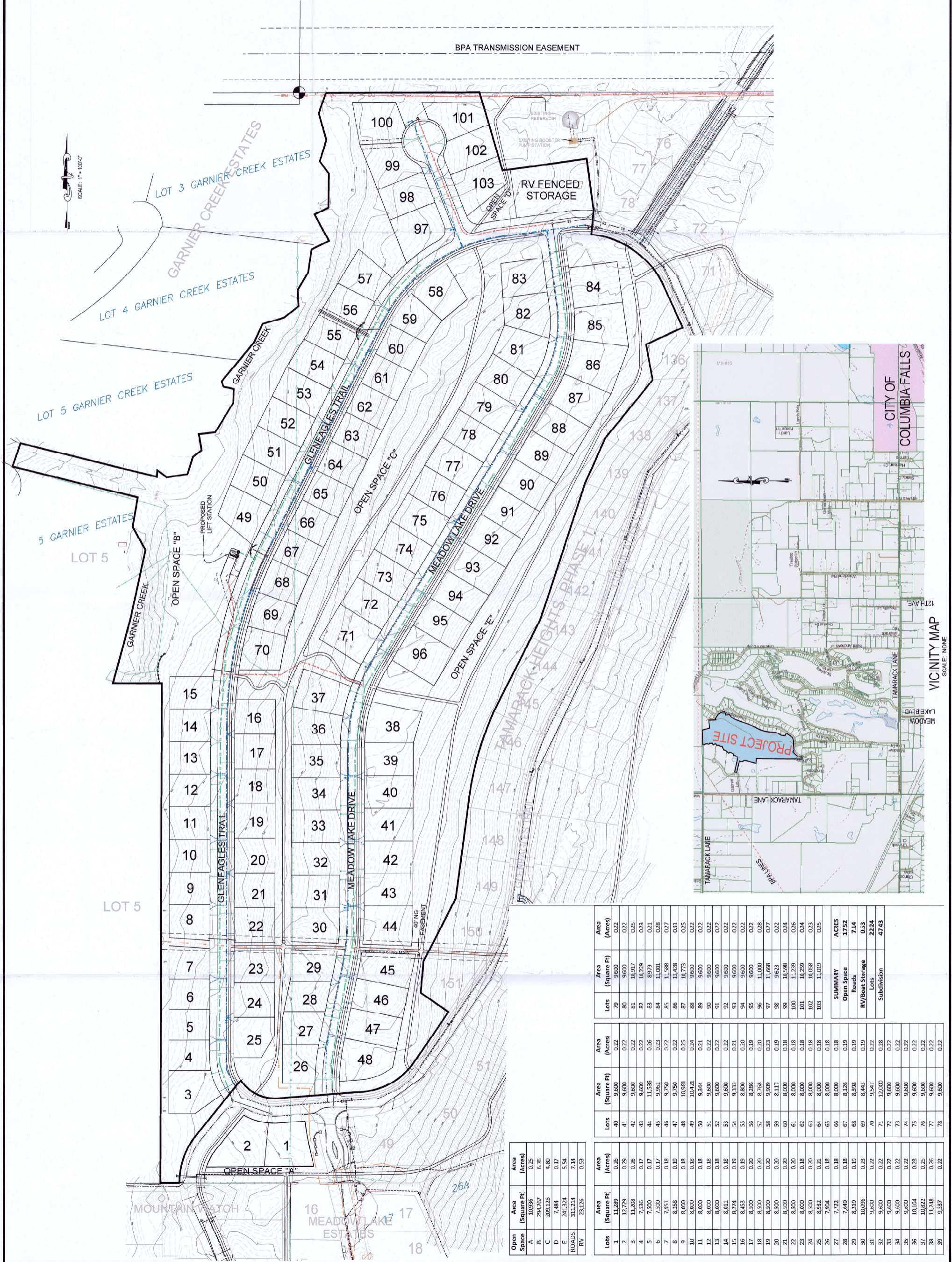
Project Title
TAMARACK MEADOWS

PRELIMINARY PLAT

Sheet Title

Item No. 7.

2 OF



Open Space	Area (Square Ft.)	Area (Acres)
A	10,956	0.25
B	294,267	6.76
C	292,126	6.70
D	7,684	0.17
E	241,324	5.54
ROADS	311,254	7.14
RV	25,126	0.53

Lot	Area (Square Ft.)	Area (Acres)
1	11,289	0.26
2	12,729	0.29
3	11,208	0.26
4	7,136	0.17
5	7,500	0.17
6	7,500	0.17
7	7,951	0.18
8	8,158	0.19
9	8,000	0.18
10	8,000	0.18
11	8,000	0.18
12	8,000	0.18
13	8,000	0.18
14	8,011	0.18
15	8,174	0.19
16	8,453	0.19
17	8,500	0.20
18	8,500	0.20
19	8,500	0.20
20	8,500	0.20
21	8,500	0.20
22	8,500	0.20
23	8,000	0.18
24	8,000	0.18
25	8,500	0.20
26	8,952	0.21
27	7,702	0.18
28	7,649	0.18
29	8,119	0.19
30	10,096	0.23
31	9,600	0.22
32	9,600	0.22
33	9,600	0.22
34	9,600	0.22
35	9,600	0.22
36	10,104	0.23
37	10,822	0.25
38	11,248	0.26
39	9,537	0.22

Lot	Area (Square Ft.)	Area (Acres)
40	9,600	0.22
41	9,600	0.22
42	9,600	0.22
43	10,917	0.25
44	10,229	0.23
45	8,979	0.21
46	11,001	0.25
47	11,588	0.27
48	13,428	0.31
49	10,773	0.25
50	9,600	0.22
51	9,600	0.22
52	9,600	0.22
53	9,600	0.22
54	9,333	0.21
55	8,800	0.20
56	8,286	0.19
57	8,768	0.20
58	9,909	0.23
59	8,117	0.19
60	8,000	0.18
61	8,000	0.18
62	8,000	0.18
63	8,000	0.18
64	8,000	0.18
65	8,000	0.18
66	8,000	0.18
67	8,126	0.19
68	8,398	0.19
69	8,443	0.19
70	9,547	0.22
71	12,000	0.28
72	9,600	0.22
73	9,600	0.22
74	9,600	0.22
75	9,600	0.22
76	9,600	0.22
77	9,600	0.22
78	9,600	0.22

Category	Area (Square Ft.)	Area (Acres)
Open Space	17,520	0.40
Roads	7,154	0.16
RV/Boat Storage	6,530	0.15
Subdivision	2,224	0.05
TOTAL	47,438	1.10

Planning Department

Item No.7.



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

PHONE (406) 892-4391

FAX (406) 892-4413

November 7, 2022

Re: Public hearing notice for the Tamarack Meadows Subdivision which was originally park of Tamarack Heights.

Dear Adjacent Property Owner:

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

As the Planning Staff for the Columbia Falls Planning Jurisdiction, I am writing to provide you with notice of public hearings for major subdivision application. The applicant is proposing 103 lots which was originally Phase 2 of Tamarack Heights. See attached notice.

If you have questions or comments concerning this matter, please call, visit or write me at City Hall. For written comment to be included in the Planning Board packet, it needs to be submitted to the City Clerk, 130 6th Street West, Columbia Falls, MT 59912 no later than Thursday December 8, 2022 or by email: staalandb@cityofcolumbiainfalls.com. Written or emailed comments may be provided up to 5:00 pm on the day of the hearing; it will just be emailed and/or passed out at the hearing.

Sincerely,

A handwritten signature in blue ink that reads "Eric H. Mulcahy".

Eric H. Mulcahy, City Planner

CITY OF COLUMBIA FALLS
NOTICE OF PUBLIC HEARING

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

Request for a Subdivision in the Columbia Falls Planning Jurisdiction:

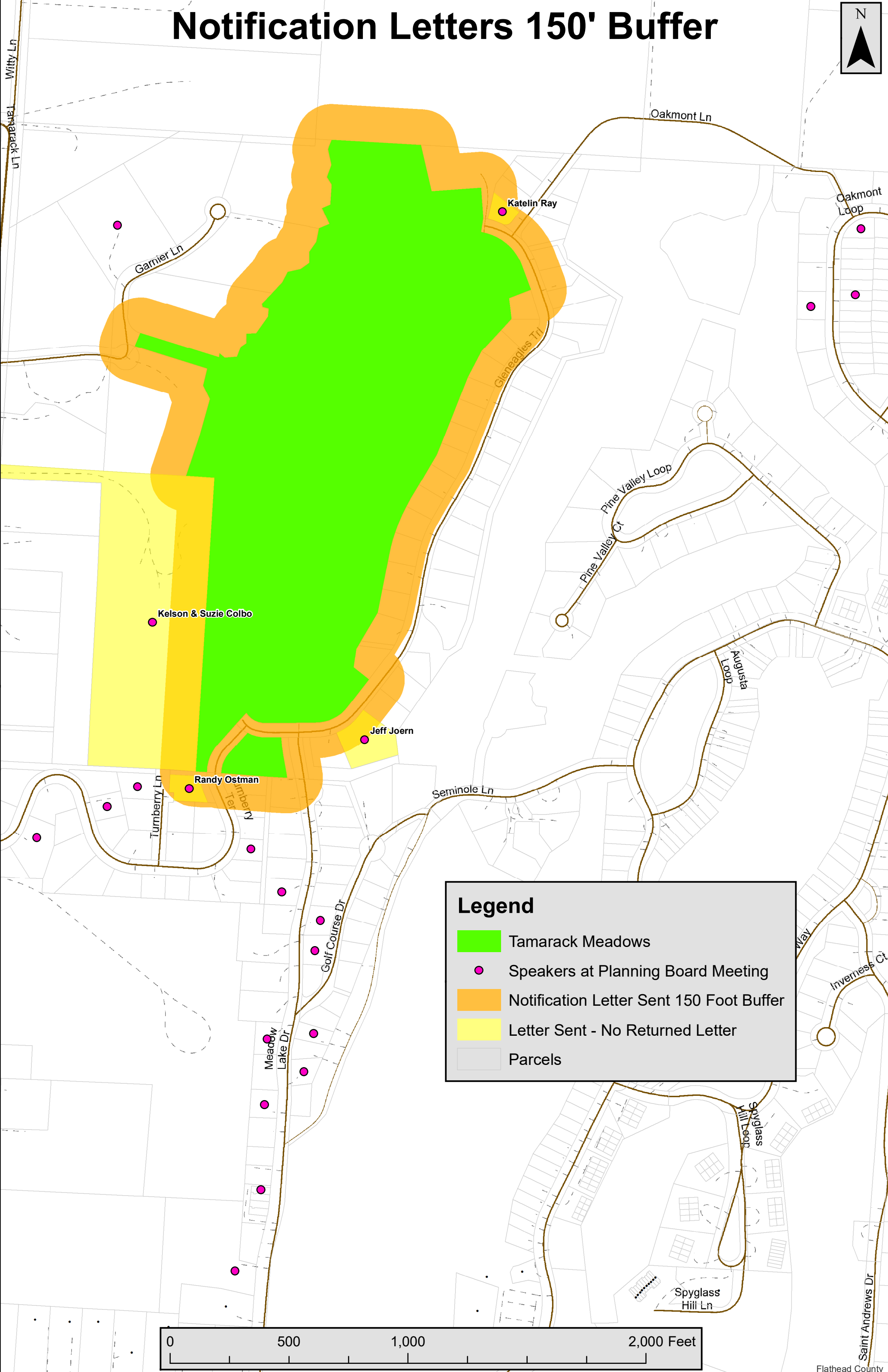
Schellinger Construction is requesting a Major subdivision called Tamarack Meadows. It consists of 103 lots and open space areas totaling 47 acres. The subdivision will extend the private road network and connect to public sewer and water facilities. Originally part of the Tamarack Heights development,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

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

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

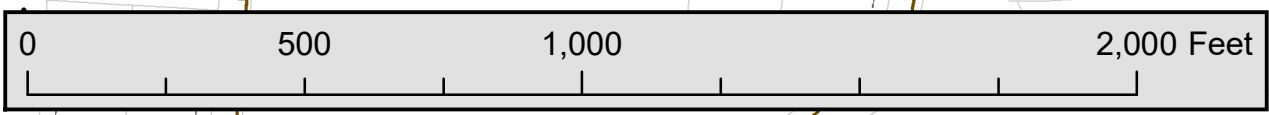
Interested persons are allowed to attend the hearing(s) in person or via ZOOM. Persons are encouraged to submit written comments prior to the meeting. Written comments carry the same weight as public testimony given during the hearing. Written comments may be sent to Columbia Falls City Hall, Attention: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

Notification Letters 150' Buffer



Legend

- Tamarack Meadows
- Speakers at Planning Board Meeting
- Notification Letter Sent 150 Foot Buffer
- Letter Sent - No Returned Letter
- Parcels



CITY OF COLUMBIA FALLS
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Interested persons are allowed to attend the hearing(s) in person or via ZOOM. Persons are encouraged to submit written comments prior to the meeting. Written comments carry the same weight as public testimony given during the hearing. Written comments may be sent to Columbia Falls City Hall, Attention: Barb Staaland, City Clerk, 130 6th Street West, Room A, Columbia Falls, MT 59912 or via email: staalandb@cityofcolumbi-falls.com. The commenter must provide their physical address on the correspondence.

For more information on the applications, please call Eric Mulcahy, Columbia Falls City Planner at (406) 755-6481. To obtain the ZOOM meeting registration, contact City Clerk Barb Staaland via email or by calling (406) 892-4391 no later than 5:30 p.m. the day of the meeting. DATED this 16th day of November, 2022

STATE OF MONTANA

FLATHEAD COUNTY

AFFIDAVIT OF PUBLICATION

MARY BOOTH BEING DULY SWORN, DEPOSES AND SAYS: THAT SHE IS THE LEGAL CLERK OF THE **DAILY INTER LAKE** A DAILY NEWSPAPER OF GENERAL CIRCULATION, PRINTED AND PUBLISHED IN THE CITY OF KALISPELL, IN THE COUNTY OF FLATHEAD, STATE OF MONTANA, AND THAT **NO. 29038**

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AND THE RATE CHARGED FOR THE ABOVE PRINTING DOES NOT EXCEED THE MINIMUM GOING RATE CHARGED TO ANY OTHER ADVERTISER FOR THE SAME PUBLICATION, SET IN THE SAME SIZE TYPE AND PUBLISHED FOR THE SAME NUMBER OF INSERTIONS.

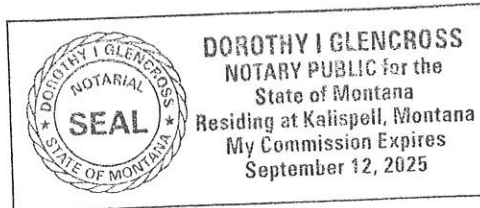
Mary Booth

Subscribed and sworn to
Before me this, November 27, 2022

Dorothy I. Glencross

Dorothy I. Glencross

Notary Public for the State of Montana
Residing in Kalispell
My commission expires 9/12/2025



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DEC 28 2022
CITY OF COLUMBIA FALLS
Item No.7.

To whom it may concern,

Thank you for allowing us the opportunity to comment on the proposed Tamarack Meadows plan. I am writing to convey my opposition of this plan. I am asking that the Columbia Falls City Council vote “no” in acceptance of the current plan.

I understand the need for growth, and the opportunity for others to be able to enjoy some of the same opportunities we do, living in this beautiful area. Please bear with me as I outline some of my concerns as someone who has been a MT resident their entire life, and has witnessed first-hand the negative effects for residents in regards to growth.

My wife and I purchased a home in Columbia Falls in the Glacier Drive subdivision 16 years ago. This subdivision is located across from Ruder Elementary School. It was a peaceful subdivision with traffic manageable for the current road system. A couple years ago, Columbia Falls decided additional growth was necessary and a renovation of the school was undertaken with no thought or regard for the local residents. We spent almost 2 years being woken up at 4am from heavy equipment operation. Even Sundays, which is our families one day of being able to relax, was met with a barrage of noise from across the street. After months of dealing with this, I finally called the Columbia Falls police department to ascertain if anything could be done. I was met with a resounding no, as Columbia Falls doesn't even have a noise ordinance in place to protect the local residents. It was admitted this was a problem, and there were many people left suffering from this lack of foresight; many of them being residents in and around the growing downtown area.

After the construction was completed we looked forward to maybe a semblance of restored peace, only to be disappointed yet again. Traffic has tripled on the road, adjacent to our subdivision. Every morning we are met with honking horns, loud diesel vehicles with insufficient mufflers, blaring stereos, etc. Due to an inadequate road system for the increased amount of traffic, there are vehicles backed up for blocks, creating additional hazards and road rage. This also leads to vehicles now parked in front of resident's homes. I have come home to a blocked driveway on several occasions, and even have people parking on my lawn when picking up their kids. A lot of vehicles are now traveling down this road at a high rate of speed, putting kids and others at serious risk.

We have also seen an increase in crime and litter in our area. We have had our vehicles broken into twice, and I've had items stolen right off our porch. We have made a habit of doing a nightly check before going in for the night to make sure no stray gas cans, rakes, tools, etc are left out for the night. Our yard and the roadway leading to the school, is now covered in pop cans, wrappers, cigarette cartons, etc; really detracting from the once beautiful landscape. Sitting in our backyard, was once a peaceful experience as we enjoyed the view of the mountains and the MT summer with only a random vehicle breaking the serenity. This has now been replaced with the constant drone of vehicle after vehicle speeding down the road. Our once peaceful backyard now feels like a shopping mall parking lot.

This recent growth and the aforementioned concerns drove my wife and me, to look for alternative locations to live. We did a lot of research and wanted a place that would preserve the beauty that MT had to offer. Somewhere safe, relatively quiet, and surrounded by neighbors who shared the values we as MT residents uphold. After much searching, we were drawn to Turnberry Terrace. When walking through the neighborhood we were met with kids playing, friendly neighbors, LOTS spaced adequately to provide a semblance of privacy, and limited traffic down the private roadway. We purchased a piece of land and anticipated building our forever home there. Unfortunately, growth in the Flathead Valley went rampant and many of the local residents were unable to compete with the rising building costs due to the influx of people and money. We were forced to put our build on hold, looking forward to a future date when we could enjoy this beautiful area.

