



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

PHONE (406) 892-4391
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AGENDA
CITY PLANNING COMMISSION REGULAR MEETING
THURSDAY, MAY 08, 2025 6:00 PM
COUNCIL CHAMBERS CITY HALL

CALL TO ORDER AND ROLL CALL

APPROVAL OF MINUTES:

1. Approval of April 10, 2025 Planning Commission Regular Meeting minutes

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

PUBLIC HEARINGS AND RECOMMENDATIONS:

2. **Columbia Falls Growth Policy Amendment from Park/Open Space to Urban Residential (Two to Eight Units per Acre):**

The City of Columbia Falls in cooperation with Habitat for Humanity of Flathead Valley are requesting a Growth Policy Amendment from the current Park/Open Space designation to Urban Residential, a primarily single-family designation allowing 2 to 8 dwellings per acre. The site is currently used for a little league baseball field. Habitat for Humanity intends to construct six single family homes on the property. The property is addressed as 394 Railroad Street and is described as Tract 3D of COS 2090 (Accessors Tracts 3D); Section 8, Township 30 North, Range 20 West, P.M.M., Flathead County.

A zone change from the existing CB-2 (General Commercial) designations to CR-5 (Two Family Residential):

The City of Columbia Falls in cooperation with Habitat for Humanity of Flathead Valley are requesting a zone change from the present CB-2 commercial zoning designation to a CR-5 zoning designation which will allow for the residential subdivision. The property is addressed as 394 Railroad Street and is described as Tract 3D of COS 2090 (Accessors Tracts 3D); Section 8, Township 30 North, Range 20 West, P.M.M., Flathead County.

A subdivision creating 6 residential lots and a park/open space in the Columbia Falls Planning Jurisdiction:

The applicant Habitat for Humanity of Flathead Valley is requesting a preliminary plat approval for a six-lot subdivision. The single family lots will range from 6000 square feet up to 8,705 square feet along with a 15,566 square foot park. Access to the lots will be from existing City

streets, 4th Ave WN on the east side of the property and C Street EN on the south side of the property. The property is addressed as 394 Railroad Street and is described as Tract 3D of COS 2090 (Accessors Tracts 3D); Section 8, Township 30 North, Range 20 West, P.M.M., Flathead County.

ADJOURNMENT

Next Regular Planning Board Meeting – June 12, 2025

CITY OF COLUMBIA FALLS

PLANNING COMMISSION REGULAR MEETING MINUTES

HELD APRIL 10, 2025

REGULAR MEETING – 6:00 PM.

President Fisher called Meeting to order at 6:01 PM

PRESENT: President Fisher, Vice President Ping, Commissioner Johnson, Commissioner Kavanagh, Commissioner Berube (late arrival)

ABSENT: None

Also present: City Manager Hanks, Public Works Clerk Sobczak, City Planner Mulcahy, City Attorney Breck

APPROVAL OF MINUTES:

Approval of December 12, 2024 Regular Meeting Minutes

Vice President Ping moved to approve the minutes of the December 12, 2024 meeting as presented. Commissioner Johnson seconded the motion. The motion carried unanimously.

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

Shirley Folkwein, 285 Shooting Star Drive, Columbia Falls. expressed concerns regarding the short notice provided for the meeting's agenda, which she felt was insufficient for public awareness and participation. She also referenced the participation plan approved in May 2024, emphasizing the need for improved informational outreach, particularly through social media, and highlighted the importance of gathering feedback from residents. Shirley encouraged the Commission to ensure broader public engagement and suggested conducting surveys to better understand housing challenges faced by residents.

PUBLIC HEARINGS AND ACTION:

Columbia Falls Housing Needs Study – An element of the Columbia Falls Land Use Plan Update: A request by the City of Columbia Falls to adopt the Columbia Falls Housing Needs Assessment. The Housing Needs Study is an element of the future Land Use Plan the City of Columbia Falls is working towards in compliance with SB 382. The Housing Needs Study estimates housing needs for Columbia Falls and surrounding areas and provides a number of options that the City can work towards to meet the needs. The Housing Needs Study is just one part of the future land use plan which will also include Land use analysis of the land use map, vacant lands, and zoning.

Wendy Sullivan with WSW Consulting presented the final report on the Columbia Falls Housing Needs Study. She gave a summary of the available 80+ page report using a slideshow. Key highlights included:

- An analysis of housing affordability using the standard that housing is considered affordable when monthly payments do not exceed 30% of gross household income.
- A review of market trends, including a significant rise in home sale prices (averaging 17% per year since 2019), rental increases (about 9% per year), and a growing gap between housing costs and wage growth (wages rising about 6% per year).

- Discussion of current housing shortfalls, with approximately 8% of housing needs unmet and about 54% of employees commuting into the area for work. Employer surveys indicated that 76% of employers are affected by the lack of affordable housing for employees, and 37% of commuting employees would prefer to live locally if housing were available.
- Identification of concerning trends, such as a 6% decline in families with children over the past decade (compared to a 3% decline countywide), increased pressure from low-paying tourism sector jobs, and a high percentage (60%) of renters who are cost-burdened.
- Projections regarding future needs, including the impact of retiring employees (estimated 6% of workforce over five years, equating to about 170 housing units needed for replacements), and the need for a significant portion of new housing to be priced below current market rates to address affordability.
- Exploration of potential strategies such as partnerships with public institutions, non-profit developers, and local organizations (e.g., Habitat for Humanity, Northwest Montana Community Land Trust, Whitefish Housing Authority); funding opportunities including resort tax allocations, tax increment financing, and general fund flexibility; incentives like density bonuses and infill development; and preservation initiatives to maintain existing affordable housing stock.
- Emphasis on the complexity of housing issues, the need for a balanced approach that supports both market-rate and affordable housing, and the importance of leveraging incentives and partnerships to achieve community goals.

Following the presentation, discussion ensued among Commission members and Staff.

President Fisher asked City Staff if this study complies with Senate Bill 382. inquired whether the study satisfies SB 382 requirements. City Planner Mulcahy confirmed that it does and noted that it will serve as a foundational element in updating the City's Growth Policy. Future steps include development of capital improvement plans (CIPs) for sewer and water, and issuance of an RFP for a land planner.

Vice President Ping questioned the calculation of needed affordable housing units. Sullivan clarified that while 1,000 affordable units are needed, this does not necessarily translate to a 5,000-unit total—10% would be a more realistic proportion. She also addressed a follow-up question about renter retention, noting that many renters may relocate within five years without access to homeownership opportunities.

Commissioner Kavanagh asked about the availability of vacant vs actual buildable lots. City Planner Mulcahy answered that this has been looked at by City Staff but there is a significant amount of ground-truthing involved in this and it is much more complicated than just counting the number of vacant lots available. 50% of available vacant lots being buildable may be too high of a figure.

Public comment was opened at 7:15 PM.

Shirley Folkwein, 285 Shooting Star Dr, Columbia Falls. Expressed support for the housing study and Senate Bill 382 compliance, encouraged continued public engagement, and raised questions about the process for updating the Growth Policy and the scope of public interviews conducted for the study. Sullivan clarified that while employer and HR input was prioritized, the study also incorporated broader community perspectives where possible.

Public comment was closed at 7:22 PM.

A motion was made by Kavanaugh, seconded by Ping, to move the Housing Study to the City Council for an additional public hearing and potential adoption at its May 5th meeting. Vice President Ping seconded. The motion passed unanimously.

ADJOURNMENT – Meeting duly adjourned at 7:27 PM

President

Attest:

Public Works Clerk

CITY OF COLUMBIA FALLS
NOTICE OF PUBLIC HEARINGS

Item No.2.

The Columbia Falls Planning Commission will hold a public hearing for the following item at their regular meeting on Thursday, May 8, 2025 at 6:00 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 Monday, May 19, 2025 starting at 7:00 p.m. in the same location.

Columbia Falls Growth Policy Amendment from Park/Open Space to Urban Residential (Two to Eight Units per Acre):

The City of Columbia Falls in cooperation with Habitat for Humanity of Flathead Valley are requesting a Growth Policy Amendment from the current Park/Open Space designation to Urban Residential, a primarily single-family designation allowing 2 to 8 dwellings per acre. The site is currently used for a little league baseball field. In the short term, the baseball use will move to one of School District 6's ball fields at the Junior High. Habitat for Humanity intends to construct six single family homes on the property. The property is addressed as 394 Railroad Street and is described as Tract 3D of COS 2090 (Accessors Tracts 3D); Section 8, Township 30 North, Range 20 West, P.M.M., Flathead County.

A zone change from the existing CB-2 (General Commercial) designations to CR-5 (Two Family Residential):

The City of Columbia Falls in cooperation with Habitat for Humanity of Flathead Valley are requesting a zone change from the present CB-2 commercial zoning designation to a CR-5 zoning designation which will allow for the residential subdivision. The property is addressed as 394 Railroad Street and is described as Tract 3D of COS 2090 (Accessors Tracts 3D); Section 8, Township 30 North, Range 20 West, P.M.M., Flathead County.

A subdivision creating 6 residential lots and a park/open space in the Columbia Falls Planning Jurisdiction:

The applicant Habitat for Humanity of Flathead Valley is requesting a preliminary plat approval for a six-lot subdivision. The single family lots will range from 6000 square feet up to 8,705 square feet along with a 15,566 square foot park. Access to the lots will be from existing City streets, 4th Ave WN on the east side of the property and C Street EN on the south side of the property. The property is addressed as 394 Railroad Street and is described as Tract 3D of COS 2090 (Accessors Tracts 3D); Section 8, Township 30 North, Range 20 West, P.M.M., Flathead County.

Persons may testify at the hearings or submit written comments prior to the meetings. Written comment may be sent to Columbia Falls City Hall, Attention: City Clerk, 130 6th Street West, Columbia Falls, MT 59912. For more information call Eric Mulcahy, Columbia Falls City Planner at 755-6481.

DATED this 14th day of April, 2025

Item No.2.

Eric Hanks

Eric Hanks, City Manager/Planning & Zoning Administrator
COLUMBIA FALLS CITY PLANNING COMMISSION

Publish: Daily Interlake Sunday, April 20, 2025

**RAILROAD PARK HOMES
AMENDMENT TO THE COLUMBIA FALLS GROWTH POLICY
STAFF REPORT #GP-25-01
COLUMBIA FALLS PLANNING OFFICE
APRIL 15, 2025**

This is a report to the Columbia Falls Planning Commission regarding a request for a Growth Policy amendment to the Columbia Falls Growth Policy. This application is scheduled for May 8, 2025 before the Columbia Falls Planning Commission and a subsequent hearing with the Columbia Falls City Council May 19, 2025.

I. BACKGROUND INFORMATION

- a. Owner: City of Columbia Falls
130 6th Street West, Room A
Columbia Falls, MT 59912

- Applicant: Habitat for Humanity of Flathead Valley
2535 Highway 93 South
Kalispell, MT 59901

- b. Technical Assistance: WGM Group, Attn: Mike Brodie
431 1st Ave East
Kalispell, MT 59901

- c. Location: The property is located at 394 Railroad Street in Columbia Falls. The property is described as Tract 3D of COS 2090 (Accessors Tracts 3D); Section 8, Township 30 North, Range 20 West, P.M.M., Flathead County.

- d. Background: The subject property is currently a little league field. The property was previously owned by the Montana Department of Transportation and was given to the City as surplus land. With limited use of the ballfield, the Columbia Falls City Council decided the property would be better used for deed restricted attainable housing if a new home could be found for the ballfield.

- e. Project and Scope: The proposed Growth Policy Amendment consist of 1.3 acres of property currently designated park/open space but zoned as CB-2 (General Commercial). If the Growth Policy Amendment is approved, Habitat for Humanity is proposing a residential R-5 zoning designation and a six lot preliminary plat for the subdivision.

- f. Zoning: The subject property is zoned CB-2 which allows all types of commercial uses and with the approach of SB 245 back in 2023, multi-family and mixed used development is allowed by right in any commercial zoning designation.

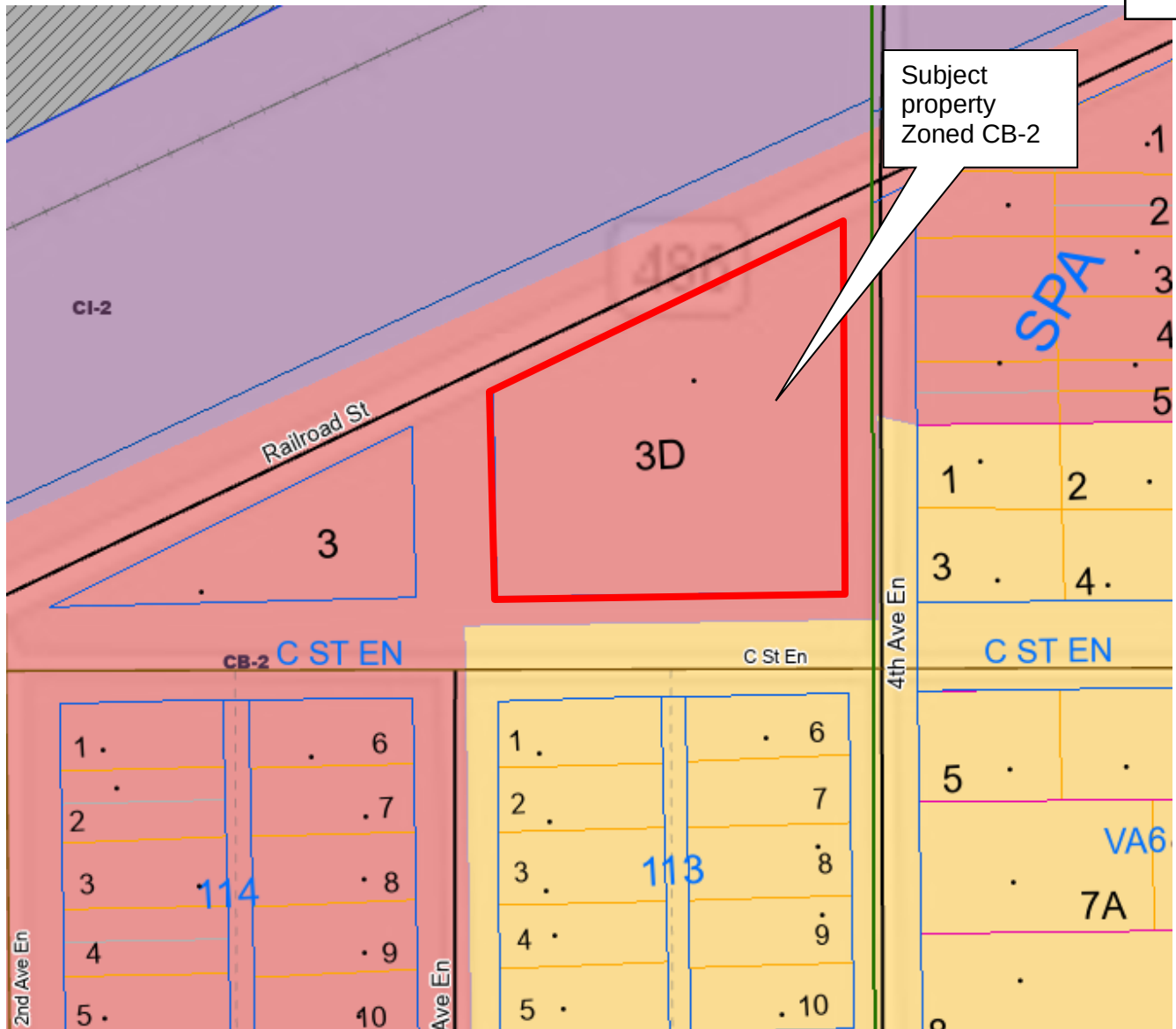


Figure 1: Zoning Layer – Flathead County GIS

g. Adjacent Land Use and Growth Policy Designations:

	Land Use	Zoning	Growth Policy Designation
North	BNSF Railroad	CI-2	Heavy Industrial
South	Single Family Residential	CR-3	Multi-Family Residential
East	Single Family Residential and small commercial use	CB-2	Commercial and Multi-Family
West	Single Family Residential	CB-2	Commercial

h. Current Growth Policy Designation: The Columbia Falls City-County Growth Policy designates this property as Park/Open Space (Shown in green, Figure 1).

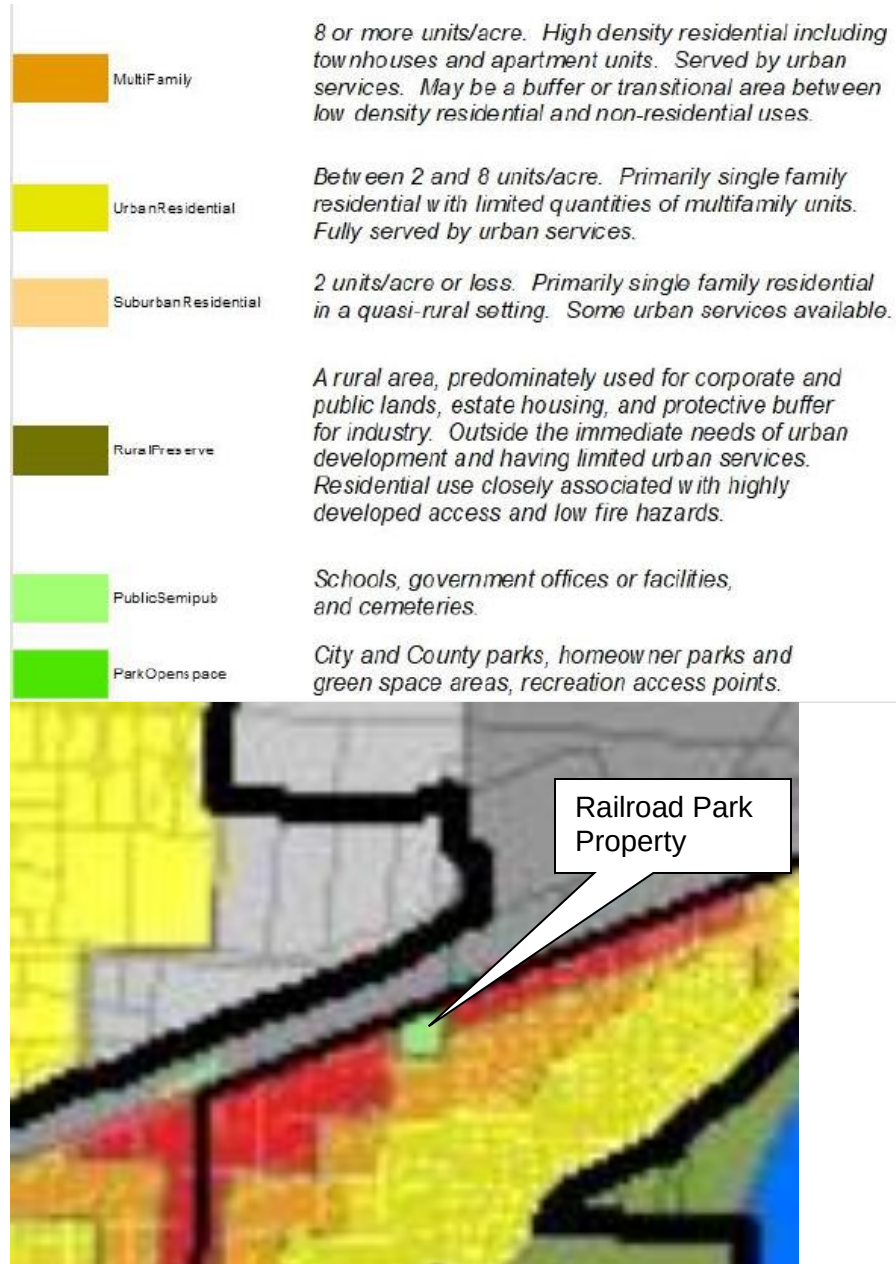


Figure 1: Columbia Falls Growth Policy Map

i. Proposed Growth Policy Designation:

The Columbia Falls Growth Policy states the following when considering Urban Residential Land Use designations:

Urban Residential:

- Typical densities are two to eight dwellings per gross acre.
- Single-family houses are the primary housing type. Duplexes, guest houses, accessory apartments, and small dispersed areas of multi-family housing are also anticipated.
- Urban density residential areas should be fully served by urban infrastructure and municipal services, including paved streets, curbs, sidewalks abutting all residential lots, boulevards and public sewer and water.
- These areas should have convenient pedestrian and vehicle access to neighborhood business districts, parks, and elementary schools.

Regarding the above criteria, the proposed application is looking at a density of approximately 4.6 dwelling units per acre.

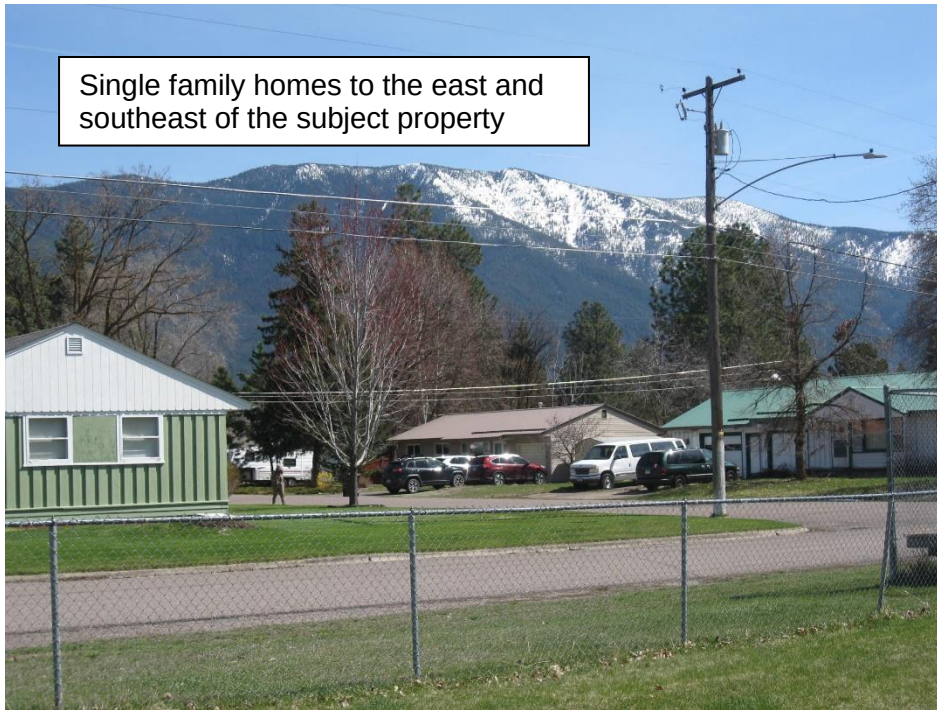
Many of the neighboring properties are single family detached which is what is being proposed with this project.

All the proposed lots within the development will connect to the City's sewer and water infrastructure and each lot will have direct access to the adjacent City streets, those being 4th Ave EN and C Street EN.

Although there are not many sidewalks in the neighborhood, the subdivision regulations will require that the developers of the subdivision install sidewalks along their frontage.



Single Family residential homes
south across C Street EN



Single family homes to the east and southeast of the subject property



Railroad to the north of the subject property

II. REVIEW AND FINDINGS OF FACT

This application is reviewed through the Columbia Falls Growth Policy, Chapter 12.A. Updating and Amending the Growth Policy.

To Amend the Growth Policy Map Outside of the five-year update process, the following criteria should be met:

a. Extraordinary change in circumstances or errors in preparation of the Growth Policy Warrant the map amendment

The current Columbia Growth Policy was adopted in 2019 right before the COVID-19 outbreak. It is well documented that the pandemic created a land rush in high amenity communities particularly the Rocky Mountain West and the Flathead Valley specifically as people fled the big Cities for smaller towns. Columbia Falls saw the median home price increase from \$310,000 in 2019 to \$574,000 in 2024 which is a 90% increase in five years. Columbia Falls went from one of the more affordable communities in the County to one of the more expensive.

To combat the trend of spiraling housing costs, the Columbia Falls City Council took inventory of City owned lands to determine if any were underutilized and could be used for a deed restricted housing development. The subject property, Railroad Park, was identified as such a property and the City entered into an agreement with Habitat of Humanity of Flathead Valley.

The pandemic is not something the City or community could have anticipated in the Growth Policy as nobody saw land use/housing cost issues as a side effect of COVID-19. The proposed amendment fits the “change in circumstances” criteria.

b. The map amendment would substantially conform with the Growth Policy overall.

The residential neighborhood along Railroad Street is somewhat of a land use puzzle. The Columbia Falls Growth Policy and Zoning identifies the lots along the southern boundary of Railroad Street as Commercial. However, the land use is primarily single family residential. My guess is that previous Planners and Council’s thought that a commercial use would buffer the residential use from the railroad tracks and the industrial uses in the Columbia Falls Industrial Park. This buffering is considered a sound land use tool but the reality is that it would take many years for the homes to convert to commercial and in the current real estates market, residential uses are more valuable than expanding the commercial real estate land use to a new corridor.

Goals and Policies of the Growth Policy that support that Map Amendment include the following.

Goal: “Encourage a healthy supply of new housing stock to serve Columbia Falls growing population and continue to provide housing affordable to the average working family.” (Growth Management, p 21)

Goal: “An adequate supply and mix of housing options (in terms of cost, location, type, and design) to meet the needs of present and future residents.” (Land Use – Residential Housing, p 25)

Policy: “Urban Residential areas should be encouraged to be developed where adequate services and facilities are available, or extensions can be provided.” (Land Use – Residential Housing, p 26)

Policy: “Affordable housing should be recognized as a primary consideration when adopting or amending land use regulations.” (Growth Management, p 22)

Recommendation: “Develop and implement an affordable housing strategy to effectively provide for the needs of low-and moderate-income residents.: (Land Use – Residential Housing, p. 28)

c. The map amendment would encourage the most appropriate use of the land throughout the Planning Jurisdiction

As stated previously in this report, the neighboring land use is primarily single-family residential development. Although much of the surrounding lands are designated as Commercial and Multi-Family residential, the historic land use is residential. The proposed change in growth policy designation to Urban Residential fits with the neighboring land use pattern.

d. The Amendment would not benefit one or a few property owners to the significant disadvantage of other property owners in the Planning Jurisdiction.

As most of the neighboring properties are used for single family residential and the zoning of the lands directly south of the subject property is zoned CR-3 (Single Family Residential) the proposed Growth Policy Amendment to Urban Residential would appear to match the existing land use pattern of the neighborhood.

III. SUMMARY COMMENTS

The Growth Policy Amendment application complies with the provisions of the Columbia Falls Growth Policy for amendment to the Plan. The location of the proposed change appears suitable for single-family use as it matches the neighboring land use pattern. The development has access to the City’s Municipal Sewer and Water infrastructure as well as direct access to two local streets that provide safe and effect access to each of the proposed lots in the development proposal.

IV. RECOMMENDATION

After reviewing the findings of fact, staff recommends that the Columbia Falls Planning Commission adopt Staff Report #GP-25-01 as findings-of-fact for the Growth Policy Map Amendment to Urban Residential, and recommend approval of said Amendment to the Columbia Falls City Council.

**ZONE CHANGE AND PRELIMINARY PLAT REQUEST
CITY OF COLUMBIA FALLS
MAP AMENDMENT TO CR-5 (TWO FAMILY RESIDENTIAL)
CITY OF COLUMBIA FALLS STAFF REPORT # CZC-25-01 AND PRELIMINARY PLAT
APPLICATION CPP-25-01
April 15, 2025**

A report to the Columbia Falls City Planning Commission regarding a request for a Zoning Map Amendment from the existing CB-2 to the proposed CR-5 and a preliminary plat for a six-lot subdivision.

BACKGROUND INFORMATION

A. PETITIONERS

a. Owner: City of Columbia Falls
130 6th Street West, Room A
Columbia Falls, MT 59912

Applicant: Habitat for Humanity of Flathead Valley
2535 Highway 93 South
Kalispell, MT 59901

B. PETITIONER'S TECHNICAL ASSISTANCE

WGM Group, Attn: Mike Brodie
431 1st Ave East
Kalispell, MT 59901

C. LOCATION/DESCRIPTION

The property is located at 394 Railroad Street in Columbia Falls. The property is described as Tract 3D of COS 2090 (Accessors Tracts 3D); Section 8, Township 30 North, Range 20 West, P.M.M., Flathead County.

D. REQUEST

The applicant is requesting a Growth Policy Amendment, Zone Change and Preliminary Plat to develop six lot single family subdivision on 1.3 acres. The zone change and subject of this report will change the existing CB-2 (Commercial) zoning designation to CR-5 (Two Family Residential). The CR-5 zoning allows minimum lot sizes of 5,400 square feet and single family and two-family residential uses are permitted. It should be noted that in 2023, the governor signed SB 323 which allows two family dwellings in all single-family municipal zoning districts with populations of at least 5000 residents. The CB-2 zoning allows intensive commercial uses, as well as multi-family residential with the passage of SB 245 in the 2023 session. Last is the preliminary plat application which creates six residential lots all with frontage on city streets.

E. REASON FOR REQUEST

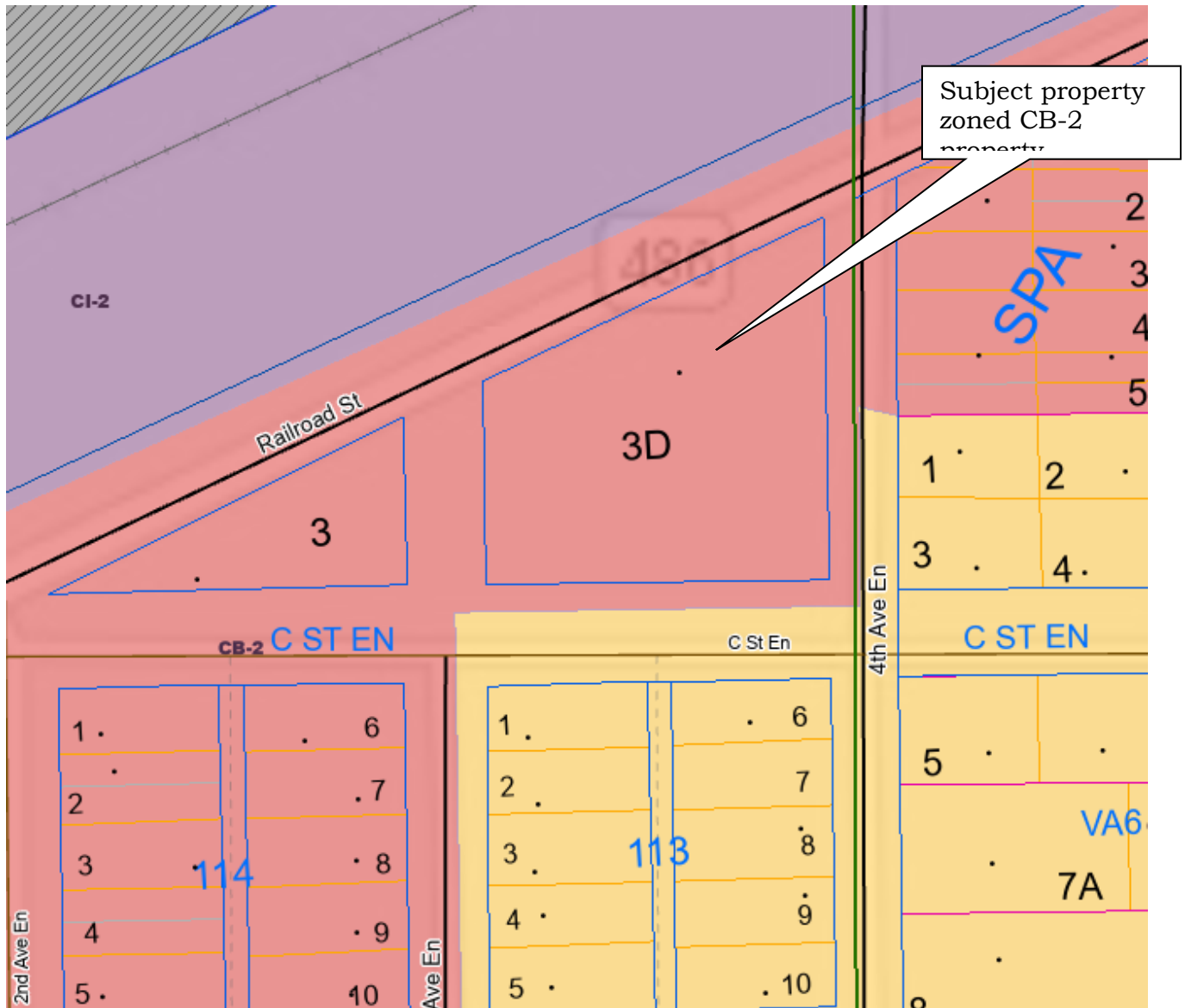
The applicants, Habitat for Humanity of Flathead Valley, have a well-established model of finding people making less than the area median income and through sweat equity, volunteer labor/martials, and a dedicated professional staff produce housing below market cost for people working in the lower paid positions in the valley. This property has been identified as a good candidate for a Habitat project.

F. EXISTING LAND USE

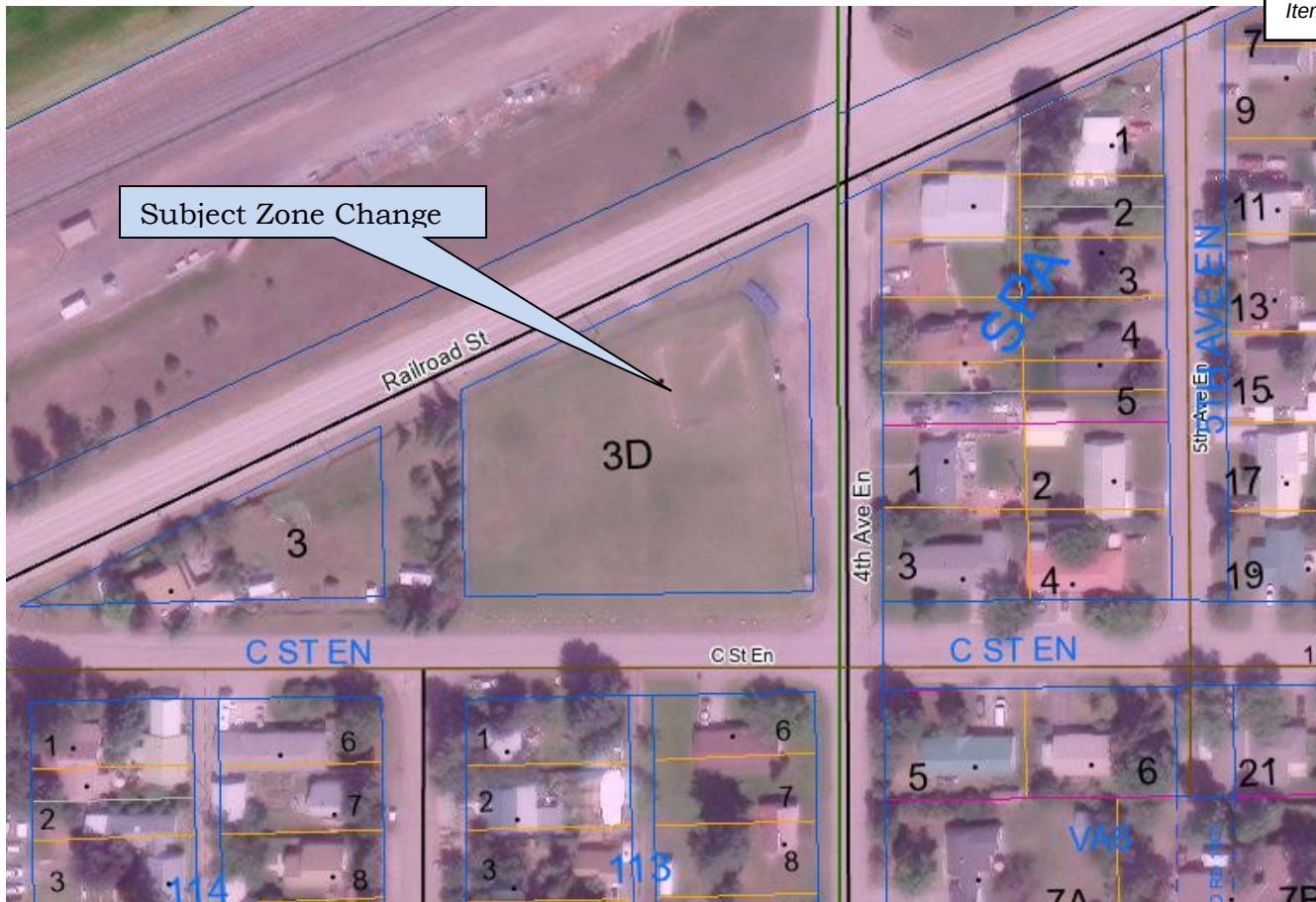
The subject property is currently a little league park.

G. ADJACENT ZONING AND LAND USE:

	Land Use	Zoning	Growth Policy Designation
North	BNSF Railroad	CI-2	Heavy Industrial
South	Single Family Residential	CR-3	Multi-Family Residential
East	Single Family Residential and small commercial use	CB-2	Commercial and Multi-Family
West	Single Family Residential	CB-2	Commercial



Source – Flathead County GIS



Source: Flathead County GIS, Photo Layer

H. GROWTH POLICY DESIGNATION

As part of this application set, the applicants submitted a Growth Policy Amendment application which would change the Land Use Map from the existing Park/Open Space Designation to Urban Residential. If the Map Amendment is approved for Urban Residential, then the proposed plan will conform to the Growth Policy

I. 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 proposed for the Railroad Park Homes development is 1.3 acres in size. The applicant is proposing a Preliminary Plat application with the Growth Policy Amendment and Zone Change. The preliminary plat shows lots between 6,000 square feet and 8,705 square feet. The minimum lot size for a CR-5 property is 5,400 square feet which the proposed lots will meet.