We were only recently alerted to this proposed growth; not allowing residents the necessary time, to provide valuable insight on the concerns this new growth would bring. Due to this new proposal, sadly my wife and I are now considering selling our land. I will list the concerns again, below. I hope the concerns raised above will provide some real context on what can, and will, be expected with this new development, and why this should be tabled until a plan that considers the effect on the current residents, and the myriad of potential issues, are addressed.

Construction disturbances –

Inadequate infrastructure –

Increased crime paired with a lack of resources to combat\ inadequate safety personnel –

Increase in litter/debris –

Large increase in noise pollution due to additional traffic – especially those with homes in close vicinity to Tamarack

Safety concerns for residents on or around road systems –

Overwhelmed road system for Tamarack and Turnberry –

Additional/Increased costs for Turnberry residents due to additional road maintenance –

As a long standing member of this Columbia Falls community, I have been blessed to be involved in preserving what makes this city and its people so special; like volunteering at the community kitchen, working with local churches during annual food drives, participating in Toys for Tots, and so forth. I take a lot of pride in my community and the beauty of this area, and we cannot afford to jeopardize this from hasty decisions. These are valid concerns, and the serious implications of this proposal need to be addressed.

*I'll end how I started. I understand the need for growth as others should be allowed the same opportunities we currently have, as residents of this great state. This growth **should not** come at the expense of those who have been involved in creating much of what many of those benefiting from this newfound growth take for granted.*

Thank you again for the opportunity to voice our concerns and your willingness to address said concerns.

Sincerely,

Travis Squires

172 Turnberry Terrace

Columbia Falls, MT 59912

COLUMBIA FALLS CITY COUNCIL
COLUMBIA FALLS, MT. 59912

DEC. 28,

Item No.7.

DEAR CITY COUNCIL MEMBERS,

RECEIVED
DEC 29 2022
CITY OF COLUMBIA FALLS

I AM WRITING THIS LETTER IN
HOPES OF CONVINCING THE COUNCIL TO
VOTE AGAINST APPROVAL OF THE
TAMARACK MEADOWS SUBDIVISION AS
PROPOSED.

AT FIRST GLANCE THIS PROPOSAL
LOOKS LIKE A TRAILER PARK
SIMPLY BECAUSE OF THE NUMBER
OF TINY LOTS IN THE GIVEN AREA.

WE UNDERSTAND THAT THIS WAS
FIRST APPROVED IN 2006 BUT I WOULD
POINT OUT THAT "COLUMBIA FALLS" AND
THE "FLATHEAD VALLEY" ARE VERY MUCH
A DIFFERANT PLACE THAN IT WAS
BACK THEN.

AS NEAR AS I CAN TELL, THE
ACCESS POINTS TO THIS PROPERTY ARE

VERY LIMITED AND USE MEADOW⁽²⁾
LAKE DRIVE, A COUNTY ROAD; BUT ALSO
PLAN ON USING TWO PRIVATE ROADS
WHICH IS UNACCEPTABLE TO THOSE
OWNERS.

LETS START OVER ON THIS PROJECT
AND CARVE DOWN THE NUMBER OF
HOMES AND LOTS PRESENTED AND
ALSO PLEASE INCLUDE THE LOCAL
PEOPLE IN THIS PLANNING PROCESS
FOR "TAMARACK MEADOWS"

THANKS FOR YOUR CONSIDERATION,
ALAN & DIANE RICHTER
11 TURNBERRY LANE
COLUMBIA FALLS, MT. 59912
406-897-2558

Randy and Marcia Ostman
35 Turnberry lane
Columbia Falls, MT 59912

December 29, 2022

Columbia Falls City Hall
Attention: Barb Staaland, City Clerk
130 6th Street West, Room A
Columbia Falls, MT 59911

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DEC 29 2022
CITY OF COLUMBIA FALLS

To whom it may concern:

I write as a resident of the Mountain Watch subdivision and directly bordering the proposed Tamarack Meadows subdivision. My wife and I have had a house here since 2016 and are amongst the first full time residents. As such, we have seen a significant increase in traffic on Turnberry Terrace, a private road, both due to non-residents driving through as well as off-site construction vehicles accessing Gleneagles and Oakmont. Our road cannot be considered as viable access to Tamarack Meadows and any use will necessitate required road work from Schellinger Construction to maintain or upgrade our road system.

I believe the City/County needs to look at public involvement in greater detail. Sending out notices to properties within 150 feet of this proposal seems shortsighted when the impacts are spread out throughout the MeadowLake area as well as into Columbia Falls proper. The largest land owner within 150 feet is Kelson Colbo and he DID NOT receive a notice. Eric Mulcahy responded to a question I had about public involvement and acknowledged that although this is considered a NEW EA under MCA 76-3, no scoping or public outreach is required. He mentions that the only public hearing that is required is the one that was provided at the planning board meeting. While this may be true, I think at some point in time, public involvement is crucial for projects going forward.

Our HOA, Mountain Watch, is not opposed to future developments as we have been part of that in the past. What we are opposed to is the Density of lots within an area of great views and prime real estate. Tamarack Meadows could be a gem for Columbia Falls. Quick math with 103 lots, ranging from 7500 – 13,428 sq. feet in size, developed on 22 acres of lots, equates to an average lot size of .214 acres and a range of .172 - .308 acres per lot. Barb Riley pointed this out at the meeting on December 13th. Profitability is important to a Developer but what I'll call Possibilities for the future for our community is ultimately more important in the long run. Having the same amount of Open Space but having 40-50% of the current proposed Density would be very economically and socially valuable to all parties involved.

Of course, traffic concerns are immense. Road damage concerns are immense. Ingress and egress concerns are immense. EMS and fire response concerns are immense. Evacuations should a wildland fire occur would be really tough with only one real access road. As one who has directly been involved many times with evacuations during wildfires (and seeing houses burn and people losing their lives), I would suggest that not enough planning has been done based on the density as proposed. Will the 40-50% level be great? No, but possibly more manageable.

Did hear at the meeting on the 13th from city attorney Justin Breck that the city could be sued if it required a less dense subdivision since it complied with the city's growth policy and zoning. Suppose it could. Hypothetical question: if public opinion and analysis shows that ingress and egress issues with 103 new lots being developed and safety concerns with these numbers known by the City, who would be liable should an accident or fatality occur on MeadowLake Drive or Turnberry Terrace? Just another question.

I would hope at some point, Schellinger Construction will unilaterally bring forth a reduced density proposal. They are community based and hope they would do what is best for all parties involved. Time is short on that hope due to the city council meeting on January 3rd.

The city council needs to listen to any and all public input and think carefully with their decision on this. I would humbly suggest a reduction of homesites in the development, to the tune of 40-50%. I would also request capital investments in Turnberry Terrace and Meadow Lake Drive. This proposed subdivision should eventually be approved but only after further analysis and work with Schellinger to develop the Gem of MeadowLake.

Thank you for your consideration.

Respectfully,

/s/ Randy Ostman

Randy Ostman

Jeremy and Jessie Pappenfus
256 Turnberry Terrace
Columbia Falls, MT 59912

December 29, 2022

Columbia Falls City Hall
Attention: Barb Staaland, City Clerk
130 6th Street West, Room A
Columbia Falls, MT 59912

To whom it may concern,

Thank you for the opportunity to voice my concern regarding the proposed subdivision Tamarack Meadows. I am sure you have been inundated with letters and emails from residents of Meadow Lake Drive, Oakmont Ln, Gleneagles Trail, Garnier Lane, and Turnberry Terrace just to name a few. The word *few* is deceiving in this case seeing this development will effect roughly 250 residential properties by either shared property lines, views, and more importantly, roads. So I thank you again for listening to everyone of those voices.

This is my second letter that I have drafted concerning this development. A few items from my original letter were answered by the public hearing held on 12/13/2022, but far more concerns were brought to my attention. I have three items in this letter that I would like to address.

1- Growth Plan: Is the City of Columbia Falls really going to follow a growth plan from the 1980's? Several times in the meeting held on 12/13 members of the planning board mentioned how their hands were tied by the zoning established in the late 70's. Zoning of the Meadow Lake resort and surrounds were approved in what should be considered a "by gone" era of residential growth. The current plans that have been submitted for Tamarack Meadows follow those obsolete zoning designations, but leave one perplexed with the blaring question of 'Why?' Members of the planning board voiced their confusion over the density problem and seemed at a loss for solutions. They admitted to the public that current growth plans are supported by pre-established surveys and zoning agreements and that nothing can be done without legal repercussions against the city. I recently watched the Columbia Falls promotional video, which did a wonderful job stressing key phrases like "small town,' 'safe streets,' 'community living,' and 'connection to the outdoors.'" Not one of those elements is represented in this plan. You are on the verge of placing a high density neighborhood on a scenic hill which not only lacks non-vehicle access to downtown Columbia Falls but also endangers pedestrian traffic in three adjacent neighborhoods and contains building sites suited more for short term vacation rentals than family homes.

Let's zoom out a bit and address the elephant in the Planning Board room, also known as the intersection of Highway 2 and Meadow Lake Boulevard. The current intersection barely handles

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current traffic loads which could see an increase of 900+ vehicles per day as outlined in the application for this proposed project. I believe there are several other potential developments in the works which would add further increased traffic to this intersection. Additionally, the two main arteries into Columbia Falls city center from Meadow Lake Resort are Meadow Lake Boulevard and Tamarack lane, and neither of those streets have allowances for pedestrian/bike traffic.

I will take this moment to say that I am not opposed to the future development of this property, but not in accordance to a obsolete planning guideline from the late 70's and early 80's. It is the responsibility of this council to recognize a half a century old planning mistake and fix it. The solution is obvious: delay this project until the applicant can submit a plan that matches the development of surrounding neighborhoods and does a proper neighborhood impact assessment, while giving the city time to update the infrastructure to safely and efficiently handle the growth.

2- Density. When the original plot plan was established in the 1970's for Meadow Lake, it is clear that this area of Tamarack Meadows was going to be the "cheap seats" in regards to the dream of living on the golf course. "Let's throw a bone to the lower middle class and let them purchase land attached to a golf resort," said *someone* in the 70's. They accomplished this by packing a high density neighborhood on the outskirts of what they hoped would become a "destination resort." National trends show golf course development projects rapidly declining in popularity. People don't care about living on golf courses anymore, so why allow a high density project designed for a by-gone era to devalue what could be highly sought after property?

If the City of Columbia Falls is looking for this to be the solution to a "housing crisis," then you are making the same mistakes that Whitefish is. This project is prime to seemingly establish affordable living solutions, only to potentially have out of state investors turn these neighborhoods into vacation rental properties. This plan, with this level of density, is NOT being designed as "family homes," at least not to the standards of 2023, and does not fit the self-proclaimed values of the City of Columbia Falls.

Don't let the numbers deceive you. We have heard through multiple sources that the current density rate is 2.1 dwellings per acre (Daily Inter Lake 12/23/22, A3 and Hungry Horse News 12/15/22, 1:35pm). This is true if you are dividing the full 47 acres into 103 lots, however, once the streets and green space are removed you only have 22 acres of land designated for building. That bumps the density number to 4.68 dwellings per acre. I challenge you to find another neighborhood in Meadow Lake that shares a similar single dwelling density.

3- Construction impact on surrounding neighborhoods. This item can not be ignored by this council. The planning board offered up a few amendments in the application that need to be addressed by Schellinger Construction, but none that carry over into the future home development of Tamarack Meadows. Meadow Lake Drive is a county road which Flathead County admits they are unable to fix any of the current issues in the foreseeable future. Schellinger has offered to top coat and chip seal that road upon completion of infrastructure, but

what about the 10+ years of high density construction traffic? The traffic related to the last 5 years of construction on Gleneagles, Oakmont, and Turnberry Terrace has demolished that road. Let's shift focus to Turnberry Terrace, which is a PRIVATE ROAD. Similar to Meadow Lake Drive, Turnberry Terrace has been hit hard by heavy load construction vehicles driving up and down servicing homes under construction on Gleneagles and Oakmont. Amendments need to be made to not just restore, but replace the current structure of Turnberry Terrace AND Meadow Lake Drive to accommodate the construction impact and future residential traffic, both vehicle and pedestrian. In the same articles mentioned previously, a predicted 971 more vehicles per day are expected to use Meadow Lake Drive and Turnberry Terrace. It would be irresponsible and negligent for this City Council to ignore the future conditions of these two roads.

Thank you for taking the time to consider my thoughts and concerns,

Jeremy and Jessie Pappenfus

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Item No.7.

DEC 29 2022
CITY OF COLUMBIA FALLS

Barb Staaland

From: Ellyn Apple <rosieapple1@yahoo.com>
Sent: Thursday, December 29, 2022 11:02 AM
To: staalandb@cityofcolumbiafalls.com
Subject: Comments on Tamarack Meadows for the Columbia Falls City Council meeting on January 3, 2023

Barb Staaland or whom it may concern,

I live at 147 Turnberry Terrace in Columbia Falls. I appreciate the opportunity to comment on the current plan for Tamarack Meadows. I am in opposition to the current plan for Tamarack Meadows. I am urging the Columbia Falls City Council not to accept the current plan for Tamarack Meadows.

The high density of Tamarack Meadows current plan of 103 homes on 47 acres will negatively impact our neighborhood and our community's quality of life and safety through increased traffic without viable solutions. Even though the focus of the Columbia Falls Planning Board and Zoning Commission of the meeting on December 13, 2022 was to avoid being sued by the developer, there were no solutions to the increased traffic problems revealed by them and stated in the traffic study. The traffic study shows that the Tamarack Meadows subdivision will create an additional 971 vehicle trips. How can this current plan be viable for our neighborhoods and community without the problems being first resolved?

Unresolved Problems:

Dense traffic creates safety issues to existing neighborhoods with children, elderly and pets on both Turnberry Terrace and Meadow Lake Drive.

There is no way or plan to control and enforce the flow and speed of vehicles or heavy construction trucks and vehicles for either Turnberry Terrace or Meadow Lake Drive.

Meadow Lake Drive is a narrow county road with many driveways. The developer proposed to do overlay improvements to Meadow Lake Drive because of the heavy construction traffic will result in damage to this road. Please note that this road is not even the proposed road that all construction ingress and egress traffic within the developer's current plan! No control on flow of traffic!

There's no plan with "enforcement teeth" to control construction infringements and noise to protect the existing neighborhood's quality of life and safety during construction.

There is no new road to be the main access to Tamarack Meadows subdivision.

The intersection of 9th Street and Meadow Lake Blvd. which currently needs improvements was addressed without any resolutions! The increased traffic at this intersection will increase the hazards and driving frustrations of too many vehicles without proper planning for roads and safely controls.

Turnberry Terrace is not a county road. Turnberry Terrace is a private road! It is maintained and paid for by the residents of The Woods at Mountain Watch subdivision HOA. I live on Turnberry Terrace and my HOA dues pay for the surfacing repairs and snow plowing of the road. How is it fair for a developer to benefit in huge profits and be able to financially penalize me and my neighbors? We will be forced to pay for increased road maintenance by the 971 vehicle trips. Also the existing neighborhood's quiet quality of life will be destroyed; thereby lowering property values and effecting our future ability to sell.

All construction trucks ingress and egress traffic is planned for Turnberry Terrace. Again we are being financially penalized and our quality of life is being diminished without any control! We have no control on the length of time of their construction period either.

These unresolved problems will continue to effect me, the surrounding neighborhood and residents of Columbia Falls on a ongoing daily basis!

Please wisely use your authority to limit or stop the current plan of Tamarack Meadows. Thank you for your time reading my thoughts in this matter.

Sincerely,

Ellyn (Rosie) Apple-Skeahan
147 Turnberry Terrace
Columbia Falls, MT 59912

Barb Staaland

From: carol peterson <whfsh11@gmail.com>
Sent: Wednesday, December 28, 2022 4:18 PM
To: staalandb@cityofcolumbiafalls.com
Subject: Fwd: CF city council meeting for Tamarack Meadows

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CITY OF COLUMBIA FALLS

Sent from my iPad

Begin forwarded message:

From: carol peterson <whfsh11@gmail.com>
Date: December 28, 2022 at 4:01:33 PM MST
To: staalanb@cityofcolumbiafalls.com
Subject: CF city council meeting for Tamarack Meadows

To the City Council,

We are writing in response to the CF planning board voting in favor of the Tamarack Meadows development proposal. Many changes have occurred in CF since the original plot was submitted in 2006 and we believe that the current plan proposed by Schellinger Const is not viable.

With the influx of people to our town in the last couple of years more studies need to be done to measure the impact this will have on our schools, traffic, water and police as to the density that it is proposed to be. While future development is needed we feel that the Tamarack Meadows proposal should be made with larger lots and fewer homes.

The Schellinger Company has been a major presence in Columbia Falls and we are sure they will want to establish a development that the neighbors will like and one that they will take much pride in for years to come.

Thank you for your time and the work that you all do.

Peterson
Terrace,CF

Dan and Carol

196 Turnberry

City Council
City of Columbia Falls
130 6th Street West
Columbia Falls, MT 59912

RECEIVED
DEC 27 2022
CITY OF COLUMBIA FALLS

RE: Proposed Major Subdivision - Tamarack Meadows
Staff Report CPP-22-03

Honorable Council Members: Darin Fisher, Councilor
 Kelly Hamilton, Councilor
 Jenny Lovering, Councilor
 John Piper, Councilor
 Paula Robinson, Councilor
 Mike Shepard, Councilor

I write to you as a member of the community. I was present at the Planning Board’s meeting on December 13, 2022, regarding Schellinger Corporation’s Major Subdivision development proposal - - Tamarack Meadows. Notwithstanding the large turnout of concerned citizens affected by this development, the Planning Board adopted Staff Report CPP-22-03 with negligible changes. As explained below, the Planning Board’s actions demonstrate an abuse of its discretion rendering the Board’s decision arbitrary and capricious.

The proposed development was placed on the calendar for the Planning Board’s consideration during the Christmas-New Year holidays, the most inconvenient time of year to interrupt and minimize personal, family and religious practices. The timing rendered an organized response by the affected community practically impossible. I filed a written request on or about December 8, 2022, for a continuance or delay to enable the community to prepare and be heard. That written request was not in the packet of materials for members nor discussed at the meeting. At the meeting an attendee verbally requested a 30-day delay; it was not addressed by the Board why it was impossible to continue during a post-holiday time frame.

In a recent article in the Flathead Beacon, the City Manager replied that Columbia Falls is open for business during the holidays so, in essence, schedule the proposed development for public comment. I acknowledge the City is open for business during the holidays; however, that comment conveniently sidesteps the important and significant represented by public comment under the Montana Constitution. The Board nor the City identify no statutory, regulatory or exigent circumstance requiring a public hearing on December 13 and council hearing on January 3. The City Manager’s statement is dismissive of the public interest. The only entity served by moving forward now is the special interest represented by the applicant seeking to maximize its advantage over the affected community.

A delay would be minimal and insignificant to Schellinger Corporation (the “applicant”). It would allow any request for public documents to be complied with such as emails during the pre-application process and other written materials between the applicant and city officials as well as between contract personnel providing services on behalf of the City. Eric Mulcahy, contract planner, is not a disinterested indifferent planner. Mr. Mulcahy stated during the hearing, in

response to an attendee's concern about construction noise, trash, etc., that he lives in an area with comparable problems and, essentially, you learn to live with it. His personal comment and experience is not a criterion in MCA 76-3-608 yet he considered it in rendering findings of fact and recommendations. Such comments show a disregard for the affected community's legitimate concerns and precludes objective consideration of those comments. His disregard for those affected aligns with the City Manager's dismissive statements to the newspaper. The City is expeditiously advancing the applicant's major subdivision proposal but not expeditiously advancing disclosure of public documents requested.

There was no sound system in the City's room where the meeting was held; there was inadequate seating resulting in attendees standing for hours in the back of the room and extending into the hallway. Whether in the hearing room seated or standing in the back of the room into the hallway, those attending repeatedly stated they could not hear the Planning Board members or the applicant. The Chair stated the meeting was for the applicant to talk to the Board and, essentially, if those attending could not hear that was not a consideration. The Montana Constitution provides for a person's right to be heard and if you cannot hear the comments you cannot respond and be heard.

The crowd was generally an "older" group where hearing can be an everyday concern. Failing to, at least, acknowledge it and, better yet, address it, the Board proceeded unbowed thereby showing an indifferent attitude towards attendees. Some of the attendees left because they could not hear and, thus, have not been heard. Given these structural impediments there was no meaningful opportunity for public comment on the proposed subdivision from the broad segment of the community affected.

The Commission acted without regard to, or knowledge of, its obligations set forth in the Montana Planning Board Member's Handbook issued by the Montana Department of Commerce. The Handbook is on the City's website as a resource. When I presented it to the Commission I could readily tell by their facial expressions they were unaware of it.

The Handbook is clear and directed in planning board fundamentals:

1. Act in the Public Interest

Planning board members must act and make decisions in the "public interest." The public interest represents the benefits to society rather than to a certain group or an individual. For the planning board, the society is the community that you serve in your jurisdictional area.

The actions of the planning board should be transparent to the public. *Part of acting in the public interest is ensuring that the public has the right to know about proposed actions and is provided an opportunity to review documents and submit comments prior to a decision. Public right to know and participate are embedded in the Montana Constitution.*

* * * *

5. Involve the Public and Build Awareness

Encouraging public involvement, communicating the value of planning, and consensus building are important for planning board members. Planning board members learn what is important to everyone in the community by listening to citizens' concerns, especially those concerns of differing views. A planning effort should involve as broad a segment of the community as possible to assure that the community's opinions are heard. Consensus on issues can be difficult to achieve, and when it is not possible, demonstrate leadership in working toward compromise.

No Board member discussed or inquired about the public interest and the applicant's proposal does not address it. The staff report is empty of an discussion as to its effort to "involve as broad a segment of the community as possible to assure that the community's opinions are heard." The opportunity for citizens to review all relevant documents was not fulfilled because the Board not delay the meeting until my request for documents was fulfilled. Posting documents on the website selected by City personnel does not comprise all relevant materials given the differing interests at stake. That is, the applicant's interest in minimal disclosure and expeditious approval and the public interest in having all relevant documents disclosed rather than those selected by City personnel. The failure to answer the request in any manner or fulfill it is problematic and can be financially detrimental to a governing body. (*Delaney Company v. City of Bozeman*, 354 Mont. 181 (Mont. 2009), 2009 MT 441, 222 P.3d 618) (\$3,000,000 in damages for failure to retain emails for planning commission in a separate folder).

Ethics for Planning Board members are addressed in the Handbook.

Planning board members have to determine what constitutes the "public interest." *Unlike a special interest where a limited number of people would stand to benefit or profit, the public interest represents the benefits to society.*

Planning board members have to determine what constitutes the public interest as decisions are made on subdivision applications and other matters. The following pointers may help to keep the public interest foremost in the decision-making process.

1. Remember you serve the public.

It can be easy to think that an applicant is the "client," but when you serve the public interest, *the client is everyone in the community.*

2. Who benefits?

Does the applicant benefit at the expense of the public? Does the public benefit? Both? Work to ensure that the public at large benefits and not just certain individuals or groups.

3. Consider the future.

Decisions made in the public interest should consider, to the extent possible, future as well as current generations.

The Board, in word and action, viewed the applicant as the client and failed to identify benefits for the attendees and community. The applicant is a special interest benefiting on a profit basis from its proposed high density development that will destroy private and public roads leading into the development and property values for those residing on those roads. In other words, irreparable harm for the community to accommodate expediting a special interest that refused to acknowledge and ignored attendees' concerns. Although a Board member stated there is a need for housing in the valley, the proposed development with high density, postage-stamp sized lots is typical of an Airbnb rental community with its constant flow and turnover of visitors, not residents.

The Handbook speaks to consensus in decision-making with stakeholders. Involving the stakeholders and reflecting the public interest must be initiated through contacts with homeowner associations and those members. Meadow Lake Drive was vigorously argued during the hearing yet no resident on that road received notice of the hearing. Properties on Gleneagles Drive that adjoin the proposed development did not receive notice by certified or registered mail as required by City Regulation 17.12.050.B.2. They received a flyer in the general mail. The form of notice is not inconsequential but substantive because certified or registered mail screams "pay attention" whereas a general flyer in the mail may not be detected as anything other than "junk" mail. The applicant and the Board seek to avoid stakeholders and consensus and, in lieu thereof, aggressively reach for a quick and expeditious review of its proposal during the most family oriented time of year.

In short, involve the stakeholders and build awareness with a meaningful opportunity to be heard. Stand up for objective decision-making based on consensus that includes the public interest. Do not approve the proposed development because citizens have not been heard as called for under the Montana Constitution with the same opportunity as the special interest applicant.

Very truly yours,

Patrick Halter /s/

Patrick Halter
315 Meadow Lake Drive
Columbia Falls, MT 59912

December 23, 2022

Barb Staaland

From: Mike Siddall <MSiddall@herrlingclark.com>
Sent: Thursday, December 22, 2022 10:43 PM
To: staalandb@cityofcolumbiafalls.com
Subject: Tamarack Meadows subdivision is

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DEC 23 2022
CITY OF COLUMBIA FALLS

Please consider reducing the density of this subdivision. It's going to affect all of the surrounding property with way too much traffic and other problems with this I have a density. I am owner of a lot in Garnier Creek. Mike Siddall 920-540-5989

Sent from my iPhone

Please excuse inadvertent typos or grammar flubs as voice dictation may have been used to send this email =

David Restivo
273 Turnberry Terrace
Columbia Falls, MT 59912

December 22, 2022

Columbia Falls City Hall
Attention: Barb Staaland, City Clerk
130 6th Street West, Room A
Columbia Falls, MT 5991



To whom it may concern,

Thank you for the opportunity to comment on the plan for Tamarack Meadows. I am writing to convey my opposition of the **current plan** for Tamarack Meadows. I am asking that the Columbia Falls City Council vote “no” in adopting the current plan.

While I am not opposed to development, please allow me to detail some of my concerns and possible solutions and/or alternatives to the current plan.

- **Quality of life**

I am in total agreement with the sentiments in the City of Columbia Falls’ promotional video that is online. It’s why I settled here. In the 10-minute video, I heard the phrase, “small town/community” 6 times, 5 alone in the first 2 minutes and 30 seconds of the video. I heard virtues about safety for residents, with an emphasis on children. I heard an appreciation of the landscape - “the wide-open space” and “I can’t get over the scenery; I have yet to find anything better than this”. What is our community giving up and losing? From where I sit looking out my window, I see a lot of the positive aspects of our community disappearing. Does the planning of decades ago truly reflect the reality of today? I believe the Columbia Falls Planning Board and Columbia Falls City Council should reevaluate the impact this subdivision has on the virtues bestowed in the video; I believe those virtues are at risk.

- **High density of the housing**

Placing 103 homes on 47 acres puts the homes incredibly close together. In the vein of quality of life, shouldn’t the lot size be increased for more separation and less impact? Regarding infrastructure, it’s not clear from information published that existing water and sewer infrastructure can serve 103 additional units. Is the current \$5.5 million plan Columbia Falls has to upgrade the community’s sewer treatment plant meant to accommodate what the community currently has, or will more subdivisions stress the infrastructure we are trying to upgrade?

- **Increased traffic with no plan to alleviate it**

The Columbia Falls Planning Board acknowledged it is aware of the Tamarack Meadows subdivision traffic study, identifying 971 more vehicle trips on Meadow Lake Drive and Turnberry Terrace. The fact that the Columbia Falls Planning Board mulled alternatives to

alleviate traffic on these roads (reported in the Hungry Horse News, December 15, 2022) is an indication that they, too, know increased traffic is a problem. Yet, they voted to approve the plan without an alternative. Acknowledging a problem in the plan and executing said plan without a solution is problematic. The plan should not proceed until there is a viable solution for the increased traffic.

Turnberry Terrace, where I live, is maintained by The Woods at Mountain Watch subdivision residents through the HOA; it is not a county road. Our HOA dues go to maintaining Turnberry Terrace – snow plowing, surfacing, repairs – a financial burden that will only increase with additional traffic from years of construction vehicles and through-traffic from Tamarack Meadows residential use. Large construction trucks have already caused issues with road maintenance, dumped materials in inappropriate places, and blocked driveways. Should the residents of The Woods at Mountain Watch be required to shoulder the financial obligation of Turnberry Terrace for the developer and residents of Tamarack Meadows? No, they should not.

Residents on Turnberry Terrace vary in age. What concerns me is the increased traffic and speed of vehicles with neighborhood children at play. Kids on Turnberry Terrace play outside; they run around, ride bikes, scooters, and skateboards. I reference the video again, where it mentions that kids in Columbia Falls can ride around town, “like it was in the 50s and 60s.” Retirees and visitors walk along Meadow Lake Drive without the presence of a sidewalk. I am genuinely concerned for the safety of children, retirees, and visitors. Despite the addition of speedbumps on Turnberry Terrace, vehicles, including construction vehicles, continue to exceed the speed limit and take corners too quickly. Additional traffic increases the possibility of injury to pedestrians and damage to property on Turnberry Terrace, Meadow Lake Drive, and neighboring streets and roads.

Another concern for increased traffic on these two roads in and out of the subdivision is egress during an emergency. Will emergency service vehicles be able to enter and exit the area in a safe and timely manner, especially in the event of any need for evacuation of residents due to a natural event like a wildfire? I ask that the Columbia Falls Planning Board and Columbia Falls City Council revisit the topic of potential impacts to safety and personal property of this area as a result of limited access.

Thank you for your time reading and considering my thoughts.

Respectfully,

/s/ David Restivo

David Restivo

Barb Staaland

From: Loree Smith <1sunsetgirl@gmail.com>
Sent: Wednesday, December 14, 2022 5:09 PM
To: staalandb@cityofcolumbiafalls.com
Subject: Schellinger Proposed Subdivision in Columbia Falls

RECEIVED
DEC 16 2022
CITY OF COLUMBIA FALLS

To whom it may concern:

As a property owner in the Mountain Watch Community, our address is 185 Turnberry Terrace and we also own a lot at 22 Turnberry Lane. Our concerns are the same as many of our neighbors in the community with regards to the extra traffic on our private road, which will consist of heavy construction equipment traffic as well as the additional residential traffic. The maintenance of this road is paid for by the homeowners of this small community. Another concern with so many lots is, will the current water and sewer systems be able to handle the additional demands?
Thank you for listening to our concerns.

Scott and Loree Smith

Sent from my iPhone=

DECEMBER 9, 2022

KENNETH SJAAS
280 TURNBERRY TERRACE
C. FALLS, MT 59912

Item No.7.

MS BARB STAALAND
CITY CLERK
COLUMBIA FALLS, MT

RECEIVED
DEC 14 2022
CITY OF COLUMBIA FALLS

DEAR MS. STAALAND :

I AM WRITING IN REGARD TO THE PROPOSED TAMARACK MEADOWS
SUBDIVISION AS DESCRIBED IN THE NOTICE OF PUBLIC HEARINGS DATED
16, NOVEMBER 2022.

THIS PROPOSAL RAISES SEVERAL ISSUES OF CONCERN FOR RESIDENTS
LIVING ON MEADOW LAKE DRIVE AND ON TURNBERRY TERRACE.

WHILE SOME TYPE OF DEVELOPMENT IN THIS AREA WAS EXPECTED, THE
PROPOSED 103 SITES IS FAR GREATER THAN ANTICIPATED.

THE ENTIRE MEADOW LAKE RESORT COMPLEX CONSISTS OF SOMEWHERE
IN THE NEIGHBORHOOD OF 180-200 SINGLE FAMILY HOMES AND SEVERAL
CONDOS AND DUPLEX TYPE HOUSING UNITS. THE SITES GENERALLY
SURROUND THE GOLF COURSE AND ARE SEPARATED BY ACRES OF GOLF
FAIRWAYS AND MANY OPEN AREAS WHICH DEFINE THE CHARACTER OF
THE RESORT AND SURROUNDING VICINITY.

ALLOWING 103 HOME SITES TO BE DEVELOPED AND SITUATED AS
PROPOSED WILL PERMANENTLY AND DRASTICALLY DEGRADATE THE EXISTING
CHARACTER AND NUANCE OF THE ENTIRE AREA.

NO ONE EVER WELCOMES AN INCREASE IN TRAFFIC PAST THEIR HOME.
THAT ISSUE IN ITSELF IS MOST LIKELY NOT A STRONG ENOUGH ARGUMENT
TO DETER DEVELOPMENT. MY AREA OF RESIDENCE, THE WOODS AT MTN
WATCH, CONSISTS OF 19 OR 20 HOMES AND A FEW VACANT LOTS.

OUR STREET, TURNBERRY TERRACE, IS A PRIVATE ROAD WITH COSTS OF MAINTENANCE BEING THE RESPONSIBILITY OF THE HOMEOWNERS HOA.

THE THOUGHT OF 103 HOME SITES WITH INGRESS AND EGRESS LIMITED TO TWO MAIN ROADS, TURNBERRY TERRACE AND MEADOW LAKE DR IS NOT ACCEPTABLE. THE SHEER VOLUME OF TRAFFIC OF HEAVY EQUIPMENT ETC MERELY IN THE DEVELOPMENT PHASE WOULD CAUSE EXTREME DAMAGE TO OUR ROAD, AND THEN THE VOLUME OF TRAFFIC DUE TO HOMEOWNERS COMING AND GOING? HARD TO VISUALIZE THE CHANGES AND NECESSARY COSTLY REPAIRS. THE USE OF OUR PRIVATE ROAD BY CONSTRUCTION EQUIPMENT AND VEHICLES AMOUNTS TO EXPLOITATION OF THE HOMEOWNERS OF MTN WATCH FOR THE GAIN OF THE DEVELOPER AND SUBSEQUENT RESIDENTS. THAT IS SIMPLY WRONG AND SHOULD NOT BE ALLOWED TO HAPPEN.

THE RAPID INFLUX OF NEWCOMERS AND THE DEMAND FOR HOUSING, THE RATE OF GROWTH IN THIS AREA, IS UNPRECEDENTED AND I KNOW THAT REASONABLE DEVELOPMENT IS NECESSARY AND ULTIMATELY INEVITABLE.

I BELIEVE THAT EACH PROPOSED DEVELOPMENT MUST BE LOOKED AT IN THE CONTEXT OF THE AREA(S) IT WILL IMPACT.

IN THIS CASE, A MASSIVE DEVELOPMENT OF 103 HOME SITES WOULD COMPLETELY AND PERMANENTLY DEGRADE THE QUALITY OF HOMEOWNER EXPERIENCE FOR THOSE OF US CURRENTLY LIVING HERE. THIS SHOULD NOT BE ALLOWED AS IT IS CURRENTLY PROPOSED.

SINCERELY,

Kenneth Spawtor

TURNBERRY TERRACE RESIDENT

Barb Staaland

From: Robert Crowe <crowe54.bob@gmail.com>
Sent: Thursday, December 15, 2022 11:17 AM
To: staalandb@cityofcolumbiafalls.com
Cc: PATRICK MALONE

CITY OF COLUMBIA FALLS
DEC 16 2022
RECEIVED

As an introduction, I am the President for the HomeOwners Association, Glacier Village (building 14) 600+ fractional owners at Meadow Lake Resort. I am also a fractional owner in buildings 9 and 12 of the Spyglass HOA also at Meadow Lake Resort.

Mr. Patrick Malone, a Columbia Falls resident and also a fractional owner and a member in both Glacier Village and Spyglass HOAs, forwarded to you on December 12, 2022 his concerns regarding the proposal and development plans for Tamarack Meadows. Mr. Malone has some very valid points as to the density of this project and the impact that it may have on the existing owners in the area as well and the impact on the resort.

There is certainly an argument that the addition of more local residents could certainly benefit the local community such as the golf course and restaurant, however, the concern lies with the impact such a density will have on the present infrastructure and its ability to handle such an influx.

We ask that the committee take this into consideration when reviewing the project.

Thanks very much.