I. ZONE CHANGE 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 and Columbia Falls Zoning Code Chapter 18.212, amendments to text or the official map. The following findings are made:

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

As part of this application set, the applicants submitted a Growth Policy Amendment application which amends the Growth Policy Map to Urban Residential. If The Growth Policy Amendment is approved with the new Urban Residential designation, then the proposed zoning of CR-5 will be in conformance with the Growth Policy.

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

The subject property has road frontage on three sides. Railroad Street on the north, this is a secondary Highway and a Major Collector Street. The other two streets are C Street EN and 4th Ave EN, both local streets owned by the City. All access to the proposed lots will be from the Local Streets. C Street EN and 4th Ave EN are paved and maintained by the City. The streets are designed and maintained for local traffic and the proposed subdivision/zoning matches the density of the surrounding neighborhood. The proposed zoning map amendment will have no negative impact on the City Streets.

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

The project was reviewed by the Columbia Falls Fire Chief at site review and he is satisfied with the basic site plan. There are existing fire hydrants on the streets and one being located on the southeast corner of the project. Access to the proposed site meets City standards. There is no mapped floodplain on the property. The site is flat with no potential hazards associated with steep slopes. The proposed CR-5 zoning will secure safety from fire, panic, and other dangers.

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

There is no Floodplain associated with the property and although the City of Columbia Falls is designated in a Wildland Urban Interface for fire, the subject property has few trees and is primarily mowed grass. The subject property is located within the City limits, connects to City Streets and has access to municipal sewer and water services.

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

The application for this project provides a subdivision plat which shows the lots will meet or exceed the minimums of the CR-5 zoning designation. The lots are sized to meet width and setback requirements of the zone which will provide for adequate light and air.

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

With the proposed CR-5 (Two-Family Residential) zoning, the development will comply with the minimum lot sizes of the zoning district. With the passage of SB-323 in 2023, all single-family zoning districts in City's with a population of 5000 persons or more allows by right a duplex or two dwellings. As a result of this new rule, the proposed CR-5 will not be any different than any of the neighboring single-family zones. The proposed zone change will not result in overcrowding of the land.

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

If the growth policy amendment is approved by the Board, then the City will have amended its long range plan to anticipate concentrations of 2 to 9 dwellings per acre on this property. The proposed zone change request for CR-5 and the accompanying preliminary plat propose a

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

The property is bordered by Railroad Street to the North, 4th Ave EN to the East and C St EN on the South. All access to the lots will be from either 4th or C Street both local streets that are designed to handle individual driveways. Access is excellent. 4th Ave EN has both City water and Sewer mains within the right-of-way. C Street EN has a water main along its length of the development. A sewer main runs up the middle of the property and will need a short extension to Lot 100 and 101.

School District 6 operates K-12th grade within the City of Columbia Falls about a mile south east of the proposed subdivision. The school district has seen approximately 4% growth over the past ten years or 0.4% per year. Using County wide average of 0.34 school aged children per residence, (There were 17,446 students recorded with the Flathead County Superintendent of Schools Office including public, private and home-schooled children at the beginning of the 2022 school year. The US Census Bureau 2021 counted 50,808 housing units in Flathead County – 17,446 students / 50,808 housing units = 0.343 students per unit), the six lots would generate approximately 1 to 2 students to the K – 12 school system.

The project will provide a small park space and the development is within easy walking to City Parks.

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

The subject property is flat. Although properties to the east and west are zoned commercial most of the neighboring properties, with the exception of a cabinet shop, are all single family residential. The proposed CR-5 zoning will allow for the 6000 square foot lots and the proposed single family use. The proposed zone is in character with the neighborhood.

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

As stated previously, the properties to the east and west are zoned commercial but most of the neighboring properties, with the exception of a cabinet shop, are all single family residential. The proposed CR-5 zoning will allow for the 6000 square foot lots and the proposed single family use. The proposed zone is in character with the neighborhood.

11. Will the new zoning affect property values?

The proposed residential zoning will match most of the neighboring residential uses and will promote the value of property in the area.

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

The area of the proposed change is located with commercial zoning along the railroad street frontage running a block to two blocks south. Then the zoning transitions to a CR-3 (One Family Residential). That said the vast majority of the commercial zoned lots along Railroad Street are all developed with housing. Though the CR-3 zoning indicates it's a single family zone, with the adoption of SB-323 there is no longer such a thing as a single family zoning district for City's with a population of 5000 persons or more. The proposed CR-5 aligns with the actual use and the zoning now that every lot in the City can theoretically have two units.

SUMMARY

Item No.2.

The map amendment request conforms to the Columbia Falls City Growth Policy and the findings as discussed above. The project will be fully served by Municipal services. The requested zoning designation will align with neighboring residential designations.

II. REVIEW OF FINDINGS OF FACT FOR THE MAJOR PRELIMINARY PLAT

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

A. Impacts to Agriculture and Agriculture Water User Facilities

The subject property has never been used for agricultural purposes and does not have agricultural water user facilities on or in close proximity. The property has been a little league ballpark for many years. The Columbia Falls Subdivision Regulations state that subdivisions in the City-County Planning Jurisdiction (now known as the Columbia Falls Growth Policy Boundary) are considered to have minimal effect on agriculture.

B. Impacts to Local Services

The 394 Railroad Street property is in the City limits of Columbia Falls. The proposed subdivision has access to and will connect to Municipal water and wastewater infrastructure which is located in C Street EN and 4th Avenue EN. Only a small sewer main extension is required to serve Lots 100 and 101. The proposed subdivision has access to three streets, two local streets and one secondary highway. 4th Ave EN and C Street EN are the local streets which are owned and maintained by the City of Columbia Falls. The proposed subdivision lots will get access from the local streets.



C Street EN
Frontage

4th Avenue EN
frontage



Protective Services:

Columbia Falls Police Department serves subdivision comment. The Police Chief comments that they can serve the subdivision without impact to their level of service.

Waste Water:

The subdivision will connect to existing mains in 4th Ave EN and make a small main extension to serve the two lots on C Street EN. Waste water is transported along the mains to the City Waste Water Treatment Facility on the Flathead River near the Veterans Home. The City Public Works Department indicated that the system has capacity to serve the subdivision.

Solid Waste:

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

Potable Water:

The subdivision will connect to existing City water mains in C Street EN and 4th Ave EN. The Columbia Falls Public Works Department indicated that they have capacity to serve the subdivision.

Fire Suppression:

The subdivision will utilize existing City Streets and the existing water mains. The water system has existing fire hydrants located in the City's right-of-way which will serve the proposed subdivision. No additional infrastructure is required for the Fire Department to serve the property.

Public Schools:

School District 6 operates K-12th grade within the City of Columbia Falls about a mile south east of the proposed subdivision. The school district has seen approximately 4% growth over the past ten years or 0.4% per year. Using County wide average of 0.34 school aged children per residence, (There were 17,446 students recorded with the Flathead County Superintendent of Schools Office including public, private and home-schooled children at the beginning of the 2022 school year. The US Census Bureau 2021

counted 50,808 housing units in Flathead County – 17,446 students / 50,808 housing units = 0.343 students per unit), the six lots would generate approximately 1 to 2 students to the K – 12 school system.

Recreation/Parkland: Parkland dedication is required for major subdivisions within the City. The Columbia Falls Subdivision Regulations (Chapter 17.14.080) requires 11% of the property divided into lots of 1/2 or less be dedicated as parkland. The property has 0.95 acres in lots. 11% of 0.95 acres equals 0.10 acre. The applicants are dedicating 0.36 acres which exceeds the required dedication.

Public Transportation No public transportation is immediately available. Mountain Climber Transit does make regular stops in Columbia Falls.

Roads: Each lot fronts a local street. Lots 100 and 101 front and have access to C Street EN. Lots 102 – 105 will access 4th Avenue EN. No lots will access Railroad Street. The local streets are well suited to provide access and driveway approaches.

As required with subdivisions in the City, the Subdivision Regulations require a five foot detached sidewalk along the frontage of the subdivision. A condition of approval is added to require the sidewalks along the C Street and 4th Avenue frontages. There are very few sidewalks in the surrounding neighborhood.

C. Impacts on the Natural Environment:

Air: Vehicles and home heating will contribute exhaust and particulate matter to the air. Due to structure spacing and unrestricted natural air movement the impact is considered minor.

Groundwater: The subdivision will utilize Municipal waste water services which will help protect groundwater resources in the area. The stormwater facilities will be reviewed by the City of Columbia Falls Public Works Department and the Montana Department of Environmental Quality.

Natural Vegetation: The area is currently maintained as lawn which is mowed on a regular basis. There is no native vegetation remaining on the property

Surface Water: There are no surface waters on or adjacent to the property
Topographical Features: The property is flat as it was a baseball field.

D. Impacts on Wildlife and Wildlife Habitat:

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

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

The proposed subdivision is within the Columbia Falls Growth Policy Boundary and has been in the City Limits for many years. The subdivision should have minimal impact on Wildlife

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

The proposed Subdivision does not have any creek, stream, wetland or any surface water body on or adjacent to the site. As such, there is no impact to water resources in the area.

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

The property is within the urban confines of the City of Columbia Falls and within the City Limits. A Secondary Highway (Railroad Street) runs along the north boundary and City Streets run along the south and east boundaries. The BNSF railroad line is located just north of Railroad Street. Urban scale residential development is located on three sides of the property. The property is not home to rare or endangered species and the property has no habitat that would support wildlife, unless you count an eight year old little leaguer as wildlife.

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

As stated previously, the property does not have wetlands or other habitats that would be considered critical habitat.

E. Impacts on Public Health:

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

The development will be served by Columbia Falls Fire and Police Departments as the property is in the City Limits. As the subdivision has access to the two City streets, new streets are not needed or proposed with the subdivision.

The subject property is not located in a 100-year floodplain nor is it located along any stream, wetland or other waterway. The property is flat and not subject to rock falls or landslides. Although all of Flathead County is located in a Wildland Urban Interface, the property will be served with City water and fire hydrants for suppression. There are very few trees on the property which means that existing vegetation is not a fire hazard.

The subdivision is not likely to have negative impacts on public health and safety.

Emergency Services: The Columbia Falls Fire Department will provide fire service to the subdivision. The subdivision fronts on City standard streets and there are fire hydrants located along these streets. The Columbia Falls Fire Chief has indicated that access and hydrants are acceptable

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

Vehicular Traffic Safety Hazard: Each lot fronts a local street. Lots 100 and 101 front and have access to C Street EN. Lots 102 – 105 will access 4th Avenue EN. No lots will access Railroad Street. The local streets are well suited to provide access and driveway approaches.

As required with subdivisions in the City, the Subdivision Regulations require a five foot detached sidewalk along the frontage of the subdivision. A condition of approval is added to require the

sidewalks along the C Street and 4th Avenue frontages. There are very few sidewalks in surrounding neighborhood.

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

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

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

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

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

The proposed subdivision is not adjacent to abandoned landfills, mines, waste sites, or sewage treatment plants. The BNSF railroad is just north of the subdivision but as this railroad corridor traverses the City, it is not considered a hazard for development in the City.

F. Compliance with Subdivision and Design Standards:

The proposed subdivision complies with the Columbia Falls Subdivision Regulation and Design Standards, the applicants are not requesting any deviations to the standards.

G. Compliance with the Montana Subdivision and Platting Act:

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

RECOMMENDATION

- (1) Staff recommends the Columbia Falls Planning Commission adopt staff report #CZC-25-01 as findings of fact and recommends to the Columbia Falls City Council approve the zoning map amendment from the existing CB-2 General Business) to the CR-5 (Two Family Residential):
- (2) Staff Recommends the Columbia Falls Planning Commission adopt staff report #CPP-25-01 as findings of fact and recommends to the Columbia Falls City Council approve the preliminary plat for Railroad Park Homes be approved subject to the conditions listed below:

CONDITIONS OF APPROVAL

1. The project shall be built in substantial compliance with the Preliminary Plat dated March 2025 and prepared by WGM Group.
2. The applicants shall install a 5-foot sidewalk along the C Street EN and 4th Ave EN frontages in compliance with the Columbia Falls Public Works Standards.
3. The applicants shall secure new "Approach Permits" from the Columbia Falls Public Works Department for the access onto C Street EN & 4th Ave EN. Sight distance will be verified through this process.

4. The developer/applicant shall create a Homeowners association that will be responsible for the maintenance and long term replacement of the open space/park. Taxes for the common area shall be split among the six lots.
5. The Columbia Falls postmaster shall approve a common mailbox facility at an approved location. The facility shall meet the requirements of 17.18.250. The facility shall be installed prior to final plat or included in an SIA.
6. The sewer, water and stormwater facilities shall be reviewed and approved by the Columbia Falls Public Works Director and Montana Department of Environmental Quality. The water, sewer, and stormwater shall be constructed, where applicable, in accordance with the approved plan and the construction shall be certified by a registered engineer that they meet the approved specifications. The new water main shall be accepted by the City of Columbia Falls prior to final plat.
7. A note shall be placed on the face of the Final Plat stating: "All dwellings shall have house numbers visible from the right-of-way/City Street."
8. The applicants shall provide copies of the final plat drawing and as-built construction drawings for all public infrastructure and utilities existing or constructed in the right-of-way or easements. Copies of drawings shall be in both paper and digital. Digital copies shall be in a format prescribed by the City.
9. All utilities shall be installed underground and stubbed to each lot.
10. That the parkland requirement shall be met by the open space shown on the preliminary plat map.
11. Assessment for taxation and special assessments for lands within the common areas shall be proportionally shared among all lots in the subdivision. The proportion may be equal or based upon the area of the lot in proportion to the total area of all lots. Such assessment shall be reported to Flathead County, billed and collected with other tax and assessment due each lot.
12. Plat notes shall be added to the face of the plat delineating that the parks and common area are dedicated in perpetuity and that said space(s) will be owned and maintained by the Homeowners Association. Changes to the use and/or management of the common space or parks shall be approved by the Homeowners Association and the City.
13. All improvements to the public right-of-way shall be complete or guaranteed through an SIA prior to final plat approval. The Developer shall warranty all infrastructure improvements for a minimum of one (1) year after approval of the final plat.
14. 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.
15. The preliminary plat shall expire three (3) years after the approved effective date stipulated by the City Council. Extensions may be granted by the City Council if the applicant requests extension 30-days prior to the expiration of the plat or any remaining phase.



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

PHONE (406) 892-4391

FAX (406) 892-4413

Item No.2.

GROWTH POLICY AMENDMENT

FEE ATTACHED \$ _____

(See current fee schedule)

INSTRUCTIONS:

- ☐ A pre-application meeting with City staff is required. Date of pre-application meeting:
1/30/2025
- ☐ Submit the application fee, completed application and appropriate attachments to the Columbia Falls Planning Department a minimum of **forty five (45) days prior** to the Planning Commission meeting at which this application will be heard.
- ☐ The regularly scheduled meeting of the Columbia Falls Planning Commission is the second Thursday of each month at 6:00 PM in the City Council Chambers.
- ☐ After the Planning Commission hearing, the application is forwarded with the Commission's recommendation to the next available City Council meeting for hearing and final action.

A. PROJECT INFORMATION:

Project Name: Railroad Park Homes

Project Address: 394 Railroad St. Columbia Falls, MT 59912

Assessor's Tract No.(s) E033159 Lot No(s) 3D

Block # 3D Subdivision Name _____

Section 08 Township 30N Range 20W

I hereby certify that the information contained or accompanied in this application is true and correct to the best of my knowledge. The signing of this application signifies approval for the Columbia Falls Staff to be present on the property for routine monitoring and inspection during the approval and development process.

Owner's Signature¹ _____

Date _____

Print Name _____

[Signature]
Applicant's Signature

2.27.2025
Date

Mary Beth Morand
Print Name

[Signature]
Representative's Signature

2-27-2025
Date

MIKE BRODIE (WGM GROUP)
Print Name

¹ May be signed by the applicant or representative, authorization letter from owner must be attached. If there are multiple owners, a letter authorizing one owner to be the authorized representative for all must be included

APPLICATION CONTENTS:**Attached ALL ITEMS MUST BE INCLUDED - INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**

- ✓ Map showing the location and boundaries of the property
- ✓ Vicinity Map
- ✓ Reduced copy of the site plan not to exceed 11" x 17"
- ✓ Electronic version of entire application such as .pdf
- ✓ Signature from property owners within the boundaries of the plan acknowledging they understand their property/properties are being included as part of a proposed neighborhood/subarea plan.
- ✓ Any other additional information requested during the pre-application process

When all application materials are submitted to the Planning Department, the application will be scheduled for public hearing before the Planning Commission and City Council.

B. OWNER(S) OF RECORD:

Name: City of Columbia Falls Phone: (406) 892-4391

Mailing Address: 130 6th St W #A

City, State, Zip: Columbia Falls, MT, 59912

Email: _____

APPLICANT (if different than above):

Name: Habitat for Humanity of Flathead Valley Phone: (406) 257-8800

Mailing Address: 2535 Highway 93 South

City, State, Zip: Kalispell, MT, 59901

Email: director@habitatflathead.org

TECHNICAL/PROFESSIONAL:

Name: WGM Group, Inc. Phone: (406) 756-4848

Mailing Address: 431 1st. Ave W.

City, State, Zip: Kalispell, MT, 59901

Email: mbrodie@wgmggroup.com

C. GROWTH POLICY AMENDMENT FINDINGS: The following criteria forms the basis for approval or denial of the Growth Policy Amendment. The content of this criteria is found in Chapter 12 of the City of Columbia Falls Growth Policy. The burden of satisfactorily addressing these criteria lies with the applicant. Review the criteria below and discuss how the proposal conforms to the criteria. If the proposal does not conform to the criteria, describe how it will be mitigated.

Provide the following information in a narrative format with supporting drawings and/or maps, as needed:

- a. Extraordinary change in circumstances or errors in preparation of the Growth Policy warrant the map amendment.

See Attached.

- b. The map amendment would substantially conform with the Growth Policy overall.

See Attached.

- c. The map amendment would encourage the most appropriate use of land throughout the Planning Jurisdiction.

See Attached.

- d. The amendment would not benefit one or a few property owners to the significant disadvantage of other property owners in the Planning Jurisdiction.

See Attached.

GROWTH POLICY AMENDMENT FINDINGS

1. Extraordinary change in circumstances or errors in preparation of the Growth Policy warrant the map amendment.

The application requests to change the future land use designation from Park/Open Space to Residential, which is consistent with the surrounding land use designation to the south and east.. The Columbia Falls Growth Policy was adopted in 2019, prior to the COVID-19 pandemic and the housing issues that followed. Columbia Falls has continued to experience an increased shortage of affordable housing, as noted in the Growth Policy, which has only been exacerbated since its adoption. The median home price has risen significantly, with a 324% increase between 2011 and 2018 (Growth Policy, Land Use – Residential Housing, p. 24), making it increasingly difficult for working families to secure housing. Additionally, the Growth Policy identifies the lack of developable residential land within city limits as a key threat to future growth (Growth Policy, Threats, p. 7).

The proposed amendment responds directly to this issue by repurposing a park/open space into residential development to address this pressing need. The current use can be accommodated elsewhere, and given the extraordinary changes in market conditions, the rising demand for workforce housing, and the identified lack of available residential land, this amendment is necessary to align land use policy with the evolving needs of the community.

2. The map amendment would substantially conform with the Growth Policy overall.

This application requests to change the future land use map designation of Park/Open Space to Residential. The Growth Policy supports this change as it emphasizes the need for affordable housing and efficient land use. Several key policies and goals support this amendment:

- Goal: "Encourage a healthy supply of new housing stock to serve Columbia Falls' growing population and continue to provide housing affordable to the average working family." (Growth Policy, Growth Management, p. 21)
- Goal: "An adequate supply and mix of housing options (in terms of cost, location, type, and design) to meet the needs of present and future residents. (Growth Policy, Land Use-Residential Housing, p. 25)
- Policy: "Urban residential areas should be encouraged to be developed where adequate services and facilities are available, or extensions can be provided." (Growth Policy, Land Use-Residential Housing, p. 26)
- Policy: "Affordable housing should be recognized as a primary consideration when adopting or amending land use regulations." (Growth Policy, Growth Management, p. 22)
- Recommendation: "Develop and implement an affordable housing strategy to effectively provide for the needs of low-and moderate-income residents." (Growth Policy, Land Use – Residential Housing, p. 28)

Additionally, the Growth Policy prioritizes infill development as a preferred strategy for managing growth (Growth Policy, Growth Management, p. 22). The proposed amendment aligns with this by repurposing an existing area within the urban fabric rather than contributing to urban sprawl.

3. The map amendment would encourage the most appropriate use of land throughout the Planning Jurisdiction.

The current designation as parkland represents an underutilized resource given the growing demand for affordable housing. The amendment would optimize land use by converting the site into much-needed residential units, helping Columbia Falls manage its growth efficiently.

Additionally, the Growth Policy emphasizes that new residential developments should be located where infrastructure and services are readily available (Growth Policy, Growth Management, p. 21). The proposed site benefits from existing municipal services such as water, sewer, and transportation access, making it a logical location for residential development.

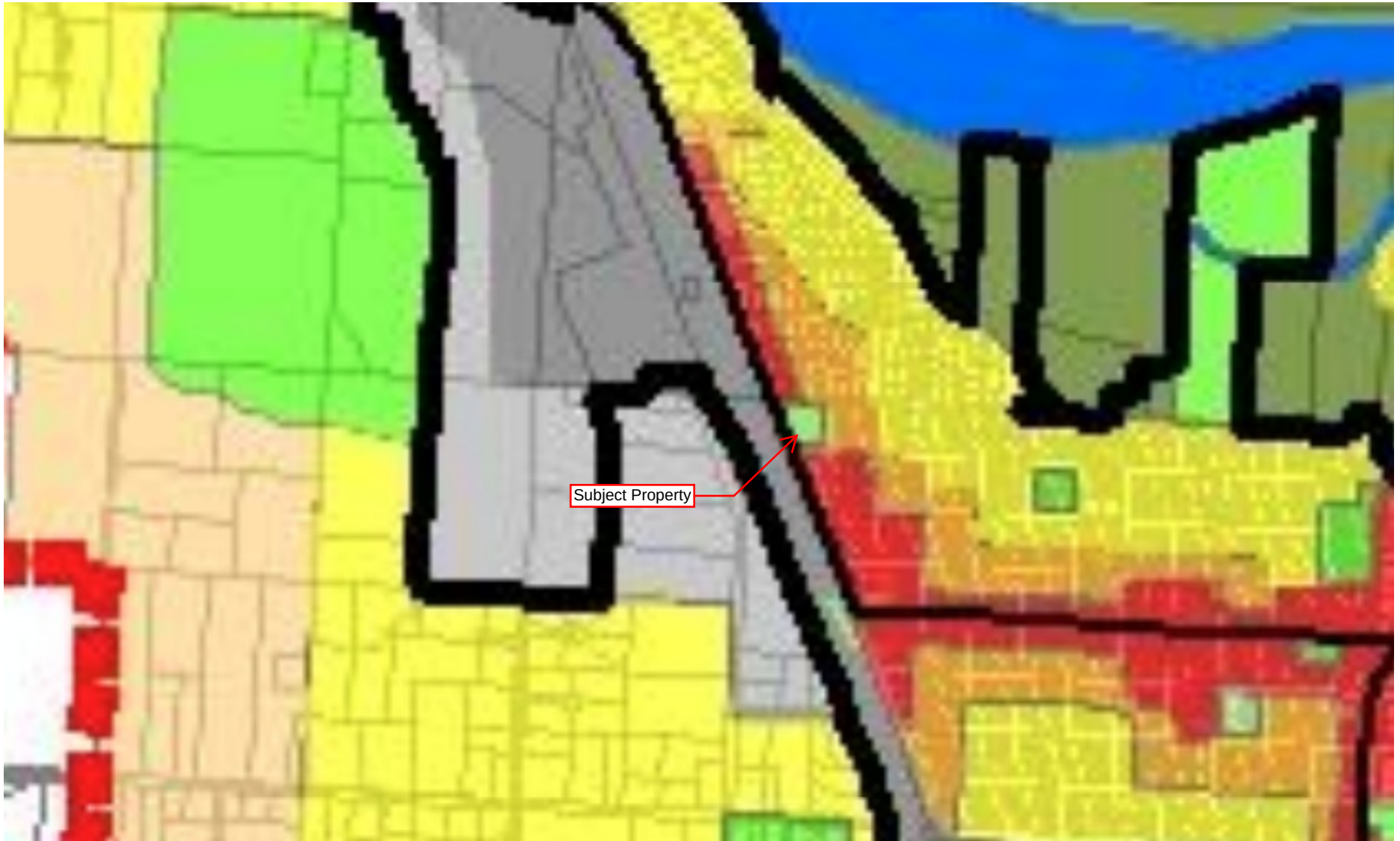
Furthermore, the Growth Policy recognizes that Columbia Falls has limited available residential land, and future growth will require efficient use of developable land (Growth Policy, Growth Management, p. 20). This amendment ensures that land is allocated where it can best serve the community's needs.

4. The amendment would not benefit one or a few property owners to the significant disadvantage of other property owners in the Planning Jurisdiction.

This amendment serves a broad public interest by addressing the community's need for affordable housing (Growth Policy, Land Use – Residential Housing, p. 25). The development would provide opportunities for local workers and families to find housing within Columbia Falls, reducing economic displacement and supporting the city's long-term growth objectives.

Additionally, the amendment would not impose a significant burden on adjacent property owners, as the site is already within an urbanized area and served by existing infrastructure. The transition from parkland to residential use is in line with surrounding land uses, ensuring compatibility with the broader community (Growth Policy, Growth Management, p. 22).

Moreover, the Growth Policy explicitly identifies housing affordability as a community-wide concern, meaning that the amendment benefits a large portion of Columbia Falls residents rather than a select few (Growth Policy, Land Use – Residential Housing, p. 24).





WGM GROUP
WWW.WMGROUP.COM

PRELIMINARY

PLOTTED: 2/28/25
SAVED: 2/28/25

PROPERTY AND LOCATION
RAILROAD PARK - HABITAT FOR HUMANITY
COLUMBIA FALLS, MONTANA

REVISIONS:		
NO.	DESCRIPTION	DATE

PROJECT: 24-06-26
LAYOUT: PLAN
SURVEYED: KLM
DESIGN: MJB
DRAFT: JCN
APPROVE: MJB
DATE:

FEBRUARY 2025

SHEET 01 OF 01







Planning Department

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

PHONE (406) 892-4391

FAX (406) 892-4413

Item No.2.

PETITION FOR ZONING MAP AMENDMENT

FILING FEE ATTACHED \$ _____

Zone Change Base Fee SEE FEE SHEET

NAME OF APPLICANT: Habitat for Humanity; MaryBeth Morand

MAIL ADDRESS: 2535 Highway 93 South

CITY/STATE/ZIP: Kalispell/MT/59901 PHONE: (406) 257-8800

INTEREST IN PROPERTY: _____

PLEASE COMPLETE THE FOLLOWING:

- A. Address of the property: 394 Railroad St, Columbia Falls, MT 59912
- B. Legal Description: (Subdivision Name, Lot & Block and/or Tract Number
(Section, Township, Range)
See Attached

(Attach sheet for metes and bounds)
- C. Land in zone change (ac)
1.31
- D. The present zoning of the above property is: CB-2
- E. The proposed zoning of the above property is: CR-5
- F. State the changed or changing conditions that make the proposed amendment necessary:
Proposed development of residential lots on a property that is currently a
park and is zoned for commercial business. Zone change requested by City
Planning commission. CR-5 zoning allows lot minimum sizes of 5,400 SF.

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

- A. Promoting the Growth Policy

See Attached

B. Lessening congestion in the streets and providing safe access

See Attached

C. Promoting safety from fire, panic and other dangers

See Attached

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

See Attached

E. Preventing the overcrowding of land

See Attached

F. Avoiding undue concentration of population

See Attached

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

See Attached

H. Giving reasonable consideration to the character of the district

See Attached

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

See Attached

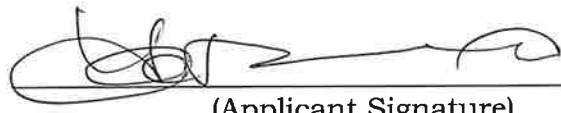
- J. Protecting and conserving the value of buildings

See Attached

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

See Attached

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



(Applicant Signature)

2.27.2025

(Date)

APPLICABLE TO ALL ZONING APPLICATIONS:

A. Pre-Application Meeting:

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

B. Completed application form.

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

E. Application Contents:

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

A. Promoting the Growth Policy:

The development plan will meet the 2019 Growth Policy goals which is to increase housing supply to provide an attainable housing to “encourage a healthy supply of new housing stock to serve Columbia Falls’ growing population and continue to provide housing affordable to the average working family.”

The applicant has also applied for a Growth Policy amendment, changing the designation on the future land use map from open space/park to residential. An evaluation of the change in designation compliance with the Growth Policy is included in that application. Should the Growth Policy land use designation be changed as proposed, a zoning designation of CR-5 would be in compliance with the residential land use designation.

Additionally, the following policies are met through the proposed change to CR-5:

Growth Management Policies:

1. With limited available vacant developable land within the City for residential use, the industrial sites to the north, physical barriers such as the railroads and Flathead River, and surrounding residential neighborhoods, the project location is suitable to provide housing needs that supports a more diverse and growing population. This allows for community vitality, helps to maintain quality of life, and encourages more dynamic neighborhoods.
2. Water and sewer services are available to accommodate housing allowed by the proposed zoning designation of CR-5. Development on the parcel is considered infill and will conserve resources while providing needed housing opportunities.
3. The change will assist in providing a source of housing that is attainable to the average wage earner and supplements the lack of existing housing stock currently available. A change to CR-5 zoning will support the general welfare of the community and help support local businesses by providing housing opportunities that are affordable and accessible.
4. The density, form, and massing requirements of the CR-5 zoning district ensure that the space will be developed appropriately and creatively to balance the need for housing within the city limits of Columbia Falls.

Land Use- Urban Residential Housing Policies:

5. The plan will provide housing that meets the goal of “housing options (in terms of cost, location, type and design) to meet the needs of present and future residents” by securing affordable housing options that will be cost restricted in the future to ensure affordable housing in Columbia Falls.
6. Single-family residential areas have typical densities of two to eight dwellings per gross acre. The CR-5 zoning designation allows single family and two family residential uses, with a minimum lot area of 5,400 square feet.
7. The property is served by municipal water and sewer services and the surrounding urban infrastructure. Subdivision of the property would require updated curbs, sidewalks, boulevards, and park infrastructure on the subject property.

8. There is an existing pedestrian corridor update planned along Railroad street. Subdivision of this property for residential use would require sidewalks and street improvements along its frontage to tie into the proposed infrastructure.

Transportation:

9. The subject property is 1.31 acres in size. The allowed uses in the CR-5 zoning district, as well as bulk and dimensional requirements, will ensure that there is not undue concentration and traffic in the streets and will utilize the existing transportation network as infill development. Subdivision requirements will further address other development specific requirements such as sidewalks, etc.

Parks and Recreation:

10. The subject parcel is currently used as an open space/park baseball field. The current use for recreation can be accommodated elsewhere, allowing the highest and best use to be residential. Subdivision requirements will ensure there is adequate open space and recreational opportunities when the site is developed. Parks in the neighborhood include Columbus Park a quarter mile to the south, Riverfront Park a half mile to the southeast, and Fenholt Park 0.6 miles to the south. The High School Athletic complex is one mile to the southwest. Baseball activities that currently happen at the site will be moved to Fenholt Park and the High School Athletic Complex if the zone change request is approved.

Public Services and Facilities:

11. The proposal to change to CR-5 zoning on an existing city block ensures the availability of public facilities and gives residence access to the same facilities afforded to all residents of downtown Columbia Falls. Infill development promoted by this proposed change will be served by established public services and facilities, including police and fire.

B. Lessening Congestion in the Streets and Providing Safe Access:

The subject parcel is surrounded by existing city streets on three sides. The proposed residential use will have the availability to make residential driveway connections to the existing local streets fronting the property. A slight increase in the traffic leaving the neighborhood could be experienced with the additional residential uses, but there is little to no existing congestion at the nearby intersections, and no new congestion issues are anticipated. The density requirements of the CR-5 zoning designation will ensure that the subject property isn't overdeveloped, which would be similar to the existing surrounding uses.

C. Promoting safety from fire, panic, and other dangers:

The use requirements of the CR-5 zoning district currently promote safety from fire, panic, and other dangers with the establishment of bulk and dimensional zoning requirements like setbacks, density requirements, etc. These requirements are similar to that of the surrounding uses. Development on the subject parcel would also be considered infill development, utilizing existing city services such as police and fire protection.

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

Placing a CR-5 zoning in this area would have little change to the overall public interest in health, comfort, convenience, safety and general welfare from the existing CB-2 zoning. The current zoning district permits more intense uses than the proposed district of CR-5 meaning that development on the property would have less impact on the surrounding properties than could currently be constructed. The property is located on the railroad street corridor to allow access to the downtown area, surrounding cities, Glacier National Park, and the Flathead River. This allows residents to be able to access the development and the City and surrounding areas without adding traffic to the residential neighborhoods to the south. The access to site amenities and the Flathead River provides unique recreational facilities and natural amenities for the residents. Given the present need for housing throughout the Flathead Valley, the amended zoning would be in the public interest to allow more units in a location so close to these amenities and downtown Columbia Falls.

E. Preventing the Overcrowding of Land:

CR-5 Two Family Urban Residential districts are intended for urban residential development and allow for higher density development on smaller lots. To meet the Growth Policy goals, a higher density residential development provides for logical expansion of housing where the existing infrastructure is in place to service urban development. The bulk and dimensional requirements of the CR-5 zoning district will ensure that overcrowding of the land does not happen. These requirements are very similar to the surrounding uses and development on the property will be in the character of the neighborhood.

F. Avoiding Undue Concentration of Population:

Adjacent properties to the south and east are zoned CR-3 and properties to the west and northeast are CB-2 business zoned with primarily residential uses. The proximity to industrial zoning and the location along the state secondary route 424 makes this property appropriate for a denser housing development and integrates into the urban context of surrounding properties. The property is located within a half mile of downtown making it walkable and bikeable.

G. Facilitating the Adequate Provision of Transportation, Water, Sewage, Schools, Parks, and other Public Facilities:

The City of Columbia Falls has adequate infrastructure to service the area. The subject parcel is located on an existing city block, with existing local streets adjacent to the property and a sewer main existing in the property. There are water mains in the streets on North, east, and south sides of the property. Development on a parcel of this size is likely to add 3-4 school aged children to the school district, with a high likelihood that the residents move to the development from other residences within Columbia Falls. There are public parks within a half mile of the property that will serve residents as recreational amenities. Subdivision requirements for the subject parcel will analyze impacts to services further and provide mitigation if necessary.

H. Giving Reasonable Consideration to the Character of the District

The property is currently zoned CB-2, but the surrounding area uses are all residential. The CR-5 zoning district is more in line with the existing surrounding uses than a zoning

district of CB-2, given the surrounding residential uses and smaller lot sizes. The surrounding neighborhood is primarily residential single-family homes, and the proposed zoning will match the character with medium lot sizes and single-family homes or duplexes.

I. Giving Consideration to the Peculiar Suitability of the Property for Particular Uses:

The site is one of the last open blocks available in the downtown Columbia Falls residential district available for development. The site's accessibility to the downtown area makes this site particularly suitable for a denser residential development. It allows for quick access for residents in and out of the development to surrounding areas as well as areas of the Greater Flathead Valley. Additionally, it is close to Flathead River, Glacier National Park, and state forests.

J. Protecting and Conserving the Value of Buildings:

The CR-5 district will promote residential development, which is consistent with the surrounding uses. The existing zoning designation of CB-2 would allow commercial developments on the parcel, possibly creating land use conflicts with the adjacent homeowners. By changing the zoning district designation to be in more conformance with the existing neighborhood character, the value of existing buildings in the neighborhood will be conserved.

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

The City requires a zoning change and Growth Policy Amendment as a part of the proposed development to push for denser and appropriate land use in the area. The planning process for development encourages responsible, orderly growth. The need for housing outlined in the 2019 growth policy has further increased and the addition of housing in this location should be considered as a viable area due to its location in an existing residential neighborhood and proximity to downtown. This change will promote infill development for housing while the existing recreational use can be accommodated elsewhere. This promotes the conservation of energy and services while providing needed space for housing development while the current recreational use is transitioned nearby. Since the recreational use can be consolidated, the highest and best use for this parcel is to provide much needed housing infill development.



WGM GROUP
WWW.WMGROUP.COM

PRELIMINARY

PLOTTED: 3/10/25
SAVED: 3/10/25

PROPERTY AND LOCATION
RAILROAD PARK - HABITAT FOR HUMANITY
COLUMBIA FALLS, MONTANA

REVISIONS:		
NO.	DESCRIPTION	DATE

PROJECT: 24-06-26
LAYOUT: PLAN
SURVEYED: KLM
DESIGN: MJB
DRAFT: JCN
APPROVE: MJB
DATE:

MARCH 2025

SHEET 01 OF 01



GUARANTEE

Issued by

Insured Titles

44 4th Street West/P.O. Box 188, Kalispell, MT 59901

Title Officer: Andrea Reum

Phone: (406)755-5028

FAX: (406)755-3299



First American Title™

Item No.2.

Form 5010500 (7-1-14)

Guarantee Number: 501055-1176749

Guarantee Face Page

Issued By

FIRST AMERICAN TITLE INSURANCE COMPANY



First American Title Insurance Company

Dennis J. Gilmore, President

Greg L. Smith, Secretary

This jacket was created electronically and constitutes an original document

SCHEDULE OF EXCLUSIONS FROM COVERAGE OF THIS GUARANTEE

Item No.2.