Robert Crowe
President- Glacier Village HOA

Barb Staaland

From: r2o53@yahoo.com
Sent: Saturday, December 17, 2022 9:57 AM
To: staalandb@cityofcolumbiafalls.com
Subject: Fwd: Tamarack Meadows

RECEIVED
 DEC 17 2022
 CITY OF COLUMBIA FALLS

Barb - this is email I sent the other day and wanted to make sure it gets filed with the other correspondence concerning Tamarack Meadows. Thanks

Sent from my iPhone

Begin forwarded message:

From: r2o53@yahoo.com
Date: December 16, 2022 at 12:53:51 PM MST
To: Dan Singer <Dansinger2005@yahoo.com>
Subject: Fwd: Tamarack Meadows

To eric mulcahy

Sent from my iPhone

Begin forwarded message:

From: r2o53@yahoo.com
Date: December 16, 2022 at 12:05:20 PM MST
To: Eric Mulcahy <eric@sandssurveying.com>
Cc: Randy Ostman <r2o53@yahoo.com>, Susan Nicosia <nicosias@cityofcolumbiafalls.com>, pappenfusdesigns@gmail.com
Subject: Tamarack Meadows

Greetings Eric. This is Randy Ostman, Mountain Watch HOA VP, who attended the meeting on the 13th.

Appreciated your thorough explanation of the proposed Tamarack Meadows development. It is obvious from the audience in attendance that although they do not oppose some level of development, the Density issue still needs to be addressed.

Will be more questions forthcoming I'm sure but would like a little clarification on the degree of Public Involvement that went into this process.

I worked for a Federal Agency and dealt with many EA's and EIS's and one of the first steps is Scoping with public input as to the Issues, Concerns, and Opportunities that a project may generate.

Understand that demographics and Planning efforts approved the Density of development in 2006 but that approval had lapsed. I believe that this project should be considered a NEW project and although a lot of information is still valid, the need for Public Involvement is necessary. Would like your opinion on this.

Thanks for your time.

Randy

11/20/22

RECEIVED

Item No.7.

NOV 28 2022

To City Clerk
Columbia Falls, Mt, 59912

CITY OF COLUMBIA FALLS

As a resident of 230
Meadow Lake Dr -

Columbia Falls, Mt, 59912

I protest the sub-
division being requested
for Tamarack Meadows
47 Acres. It is

unthinkable that you
would consider that
sort of development +
TRAFFIC to that area.

Please do not OK
this project. Thank you
Camille Carsten

to: Columbia Falls
City Planning Board -

As a resident of
230 Meadow Lake Drive
in Columbia Falls - I
wish to protest the
subdivision being requested
for Tamarack Meadows -
(47 acres). It is
unthinkable to add that
sort of development &
TRAFFIC to this area.
Please do NOT OK
this project.

RECEIVED

NOV 28 2022

Thank you
Camille Carsten

CITY OF COLUMBIA FALLS

December 6, 2022

Columbia Falls City Hall
 Attention: Barb Staaland, City Clerk
 130-6TH Street West, Room A
 Columbia Falls, MT. 59912

RECEIVED
 DEC 12 2022
 CITY OF COLUMBIA FALLS

This letter is in response to the City of Columbia Falls Notice of Public Hearing advising that the Columbia Falls City-County Planning Board will hold a public hearing on December 13, 2022 at 6:30pm at the Council Chambers of City Hall concerning a request of "Skellinger Construction" to construct a Major Subdivision call "Tamarack Meadows".

I am a property owner & occupier at 265 Meadow Lake Drive, Columbia Falls, MT. I am a past President and member (current) of what is now called "Meadow Lake Estates West," the homeowners association which is directly affected by the proposed major subdivision.

I will not be able to attend in person the public hearing scheduled for December 13, 2022, however, I intended to participate by phone. I made arrangements with you to participate via zoom.

To reiterate our phone conversation of 12/6/22, my email address is: larrybalexander@outlook.com My phone number is (206) 919-4313.

I fully intend to attend in person the Columbia Falls City Council hearing scheduled for January 3, 2023.

Sincerely, Larry B. Alexander

Barb Staaland

From: Debby <debbyurgo@gmail.com>
Sent: Monday, December 5, 2022 5:49 PM
To: staalandb@cityofcolumbiafalls.com
Subject: Tamarack Heights proposal

RECEIVED

DEC 06 2022

CITY OF COLUMBIA FALLS

We live part time at 395 Golf Course Dr in Meadow Lake and feel that this subdivision would not be beneficial for our area. It will create too much traffic for Meadow Lake Dr and I feel the size of these lots does not fit in with the properties in the Meadow Lake subdivision. My husband and I are not in favor of this development. Thank you for listening to our position on this matter.

Sincerely
Debra Urgo
395 Golf Course Dr
Sent from my iPhone=

Barb Staaland

From: John Powell <johnpowell198133@yahoo.com>
Sent: Wednesday, December 7, 2022 11:10 AM
To: staalandb@cityofcolumbiafalls.com
Subject: Tammarack Heights

RECEIVED

DEC 07 2022

CITY OF COLUMBIA FALLS

To Columbia Falls Planning Board:

My name is John Powell and I am writing to you about a couple of concerns I have about the proposed Tammarack Heights development. I live at 226 Meadow Lake Dr.

My first concern is in regards to the impact on Meadow Lake Dr. While this is a county road, in actuality it is a neighborhood street i.e. lots of pedestrians walking, golf carts coming and going etc.. the size of this development would probably add a couple of hundred cars for regular use. This would be many times the number of regular users now. Ca. you imagine adding a development this size on West 3rd street in Columbia Falls? That makes no sense. If this proposal proceeds as described we will need a sidewalk, stop signs, speed bumps etc.

My second concern is that the size and density of this development can cause environmental issues. In our neighborhood most of the properties have no fences and there is various areas of vacant land. This allows for numerous types of wildlife to continue to live in the area. This proposal appears to be very dense, especially in the center, and is bordered by a lot of vacant land to the North and i believe that when developing property in the urban...wildland interface area that wildlife habitat should be considered.

If this proposal could be 'downsized' and made economically viable, there should be open green spaces that are countinous from the north boundary to the south boundary to allow for wildlife passage.

A 'side note' but related: A couple of years ago i owned a vacant lot over by the CFalls high school. At one point we thought about seeing if we could divide the lot (it was about 10,000 square feet, and building two smaller homes on lot. I talked with the city planner at that time and he said zoning would not allow that. We then had a discussion about city zoning issues and the strong impression i got that the city staff were strongly against the concept of increasing density in the core areas of the city. At the same time I hear people in Montana complain that the open areas out of the cities are being bought up and built on. You cannot have both. lots of open land and a lack of density in the cities. In addition to the damage to the environment issues you also make the housing affordability issue's worse.

Thats my 3 cents and I am sticking with it!

John Powell
 226 Meadow Lake dr

December 7, 2022

Columbia Falls City Hall
130 6th Street West, Room A
Columbia Falls, MT 59912

RECEIVED
DEC 08 2022
CITY OF COLUMBIA FALLS

Attention: Barb Staaland, City Clerk

To Whom It May Concern:

I am writing this letter to voice my opposition to the proposed 103-lot subdivision (Tamarack Meadows) being considered near Meadow Lake Resort. As a homeowner on Meadow Lake Drive for the past 42 years this is of great concern to me.

Since that area was opened up for the original subdivision, the traffic on Meadow Lake Drive has substantially increased. Meadow Lake Drive started as a dead-end road used by Meadow Lake West homeowners and has now become the most used access for any construction vehicles and homeowners on Gleneagles Trail and Turnberry Terrace. I feel this is due to Meadow Lake Drive being the quickest access to Columbia Falls and it has no speed bumps as all other accesses do. I can't imagine the congestion that will occur with the Tamarack Meadows traffic added as well.

The speed limit on Meadow Lake Drive is set at 25 mph and not well heeded. Meadow Lake Drive services a residential area and there are many walkers (of which I am one), joggers, and dog walkers that use the roadway as there are no sidewalks. I am nervous letting my grandchildren play in the yard in the summer due to all the traffic and high speed vehicles. Just this past summer there were dump trucks going up and down the road continuously (at times it was at least every half-hour). And that was just for 4 homes being built on Gleneagles Trail.

The increase in traffic and speed of vehicles this subdivision will create on Meadow Lake Drive makes this a huge safety issue.

The impact this 103-lot subdivision will have on Meadow Lake Drive and its residents will be overwhelming.

Thank you for your time.



Janine Gardner
355 Meadow Lake Drive
Columbia Falls, MT 59912
406-892-3687

Barb Staalnd

From: Scott Prichard <scottprichard1@hotmail.com>
Sent: Thursday, December 8, 2022 6:21 AM
To: staalndb@cityofcolumbiafalls.com; jolynn.barnicoat@gmail.com
Subject: Proposed 103 Lots at The Top Of Meadow Lake Drive

RECEIVED
DEC 08 2022
CITY OF COLUMBIA FALLS

Barb,

I am the owner of 131 Gleneagles Trail (lot 49) for the past 12 years and have firsthand experience with the construction equipment and builders, as well as the traffic with the new homeowners, and the very limited access. Given the only road that is reasonable for heavy equipment to access the area (Meadow Lake Drive) I feel it is unreasonable to plan for 103 small lots yet no improved access at the back of the proposed addition onto Trumble Creek Road to handle the construction traffic as well as the large number of lots in the longer term.

Further, the county road system (inclusive of Trumble Creek and the road out to the highway across from Super 1) is already a mess. There is no turn arrow at corner of Meadow Lake Blvd and Hwy 2, neither Meadow Lake Blvd or Trumble Creek Ln have shoulders or lane stripes, biking is becoming a mess on Trumble Creek Ln, the turn onto Meadow Lake Drive has a blind hill with no traffic light, and Trumble Creek Ln is effectively the same road we had when I moved to Columbia Falls in 1973 except it paved so that traffic moves quite a bit faster.

Given the road system includes the County and suspect no plans for improvements are likely, I would suggest that no more than 40 lots should be added in this space and that would include an additional exit onto Trumble Creek Ln.

Please share this email with the planning meeting for their consideration.

Thanks,

Scott R Prichard

Barb Staalnd

From: Adora Fulkerson <acfulkerson4@gmail.com>
Sent: Thursday, December 8, 2022 4:45 PM
To: staalndb@cityofcolumbiafalls.com
Subject: Tamarack Meadows proposal

RECEIVED
 DEC 08 2022
 CITY OF COLUMBIA FALLS

To: City Clerk of Columbia Falls, Barb Staalnd
 From: Adora Fulkerson, Owner, 220 Meadow Lake Dr.
 Re: Proposed Subdivision for Tamarack Meadows

December 8, 2023

I am submitting this letter of deep interest and concern for the proposed Tamarack Meadows subdivision that has been issued to the Columbia Falls City Council. For the sake of brevity I have used bullet points to share my greatest concerns, however they are not in any particular order.

- **Density:** this proposed 47 acre subdivision will put a traffic load on Meadow Lake Blvd., Meadow Lake Drive, Tamarack Rd. and all feeder streets into the Meadow Lake resort community that does not seem sustainable. There are very few sidewalks and therefore all walkers must currently walk on the streets. This community has dozens, if not hundreds, of walkers throughout all four seasons and an increase of a couple hundred more vehicles will likely change any perceived safety we currently enjoy. It is already extremely problematic to make a safe left turn on Hwy 40, at the light. There is not a designated left turn arrow and many near misses happen daily. With increased traffic load, I would hope a full -scale traffic study will be completed and shared with the community prior to any decision making about approval for this subdivision. As another subdivision has already gained approval north of the light, the vehicle load on the lower part of Meadow Lake Blvd will be increasing and there will be issues with turning traffic from both directions at that street entrance, once established.
- **Traffic speed:** There is already an established disregard for posted speed limits by construction vehicles while homes have been built. Warning calls have had to be placed to the construction companies and other suppliers the past two summers. The build out of 103 units will compound the problem exponentially.
- **Water use:** Where is the water coming to and from for this proposed project? Will current owners be sharing a well and other infrastructure? If so, how will it impact current homeowners?
- **Fire:** What is the current requirement for safe ingress/egress to get all community homeowners out of a dangerous area in the case of wildfire? The only feeder access that would safely accommodate firetrucks and other emergency vehicles would be Meadow Lake Drive. Is there a proposed plan that can be shared?
- **Wildlife:** Living in NW Montana we all know we share our environments with wildlife, not least of which are bears. With all the increased development of the last decade we are all seeing more bear activity in our neighborhoods. Privately owned trash receptacles must now be fully secured until the time of pickup. Bear "proof" bins with latches used by public entities are back ordered through the county. It would be my hope that wildlife displacement is considered should the project gain approval.

Let me close this letter with this comment. I am not a homeowner with the mindset of, "I live here and now no one else can come enjoy these surroundings and lifestyle." My opposition and concerns are based on this density, as proposed. It shows disregard for the current homeowners in the surrounding community and a short-sightedness about lifestyle at full build out.

Thank you for your attention,
 Adora Fulkerson

HAND-DELIVERED

Date: December 9, 2022

To: Susan Nicosia,
City Manager – Columbia Falls
Planning Commission - Zone Administrator

From: Patrick Halter *Patrick Halter 12.9.22*
315 Meadow Lake Drive
Columbia Falls, MT 59912

CITY OF COLUMBIA FALLS
DEC 09 2022
RECEIVED

RE: Planning Commission Meeting
December 13, 2022
Agenda Item: Major Subdivision Tamarack Heights

I became aware of the subject meeting this week. The proposal on the Planning Commission agenda deserves a thorough and comprehensive response to benefit the members on the Commission as well as the community. I am requesting that this agenda item be delayed and not acted upon on December 13. A delay of 120 days is requested and necessary for a professional and scientific response to the proposal which, if adopted as proposed, will result in a single family home community with the highest density in the Meadow Lake community as well as the farthest removed from core areas.

Scheduling this item during the holidays is prejudicial and detrimental to individuals in the community, the multiple HOAs impacted by this development and those who would like to attend but cannot because they reside here part-time. In my discussion with an engineering firm and legal counsel to assist my review, which I intend to share with my HOA and the planning commission, these professionals cannot complete a review and comment at this time of year and have a response submitted by December 13. The timing and review of this matter at this time of the year portrays an appearance of seeking to avoid meaningful discussion of it.

There are multiple issues presented by this proposal but one will be mentioned briefly and that is the increased traffic pattern on Meadow Lake Drive. Construction crews and equipment will use MLD as the most natural ingress and egress notwithstanding the proposed egress through Granier Lane.

I request a 120-day continuance to allow a deliberative response that benefits everyone rather than maneuvering this proposal through the hearing process at the busiest time of year for persons and families.

Barb Staaland

From: Fufi Jones <fufijones308@icloud.com>
Sent: Friday, December 9, 2022 3:05 PM
To: staalandb@cityofcolumbiafalls.com
Subject: 103 Lots at top of Meadow Lake Drive

DEC 09 2022
CITY OF COLUMBIA FALLS

We cannot tolerate our quiet, country roads put at risk! With large neighborhoods (103 additional lots ~ 47 acres) utilizing our existing roads, ie: Meadow Lake Drive (where we live), Turnberry Terrace and Gleneagles Trail. This proposed exceptionally large subdivision would extend our private road network and connect to public sewer and water facilities. For instance, the additional paved surfaces will result in the rate of greater accumulation in storm water flow. This will likely result in overwhelming the existing storm water collection system. Much the same can be said of our potable water, existing streets and traffic control. Based upon the information available to us, this proposal is unacceptable.

Garr and Fufi Jones
280 Meadow Lake Drive
Columbia Falls, MT 59913

Sent from my iPhone=

Barb Staaland

From: Theresa Walsh <mlrbabe66@gmail.com>
Sent: Friday, December 9, 2022 4:52 PM
To: staalandb@cityofcolumbiafalls.com
Subject: Tamarack Meadows Subdivision

RECEIVED

DEC 09 2022

CITY OF COLUMBIA FALLS

Barb Staaland
Columbia Falls City Clerk
12/09/2022

In regards to the Tamarack Meadows proposed subdivision:

First, let me say that I received the official proposal this morning via email and was given today as a deadline to submit any thoughts or objections.

I truly feel that we, the home owners on Meadow Lake Drive need at least 60 days to digest and respond to the proposal. If the subdivision proceeds, it will have a major impact on our quiet lifestyle and more importantly the safety of the neighborhood.

I have lived on Meadow Lake Drive since 2003 and have seen this quiet rural road go from a dead end with very little traffic to a very busy "city" street. The impact that the connection with Turnberry Terrace and Gleneagle Trail has been significant and now you're proposing an increase of 900 vehicles per day on top of that, and potentially 1,500 to 2,000 vehicles per day on a small 24 foot wide county road. The speed limit is currently 25 miles per hour but very few adhere to the limit. There are 32 ingress/egress points along Meadow Lake Drive, many with steep, blind exits. Without the ability to calm traffic this has become the fastest way in and out of the adjacent subdivisions, and trust me, they take advantage of it. Please consider tabling the progress for a brief period of time so that all parties can consider whether 103 additional units is in everybody's interest.

Theresa M. Walsh
270 Meadow Lake Drive
Columbia Falls, MT 59912

Barb Staaland

From: J Conn <petro1103@gmail.com>
Sent: Sunday, December 11, 2022 3:34 PM
To: staaladb@cityofcolumbiafalls.com
Subject: Tamarack Meadows

RECEIVED
DEC 12 2022
CITY OF COLUMBIA FALLS

I support the Schellinger Construction's development of Tamarack Meadows. Located north and west of Meadow Lakes Resort. I am a full time resident in Meadow Lake North. My address is noted below.
Cheers John

--
John F Connelly
275 Oakmont Loop
Columbia Falls, MT 59912 USA
email: petro1103@gmail.
mob: +1 406 871 2587

Barb Staaland

From: Pat Malone <pcmwccc@hotmail.com>
Sent: Monday, December 12, 2022 5:49 PM
To: staalandb@cityofcolumbiafalls.com; Susan Nicosia
Cc: editor@hungryhorsenews.com; Pete Glee; Barb Riley; crowe54.bob@gmail.com;
 ggaede@shaw.ca; Connie Malone ; Pat Malone
Subject: Tamarack Meadows Proposal

RECEIVED

DEC 12 2022

Members of the City of Columbia Falls Planning Board and Zoning Commission

RE: Proposed Tamarack Meadows Subdivision

CITY OF COLUMBIA FALLS

Dear Honorable Members:

Growth and development are inevitable in the Flathead. It is only a matter of deciding how, where and when such growth should occur for the long-term health and sustainability of our residents.

Like all subdivisions, the developer and their technical staff do not intentionally plan or design for human death. City staff and authorities responsible for reviewing and approving such subdivisions equally do not intentionally act to facilitate human death. Neither of course ultimately accepts any legal or financial responsibility for such outcomes from residential development. Yet.....the reality is human injury and even death can and do occur from the over population and use of small, narrow country lanes that were never designed or engineered for urban level usage and congestion. Consider just two examples close to our family.

Example #1. On April 26, 2019, just prior to summer break, 37-year-old Jessica Farbstein hit and killed local Columbia Falls resident Brooke Hanson (age 15) on Tamarack Lane just west of Meadow Lake Drive. Brooke is one of the children of good friend and local businessman Mike Hanson. Our families and children own and recreate often at Meadow Lake Resort.

Example #2. On a summer evening in July of 2021 while our youngest son was biking home from work at Great Northern Cycle when he was forced to crash his bike into a ditch to avoid hitting a car passing another car on the 90-degree curve at Tamarack Lane and Witty Lane. Of course, while no cars stopped to help, our son had to be taken to the North Valley ER and treated for broken ribs and major skin tears to his arms and legs. He's recovered, continues to bike, and continues to inform us of the many never misses he and most of his regular commuting cycling friends report – in part because Flathead County Deputies rarely patrol this stretch between Columbia Falls and Whitefish even though it's a known and highly promoted major bike route.

Who is responsible in these cases? The County for failing to plan for and construct urban level arterials with adequate view clearances, shoulders, sidewalks, passing lanes, etc.? The County and City of Columbia Falls for approving urban level development in an otherwise very rural setting? Or simply the drivers of these two cars? Or ... all the above parties? Legally it would likely only be the drivers, but morally as community leaders you are sworn to protect our resident's public health, safety and general welfare.

The act of approving, denying or conditioning any subdivision assumes the responsibility of placing public health and safety and the general welfare of a community's residents as the highest priority. Planners are becoming to removed from human factors and overly dependent upon such measures as "levels of service", "average daily traffic", "critical lane volume", "floor area ratios", "filtration rates", etc. and other statistical calculations. When they need to emphasize principles such as walkability, connectivity, core orientation, sustainability, and of course quality of life. We plan for people and we have to plan for human error and worst-case outcomes.

So, will approving Tamarack Meadows help improve or at least maintain the quality of life and the public health Mountain Watch, Meadow Lake and Columbia Falls community? Will it increase or lessen the potential for human life and death interactions I discussed above? You must decide!

*For our family, the density is too great, traffic volumes are too high, roads too narrow and too unsafe, human circulation facilities (bike lanes, sidewalks) too inadequate, general circulation patterns too limited, drainage too inadequate, emergency response routes too slow, and water resources possibly too scarce. **We support a less dense, larger lot size development pattern more fitting with a lower volume footprint consistent with a rural environment. Leave urban development inside city limits.***

Sincerely,

Patrick Malone for the Malone Family, 1373 Wildcat Drive, Columbia Falls.

cc: Members of the City of Columbia Falls Council
Members of the Meadow Lake Resort HOA Boards
Hungry Horse News

Barb Staaland

RECEIVED

DEC 12 2022

CITY OF COLUMBIA FALLS

From: Becky Lomax <becky@beckylomax.com>
Sent: Sunday, December 11, 2022 5:57 PM
To: staalandb@cityofcolumbiainfalls.com
Subject: comments on Tamarack Meadows proposal

Hi—

We are writing in regards to the Tamarack Meadows proposal coming before the CF City-County Planning Board. We are opposed to the Tamarack Meadows proposal for the following reasons:

#1
The Meadowlake community (including Turnberry Terrace and Gleneagles Trail is a walking community--for residents and visitors staying at Meadowlake Resort. Plus, lots of people who live in neighboring zones come to Meadowlake seeking a safe place to walk. People walk their dogs, jog, and get their exercise year-round on the Meadowlake roads because they are off Tamarack, which has proven a deadly place to walk with absolutely no shoulder. Bicyclists even cut through to get off of Tamarack Lane. While it's commendable that the new developer has proposed a walking trail open to the public in the green space of Tamarack Meadows, Meadowlake roads have no sidewalks. With the increased traffic that would come from the 103 homes (2 cars per home?) using the Meadowlake roads, this area would become dangerous for walking and shut down one of the best assets the Meadowlake community has. Columbia Falls already has too few safe places to walk on streets, especially north of the highway; let's not remove one of the few we do have because traffic will increase dramatically.

#2
Tamarack Meadows would spill all of its traffic onto Tamarack Lane at supposedly only two points (Turnberry Terrace and Meadowlake Blvd) but face it, increased traffic will use the other access points via Oakmont Lane, Oakmont Loop, and St. Andrews Drive. With the exception of Oakmont Lane and Turnberry Terrace, these roads are narrow, two-lane road with absolutely no shoulders. Tamarack Lane already has a traffic problem with many drivers ignoring the speed limit. It is loaded with wildlife attempting to cross, particularly deer and turkeys, and has seen one fatality of a teen. Some wildlife has been hit by vehicles. This is not a road that is prepared for more traffic. Nor is it safe for the families who live on it. A severe increase of traffic that would come from the addition of 103 homes would compromise the safety along this road even more. Tamarack needs to be addressed **before** any major development impacts the traffic further.

#3
From the Meadowlake area heading south, Meadowlake Boulevard crosses over the railroad tracks on a viaduct to reach the highway (U.S. 2). That viaduct which curves over the tracks (doesn't go straight) already sees a crazy amount of traffic with people and construction vehicles often driving over the speed limit. The viaduct needs to be addressed before more construction traffic and new resident traffic are added. Between there and the highway, another subdivision has already been approved for 102 homes and a 36-unit apartment. The highway junction is not yet set up to handle the volume of vehicles—from the onset of construction workers to later residential vehicles--coming through it. Turning either way onto the highway or especially turning off the highway from the west onto Meadowlake Blvd is a nightmare. Traffic issues for the already approved

subdivision and apartments should get solved **before** any other subdivisions in this area are added and especially **before** construction starts on all, not after.

Item No.7.

#4

Creating the housing density of the proposed Tamarack Meadows would impact wildlife, regardless of the inclusion of green belts in the developer's proposal. This area, especially with the power line swath and being adjacent to USFS land, is home to lots of wildlife year round: bears, deer, fox, turkeys, elk, and every once in a while a mountain lion. The fact is that the timber that will need to be removed for building and roads will impact wildlife, removing more cover for them. The housing density should be lessened to have less impact of wildlife.

#5

Water is of concern for more than just the Meadowlake proper area...concerning beyond the Meadowlake proper boundaries. While the amount of households in the expired approved plat might have been similar or more than the current proposal, water concerns have increased since those original plats were approved. Water impacts need to be addressed fully and broadly.

We are not against houses going into this area of Meadowlake but the density and scale of this development causes many concerns with traffic, walkers, wildlife, and water.

Thank you,

Becky Lomax & Michael Makieve
149 Oakmont Loop
Columbia Falls, MT 59912
406-871-4004

Barb Staaland

RECEIVED

From: Jessie Pappenfus <jessiepappenfus@gmail.com>
Sent: Monday, December 12, 2022 11:03 AM
To: staalandb@cityofcolumbiainfalls.com
Subject: Tamarack Meadows comment

DEC 12 2022

CITY OF COLUMBIA FALLS

To Whom it may concern, c/o Barb Staaland,

Hello, my name is Jessie Pappenfus, and I am a current resident of 256 Turnberry Terrace. Along with my husband Jeremy, I am writing about my concerns regarding the proposed development named Tamarack Meadows. Though I am not opposed to the future development of this area, I am greatly concerned with the current design that has been submitted. My family moved to the Flathead Valley in 2004 and we have witnessed the explosive growth over the past two decades, as well as experienced the vast beauty and unique surroundings that we are blessed to live in. My husband personally designed and built our house on Turnberry Terrace in 2019 after leaving Whitefish to live in a more rural setting. Turnberry Terrace appealed to us because of its dedication to preserve the "woods" feel, manageable lot size (.35 acre average) and its close knit neighborhood feel.

I have four major concerns about Tamarack Meadows at this time that I feel need to be recorded and hopefully addressed.

1- Lot size. As stated above, I am not opposed to the development of this land, but have concern for its methods. The plan as submitted has lot sizes that fall significantly smaller than those in surrounding neighborhoods. Lots sizes and layout are suited more for urban development near or within a larger population center like Missoula, not Columbia Falls. I would like to see the average lot size increased to .45 acres.

2- Access. Currently the map shows two exit/entrance points. I don't include Oakmont Ln as one of these points due to the fact that it directs traffic into Meadow Lake resort. This leaves Meadow Lake Drive and Turnberry Terrace as the primary recipients to the bulk of the traffic related to development, building, living, and emergency access. Both roads are currently in poor condition. Turnberry Terrace is a private road that has degraded significantly over the last few years due to the increase in construction traffic related to homes on Gleneagles Trail. I believe Tamarack Meadows needs to have a third and primary access point that directs traffic directly towards Tamarack Lane. I realize that affects residents on Garnier Lane, but I feel that access is necessary for the safety and protection of ALL surrounding neighborhoods. Even with that third access in play, I believe the developer of Tamarack Meadows should be required to replace and improve both Meadowlake Drive and Turnberry Terrace.

3- Visual and environmental impact. The western edge of this development is observed to be a seasonal wetland that feeds directly into Garnier Creek. A proper environmental impact survey needs to be completed before such a development can be approved. Planned lots on this land will decrease tree coverage by over 90%. If lot sizes were increased as stated above (to .45 acre), that number drops to 40%. Those numbers are results of my personal observation and breakdown of lot sizes compared to the average homes and current forest density.

4- Out of state interests. I recognize Schellinger Construction as a long standing and reputable company of this valley. I was initially relieved that they had purchased this land and not some

conglomerate from outside Montana. That being said, this site plan has all the warning signs of a simple bait and switch. My fear is that Schellinger will get the approval, develop the infrastructure, and then sell the entire project to the highest bidding out of state developer. At this point this community would lose its identity and become another "Short Term Rental" density development like Whitefish.

Now is the time for Columbia Falls to stand their ground and help shape its surrounding communities to be sustainable, environmentally friendly, and safe.

Thank you for the opportunity to voice our concerns and opinions.

Jessie Pappenfus
256 Turnberry Terrace
Columbia Falls, MT 59912

Barb Staaland

From: Jeremy Pappenfus <pappenfusdesigns@gmail.com>
Sent: Monday, December 12, 2022 10:09 AM
To: staaldb@cityofcolumbiafalls.com
Subject: Tamarack Meadows Development.

DEC 12 2022

CITY OF COLUMBIA FALLS

To Whom it may concern, c/o Barb Staaland,

Greetings, my name is Jeremy Pappenfus, and I am a current resident on Turnberry Terrace. I am writing about my concerns regarding the proposed development named Tamarack Meadows. Though I am not opposed to the future development of this area, I am greatly concerned with the current design that has been submitted. My family moved to the Flathead Valley in 2004 and we have witnessed the explosive growth over the past two decades, as well as experienced the vast beauty and unique surroundings that we are blessed to live in. I personally designed and built our house on Turnberry Terrace in 2019 after leaving Whitefish to live in a more rural setting. Turnberry Terrace appealed to us because of its dedication to preserve the "woods" feel, manageable lot size (.35 acre average) and its close knit neighborhood feel.

I have four major concerns about Tamarack Meadows at this time that I feel need to be recorded and hopefully addressed.

1- Lot size. As stated above, I am not opposed to the development of this land, but have concern for its methods. The plan as submitted has lot sizes that fall significantly smaller than those in surrounding neighborhoods. Lots sizes and layout are suited more for urban development near or within a larger population center like Missoula, not Columbia Falls. I would like to see the average lot size increased to .45 acres.

2- Access. Currently the map shows two exit/entrance points. I don't include Oakmont Ln as one of these points due to the fact that it directs traffic into Meadow Lake resort. This leaves Meadow Lake Drive and Turnberry Terrace as the primary recipients to the bulk of the traffic related to development, building, living, and emergency access. Both roads are currently in poor condition. Turnberry Terrace is a private road that has degraded significantly over the last few years due to the increase in construction traffic related to homes on Gleneagles Trail. I believe Tamarack Meadows needs to have a third and primary access point that directs traffic directly towards Tamarack Lane. I realize that affects residents on Garnier Lane, but I feel that access is necessary for the safety and protection of ALL surrounding neighborhoods. Even with that third access in play, I believe the developer of Tamarack Meadows should be required to replace and improve both Meadowlake Drive and Turnberry Terrace.

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4- Out of state interests. I recognize Schellinger Construction as a long standing and reputable company of this valley. I was initially relieved that they had purchased this land and not some conglomerate from outside Montana. That being said, this site plan has all the warning signs of a simple bait and switch. My fear is that Schellinger will get the approval, develop the infrastructure, and then sell the entire project to the highest

bidding out of state developer. At this point this community would lose its identity and become another "Term Rental" density development like Whitefish.

Item No.7.

Now is the time for Columbia Falls to stand their ground and help shape its surrounding communities to be sustainable, environmentally friendly, and safe.

Thank you for the opportunity to voice our concerns and opinions.
Jeremy Pappenfus

TAMARACK MEADOWS PROPOSED DEVELOPMENT

To: Barb Staaland

From: Randy and Marcia Ostman

35 Turnberry Lane, Columbia Falls, MT

RECEIVED
DEC 12 2022
CITY OF COLUMBIA FALLS

Will be at the meeting on the 13th but wanted to share a few thoughts on Schellinger's proposed Tamarck Meadows Development. We are currently homeowners who are directly adjacent to this property. I (Randy) am also the Vice President of the Mountain Watch HOA.

Over the last couple of years, Mountain Watch has seen significant road deterioration from the construction traffic utilizing Turnberry Terrace to access sites on Gleneagles and Oakmont. Our road is a private road with eventual repair costs being borne by the members of Mountain Watch. Meadowlake Road West is a County maintained road and has also seen the inevitable damage from construction activities.

I am not opposed to development and was very happy to have purchased a lot and had a home built in 2016 in what was then a very nice, quiet neighborhood. Our private road has since become busier with increased construction traffic as well as non-resident ingress and egress. That's OK but it does have impacts going forward.

I am awaiting to hear what levels of development may be pursued before commenting in depth and helping come to a consensus on this Development so will provide just a few thoughts and concerns at this time.

1. Ingress and egress issues with increased traffic flow and construction vehicle damage to all roads into the development but especially to the private Mountain Watch Road. Is the easement through to Garnier still a consideration? Will the County take over maintenance of Turnberry

Terrace? Will Schellinger be willing to take over a portion of road costs on Turnberry Terrace.

2. The density of lots (103) seems excessive which leads to concerns in number 1. Realize the need for a viable and profitable proposal, but considerations of possibly having larger tracts mixed in with more open space would be more in line with this ridge area that has great views in all directions. We really don't want something that looks like the outskirts of other cities in our area.
3. Will the infrastructure keep in pace with future demands in this area. Talking about water, sewer, law enforcement and fire services, etc., etc.
4. These are a few thoughts and after the meeting on the 13th, will get fleshed out in more detail.

What is nice is that there can be dialogue to determine the next steps in this planning process. The previous preliminary plat approval has expired and now we can have input to what can be a development that meets the standards of rural yet responsible construction. I believe that Schellinger Construction, that has direct ties to our community, will listen to our concerns and present solutions to density, road problems, and needs of the local area. Thanks for the opportunity to comment.

Randy Ostman

35 Turnberry Lane

Barb Staalnd

RECEIVED

From: Rod MacLaine <rod.maclaine@gmail.com>
Sent: Monday, December 12, 2022 2:20 PM
To: staalndb@cityofcolumbiafalls.com
Subject: Tamarack Meadows - Impact & Concerns

DEC 12 2022
CITY OF COLUMBIA FALLS

Attn: Barb Staalndb
City Clerk

We were recently advised on Sunday, December 11, that you are having a Planning Board regular meeting on Tuesday December 13 and that one of the agenda topics will be public comment on the proposed Tamarack Meadow subdivision development. After reading the 235 pages package found on your website and relating to the development, we wish to provide our initial comment and concerns.

Our comments are as follows:

1. No where in the document can we find a construction schedule. Therefore we are not advised as to how long the project will take, especially the length of time heavy equipment will be impacting local road ingress and egress.
2. In regards to item #1 above, the timing of the proposed repair and resurfacing of Meadow Lake Drive is unknown.
3. In reference to the Traffic Study document found on page 144 to 177 inclusive, nowhere could we find what impact will take place on the Eastern ingress and egress that would be in place on Oakmont Lane, Oakmont Loop and subsequently St. Andrews Drive. These roads will tie into the North East corner of the Tamarack Meadows development according to the plat contained in the 235 page document. Traffic Study is silent on this, which we believe is in error.
4. As there is no real means of keeping construction traffic off of the roads noted in item #3 above, will the developer repair any damages sustained on this Eastern route?
5. A Construction Mitigation Plan is noted on page 19 of your 235 page document. In the brief description of what it shall contain, however there is no detail. Such items as work hours, measure to keep construction traffic off other roads except the west, is surely required just prior to starting work.

The above items are our initial comments to the submission to your board. We thank you for your commitment to supporting the proper growth of Columbia Falls and all of the hard work done by your board.

We will see you at the Planning Board Meeting.

Respectfully yours,

Rod MacLaine P. Eng.
Debra MacLaine

136 Oakmont Loop
Columbia Falls MT

Barb Staaland

RECEIVED

From: Lyle Frahm <lfracm@montanasky.com>
Sent: Sunday, December 11, 2022 3:38 PM
To: staalandb@cityofcolumbiafalls.com
Subject: (No subject header)

DEC 12 2022

CITY OF COLUMBIA FALLS

To Whom It May Concern: My wife and I live in Meadow Lake and had just returned from a three day trip. Just now read the flyer regarding the proposed construction of 103 Units up in the Mountain Watch area of Meadow Lake. I am definitely apposed to such a large development going in near by. Concerned for the amount of traffic our roads will be affected and certainly concerned about our water and sewer systems.