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

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

The following terms when used in the Guarantee mean:

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

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

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

3. NO DUTY TO DEFEND OR PROSECUTE.

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

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

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

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

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

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

5. PROOF OF LOSS OR DAMAGE.

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

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

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

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

- (a) To Pay or Tender Payment of the Amount of Liability or to Purchase the Indebtedness.
The Company shall have the option to pay or settle or compromise for or in the name of the Assured any claim which could result in loss to the Assured within the coverage of this Guarantee, or to pay the full amount of this Guarantee or, if this Guarantee is issued for the benefit of a holder of a mortgage or a lienholder, the Company shall have the option to purchase the indebtedness secured by said mortgage or said lien for the amount owing thereon, together with any costs, reasonable attorneys' fees and expenses incurred by the Assured claimant which were authorized by the Company up to the time of purchase. Such purchase, payment or tender of payment of the full amount of the Guarantee shall terminate all liability of the Company hereunder. In the event after notice of claim has been given to the Company by the Assured the Company offers to purchase said indebtedness, the owner of such indebtedness shall transfer and assign said indebtedness, together with any collateral security, to the Company upon payment of the purchase price. Upon the exercise by the Company of the option provided for in Paragraph (a) the Company's obligation to the Assured under this Guarantee for the claimed loss or damage, other than to make the payment required in that paragraph, shall terminate, including any obligation to continue the defense or prosecution of any litigation for which the Company has exercised its options under Paragraph 4, and the Guarantee shall be surrendered to the Company for cancellation.
- (b) To Pay or Otherwise Settle With Parties Other Than the Assured or With the Assured Claimant.
To pay or otherwise settle with other parties for or in the name of an Assured claimant any claim assured against under this Guarantee, together with any costs, attorneys' fees and expenses incurred by the Assured claimant which were authorized by the Company up to the time of payment and which the Company is obligated to pay. Upon the exercise by the Company of the option provided for in Paragraph (b) the Company's obligation to the Assured under this Guarantee for the claimed loss or damage, other than to make the payment required in that paragraph, shall terminate, including any obligation to continue the defense or prosecution of any litigation for which the Company has exercised its options under Paragraph 4.

7. DETERMINATION AND EXTENT OF LIABILITY.

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

Exclusions From Coverage of This Guarantee.

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

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

8. LIMITATION OF LIABILITY.

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

9. REDUCTION OF LIABILITY OR TERMINATION OF LIABILITY.

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

10. PAYMENT OF LOSS.

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

11. SUBROGATION UPON PAYMENT OR SETTLEMENT.

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

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

12. ARBITRATION.

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

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

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

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

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

14. NOTICES, WHERE SENT.

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



First American Title

Guarantee

Subdivision Guarantee

Item No.2.

ISSUED BY

First American Title Insurance Company

GUARANTEE NUMBER

5010500-1176749-FT

Subdivision or Proposed Subdivision: Railroad Park

Order No.: 1176749-FT

Reference No.:

Fee: \$150.00

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

WGM Group and Habitat for Humanity of Flathead Valley

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

in a sum not exceeding \$5,000.00.

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

A TRACT OF LAND IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 30 NORTH, RANGE 20 WEST, P.M.M., FLATHEAD COUNTY, MONTANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 70 FEET NORTH OF THE NORTHEAST CORNER OF BLOCK 113 OF THE SECOND ADDITION TO THE TOWN OF COLUMBIA FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE CLERK AND RECORDER OF SAID COUNTY; THENCE NORTH, A DISTANCE OF 250 FEET; THENCE WEST, A DISTANCE OF 262 FEET; THENCE SOUTH, A DISTANCE OF 250 FEET; THENCE EAST, A DISTANCE OF 262 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE STATE OF MONTANA FOR ROAD PURPOSES RECORDED AUGUST 16, 1972 IN BOOK 541, PAGE 298.

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

The City of Columbia Falls, Montana

(B) Parties holding liens or encumbrances on the title to said lands are:
NONE

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

- Item No.2.
1. County road rights-of-way not recorded and indexed as a conveyance of record in the office of the Clerk and Recorder pursuant to Title 70, Chapter 21, M.C.A., including, but not limited to any right of the Public and the County of Flathead to use and occupy those certain roads and trails as depicted on County Surveyor's maps on file in the office of the County Surveyor of Flathead County.

2. 2025 taxes and special assessments are an accruing lien, amounts not yet determined or payable.

The first one-half becomes delinquent after November 30th of the current year, the second one-half becomes delinquent after May 31st of the following year.

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

Year	First Half / Status	Second Half / Status	Parcel Number	Covers
2024	\$63.03 PAID	\$63.03 PAID	E033159	Subject Land

3. Resolution No. 395 disclosing a water line easement recorded October 16, 1964 in Book 467, Page 197.

Indemnification Agreement related to above document recorded October 16, 1964 in Book 467, Page 199.

Date of Guarantee: March 04, 2025 at 7:30 A.M.

By: 
Authorized Countersignature

REVISIONS	DATE
NO. DESCRIPTION	DATE
PROJECT: 24-00-26	
LAYOUT: BLUE	
DESIGNED BY: JCH	
CHECKED BY: JCH	
DRAWN BY: JCH	
DATE: 10/1/00	
DATE:	

1

SHEET

Item No.2.



DEED

FORM NO. 17 (REV. 1-1-60) 1-1-60

BOOK 541 298

STATE HIGHWAY COMMISSION OF MONTANA
RIGHT OF WAY DIVISIONPROJECT: S 334 (4)
PARCEL NO: 18

FLATHEAD COUNTY

QUIT CLAIM DEED

THIS INDENTURE, made this 7th day of June, 1972 : IN CONSIDERATION of the
sum of ONE DOLLAR (\$1.00), and other good and valuable consideration

lawful money of the United States to them In hand paid by the STATE OF MONTANA.

the receipt whereof is hereby acknowledged, WITNESSETH THAT.

CHARLES HIGSON and DIAN F. HIGSON
husband and wife
of Columbia Falls, Montanado hereby REMISE, RELEASE and FOREVER QUITCLAIM unto the STATE OF MONTANA for the
benefit and use of its State Highway Commission, the following described real property, to-wit:All that land in the SE1/4 of Section 8, Township 30 North, Range 20 West, M.P.M.,
Flathead County, Montana, as lies within the hereinafter described tract of land,
and lying northerly of the following described lines:A line which is parallel to and 40 feet distant southerly when measured at right
angles from the following described center line. Beginning at the Engineer's
Station 45+00 on the center line of the Montana State Highway Project No. S 334 (4),
which said Engineer's Station 45+00 is South 1770.6 feet and West 331.1 feet, more
or less, from the Northeast corner of Section 8; thence North 64°35'45" East,
368.3 feet to Engineer's Station 48+68.3 on said center line; which said Engineer's
Station 48+68.3 is South 1612.6 feet and East 1.6 feet, more or less, from said
northeast corner of Section 8.

The hereinafter described tract being as follows:

That certain tract of land beginning at a point seventy feet North of the Northeast
corner of Block 113 of the Second Addition to the Town of Columbia Falls, Montana;
thence North a distance of 250 feet; thence West 262 feet; thence South 250 feet;
thence East 262 feet to the place of beginning, excepting any alley ways, roadways
and railroad rights-of-way. All this is a part of the SE1/4 of Section 8,
Township 30 North, Range 20 West.

541 298

Except Out

DEED

BOOK 541 'M' 299

And this indenture further witnesses that the Grantor, for and in consideration thereof, and for the further consideration of the sum of ONE DOLLAR (1.00), the receipt of which is hereby acknowledged, do hereby profess and acknowledge that it is the intention of this indenture to convey, and the said Grantor, do hereby convey, not only all present estate, right, title, interest and claims whatsoever, at law or in equity, but also any, every and all right, title and interest which may or shall be after acquired by the said Grantor, in and to the above described premises, together with all and singular rights and appurtenances thereto in anywise by law or equity at any time hereafter to be enjoyed by the said Grantee.

EXCEPTING AND RESERVING, however, all gas and oil, beneath the surface of the above-described and conveyed premises, together with the right to remove the same, provided that in the exercise of such right the surface thereof shall not be disturbed, interfered with, or in anywise damaged.

FURTHER EXCEPTING AND RESERVING unto the grantor, his successors and assigns all water, water rights, ditches, canals, irrigation systems, existing or to be constructed, and any and all other rights and appurtenances thereto, in and to the above described premises, together with all and singular rights and appurtenances thereto, unto the STATE OF MONTANA, and to its successors and assigns forever.

IN WITNESS WHEREOF the undersigned has executed these promises the day and year first above written.

Charles Higon
Dian F. Higon

STATE OF MONTANA } ss.
County of MISSOULA }

On this 7th day of JUNE A.D. 1972, before me, Vernon E. Jones, a Notary Public in and for the State of Montana, personally appeared Charles Higon and Dian F. Higon

known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year first above written.

Vernon E. Jones
Notary Public for the State of Montana
Residing at Missoula
My Commission expires April 15, 1977

STATE OF MONTANA } ss.
County of MISSOULA }

On this day of A.D. 1972, before me, a Notary Public in and for the State of Montana, personally appeared

known to me to be the person whose name subscribed to the within instrument and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year in this certificate first above written.

Notary Seal. Notary Public for the State of Montana
Residing at
My Commission expires

INDEXED	
CURED	
COMPARED	

S 334 (M)
Printed 65400
Exempted 48-76.5
County Flathead

QUIT CLAIM DEED
Charles & Dian F. Higon

TO
STATE OF MONTANA

No. 1972
Office of
COUNTY CLERK AND RECORDER

County of Missoula, Montana
I hereby certify that the within instrument was filed for record in this office on the 16th day of June, 1972.

A.D. 1972, at 12:30 o'clock P.M. and was duly recorded in book 541 of page 299.

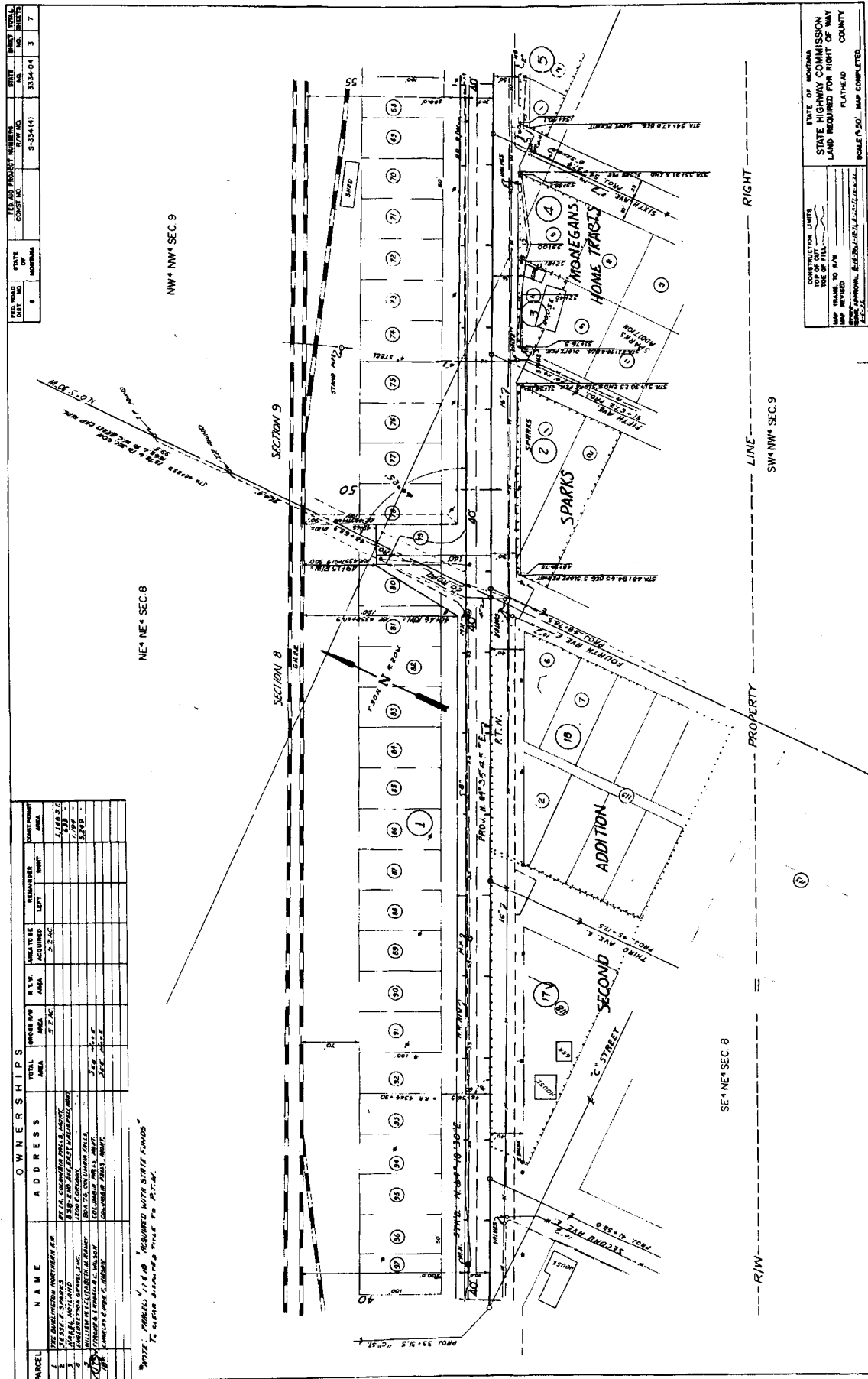
Blair B. Gundersen
County Clerk and Recorder

By Jim D. Henderson
Deputy

No Fee
Indexed
Recorded
Compared

After recording please mail to
STATE RECORDS COMMISSION
HELENA, MONTANA

and Ball 720. 603



467 MISC.

BOOK 467 PAGE 197

RESOLUTION NO. 395431W AND DATED FEBRUARY 11, 1964, AUTHORIZING THE MAYOR AND THE CITY CLERK, ON BEHALF OF SAID CITY, TO ENTER INTO A CONTRACT OR UNDERTAKING WITH THE COUNTY OF FLATHEAD FOR THE REIMBURSEMENT OF ANY AND ALL DAMAGES, COSTS, AND EXPENSES WHICH SHALL BE SUSTAINED BY THE COUNTY OF FLATHEAD FROM WATER LINE CONSTRUCTION ADJACENT TO THE NORTH FORK ROAD.

RESOLVED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA FALLS, MONTANA:

That the Mayor and the City Clerk of the City of Columbia Falls, Montana, be, and they are hereby, authorized and directed to enter into such contract or undertaking as may be required and approved by the County of Flathead of the State of Montana, whereby the City of Columbia Falls shall agree: (1) to pay the County of Flathead any and all cost and expense and damage which shall be sustained by the County of Flathead resulting from the failure of the City of Columbia Falls to repair and make good any and all injury to the North Fork Road; (2) to pay the County of Flathead any and all cost, expense, and damage which it shall sustain resulting from the failure of the City of Columbia Falls to place the North Fork Road into a condition as good as it now is, as directed by the Road Supervisor or County Surveyor or Board of Commissioners of Flathead County, at the conclusion of the construction of the water line now being installed by the City of Columbia Falls, and for a period of one year after installation of water line to make such additional repairs and renewals as shall become necessary to keep it in such condition; (3) to pay the County of Flathead any and all cost, expense, and damage which shall be sustained by the County of Flathead resulting from the failure of the City of Columbia Falls, in its water line construction along the portion of the North Fork Road north from the Great Northern Railway tracks, to place all dirt from trench excavation to the east of the trench, and off the North Fork Road; and they are authorized to deliver and place into effect such contract or undertaking as consideration for amendment of an easement, or permit, from the County of Flathead previously given the City of Columbia Falls, whereby the City, in construction of its water line along the portion of the North Fork Road north from the Great Northern Railway tracks shall be permitted to encroach onto the shoulders and paved portion of the road, where necessary.

That the liability of the City for such payment of costs, expenses, and liability, and damages is in connection with the whole portion of the North Fork Road from the City Limits for the whole distance that the road and the water line shall be alongside one another.

Passed by the City Council and approved by the Mayor, the 15th day of October, 1964, the Council voting as follows:

AYES: Aldrich, Schaefer, Ellman, Darling

NOES: None

ABSENT: McKee, Kentfield

Lamar G. Orndorff
MAYOR

ATTEST:

A. Charleen Lyngstad
City Clerk

467 | MISC.

BOOK 467 PAGE 198

State of Montana)
County of Flathead) ss
City of Columbia Falls)

[illegible]

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED
DATE 11/11/2011 BY 60321 JLP/STP

That the Mayor and the City Clerk of the City of Columbia Falls, Montana, be, and they are hereby, authorized and directed to enter into such contract or understanding as may be required and approved by the County of Flathead of the State of Montana, whereby the City of Columbia Falls shall agree: (1) to pay the County of Flathead and all cost and expense which shall be sustained by the County of Flathead in the prosecution of the above described cause of action.

STATE OF MONTANA) ss
County Of Flathead)

County Of Flathead
Filed for record at the request of C. Camacho
this 16 day of Oct 1964 at 3²⁵ o'clock P M and recorded in
Vol. 467 Page 197 Records of Flathead County, State of Montana.

Fee \$ 1

Glen C. Melhouse
Flathead County, Clerk & Recorder

RECEPTION N.O. 889.3

By Melvin Sabersky
Deputy

RETURN TO C. Comm. Files

INDEXED	
COPIED	
COMPARED	

the City of Columbia Falls, whereby the City, in construction of its water line along the portion of the North Fork Road north from the Great Northern Railway tracks shall be permitted to encroach onto the shoulders and paved portion of the road, where necessary.

That the liability of the City for such payment, costs, expenses, and liability, and damages in connection with the whole dis- position of the North Port Road from the City limits for the whole dis- tance that the road and the water line shall be afterwards on another

12th day of October, 1964, the Council voting as follows:
Passed by the City Council and approved by the Mayor, the

NAME: Alberto, Zenteno, Elmer, (Jorge)

3:50 PM 12:00 PM

WEST: McKeay, Kexjic

Hydroxyl 2

1 T23TTA

A. Charles Lynd

467 MISC.

BOOK 467 PAGE 199

INDEMNIFICATION AGREEMENT

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, the Board of County Commissioners of Flathead County, Montana, have heretofore executed and delivered to the City of Columbia Falls, Montana, an easement or permit for use of the right of way of the North Fork Road from the Columbia Falls City Limits to approximately the Southwest corner of Tracey's Aluminum City, according to the plat thereof, for the construction and installation of a new water main, under which easement and permit the City of Columbia Falls is obligated to install said water main at least ten feet (10') from the paved portion of the said North Fork Road, said construction being intended to be on the Easterly and Southerly portions of the said right of way; and

WHEREAS, it appears that construction problems make it impossible for the City of Columbia Falls, without great expense, to comply with the said requirement of keeping at least ten feet away from the paved portion of the North Fork Road at all places within said right of way, and that the water line construction within said right of way from the tracks of the Great Northern Railway North must be immediately adjacent to the paved portion of the North Fork Road;

NOW, THEREFORE, this agreement witnesseth:

1. The City of Columbia Falls hereby requests the Board of County Commissioners of Flathead County, Montana, to amend the said easement and permit heretofore issued and mentioned above to permit the City of Columbia Falls to construct and install its new water main above mentioned immediately adjacent to the paved portion of the North Fork Road from the tracks of the Great Northern Railway North along the said North Fork Road to the point where the said water main shall leave the right of way of the North Fork Road entirely.

2. Upon the issuance of such amendment of permit, and as consideration for such amendment, the City of Columbia Falls shall be, and is, bound as follows:

(a) to pay the County of Flathead any and all cost, expense, and damage which shall be sustained by the County of Flathead resulting from the failure of the City of Columbia Falls to repair and make good any and all injury to the North Fork Road;

(b) to pay the County of Flathead any and all cost, expense, and damage which it shall sustain resulting from the failure of the City of Columbia Falls to place the North Fork Road into a condition as good as it now is, as directed by the Road Supervisor, or County Surveyor, or Board of County Commissioners of Flathead County, at the conclusion of the construction of the water line, and for a period of one year after installation of water line, to make such additional repairs and renewals as shall become necessary to keep said road in such condition;

(c) to pay the County of Flathead any and all cost, expense, and damage which it shall sustain resulting from the failure of the City of Columbia Falls, in its water line construction along the portion of the North Fork Road from the Great Northern Railway tracks North, to place all dirt from trench excavation to the east of the said trench, and off the traveled portion of the North Fork Road, if at all possible.

Dated the 16th day of October, 1964.

ATTEST: A. P. Harwood City Clerk
CITY OF COLUMBIA FALLS
By Edward D. Dondoff Mayor

STATE OF MONTANA) ss
County Of Flathead)
Filed for record at the request of C. Comm.
this 16 day of Oct 1964 at 3:30 o'clock P M and recorded in
Vol. 467 Page 199 Records of Flathead County, State of Montana.

Fee \$
Oliver E. Nielsen
Flathead County, Clerk & Recorder

RECEPTION NO 8894 By Richard J. Schuch
Deputy

RETURN TO C. Comm. Files

INDEXED	
FILED	
COMPARED	

DEED

BOOK 650 PAGE 399

STATE HIGHWAY COMMISSION OF MONTANA
RIGHT OF WAY DIVISION

PROJECT: RF-100 (17), Parcel 111 PR

FLATHEAD COUNTY

IN THE NAME AND BY

THE AUTHORITY OF

THE STATE OF MONTANA

APPROVED DATE 9-1-78
FLATHEAD COUNTY
SP

QUITCLAIM DEED

Know All Men By These Presents:

THAT the STATE OF MONTANA in consideration of the sum of One Dollar (\$1.00)

and other good and valuable considerations

lawful moneys of the United States, now paid, the receipt whereof is hereby acknowledged, does hereby
remit, release and forever quitclaim untoThe City
of
Columbia Falls, Montanaand to its assigns all of the right, title, claim and interest of the
State of Montana in and to the following described real property, situated in County of _____Flathead and State of Montana, to-wit:A tract of land in the SE¼ of Section 8, Township 30 North, Range 20 West,
N.P.M., Flathead County, Montana, more particularly described by metes and
bounds as follows:Beginning at a point 70 feet North of the northeast corner of Block 113 of the
Second Addition to the Town of Columbia Falls, according to the official plat
thereof, on file and of record in the office of the Clerk and Recorder of said
county, thence North a distance of 250 feet; thence West, 262 feet; thence
South 250 feet; thence East, 262 feet to the point of beginning.Excepting therefrom, that portion conveyed to the State of Montana for road
purposes, recorded August 16, 1972 in book 541, page 258, records of said Flathead
County, Montana.

The tract of land to be conveyed contains an area of 1.305 acres, more or less.

DEED

BOOK 650 PAGE 400

Together with all the easements, hereditaments, and appurtenances thereto belonging, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and also all the estate, right, title, interest, property, possession, claim and demand whatsoever as well in law as in equity, of the State of Montana, of, in, or to the premises and every part and parcel thereof, acquired for State Highway purposes, subject, however to all other valid existing easements, upon and across the said lands.

The grantee, for himself, his personal representatives, successors in interest, and assigns, as a part of the consideration hereof, does hereby covenant and agree as a covenant running with the land that (1) no person, on the ground of race, color, or national origin shall be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination in the use of said facilities, (2) that in connection with the construction of any improvements on said lands and the furnishing of services thereon, no discrimination shall be practiced in the selection of employees and contractors, by contractors in the selection and retention of first-tier subcontractors, and by first-tier subcontractors in the selection and retention of second-tier subcontractors, (3) that such discrimination shall not be practiced against the public in their access to and use of the facilities and services provided for public accommodations (such as eating, sleeping, rest, recreation, and vehicle servicing) constructed or operated on, over, or under the space of the right-of-way, and (4) that the grantee shall use the premises in compliance with all other regulations imposed pursuant to Title 13, Code of Federal Regulations, Commerce and Foreign Trade, Subtitle A, Office of the Secretary of Commerce, Part 8 (15 C.F.R., Part 8), and as said Regulations may be amended. That in the event of breach of any of the above nondiscrimination covenants, the State shall have the right to re-enter said lands and facilities thereon, and the above described lands and facilities shall thereupon revert to and vest in and become the absolute property of the State and its assigns.

TO HAVE AND TO HOLD the said lands with the appurtenances thereof unto the said grantee(s) and heirs and assigns, forever.

The above-described real property is hereby transferred and conveyed pursuant to the laws of the United States and the State of Montana in such cases made and provided.

IN TESTIMONY WHEREOF, the State of Montana has caused these presents to be executed by the Governor, to be attested by the Secretary of State and the Great Seal of the State of Montana to be hereunto affixed this 12th day of August, 1978.



Thomas J. Jovan
Governor of the State of Montana

Attest: *Mark D. Dwyer*

Secretary of State

Approved as to form:

James R. Black
High-Way Attorney

COUNTY

QUITCLAIM DEED

STATE OF MONTANA

TO

No. 13311

Office of

COUNTY CLERK AND RECORDER

County of *Blaine*, Montana

I hereby certify that the within instrument

was filed for record in this office on the 1st

day of *September*, A. D. 1978.

at *11:31* o'clock *A.M.*, and was duly re-

corded in book *650*, page *399*.

By *James R. Black*, County Clerk and Recorder

Deputy

James R. Black

INDEXED

RECORDED

FILED

CITY & COUNTY

CLERK

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Email:

Email Overview Rpt

Active Header Year: 25 Assessor: E033159 SD: 76

Names :

1M CITY OF COLUMBIA FALLS

Addresses:

Mailing Address

130 6TH ST W #A

COLUMBIA FALLS MT 59912

Physical Address

394 RAILROAD ST

COLUMBIA FALLS MT 59912

Legal Descriptions

Record #01 Sec:08 Twp:30 Rng:20

Description:TR 3D IN SE4NE4

Value record(s) for year 2023 - Year 2025 not found

	Catcd	Description	Acres	Value	TaxableVal	Geocode
1		21530 EXEMPT COMME	0.70	261955	0.00	07418608103050000



FLATHEAD COUNTY

Montana

Shopping Cart: 0 items [\$0.00]


[New Search](#)

[History](#)

[Payoff](#)

[Pay Taxes](#)

[Help](#)

Assessor#: E033159

Status: Paid

Receipt: 60864

2024 Owner(s):
CITY OF COLUMBIA FALLS

Mailing Address:

130 6TH ST W # A
COLUMBIA FLS, MT 599123609

Legal Description:

S08, T30 N, R20 W, TR 3D IN SE4NE4

2024 Value:

Market: \$261,955
Taxable: \$0

2024 Taxes:

First Half:	\$63.03	Due: 11/30/2024
Second Half:	\$63.03	Due: 5/31/2025
Total:	\$126.06	

2024 Payments:

First Half:	\$63.03
Second Half:	\$63.03
Total:	\$126.06



Show Current Tax Bill

(May include penalty & interest)



Detail



Detail

2024 Legal Records:

Geo Code: 07-4186-08-1-03-05-0000

Property address: 394 RAILROAD ST, COLUMBIA FALLS MT 59912

TRS: T30 N, R20 W, Sec. 08

Legal: S08, T30 N, R20 W, TR 3D IN SE4NE4

Short: TR 3D IN SE4NE4

Acres: 0.70

Note: The accuracy of this data is not guaranteed. Only one search criterion is required (e.g. Parcel # or Owner Name). Entering additional criteria can result in an incomplete search.

Property Tax data was last updated 03/05/2025 04:00 PM.

Send Payment To:

Flathead County Treasurer
290 A North Main
Kalispell, MT 59901
(406) 758-5680



FLATHEAD COUNTY

Montana

Shopping Cart: 0 items [\$0.00]



New Search



Detail



Help

Assessor#: E033159

Status: Paid

Type: RE

Owner: CITY OF COLUMBIA FALLS

Value Breakdown:

Year	Assr#	Class Code	Description	Market Value	Taxable Value
2024	E033159	2153	Exempt Commercial Land	\$261,955	\$
2023	E033159	2153	Exempt Commercial Land	\$261,955	\$
2022	E033159	2153	Exempt Commercial Land	\$113,403	\$

Current Market Value: \$261,955

Current Taxable Value: \$0

Previous Market Value: \$261,955

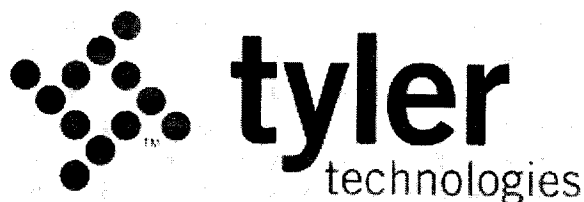
Previous Taxable Value: \$0

Note: The accuracy of this data is not guaranteed. Only one search criterion is required (e.g. Parcel # or Owner Name). Entering additional criteria can result in an incomplete search.

Property Tax data was last updated 03/05/2025 04:00 PM.

Send Payment To:

Flathead County Treasurer
290 A North Main
Kalispell, MT 59901
(406) 758-5680





FLATHEAD COUNTY

Montana

Shopping Cart: 0 items [\$0.00]



New Search



Detail



Payoff



Help

Assessor#: E033159

Status: Paid

Type: RE

Owner: CITY OF COLUMBIA FALLS

History:

Tax Year	Statement#	Bill Date	Bill Amount	Date Paid	** Paid Amount	Notes
<u>2024</u>	<u>60864</u>	10/07/2024	\$126.06	11/21/2024 11/21/2024	\$63.03 \$63.03	
<u>2023</u>	<u>202362703</u>	09/29/2023	\$126.18	11/16/2023 11/16/2023	\$63.09 \$63.09	
<u>2022</u>	<u>202261076</u>	11/01/2022	\$126.21	12/7/2022 12/7/2022	\$63.11 \$63.10	
<u>2021</u>	<u>202160279</u>	11/01/2021	\$125.97	11/19/2021 11/19/2021	\$62.99 \$62.98	
<u>2020</u>	<u>202059367</u>	11/01/2020	\$126.04	11/10/2020 11/10/2020	\$63.02 \$63.02	
<u>2019</u>	<u>201958854</u>	11/01/2019	\$126.04	11/26/2019 11/26/2019	\$63.02 \$63.02	
<u>2018</u>	<u>201858358</u>	11/01/2018	\$139.88	11/20/2018 11/20/2018	\$69.94 \$69.94	
<u>2017</u>	<u>201757898</u>	11/01/2017	\$143.09	11/22/2017 11/22/2017	\$71.55 \$71.54	
<u>2016</u>	<u>201657522</u>	11/01/2016	\$143.10	11/10/2016 11/10/2016	\$71.55 \$71.55	
<u>2015</u>	<u>201557201</u>	11/01/2015	\$143.20	11/18/2015 11/18/2015	\$71.60 \$71.60	
<u>2014</u>	<u>201456815</u>	11/01/2014	\$169.44	11/20/2014 11/20/2014	\$84.72 \$84.72	
<u>2013</u>	<u>201356748</u>	11/01/2013	\$167.91	11/26/2013 11/26/2013	\$83.96 \$83.95	
<u>2012</u>	<u>201256768</u>	11/01/2012	\$168.42	11/21/2012 11/21/2012	\$84.21 \$84.21	
<u>2011</u>	<u>201156720</u>	11/01/2011	\$168.27	11/9/2011 11/9/2011	\$84.14 \$84.13	
<u>2010</u>	<u>201056573</u>	11/01/2010	\$169.73	11/18/2010 11/18/2010	\$84.87 \$84.86	

**** Paid Amount may include penalty & interest**

Note: The accuracy of this data is not guaranteed. Only one search criterion is required (e.g. Parcel # or Owner Name). Entering additional criteria can result in an incomplete search.

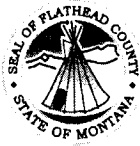
Property Tax data was last updated 03/05/2025 04:00 PM.

Send Payment To:

Flathead County Treasurer
290 A North Main
Kalispell, MT 59901
(406) 758-5680



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Flathead County Treasurer
Adele Krantz, Treasurer
290 A North Main
Kalispell, MT 59901
(406) 758-5680
https://flathead.mt.gov/property_tax

County Tax Bill Tax Year 2024

Item No.2.

22412*60**G50**1.316**1/8*****AUTO5-DIGIT 59937
CITY OF COLUMBIA FALLS
130 6TH ST W STE A
COLUMBIA FLS MT 59912-3615



Key Taxing Authority	Levy	Total Due
OT COL FLS LIGHT		\$126.06
TOTAL TAX		\$126.06

Assessor #:	E033159
Tax District	031276 / City of Columbia Falls
Geo Code	07418608103050000
Mill Levy:	569.480
Market Value:	261,955
Real Estate:	0
Building & Improvements:	0
Personal Property:	0
Exemption:	0.00
Taxable Value:	0

Legal Description

SCT: 08 TWN: 30 N RNG: 20 W

TR 3D IN SE4NE4

Physical Address: JELLISON RD

Distribution Breakdown

OT

OT OTHER 100.00 \$126.06

2nd Half:	\$63.03
2nd Half Due:	05/31/2025

CITY OF COLUMBIA FALLS
130 6TH ST W # A
COLUMBIA FLS MT 59912-3609

Assessor No: E033159

NO SECOND HALF NOTICE WILL BE SENT.
YOUR CHECK IS YOUR RECEIPT.
STUBS MUST ACCOMPANY PAYMENT. FOR A COPY OF YOUR TAX
RECEIPT INCLUDE A SELF ADDRESSED STAMPED ENVELOPE.

MAKE CHECK PAYABLE TO:
Adele Krantz
Flathead County Treasurer
290A N MAIN ST
KALISPELL, MT 59901-3946

1st Half:	\$63.03
1st Half Due:	11/30/2024
Full Year Total:	\$126.06
Total Due Date:	11/30/2024

CITY OF COLUMBIA FALLS
130 6TH ST W # A
COLUMBIA FLS MT 59912-3609

Assessor No: E033159

NO SECOND HALF NOTICE WILL BE SENT.
YOUR CHECK IS YOUR RECEIPT.
STUBS MUST ACCOMPANY PAYMENT. FOR A COPY OF YOUR TAX
RECEIPT INCLUDE A SELF ADDRESSED STAMPED ENVELOPE.

MAKE CHECK PAYABLE TO:
Adele Krantz
Flathead County Treasurer
290A N MAIN ST
KALISPELL, MT 59901-3946

1/4 22412

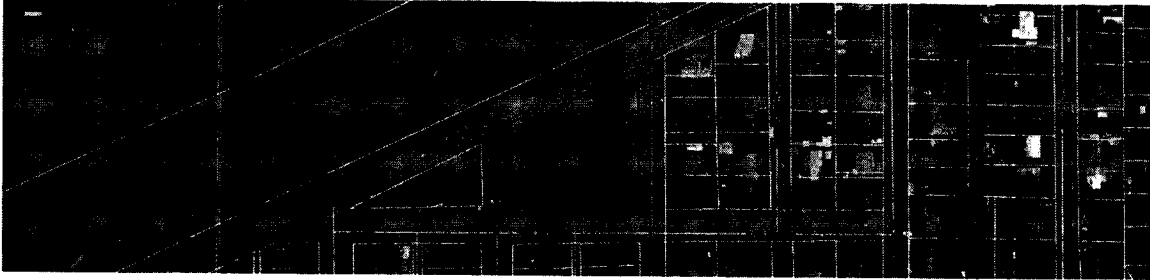




Cadastral Property Report

Tax Year: 2025

Scale: 1:2467.27 Basemap: Imagery Hybrid



Summary

Primary Information

Property Category: RP	Subcategory: Government Property
Geocode: 07-4186-08-1-03-05-0000	Assessment Code: 000E033159
Primary Owner: CITY OF COLUMBIA FALLS 130 6TH ST W # A COLUMBIA FLS, MT 59912-3609 Note: See Owners section for all owners	Property Address: JELLISON RD COLUMBIA FALLS, MT 59912
Certificate of Survey:	Legal Description: S08, T30 N, R20 W, TR 3D IN SE4NE4
Last Modified: 1/18/2025 12:57:12 PM	

General Property Information

Neighborhood: 207.305.C	Property Type: Exempt Property
Living Units: 0	Levy District: 07-0312-76 - MAIN
Zoning:	Ownership: 100
LinkedProperty: No linked properties exist for this property	
Exemptions: No exemptions exist for this property	
Condo Ownership:	
General: 0	Limited: 0

Property Factors

Topography: n/a	Fronting: n/a
Utilities: n/a	Parking Type: n/a
Access: n/a	Parking Quantity: n/a
Location: n/a	Parking Proximity: n/a



Cadastral Property Report

Tax Year: 2025

Land Summary

Land Type:	Acres:	Value:
Grazing	0	0
Fallow	0	0
Irrigated	0	0
Continuous Crop		
Wild Hay	0	0
Farmsite	0	0
ROW	0	0
NonQual Land	0	0
Total Ag Land	0	0
Total Forest Land	0	0
Total Market Land	0.697	0

Deed Information

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

Owners

Party #1

Default Information:	CITY OF COLUMBIA FALLS 130 6TH ST W # A COLUMBIA FLS, MT 59912-3609
Ownership %:	100
Primary Owner:	Yes
Interest Type:	Conversion
Last Modified:	11/13/2007 22:47:36 PM

Appraisals

Appraisal History

Tax Year	Land Value	Building Value	Total Value	Method
2024	261955	0	261955	COST
2023	261955	0	261955	COST
2022	113403	0	113403	COST

Market Land



Cadastral Property Report

Tax Year: 2025

Market Land Item #1

Method: Sqft

Type: Primary Site

Width: n/a

Depth: n/a

Square Feet: 30361

Acres: n/a

Class Code: 2153

Value: n/a

Dwellings

No dwellings exist for this parcel

Other Buildings

No other buildings exist for this parcel

Commercial

No commercial buildings exist for this parcel

Ag/Forest Land

No ag/forest land exists for this parcel

Easements

No easements exist for this parcel

Disclaimer



Cadastral Property Report

Tax Year: 2025

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Planning Department

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

PHONE (406) 892-4391

FAX (406) 892-4413

Item No.2.