Traffic through the Meadow Lake Roads would be just terrible. Because of the above reasons I am definitely against such a massive proposal.

Lyle and Darlene Frahm
231 Oakmont Loop
Columbia Falls, MT. 59912

From: Rachel Erickson <r_a_erickson@hotmail.com>
Sent: Monday, December 12, 2022 11:04 AM
To: staalandb@cityofcolumbiafalls.com
Subject: Proposed Tamarack Meadows Subdivision

DEC 12 2022
CITY OF COLUMBIA FALLS

Ms. Staaland,

I am writing in response to the notice sent regarding the proposed Tamarack Meadows Subdivision. On behalf of my family, I would express some concerns and questions we have in regards to the proposed project. Please feel free to pass this along to those running tomorrow evening's meeting.

1. The proposed number of lots is 103. The major concern here is the significant increase in construction traffic coming up from Tamarack, Gleneagles, and Meadowlake Drive. How does Schellinger plan to mitigate damage to our roads, large trucks driving too fast through the neighborhoods where children are playing, and the other effects caused by the traffic increase?
2. In addition to construction traffic, another major concern is that 103 new homes would also increase the residential traffic through the neighborhood. At this time, the 3 points listed above are the only access points. 103 new homes, with an average of 2 vehicles per home, means that we could have around 200 additional vehicles on our roads. Those 3 streets cannot handle the current traffic plus the additional traffic. What plans are being considered for additional ingress and egress routes for accessing the new subdivision?
3. The water/sewer infrastructure needed for an additional 103 lots is also a concern.

Thank you for your time and consideration.

Blessings,

Rachel Erickson

Barb Staaland

From: Patrick Percoski <ptpercoski@gmail.com>
Sent: Tuesday, December 13, 2022 12:23 PM
To: staaladb@cityofcolumbiafalls.com
Subject: Tamarack Meadows public hearing

RECEIVED
 DEC 13 2022
 CITY OF COLUMBIA FALLS

Barbara;
 Good morning,
 My name is Patrick Percoski
 I'm at 265 Pine Valley Court.
 The purpose of this letter is to inform the board of my concerns about his project.

My self and others were only notified about this meeting yesterday. The fact that the meeting was made public with days notice, seems nefarious.

What is being pushed through without proper public notice and why? Most public hearings are published months in advance.

I'm mostly concerned about the negative impact this project will have on Meadow Lakes as a premier destination. It seems the planned project is not inline with the quality and feel of Meadowlakes nor does it have same ambiance of Meadowlakes. Below are my reasons.

Looking at the scope of the project information that I am aware of.

It appears the lot sizes are about 1/4 acre. Smaller in comparison than those in Meadowlakes. The sheer density of this project will detract from the casual country feeling of Meadow lakes. Creating a more urbanized feel. Im also concerned about what types of homes are being built. It seems this will be a tract development, in contrast to the custom homes in Meadowlakes.

The last time this project was looked at the volume of traffic and number of homes built in Meadow lakes has greatly increased. What's the impact on roads, traffic, sewer and water systems for the homes in Meadow Lakes? Already without this project the corner of tamarack and meadow lakes needs either a light or three way stop signs. The width of Meadow lakes road is very narrow, especially at the corner of HWY 2. Increased traffic especially in winter will surely raise concern for accidents.

This project will greatly impact the current quality of life in the area, as it appears there's RV parking storage on sight. What thought was put into this?

RV's if not stored in a garage should be off property, in order to conform to the asthetic beauty of Meadow Lakes. What HOA rules will this project be governed under?

It seems to me this project is leveraging all the great qualities of Meadow Lakes to build lower cost and more affordable housing, which will impact home values and quality of life for current residents.

Although more affordable housing is needed, I think this is an inappropriate location for it.

I would ask this project be put on hold and a separate authority; without prejudice do a full impact study on the quality of life for this already living in Meadow Lakes, paying taxes and HOA's.

Thanks for your consideration

Patrick Percoski
 Home Owner

Barb Staaland

RECEIVED

DEC 13 2022

CITY OF COLUMBIA FALLS

From: Jeannie Collins <jeanniecollins310@gmail.com>
Sent: Tuesday, December 13, 2022 12:27 PM
To: staalandb@cityofcolumbiafalls.com
Subject: Subdivision Proposed for Meadow Lake

Good Morning

I am a Meadow Lake homeowner - my address is 265 Pine Valley Court. We just finished our custom home last year. One of the reasons we chose to build in Meadow Lake was that it was a quiet, beautiful neighborhood with all the homes offering their own charm - not a tract development.

I am **VERY** opposed to the new development that is being proposed above Gleneagles Trail, 103 tract homes on small lots with a section for RV parking will take away from the feel of the rest of Meadow lake and lower our property values. Not to mention the amount of traffic that will come from this project.

My vote is an adamant **NO** on this project!!!

Jeannie Collins

Barb Staaland

From: Cole Mizak REALTOR <colemizak@gmail.com>
Sent: Tuesday, December 13, 2022 11:35 AM
To: staalandb@cityofcolumbiafalls.com
Subject: Tamarack Meadows Comment

RECEIVED
DEC 13 2022
CITY OF COLUMBIA FALLS

Hello,

My name is Cole Mizak and I am the owner of 136 Turnberry Terrace.

I am very concerned about the potential for extreme wear and tear of our roads as well as the increase in overall traffic. I do not feel that there are adequate existing roadways to get to the 103 new homesites. I am also very concerned about the environmental impacts of these 103 new homes on our fragile ecosystem. I am not in favor of the development.

Thank you,
- Cole Mizak

Barb Staaland

From: randychodges@comcast.net
Sent: Tuesday, December 13, 2022 1:08 PM
To: staaladb@cityofcolumbiafalls.com
Subject: Homes built at ML

RECEIVED
DEC 13 2022
CITY OF COLUMBIA FALLS

Hi Barb, this is Delaine Hodges. I'd like to voice my opinion on the new subdivision plan. Randy and I moved into the Meadow Lake community this year. The reasons we moved here are the same ones that should prevent more housing of the type proposed from being built. We moved here after seeing the lush green forest around ML that give the residents privacy, provide a beautiful habitat for wildlife, provide a quiet, private lifestyle where homes are not stamped out on top of each other and the traffic is manageable. Another large group of homes is going to cause overcrowding of the streets, take a beautiful habitat from the wildlife, and devalue the homes that residents here have worked so hard for! We picked Meadow Lake to live in because the homes are all beautifully done, different from each other, and the people are extremely nice. The land around Meadow Lake should be a preserve, not a cookie cutter subdivision! This type of building has got to stop somewhere and I think this is the place!

Delaine Hodges
Randy Hodges
277 Pine Valley Loop
Columbia Falls, MT

Sent from my iPhone

RECEIVED
DEC 13 2022
CITY OF COLUMBIA FALLS

December 13, 2022

To the City – County Planning Board of Columbia Falls

Re: Tamarack Meadows Subdivision Request for Development by Schellinger Construction

It is our understanding that before development of the said land is to be given consideration, the developer is required to provide an environmental impact assessment or a summary of probable impacts. We also understand that a community impact assessment is also to be supplied to the Planning Board that can later be taken to Columbia Falls City Council. We would like to know if that is the case, or if an assessment or summary of environmental and community impacts has been received by the Planning Board or if one has been requested of the subdivider.

Subsequent to receiving both assessments by the Planning Committee and Council, are the results of those assessments going to be made available for consideration of the public?

Our concern with the proposed subdivision are the following:

- Current infrastructure may not be built strong enough to handle additional traffic, especially heavy industrial construction traffic during the build phase
- Water and sewer
- Construction of an additional road to the subdivision before construction of subdivision
- Infrastructure maintenance and repair
- Noise
- Traffic congestion especially in the case of emergency vehicle access

Responsibility for road maintenance should development receive approval.

Perhaps consideration might be given to making the lot sizes larger to accommodate fewer dwellings and less stress on the infrastructure.

Consideration must be given to the effects of an increase in the population density and how that will subsequently impact the natural habitat of the wildlife in the area.

Thank you for the opportunity to voice our concerns re: the proposed subdivision. We sincerely hope the Planning Committee will give careful thought and consideration to how a subdivision of this magnitude will impact the human and natural environment in the area.

Sincerely,

Carl and Kathy Tabler

161 Oakmont Loop, Columbia Falls, MT 59912 and 34 Turnberry Lane, Columbia Falls, MT 59912

Barb Staaland

From: emmerknox@centurytel.net
Sent: Tuesday, December 13, 2022 8:16 AM
To: staalandb@cityofcolumbiafalls.com
Subject: Tamarack Meadows Subdivision Proposal

RECEIVED
 DEC 13 2022
 CITY OF COLUMBIA FALLS

For the City Council

I would like to submit objection to the proposal for Tamarack Meadows as submitted.

I have lived year round on Meadow Lake drive for 25 years. Over that time, I have seen growth and traffic increase on our street. Adding the density of the development proposed would completely change the character of our neighborhood and increase the traffic on our private road by at minimum 200 vehicles per day multiple times per day. We are already seeing the proposal for the development on Meadow Lake Blvd near the green boxes....and while I did not love the density of that development it was closer to the commercial area of HWY 2. Now this proposal would put even more traffic on that road.

There are no sidewalks on our portion of the Meadow Lake Drive which is proposed as the main access drive for this development and sidewalks cannot be added given the types of steep driveways and drainage features that exist so walking on our street or pulling out on our street will become even more hazardous. As houses are built up the road now I see multiple large construction and delivery vehicles up and down the street many times per day,,,,,not to mention all the worker private vehicles late for work. And NO ONE drives 25 miles per hour or less. Everyone drives fast down my portion of the road. When the upper developments were first proposed back in 2006 we were assured that construction vehicles would use Tamarack not Meadow Lake but that has not happened. Everyone takes the more direct route of Meadow Lake Drive.

Now this proposal will add 200 plus residential vehicles making multiple trips per day on the street not to mention the commercial traffic and construction traffic during development. Unacceptable.

I also object to the density of the development and what it will do to the rural, lower density character of the neighborhood. The proposal lists single family and multiple family units but there is no mention of if these will be allowed to be used as short term rentals. We have enough of those in this area. They add a whole different type of use to a neighborhood and do nothing to address need for affordable housing for our community. The density of the development will change this area from rural feel with lots of vegetation and older trees interspersed with houses to houses piled on each other with little green space to maintain the feel of a rural development, The lots are too small for our area.

I am also concerned about the "expansion Property " that is mentioned in the HOA documents, This sounds like a veiled attempt at getting this development approved to then justify other similar developments down the road that will totally change the character of our area. This is county but it sure sounds like the City of CFalls is anxious to annex this and future developments to increase revenues with little concern for what it does to the existing home owners and character of their area.

And lastly i am concerned with what a development of this size will do to my well. The drawdown to support a development of this size will be significant and I fear the effects it will have to my water source. With year round residents you may be able to instill some water conservation ethics but when you add the water demands of residential irrigation, and residential water use for 104 houses....that is a lot of water demand. And if you add

short term rentals on top of that vacationers who have little consideration to hard use of a temporary place... it will be even worse.

Item No.7.

Please do not consider approval of this development as proposed. It is too dense and just a start of what they are proposing for future and will adversely affect our area and neighborhood. We chose to make our home in this area 25 years ago for the character, greenspace and semi rural atmosphere as well as the slower pace. Please do not be a party to destroying the very nature of what makes Columbia Falls and this neighborhood such a special place. Don't make this place like Kalispell and other areas with too dense of developments. We don't need that here.

Sincerely,

Jan Knox
200 Meadow Lake Drive
Columbia Falls

RECEIVED
DEC 13 2022
CITY OF COLUMBIA FALLS

December 13, 2022

Columbia Falls Planning Board

Attn: Barb Staaland

Re: Proposed Tamarack Meadows Development

Greetings,

It was recently brought to our attention that the Schellinger Construction is proposing a major subdivision called "Tamarack Meadows". My wife and I purchased the property located at 1889 Tamarack Ln four years ago. The existing plat they are seeking approval for has 13 lots that directly border our property. We considered ourselves blessed to find a property surrounded by nature, larger lots consistent with a rural setting, and a sense of privacy not found in high density housing developments. It is my understanding that the proposal is to simply seek re-approval of a project that had received preliminary approval many years ago. If this is true, then we would like to voice our strong disapproval of approving this application, primarily due to the high-density nature of the development.

We firmly believe that proceeding with 103 lots on 43 acres would place considerable strain and pressure water resources, and wildlife that occupy the area. In addition, this level of high-density development and lack of natural buffers, would result in a severe and permanent loss of peace, quiet, and privacy for the bordering home/property owners. Furthermore, the additional traffic on the local roads would be intolerable. The proposed ingress/egress points simply do not, and will not reasonably accommodate 103 additional homes, and the proposed Garnier Ln access would absolutely devastate the two directly impacted property owners' quality of life, and property values. This level of density should absolutely be reserved for land adjacent to other high-density neighborhoods in the city. It is inconsistent with this area.

We fully accept and understand that this property will eventually be developed as it offers fantastic views, abundant wildlife, and tantalizing profit for the developers. The problem for the existing homeowners is that when the profit has been extracted, and the developers, contractors and real estate agents have all left, we will forever have our peaceful properties and existence transformed in a drastic and negative way. We would strongly encourage the Planning Board to require a new plat with less density to reduce the impact mentioned previously. A lot has changed since 2006, and rather than rubber stamping a previously approved plat from 2006, we strongly encourage the Planning Board to require the developers to go back to the drawing board to create a plan that will provide for the responsible and considerate development of this beautiful property.

Respectfully,

Kelson and Suzanne Colbo

1889 Tamarack Ln.

Barb Staaland

From: Tyler Ladenburg <tyler.ladenburg@gmail.com>
Sent: Tuesday, December 13, 2022 7:35 AM
To: staalandb@cityofcolumbiafalls.com
Subject: Meadow Lake area development

RECEIVED
DEC 13 2022
CITY OF COLUMBIA FALLS

To whom it may concern;

I write as a resident of the Mountain Watch subdivision, bordering the proposed subdivision.

My household is worried about the increased traffic on Turnberry Terrace. A subdivision of the size proposed, without a new road onto Tamarack is of major concern. Turnberry Terrace is privately held by the residents of our HOA. It is not capable of handling the traffic which would undoubtedly increase with the proposed subdivision. Further, the residents of the Mountain Watch Woods subdivision should not be subsidizing the development by being responsible for Turnberry Terrace maintenance and improvements.

I would humbly suggest a reduction of homesites in the development, to the tune of around 40%. I would also request capital investments in Turnberry Terrace and Meadow Lake Drive.

Thank you for your consideration,

Tyler Ladenburg
160 Turnberry Terrace
Columbia Falls, MT 59912
(406) 212-9911

To: Columbia Falls City-County Planning Board
From: Charlotte Jansson, Columbia Falls
Date: December 13, 2022
Subject: Major subdivision called Tamarack Meadows
Attention: Barb Staaland, City Clerk, 130 6th Street West, Room A,
Columbia Falls, MT 59912

RECEIVED
DEC 13 2022
CITY OF COLUMBIA FALLS

I am opposed to the revised subdivision proposal of 103 lots called Tamarack Meadows. The original proposal was less dense with a smaller number of lots. The proposed higher density will have a negative impact on the community and overall Columbia Falls.

Following are the reasons that this proposal should be denied:

- 1) Traffic will increase greatly within Meadow Lake and on Tamarack Lane. These are streets with houses close to the street and not meant to handle the additional traffic.
- 2) There is already a subdivision planned for 104 homes near the intersection of Meadow Lake Boulevard and Highway 2. This will cause additional traffic as it is!
- 3) Where will the water come from for the proposed Tamarack Meadows? Meadow Lake sometimes has water issues as it is and does not need additional strain on the water system. How will sewage be handled?
- 4) The wildlife will be impacted and forced to move elsewhere. Deer strikes will increase with additional vehicles.
- 5) Air pollution will increase with additional vehicles, fireplaces, emissions, etc.
- 6) Light pollution will ruin our night skies.
- 7) More housing will drive down property values.

Charlotte Jansson
850 St. Andrew Drive, #1421
Columbia Falls, MT

CITY OF COLUMBIA FALLS
NOTICE OF PUBLIC HEARING

Item No.8.

The Columbia Falls City-County Planning Board will hold a public hearing for the following items at their regular meeting on Tuesday, January 10, 2023 at 6:30 p.m. at the Cafetorium in the Columbia Falls Junior High School, 1805 Talbot Road, Columbia Falls, Montana. The Columbia Falls City Council will hold a subsequent hearing at a special meeting on January 30, 2023 starting at 7:00 p.m. in the same location.

Request for a Planned Unit Development (PUD) for the River Highlands Development:

James Barnett, on behalf of River Highlands LLC, is requesting a Planned Unit Development in the Columbia Falls Zoning Jurisdiction called River Highlands. The property is located at 264, 316, 378, & 494 River Road in Columbia Falls and is described as Lots 1, 2, & 3 of Loeffler Ridge Subdivision and Assessor's Tracts 7 B and 7BB (Tracts 1 and 3 of COS 14045) in Section 16, Township 20 North, Range 20 West, P.M.M., Flathead County. The project consists of 83 detached single family homes; 98 attached single family townhomes, 162 apartment units. The total unit count is 343 units on 49.1 acres gross for a density of 6.9 units per acre. The applicant is proposing 19.55 acres (40%) of the site as park and open space. With the project, the applicant is proposing to move River Road further east on Highway 2 and, if supported by MDOT, the applicant would install a traffic signal at Highway 2 and River Road. The applicant is not requesting any deviations other than the clustering of density and the density bonus provided by the PUD regulations.

Request for Preliminary Plat approval of the River Highlands Subdivision in the Columbia Falls Zoning Jurisdiction:

James Barnett, on behalf of River Highlands LLC, is requesting preliminary plat approval for property located at 264, 316, 378, & 494 River Road in Columbia Falls further described as Lots 1, 2, & 3 of Loeffler Ridge Subdivision and Assessor's Tracts 7 B and 7BB (Tracts 1 and 3 of COS 14045) in Section 16, Township 20 North, Range 20 West, P.M.M., Flathead County. The applicant will subdivide the property to create 21 lots (17 residential and 4 open space lots). The subdivision will extend Municipal water and sewer services along with reconstructing River Road and incorporating a detached pedestrian path. The new roads within the project will be public and privately maintained but all open to the public. The proposed subdivision is part of a PUD application for River Highlands.