MAJOR SUBDIVISION PRELIMINARY PLAT APPLICATION

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

SUBDIVISION NAME: Railroad Park Homes

OWNER(S) OF RECORD:

Name City of Columbia Falls Phone _____

Mailing Address 130 6th Street West

City Columbia Falls State MT Zip 59912

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

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

Name & Address 406-756-4848 ATTN: Mike Brodie

Name & Address _____

LEGAL DESCRIPTION OF PROPERTY:

Property Address 394 Railroad Street Columbia Falls, MT 59912

Assessor's Tract No(s) E033159 Lot No(s) Tract 3D

1/4 Sec SE1/4 of NE1/4 Section 8 Township 30 N Range 20 W

GENERAL DESCRIPTION OF SUBDIVISION:

Number of Lots or Rental Spaces 6 Total Acreage in Subdivision 1.30

Total Acreage in Lots 0.94 Minimum Size of Lots or Spaces 6000

Total Acreage in Streets or Roads 0 Maximum Size of Lots or Spaces 8705

Total Acreage in Parks, Open Spaces and/or Common Areas 0.36

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

Single Family 6 Townhouse N/A Mobile Home Park N/A

Duplex N/A Apartment N/A Recreational Vehicle Park N/A

Commercial N/A Industrial N/A Planned Unit Development No

Condominium N/A Multi-Family N/A Other _____

APPLICABLE ZONING DESIGNATION & DISTRICT CB-2 (Zoning amendment submitted concurrently for CR-5)

ESTIMATE OF MARKET VALUE BEFORE IMPROVEMENTS \$261,955 (2024)

IMPROVEMENTS TO BE PROVIDED:

Roads: Gravel ☐ Paved ☒ Curb ☒ Gutter ☒ Sidewalks ☒ Alleys ☐ Other ☐
Water System: Individual ☐ Multiple User ☐ Neighborhood ☐ Public ☒ Other ☐
Sewer System: Individual ☐ Multiple User ☐ Neighborhood ☐ Public ☒ Other ☐
Other Utilities: Cable TV ☒ Telephone ☒ Electric ☒ Gas ☐ Other ☐
Solid Waste: Home Pick Up ☐ Central Storage ☐ Contract Hauler ☒ Owner Haul ☐
Mail Delivery: Central ☐ Individual ☒ School District: #6
Fire Protection: Hydrants ☒ Tanker Recharge ☐ Fire District:
Drainage System: Dry wells are proposed adjacent to existing roadways.

PROPOSED EROSION/SEDIMENTATION CONTROL: See preliminary engineering plans.

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.

Development is located on a city owned park property currently used as a baseball field (Railroad Field). No agriculture has occurred on the property in recent decades.

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.

The development will be connected to the city of Columbia Falls water system and will have limited to no impact on agricultural water uses.

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.

The development will have limited impacts offset by impact fees, property taxes, and added population in the vicinity of the Columbia Falls (subject to resort tax). Preliminary discussions with Columbia Falls Public works have taken place and capacity was indicated. A "will serve" letter has been requested.

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 development will have minimal impact to the natural environment. The site is currently developed as a baseball field and no key natural features will be impacted by development. Lighting will be subject to City of Columbia Falls requirements and will be directed downward to help limit lighting impacts to the surrounding areas. a full environmental assessment has been included with this application.

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.

The development will have minimal impact. The site is currently developed as a park with a railroad park to the north and residential development on all other sides. The site is neither habitat nor a major migratory corridor linkage. Fish Wildlife and parks may require bear proof trash containers given it is near the northern City limits.

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.

The development will have minimal impact. The development will be designed to meet the required standards for Fire Protection, Water Quality Standards, Sanitary Sewer conveyance, and storm water control. The final design will be approved by the emergency service coordinators, and Columbia Falls public works.

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

SECTION OF REGULATIONS CREATING HARDSHIP: _____

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

Not applicable.

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

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

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

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

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

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

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

APPLICATION CONTENTS:

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

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

<u>Assessor#</u>	<u>Sec-Twn-Rng</u>	<u>Lot/Tract No</u>	<u>Property Owner & Mailing Address</u>
<u>E033159</u>	<u>S08-T30N-R20W</u>	<u>TR 3D</u>	<u>City of Columbia Falls, 130 G+H St. W #A</u> <u>Columbia Falls, MT 59912</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)

2.27.2025

(Date)



WGM GROUP
WWW.WMGROUP.COM

PRELIMINARY

PLOTTED: 3/10/25
SAVED: 3/10/25

PRELIMINARY PLAT

RAILROAD PARK HOMES

COLUMBIA FALLS, MONATAN

REVISIONS:		
NO.	DESCRIPTION	DATE

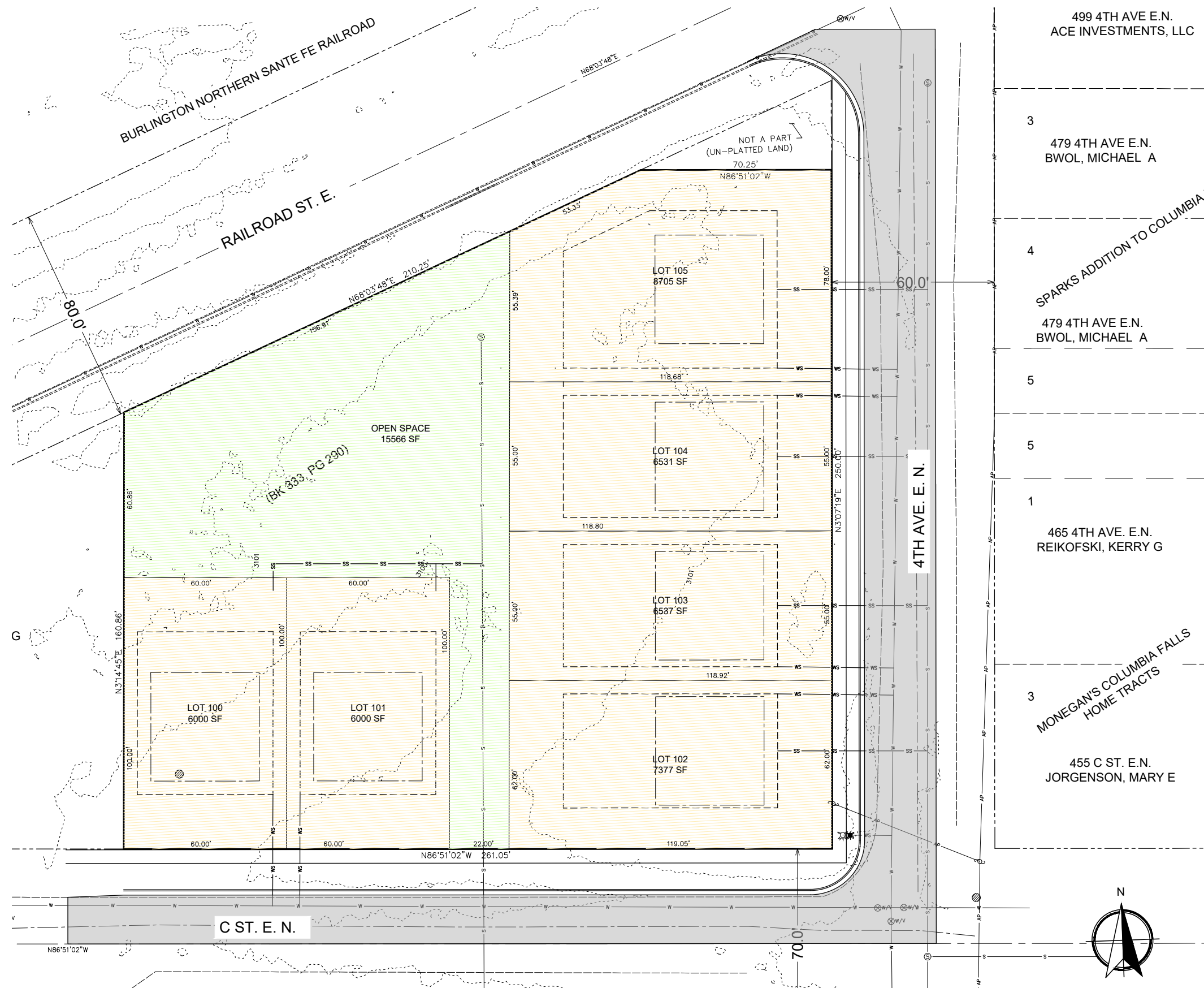
PROJECT: 24-06-26
LAYOUT: SITE
SURVEYED: KLM
DESIGN: JCN
DRAFT: JCN
APPROVE: MJB
DATE:

MARCH 2025

SHEET

1

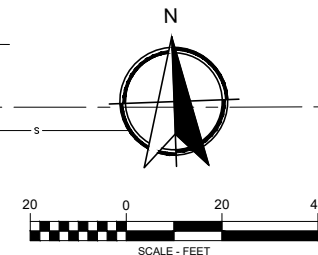
LOTS	
LOT NO.	LOT AREA (SQ.FT)
WGM OPEN SPACE: 110	0.36
WGM PROPOSED LOT: 100	0.14
WGM PROPOSED LOT: 101	0.14
WGM PROPOSED LOT: 102	0.17
WGM PROPOSED LOT: 103	0.15
WGM PROPOSED LOT: 104	0.15
WGM PROPOSED LOT: 105	0.20



THIS PLAT IS EXEMPT FROM REVIEW BY THE DEPARTMENT OF ENVIRONMENTAL QUALITY PURSUANT TO SECTION 76-4-125(1)(d)(i) M.C.A. TO-WIT: TRACTS ARE WITHIN JURISDICTIONAL AREAS THAT HAVE ADOPTED GROWTH POLICIES PURSUANT TO CHAPTER 1 OR WITHIN FIRST-CLASS OR SECOND-CLASS MUNICIPALITIES FOR WHICH THE GOVERNING BODY CERTIFIES, PURSUANT TO 76-4-127, THAT ADEQUATE STORM WATER DRAINAGE AND ADEQUATE MUNICIPAL FACILITIES WILL BE PROVIDED.

BASIS OF BEARINGS

GRID NORTH OF MONTANA STATE PLANE COORDINATE SYSTEM (INTERNATIONAL FEET) NAD83(2011)(EPOCH2010) DERIVED FROM GNSS/GPS OBSERVATIONS





WGM GROUP
WWW.WGMGROUP.COM

PRELIMINARY

PLOTTED: 3/6/25
SAVED: 3/6/25

PROPERTY AND LOCATION
RAILROAD PARK - HABITAT FOR HUMANITY
COLUMBIA FALLS, MONTANA

REVISIONS:		
NO.	DESCRIPTION	DATE

PROJECT: 24-06-26
LAYOUT: PLAN
SURVEYED: KLM
DESIGN: MJB
DRAFT: JCN
APPROVE: MJB
DATE:

MARCH 2025

SHEET 01 OF 01





WGM GROUP
WWW.WMGROUP.COM

PRELIMINARY

PLOTTED: 3/10/25
SAVED: 3/10/25

VICINITY MAP
RAILROAD PARK HOMES
COLUMBIA FALLS, MONTANA

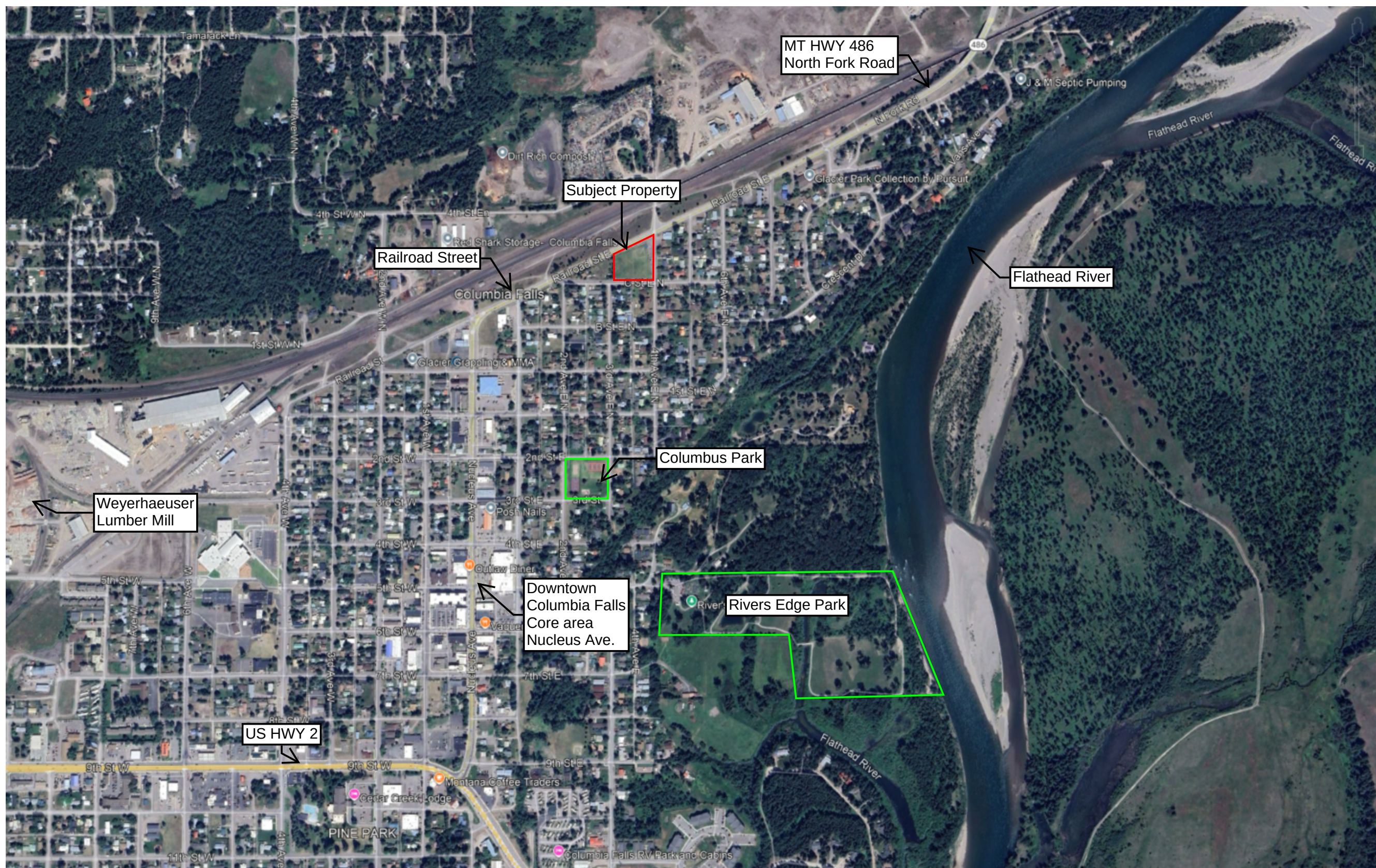
REVISIONS:		
NO.	DESCRIPTION	DATE

PROJECT: 24-06-26
LAYOUT: SITE
SURVEYED: KLM
DESIGN: JCN
DRAFT: JCN
APPROVE: MJB
DATE:

MARCH 2025

SHEET

1





WGMGROUPTM



**Environmental Assessment
Railroad Park
WGM Project Number: 240626
Client: Habitat for Humanity
3.7.2025**

REPORT DATE:

03.07.2025

AUTHOR:

Mike Brodie, P.E.
Senior Project Engineer
WGM Group, Inc.



GEOLOGY

- A. Locate on a copy of the preliminary plat any known hazards affecting the development which could result in property damage or personal injury due to:
1. Falls, slides or slumps - soil, rock, mud, snow.
 2. Any rock outcropping.
- B. Describe any proposed measures to prevent or reduce the danger of property damage or personal injury from any of these hazards.

Not applicable. The site is flat turf without any major apparent rock areas. The site is currently used as a baseball field and park, with parking areas and sand for the infield diamond.

Source: WGM Site Visit/Inspection

SURFACE WATER

Locate on a copy of the preliminary plat:

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

Flooding of the property is very unlikely. The development is located outside the floodplain of the flathead river.

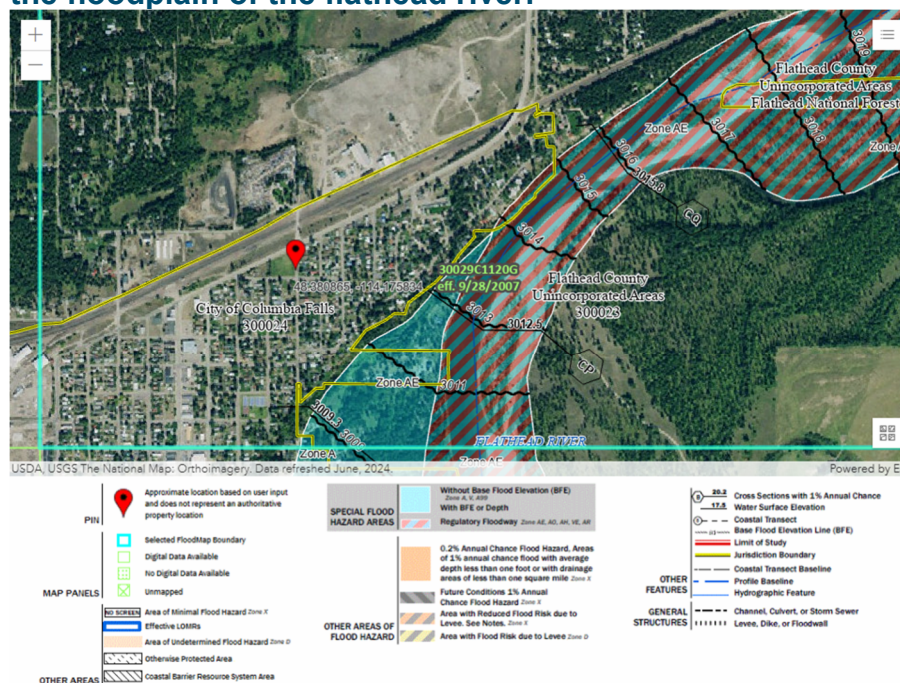


Figure 1: Surface Waters and Flood Plain



Source: WGM Site Visit/Wetland Delineation

Source: FEMA's National Flood Hazard Layer Viewer <https://hazards-fema.maps.arcgis.com/apps/webappviewer/index.html>

VEGETATION

- A. Locate on a copy of the preliminary plat the major vegetation types within the subdivision (e.g., marsh, grassland, shrub and forest).
- B. Describe the amount of vegetation that is to be removed, or cleaned, from the site, and state the reasons for such removal.
- C. Describe any proposed measures to be taken to protect vegetative cover.

The Land Use/Land Cover database for Montana categorizes the project site area as Developed – Low and Medium density.

The property is currently irrigated turf with a baseball diamond.

A portion of the existing turf will be removed during the construction of the homesites and new park open space.

Construction disturbance of vegetation will be limited to project extents to provide a natural vegetative buffer for construction sediment transport.

A list of all species present within 10 miles of Columbia Falls is included in the Appendix.

Source: WGM Site Visit and Preliminary Plans

Source: Land Use/Land Cover Database

https://msl.mt.gov/geoinfo/msdi/land_use_land_cover/

Source: Montana Heritage Program <http://mtnhp.org/SpeciesSnapshot/>

WILDLIFE

- A. What major species of fish and wildlife, if any, use the area to be affected by the proposed subdivision?
- B. Locate on a copy of the preliminary plat any known important wildlife areas, such as big game winter range, waterfowl nesting areas, habitat for rare and endangered species and wetlands.
- C. Describe any proposed measures to protect wildlife habitat or to minimize habitat degradation.

Species of concern in the project area may include the following:

Mammals – Canada Lynx, Grizzly Bear, Fisher, Hoary Bat, North, Townsend's Big-eared Bat, Western Pygmy Shrew, Wolverine, Little Brown Myotis, Long-eared Myotis, and Long-legged Myotis



Birds – American Goshawk, American White Pelican, Black Swift, Black Tern, Black-backed Woodpecker, Black-necked Stilt, Bobolink, Boreal Chickadee, Brewer’s Sparrow, Brown Creeper, Caspian Tern, Cassin’s Finch, Clark’s Nutcracker, Common Loon, Evening Grosbeak, Ferruginous Hawk, Forster’s Tern, Franklin’s Gull, Golden Eagle, Gray-crowned Rosy-Finch, Great Blue Heron, Great Gray Owl, Harlequin Duck, Horned Grebe, LeConte’s Sparrow, Lewis’s Woodpecker, Loggerhead Shrike, Long-billed Curlew, Northern Hawk Owl, Pacific Wren, Pileated Woodpecker, Sage Thrasher, Trumpeter Swan, Varied Thrush, Veery, and White-faced Ibis.

Reptiles – Northern Alligator Lizard

Amphibians – Northern Leopard Frog, Western Toad

A full list of Species is provided in Appendix C.

It should be noted that the property is currently developed as a municipal park and baseball field, and is unlikely to provide habitat for any species of concern.

None of these species have been observed onsite, and the habitat area is currently used as a public park with no native vegetation.

Source: Montana Natural Heritage Program – Species Snapshot (Township 030N020W) <http://mtnhp.org/SpeciesSnapshot/>

Source: WGM Group Field observations and preliminary plans.

AGRICULTURAL AND TIMBER PRODUCTION

- A. State the acreage, type and agricultural classifications of soils on the site.
- B. State the history of production of this site by crop type and yield.
- C. State the historical and current agricultural uses which occur adjacent to the site.
- D. Explain any steps which will be taken to avoid or limit development conflicts with adjacent agricultural uses.
- E. If the site is timbered, state any timber management recommendations which may have been suggested or implemented by the U.S.D.A. Division of Forestry in the area of this proposal.

As previously stated, this project site has traditionally been used as a municipal park. No timber management recommendations have been provided by the USDA at this time. There are no adjacent agricultural uses as most of the surrounding tracts are medium or low intensity residential.



Source: Land Use/Land Cover Database:
https://geoinfo.msl.mt.gov/Home/msdi/land_use_land_cover

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.
There are no known historic, archaeological or cultural sites located on the subject property.
- B. Describe any known or possible sites delineated on the preliminary plat.
There are no structures located on the site.
- C. Describe any measures that will be taken to protect such sites or properties.
None will be taken as there are no structures to leave in place on the site.

SEWAGE TREATMENT

- A. Where individual sewage treatment systems are proposed for each parcel:
Not applicable, no onsite sewer treatment proposed.
- B. For a proposed public or community sewage treatment system:
1. Estimate the average number of gallons of sewage generated per day by the subdivision when fully developed.
Six services will generate an average of 250 gallons per day, for a total of 1,500 gallons per day. No new system is proposed. Services will be constructed to connect to the existing sewer main.
 2. Where an existing system is to be used:
 - a. Identify the system and the person, firm or agency responsible for its operation and maintenance.
City of Columbia Falls owns and operates the wastewater system for planned residential connections. The sewer main is currently installed in the property and new services will be connected for each lot. The City of Columbia Falls is responsible to maintenance and operation of the system.
 - b. Indicate the system's capacity to handle additional use and its distance from the development.
Preliminary discussions have occurred with the City of Columbia Falls Public Works department. It is the understanding of Habitat for Humanity



that there is sufficient capacity in the system. This will be regular residential flow and will not add high strength wastewater to the system.

- c. Provide evidence that permission to connect has been granted.
Documented permission has not yet been obtained aside from discussion with the public works department. A 'will serve' letter is requested from the Columbia Falls Public Works Department to be included with the planning applications.
- 3. Where a new system is proposed:
 - a. Attach a copy of the plat showing the location of all collection lines and the location and identification of the basic components of the treatment system.
 - b. If subsurface treatment of the effluent is proposed, give the results of the preliminary analysis and percolation tests in the area of the treatment site.
 - c. Provide a description of the following physical conditions:
 - 1) Depth to groundwater at time of year when water table is nearest the surface and how this information was obtained.
 - 2) Minimum depth to bedrock or other impervious material, and how this information was obtained.
 - d. Indicate who will bear the costs of installation and who will own, operate and maintain the system. Also, indicate the anticipated date of completion.
No new system is proposed. A schematic plan for utility services connecting to the City of Columbia Falls utility mains has been included with the application.

WATER SUPPLY

- A. Where an individual water supply system is proposed for each parcel:
 - 1. If individually drilled wells are to be used, provide evidence as to adequate quantity and quality of the water supply.
 - 2. If any other method of individual water supply is to be used:
 - a. Explain why the alternate form of water supply is proposed instead of drilled wells.
 - b. Identify the source of water supply and provide evidence that it is of sufficient quantity and quality to serve the development.
 - 3. Attach two (2) copies of the plat showing the proposed location of each spring, well, cistern, or other water source and indicate the distance to existing or proposed sewage treatment systems.

Not Applicable.

- B. Where a public or community water system is proposed:
 - 1. Estimate the number of gallons per day required by the development (including irrigation, if applicable).
Our current plans estimate 6 units for the development. With an estimated 2.5 people per unit, will generate a demand of approximately 140 gallons per person per day or 2,100 gallons per day (base domestic demand).



For irrigation, the open space is assumed to be irrigated with 1.5 inches per week, evenly distributed. The irrigation demand will need to be more closely determined at the time of design and will be dependent on park design and what level of irrigation system is proposed. This translates to 2,080 gallons per day for irrigation, and 4,180 gallons per day total.

Because the existing park is currently irrigated by the City of Columbia Falls and the irrigable area will be reduced as a result of home construction and other lot coverage, it is anticipated that the overall irrigation demand will be reduced.

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.
A connection to the City of Columbia Falls' distribution system is proposed.
 - b. Indicate the system's capacity to handle additional use and its distance from the development.
There are city water mains on three sides of the property. To the north there is a 16-inch main in Railroad Street, to the east there is an 8-inch main in 4th Ave, and to the south there is a 6-inch main in C Street. A will serve letter from the City of Columbia Falls is included with this application.
 - c. Provide evidence that permission to connect has been granted.
No written permission has been obtained yet, but discussions with the City have occurred and no concern was voiced. A 'will serve' letter is requested from the Columbia Falls Public Works Department to be included with the planning applications.
3. Where a new system is to be used:
 - a. Provide evidence that the water supply is adequate in quantity, quality and dependability.
 - b. Indicate who will bear the costs of installation, when it will be completed and who will own, operate and maintain the system.
 - c. Attach a copy of the plat showing the proposed location of the water source and all distribution lines.

Not Applicable

SOLID WASTE

- A. Describe the proposed method of collecting and disposing of solid waste from the development.
Individual cans and dumpster service will be provided by Evergreen disposal. Cans will be placed on streets in front of single family homes.



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

Not Applicable.

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

Evergreen Disposal can provide garbage services based on neighboring property service. Solid waste service pickup for neighboring properties is Monday. A 'Will Serve' letter is included in Appendix D.

DRAINAGE

- A. Streets and Roads:

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

Curb inlets and drywells will be used to retain the street runoff from the property frontage.

2. Indicate the type of road surface proposed.

No roads are proposed with this subdivision, existing streets will be utilized.

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

Not applicable.

- B. Other areas:

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

Lots will generally grade towards streets and reach them via sheet flow. Site soils in the vicinity are known to infiltrate well and open areas will infiltrate. Site runoff will be reviewed and designed by a licensed engineer upon planning approvals.

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 open areas will sheet flow to depressions for infiltration or collection. Runoff in streets will be collected via storm conveyance system as described in "A" above.

3. 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.

4. 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.)

Preliminary engineering plans have been included with this submittal.



ROADS

- A. Estimate how much daily traffic the development, when fully developed, will generate on existing or proposed roads providing access to the development.
1. Discuss the capability of existing and proposed roads to safely accommodate this increased traffic (e.g., conditions of the road, surface and right-of-way widths, current traffic flows, etc.).
 2. Describe any increased maintenance problems and costs that will be caused by this increase in volume.

The road frontages will be improved to the Columbia Falls public works standards. The addition of 6 single family homes is not anticipated to change the maintenance or costs associated with maintaining the Columbia falls transportation system.

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

The Developer will pay for capital construction costs for all infrastructure. Ownership and maintenance of the existing public roads falls on the City of Columbia Falls.

- 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 site is primarily flat turf developed as park land. Soil on the site are mires gravelly loam according to the USGS Websoils survey (Appendix A). Geotechnical recommendations will be required for determining foundation requirements during design. These are not uncommon soils in the Flathead Valley and standard erosion control measures as shown in the plans should suffice. No steep slopes or riverbank mitigation should be needed and none is proposed.

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

The road frontages on the east and south are local roads in the Columbia Falls transportation system. Local roads are intended to provide direct access to the property. The property is located on an existing city block.

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

Yes. The lot is served by local roads that the City of Columbia Falls owns and maintains.

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

Not Applicable.



EMERGENCY SERVICES

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

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

1. Fire Protection:

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

It is within the city limits, and the Columbia Falls fire district.

- b. In absence of a fire district, what fire protection procedures are planned?
Not Applicable, but an existing fire hydrant is located at the property. Additional hydrants requested or required by Columbia Falls Public Works and fire department can be accommodated during design as needed.

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

Not Applicable.

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

Water pressures have not been determined at this time, but the City of Columbia Falls typically has sufficient pressure levels throughout their water system. It has been noted that the existing hydrant at 4 Ave EN and C Street EN has a blue top, indicating at least 1,500 GPM of available fire flow.

2. Police Protection.

Since this project site in the city limits of the City of Columbia Falls, this will fall under the City of Columbia Falls Police Jurisdiction.

3. Ambulance Service.

Three Rivers EMS is located in Downtown Columbia Falls approximately 0.6 miles to the southwest.

4. Medical Services.

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

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

1. If not, what additional expense would be necessary to make these services adequate?

2. At whose expense would the necessary improvements be made?

The additional tax revenue should be sufficient to increase the services as needed.



SCHOOLS

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

The project site is within School District #6 (Columbia Falls). The following four schools are within this district:

- **Glacier Gateway Elementary School - 0.6 miles from the project site.**
- **Ruder Elementary School – 1.5 miles from the project site.**
- **Columbia Falls Junior High School – 1.8 from the project site.**
- **Columbia Falls High School - 1.2 miles from the project site.**

The property is located within the City of Columbia Falls and does not fall under a bus route. All schools are within walking or biking distance and the City is currently working projects to better extend bike and pedestrian facilities along Railroad street, 4th avenue west, and 13th Street (the Glacier Gateway Elementary and Columbia Falls Highschool corridors).

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

We are currently proposing 6 lots/dwelling units for this project site. Per US Census, approximately 21.7% of the Flathead County population is under 18 (school age) and each household has an estimated 2.55 people. This translates to 3-4 new school age children in a fully built and occupied development. This development will be constructed in one phase, but it is anticipated that students' ages will vary.

ECONOMIC BENEFITS

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

The property is currently owned by the City of Columbia Falls and as such is exempt from taxes. According to the Flathead County Tax Records, the property had the following taxable values in 2024:

- **Assessor number E033159 \$126.06**

- 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 \$584,000. The homes built on the property will be managed through Habitat for Humanity of Flathead Valley, a program that seeks to provide affordable housing for local communities. The homes constructed on the property will be deed restricted, and the lots will be



transferred to the Northwest Montana Land Trust who will own the lots to allow homes to be priced in a more affordable range.

The project is anticipated to begin home construction Fall of 2025 and full build out of the six lots proposed is anticipated by the end of 2026. Habitat for Humanity and Northwest Montana Community Land Trust who are going to facilitate the home construction and the subsequent land and home ownership agreements/restrictions.

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

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

Columbia Falls Residential Sewer Rates are \$5 / 1000 gallons per month. For the estimated 6 units at 100 gallons per day / person, this calculates out to \$228 per month revenue increase (\$2,738 per year).

Columbia Falls Residential Water Rates are \$1.77/1000 gallons per month. For the 6 units at 140 gallons per day / person , this calculates out to \$113 per month revenue increase (\$1,357 per year). It should be noted that this does not include irrigation, so usage and subsequent revenue would increase during summer months when landscaped areas are irrigated.

There is a base fee of \$8.85 per month for sewer service and \$10.50 per month for a ¾" residential water meter.

Source: City of Columbia Falls Website

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

LAND USE

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

The project area was historically used as baseball field and park and is categorized as exempt government land for tax purposes.

- 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 CB-2 and a zone change application is being submitted with the Preliminary Plat application to change the property to CR-5 zoning to match the surrounding residential property to the south and east.

- C. Describe the present uses of lands adjacent to or near the proposed development.



The lots to the east and south of the property are zoned as CR-3 and are developed as single family homes. To the west and northeast of the project site zoning is CB-2 for smaller commercial functions along the Railroad Street Corridor. North of the project site, the zoning is CI-2 for the railroad and CI-1 industrial zoning for major industrial functions.

- D. Describe how the subdivision will affect access to any adjoining land and/or what measures are proposed to provide access.

Lots will have driveway access onto 4th Avenue EN and C Street EN. The development will add residential traffic proportionate with the 6 lots added to the adjacent streets.

- 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 railroad corridor across the road to the north that could pose risks associated with industrial freight train traffic. There is no anticipated direct hazard to the property and in general will be similar to those experienced by existing residents in the area.

- 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.

During construction it would be anticipated that dust and noises affiliated with construction activities would occur but will be mitigated per existing city and state requirements. The completed residential development will have similar impacts as are currently experienced by the adjacent residential neighborhood. The solid waste disposal will be in line with Columbia falls public works standards to minimize unpleasant odor and the risks associated with solid waste in bear country.

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 Pre-Plat plan includes a park/open space dedication at the northwest corner of the property. The open space on the property is a third of an acre in size. A park and open space plan will be submitted to the City prior to the final plat.

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

Columbus Park is approximately a quarter mile from the project site. Rivers Edge Park and Fenholt Park are both approximately a half mile from the subject property. Meadow Lake Golf Course and Resort is approximately 1.5 miles west 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.

UTILITIES

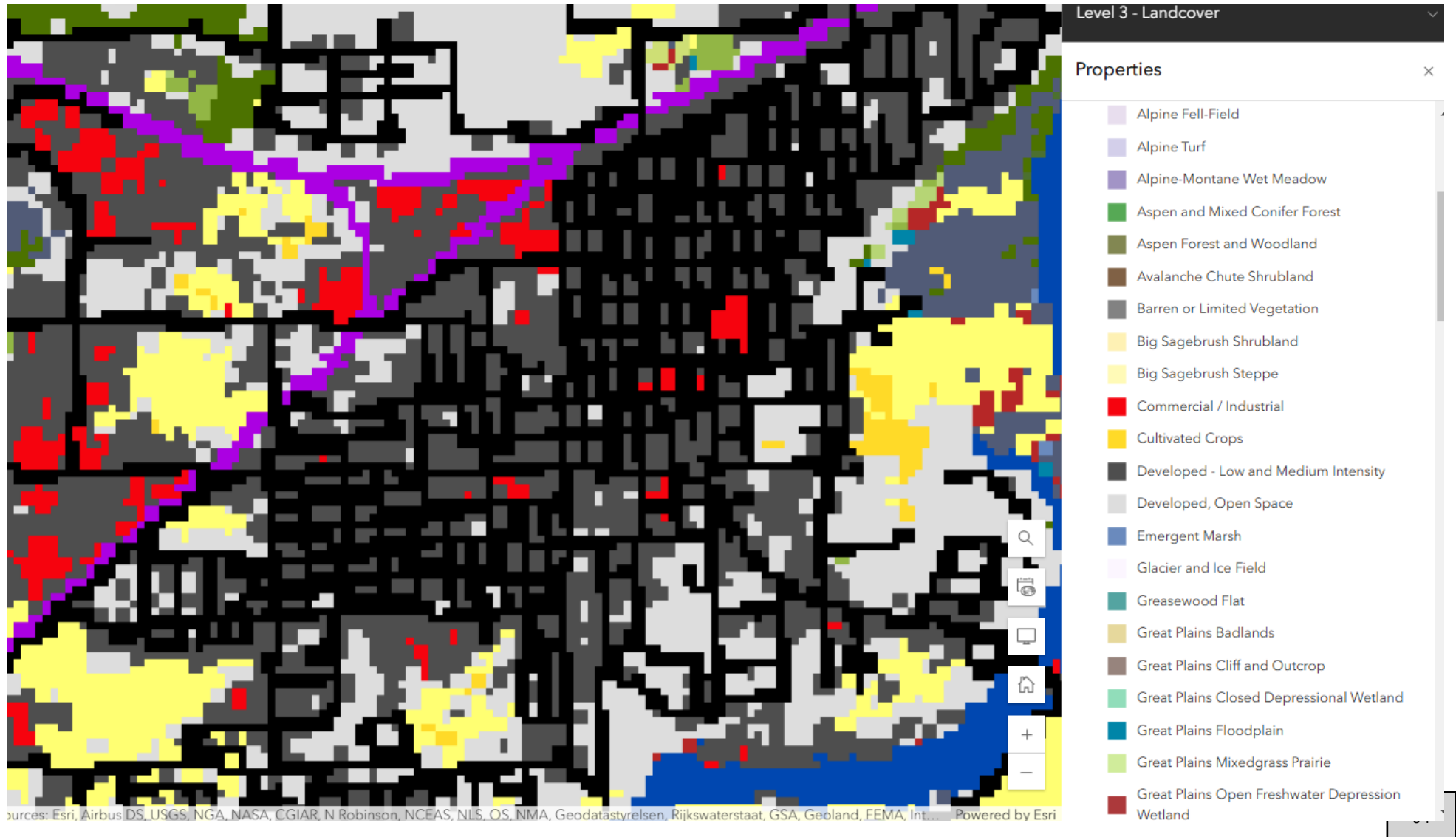
- A. Indicate the utility companies involved in providing electrical power, natural gas, or telephone service. To what extent will these utilities be placed underground?
Flathead Electric will provide power. Northwestern Energy will provide gas. Cable/internet/phone companies appear to be located across the street on 4th Ave EN.
- B. Has the preliminary plat been submitted to affected utilities for review?
The pre-plat has not been reviewed by utilities yet.
- C. Estimate the completion date of each utility installation.
Utilities will be installed prior to occupancy of the homes. Utilities will be extended or modified to serve the residential development.



APPENDIX A: SOILS MAP



Land Cover/ Land Use Map Natural Heritage Map Viewer





United States
Department of
Agriculture

NRCS

Natural
Resources
Conservation
Service

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

Custom Soil Resource Report for Upper Flathead Valley Area, Montana

Item No.2.



Preface

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

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

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

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

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

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

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Contents

Preface	2
How Soil Surveys Are Made	5
Soil Map	8
Soil Map.....	9
Legend.....	10
Map Unit Legend.....	11
Map Unit Descriptions.....	11
Upper Flathead Valley Area, Montana.....	13
Mg—Mires gravelly loam, 0 to 3 percent slopes.....	13
References	15

How Soil Surveys Are Made

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

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

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

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

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

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

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

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

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

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

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

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

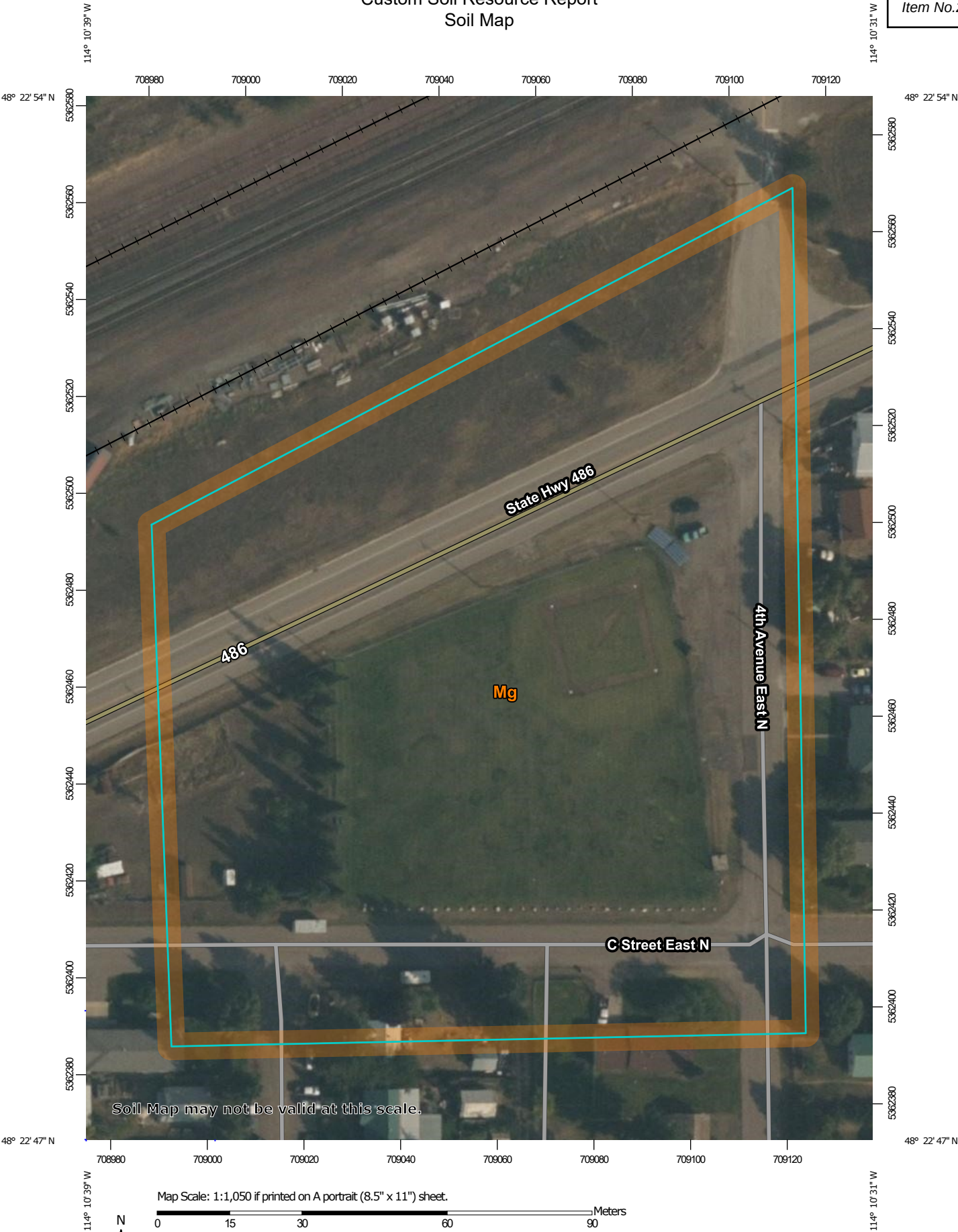
identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

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

Custom Soil Resource Report
Soil Map

Item No.2.



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

 Soil Map Unit Lines

 Soil Map Unit Points
Special Point Features
 Blowout

 Borrow Pit

 Clay Spot

 Closed Depression

 Gravel Pit

 Gravelly Spot

 Landfill

 Lava Flow

 Marsh or swamp

 Mine or Quarry

 Miscellaneous Water

 Perennial Water

 Rock Outcrop

 Saline Spot

 Sandy Spot

 Severely Eroded Spot

 Sinkhole

 Slide or Slip

 Sodic Spot

 Spoil Area

 Stony Spot

 Very Stony Spot

 Wet Spot

 Other

 Special Line Features
Water Features
 Streams and Canals
Transportation
 Rails

 Interstate Highways

 US Routes

 Major Roads

 Local Roads
Background
 Aerial Photography
MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

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

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

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

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

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

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

Soil Survey Area: Upper Flathead Valley Area, Montana
Survey Area Data: Version 21, Aug 28, 2024

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

Date(s) aerial images were photographed: Aug 31, 2021—Oct 12, 2021

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

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Mg	Mires gravelly loam, 0 to 3 percent slopes	4.7	100.0%
Totals for Area of Interest		4.7	100.0%

Map Unit Descriptions

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

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

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

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

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

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

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

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

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

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

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

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

Upper Flathead Valley Area, Montana

Mg—Mires gravelly loam, 0 to 3 percent slopes

Map Unit Setting

National map unit symbol: 4vrl
Elevation: 2,900 to 5,600 feet
Mean annual precipitation: 17 to 25 inches
Mean annual air temperature: 43 to 45 degrees F
Frost-free period: 70 to 105 days
Farmland classification: Not prime farmland

Map Unit Composition

Mires and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Mires

Setting

Landform: Terraces, outwash fans
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Outwash

Typical profile

A - 0 to 8 inches: gravelly loam
Bw - 8 to 18 inches: very gravelly loam
2C - 18 to 60 inches: very gravelly loamy sand

Properties and qualities

Slope: 0 to 3 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
(0.57 to 1.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 10 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: Low (about 3.3 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 6e
Hydrologic Soil Group: B
Ecological site: R044AP808MT - Upland Grassland Group
Hydric soil rating: No

Minor Components

Nonhydric

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

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APPENDIX B: VEGETATION SPECIES (VASCULAR PLANTS)

COMMON NAME	SCIENTIFIC NAME
Yellow Toadflax	Linaria vulgaris
Alaskan Oniongrass	Melica subulata
Bog Buckbean	Menyanthes trifoliata
Common Water-milfoil	Myriophyllum sibiricum
Eurasian Water-milfoil	Myriophyllum spicatum
Whorled Water-milfoil	Myriophyllum verticillatum
Slender Naiad	Najas flexilis
Pygmy Water-lily	Nymphaea leibergii
American Water-lily	Nymphaea odorata
Engelmann Spruce	Picea engelmannii
Lodgepole Pine	Pinus contorta
Water Smartweed	Polygonum amphibium
Grassy Pondweed	Potamogeton gramineus
Floating Pondweed	Potamogeton natans
Longleaf Pondweed	Potamogeton nodosus
White-stem Pondweed	Potamogeton praelongus
Richardson's Pondweed	Potamogeton richardsonii
Flatstem Pondweed	Potamogeton zosteriformis
Silvery Cinquefoil	Potentilla argentea
Douglas-fir	Pseudotsuga menziesii
Tall Buttercup	Ranunculus acris
Thimbleberry	Rubus parviflorus
Water Bulrush	Schoenoplectus subterminalis
Sprangletop	Scolochloa festuacea
Common Snowberry	Symphoricarpos albus
Common Tansy	Tanacetum vulgare
Greater Bladderwort	Utricularia vulgaris



Montana Natural Heritage - Species Snapshot

All Montana

Plants
found in
Columbia Falls
(buffered by 10 miles)

	Species of Concern	Potential SOC	MT Special Status	Other Status	Invasive and Pest	Total
Mammals						
Birds						
Reptiles						
Amphibians						
Fish						
Invertebrates						
ALL ANIMALS						
Vascular Plants	31	8		488	30	557
Bryophytes	16	4		84		104
Lichens	1			23		24
Algae				1		1
ALL PLANTS	48	12		613	30	703

Vascular Plants 557 Species

	Number of Observations	Species Occurrences	Predicted Suitable Habitat Model
Vascular Plants - Abies grandis (Grand Fir)	35		
Vascular Plants - Abies lasiocarpa (Subalpine Fir)	87		
Vascular Plants - Acer glabrum (Rocky Mountain Maple)	111		
Vascular Plants - Achillea millefolium (Common Yarrow)	6		
Vascular Plants - Achillea nobilis (Noble Yarrow)	46		
Vascular Plants - Acroptilon repens (Russian Knapweed) N2B	1		View Model
Vascular Plants - Actaea rubra (Red Baneberry)	16		
Vascular Plants - Adenocaulon bicolor (American Trailplant)	15		
Vascular Plants - Agoseris aurantiaca (Orange Agoseris)	2		
Vascular Plants - Agoseris glauca var. glauca (Pale Agoseris)	1		
Vascular Plants - Agoseris grandiflora (Large-flower Agoseris)	1		
Vascular Plants - Agrostis exarata (Spike Bentgrass)	1		
Vascular Plants - Agrostis gigantea (Redtop)	4		
Vascular Plants - Agrostis stolonifera (Creeping Bentgrass)	7		
Vascular Plants - Ajuga reptans (Common Bugle)	1		
Vascular Plants - Alisma gramineum (Narrow-leaf Water-plantain)	1		
Vascular Plants - Alisma triviale (Northern Water-plantain)	1		
Vascular Plants - Allium cernuum (Nodding Onion)	3		
Vascular Plants - Allium schoenoprasum (Chives)	2		
Vascular Plants - Alnus incana (Speckled Alder)	21		
Vascular Plants - Alnus viridis (Green Alder)	41		
Vascular Plants - Alyssum desertorum (Desert Alyssum)	1		View Model
Vascular Plants - Amelanchier alnifolia (Saskatoon Serviceberry)	66		
Vascular Plants - Anaphalis margaritacea (Pearly Everlasting)	10		
Vascular Plants - Anemone occidentalis (Western Pasqueflower)	1		
Vascular Plants - Angelica arguta (Lyll's Angelica)	11		
Vascular Plants - Angelica dawsonii (Dawson's Angelica)	2		

Vascular Plants - Antennaria howellii (Howell's Pussytoes)	2		
Vascular Plants - Antennaria luzuloides (Rush Pussytoes)	1		
Vascular Plants - Antennaria racemosa (Racemose Pussytoes)	3		
Vascular Plants - Antennaria rosea (Rosy Pussytoes)	2		
Vascular Plants - Anthemis cotula (Mayweed)	1		View Model
Vascular Plants - Anthoxanthum hirtum (Northern Sweet Grass)	1		
Vascular Plants - Apocynum androsaemifolium (Spreading Dogbane)	15		
Vascular Plants - Apocynum cannabinum (Clasping-leaf Dogbane)	5		
Vascular Plants - Aquilegia flavescens (Yellow Columbine)	4		
Vascular Plants - Arabis nuttallii (Nuttall's Rockcress)	3		
Vascular Plants - Aralia nudicaulis (Wild Sarsaparilla)	36		
Vascular Plants - Arctostaphylos uva-ursi (Kinnikinnick)	10		
Vascular Plants - Arnica chamissonis (Leafy Arnica)	1		
Vascular Plants - Arnica cordifolia (Heart-leaved Arnica)	17		
Vascular Plants - Arnica latifolia (Mountain Arnica)	19		
Vascular Plants - Arnica latifolia var. latifolia (Mountain Arnica)	1		
Vascular Plants - Arrhenatherum elatius (Tall Oatgrass)	1		
Vascular Plants - Artemisia absinthium (Common Wormwood)	31		View Model
Vascular Plants - Artemisia tridentata (Big Sagebrush)	2		
Vascular Plants - Asparagus officinalis (Garden Asparagus)	1		
Vascular Plants - Asplenium trichomanes (Maidenhair Spleenwort) PSOC		1	
Vascular Plants - Athyrium filix-femina (Ladyfern)	23		
Vascular Plants - Balsamorhiza sagittata (Arrowleaf Balsamroot)	4		
Vascular Plants - Berberis repens (Creeping Oregon-grape)	27		
Vascular Plants - Berteroa incana (Hoary False-alyssum) N2B	24		View Model
Vascular Plants - Betula glandulosa (Dwarf Birch)	4		
Vascular Plants - Betula occidentalis (Spring Birch)	3		
Vascular Plants - Betula papyrifera (Paper Birch)	61		
Vascular Plants - Bidens beckii (Beck Water-marigold) SOC	9	6	View Model
Vascular Plants - Botrychium ascendens (Upward-lobed Moonwort) SOC	1	1	View Model
Vascular Plants - Botrychium campestre (Prairie Moonwort) SOC	1	1	
Vascular Plants - Botrychium crenulatum (Wavy Moonwort) SOC	2	2	View Model
Vascular Plants - Botrychium hesperium (Western Moonwort) SOC	4	2	View Model
Vascular Plants - Botrychium lanceolatum (Lanceleaf Moonwort) SOC	1	1	View Model
Vascular Plants - Botrychium lunaria (Common Moonwort)	1		
Vascular Plants - Botrychium minganense (Mingan Island Moonwort)	2		
Vascular Plants - Botrychium montanum (Mountain Moonwort) PSOC	1	1	View Model
Vascular Plants - Botrychium multifidum (Leathery Grape-fern)	2		
Vascular Plants - Botrychium paradoxum (Peculiar Moonwort) SOC	1	1	View Model
Vascular Plants - Botrychium virginianum (Rattlesnake Fern)	5		
Vascular Plants - Brasenia schreberi (Watershield) SOC	19	5	View Model
Vascular Plants - Bromus carinatus (California Brome)	3		
Vascular Plants - Bromus ciliatus (Fringed Brome)	1		
Vascular Plants - Bromus commutatus (Hairy Brome)	1		

Vascular Plants - Bromus inermis (Smooth Brome)	8	
Vascular Plants - Bromus tectorum (Cheatgrass) R3	26	View Model
Vascular Plants - Bromus vulgaris (Narrow-flowered Brome)	11	
Vascular Plants - Calamagrostis canadensis (Blue-joint reedgrass)	14	
Vascular Plants - Calamagrostis rubescens (Pinegrass)	11	
Vascular Plants - Callitriche heterophylla (Large Water-starwort)	1	
Vascular Plants - Calochortus apiculatus (Baker Mariposa Lily)	1	
Vascular Plants - Calypso bulbosa (Fairy Slipper)	9	
Vascular Plants - Calypso bulbosa var. americana (Fairy Slipper)	1	
Vascular Plants - Calypso bulbosa var. occidentalis (Fairy Slipper)	1	
Vascular Plants - Camassia quamash (Common Camas)	1	View Model
Vascular Plants - Campanula glomerata (Clustered Bellflower)	4	
Vascular Plants - Campanula persicifolia (Peach-leaf Bellflower)	1	
Vascular Plants - Campanula rapunculoides (Creeping Bellflower)	4	View Model
Vascular Plants - Campanula rotundifolia (American Harebell)	2	
Vascular Plants - Canadanthus modestus (Great Northern Aster)	8	
Vascular Plants - Capsella bursa-pastoris (Common Shepherd's Purse)	7	View Model
Vascular Plants - Caragana arborescens (Siberian Peashrub)	2	
Vascular Plants - Cardamine breweri (Brewer's Bittercress)	2	
Vascular Plants - Cardamine pensylvanica (Pennsylvania Bittercress)	1	
Vascular Plants - Carduus acanthoides (Spiny Plumeless-thistle)	1	View Model
Vascular Plants - Carduus nutans (Musk Thistle)	4	View Model
Vascular Plants - Carex aquatilis (Water Sedge)	1	
Vascular Plants - Carex arcta (Northern Clustered Sedge)	1	
Vascular Plants - Carex aurea (Golden-fruit Sedge)	2	
Vascular Plants - Carex bebbii (Bebb's Sedge)	2	
Vascular Plants - Carex buxbaumii (Buxbaum's Sedge)	1	
Vascular Plants - Carex canescens (Hoary Sedge)	3	
Vascular Plants - Carex capillaris (Hair-like Sedge)	1	
Vascular Plants - Carex concinna (Beautiful Sedge)	3	
Vascular Plants - Carex concinnoides (Northwestern Sedge)	6	
Vascular Plants - Carex cusickii (Cusick's Sedge)	1	
Vascular Plants - Carex diandra (Lesser Panicked Sedge)	1	
Vascular Plants - Carex flava (Yellow Sedge)	5	
Vascular Plants - Carex geyeri (Geyer's Sedge)	11	
Vascular Plants - Carex hoodii (Hood's Sedge)	1	
Vascular Plants - Carex interior (Inland Sedge)	2	
Vascular Plants - Carex kelloggii (Shore Sedge)	1	
Vascular Plants - Carex lasiocarpa (Slender Sedge)	9	
Vascular Plants - Carex leptalea (Bristly-stalk Sedge)	4	
Vascular Plants - Carex limosa (Mud Sedge)	3	
Vascular Plants - Carex livida (Pale Sedge)	5	
Vascular Plants - Carex magellanica (Poor Sedge)	9	
Vascular Plants - Carex mertensii (Merten's Sedge)	1	
Vascular Plants - Carex microptera (Small-wing Sedge)	1	
Vascular Plants - Carex pellita (Woolly Sedge)	1	
Vascular Plants - Carex raynoldsii (Raynolds' Sedge)	1	
Vascular Plants - Carex retrorsa (Retorse Sedge)	2	

Vascular Plants - Carex spectabilis (Northwestern Showy Sedge)	1		
Vascular Plants - Carex stipata (Awl-fruit Sedge)	6		
Vascular Plants - Carex utriculata (Common Beaked Sedge)	9		
Vascular Plants - Carex vesicaria (Inflated Sedge)	2		
Vascular Plants - Castilleja hispida (Harsh Indian Paintbrush)	1		
Vascular Plants - Castilleja miniata (Greater Red Indian Paintbrush)	5		
Vascular Plants - Ceanothus sanguineus (Redstem Ceanothus)	2		
Vascular Plants - Centaurea cyanus (Garden Cornflower)	1		
Vascular Plants - Centaurea diffusa (Diffuse Knapweed) N2B	1		View Model
Vascular Plants - Centaurea montana (Mountain Starthistle)	1		
Vascular Plants - Centaurea solstitialis (Yellow Starthistle) N1A	1		View Model
Vascular Plants - Centaurea stoebe (Spotted Knapweed) N2B	586		View Model
Vascular Plants - Ceratophyllum demersum (Common Hornwort)	19		
Vascular Plants - Chamerion angustifolium (Fireweed)	30		
Vascular Plants - Chamerion latifolium (Dwarf Fireweed)	1		
Vascular Plants - Chenopodium leptophyllum (Narrowleaf Goosefoot)	1		
Vascular Plants - Chimaphila umbellata (Prince's Pine)	18		
Vascular Plants - Cichorium intybus (Chicory)	1		View Model
Vascular Plants - Cicuta douglasii (Western Water-hemlock)	2		
Vascular Plants - Circaea alpina (Small Enchanter's-nightshade)	5		
Vascular Plants - Cirsium arvense (Canada Thistle) N2B	305		View Model
Vascular Plants - Cirsium hookerianum (Hooker Thistle)	1		
Vascular Plants - Cirsium vulgare (Bull Thistle)	69		View Model
Vascular Plants - Clarkia pulchella (Large-flower Clarkia)	1		
Vascular Plants - Claytonia lanceolata (Springbeauty)	1		
Vascular Plants - Clematis columbiana (Columbian Virgin's-bower)	2		
Vascular Plants - Clematis ligusticifolia (Western Virgin's-bower)	1		
Vascular Plants - Clematis occidentalis (Purple Clematis)	3		
Vascular Plants - Clintonia uniflora (Queencup Beadlily)	47		
Vascular Plants - Collinsia parviflora (Small-flower Blue-eyed Mary)	3		
Vascular Plants - Collomia linearis (Narrow-leaved Collomia)	3		
Vascular Plants - Collomia tinctoria (Yellow-staining Collomia) PSOC		1	
Vascular Plants - Comarum palustre (Marsh Cinquefoil)	6		
Vascular Plants - Conium maculatum (Poison Hemlock)	1		View Model
Vascular Plants - Convolvulus arvensis (Field Bindweed) N2B	51		View Model
Vascular Plants - Conyza canadensis (Canada Horseweed)	1		
Vascular Plants - Corallorhiza maculata (Spotted Coralroot)	1		
Vascular Plants - Corallorhiza mertensiana (Merten's Coralroot)	1		
Vascular Plants - Corallorhiza striata (Striped Coralroot)	2		
Vascular Plants - Cornus canadensis (Bunchberry Dogwood)	22		
Vascular Plants - Cornus sericea (Red-osier Dogwood)	51		
Vascular Plants - Crataegus chrysocarpa (Fireberry Hawthorn)	2		
Vascular Plants - Crataegus douglasii (Douglas's Hawthorn)	10		
Vascular Plants - Cryptogramma acrostichoides (American Rockbrake)	2		
Vascular Plants - Cynoglossum officinale (Common Hound's-tongue) N2B	105		View Model
Vascular Plants - Cypripedium parviflorum (Small Yellow Lady's-slipper) PSOC	8	7	View Model

Vascular Plants - Cypripedium passerinum (Sparrow's-egg Lady's-slipper) SOC		1	View Model
Vascular Plants - Cystopteris fragilis (Brittle Bladder Fern)	1		
Vascular Plants - Dactylis glomerata (Orchard Grass)	4		
Vascular Plants - Danthonia spicata (Poverty Oatgrass)	1		
Vascular Plants - Delphinium bicolor (Little Larkspur)	1		
Vascular Plants - Deschampsia cespitosa (Tufted Hairgrass)	1		
Vascular Plants - Deschampsia elongata (Slender Hairgrass)	1		
Vascular Plants - Dianthus armeria (Deptford-pink)	2		
Vascular Plants - Diplotaxis muralis (Stinking Wallrocket)	1		
Vascular Plants - Dodecatheon conjugens (Bonneville Shootingstar)	1		
Vascular Plants - Dodecatheon pulchellum (Few-flowered Shootingstar)	7		
Vascular Plants - Drosera anglica (English Sundew) SOC		1	View Model
Vascular Plants - Drosera rotundifolia (Roundleaf Sundew) PSOC	4	5	View Model
Vascular Plants - Drymocallis glandulosa (Sticky Cinquefoil)	2		
Vascular Plants - Dryopteris cristata (Crested Shieldfern) SOC	6	6	View Model
Vascular Plants - Dulichium arundinaceum (Threeway Sedge)	1		
Vascular Plants - Elaeagnus angustifolia (Russian Olive) R3	1		View Model
Vascular Plants - Elaeagnus commutata (American Silverberry)	1		
Vascular Plants - Elatine rubella (Southwestern Waterwort)	1		
Vascular Plants - Eleocharis quinqueflora (Few-flower Spikerush)	1		
Vascular Plants - Eleocharis rostellata (Beaked Spikerush) SOC		1	View Model
Vascular Plants - Elodea canadensis (Broad Waterweed)	39		
Vascular Plants - Elodea nuttallii (Nuttall Waterweed)	6		
Vascular Plants - Elymus canadensis (Canada Wildrye)	2		
Vascular Plants - Elymus glaucus (Blue Wildrye)	13		
Vascular Plants - Elymus spicatus (Bluebunch Wheatgrass)	2		View Model
Vascular Plants - Epilobium brachycarpum (Panicked Willowherb)	2		
Vascular Plants - Epilobium ciliatum (Hairy Willowherb)	6		
Vascular Plants - Epilobium ciliatum ssp. ciliatum (Fringed Willowherb)	1		
Vascular Plants - Epilobium saximontanum (Rocky Mountain Willowherb)	1		
Vascular Plants - Epipactis gigantea (Giant Helleborine) SOC	4	3	View Model
Vascular Plants - Equisetum arvense (Field Horsetail)	25		
Vascular Plants - Equisetum fluviatile (Water Horsetail)	4		
Vascular Plants - Equisetum hyemale (Rough Horsetail)	6		
Vascular Plants - Equisetum pratense (Meadow Horsetail) SOC	3	4	View Model
Vascular Plants - Equisetum sylvaticum (Woodland Horsetail)	6		
Vascular Plants - Equisetum variegatum (Variegated Horsetail)	1		
Vascular Plants - Erigeron lonchophyllus (Short-ray Fleabane)	1		
Vascular Plants - Erigeron philadelphicus (Philadelphia Fleabane)	1		
Vascular Plants - Erigeron pumilus (Shaggy Fleabane)	1		
Vascular Plants - Erigeron speciosus (Aspen Fleabane)	1		
Vascular Plants - Erigeron strigosus (Daisy Fleabane)	2		
Vascular Plants - Eriogonum heracleoides (Parsnip-flower Buckwheat)	1		
Vascular Plants - Eriophorum chamissonis (Russet Cotton-grass)	3		
Vascular Plants - Eriophorum gracile (Slender Cottongrass) SOC	3	6	View Model

Vascular Plants - Eriophorum viridicarinatum (Green-keeled Cottonsedge)	6		
Vascular Plants - Erodium cicutarium (Stork's bill)	4		
Vascular Plants - Erythronium grandiflorum (Glacier Lily)	13		
Vascular Plants - Euphorbia cyparissias (Cypress Spurge)	2		View Model
Vascular Plants - Euphorbia virgata (Leafy Spurge) N2B	74		View Model
Vascular Plants - Eurybia conspicua (Showy Aster)	6		
Vascular Plants - Festuca campestris (Rough Fescue)	1		
Vascular Plants - Festuca idahoensis (Idaho Fescue)	2		View Model
Vascular Plants - Festuca occidentalis (Western Fescue)	1		
Vascular Plants - Festuca rubra (Red Fescue)	1		
Vascular Plants - Festuca subulata (Nodding Fescue)	1		
Vascular Plants - Filago arvensis (Field Fluffweed)	2		
Vascular Plants - Fragaria vesca (Woodland Strawberry)	13		
Vascular Plants - Fragaria virginiana (Virginia Strawberry)	16		
Vascular Plants - Fragaria virginiana ssp. glauca (Virginia Strawberry)	3		
Vascular Plants - Fragaria virginiana var. platypetala (Virginia Strawberry)	2		
Vascular Plants - Frangula purshiana (Cascara False Buckthorn)	3		
Vascular Plants - Gaillardia aristata (Blanketflower)	3		
Vascular Plants - Galium boreale (Northern Bedstraw)	3		
Vascular Plants - Galium triflorum (Sweet-scent Bedstraw)	32		
Vascular Plants - Gaultheria ovatifolia (Slender Wintergreen) PSOC	4	4	View Model
Vascular Plants - Gentianella amarella (Northern Gentian)	4		
Vascular Plants - Geocaulon lividum (Northern Toadflax) PSOC	2	2	View Model
Vascular Plants - Geranium viscosissimum (Sticky Geranium)	1		
Vascular Plants - Geum macrophyllum (Largeleaf Avens)	5		
Vascular Plants - Glyceria grandis (American Mannagrass)	2		
Vascular Plants - Glyceria striata (Fowl Mannagrass)	5		
Vascular Plants - Glycyrrhiza lepidota (Wild Licorice)	2		
Vascular Plants - Gnaphalium macounii (Macoun's Cudweed)	1		
Vascular Plants - Gnaphalium uliginosum (Low Cudweed)	1		
Vascular Plants - Goodyera oblongifolia (Giant Rattlesnake-plantain)	7		
Vascular Plants - Grindelia squarrosa (Curlycup Gumweed)	1		
Vascular Plants - Gymnocarpium dryopteris (Northern Oak Fern)	22		
Vascular Plants - Halenia deflexa (Spurred Gentian)	10		
Vascular Plants - Heracleum lanatum (Cow-parsnip)	17		
Vascular Plants - Hesperis matronalis (Dame's Rocket)	12		View Model
Vascular Plants - Heteranthera dubia (Water Star-grass) SOC	6		View Model
Vascular Plants - Hieracium albiflorum (White-flower Hawkweed)	10		
Vascular Plants - Hieracium aurantiacum (Orange Hawkweed) N2A	195		View Model
Vascular Plants - Hieracium caespitosum (Meadow Hawkweed) N2A	6		View Model
Vascular Plants - Hieracium piloselloides (Tall Hawkweed) N2A	1		View Model
Vascular Plants - Hieracium umbellatum (Narrowleaf Hawkweed)	1		
Vascular Plants - Hippuris vulgaris (Common Mare's-tail)	14		
Vascular Plants - Holodiscus discolor (Cream-bush Oceanspray)	24		
Vascular Plants - Hordeum jubatum (Foxtail Barley)	1		
Vascular Plants - Hydrophyllum capitatum (Dwarf Waterleaf)	1		

Vascular Plants - Hypericum perforatum (Common St. John's-wort) N2B	632		View Model
Vascular Plants - Iliamna rivularis (Streambank Globemallow)	3		
Vascular Plants - Iris pseudacorus (Yellowflag Iris) N2A/AIS	4		View Model
Vascular Plants - Juncus balticus (Baltic Rush)	1		
Vascular Plants - Juncus ensifolius (Three-stamened Rush)	3		
Vascular Plants - Juncus longistylis (Long-styled Rush)	1		
Vascular Plants - Juniperus communis (Common Juniper)	6		
Vascular Plants - Juniperus scopulorum (Rocky Mountain Juniper)	10		
Vascular Plants - Kalmia microphylla (Alpine Bog Laurel)	1		
Vascular Plants - Knautia arvensis (Field Scabious)	1		View Model
Vascular Plants - Lactuca biennis (Tall Blue Lettuce)	1		
Vascular Plants - Lamium amplexicaule (Common Deadnettle)	1		
Vascular Plants - Larix occidentalis (Western Larch)	80		
Vascular Plants - Lathyrus bijugatus (Latah Tule Pea) SOC		1	View Model
Vascular Plants - Lathyrus ochroleucus (Pale Vetchling Peavine)	4		
Vascular Plants - Lemna minor (Lesser Duckweed)	2		
Vascular Plants - Lemna trisulca (Star Duckweed)	3		
Vascular Plants - Lepidium draba (Whitetop) N2B	4		View Model
Vascular Plants - Leucanthemum vulgare (Oxeye Daisy) N2B	434		View Model
Vascular Plants - Linaria dalmatica (Dalmatian Toadflax) N2B	20		View Model
Vascular Plants - Linaria vulgaris (Yellow Toadflax) N2B	123		View Model
Vascular Plants - Linnaea borealis (Twinflower)	33		
Vascular Plants - Listera caurina (Western Twayblade)	1		
Vascular Plants - Listera convallarioides (Broad-leaved Twayblade)	1		
Vascular Plants - Listera cordata (Heartleaf Twayblade)	2		
Vascular Plants - Lithophragma glabrum (Bulbous Woodland-star)	1		
Vascular Plants - Lithophragma parviflorum (Small-flower Woodland-star)	1		
Vascular Plants - Lithospermum arvense (Corn-gromwell)	1		
Vascular Plants - Lobelia kalmii (Kalm's Lobelia) SOC	1	2	View Model
Vascular Plants - Lomatium dissectum (Fernleaf Biscuitroot)	3		
Vascular Plants - Lomatium macrocarpum (Large-fruit Desert-parsley)	1		
Vascular Plants - Lomatium triternatum (Nineleaf Biscuitroot)	3		
Vascular Plants - Lonicera ciliosa (Orange Honeysuckle)	12		
Vascular Plants - Lonicera involucrata (Twinberry Honeysuckle)	12		
Vascular Plants - Lonicera tatarica (Tatarian Honeysuckle)	1		
Vascular Plants - Lonicera utahensis (Utah Honeysuckle)	28		
Vascular Plants - Lotus corniculatus (Garden Bird's-foot-trefoil)	5		
Vascular Plants - Lupinus argenteus (Silvery Lupine)	1		
Vascular Plants - Lupinus sericeus (Pursh's Silky Lupine)	2		
Vascular Plants - Luzula hitchcockii (Smooth Woodrush)	3		
Vascular Plants - Luzula multiflora (Common Woodrush)	1		
Vascular Plants - Lycopodium complanatum (Trailing Clubmoss)	1		
Vascular Plants - Lysichiton americanus (Yellow Skunk-cabbage)	11		
Vascular Plants - Madia exigua (Little Tarweed)	1		
Vascular Plants - Madia glomerata (Mountain Tarweed)	2		
Vascular Plants - Malva neglecta (Dwarf Cheeseweed)	1		
Vascular Plants - Matricaria discoidea (Pineapple-weed Chamomile)	1		

Vascular Plants - Medicago lupulina (Black Medic)	3		
Vascular Plants - Medicago sativa (Alfalfa)	3		
Vascular Plants - Melampyrum lineare (American Cow-wheat)	3		
Vascular Plants - Melica smithii (Smith's Melicgrass)	1		
Vascular Plants - Melica subulata (Alaskan Oniongrass)	1		
Vascular Plants - Melilotus albus (White Sweetclover)	1		View Model
Vascular Plants - Melilotus officinalis (Yellow Sweetclover)	3		View Model
Vascular Plants - Mentha arvensis (Wild mint)	9		
Vascular Plants - Menyanthes trifoliata (Bog Buckbean)	7		
Vascular Plants - Menziesia ferruginea (False Huckleberry)	38		
Vascular Plants - Micranthes lyallii (Red-stemmed Saxifrage)	1		
Vascular Plants - Microseris nutans (Nodding Microseris)	3		
Vascular Plants - Microsteris gracilis (Slender Phlox)	1		
Vascular Plants - Mimulus floribundus (Floriferous Monkeyflower) SOC	2	2	View Model
Vascular Plants - Mimulus guttatus (Common Large Monkeyflower)	1		
Vascular Plants - Mimulus lewisii (Lewis' Monkeyflower)	1		
Vascular Plants - Mitella breweri (Feathery Mitrewort)	6		
Vascular Plants - Mitella nuda (Naked Mitrewort)	12		
Vascular Plants - Mitella stauropetala (Side-flower Mitrewort)	1		
Vascular Plants - Monarda fistulosa (Beebalm)	3		
Vascular Plants - Moneses uniflora (One-flower Wintergreen)	1		
Vascular Plants - Mycelis muralis (Wall-lettuce)	2		
Vascular Plants - Myosotis scorpioides (True Forget-me-not)	1		
Vascular Plants - Myosotis stricta (Small-flowered Forget-me-not)	2		View Model
Vascular Plants - Myriophyllum sibiricum (Common Water-milfoil)	89		
Vascular Plants - Myriophyllum spicatum (Eurasian Water-milfoil) N2A/AIS	3		View Model
Vascular Plants - Myriophyllum verticillatum (Whorled Water-milfoil)	2		
Vascular Plants - Najas flexilis (Slender Naiad)	23		
Vascular Plants - Nuphar polysepala (Yellow Pond-lily)	22		
Vascular Plants - Nuphar variegata (Varigated Pond-lily)	3		
Vascular Plants - Nymphaea leibergii (Pygmy Water-lily) SOC	3	3	View Model
Vascular Plants - Nymphaea odorata (American Water-lily) AIS	2		View Model
Vascular Plants - Onobrychis viciifolia (Common Sainfoin)	1		
Vascular Plants - Ophioglossum pusillum (Adder's Tongue) SOC	2	2	View Model
Vascular Plants - Oplopanax horridus (Devil's-club)	11		
Vascular Plants - Orthilia secunda (One-side Wintergreen)	7		
Vascular Plants - Oryzopsis asperifolia (Roughleaf Ricegrass)	1		
Vascular Plants - Oryzopsis micrantha (Littleseed Ricegrass) REVIEW	2		
Vascular Plants - Osmorhiza berteroi (Chilean Sweet-cicely)	21		
Vascular Plants - Osmorhiza purpurea (Purple Sweet-cicely)	1		
Vascular Plants - Oxytropis campestris (Field Locoweed)	1		
Vascular Plants - Parnassia fimbriata (Fringed Grass-of-Parnassus)	3		
Vascular Plants - Parnassia palustris (Marsh Grass-of-Parnassus)	1		
Vascular Plants - Parnassia parviflora (Smallflower Grass-of-Parnassus)	1		
Vascular Plants - Pastinaca sativa (Wild Parsnip)	1		