Persons are encouraged to submit written comments prior to the meeting. Written comments carry the same weight as public testimony given during the hearing. Written comments may be sent to Columbia Falls City Hall, Attention: Barb Staaland, City Clerk, 130 6th Street West, Room A, Columbia Falls, MT 59912 or via email: staalandb@cityofcolumbiafalls.com. For more information on the proposed River Highlands Development, please call Eric Mulcahy, Columbia Falls City Planner at 755-6481.

DATED this 15th day of December, 2022

Susan Nicosia

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

Publish: Daily Interlake Sunday December 25, 2022

RESOLUTION NO. 1887

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COLUMBIA FALLS, MONTANA, SUPPORTING THE 2022 LEGISLATIVE RESOLUTIONS OF THE MONTANA LEAGUE OF CITIES AND TOWNS

WHEREAS, The Montana League of Cities and Towns (“League”) is a nonpartisan, nonprofit association of all 127 incorporated cities and towns of Montana. Since 1931, the League has provided technical support, research, and advocacy at the state and federal levels. Along with its strategic partners, the League is the clearinghouse through which Montana’s communities work cooperatively to build and maintain vibrant, healthy, and safe communities;

WHEREAS, on October 6, 2022, the League Board of Directors unanimously approved the 2022 Legislative Resolutions which guide the legislative goals and positions of the League; and

WHEREAS, on December 19, 2022, the City Council of the City of Columbia Falls reviewed the MLCT 2022 Legislative Resolutions and expressed its support for the League’s 2022 Legislative Resolutions and the principles expressed therein.

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

Section 1. The City Council hereby recognizes, concurs, and supports the principles expressed in the League’s 2022 Legislative Resolutions, listed in Exhibit “A” attached hereto and which can be accessed at <https://mtleague.org/2022-resolutions/>.

Section 2. This resolution shall become effective immediately upon its passage and approval by the City Council.

PASSED AND ADOPTED BY THE CITY COUNCIL OF COLUMBIA FALLS, MONTANA THIS 3RD DAY OF JANUARY, 2023, THE COUNCIL VOTING AS FOLLOWS:

**AYES:
NOES:
ABSENT:**

City Clerk

APPROVED BY THE MAYOR OF COLUMBIA FALLS, MONTANA THIS 3RD DAY OF JANUARY, 2023.

Mayor

ATTEST:

City Clerk

EXHIBIT A

Resolution 2022-1 General

Resolution 2022-2 Property Taxes

Resolution 2022-3 Housing

Resolution 2022-4 Land Use Environment

Resolution 2022-5 Infrastructure

Resolution 2022-6 Retirement Benefits

Resolution 2022-7 Support Natural Resource Communities

Resolution 2022-8 Support Public Safety

Resolution 2022-9 Support Military Operations

Resolution 2022-10 Building Code Reserve

Resolution 2022-11 Coronavirus

**CITY OF COLUMBIA FALLS
CORRESPONDENCE LIST
COUNCIL MEETING
December 19, 2022**

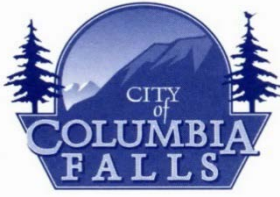
12/27/22 – Trumbull Creek Times, Newsletter from Stoltze Land & Lumber Co.

12/16/22 Letter from Flathead County Board of Commissioners, Notice of Appointment of Susan Nicosia to the Solid Waste District Board.

12/08/222 Letter from Mountain Climber on their Annual Public Meeting to discuss public transportation in the Flathead Valley.

**Columbia Falls Police Department
Monthly Activity Report
November 2022**

Police	November				5 Year Average
	2022	2021	2020	2019	
Arrests (Total)	23	19	18	40	35
Adult	21	18	17	26	28
Juvenile	2	1	1	14	7
Accidents Investigated	7	9	14	11	9
Stolen Property (Value)	212	48464	4889	1180	2030
Stolen Property (Recovered)	57	40000	0	0	0
Criminal Mischief (Incidents)	2	9	3	5	5
Damage Amount	50	2711	100000	715	50
Misdemeanor Citations Issued	76	69	95	117	86
Traffic Offenses	65	66	81	108	79
Cell Phone Violations	2	2	21	33	0
DUI Offenses	5	2	5	4	2
Drug Offenses	0	2	4	9	2
Traffic Stops	109	118	126	205	226
Court Fines and Forfeitures	10422	15519	14396	10892	12586
Miles Patrol	N/A	7470	6945	7075	6110
911 Phone Calls	92	115	141	117	72
Incident Reports	649	811	789	754	850
Disturbances/Assaults	26	20	40	26	23
Felony Investigations	9	9	6	7	7
Buisness Checks	54	61	59	40	46
Welfare Checks	8	14	11	8	16
Citizen Assist	44	45	48	47	110
Agency Assist	28	48	41	42	47



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

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

Item No. 12.

DATE: December 30, 2022
TO: Mayor and City Council
FROM: Shawn Bates, Finance Director
Susan M. Nicosia, City Manager

RE: Financial Report – November 2022

Attached are the following condensed monthly reports for your review. Reports reflect activity from July 1, 2022 through November 30, 2022.

We have completed 42% of the fiscal year. The accounting system has been updated to include all budgetary information including line items as prepared by the City Manager and approved by Council. Reserves within the cash report have been updated to reflect the current budgeted amounts.

- First report: Summary of **Revenues Budget and Actual** for the Month of November and Year to Date. In total, we have received 20% of total revenues budgeted compared to 12% for the prior year.
- Second report: Summary of **Expenditures Budget and Actual** for the Month of November and Year to Date. There are no significant variances from anticipated expenditures/expenses. In total, we have committed 13% of the total expenditure budget compared to 12% for the prior year.
- Third report: Detail revenue and expenditures/expense for the General Fund, Water Operating Fund, and Sewer Operating Fund. These reports show detail totals of revenues by source and expenditures/expenses by activity.
- The General Fund has incurred (\$434,052) more in expenditures than revenues through November 2022, compared to (\$650,428) last year for the same time period.
 - The Water Fund reflects revenues exceeding expenses by \$61,999 to date compared to \$155,110 in the prior year.
 - The Sewer Fund reflects YTD revenues exceeding expenses \$72,275 compared to \$197,137 in the prior year.
- Fourth report: The Cash Balance report for November 2022 has been provided as a separate report for your review. Total reconciled cash/investments equal \$13,087,919 compared to \$10,005,304 from one year ago. The City as of November 30th 2022 had invested \$11,467,366 in STIP (November average rate was 3.5322671%, \$501,221 in Glacier Bank, MBS various term investments of \$1,145,000 with rates ranging from 1.16% to 2.0%.
- Should you have any questions on these reports or any financial matter, please do not hesitate to contact me via email: batess@cityofcolumbiafalls.com or by phone at 406-892-4327.

12/30/22
11:55:20

CITY OF COLUMBIA FALLS
Statement of Revenue Budget vs Actuals
For the Accounting Period: 11 / 22

Page: 1 of 2
Report ID: B110F

Fund	Received		Estimated Revenue	Revenue	
	Current Month	Received YTD		To Be Received	% Received
1000 GENERAL FUND	336,464.21	775,230.32	3,541,195.00	2,765,964.68	22 %
2100 RESORT TAX	75,751.26	865,600.39	797,865.00	-67,735.39	108 %
2310 TAX INCREMENT DISTRICT FUND	4,858.65	55,280.13	13,998.00	-41,282.13	395 %
2311 TEDD-INDUSTRIAL PARK	169.45	44,460.70	0.00	-44,460.70	** %
2312 TEDD - COLUMBIA RISING IND PARK	110.20	414.77	0.00	-414.77	** %
2372 PERMISSIVE MEDICAL LEVY	1,245.28	13,698.27	252,666.00	238,967.73	5 %
2394 BUILDING CODE ENFORCEMENT FUND	1,108.71	52,151.22	158,000.00	105,848.78	33 %
2400 SPECIAL LIGHTING DISTRICT FUND	199.90	1,432.00	30,199.00	28,767.00	5 %
2500 SPECIAL STREET MAINTENANCE DISTRICT FUND	1,177.54	12,662.47	382,610.00	369,947.53	3 %
2700 CEDAR CREEK TRUST	3,328.34	12,527.23	53,155.00	40,627.77	24 %
2820 GAS TAX FUND	7,778.81	38,894.03	93,346.00	54,451.97	42 %
2917 CRIME VICTIMS ASSISTANCE FUND	304.00	1,248.35	6,000.00	4,751.65	21 %
2959 EDA	0.00	0.00	1,053,146.00	1,053,146.00	0 %
3020 GO Street Improvements	137.88	4,404.28	0.00	-4,404.28	** %
3534 SID 34 FUND - 5th Avenue Water Main	1.61	325.73	5,483.00	5,157.27	6 %
3536 SID 36 FUND - Talbott & 4th Avenue Water Main	4.43	16.67	3,344.00	3,327.33	0 %
3538 SID 38 FUND - Riverwood	49.41	185.96	27,609.00	27,423.04	1 %
4000 CAPITAL PROJECTS FUND - Building Improvements	414.19	1,600.65	6,500.00	4,899.35	25 %
4010 CAPITAL PROJECTS FUND - Parks Improvements	592.64	29,766.81	82,947.00	53,180.19	36 %
4020 CAPITAL PROJECTS FUND - General Equipment	917.56	3,476.72	92,837.00	89,360.28	4 %
4040 CAPITAL PROJECTS FUND - Street Construction	2,095.84	7,986.59	123,235.00	115,248.41	6 %
5210 WATER ENTERPRISE FUND	51,738.41	428,286.12	1,056,108.00	627,821.88	41 %
5211 WATER CAPITAL EXPANSION	3,532.19	24,770.32	95,500.00	70,729.68	26 %
5310 SEWER ENTERPRISE FUND	98,717.31	530,159.09	6,617,671.00	6,087,511.91	8 %
5311 SEWER CAPITAL EXPANSION	5,812.74	42,763.70	97,500.00	54,736.30	44 %
7120 FIRE RELIEF DISABILITY/PENSION FUND	194.51	4,775.52	67,627.00	62,851.48	7 %

Grand Total: 596,705.07 2,952,118.04 14,658,541.00 11,706,422.96 20 %

12/30/22
11:59:03

CITY OF COLUMBIA FALLS
Statement of Expenditure - Budget vs. Actual Report
For the Accounting Period: 11 / 22

Page: 1 of 2
Report ID: B100F

Fund	Committed Current Month	Committed YTD	Original Appropriation	Current Appropriation	Avai l abl e Appropriation	% Committed
1000 GENERAL FUND	215,993.53	1,209,283.25	3,665,000.00	3,841,695.00	2,632,411.75	31 %
2100 RESORT TAX	250,049.00	250,049.00	250,049.00	349,883.00	99,834.00	71 %
2310 TAX INCREMENT DISTRICT FUND	5,059.51	15,371.19	1,217,920.00	1,217,920.00	1,202,548.81	1 %
2372 PERMISSIVE MEDICAL LEVY	0.00	0.00	280,244.00	280,244.00	280,244.00	0 %
2394 BUILDING CODE ENFORCEMENT FUND	8,538.63	87,947.83	213,213.00	213,213.00	125,265.17	41 %
2400 SPECIAL LIGHTING DISTRICT FUND	2,529.81	11,051.25	51,466.00	51,466.00	40,414.75	21 %
2500 SPECIAL STREET MAINTENANCE DISTRICT	32,869.25	162,533.78	499,437.00	499,437.00	336,903.22	33 %
2700 CEDAR CREEK TRUST	0.00	0.00	93,083.00	93,083.00	93,083.00	0 %
2820 GAS TAX FUND	11,293.60	11,293.60	93,346.00	93,346.00	82,052.40	12 %
2821 Special Road/Street Allocation Program	0.00	0.00	135,072.00	135,072.00	135,072.00	0 %
2917 CRIME VICTIMS ASSISTANCE FUND	304.00	1,248.35	6,000.00	6,000.00	4,751.65	21 %
2940 CDBG-HOME INVESTMENT PARTNERSHIP	0.00	0.00	143,389.00	143,389.00	143,389.00	0 %
2958 FEMA PUBLIC ASSISTANCE GRANT	7,649.49	8,105.99	0.00	0.00	-8,105.99	*** %
2959 EDA	4,952.97	15,077.65	1,251,414.00	1,251,414.00	1,236,336.35	1 %
2991 ARPA of 2021	0.00	0.00	1,505,476.00	1,505,476.00	1,505,476.00	0 %
3020 GO Street Improvements	0.00	0.00	44,784.00	44,784.00	44,784.00	0 %
3534 SID 34 FUND - 5th Avenue Water Main	0.00	0.00	5,483.00	5,483.00	5,483.00	0 %
3536 SID 36 FUND - Talbott & 4th Avenue	0.00	0.00	3,345.00	3,345.00	3,345.00	0 %
3538 SID 38 FUND - Riverwood	13,785.88	13,785.88	28,018.00	28,018.00	14,232.12	49 %
4000 CAPITAL PROJECTS FUND - Building	0.00	10,514.00	96,000.00	96,000.00	85,486.00	11 %
4010 CAPITAL PROJECTS FUND - Parks	38,812.62	111,256.35	185,500.00	185,500.00	74,243.65	60 %
4020 CAPITAL PROJECTS FUND - General	0.00	7,500.00	113,000.00	113,000.00	105,500.00	7 %
4040 CAPITAL PROJECTS FUND - Street	174.83	24,287.52	887,084.00	887,084.00	862,796.48	3 %
5210 WATER ENTERPRISE FUND	98,493.95	366,286.82	1,448,234.00	1,448,234.00	1,081,947.18	25 %
5211 WATER CAPITAL EXPANSION	0.00	0.00	46,500.00	46,500.00	46,500.00	0 %

12/30/22
11:59:03

CITY OF COLUMBIA FALLS
Statement of Expenditure - Budget vs. Actual Report
For the Accounting Period: 11 / 22

Page: 2 of 2
Report ID: B100F

Fund	Committed Current Month	Committed YTD	Original Appropriation	Current Appropriation	Avai lable Appropriation	% Committed
5310 SEWER ENTERPRISE FUND	107,450.88	457,883.97	7,016,483.00	7,016,483.00	6,558,599.03	7 %
5311 SEWER CAPITAL EXPANSION	0.00	0.00	1,221,853.00	1,221,853.00	1,221,853.00	0 %
7120 FIRE RELIEF DISABILITY/PENSION FUND	0.00	0.00	67,627.00	67,627.00	67,627.00	0 %
Grand Total :	797,957.95	2,763,476.43	20,569,020.00	20,845,549.00	18,082,072.57	13 %

12/30/22
12: 11: 34CITY OF COLUMBIA FALLS
Revenue/Expenditure Ledger
For the Accounting Period: 11 / 22Page: 1 of 4
Report ID: L120

1000 GENERAL FUND

	Beginning	Debit	Credit	Net Change	Ending Balance
REVENUE					
311010 Real Property Taxes	31,794.83	0.00	5,871.70	52,845.30	84,640.13
311020 Personal Property Taxes	35,837.55	0.00	0.00	0.00	35,837.55
312000 Penalty & Interest on Delinquent	1,634.13	0.00	0.00	0.00	1,634.13
322010 Alcoholic Beverage Licenses and	6,787.50	0.00	0.00	0.00	6,787.50
322020 Professional Business Licenses	852.50	0.00	240.00	240.00	1,092.50
322030 General Business Licenses	967.50	0.00	990.00	990.00	1,957.50
323060 Non-Exclusive Cable TV Franchise	11,154.84	0.00	10,783.72	10,783.72	21,938.56
331112 Stonegarden Grant CFDA # 97.067	157.77	0.00	0.00	0.00	157.77
331179 Alcohol Compliance Check Program	0.00	0.00	0.00	0.00	0.00
334000 State Grants/Hwy Safety	2,799.49	0.00	0.00	0.00	2,799.49
334122 DNRC Grant	0.00	0.00	0.00	0.00	0.00
335120 Gambling Licenses & Permits	25.00	0.00	0.00	0.00	25.00
335230 State Entitlement	201,522.39	0.00	0.00	0.00	201,522.39
336020 State On-Behalf Retirement	0.00	0.00	0.00	0.00	0.00
337340 Flathead County (EMS)	0.00	0.00	0.00	0.00	0.00
337350 Flathead County (SRO)	0.00	0.00	0.00	0.00	0.00
337360 School District #6 (SRO)	0.00	0.00	0.00	0.00	0.00
341000 General Miscellaneous (Copies,	2,285.00	0.00	654.25	654.25	2,939.25
341070 Planning and Zoning Fees	13,001.75	0.00	725.00	725.00	13,726.75
342020 Special Fire Protection Services	22,500.00	0.00	0.00	0.00	22,500.00
342021 Fire Protective Inspections	6,986.00	0.00	50.00	50.00	7,036.00
346030 Swimming Pool User Fees	8,483.75	0.00	0.00	0.00	8,483.75
346031 Parks Use Permits/Fees	1,708.75	0.00	0.00	0.00	1,708.75
346033 Swim Lessons	4,643.50	0.00	0.00	0.00	4,643.50
346034 Individual Swim Pass	0.00	0.00	0.00	0.00	0.00
346035 Lap Swim Pass	94.00	0.00	0.00	0.00	94.00
346036 Family Swim Pass	870.00	0.00	0.00	0.00	870.00
346037 Pool Parties	2,000.00	0.00	0.00	0.00	2,000.00
346050 Swim Team Agreement	0.00	0.00	0.00	0.00	0.00
351030 City Courts Fines & Forfeitures	51,223.29	0.00	12,609.79	12,609.79	63,833.08
351031 Court Fines Surcharge	1,547.50	0.00	375.00	375.00	1,922.50
351034 Court Administration Costs	109.38	0.00	22.70	22.70	132.08
362000 Refunds, Rebates, Dividends	1,323.25	0.00	0.00	0.00	1,323.25
366000 Miscellaneous	8,809.29	0.00	35.00	35.00	8,844.29
371010 Investment Earnings	19,647.15	0.00	7,084.45	7,084.45	26,731.60
383000 Interfund Operating Transfer	0.00	0.00	250,049.00	250,049.00	250,049.00
Total REVENUE	438,766.11	0.00	289,490.61	336,464.21	775,230.32
EXPENDITURES					
410100 LEGISLATIVE SERVICES	52,403.48	9,543.57	0.00	9,543.57	61,947.05
410131 Tree City Program (Tree Board)	9,247.03	868.98	0.00	868.98	10,116.01
410132 Arbor Day (Tree Board)	0.00	0.00	0.00	0.00	0.00
410360 CITY COURT	62,133.99	16,183.26	0.00	16,183.26	78,317.25
410365 CITY COURT PROSECUTION	17,513.75	3,502.75	0.00	3,502.75	21,016.50
410400 ADMINISTRATIVE SERVICES	20,136.49	5,506.19	0.00	5,506.19	25,642.68
410500 DEPT. OF FINANCE	63,016.95	11,925.23	0.00	11,925.23	74,942.18
410580 Computer Systems & Programs	9,849.99	2,113.89	0.00	2,113.89	11,963.88
411000 PLANNING & ZONING	23,185.08	4,876.45	0.00	4,876.45	28,061.53