Vascular Plants - Paxistima myrsinites (Mountain-lover or Oregon Boxleaf)	5		
Vascular Plants - Pedicularis bracteosa (Bracted Lousewort)	4		
Vascular Plants - Pedicularis bracteosa var. bracteosa (Bracted Lousewort)	1		
Vascular Plants - Pedicularis racemosa (Leafy Lousewort)	1		
Vascular Plants - Penstemon albertinus (Alberta Beardtongue)	1		
Vascular Plants - Penstemon albidus (White-flower Beardtongue)	1		
Vascular Plants - Penstemon confertus (Yellow Beardtongue)	4		
Vascular Plants - Penstemon lyallii (Lyll Beardtongue)	1		
Vascular Plants - Perideridia montana (Gairdner's Yampah)	1		
Vascular Plants - Petasites frigidus (Sweet Coltsfoot)	3		
Vascular Plants - Petasites frigidus var. sagittatus (Arrowleaf Sweet Coltsfoot)	2		
Vascular Plants - Phalaris arundinacea (Reed Canarygrass)	29		View Model
Vascular Plants - Philadelphus lewisii (Lewis' Mock Orange)	8		
Vascular Plants - Phleum pratense (Meadow Timothy)	8		
Vascular Plants - Phragmites australis ssp. australis (European Common Reed) N1A	1		View Model
Vascular Plants - Physocarpus malvaceus (Mallow-leaf Ninebark)	4		
Vascular Plants - Picea engelmannii (Engelmann Spruce)	111		
Vascular Plants - Pinus albicaulis (Whitebark Pine) SOC	3	2	View Model
Vascular Plants - Pinus contorta (Lodgepole Pine)	45		
Vascular Plants - Pinus monticola (Western White Pine)	29		
Vascular Plants - Pinus ponderosa (Ponderosa Pine)	9		
Vascular Plants - Plantago lanceolata (English Plantain)	1		
Vascular Plants - Plantago major (Common Plantain)	3		
Vascular Plants - Platanthera aquilonis (Northern Green Orchid)	4		
Vascular Plants - Platanthera dilatata (White Bog Orchid)	4		
Vascular Plants - Platanthera orbiculata (Roundleaf Orchid)	2		
Vascular Plants - Platanthera stricta (Slender Bog Orchid)	3		
Vascular Plants - Poa bulbosa (Bulbous Bluegrass)	1		
Vascular Plants - Poa compressa (Canada Bluegrass)	2		
Vascular Plants - Poa palustris (Fowl Bluegrass)	1		
Vascular Plants - Poa pratensis (Kentucky Bluegrass)	8		
Vascular Plants - Poa trivialis (Rough Bluegrass)	1		
Vascular Plants - Polemonium pulcherrimum (Showy Jacob's-ladder)	1		
Vascular Plants - Polygonum amphibium (Water Smartweed)	18		
Vascular Plants - Polygonum aviculare (Knotweed)	1		View Model
Vascular Plants - Polygonum convolvulus (Black Bindweed)	1		View Model
Vascular Plants - Polygonum cuspidatum (Japanese Knotweed) N1B	2		View Model
Vascular Plants - Polygonum douglasii (Douglas Knotweed)	1		
Vascular Plants - Polypodium hesperium (Western Polypody) REVIEW	3		
Vascular Plants - Polystichum munitum (Western Swordfern)	1		
Vascular Plants - Populus alba (White Poplar)	1		
Vascular Plants - Populus balsamifera (Black Cottonwood)	42		
Vascular Plants - Populus tremuloides (Quaking Aspen)	17		
Vascular Plants - Potamogeton amplifolius (Largeleaf Pondweed)	5		
Vascular Plants - Potamogeton crispus (Curly-leaf Pondweed) N2B/AIS	3		View Model

Vascular Plants - Potamogeton filiformis (Slender Pondweed)	6		
Vascular Plants - Potamogeton foliosus (Leafy Pondweed)	10		
Vascular Plants - Potamogeton gramineus (Grassy Pondweed)	29		
Vascular Plants - Potamogeton illinoensis (Illinois Pondweed)	9		
Vascular Plants - Potamogeton natans (Floating Pondweed)	27		
Vascular Plants - Potamogeton nodosus (Longleaf Pondweed)	3		
Vascular Plants - Potamogeton obtusifolius (Blunt-leaved Pondweed) SOC	1		View Model
Vascular Plants - Potamogeton pectinatus (Sago Pondweed)	34		
Vascular Plants - Potamogeton praelongus (White-stem Pondweed)	13		
Vascular Plants - Potamogeton pusillus (Slender Pondweed)	4		
Vascular Plants - Potamogeton richardsonii (Richardson's Pondweed)	33		
Vascular Plants - Potamogeton robbinsii (Flatleaf Pondweed)	1		
Vascular Plants - Potamogeton zosteriformis (Flatstem Pondweed)	14		
Vascular Plants - Potentilla argentea (Silvery Cinquefoil)	13		
Vascular Plants - Potentilla fruticosa (Shrubby Cinquefoil)	5		
Vascular Plants - Potentilla recta (Sulphur Cinquefoil) N2B	31		View Model
Vascular Plants - Potentilla rivalis (Brook Cinquefoil)	1		
Vascular Plants - Prosartes hookeri (Hooker's Fairybells)	20		
Vascular Plants - Prosartes trachycarpa (Rough-fruited Fairybells)	14		
Vascular Plants - Prunella vulgaris (Self-heal)	16		
Vascular Plants - Prunus virginiana (Chokecherry)	12		
Vascular Plants - Pseudotsuga menziesii (Douglas-fir)	85		
Vascular Plants - Pteridium aquilinum (Bracken Fern)	23		
Vascular Plants - Pterospora andromedea (Giant Pinedrops)	1		
Vascular Plants - Pyrola asarifolia (Pink Wintergreen)	3		
Vascular Plants - Ranunculus acris (Tall Buttercup) N2A	71		View Model
Vascular Plants - Ranunculus aquatilis (White Water Buttercup)	30		
Vascular Plants - Ranunculus glaberrimus (Sagebrush Buttercup)	3		
Vascular Plants - Ranunculus macounii (Macoun's Buttercup)	1		
Vascular Plants - Ranunculus pedatifidus (Northern Buttercup) SOC	1	1	View Model
Vascular Plants - Rhamnus alnifolia (Alderleaf Buckthorn)	9		
Vascular Plants - Rhamnus cathartica (Common Buckthorn) N2A	1		View Model
Vascular Plants - Ribes cereum (Wax Currant)	1		
Vascular Plants - Ribes lacustre (Bristly Black Currant)	25		
Vascular Plants - Ribes oxycanthoides ssp. irriguum (Idaho Gooseberry)	1		
Vascular Plants - Ribes viscosissimum (Sticky Currant)	2		
Vascular Plants - Rorippa nasturtium-aquaticum (Watercress)	3		
Vascular Plants - Rorippa palustris (Bog Yellowcress)	1		
Vascular Plants - Rorippa palustris var. fernaldiana (Fernald's Yellowcress)	1		
Vascular Plants - Rosa acicularis (Prickly Rose)	10		
Vascular Plants - Rosa gymnocarpa (Baldhip Rose)	11		
Vascular Plants - Rosa nutkana (Nootka Rose)	3		
Vascular Plants - Rosa woodsii (Woods' Rose)	8		
Vascular Plants - Rubus arcticus (Nagoonberry) SOC	1	1	View Model
Vascular Plants - Rubus idaeus (Red Raspberry)	12		

Vascular Plants - Rubus parviflorus (Thimbleberry)	60		
Vascular Plants - Rubus pedatus (Five-leaf Dwarf Bramble)	1		
Vascular Plants - Rubus pubescens (Dwarf Red Raspberry)	10		
Vascular Plants - Rudbeckia hirta (Blackeyed Susan)	1		
Vascular Plants - Rumex occidentalis (Western Dock)	1		
Vascular Plants - Sagittaria cuneata (Northern Arrowhead)	8		
Vascular Plants - Salix bebbiana (Bebb's Willow)	4		
Vascular Plants - Salix candida (Hoary Willow)	1		
Vascular Plants - Salix drummondiana (Drummond's Willow)	3		
Vascular Plants - Salix exigua (Sandbar Willow)	1		
Vascular Plants - Salix exigua ssp. exigua (Sandbar Willow)	1		
Vascular Plants - Salix lasiandra (Pacific Willow)	1		
Vascular Plants - Salix pseudomonticola (False Mountain Willow)	1		
Vascular Plants - Salix scouleriana (Scouler's Willow)	4		
Vascular Plants - Salix sitchensis (Sitka Willow)	3		
Vascular Plants - Sambucus racemosa (Red Elderberry)	13		
Vascular Plants - Sanguisorba minor (Salad Burnet)	1		
Vascular Plants - Sanicula graveolens (Sierra Sanicle)	1		
Vascular Plants - Sanicula marilandica (Maryland Black Snakeroot)	3		
Vascular Plants - Satureja acinos (Basil Thyme)	1		
Vascular Plants - Saxifraga bronchialis (Matte Saxifrage)	1		
Vascular Plants - Schedonorus arundinaceus (Tall Fescue)	1		
Vascular Plants - Schedonorus pratensis (Meadow Fescue)	1		
Vascular Plants - Scheuchzeria palustris (Pod Grass) SOC	4	3	View Model
Vascular Plants - Schoenoplectus acutus (Hardstem Bulrush)	1		
Vascular Plants - Schoenoplectus subterminalis (Water Bulrush) SOC	4	1	View Model
Vascular Plants - Scirpus microcarpus (Small-fruit Bulrush)	9		
Vascular Plants - Scolochloa festucacea (Sprangletop) SOC	1	1	View Model
Vascular Plants - Sedum lanceolatum (Lanceleaf Stonecrop)	2		
Vascular Plants - Senecio cymbalarioides (Cleft-leaf Groundsel)	1		
Vascular Plants - Senecio indecorus (Elegant Groundsel)	1		
Vascular Plants - Senecio jacobaea (Tansy Ragwort) N2A	6		View Model
Vascular Plants - Senecio pseud aureus (Western Golden Groundsel)	4		
Vascular Plants - Senecio triangularis (Arrow-leaf Groundsel)	28		
Vascular Plants - Senecio vulgaris (Common Groundsel)	2		
Vascular Plants - Setaria viridis (Green Bristle Grass)	1		
Vascular Plants - Shepherdia canadensis (Canada Buffaloberry)	30		
Vascular Plants - Silene latifolia (Bladder Campion)	6		View Model
Vascular Plants - Silene spaldingii (Spalding's Catchfly) SOC		1	View Model
Vascular Plants - Sisymbrium altissimum (Tall Tumble-mustard)	1		View Model
Vascular Plants - Sisyrinchium montanum (Strict Blue-eyed-grass)	1		
Vascular Plants - Sium suave (Hemlock Water-parsnip)	1		
Vascular Plants - Smilacina racemosa (False Solomon's-seal)	16		
Vascular Plants - Smilacina stellata (Starry False Solomon's-seal)	68		
Vascular Plants - Solanum dulcamara (Climbing Nightshade)	2		View Model
Vascular Plants - Solanum rostratum (Buffalo Bur)	1		
Vascular Plants - Solidago canadensis (Canada Goldenrod)	5		

Vascular Plants - Solidago canadensis var. gilvocanescens (Great Plains Goldenrod) REVIEW	3		
Vascular Plants - Sonchus asper (Spiny-leaf Sowthistle)	1		View Model
Vascular Plants - Sorbus aucuparia (European Mountain-ash)	1		
Vascular Plants - Sorbus scopulina (Greene's Mountain-ash)	26		
Vascular Plants - Sorbus sitchensis (Sitka Mountain-ash)	8		
Vascular Plants - Sparganium natans (Small Bur-reed)	4		
Vascular Plants - Sphenopholis intermedia (Slender Wedgegrass) PSOC		1	
Vascular Plants - Spiraea betulifolia (White Spiraea)	35		
Vascular Plants - Spiraea douglasii (Douglas Spiraea) REVIEW	1		
Vascular Plants - Spirodela polyrrhiza (Duck-meal)	6		
Vascular Plants - Stenanthium occidentale (Western Featherbells)	2		
Vascular Plants - Streptopus amplexifolius (Clasping Twisted-stalk)	19		
Vascular Plants - Symphoricarpos albus (Common Snowberry)	65		
Vascular Plants - Symphoricarpos occidentalis (Western Snowberry)	3		
Vascular Plants - Symphyotrichum laeve (Smooth Blue Aster)	2		
Vascular Plants - Tanacetum vulgare (Common Tansy) N2B	120		View Model
Vascular Plants - Taraxacum erythrospermum (Redseed dandelion)	1		
Vascular Plants - Taraxacum officinale (Common dandelion)	11		
Vascular Plants - Taxus brevifolia (Pacific Yew)	21		
Vascular Plants - Tellima grandiflora (Large Fringe-cup)	1		
Vascular Plants - Thalictrum occidentale (Western Meadowrue)	34		
Vascular Plants - Thlaspi arvense (Field Pennycress)	2		View Model
Vascular Plants - Thuja plicata (Western Redcedar)	43		
Vascular Plants - Tiarella trifoliata (Lace Foam-flower)	20		
Vascular Plants - Toxicodendron rydbergii (Western Poison-ivy)	1		
Vascular Plants - Tragopogon dubius (Meadow Goat's-beard)	10		View Model
Vascular Plants - Trautvetteria caroliniensis (Carolina Tassel-rue)	1		
Vascular Plants - Trichophorum cespitosum (Tufted Club-rush) SOC	4	2	View Model
Vascular Plants - Trifolium arvense (Rabbit-foot Clover)	1		
Vascular Plants - Trifolium aureum (Yellow Clover)	7		
Vascular Plants - Trifolium dubium (Suckling Clover)	3		
Vascular Plants - Trifolium pratense (Red Clover)	11		
Vascular Plants - Trifolium repens (White Clover)	6		View Model
Vascular Plants - Triglochin maritima (Common Bog Arrow-grass)	1		
Vascular Plants - Triglochin palustris (Slender Bog Arrow-grass)	1		
Vascular Plants - Trillium ovatum (Western Trillium)	15		
Vascular Plants - Triticum aestivum (Cultivated Wheat)	2		
Vascular Plants - Tsuga heterophylla (Western Hemlock)	11		
Vascular Plants - Tsuga mertensiana (Mountain Hemlock)	1		
Vascular Plants - Turritis glabra (Tower-mustard)	1		
Vascular Plants - Typha latifolia (Broadleaf Cattail)	7		
Vascular Plants - Urtica dioica (Stinging Nettle)	5		
Vascular Plants - Utricularia minor (Lesser Bladderwort)	5		
Vascular Plants - Utricularia vulgaris (Greater Bladderwort)	22		
Vascular Plants - Vaccinium cespitosum (Dwarf Huckleberry)	1		
Vascular Plants - Vaccinium membranaceum (Common Huckleberry)	58		

Vascular Plants - Vaccinium myrtilloides (Velvetleaf Huckleberry) SOC	1	2	View Model
Vascular Plants - Vaccinium myrtillos (Bilberry)	1		
Vascular Plants - Vaccinium scoparium (Grouse Whortleberry)	3		
Vascular Plants - Veratrum viride (American False Hellebore)	17		
Vascular Plants - Verbascum thapsus (Common Mullein)	21		View Model
Vascular Plants - Veronica americana (American Speedwell)	1		
Vascular Plants - Veronica anagallis-aquatica (Brook-pimpernell)	3		
Vascular Plants - Veronica officinalis (Gypsy-weed)	1		View Model
Vascular Plants - Veronica peregrina (Purslane Speedwell)	1		
Vascular Plants - Veronica serpyllifolia (Thyme-leaf Speedwell)	6		
Vascular Plants - Viburnum edule (Squashberry)	1		
Vascular Plants - Vicia americana (American Purple Vetch)	3		
Vascular Plants - Vicia villosa (Winter Vetch)	1		
Vascular Plants - Vinca minor (Lesser Periwinkle)	2		
Vascular Plants - Viola adunca (Sand Violet)	6		
Vascular Plants - Viola canadensis (Canada Violet)	14		
Vascular Plants - Viola glabella (Smooth Yellow Woodland Violet)	6		
Vascular Plants - Viola nephrophylla (Northern Bog Violet)	3		
Vascular Plants - Viola orbiculata (Roundleaf Violet)	8		
Vascular Plants - Viola palustris (Marsh Violet)	1		
Vascular Plants - Viola renifolia (Kidney-leaf White Violet)	4		
Vascular Plants - Woodsia scopulina (Rocky Mountain Woodsia)	2		
Vascular Plants - Xerophyllum tenax (Beargrass)	47		
Vascular Plants - Zannichellia palustris (Horned Pondweed)	1		
Vascular Plants - Zigadenus elegans (Mountain Deathcamas)	9		
Vascular Plants - Zigadenus venenosus (Meadow Deathcamas)	1		

☐ Bryophytes 104 Species

	Number of Observations	Species Occurrences	Predicted Suitable Habitat Model
Bryophytes - Abietinella abietina (Fir-tree Moss)	1		
Bryophytes - Aloina brevirostris (Short-beaked Aloe Moss) SOC	1	3	
Bryophytes - Amblyodon dealbatus (An Amblyodon Moss) PSOC		5	
Bryophytes - Amblystegium serpens (Creeping Feathermoss)	2		
Bryophytes - Amphidium lapponicum (An Urn Moss)	2		
Bryophytes - Antitrichia californica (An Antitrichia Moss)	2		
Bryophytes - Atrichum selwynii (Catherine's Moss)	2		
Bryophytes - Aulacomnium androgynum (A Ribbed Moss)	1		
Bryophytes - Barbilophozia barbata (A Liverwort)	1		
Bryophytes - Bartramia ithyphylla (An Apple Moss)	1		
Bryophytes - Bartramia pomiformis (Crispy Apple Moss)	1		
Bryophytes - Brachythecium albicans (A Mat Moss)	1		
Bryophytes - Brachythecium frigidum (A Mat Moss)	1		
Bryophytes - Brachythecium rivulare (Waterside Feather Moss)	1		
Bryophytes - Brachythecium rutabulum (Robust Mat Moss)	1		
Bryophytes - Bryoerythrophyllum recurvirostrum (A Bryoerythrophyllum Moss)	2		
Bryophytes - Bucklandiella occidentalis (Western Torncape Moss) REVIEW	1		
Bryophytes - Callicladium haldanianum (Pretty Branch Moss) PSOC		1	

Bryophytes - Catoscopium nigratum (Black Golf Club Moss) SOC	1	1	
Bryophytes - Cephalozia lunulifolia (A Liverwort)	2		
Bryophytes - Ceratodon purpureus (Purple Horn-Tooth Moss)	3		
Bryophytes - Claopodium bolanderi (A Claopodium Moss)	1		
Bryophytes - Dendroalsia abietina (A Dendroalsia Moss) PSOC		1	
Bryophytes - Dichodontium pellucidum (Bulging Fork Moss)	1		
Bryophytes - Dicranella schreberiana (Schreber's Dicranella Moss) SOC		3	
Bryophytes - Dicranum fuscescens (Dusky Dicranum Moss)	1		
Bryophytes - Dicranum scoparium (A Dicranum Moss)	2		
Bryophytes - Dicranum tauricum (A Dicranum Moss)	2		
Bryophytes - Didymodon fallax (A Lime Moss)	1		
Bryophytes - Ditrichum flexicaule (Bendy Ditrichum)	1		
Bryophytes - Encalypta procera (Spiral Extinguisher Moss)	1		
Bryophytes - Encalypta rhaptocarpa (Yellow Awn Candle Snuffer Moss)	1		
Bryophytes - Eurhynchiastrium pulchellum var. pulchellum (Pretty Eurhynchium Moss)	1		
Bryophytes - Fissidens grandifrons (A Pocket Moss)	1		
Bryophytes - Fontinalis antipyretica (Robust Fountain Moss) REVIEW	6		
Bryophytes - Grimmia brittoniae (Britton's Dry Rock Moss) SOC	2	8	View Model
Bryophytes - Grimmia elatior (A Dry Rock Moss)	4		
Bryophytes - Grimmia montana (A Dry Rock Moss)	1		
Bryophytes - Grimmia ramondii (A Dry Rock Moss)	1		
Bryophytes - Grimmia torquata (Twisted Dry Rock Moss)	1		
Bryophytes - Hamatocaulis vernicosus (Hamatocaulis Moss) SOC	1	1	
Bryophytes - Hedwigia ciliata (Hedwig's Fringeleaf Moss)	1		
Bryophytes - Henediella heimii (Heim's Henediella Moss) SOC		3	
Bryophytes - Homalothecium aeneum (A Homalothecium Moss)	1		
Bryophytes - Homalothecium nevadense (A Homalothecium Moss)	1		
Bryophytes - Hylocomium splendens (Splendid Stairstep Moss)	1		
Bryophytes - Hypnum circinale (A Fern Moss)	1		
Bryophytes - Hypnum lindbergii (Lingberg's Hypnum Moss)	1		
Bryophytes - Hypnum vaucheri (A Fern Moss)	3		
Bryophytes - Lepidozia reptans (A Liverwort)	1		
Bryophytes - Marchantia polymorpha (A Liverwort)	2		
Bryophytes - Meesia longiseta (Meesia Moss) SOC	1	1	
Bryophytes - Meesia triquetra (Meesia Moss) SOC	1	1	View Model
Bryophytes - Meesia uliginosa (Meesia Moss) SOC		5	
Bryophytes - Meiotrichum lyallii (Lyall's Polytrichum Moss) SOC		2	
Bryophytes - Mnium blyttii (Blytt's Thyme Moss)	1		
Bryophytes - Mnium spinulosum (Red-mouthed Mnium Moss)	1		
Bryophytes - Mnium thomsonii (Limestone Mnium Moss)	1		
Bryophytes - Myurella julacea (Small Mousetail Moss)	1		
Bryophytes - Neckera menziesii (A Neckera Moss)	1		
Bryophytes - Niphotrichum canescens (Silver Moss)	2		
Bryophytes - Niphotrichum ericoides (A Niphotrichum Moss)	1		
Bryophytes - Orthotrichum anomalum (An Orthotrichum Moss)	1		
Bryophytes - Orthotrichum laevigatum (An Orthotrichum Moss)	1		
Bryophytes - Orthotrichum obtusifolium (Blunt Bristle Moss)	1		

Bryophytes - Orthotrichum pumilum (An Orthotrichum Moss)	1		
Bryophytes - Orthotrichum rupestre (An Orthotrichum Moss)	3		
Bryophytes - Orthotrichum speciosum (An Orthotrichum Moss)	1		
Bryophytes - Philonotis fontana (Fountain Apple Moss)	1		
Bryophytes - Plagiomnium drummondii (Clustered Plagiomnium Moss)	1		
Bryophytes - Plagiomnium ellipticum (A Plagiomnium Moss)	1		
Bryophytes - Plagiothecium laetum (Pleasing Wing Moss)	1		
Bryophytes - Plagiothecium piliferum (Hair Silk Moss)	1		
Bryophytes - Platydictya jungermannioides (A Platydictya Moss)	1		
Bryophytes - Pleurozium schreberi (Redstem Feathermoss)	3		
Bryophytes - Pohlia longicolla (A Nodding Moss)	1		
Bryophytes - Polytrichastrum longisetum (A Haircap Moss)	1		
Bryophytes - Polytrichum juniperinum (Juniper Haircap Moss)	1		
Bryophytes - Polytrichum piliferum (Frosted Haircap Moss)	4		
Bryophytes - Porella cordaeana (A Liverwort)	2		
Bryophytes - Pseudocalliergon trifarium (Blunt Water Moss) PSOC	1	1	
Bryophytes - Pterigynandrum filiforme (A Pterigynandrum Moss)	1		
Bryophytes - Ptilidium californicum (A Liverwort)	1		
Bryophytes - Ptilidium pulcherrimum (Nagehyde Liverwort)	1		
Bryophytes - Radula complanata (A Liverwort)	2		
Bryophytes - Rhytidiadelphus triquetrus (Frightened Cat-tail Moss)	1		
Bryophytes - Rhytidiopsis robusta (Pipecleaner Moss)	2		
Bryophytes - Riccia fluitans (Crystalwort)	1		
Bryophytes - Roellobryon roellii (A Roellobryon Moss)	1		
Bryophytes - Sarmentypnum exannulatum (Warnstorfia Moss) SOC		1	
Bryophytes - Schistidium apocarpum (Common Schistidium Moss)	1		
Bryophytes - Schistidium papillosum (A Schistidium Moss)	1		
Bryophytes - Sphagnum angustifolium (Narrowleaf Peatmoss) SOC	1	1	
Bryophytes - Sphagnum centrale (A Peatmoss) SOC	2	2	
Bryophytes - Sphagnum fuscum (Brown Hair Peatmoss) SOC	1	1	
Bryophytes - Sphagnum mendocinum (Mendocino Peatmoss) SOC		1	
Bryophytes - Sphagnum squarrosum (Spreadleaf Peatmoss)	1		
Bryophytes - Sphagnum subsecundum (Orange Peatmoss)	2		
Bryophytes - Sphagnum teres (A Peatmoss)	2		
Bryophytes - Sphagnum warnstorffii (Fen Peatmoss)	1		
Bryophytes - Syntrichia norvegica (Norwegian Syntrichia Moss) SOC	1	1	
Bryophytes - Syntrichia ruralis (Starry Syntrichia Moss)	2		
Bryophytes - Timmia austriaca (A Timmia Moss)	1		
Bryophytes - Tomentypnum nitens (Yellow Fine-Leafed Tomentypnum Moss)	4		

Lichens 24 Species

	Number of Observations	Species Occurrences	Predicted Suitable Habitat Model
Lichens - Alectoria imshaugii (Imshaug's Witch's Hair Lichen)	1		
Lichens - Alectoria sarmentosa (Common Witch's Hair Lichen)	1		
Lichens - Bryoria fremontii (Edible Horsehair Lichen)	1		

Lichens - Bryoria fuscescens	(Pale-Footed Horsehair Lichen)	1		
Lichens - Calicium corynellum	(Rock-Loving Stubble Lichen)	1		
Lichens - Cetraria platyphylla	(Broad Wrinkle Lichen)	1		
Lichens - Hypogymnia enteromorpha	(Budding Tube Lichen)	1		
Lichens - Hypogymnia imshaugii	(Forked Tube Lichen)	1		
Lichens - Hypogymnia physodes	(Monk's-hood Lichen)	1		
Lichens - Leptogium saturninum	(Bearded Jellyskin Lichen)	2		
Lichens - Letharia vulpina	(Wolf Lichen)	1		
Lichens - Lobaria hallii	(Gray Lungwort Lichen) SOC	1	1	
Lichens - Lobaria pulmonaria	(Lungwort Lichen)	2		
Lichens - Nephromopsis chlorophylla	(Powdered Wrinkle Lichen)	1		
Lichens - Nodobryoria abbreviata	(Tufted Foxtail Lichen)	1		
Lichens - Nodobryoria oregana	(Pendent Foxtail Lichen)	1		
Lichens - Parmelia hygrophila	(Western Shield Lichen)	1		
Lichens - Parmelia sulcata	(Hammered Shield Lichen)	1		
Lichens - Parmeliopsis ambigua	(Green Starburst Lichen)	1		
Lichens - Parmeliopsis hyperopta	(Gray Starburst Lichen)	1		
Lichens - Peltigera britannica	(Flaky Freckle Pelt Lichen)	1		
Lichens - Physcia caesia	(Blue-Gray Rosette Lichen)	1		
Lichens - Platismatia glauca	(Varied Ragbag Lichen)	1		
Lichens - Xanthoria parietina	(Maritime Sunburst Lichen)	1		

Algae 1 Species

	Number of Observations	Species Occurrences	Predicted Suitable Habitat Model
Algae - Nitella sp. (Nitella)	11		

Fungi 17 Species

	Number of Observations	Species Occurrences	Predicted Suitable Habitat Model
Fungi - Amanita muscaria (Fly Amanita)	1		
Fungi - Caloscypha fulgens (A Fungus)	1		
Fungi - Chlorophyllum rhacodes (Shaggy Parasol)	2		
Fungi - Clitocybe albirhiza (A Fungus)	1		
Fungi - Coprinus comatus (Shaggy Mane)	2		
Fungi - Discina ancilis (A Fungus)	1		
Fungi - Discina montana (A Fungus)	1		
Fungi - Fomitopsis mounceae (Northern Red Belt)	2		
Fungi - Gymnosporangium juniperi-virginianae (A Fungus)	1		
Fungi - Gyromitra californica (A Fungus)	1		
Fungi - Hericium coralloides (Comb Hericium)	1		
Fungi - Hygrophoropsis aurantiaca (False Chanterelle)	1		
Fungi - Leucoagaricus leucothites (Smooth Lepiota)	1		
Fungi - Morchella americana (A Fungus)	1		
Fungi - Russula brevipes (Short-stem Russula)	1		
Fungi - Tricholomopsis decora (Queen's Coat)	1		
Fungi - Xeromphalina campanella (Orange Fuzzyfoot)	1		

APPENDIX C: WILDLIFE SPECIES

TABLE 1: MAMMALS

COMMON NAME	SCIENTIFIC NAME
American Black Bear	Ursus americanus
Beaver	Castor canadensis
Bushy-tailed Woodrat	Neotoma cinerea
California Myotis	Myotis californicus
Columbian Ground Squirrel	Urocitellus columbianus
Deer Mouse	Peromyscus maniculatus
Dusky or Montane Shrew	Sorex obscurus
Fisher	Pekania pennanti
Grizzly Bear	Ursus arctos
Hoary Bat	Lasiurus cinereus
Little Brown Myotis	Myotis lucifugus
Long-eared Myotis	Myotis evotis
Long-legged Myotis	Myotis volans
Masked Shrew	Sorex cinereus
Meadow Vole	Microtus pennsylvanicus
Moose	Alces alces
Mountain Lion	Puma concolor
Mule Deer	Odocoileus hemionus
Muskrat	Ondatra zibethicus
Northern Pocket Gopher	Thomomys talpoides
Northern River Otter	Lontra canadensis
Red Squirrel	Tamiasciurus hudsonicus
Silver-haired Bat	Lasionycteris noctivagans
Striped Skunk	Mephitis mephitis
Vagrant Shrew	Sorex vagrans
White-tailed Deer	Odocoileus virginianus
Yellow-pine Chipmunk	Tamias amoenus

TABLE 3: BIRDS

COMMON NAME	SCIENTIFIC NAME
American Avocet	Recurvirostra americana
American Coot	Fulica americana
American Crow	Corvus brachyrhynchos
American Goldfinch	Spinus tristis
American Kestrel	Falco sparverius
American Pipit	Anthus rubescens
American Redstart	Setophaga ruticilla
American Robin	Turdus migratorius
American Three-toed Woodpecker	Picoides dorsalis
American Tree Sparrow	Spizelloides arborea
American Wigeon	Mareca americana
Bald Eagle	Haliaeetus leucocephalus
Bank Swallow	Riparia riparia
Barn Swallow	Hirundo rustica
Barred Owl	Strix varia
Barrow's Goldeneye	Bucephala islandica
Belted Kingfisher	Megaceryle alcyon
Black Swift	Cypseloides niger
Black-billed Magpie	Pica hudsonia
Black-capped Chickadee	Poecile atricapillus
Black-chinned Hummingbird	Archilochus alexandri
Black-headed Grosbeak	Pheucticus melanocephalus
Black-necked Stilt	Himantopus mexicanus
Blue Jay	Cyanocitta cristata
Blue-winged Teal	Spatula discors
Bobolink	Dolichonyx oryzivorus
Bohemian Waxwing	Bombycilla garrulus
Bonaparte's Gull	Chroicocephalus philadelphia
Boreal Owl	Aegolius funereus
Brewer's Blackbird	Euphagus cyanocephalus



Brown Creeper	Certhia americana
Brown-headed Cowbird	Molothrus ater
Bufflehead	Bucephala albeola
Bullock's Oriole	Icterus bullockii
California Gull	Larus californicus
Calliope Hummingbird	Selasphorus calliope
Canada Goose	Branta canadensis
Canada Jay	Perisoreus canadensis
Cassin's Finch	Haemorhous cassinii
Cassin's Vireo	Vireo cassinii
Cedar Waxwing	Bombycilla cedrorum
Chipping Sparrow	Spizella passerina
Cinnamon Teal	Spatula cyanoptera
Clay-colored Sparrow	Spizella pallida
Cliff Swallow	Petrochelidon pyrrhonota
Common Goldeneye	Bucephala clangula
Common Loon	Gavia immer
Common Merganser	Mergus merganser
Common Nighthawk	Chordeiles minor
Common Raven	Corvus corax
Common Redpoll	Acanthis flammea
Common Yellowthroat	Geothlypis trichas
Cooper's Hawk	Accipiter cooperii
Dark-eyed Junco	Junco hyemalis
Dark-eyed Junco (Montana)	Junco hyemalis montanus
Dark-eyed Junco (Pink-sided)	Junco hyemalis mearnsi
Dark-eyed Junco (Slate-colored)	Junco hyemalis hyemalis / cismontanus
Downy Woodpecker	Dryobates pubescens
Dusky Flycatcher	Empidonax oberholseri
Eastern Kingbird	Tyrannus tyrannus
Eurasian Collared-Dove	Streptopelia decaocto
European Starling	Sturnus vulgaris
Evening Grosbeak	Coccothraustes vespertinus
Fox Sparrow	Passerella iliaca
Franklin's Gull	Leucophaeus pipixcan
Gadwall	Mareca strepera
Glaucous Gull	Larus hyperboreus
Golden Eagle	Aquila chrysaetos
Golden-crowned Kinglet	Regulus satrapa
Gray Catbird	Dumetella carolinensis
Great Blue Heron	Ardea herodias
Great Gray Owl	Strix nebulosa
Great Horned Owl	Bubo virginianus
Greater Scaup	Aythya marila
Greater Yellowlegs	Tringa melanoleuca
Green-winged Teal	Anas crecca
Hairy Woodpecker	Dryobates villosus
Hammond's Flycatcher	Empidonax hammondi
Harris's Sparrow	Zonotrichia querula
Hermit Thrush	Catharus guttatus
Herring Gull	Larus argentatus
Hooded Merganser	Lophodytes cucullatus
Horned Grebe	Podiceps auritus
House Finch	Haemorhous mexicanus
House Sparrow	Passer domesticus
House Wren	Troglodytes aedon
Iceland Gull	Larus glaucoideus
Killdeer	Charadrius vociferus
Lapland Longspur	Calcarius lapponicus
Lazuli Bunting	Passerina amoena
Least Flycatcher	Empidonax minimus
Lesser Scaup	Aythya affinis
Lesser Yellowlegs	Tringa flavipes
Lewis's Woodpecker	Melanerpes lewis
Lincoln's Sparrow	Melospiza lincolnii
Long-billed Dowitcher	Limnodromus scolopaceus
MacGillivray's Warbler	Geothlypis tolmiei
Mallard	Anas platyrhynchos
Marsh Wren	Cistothorus palustris



Merlin	Falco columbarius
Mountain Bluebird	Sialia currucoides
Mountain Chickadee	Poecile gambeli
Mourning Dove	Zenaidura macroura
Nashville Warbler	Leiostyris alpestris
Northern Flicker	Colaptes auratus
Northern Flicker (Red-shafted)	Colaptes auratus cafer
Northern Goshawk	Accipiter gentilis
Northern Harrier	Circus hudsonius
Northern Pintail	Anas acuta
Northern Pygmy-Owl	Glaucidium gnoma
Northern Rough-winged Swallow	Stelgidopteryx serripennis
Northern Shoveler	Spatula clypeata
Northern Shrike	Lanius borealis
Northern Waterthrush	Parkesia noveboracensis
Olive-sided Flycatcher	Contopus cooperi
Orange-crowned Warbler	Leiostyris celata
Osprey	Pandion haliaetus
Pectoral Sandpiper	Calidris melanotos
Pied-billed Grebe	Podilymbus podiceps
Pileated Woodpecker	Dryocopus pileatus
Pine Grosbeak	Pinicola enucleator
Pine Siskin	Spinus pinus
Pygmy Nuthatch	Sitta pygmaea
Red Crossbill	Loxia curvirostra
Red-breasted Merganser	Mergus serrator
Red-breasted Nuthatch	Sitta canadensis
Red-eyed Vireo	Vireo olivaceus
Red-naped Sapsucker	Sphyrapicus nuchalis
Red-necked Grebe	Podiceps grisegena
Red-tailed Hawk	Buteo jamaicensis
Red-winged Blackbird	Agelaius phoeniceus
Redhead	Aythya americana
Ring-billed Gull	Larus delawarensis
Ring-necked Duck	Aythya collaris
Ring-necked Pheasant	Phasianus colchicus
Rock Pigeon	Columba livia
Rough-legged Hawk	Buteo lagopus
Ruby-crowned Kinglet	Corthylio calendula
Ruddy Duck	Oxyura jamaicensis
Ruffed Grouse	Bonasa umbellus
Rufous Hummingbird	Selasphorus rufus
Sandhill Crane	Antigone canadensis
Savannah Sparrow	Passerculus sandwichensis
Say's Phoebe	Sayornis saya
Sharp-shinned Hawk	Accipiter striatus
Snow Bunting	Plectrophenax nivalis
Snow Goose	Anser caerulescens
Song Sparrow	Melospiza melodia
Sora	Porzana carolina
Spotted Sandpiper	Actitis macularia
Steller's Jay	Cyanocitta stelleri
Swainson's Thrush	Catharus ustulatus
Tennessee Warbler	Leiostyris peregrina
Townsend's Solitaire	Myadestes townsendi
Townsend's Warbler	Setophaga townsendi
Tree Swallow	Tachycineta bicolor
Tundra Swan	Cygnus columbianus
Turkey Vulture	Cathartes aura
Varied Thrush	Ixoreus naevius
Vaux's Swift	Chaetura vauxi
Vesper Sparrow	Poocetes gramineus
Violet-green Swallow	Tachycineta thalassina
Warbling Vireo	Vireo gilvus
Western Grebe	Aechmophorus occidentalis
Western Meadowlark	Sturnella neglecta
Western Tanager	Piranga ludoviciana
Western Wood-Pewee	Contopus sordidulus
White-breasted Nuthatch	Sitta carolinensis



White-crowned Sparrow	Zonotrichia leucophrys
White-throated Sparrow	Zonotrichia albicollis
White-winged Crossbill	Loxia leucoptera
Wild Turkey	Meleagris gallopavo
Williamson's Sapsucker	Sphyrapicus thyroideus
Willow Flycatcher	Empidonax traillii
Wilson's Snipe	Gallinago delicata
Wilson's Warbler	Cardellina pusilla
Wood Duck	Aix sponsa
Yellow Warbler	Setophaga petechia
Yellow-headed Blackbird	Xanthocephalus xanthocephalus
Yellow-rumped Warbler	Setophaga coronata
Yellow-rumped Warbler (Audubon's)	Setophaga coronata auduboni
Yellow-rumped Warbler (Myrtle)	Setophaga coronata coronata

TABLE 4: REPTILES

COMMON NAME	SCIENTIFIC NAME
Northern Alligator Lizard	Elgaria coerulea

TABLE 5: AMPHIBIANS

COMMON NAME	SCIENTIFIC NAME
Long-toed Salamander	Ambystoma macrodactylum



Montana Natural Heritage - Species Snapshot

All Montana Species
found in
Columbia Falls
(buffered by 10 miles)
that are MT Status
Species of Concern

	Species of Concern	Potential SOC	MT Special Status	Other Status	Invasive and Pest	Total
Mammals	10					10
Birds	36					36
Reptiles	1					1
Amphibians	2					2
Fish	4					4
Invertebrates	6					6
ALL ANIMALS	59					59
Vascular Plants	31					31
Bryophytes	16					16
Lichens	1					1
Algae						
ALL PLANTS	48					48

Mammals

10 Species

	Number of Observations	Species Occurrences	Predicted Suitable Habitat Model
Mammals - Canada Lynx (Lynx canadensis) SOC	1	3	View Model
Mammals - Fisher (Pekania pennanti) SOC	2	1	View Model
Mammals - Grizzly Bear (Ursus arctos) SOC	19	1	View Model
Mammals - Little Brown Myotis (Myotis lucifugus) SOC	3	4	View Model
Mammals - Long-eared Myotis (Myotis evotis) SOC	1	1	View Model
Mammals - Long-legged Myotis (Myotis volans) SOC		1	View Model
Mammals - Northern Hoary Bat (Lasiurus cinereus) SOC	2	5	View Model
Mammals - Townsend's Big-eared Bat (Corynorhinus townsendii) SOC	4	1	View Model
Mammals - Western Pygmy Shrew (Sorex eximius) SOC	1	2	View Model
Mammals - Wolverine (Gulo gulo) SOC	5	1	View Model

Birds

36 Species

	Number of Observations	Species Occurrences	Predicted Suitable Habitat Model
Birds - American Goshawk (Accipiter atricapillus) SOC	44	2	View Model
Birds - American White Pelican (Pelecanus erythrorhynchos) SOC	7		View Model
Birds - Black Swift (Cypseloides niger) SOC	27		View Model
Birds - Black Tern (Chlidonias niger) SOC	13	1	View Model
Birds - Black-backed Woodpecker (Picoides arcticus) SOC	8		View Model
Birds - Black-necked Stilt (Himantopus mexicanus) SOC	10		View Model
Birds - Bobolink (Dolichonyx oryzivorus) SOC	32	21	View Model
Birds - Boreal Chickadee (Poecile hudsonicus) SOC	2	1	View Model
Birds - Brewer's Sparrow (Spizella breweri) SOC	3		View Model
Birds - Brown Creeper (Certhia americana) SOC	119	19	View Model

Birds - Caspian Tern (<i>Hydroprogne caspia</i>) SOC	1		View Model
Birds - Cassin's Finch (<i>Haemorhous cassinii</i>) SOC	71	23	View Model
Birds - Clark's Nutcracker (<i>Nucifraga columbiana</i>) SOC	35	2	View Model
Birds - Common Loon (<i>Gavia immer</i>) SOC	152	5	View Model
Birds - Evening Grosbeak (<i>Coccothraustes vespertinus</i>) SOC	164	59	View Model
Birds - Ferruginous Hawk (<i>Buteo regalis</i>) SOC	1		View Model
Birds - Forster's Tern (<i>Sterna forsteri</i>) SOC	4		View Model
Birds - Franklin's Gull (<i>Leucophaeus pipixcan</i>) SOC	8		View Model
Birds - Golden Eagle (<i>Aquila chrysaetos</i>) SOC	44	1	View Model
Birds - Gray-crowned Rosy-Finch (<i>Leucosticte tephrocotis</i>) SOC	8		View Model
Birds - Great Blue Heron (<i>Ardea herodias</i>) SOC	121	6	View Model
Birds - Great Gray Owl (<i>Strix nebulosa</i>) SOC	8		View Model
Birds - Harlequin Duck (<i>Histrionicus histrionicus</i>) SOC	6	2	View Model
Birds - Horned Grebe (<i>Podiceps auritus</i>) SOC	17		View Model
Birds - LeConte's Sparrow (<i>Ammospiza leconteii</i>) SOC	1	1	View Model
Birds - Lewis's Woodpecker (<i>Melanerpes lewis</i>) SOC	17	7	View Model
Birds - Loggerhead Shrike (<i>Lanius ludovicianus</i>) SOC	3		View Model
Birds - Long-billed Curlew (<i>Numenius americanus</i>) SOC	4		View Model
Birds - Northern Hawk Owl (<i>Surnia ulula</i>) SOC	2		View Model
Birds - Pacific Wren (<i>Troglodytes pacificus</i>) SOC	80	35	View Model
Birds - Pileated Woodpecker (<i>Dryocopus pileatus</i>) SOC	320	104	View Model
Birds - Sage Thrasher (<i>Oreoscoptes montanus</i>) SOC	1		View Model
Birds - Trumpeter Swan (<i>Cygnus buccinator</i>) SOC	58	1	View Model
Birds - Varied Thrush (<i>Ixoreus naevius</i>) SOC	133	43	View Model
Birds - Veery (<i>Catharus fuscescens</i>) SOC	7	4	View Model
Birds - White-faced Ibis (<i>Plegadis chihi</i>) SOC	9		View Model

Reptiles 1 Species

	Number of Observations	Species Occurrences	Predicted Suitable Habitat Model
Reptiles - Northern Alligator Lizard (<i>Elgaria coerulea</i>) SOC	2	2	View Model

Amphibians 2 Species

	Number of Observations	Species Occurrences	Predicted Suitable Habitat Model
Amphibians - Northern Leopard Frog (<i>Lithobates pipiens</i>) SOC	6		View Model
Amphibians - Western Toad (<i>Anaxyrus boreas</i>) SOC	29	3	View Model

Fish 4 Species

	Number of Observations	Species Occurrences	Predicted Suitable Habitat Model
Fish - Bull Trout (<i>Salvelinus confluentus</i>) SOC		5	View Model
Fish - Pygmy Whitefish (<i>Prosopium coulterii</i>) SOC		3	View Model
Fish - Rocky Mountain Cutthroat Trout (<i>Oncorhynchus virginalis</i>) SOC	2		View Model
Fish - Westslope Cutthroat Trout (<i>Oncorhynchus lewisi</i>) SOC	49	5	View Model

Invertebrates 6 Species

	Number of Observations	Species Occurrences	Predicted Suitable Habitat Model
Invertebrates - Bombus suckleyi (<i>Suckley's Cuckoo Bumble Bee</i>) SOC	1	2	View Model
Invertebrates - Isocapnia crinita (<i>Hooked Snowfly</i>) SOC		1	

Invertebrates - Isocapnia integra (Alberta Snowfly) SOC		1
Invertebrates - Prophyaon humile (Smoky Taildropper) SOC	2	2
Invertebrates - Salmasellus steganothrix (A Cave Obligate Isopod) SOC		1
Invertebrates - Somatochlora walshii (Brush-tipped Emerald) SOC		1

Vascular Plants 31 Species

	Number of Observations	Species Occurrences	Predicted Suitable Habitat Model
Vascular Plants - Bidens beckii (Beck Water-marigold) SOC	9	6	View Model
Vascular Plants - Botrychium ascendens (Upward-lobed Moonwort) SOC	1	1	View Model
Vascular Plants - Botrychium campestre (Prairie Moonwort) SOC	1	1	
Vascular Plants - Botrychium crenulatum (Wavy Moonwort) SOC	2	2	View Model
Vascular Plants - Botrychium hesperium (Western Moonwort) SOC	4	2	View Model
Vascular Plants - Botrychium lanceolatum (Lanceleaf Moonwort) SOC	1	1	View Model
Vascular Plants - Botrychium paradoxum (Peculiar Moonwort) SOC	1	1	View Model
Vascular Plants - Brasenia schreberi (Watershield) SOC	19	5	View Model
Vascular Plants - Cypripedium passerinum (Sparrow's-egg Lady's-slipper) SOC		1	View Model
Vascular Plants - Drosera anglica (English Sundew) SOC		1	View Model
Vascular Plants - Dryopteris cristata (Crested Shieldfern) SOC	6	6	View Model
Vascular Plants - Eleocharis rostellata (Beaked Spikerush) SOC		1	View Model
Vascular Plants - Epipactis gigantea (Giant Helleborine) SOC	4	3	View Model
Vascular Plants - Equisetum pratense (Meadow Horsetail) SOC	3	4	View Model
Vascular Plants - Eriophorum gracile (Slender Cottongrass) SOC	3	6	View Model
Vascular Plants - Heteranthera dubia (Water Star-grass) SOC	6		View Model
Vascular Plants - Lathyrus bijugatus (Latah Tule Pea) SOC		1	View Model
Vascular Plants - Lobelia kalmii (Kalm's Lobelia) SOC	1	2	View Model
Vascular Plants - Mimulus floribundus (Floriferous Monkeyflower) SOC	2	2	View Model
Vascular Plants - Nymphaea leibergii (Pygmy Water-lily) SOC	3	3	View Model
Vascular Plants - Ophioglossum pusillum (Adder's Tongue) SOC	2	2	View Model
Vascular Plants - Pinus albicaulis (Whitebark Pine) SOC	3	2	View Model
Vascular Plants - Potamogeton obtusifolius (Blunt-leaved Pondweed) SOC	1		View Model
Vascular Plants - Ranunculus pedatifidus (Northern Buttercup) SOC	1	1	View Model
Vascular Plants - Rubus arcticus (Nagoonberry) SOC	1	1	View Model
Vascular Plants - Scheuchzeria palustris (Pod Grass) SOC	4	3	View Model
Vascular Plants - Schoenoplectus subterminalis (Water Bulrush) SOC	4	1	View Model
Vascular Plants - Scolochloa festuacea (Sprangletop) SOC	1	1	View Model
Vascular Plants - Silene spaldingii (Spalding's Catchfly) SOC		1	View Model
Vascular Plants - Trichophorum cespitosum (Tufted Club-rush) SOC	4	2	View Model
Vascular Plants - Vaccinium myrtilloides (Velvetleaf Huckleberry) SOC	1	2	View Model

Bryophytes 16 Species

			Number of Observations	Species Occurrences	Predicted Suitable Habitat Model
Bryophytes - Aloina brevirostris	(Short-beaked Aloe Moss)	SOC	1	3	
Bryophytes - Catoscopium nigratum	(Black Golf Club Moss)	SOC	1	1	
Bryophytes - Dicranella schreberiana	(Schreber's Dicranella Moss)	SOC		3	
Bryophytes - Grimmia brittoniae	(Britton's Dry Rock Moss)	SOC	2	8	View Model
Bryophytes - Hamatocaulis vernicosus	(Hamatocaulis Moss)	SOC	1	1	
Bryophytes - Henediella heimii	(Heim's Henediella Moss)	SOC		3	
Bryophytes - Meesia longiseta	(Meesia Moss)	SOC	1	1	
Bryophytes - Meesia triquetra	(Meesia Moss)	SOC	1	1	View Model
Bryophytes - Meesia uliginosa	(Meesia Moss)	SOC		5	
Bryophytes - Meiotrichum lyallii	(Lyll's Polytrichum Moss)	SOC		2	
Bryophytes - Sarmentypnum exannulatum	(Warnstorfia Moss)	SOC		1	
Bryophytes - Sphagnum angustifolium	(Narrowleaf Peatmoss)	SOC	1	1	
Bryophytes - Sphagnum centrale	(A Peatmoss)	SOC	2	2	
Bryophytes - Sphagnum fuscum	(Brown Hair Peatmoss)	SOC	1	1	
Bryophytes - Sphagnum mendocinum	(Mendocino Peatmoss)	SOC		1	
Bryophytes - Syntrichia norvegica	(Norwegian Syntrichia Moss)	SOC	1	1	

Lichens 1 Species

			Number of Observations	Species Occurrences	Predicted Suitable Habitat Model
Lichens - Lobaria hallii	(Gray Lungwort Lichen)	SOC	1	1	

Montana Natural Heritage - Species Snapshot

All Montana

Animals
found in
Columbia Falls
(buffered by 10 miles)

	Species of Concern	Potential SOC	MT Special Status	Other Status	Invasive and Pest	Total
Mammals	10	3		32		45
Birds	36	9	1	216		262
Reptiles	1			3		4
Amphibians	2			4		6
Fish	4			19		23
Invertebrates	6	9	1	210	5	231
ALL ANIMALS	59	21	2	484	5	571
Vascular Plants						
Bryophytes						
Lichens						
Algae						
ALL PLANTS						

Mammals 45 Species

	Number of Observations	Species Occurrences	Predicted Suitable Habitat Model
Mammals - American Black Bear (Ursus americanus)	28		View Model
Mammals - American Ermine (Mustela richardsonii)	1		View Model
Mammals - American Mink (Neogale vison)	3		View Model
Mammals - Bobcat (Lynx rufus)	4		View Model
Mammals - Bushy-tailed Woodrat (Neotoma cinerea)	3		View Model
Mammals - Canada Lynx (Lynx canadensis) SOC	1	3	View Model
Mammals - Columbian Ground Squirrel (Urocitellus columbianus)	5		View Model
Mammals - Common Muskrat (Ondatra zibethicus)	2		View Model
Mammals - Coyote (Canis latrans)	8		View Model
Mammals - Eastern Fox Squirrel (Sciurus niger)	2		View Model
Mammals - Elk (Cervus canadensis)	40		View Model
Mammals - Fisher (Pekania pennanti) SOC	2	1	View Model
Mammals - Golden-mantled Ground Squirrel (Callospermophilus lateralis)	1		View Model
Mammals - Gray Wolf (Canis lupus)	10		View Model
Mammals - Grizzly Bear (Ursus arctos) SOC	19	1	View Model
Mammals - Hoary Marmot (Marmota caligata) PSOC	2		View Model
Mammals - Least Weasel (Mustela nivalis)	4		View Model
Mammals - Little Brown Myotis (Myotis lucifugus) SOC	3	4	View Model
Mammals - Long-eared Myotis (Myotis evotis) SOC	1	1	View Model
Mammals - Long-legged Myotis (Myotis volans) SOC		1	View Model
Mammals - Marten (Martes americana)	9		View Model
Mammals - Moose (Alces alces)	17		View Model
Mammals - Mountain Cottontail (Sylvilagus nuttallii)	2		View Model
Mammals - Mountain Goat (Oreamnos americanus)	2		View Model
Mammals - Mountain Lion (Puma concolor)	10		View Model
Mammals - Mule Deer (Odocoileus hemionus)	6		View Model

Mammals - North American Beaver (<i>Castor canadensis</i>)	27		View Model
Mammals - North American Deermouse (<i>Peromyscus maniculatus</i>)	3		View Model
Mammals - North American Porcupine (<i>Erethizon dorsatum</i>)	1		View Model
PSOC			
Mammals - Northern Flying Squirrel (<i>Glaucomys sabrinus</i>)	1		View Model
Mammals - Northern Hoary Bat (<i>Lasiurus cinereus</i>) SOC	2	5	View Model
Mammals - Northern Montane Shrew (<i>Sorex obscurus</i>)	1		View Model
Mammals - Northern Pocket Gopher (<i>Thomomys talpoides</i>)	1		View Model
Mammals - Northern River Otter (<i>Lontra canadensis</i>)	18		View Model
Mammals - Raccoon (<i>Procyon lotor</i>)	1		View Model
Mammals - Red Fox (<i>Vulpes vulpes</i>)	11		View Model
Mammals - Red Squirrel (<i>Tamiasciurus hudsonicus</i>)	22		View Model
Mammals - Silver-haired Bat (<i>Lasionycteris noctivagans</i>) PSOC	3		View Model
Mammals - Snowshoe Hare (<i>Lepus americanus</i>)	19		View Model
Mammals - Striped Skunk (<i>Mephitis mephitis</i>)	8		View Model
Mammals - Townsend's Big-eared Bat (<i>Corynorhinus townsendii</i>) SOC	4	1	View Model
Mammals - Western Pygmy Shrew (<i>Sorex eximius</i>) SOC	1	2	View Model
Mammals - White-tailed Deer (<i>Odocoileus virginianus</i>)	28		View Model
Mammals - Wolverine (<i>Gulo gulo</i>) SOC	5	1	View Model
Mammals - Yellow-pine Chipmunk (<i>Neotamias amoenus</i>)	1		View Model

Birds 262 Species

	Number of Observations	Species Occurrences	Predicted Suitable Habitat Model
Birds - American Avocet (<i>Recurvirostra americana</i>)	6		View Model
Birds - American Coot (<i>Fulica americana</i>)	136		View Model
Birds - American Crow (<i>Corvus brachyrhynchos</i>)	610		View Model
Birds - American Dipper (<i>Cinclus mexicanus</i>)	17		View Model
Birds - American Goldfinch (<i>Spinus tristis</i>)	221		View Model
Birds - American Goshawk (<i>Accipiter atricapillus</i>) SOC	44	2	View Model
Birds - American Kestrel (<i>Falco sparverius</i>)	139		View Model
Birds - American Pipit (<i>Anthus rubescens</i>)	24		View Model
Birds - American Redstart (<i>Setophaga ruticilla</i>)	114		View Model
Birds - American Robin (<i>Turdus migratorius</i>)	911		View Model
Birds - American Three-toed Woodpecker (<i>Picoides dorsalis</i>)	21		View Model
Birds - American Tree Sparrow (<i>Spizelloides arborea</i>)	20		
Birds - American White Pelican (<i>Pelecanus erythrorhynchos</i>) SOC	7		View Model
Birds - American Wigeon (<i>Mareca americana</i>)	111		View Model
Birds - Anna's Hummingbird (<i>Calypte anna</i>)	2		
Birds - Bald Eagle (<i>Haliaeetus leucocephalus</i>) SSS	564	19	View Model
Birds - Baltimore Oriole (<i>Icterus galbula</i>)	1		View Model
Birds - Bank Swallow (<i>Riparia riparia</i>)	61		View Model
Birds - Barn Swallow (<i>Hirundo rustica</i>)	121		View Model
Birds - Barred Owl (<i>Strix varia</i>)	19		View Model
Birds - Barrow's Goldeneye (<i>Bucephala islandica</i>) PSOC	43		View Model
Birds - Belted Kingfisher (<i>Megasceryle alcyon</i>)	82		View Model
Birds - Black Swift (<i>Cypseloides niger</i>) SOC	27		View Model
Birds - Black Tern (<i>Chlidonias niger</i>) SOC	13	1	View Model
Birds - Black-backed Woodpecker (<i>Picoides arcticus</i>) SOC	8		View Model
Birds - Black-billed Magpie (<i>Pica hudsonia</i>)	838		View Model

Birds - Black-capped Chickadee (<i>Poecile atricapillus</i>)	807		View Model
Birds - Black-chinned Hummingbird (<i>Archilochus alexandri</i>)	125		View Model
Birds - Black-headed Grosbeak (<i>Pheucticus melanocephalus</i>)	112		View Model
Birds - Black-necked Stilt (<i>Himantopus mexicanus</i>) SOC	10		View Model
Birds - Blue Jay (<i>Cyanocitta cristata</i>)	379		View Model
Birds - Blue-winged Teal (<i>Spatula discors</i>)	38		View Model
Birds - Bobolink (<i>Dolichonyx oryzivorus</i>) SOC	32	21	View Model
Birds - Bohemian Waxwing (<i>Bombycilla garrulus</i>)	80		
Birds - Bonaparte's Gull (<i>Chroicocephalus philadelphia</i>)	11		
Birds - Boreal Chickadee (<i>Poecile hudsonicus</i>) SOC	2	1	View Model
Birds - Boreal Owl (<i>Aegolius funereus</i>) PSOC	2		View Model
Birds - Brewer's Blackbird (<i>Euphagus cyanocephalus</i>)	180		View Model
Birds - Brewer's Sparrow (<i>Spizella breweri</i>) SOC	3		View Model
Birds - Broad-tailed Hummingbird (<i>Selasphorus platycercus</i>) PSOC	2		View Model
Birds - Broad-winged Hawk (<i>Buteo platypterus</i>)	1		
Birds - Brown Creeper (<i>Certhia americana</i>) SOC	119	19	View Model
Birds - Brown-headed Cowbird (<i>Molothrus ater</i>)	231		View Model
Birds - Bufflehead (<i>Bucephala albeola</i>)	146		View Model
Birds - Bullock's Oriole (<i>Icterus bullockii</i>)	27		View Model
Birds - Cackling Goose (<i>Branta hutchinsii</i>)	8		
Birds - California Gull (<i>Larus californicus</i>)	82		View Model
Birds - California Quail (<i>Callipepla californica</i>)	2		View Model
Birds - Calliope Hummingbird (<i>Selasphorus calliope</i>)	180		View Model
Birds - Canada Goose (<i>Branta canadensis</i>)	484		View Model
Birds - Canada Jay (<i>Perisoreus canadensis</i>)	45		View Model
Birds - Canvasback (<i>Aythya valisineria</i>)	27		View Model
Birds - Caspian Tern (<i>Hydroprogne caspia</i>) SOC	1		View Model
Birds - Cassin's Finch (<i>Haemorhous cassinii</i>) SOC	71	23	View Model
Birds - Cassin's Vireo (<i>Vireo cassinii</i>)	152		View Model
Birds - Cedar Waxwing (<i>Bombycilla cedrorum</i>)	352		View Model
Birds - Chestnut-backed Chickadee (<i>Poecile rufescens</i>)	74		View Model
Birds - Chestnut-sided Warbler (<i>Setophaga pensylvanica</i>)	1		
Birds - Chipping Sparrow (<i>Spizella passerina</i>)	355		View Model
Birds - Chukar (<i>Alectoris chukar</i>)	6		View Model
Birds - Cinnamon Teal (<i>Spatula cyanoptera</i>)	52		View Model
Birds - Clark's Nutcracker (<i>Nucifraga columbiana</i>) SOC	35	2	View Model
Birds - Clay-colored Sparrow (<i>Spizella pallida</i>)	29		View Model
Birds - Cliff Swallow (<i>Petrochelidon pyrrhonota</i>)	48		View Model
Birds - Common Goldeneye (<i>Bucephala clangula</i>)	214		View Model
Birds - Common Grackle (<i>Quiscalus quiscula</i>)	4		View Model
Birds - Common Loon (<i>Gavia immer</i>) SOC	152	5	View Model
Birds - Common Merganser (<i>Mergus merganser</i>)	147		View Model
Birds - Common Nighthawk (<i>Chordeiles minor</i>)	59		View Model
Birds - Common Poorwill (<i>Phalaenoptilus nuttallii</i>) PSOC	1		View Model
Birds - Common Raven (<i>Corvus corax</i>)	720		View Model
Birds - Common Yellowthroat (<i>Geothlypis trichas</i>)	102		View Model
Birds - Cooper's Hawk (<i>Accipiter cooperii</i>)	71		View Model
Birds - Dark-eyed Junco (<i>Junco hyemalis</i>)	415		View Model
Birds - Dark-eyed Junco (Montana) (<i>Junco hyemalis montanus</i>)	146		
Birds - Dark-eyed Junco (Pink-sided) (<i>Junco hyemalis mearnsi</i>)	8		
Birds - Dark-eyed Junco (Slate-colored)	43		

<i>(Junco hyemalis hyemalis / cismontanus)</i>			
Birds - Double-crested Cormorant	<i>(Nannopterum auritum)</i>	13	View Model
Birds - Downy Woodpecker	<i>(Dryobates pubescens)</i>	305	View Model
Birds - Dusky Flycatcher	<i>(Empidonax oberholseri)</i>	62	View Model
Birds - Dusky Grouse	<i>(Dendragapus obscurus)</i>	2	View Model
Birds - Eared Grebe	<i>(Podiceps nigricollis)</i>	35	View Model
Birds - Eastern Kingbird	<i>(Tyrannus tyrannus)</i>	144	View Model
Birds - Eurasian Collared-Dove	<i>(Streptopelia decaocto)</i>	151	View Model
Birds - Eurasian Wigeon	<i>(Mareca penelope)</i>	11	
Birds - European Starling	<i>(Sturnus vulgaris)</i>	522	View Model
Birds - Evening Grosbeak	<i>(Coccothraustes vespertinus)</i> SOC	164	59 View Model
Birds - Ferruginous Hawk	<i>(Buteo regalis)</i> SOC	1	View Model
Birds - Forster's Tern	<i>(Sterna forsteri)</i> SOC	4	View Model
Birds - Fox Sparrow	<i>(Passerella iliaca)</i>	104	View Model
Birds - Franklin's Gull	<i>(Leucophaeus pipixcan)</i> SOC	8	View Model
Birds - Gadwall	<i>(Mareca strepera)</i>	59	View Model
Birds - Glaucous Gull	<i>(Larus hyperboreus)</i>	41	
Birds - Glaucous-winged Gull	<i>(Larus glaucescens)</i>	8	
Birds - Golden Eagle	<i>(Aquila chrysaetos)</i> SOC	44	1 View Model
Birds - Golden-crowned Kinglet	<i>(Regulus satrapa)</i>	168	View Model
Birds - Grasshopper Sparrow	<i>(Ammodramus savannarum)</i>	1	View Model
Birds - Gray Catbird	<i>(Dumetella carolinensis)</i>	122	View Model
Birds - Gray Partridge	<i>(Perdix perdix)</i>	11	View Model
Birds - Gray-crowned Rosy-Finch	<i>(Leucosticte tephrocotis)</i> SOC	8	View Model
Birds - Gray-crowned Rosy-Finch (Hepburn's)	<i>(Leucosticte tephrocotis littoralis)</i>	1	
Birds - Great Blue Heron	<i>(Ardea herodias)</i> SOC	121	6 View Model
Birds - Great Gray Owl	<i>(Strix nebulosa)</i> SOC	8	View Model
Birds - Great Horned Owl	<i>(Bubo virginianus)</i>	79	View Model
Birds - Greater Scaup	<i>(Aythya marila)</i>	19	
Birds - Greater White-fronted Goose	<i>(Anser albifrons)</i>	4	
Birds - Greater Yellowlegs	<i>(Tringa melanoleuca)</i>	11	
Birds - Green-winged Teal	<i>(Anas crecca)</i>	50	View Model
Birds - Gyrfalcon	<i>(Falco rusticolus)</i>	1	
Birds - Hairy Woodpecker	<i>(Dryobates villosus)</i>	211	View Model
Birds - Hammond's Flycatcher	<i>(Empidonax hammondi)</i>	93	View Model
Birds - Harlequin Duck	<i>(Histrionicus histrionicus)</i> SOC	6	2 View Model
Birds - Harris's Sparrow	<i>(Zonotrichia querula)</i>	11	
Birds - Hermit Thrush	<i>(Catharus guttatus)</i>	43	View Model
Birds - Herring Gull	<i>(Larus argentatus)</i>	61	View Model
Birds - Hooded Merganser	<i>(Lophodytes cucullatus)</i> PSOC	149	View Model
Birds - Horned Grebe	<i>(Podiceps auritus)</i> SOC	17	View Model
Birds - Horned Lark	<i>(Eremophila alpestris)</i>	4	View Model
Birds - House Finch	<i>(Haemorhous mexicanus)</i>	309	View Model
Birds - House Sparrow	<i>(Passer domesticus)</i>	225	View Model
Birds - Iceland Gull	<i>(Larus glaucooides)</i>	45	
Birds - Killdeer	<i>(Charadrius vociferus)</i>	236	View Model
Birds - Lapland Longspur	<i>(Calcarius lapponicus)</i>	3	
Birds - Lark Bunting	<i>(Calamospiza melanocorys)</i>	1	View Model
Birds - Lark Sparrow	<i>(Chondestes grammacus)</i>	1	View Model
Birds - Lazuli Bunting	<i>(Passerina amoena)</i>	55	View Model
Birds - Least Flycatcher	<i>(Empidonax minimus)</i>	20	View Model

Birds - Least Sandpiper (<i>Calidris minutilla</i>)	4		
Birds - LeConte's Sparrow (<i>Ammospiza leconteii</i>) SOC	1	1	View Model
Birds - Lesser Black-backed Gull (<i>Larus fuscus</i>)	7		
Birds - Lesser Scaup (<i>Aythya affinis</i>)	56		View Model
Birds - Lesser Yellowlegs (<i>Tringa flavipes</i>)	6		
Birds - Lewis's Woodpecker (<i>Melanerpes lewis</i>) SOC	17	7	View Model
Birds - Lincoln's Sparrow (<i>Melospiza lincolni</i>)	64		View Model
Birds - Loggerhead Shrike (<i>Lanius ludovicianus</i>) SOC	3		View Model
Birds - Long-billed Curlew (<i>Numenius americanus</i>) SOC	4		View Model
Birds - Long-billed Dowitcher (<i>Limnodromus scolopaceus</i>)	3		
Birds - Long-eared Owl (<i>Asio otus</i>)	1		View Model
Birds - MacGillivray's Warbler (<i>Geothlypis tolmiei</i>)	167		View Model
Birds - Magnolia Warbler (<i>Setophaga magnolia</i>)	1		
Birds - Mallard (<i>Anas platyrhynchos</i>)	594		View Model
Birds - Marbled Godwit (<i>Limosa fedoa</i>)	1		View Model
Birds - Marsh Wren (<i>Cistothorus palustris</i>)	19		View Model
Birds - Merlin (<i>Falco columbarius</i>)	70		View Model
Birds - Mountain Bluebird (<i>Sialia currucoides</i>)	63		View Model
Birds - Mountain Chickadee (<i>Poecile gambeli</i>)	482		View Model
Birds - Mourning Dove (<i>Zenaidura macroura</i>)	233		View Model
Birds - Mute Swan (<i>Cygnus olor</i>)	7		
Birds - Nashville Warbler (<i>Leiothlypis ruficapilla</i>)	25		View Model
Birds - Northern Flicker (<i>Colaptes auratus</i>)	520		View Model
Birds - Northern Flicker (Red-shafted) (<i>Colaptes auratus cafer</i>)	227		
Birds - Northern Harrier (<i>Circus hudsonius</i>)	75		View Model
Birds - Northern Hawk Owl (<i>Surnia ulula</i>) SOC	2		View Model
Birds - Northern House Wren (<i>Troglodytes aedon</i>)	86		View Model
Birds - Northern Pintail (<i>Anas acuta</i>)	39		View Model
Birds - Northern Pygmy-Owl (<i>Glaucidium gnoma</i>)	30		View Model
Birds - Northern Rough-winged Swallow (<i>Stelgidopteryx serripennis</i>)	52		View Model
Birds - Northern Saw-whet Owl (<i>Aegolius acadicus</i>)	9		View Model
Birds - Northern Shoveler (<i>Spatula clypeata</i>)	76		View Model
Birds - Northern Shrike (<i>Lanius borealis</i>)	47		
Birds - Northern Waterthrush (<i>Parkesia noveboracensis</i>)	67		View Model
Birds - Olive-sided Flycatcher (<i>Contopus cooperi</i>)	48		View Model
Birds - Orange-crowned Warbler (<i>Leiothlypis celata</i>)	104		View Model
Birds - Osprey (<i>Pandion haliaetus</i>)	168		View Model
Birds - Pacific Wren (<i>Troglodytes pacificus</i>) SOC	80	35	View Model
Birds - Palm Warbler (<i>Setophaga palmarum</i>)	1		
Birds - Pectoral Sandpiper (<i>Calidris melanotos</i>)	4		
Birds - Peregrine Falcon (<i>Falco peregrinus</i>)	31		View Model
Birds - Pied-billed Grebe (<i>Podilymbus podiceps</i>)	31		View Model
Birds - Pileated Woodpecker (<i>Dryocopus pileatus</i>) SOC	320	104	View Model
Birds - Pine Grosbeak (<i>Pinicola enucleator</i>)	68		View Model
Birds - Pine Siskin (<i>Spinus pinus</i>)	542		View Model
Birds - Prairie Falcon (<i>Falco mexicanus</i>)	22		View Model
Birds - Purple Finch (<i>Haemorhous purpureus</i>)	1		
Birds - Pygmy Nuthatch (<i>Sitta pygmaea</i>)	168		View Model
Birds - Red Crossbill (<i>Loxia curvirostra</i>)	206		View Model
Birds - Red-bellied Woodpecker (<i>Melanerpes carolinus</i>)	1		
	4		

Birds - Red-breasted Merganser (<i>Mergus serrator</i>)			
Birds - Red-breasted Nuthatch (<i>Sitta canadensis</i>)	682		View Model
Birds - Red-eyed Vireo (<i>Vireo olivaceus</i>)	97		View Model
Birds - Red-naped Sapsucker (<i>Sphyrapicus nuchalis</i>)	162		View Model
Birds - Red-necked Grebe (<i>Podiceps grisegena</i>)	43		View Model
Birds - Red-necked Phalarope (<i>Phalaropus lobatus</i>)	1		
Birds - Red-tailed Hawk (<i>Buteo jamaicensis</i>)	367		View Model
Birds - Red-winged Blackbird (<i>Agelaius phoeniceus</i>)	427		View Model
Birds - Redhead (<i>Aythya americana</i>)	62		View Model
Birds - Redpoll (<i>Acanthis flammea</i>)	68		View Model
Birds - Ring-billed Gull (<i>Larus delawarensis</i>)	270		View Model
Birds - Ring-necked Duck (<i>Aythya collaris</i>)	94		View Model
Birds - Ring-necked Pheasant (<i>Phasianus colchicus</i>)	185		View Model
Birds - Rock Pigeon (<i>Columba livia</i>)	199		View Model
Birds - Ross's Goose (<i>Anser rossii</i>)	13		
Birds - Rough-legged Hawk (<i>Buteo lagopus</i>)	111		
Birds - Ruby-crowned Kinglet (<i>Corthylio calendula</i>)	274		View Model
Birds - Ruddy Duck (<i>Oxyura jamaicensis</i>)	64		View Model
Birds - Ruffed Grouse (<i>Bonasa umbellus</i>)	56		View Model
Birds - Rufous Hummingbird (<i>Selasphorus rufus</i>) PSOC	217		View Model
Birds - Rusty Blackbird (<i>Euphagus carolinus</i>)	2		
Birds - Sage Thrasher (<i>Oreoscoptes montanus</i>) SOC	1		View Model
Birds - Sanderling (<i>Calidris alba</i>)	1		
Birds - Sandhill Crane (<i>Antigone canadensis</i>)	63		View Model
Birds - Savannah Sparrow (<i>Passerculus sandwichensis</i>)	188		View Model
Birds - Say's Phoebe (<i>Sayornis saya</i>)	8		View Model
Birds - Semipalmated Sandpiper (<i>Calidris pusilla</i>)	1		
Birds - Sharp-shinned Hawk (<i>Accipiter striatus</i>)	72		View Model
Birds - Short-billed Gull (<i>Larus brachyrhynchus</i>)	14		
Birds - Short-eared Owl (<i>Asio flammeus</i>) PSOC	2		View Model
Birds - Snow Bunting (<i>Plectrophenax nivalis</i>)	6		
Birds - Snow Goose (<i>Anser caerulescens</i>)	47		
Birds - Snowy Owl (<i>Bubo scandiacus</i>)	1		
Birds - Solitary Sandpiper (<i>Tringa solitaria</i>)	12		View Model
Birds - Song Sparrow (<i>Melospiza melodia</i>)	335		View Model
Birds - Sora (<i>Porzana carolina</i>)	49		View Model
Birds - Spotted Sandpiper (<i>Actitis macularius</i>)	93		View Model
Birds - Spotted Towhee (<i>Pipilo maculatus</i>)	49		View Model
Birds - Spruce Grouse (<i>Canachites canadensis</i>)	3		View Model
Birds - Steller's Jay (<i>Cyanocitta stelleri</i>)	131		View Model
Birds - Swainson's Thrush (<i>Catharus ustulatus</i>)	290		View Model
Birds - Swamp Sparrow (<i>Melospiza georgiana</i>)	1		
Birds - Tennessee Warbler (<i>Leiothlypis peregrina</i>) PSOC	10		View Model
Birds - Townsend's Solitaire (<i>Myadestes townsendi</i>)	83		View Model
Birds - Townsend's Warbler (<i>Setophaga townsendi</i>)	160		View Model
Birds - Tree Swallow (<i>Tachycineta bicolor</i>)	391		View Model
Birds - Trumpeter Swan (<i>Cygnus buccinator</i>) SOC	58	1	View Model
Birds - Tundra Swan (<i>Cygnus columbianus</i>)	46		
Birds - Turkey Vulture (<i>Cathartes aura</i>)	156		View Model
Birds - Upland Sandpiper (<i>Bartramia longicauda</i>)	1		View Model
Birds - Varied Thrush (<i>Ixoreus naevius</i>) SOC	133	43	View Model

Birds - Vaux's Swift (<i>Chaetura vauxi</i>)	91		View Model
Birds - Veery (<i>Catharus fuscescens</i>) SOC	7	4	View Model
Birds - Vesper Sparrow (<i>Poocetes gramineus</i>)	73		View Model
Birds - Violet-green Swallow (<i>Tachycineta thalassina</i>)	165		View Model
Birds - Virginia Rail (<i>Rallus limicola</i>)	11		View Model
Birds - Warbling Vireo (<i>Vireo gilvus</i>)	256		View Model
Birds - Western Bluebird (<i>Sialia mexicana</i>)	75		View Model
Birds - Western Flycatcher (<i>Empidonax difficilis</i>)	48		View Model
Birds - Western Grebe (<i>Aechmophorus occidentalis</i>)	9		View Model
Birds - Western Kingbird (<i>Tyrannus verticalis</i>)	11		View Model
Birds - Western Meadowlark (<i>Sturnella neglecta</i>)	120		View Model
Birds - Western Sandpiper (<i>Calidris mauri</i>)	1		
Birds - Western Screech-Owl (<i>Megascops kennicottii</i>) PSOC	4		View Model
Birds - Western Tanager (<i>Piranga ludoviciana</i>)	239		View Model
Birds - Western Wood-Pewee (<i>Contopus sordidulus</i>)	147		View Model
Birds - White-breasted Nuthatch (<i>Sitta carolinensis</i>)	94		View Model
Birds - White-crowned Sparrow (<i>Zonotrichia leucophrys</i>)	56		View Model
Birds - White-faced Ibis (<i>Plegadis chihi</i>) SOC	9		View Model
Birds - White-throated Sparrow (<i>Zonotrichia albicollis</i>)	20		
Birds - White-throated Swift (<i>Aeronautes saxatalis</i>)	3		View Model
Birds - White-winged Crossbill (<i>Loxia leucoptera</i>)	26		View Model
Birds - Wild Turkey (<i>Meleagris gallopavo</i>)	362		View Model
Birds - Willet (<i>Tringa semipalmata</i>)	2		View Model
Birds - Williamson's Sapsucker (<i>Sphyrapicus thyroideus</i>)	25		View Model
Birds - Willow Flycatcher (<i>Empidonax traillii</i>)	40		View Model
Birds - Wilson's Phalarope (<i>Phalaropus tricolor</i>)	5		View Model
Birds - Wilson's Snipe (<i>Gallinago delicata</i>)	50		View Model
Birds - Wilson's Warbler (<i>Cardellina pusilla</i>)	88		View Model
Birds - Wood Duck (<i>Aix sponsa</i>)	63		View Model
Birds - Yellow Warbler (<i>Setophaga petechia</i>)	170		View Model
Birds - Yellow-headed Blackbird (<i>Xanthocephalus xanthocephalus</i>)	117		View Model
Birds - Yellow-rumped Warbler (<i>Setophaga coronata</i>)	292		View Model
Birds - Yellow-rumped Warbler (Audubon's) (<i>Setophaga coronata auduboni</i>)	108		
Birds - Yellow-rumped Warbler (Myrtle) (<i>Setophaga coronata coronata</i>)	4		