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1000 GENERAL FUND

	Beginning	Debit	Credit	Net Change	Ending Balance
411100 LEGAL SERVICES	11,974.66	3,684.88	0.00	3,684.88	15,659.54
411200 FACILITIES ADMINISTRATION	28,011.08	18,829.41	0.00	18,829.41	46,840.49
411800 Employee Asst Program & Flex Plan	1,180.00	0.00	0.00	0.00	1,180.00
420100 LAW ENFORCEMENT SERVICES	400,333.80	99,386.29	0.00	99,386.29	499,720.09
420400 FIRE PROTECTION & CONTROL	71,803.70	15,991.62	0.00	15,991.62	87,795.32
420730 Emergency Medical Services	0.00	25.00	0.00	25.00	25.00
430400 Transit Systems	0.00	0.00	0.00	0.00	0.00
431200 Flood Control -High Hazard Dam	1,215.58	276.53	0.00	276.53	1,492.11
440600 ANIMAL CONTROL SERVICES	0.00	0.00	0.00	0.00	0.00
460400 PARK & RECREATION SERVICES	65,792.21	22,730.17	20.99	22,709.18	88,501.39
460445 SWIMMING POOL	59,821.55	570.30	0.00	570.30	60,391.85
490500 Other Debt Service Payments	6,092.13	0.00	0.00	0.00	6,092.13
510100 SPECIAL ASSESSMENTS	0.00	0.00	0.00	0.00	0.00
510300 ORDINANCE CODIFICATION/CONSULTANTS	0.00	0.00	0.00	0.00	0.00
510330 Comprehensive Liability Insurance	89,578.25	0.00	0.00	0.00	89,578.25
510620 TERMINATION COSTS	0.00	0.00	0.00	0.00	0.00
521000 INTERFUND OPERATING TRANSFERS OUT	0.00	0.00	0.00	0.00	0.00
Total EXPENDITURES	993,289.72	216,014.52	20.99	215,993.53	1,209,283.25

Revenue less Expenditures Current Month 120,470.68

Revenue less Expenditures Year to Date (434,052.93)

5210 WATER ENTERPRISE FUND

	Beginning	Debit	Credit	Net Change	Ending Balance
REVENUE					
331991 CARES/ARPA GRANT CFDA#21.019/21.027	0.00	0.00	0.00	0.00	0.00
343021 Metered Water Sales	340,615.12	0.00	45,739.75	45,739.75	386,354.87
343022 Water Testing Charge - 75-6-108	0.00	0.00	0.00	0.00	0.00
343024 Sale of Materials, Supplies & Misc.	6,121.53	0.00	666.18	666.18	6,787.71
343025 Water Permit Fees	250.00	0.00	0.00	0.00	250.00
343026 Water Connection Fees/New	1,800.00	0.00	260.00	260.00	2,060.00
343027 Repairs/Materials & Supplies	14,696.05	0.00	611.50	611.50	15,307.55
343028 Late Charges/Disconnect &	2,643.51	2.00	570.91	568.91	3,212.42
363020 Special Assmts - Bond P&I	0.00	0.00	0.00	0.00	0.00
371010 Investment Earnings	10,421.50	0.00	3,892.07	3,892.07	14,313.57
383000 Interfund Operating Transfer	0.00	0.00	0.00	0.00	0.00
Total REVENUE	376,547.71	2.00	51,740.41	51,738.41	428,286.12
EXPENDITURES					
430500 Water Operating	201,876.55	48,349.97	111.36	48,238.61	250,115.16
430560 Administration	32,666.00	7,557.62	0.00	7,557.62	40,223.62
430570 Water Customer Accounting &	19,527.51	4,898.97	0.00	4,898.97	24,426.48
490210 Revenue Bonds, Series 2005	0.00	16,023.75	0.00	16,023.75	16,023.75
490220 Water Revenue Bonds Series 2020	0.00	21,775.00	0.00	21,775.00	21,775.00
510330 Comprehensive Liability Insurance	13,722.81	0.00	0.00	0.00	13,722.81
510400 Depreciation	0.00	0.00	0.00	0.00	0.00
Total EXPENDITURES	267,792.87	98,605.31	111.36	98,493.95	366,286.82

Revenue Less Expenditures Current Month (46,755.54)

Revenue Less Expenditures Year to Date 61,999.30

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5310 SEWER ENTERPRI SE FUND

	Beginni ng	Debi t	Credi t	Net Change	Endi ng Bal ance
REVENUE					
331991 CARES/ARPA GRANT CFDA#21.019/21.027	0.00	0.00	0.00	0.00	0.00
343031 Sewer Servi ce Charges	413,621.64	0.00	90,466.83	90,466.83	504,088.47
343032 Sewer Connection Fees/New	900.00	0.00	150.00	150.00	1,050.00
343033 Sewer Permi t Fees	300.00	0.00	50.00	50.00	350.00
343035 Sale of Materials, Supplies & Misc.	281.36	0.00	70.34	70.34	351.70
343038 Disposal Fee Agreements	2,545.22	0.00	2,796.48	2,796.48	5,341.70
363020 Special Assmts - Bond P&I	0.00	0.00	0.00	0.00	0.00
371010 Investment Earnings	13,793.56	0.00	5,183.66	5,183.66	18,977.22
383000 Interfund Operating Transfer	0.00	0.00	0.00	0.00	0.00
Total REVENUE	431,441.78	0.00	98,717.31	98,717.31	530,159.09
EXPENDI TURES					
430600 Sewer Operating	262,712.40	71,551.19	0.00	71,551.19	334,263.59
430610 Sewer Admi ni stration	32,663.54	7,556.44	0.00	7,556.44	40,219.98
430670 Sewer Customer Accounting &	19,521.71	4,897.00	0.00	4,897.00	24,418.71
490215 Revenue Bonds, Series 2009	0.00	23,446.25	0.00	23,446.25	23,446.25
510330 Comprehensive Liabi lity Insurance	35,535.44	0.00	0.00	0.00	35,535.44
510400 Depreciation	0.00	0.00	0.00	0.00	0.00
Total EXPENDI TURES	350,433.09	107,450.88	0.00	107,450.88	457,883.97

Revenue less Expendi tures Current Month (8,733.57)

Revenue less Expendi tures Year to Date 72,275.12

Grand Total Revenue less Expendi tures Current Month 64,981.57

Grand Total Revenue less Expendi tures Year to Date (299,778.51)

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Fund/Account	Beginning Balance	Received	Transfers In	Disbursed	Transfers Out	Ending Balance
1000 GENERAL FUND						
101000 CASH/CASH EQUIVALENTS	-239,712.48	289,994.61	20.99	149.04	206,429.86	-156,275.78
102000 CASH - RESERVE	733,215.00	0.00	0.00	0.00	0.00	733,215.00
102015 Cash-Restricted for	71,728.56	0.00	0.00	0.00	0.00	71,728.56
102200 CASH - RESTRICTED DONATIONS	1,000.00	0.00	0.00	0.00	0.00	1,000.00
103000 CASH - CHANGE FUND/PETTY CASH	200.00	0.00	0.00	0.00	0.00	200.00
Total Fund	566,431.08	289,994.61	20.99	149.04	206,429.86	649,867.78
2100 RESORT TAX						
101000 CASH/CASH EQUIVALENTS	242,033.05	75,751.26	0.00	250,049.00	0.00	67,735.31
102000 CASH - RESERVE	1,066,269.00	0.00	0.00	0.00	0.00	1,066,269.00
Total Fund	1,308,302.05	75,751.26		250,049.00		1,134,004.31
2310 TAX INCREMENT DISTRICT FUND						
101000 CASH/CASH EQUIVALENTS	1,248,186.57	4,858.65	0.00	0.00	9,214.01	1,243,831.21
102000 CASH - RESERVE	212,235.00	0.00	0.00	0.00	0.00	212,235.00
Total Fund	1,460,421.57	4,858.65			9,214.01	1,456,066.21
2311 TEDD-INDUSTRIAL PARK						
101000 CASH/CASH EQUIVALENTS	47,708.00	169.45	0.00	0.00	0.00	47,877.45
102000 CASH - RESERVE	12,561.00	0.00	0.00	0.00	0.00	12,561.00
Total Fund	60,269.00	169.45				60,438.45
2312 TEDD - COLUMBIA RISING IND PARK						
101000 CASH/CASH EQUIVALENTS	304.70	110.20	0.00	0.00	0.00	414.90
102000 CASH - RESERVE	38,892.00	0.00	0.00	0.00	0.00	38,892.00
Total Fund	39,196.70	110.20				39,306.90
2372 PERMISSIVE MEDICAL LEVY						
101000 CASH/CASH EQUIVALENTS	40,031.11	1,245.28	0.00	0.00	0.00	41,276.39
102000 CASH - RESERVE	10,056.00	0.00	0.00	0.00	0.00	10,056.00
Total Fund	50,087.11	1,245.28				51,332.39
2394 BUILDING CODE ENFORCEMENT FUND						
101000 CASH/CASH EQUIVALENTS	26,846.73	1,108.71	0.00	0.00	8,538.63	19,416.81
102000 CASH - RESERVE	131,883.00	0.00	0.00	0.00	0.00	131,883.00
Total Fund	158,729.73	1,108.71			8,538.63	151,299.81
2400 SPECIAL LIGHTING DISTRICT FUND						
101000 CASH/CASH EQUIVALENTS	13,977.83	199.90	0.00	0.00	2,529.81	11,647.92
102000 CASH - RESERVE	6,858.00	0.00	0.00	0.00	0.00	6,858.00
Total Fund	20,835.83	199.90			2,529.81	18,505.92
2500 SPECIAL STREET MAINTENANCE DISTRICT FUND						
101000 CASH/CASH EQUIVALENTS	1,707.55	1,177.54	0.00	0.00	34,011.57	-31,126.48
102000 CASH - RESERVE	43,719.00	0.00	0.00	0.00	0.00	43,719.00
Total Fund	45,426.55	1,177.54			34,011.57	12,592.52
2700 CEDAR CREEK TRUST						
101000 CASH/CASH EQUIVALENTS	102,282.29	3,328.34	0.00	0.00	0.00	105,610.63
102030 Cash/Investments-Restricted	1,081,549.01	0.00	0.00	0.00	0.00	1,081,549.01
Total Fund	1,183,831.30	3,328.34				1,187,159.64
2820 GAS TAX FUND						
101000 CASH/CASH EQUIVALENTS	31,115.36	7,778.81	112.94	0.00	11,406.54	27,600.57
2821 Special Road/Street Allocation Program						

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101000 CASH/CASH EQUIVALENTS	135,072.09	0.00	0.00	0.00	0.00	135,072.09
2917 CRIME VICTIMS ASSISTANCE FUND						
101000 CASH/CASH EQUIVALENTS	0.00	304.00	0.00	0.00	304.00	0.00
2940 CDBG-HOME INVESTMENT PARTNERSHIP PROGRAM GRANT FUND						
101000 CASH/CASH EQUIVALENTS	143,389.00	0.00	0.00	0.00	0.00	143,389.00
2958 FEMA PUBLIC ASSISTANCE GRANT						
101000 CASH/CASH EQUIVALENTS	-456.50	0.00	0.00	0.00	7,553.13	-8,009.63
2959 EDA						
101000 CASH/CASH EQUIVALENTS	190,344.39	0.00	0.00	0.00	7,154.49	183,189.90
2991 ARPA of 2021						
101000 CASH/CASH EQUIVALENTS	1,505,475.83	0.00	0.00	0.00	0.00	1,505,475.83
3020 GO Street Improvements						
101000 CASH/CASH EQUIVALENTS	49,040.01	137.88	0.00	0.00	0.00	49,177.89
3534 SID 34 FUND - 5th Avenue Water Main						
101000 CASH/CASH EQUIVALENTS	324.52	1.61	0.00	0.00	0.00	326.13
102000 CASH - RESERVE	248.00	0.00	0.00	0.00	0.00	248.00
Total Fund	572.52	1.61				574.13
3536 SID 36 FUND - Talbott & 4th Avenue Water Main						
101000 CASH/CASH EQUIVALENTS	11.85	4.43	0.00	0.00	0.00	16.28
102000 CASH - RESERVE	1,565.00	0.00	0.00	0.00	0.00	1,565.00
Total Fund	1,576.85	4.43				1,581.28
3538 SID 38 FUND - Riverwood						
101000 CASH/CASH EQUIVALENTS	573.59	49.41	0.00	0.00	0.00	623.00
102010 CASH - SID RESTRICTED BOND	17,000.00	0.00	0.00	0.00	0.00	17,000.00
Total Fund	17,573.59	49.41				17,623.00
4000 CAPITAL PROJECTS FUND - Building Improvements						
101000 CASH/CASH EQUIVALENTS	80,172.23	414.19	0.00	0.00	0.00	80,586.42
102000 CASH - RESERVE	67,149.00	0.00	0.00	0.00	0.00	67,149.00
Total Fund	147,321.23	414.19				147,735.42
4010 CAPITAL PROJECTS FUND - Parks Improvements						
101000 CASH/CASH EQUIVALENTS	67,174.43	592.64	378.00	0.00	47,081.87	21,063.20
102000 CASH - RESERVE	190,322.00	0.00	0.00	0.00	0.00	190,322.00
Total Fund	257,496.43	592.64	378.00		47,081.87	211,385.20
4020 CAPITAL PROJECTS FUND - General Equipment						
101000 CASH/CASH EQUIVALENTS	15,222.55	917.56	0.00	0.00	0.00	16,140.11
102000 CASH - RESERVE	311,137.00	0.00	0.00	0.00	0.00	311,137.00
Total Fund	326,359.55	917.56				327,277.11
4040 CAPITAL PROJECTS FUND - Street Construction						
101000 CASH/CASH EQUIVALENTS	626,806.58	2,095.84	0.00	0.00	2,084.66	626,817.76
102016 CASH-RESTRICTED RR STREET	120,730.00	0.00	0.00	0.00	0.00	120,730.00
Total Fund	747,536.58	2,095.84			2,084.66	747,547.76
5210 WATER ENTERPRISE FUND						
101000 CASH/CASH EQUIVALENTS	482,281.97	67,931.48	111.36	16.85	83,681.62	466,626.34
102222 CASH - Bond Reserve, 2005	35,308.00	0.00	0.00	0.00	0.00	35,308.00
102223 CASH - Bond Reserve, 2020	21,863.00	0.00	0.00	0.00	0.00	21,863.00
102230 CASH - Surplus Capital	261,733.25	0.00	0.00	0.00	0.00	261,733.25

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102240 CASH - Replacement &	586,754.00	0.00	0.00	0.00	0.00	586,754.00
103000 CASH - CHANGE FUND/PETTY CASH	150.00	0.00	0.00	0.00	0.00	150.00
Total Fund	1,388,090.22	67,931.48	111.36	16.85	83,681.62	1,372,434.59
5211 WATER CAPITAL EXPANSION						
102230 CASH - Surplus Capital	382,884.83	3,532.19	0.00	0.00	0.00	386,417.02
5310 SEWER ENTERPRISE FUND						
101000 CASH/CASH EQUIVALENTS	527,864.45	106,537.85	3,141.62	0.00	60,720.83	576,823.09
102225 Cash-Bond Reserve - 2009 Series	72,111.25	0.00	0.00	0.00	0.00	72,111.25
102230 CASH - Surplus Capital	313,893.54	0.00	0.00	0.00	0.00	313,893.54
102235 CASH - Restricted WWTP	481,734.52	0.00	0.00	0.00	0.00	481,734.52
102240 CASH - Replacement &	383,940.00	0.00	0.00	0.00	0.00	383,940.00
103000 CASH - CHANGE FUND/PETTY CASH	150.00	0.00	0.00	0.00	0.00	150.00
Total Fund	1,779,693.76	106,537.85	3,141.62		60,720.83	1,828,652.40
5311 SEWER CAPITAL EXPANSION						
102230 CASH - Surplus Capital	1,232,952.52	5,812.74	0.00	0.00	0.00	1,238,765.26
7120 FIRE RELIEF DISABILITY/PENSION FUND						
101000 CASH/CASH EQUIVALENTS	7.13	194.53	0.00	0.00	0.00	201.66
7196 FLEXIBLE SPENDING ACCOUNT						
105100 Amount held by Flex Plan	9,566.12	1,177.61	0.00	0.00	0.00	10,743.73
7910 PAYROLL FUND						
101000 CASH/CASH EQUIVALENTS	30,544.82	1,480.00	237,047.97	277,071.71	0.00	-7,998.92
7930 CLAIMS FUND						
101000 CASH/CASH EQUIVALENTS	3,422.92	0.00	239,898.14	186,332.38	0.00	56,988.68
Totals	13,273,110.17	576,906.71	480,711.02	713,618.98	480,711.02	13,136,397.90

*** Transfers In and Transfers Out columns should match, with the following exceptions:

- 1) Cancelled electronic checks increase the Transfers In column. Disbursed column will be overstated by the same amount and will not balance to the Redeemed Checks List.
- 2) Payroll Journal Vouchers including local deductions with receipt accounting will reduce the Transfers Out column by the total amount of these checks.