Reptiles 4 Species

	Number of Observations	Species Occurrences	Predicted Suitable Habitat Model
Reptiles - Common Gartersnake (<i>Thamnophis sirtalis</i>)	7		View Model
Reptiles - Northern Alligator Lizard (<i>Elgaria coerulea</i>) SOC	2	2	View Model
Reptiles - Painted Turtle (<i>Chrysemys picta</i>)	29		View Model
Reptiles - Terrestrial Gartersnake (<i>Thamnophis elegans</i>)	24		View Model

Amphibians 6 Species

	Number of Observations	Species Occurrences	Predicted Suitable Habitat Model
Amphibians - Columbia Spotted Frog (<i>Rana luteiventris</i>)	32		View Model
Amphibians - Long-toed Salamander (<i>Ambystoma macrodactylum</i>)	23		View Model
Amphibians - Northern Leopard Frog (<i>Lithobates pipiens</i>) SOC	6		View Model
Amphibians - Rocky Mountain Tailed Frog (<i>Ascaphus montanus</i>)	9		View Model

Amphibians - Sierran Treefrog (<i>Pseudacris sierra</i>)	3		View Model
Amphibians - Western Toad (<i>Anaxyrus boreas</i>) SOC	29	3	View Model

☐ Fish 23 Species

	Number of Observations	Species Occurrences	Predicted Suitable Habitat Model
Fish - Black Bullhead (<i>Ameiurus melas</i>)	4		View Model
Fish - Black Crappie (<i>Pomoxis nigromaculatus</i>)	2		View Model
Fish - Brook Trout (<i>Salvelinus fontinalis</i>)	19		View Model
Fish - Bull Trout (<i>Salvelinus confluentus</i>) SOC		5	View Model
Fish - Columbia Slimy Sculpin (<i>Cottus cognatus</i>)	1		View Model
Fish - Kokanee (<i>Oncorhynchus nerka</i>)	16		View Model
Fish - Lake Whitefish (<i>Coregonus clupeaformis</i>)	1		View Model
Fish - Largemouth Bass (<i>Micropterus nigricans</i>)	9		View Model
Fish - Longnose Sucker (<i>Catostomus catostomus</i>)	18		View Model
Fish - Mountain Whitefish (<i>Prosopium williamsoni</i>)	3		View Model
Fish - Northern Pike (<i>Esox lucius</i>)	6		View Model
Fish - Northern Pikeminnow (<i>Ptychocheilus oregonensis</i>)	2		View Model
Fish - Peamouth (<i>Mylocheilus caurinus</i>)	2		View Model
Fish - Pumpkinseed (<i>Lepomis gibbosus</i>)	21		View Model
Fish - Pygmy Whitefish (<i>Prosopium coulterii</i>) SOC		3	View Model
Fish - Rainbow Trout (<i>Oncorhynchus mykiss</i>)	48		View Model
Fish - Rocky Mountain Cutthroat Trout (<i>Oncorhynchus virginalis</i>) SOC	2		View Model
Fish - Rocky Mountain Sculpin (<i>Cottus bondi</i>)	1		View Model
Fish - Smallmouth Bass (<i>Micropterus dolomieu</i>)	1		View Model
Fish - Walleye (<i>Sander vitreus</i>)	3		View Model
Fish - Westslope Cutthroat Trout (<i>Oncorhynchus lewisi</i>) SOC	49	5	View Model
Fish - White Sucker (<i>Catostomus commersonii</i>)	1		View Model
Fish - Yellow Perch (<i>Perca flavescens</i>)	32		View Model

☐ Invertebrates 231 Species

	Number of Observations	Species Occurrences	Predicted Suitable Habitat Model
Invertebrates - Acronicta fragilis (<i>Fragile Dagger Moth</i>)	1		
Invertebrates - Acronicta grisea (<i>Gray Dagger Moth</i>)	1		
Invertebrates - Aedes canadensis (<i>Woodland Pool Mosquito</i>)	14		
Invertebrates - Aedes cinereus (<i>Ashy Mosquito</i>)	24		
Invertebrates - Aedes communis (<i>Snow Mosquito</i>)	1		
Invertebrates - Aedes dorsalis (<i>Summer Saltmarsh Mosquito</i>)	3		
Invertebrates - Aedes excrucians (<i>Woodland Mosquito</i>)	10		
Invertebrates - Aedes fitchii (<i>Fitch's Ditch Mosquito</i>)	43		
Invertebrates - Aedes implicatus (<i>Confusing Mosquito</i>)	14		
Invertebrates - Aedes increpitus (<i>Whining Spring Mosquito</i>)	33		
Invertebrates - Aedes intrudens (<i>Intruding Mosquito</i>)	1		
Invertebrates - Aedes melanimon (<i>Dark-winged Mosquito</i>)	2		
Invertebrates - Aedes punctator (<i>Puncturing Mosquito</i>)	1		
Invertebrates - Aedes sierrensis (<i>Western Treehole Mosquito</i>)	5		
Invertebrates - Aedes spencerii (<i>Spencer's Mosquito</i>)	1		
Invertebrates - Aedes sticticus (<i>Floodwater Mosquito</i>)	26		
Invertebrates - Aedes vexans (<i>Inland Floodwater Mosquito</i>)	61		
Invertebrates - Aeshna canadensis (<i>Canada Darner</i>)	1		

Invertebrates - Aeshna eremita (Lake Darner) PSOC	2		
Invertebrates - Aeshna interrupta (Variable Darner)	1		
Invertebrates - Aeshna juncea (Sedge Darner) PSOC	2		
Invertebrates - Aeshna palmata (Paddle-tailed Darner)	4		
Invertebrates - Aeshna tuberculifera (Black-tipped Darner) PSOC	2		
Invertebrates - Aeshna umbrosa (Shadow Darner)	3		
Invertebrates - Agapeta zoegana (Sulphur Knapweed Moth) BIOCNTL	1		
Invertebrates - Agapostemon virescens (Bicoloured Sweat Bee)	1		
Invertebrates - Aglais milberti (Milbert's Tortoiseshell)	1		
Invertebrates - Alaus melanops (Black-eyed Click Beetle)	1		
Invertebrates - Alypia langtoni (Langton's Forester Moth)	1		
Invertebrates - Anopheles earlei (Earle's Mosquito)	12		
Invertebrates - Anopheles freeborni (Western Malaria Mosquito)	1		
Invertebrates - Anopheles punctipennis (Spot-winged Malaria Mosquito)	11		
Invertebrates - Antheraea polyphemus (Polyphemus Moth)	1		
Invertebrates - Anthidium manicatum (A Wool-carder Bee)	1		
Invertebrates - Antocha monticola (A Crane Fly)	2		
Invertebrates - Apis mellifera (European Honey Bee)	8		
Invertebrates - Aplocera plagiata (St. John's Wort Inchworm)	1		
Invertebrates - Araneus saevus (Fierce Orbweaver)	2		
Invertebrates - Arctia parthenos (St. Lawrence Tiger Moth)	1		
Invertebrates - Argia emma (Emma's Dancer) PSOC	2		
Invertebrates - Argynnis leto (Leto Fritillary)	1		
Invertebrates - Arion rufus (Chocolate Arion Slug)	6		
Invertebrates - Armadillidium vulgare (Common Pill-bug)	2		
Invertebrates - Attenella margarita (Margaret's Spiny Crawler Mayfly)	1		
Invertebrates - Autographa californica (Alfalfa Looper Moth)	1		
Invertebrates - Autographa metallica (Shaded Gold Spot Moth)	1		
Invertebrates - Baetis tricaudatus (Common Small Minnow Mayfly)	2		
Invertebrates - Belostoma flumineum (A Giant Water Bug)	4		
Invertebrates - Bithynia tentaculata (Mud Bithynia) AIS	4		
Invertebrates - Boloria epithore (Pacific Fritillary)	1		
Invertebrates - Bombus appositus (White-shouldered Bumble Bee)	1		View Model
Invertebrates - Bombus centralis (Central Bumble Bee)	2		View Model
Invertebrates - Bombus flavidus (Flavid Cuckoo Bumble Bee)	2		View Model
Invertebrates - Bombus flavifrons (Yellow Head Bumble Bee)	2		View Model
Invertebrates - Bombus huntii (Hunt's Bumble Bee)	3		View Model
Invertebrates - Bombus insularis (Indiscriminate Cuckoo Bumble Bee)	5		View Model
Invertebrates - Bombus lapponicus (Lapland Bumble Bee)	1		View Model
Invertebrates - Bombus melanopygus (Black-tailed Bumble Bee)	5		View Model
Invertebrates - Bombus mixtus (Fuzzy-horned Bumble Bee)	6		View Model
Invertebrates - Bombus occidentalis (Western Bumble Bee)	3		View Model
Invertebrates - Bombus rufocinctus (Red-belted Bumble Bee)	2		View Model
Invertebrates - Bombus suckleyi (Suckley's Cuckoo Bumble Bee) SOC	1	2	View Model
Invertebrates - Bombus vagans (Half-black Bumble Bee)	8		View Model

Invertebrates - Bombus vancouverensis (Vancouver Bumble Bee)	8	View Model
Invertebrates - Brachycentrus occidentalis (Western Humpless Caddisfly)	1	
Invertebrates - Calineuria californica (Western Stone)	1	
Invertebrates - Calopteryx aequabilis (River Jewelwing)	2	
Invertebrates - Calosoma calidum (Fiery Hunter)	1	
Invertebrates - Campaea perlata (Pale Beauty Moth)	1	
Invertebrates - Carabus nemoralis (European Ground Beetle)	1	
Invertebrates - Catabena lineolata (Fine-lined Sallow Moth)	1	
Invertebrates - Catocala relictia (White Underwing Moth)	1	
Invertebrates - Cercyonis pegala (Common Wood-Nymph)	1	
Invertebrates - Chalcophora angulicollis (Sculptured Pine Borer)	1	
Invertebrates - Chlosyne palla (Northern Checkerspot)	1	
Invertebrates - Chrysolina hyperici (St. John's-wort Beetle) BIOCNTL	1	
Invertebrates - Claassenia sabulosa (Shortwing Stonefly)	3	
Invertebrates - Coquillettidia perturbans (Cattail Mosquito)	27	
Invertebrates - Cordulia shurtleffii (American Emerald)	1	
Invertebrates - Cricotopus trifascia (A Cricotopus Chironomid)	1	
Invertebrates - Cucujus clavipes (Red Cucujid)	1	
Invertebrates - Culex pipiens (Northern House Mosquito)	32	
Invertebrates - Culex tarsalis (Western Encephalitis Mosquito)	45	
Invertebrates - Culiseta inornata (Winter Mosquito)	4	
Invertebrates - Culiseta morsitans (Tussock Mosquito)	8	
Invertebrates - Culoptila cantha (Edged Saddlecase Caddisfly)	1	
Invertebrates - Cupido amyntula (Western Tailed-blue)	1	
Invertebrates - Cyphoderris monstrosa (Great Grig)	2	
Invertebrates - Datana californica (A Prominent Moth)	1	
Invertebrates - Deroceras laeve (Meadow Slug)	1	
Invertebrates - Digrammia neptaria (Dark-bordered Granite Moth)	1	
Invertebrates - Diphetor hageni (Hagen's Small Minnow Mayfly)	1	
Invertebrates - Discus whitneyi (Forest Disc Snail)	1	
Invertebrates - Dolichovespula maculata (Bald-faced Hornet)	1	
Invertebrates - Dolomedes triton (Six-spotted Fishing Spider)	1	
Invertebrates - Doroneuria theodora (Montana Stone)	1	
Invertebrates - Drunella doddsii (Dodds' Spiny Crawler Mayfly)	1	
Invertebrates - Dyslobus verrucifer (Warty Broad-nosed Weevil)	1	
Invertebrates - Enallagma anna (River Bluet)	1	
Invertebrates - Enallagma annexum (Northern Bluet)	1	
Invertebrates - Enallagma carunculatum (Tule Bluet)	5	
Invertebrates - Enallagma ebrium (Marsh Bluet)	2	
Invertebrates - Epeorus albertae (Alberta Flat-headed Mayfly)	1	
Invertebrates - Epeorus grandis (Grand Flat-headed Mayfly)	1	
Invertebrates - Epeorus longimanus (Coquette Flat-headed Mayfly)	1	
Invertebrates - Ephemerella excrucians (Lowlands Spiny Crawler Mayfly)	1	
Invertebrates - Epitheca spinigera (Spiny Baskettail) PSOC	1	
Invertebrates - Eratigena agrestis (Hobo Spider)	4	
Invertebrates - Eristalis tenax (Common Drone Fly)	11	
Invertebrates - Euchlaena johnsonaria (Johnson's Euchlaena Moth)	1	

Invertebrates - Euconulus fulvus (Brown Hive Snail)	1	
Invertebrates - Eunapius fragilis (Fragile Freshwater Sponge)	1	
Invertebrates - Eupeodes fumipennis (Western Aphideater)	1	
Invertebrates - Fallceon quilleri (Quiller's Small Minnow Mayfly)	1	
Invertebrates - Faxonius virilis (Virile Crayfish) AIS	23	
Invertebrates - Feltia jaculifera (Dingy Cutworm Moth)	3	
Invertebrates - Gammarus lacustris (An Amphipod)	1	
Invertebrates - Halictus confusus (Confused Sweat Bee)	1	
Invertebrates - Helicopsyche borealis (Speckled Snail-case Caddisfly)	1	
Invertebrates - Hemaris thetis (Rocky Mountain Clearwing Moth)	2	
Invertebrates - Hesperoperla pacifica (Golden Stone)	1	
Invertebrates - Heterlimnius corpulentus (Corpulent Riffle Beetle)	1	
Invertebrates - Hyalophora euryalus (Ceanothus Silkmoth)	1	
Invertebrates - Hyalophora gloveri (Glover's Silkmoth)	1	
Invertebrates - Hydrophilus triangularis (Giant Water Scavenger Beetle)	1	
Invertebrates - Hyles lineata (White-lined Sphinx Moth)	4	
Invertebrates - Hypera postica (Alfalfa Weevil)	3	
Invertebrates - Ischnura cervula (Pacific Forktail)	1	
Invertebrates - Ischnura perparva (Western Forktail)	1	
Invertebrates - Isocapnia crinita (Hooked Snowfly) SOC		1
Invertebrates - Isocapnia grandis (Giant Snowfly)	1	
Invertebrates - Isocapnia integra (Alberta Snowfly) SOC		1
Invertebrates - Isocapnia vedderensis (Vedder Snowfly)	1	
Invertebrates - Ladona julia (Chalk-fronted Corporal) PSOC	2	
Invertebrates - Lapposyrphus lapponicus (Common Loopwing Aphideater)	1	
Invertebrates - Lepturobosca chrysocoma (Golden Flower Longhorn Beetle)	2	
Invertebrates - Lestes congener (Spotted Spreadwing)	2	
Invertebrates - Lestes disjunctus (Northern Spreadwing)	1	
Invertebrates - Lestes dryas (Emerald Spreadwing)	2	
Invertebrates - Lestes unguiculatus (Lyre-tipped Spreadwing)	1	
Invertebrates - Lethocerus americanum (American Giant Water Bug)	4	
Invertebrates - Leucorrhinia intacta (Dot-tailed Whiteface)	1	
Invertebrates - Leucorrhinia proxima (Belted Whiteface)	2	
Invertebrates - Libellula quadrimaculata (Four-spotted Skimmer)	3	
Invertebrates - Limax maximus (Giant Gardenslug)	1	
Invertebrates - Limenitis lorquini (Lorquin's Admiral)	1	
Invertebrates - Lymnaea stagnalis (Swamp Lymnaea)	2	
Invertebrates - Lynceus mucronatus (Hookleg Clam Shrimp)	1	
Invertebrates - Mantis religiosa (European Mantid)	1	
Invertebrates - Melanoplus bivittatus (Two-striped Grasshopper)	2	
Invertebrates - Microphysula ingersollii (Spruce Snail)	1	
Invertebrates - Misumena vatia (Goldenrod Crab Spider)	1	
Invertebrates - Monochamus obtusus (Obtuse Long-horned Beetle)	1	
Invertebrates - Monochamus scutellatus (White-spotted Sawyer)	1	
Invertebrates - Mystacides interjectus (Gold-winged Long-horned Caddisfly)	1	
Invertebrates - Neoleptophlebia heteronea	1	

(Singular Prong-gilled Mayfly)			
Invertebrates - Nymphalis antiopa	(Mourning Cloak)	3	
Invertebrates - Nymphalis californica	(California Tortoiseshell)	1	
Invertebrates - Ochloides sylvanoides	(Woodland Skipper)	1	
Invertebrates - Odynerus dilectus	(Beloved Vespidae Wasp)	1	
Invertebrates - Oecetis avara	(Greedy Long-horned Caddisfly)	1	
Invertebrates - Oedemasia salicis	(Western Red-humped Caterpillar)	1	
Invertebrates - Ophiogomphus occidentis	(Sinuous Snaketail)	1	
PSOC			
Invertebrates - Ophiogomphus severus	(Pale Snaketail)	1	
Invertebrates - Optioservus quadrimaculatus	(Four-spotted Riffle Beetle)	1	
Invertebrates - Otiorhynchus raucus	(Raucous Broad-nosed Weevil)	1	
Invertebrates - Otiorhynchus sulcatus	(Black Vine Weevil)	1	
Invertebrates - Oxytoma missoula	(Ninepipes Ambersnail)	SSS	2
Invertebrates - Pacifastacus leniusculus	(Signal Crayfish)	1	
Invertebrates - Paonias excaecata	(Blinded Sphinx Moth)	1	
Invertebrates - Paraleptophlebia bicornuta	(Tusked Prong-gilled Mayfly)	1	
Invertebrates - Paraperla frontalis	(Hyporheic Sallfly)	1	
Invertebrates - Pelegrina aeneola	(A Jumping Spider)	1	
Invertebrates - Petrophila confusalis	(Confusing Petrophila Moth)	2	
Invertebrates - Phellopsis porcata	(Pig Ironclad Beetle)	1	
Invertebrates - Phidippus johnsoni	(Johnson's Tufted Jumping Spider)	1	
Invertebrates - Phyciodes pulchella	(Field Crescent)	1	
Invertebrates - Physella gyrina	(Tadpole Physa)	1	
Invertebrates - Plauditus punctiventris	(Spotted Small Minnow Mayfly)	1	
Invertebrates - Polia purpurissata	(Purple Arches Moth)	1	
Invertebrates - Polistes dominula	(European Paper Wasp)	2	
Invertebrates - Polydrusus impressifrons	(Pale Green Weevil)	2	
Invertebrates - Polyphylla decemlineata	(Ten-lined June Beetle)	1	
Invertebrates - Polystoechotes punctatus	(Giant Lacewing)	1	
Invertebrates - Prophsaon humile	(Smoky Taildropper)	SOC	2
Invertebrates - Protodeltote albidula	(Pale Glyph Moth)	1	
Invertebrates - Pseudosuccinea columella	(Mimic Lymnaea Snail)	2	
Invertebrates - Pteronarcella badia	(Least Salmonfly)	1	
Invertebrates - Pteronarcys californica	(Giant Salmonfly)	1	
Invertebrates - Pterostichus melanarius	(European Dark Harp Ground Beetle)	1	
Invertebrates - Pterourus canadensis	(Canadian Tiger Swallowtail)	1	
Invertebrates - Pterourus eurymedon	(Pale Swallowtail)	1	
Invertebrates - Pterourus glaucus	(Eastern Tiger Swallowtail)	1	
Invertebrates - Pterourus multicaudata	(Two-tailed Swallowtail)	2	
Invertebrates - Pterourus rutulus	(Western Tiger Swallowtail)	2	
Invertebrates - Ranatra fusca	(A Water Scorpion)	3	
Invertebrates - Rhionaeschna californica	(California Darner)	1	
PSOC			
Invertebrates - Rhionaeschna multicolor	(Blue-eyed Darner)	2	
PSOC			

Invertebrates - Rhyacophila arnaudi (Arnaud's Free-living Caddisfly)	2	
Invertebrates - Salmasellus steganothrix (A Cave Obligate Isopod) SOC		1
Invertebrates - Salticus scenicus (Zebra Jumper)	2	
Invertebrates - Scaeva affinis (White-bowed Smoothwing)	2	
Invertebrates - Sceliphron caementaria (Black-and-yellow Mud Dauber)	1	
Invertebrates - Scudderella furcata (Fork-tailed Bush Katydid)	1	
Invertebrates - Sericomyia militaris (Narrow-banded Pond Fly)	1	
Invertebrates - Sesia tibiale (Cottonwood Crown Borer Moth)	2	
Invertebrates - Skwala americana (American Springfly)	2	
Invertebrates - Smerinthus ophthalmica (Southwestern Eyed Sphinx Moth)	1	
Invertebrates - Somatochlora walshii (Brush-tipped Emerald) SOC		1
Invertebrates - Sphinx vashti (Snowberry Sphinx Moth)	2	
Invertebrates - Spongilla lacustris (Lake Sponge)	1	
Invertebrates - Sympetrum costiferum (Saffron-winged Meadowhawk)	1	
Invertebrates - Sympetrum obtrusum (White-faced Meadowhawk)	4	
Invertebrates - Sympetrum pallipes (Striped Meadowhawk)	2	
Invertebrates - Sympetrum vicinum (Autumn Meadowhawk)	1	
Invertebrates - Syrphid pipiens (Common Compost Fly)	2	
Invertebrates - Syrphid opinator (Black-margined Flower Fly)	3	
Invertebrates - Thecabius populimonilis (An Aphid)	1	
Invertebrates - Tragosoma harrisii (Harris' Gladiator Longhorn Beetle)	3	
Invertebrates - Trichiotinus assimilis (Bee-mimic Beetle)	1	
Invertebrates - Tricorythodes explicatus (Common Stout Crawler Mayfly)	1	
Invertebrates - Tvetenia bavarica (A Tvetenian Chironomid)	1	
Invertebrates - Tyria jacobaeae (Cinnabar Moth) BIOCNTL	3	
Invertebrates - Upis ceramoides (Roughened Darkling Beetle)	1	
Invertebrates - Valvata humeralis (Glossy Valvata)	1	
Invertebrates - Vanessa atalanta (Red Admiral)	1	
Invertebrates - Vespula alascensis (Old World Yellowjacket)	1	
Invertebrates - Vespula atropilosa (Prairie Yellowjacket)	1	
Invertebrates - Vespula pensylvanica (Western Yellowjacket)	1	
Invertebrates - Zaitzevia parvula (Yellow Riffle Beetle)	1	
Invertebrates - Zonitoides nitidus (Black Gloss Snail)	1	

APPENDIX D: WILL-SERVE LETTERS





55 West Valley Drive
Kalispell, MT 59901

Julian Nizzoli, El
Staff Engineer
WGM Group
Kalispell, MT 59901
406-756-4848

March 6, 2025

RE: Will Serve for 394 Railroad Street, Columbia Falls, MT, Flathead County

Dear Julian:

The purpose of this letter is to confirm that Waste Connections of Montana d/b/a Evergreen Disposal (hereinafter, "Evergreen") has the capacity to provide services to 394 Railroad Street, Columbia Falls, MT.

The provision of these services is contingent upon the development meeting minimum safe access to each home or business to provide waste collection services at the curbside, alley or in a trash enclosure/structure for Evergreen's standard, full-sized waste collection vehicles. In addition, roadways must be properly maintained including snow and ice removal and/or sanding as needed during winter months and Evergreen must at all times have safe and reasonable turnaround capabilities as well as reasonable egress/ingress for its full-sized waste collection vehicles.

As planning begins, should a permanent garbage enclosure or "group collection area" be proposed or required due to mountainous territory and/or private roads, Evergreen will need to review and approve the structure's dimensions and location to ensure sufficient capacity for the subdivision's projected waste type and volumes, as well as features such as adequate safe access, overhead clearance, visibility, minimum turn radius, road maintenance, and egress necessary to facilitate safe weekly waste collection.

I look forward to working with you and please don't hesitate to reach out with questions.

Warm regards,

Cindy Owens, Office Manager
(406) 257-1739
cindy@wasteconnections.com

{00099898.DOCX.}

APPENDIX E: EROSION CONTROL BMP'S / PRELIMINARY ENGINEERING EXHIBIT





WGM GROUP
WWW.WGMGROUP.COM

PRELIMINARY

PLOTTED: 3/10/25
SAVED: 3/10/25

RAILROAD PARK - EROSION CONTROL
HABITAT FOR HUMANITY
COLUMBIA FALLS, MONATAN

REVISIONS:		
NO.	DESCRIPTION	DATE

PROJECT: 24-06-26
LAYOUT: SITE
SURVEYED: KLM
DESIGN: JCN
DRAFT: JCN
APPROVE: MJB
DATE:

MARCH 2025

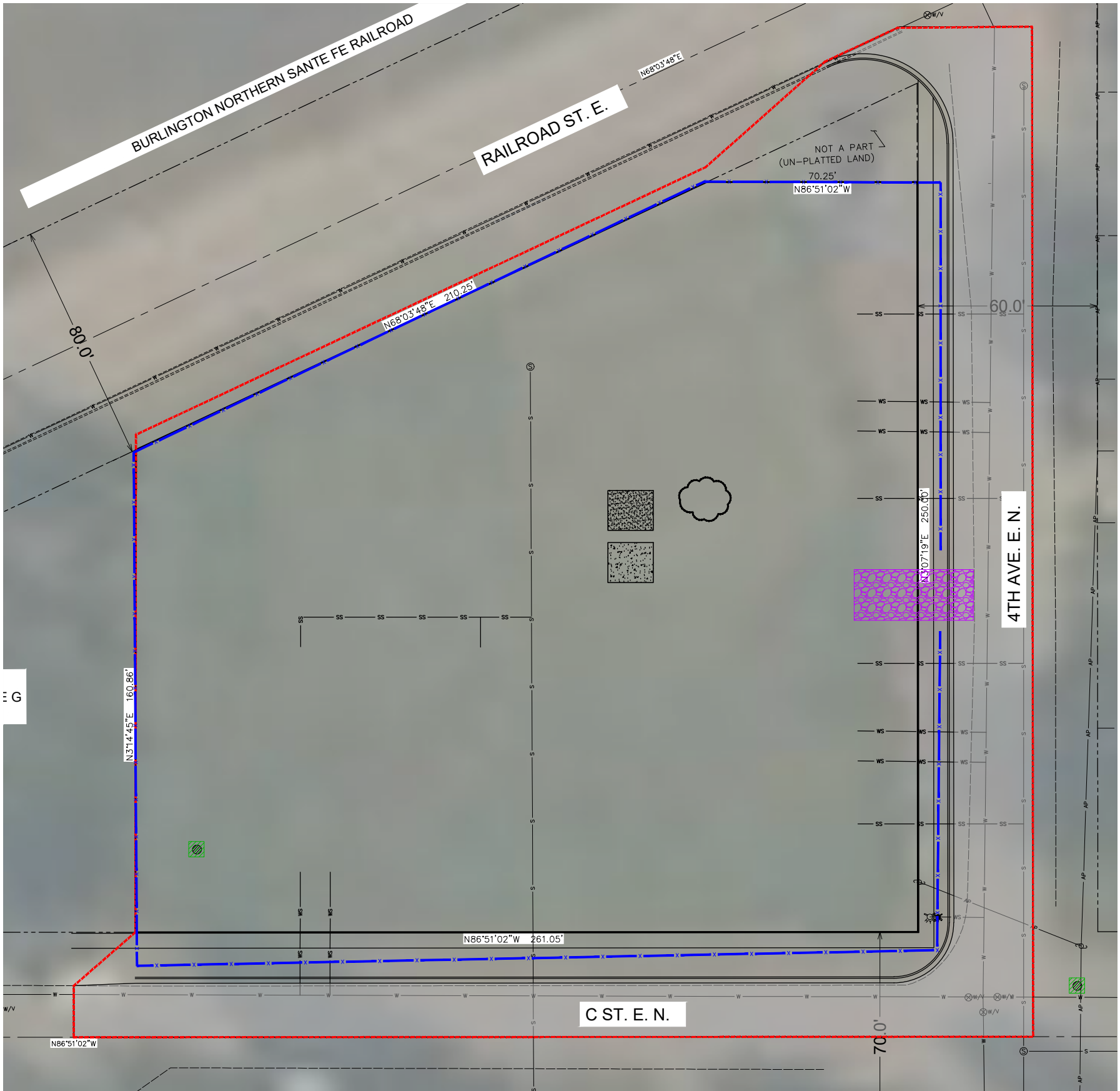
SHEET

1

LEGEND

- LIMITS OF CONSTRUCTION
- Vehicle Tracking Pad
- SW STRAW WATTLE
- SILT FENCE
- INLET PROTECTION
- CONCRETE WASHOUT
- STAGING AREA
- MATERIAL STORAGE

- 1 CONTRACTOR MUST LIMIT SEDIMENT TRACKING ONTO PUBLIC AND PRIVATE STREETS. CONTRACTOR RESPONSIBLE FOR REMOVING ANY SEDIMENT TRACKED ONTO HARD SURFACES DURING CONSTRUCTION. CONTRACTOR TO STREET SWEEP AS NECESSARY. CONTRACTOR SHALL FOLLOW MDT REGULATIONS FOR ROADWAY.
- 2 INSTALL TRACK PADS TO PREVENT SEDIMENT TRACK-OUT PRIOR TO STARTING MAJOR EXCAVATION WORK. IF SHOWN LOCATIONS ARE NOT SUITABLE, THIS PLAN MUST BE UPDATED WITH THE NEW LOCATION(S).
- 3 CONTRACTOR TO INSTALL THE APPROPRIATE FILTERS OR WITCH'S HATS AT INLETS PER THE DETAILS FOR BOTH PRE AND POST PAVING. SEE DETAIL SHEET. NOTE: INLET PROTECTION MAY NOT BE SHOWN AT ALL INLETS THAT REQUIRE IT. SWPPP ADMINISTRATOR TO EVALUATE SITE AND IDENTIFY ADDITIONAL INLETS THAT ARE DOWNSTREAM OF CONSTRUCTION AND NEED INLET PROTECTION. UPDATE PLANS WITH ANY ADDITIONAL INLETS THAT HAVE INLET PROTECTION.
- 4 PROVIDE CONCRETE WASHOUT AREA DURING ALL PHASES OF CONSTRUCTION. IF SHOWN LOCATION IS NOT SUITABLE, THIS PLAN MUST BE UPDATED WITH THE NEW LOCATION(S).
- 5 PROVIDE MATERIAL STORAGE AND PORTABLE TOILET AREA. IF SHOWN LOCATIONS ARE NOT SUITABLE THIS PLAN MUST BE UPDATED WITH THE NEW LOCATIONS(S).
- 6 EXAMPLE SOIL STOCKPILE LOCATIONS (ACTUAL LOCATIONS DETERMINED BY CONTRACTOR). TEMPORARILY STABILIZE ALL SOIL STOCKPILES WITH THE USE OF EROSION CONTROL BLANKET OR PLASTIC LAID OVER THE STOCKPILE OR INSTALL A V-DITCH AND BERM AROUND THE PERIMETER OF THE STOCKPILE. SET A MINIMUM OF FEET FROM THE TOE OF THE PILE. UPDATE PLAN WITH STOCKPILE LOCATIONS AS THEY CHANGE.
- 7 INSTALL STABILIZED STAGING AREA. IF SHOWN LOCATIONS ARE NOT SUITABLE, THIS PLAN MUST BE UPDATED WITH THE NEW LOCATION(S).
- 8 INSTALL SILT FENCE AND PLACE AROUND PERIMETER OF DISTURBED SITE WHERE STORMWATER MAY TEMPORARILY RUNOFF ONTO ADJOINING PROPERTY TO FILTER SEDIMENT.
- 9 LIMIT EARTH DISTURBING ACTIVITIES NEAR THE BOUNDARY OF THE SITE TO PRESERVE EXISTING VEGETATION AND PROVIDE VEGETATIVE BUFFER.
- 10 CONTRACTOR TO MAINTAIN SINGLE POINT OF ACCESS





WGM GROUP
WWW.WGMGROUP.COM

PRELIMINARY

PLOTTED: 3/6/25
SAVED: 3/6/25

RAILROAD PARK - PRELIMINARY ENGINEERING
HABITAT FOR HUMANITY
COLUMBIA FALLS, MONATAN

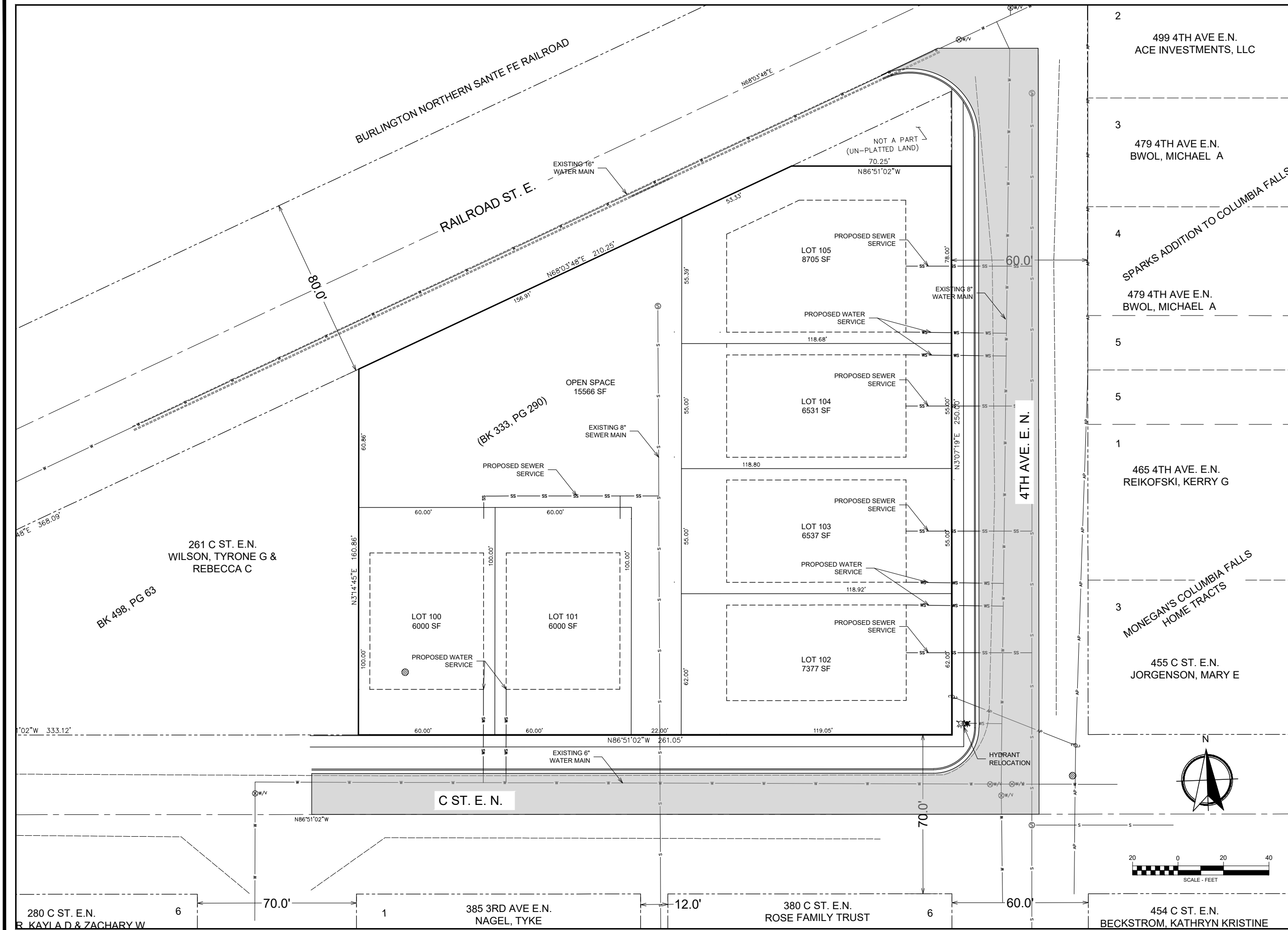
REVISIONS:		
NO.	DESCRIPTION	DATE

PROJECT: 24-06-26
LAYOUT: SITE
SURVEYED: KLM
DESIGN: JCN
DRAFT: JCN
APPROVE: MJB
DATE:

MARCH 2025

SHEET

1



**CITY OF COLUMBIA FALLS
NOTICE OF PUBLIC HEARINGS**

Item No.2.

The Columbia Falls Planning Commission will hold a public hearing for the following item at their regular meeting on Thursday, May 8, 2025 at 6:00 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 Monday, May 19, 2025 starting at 7:00 p.m. in the same location.

Columbia Falls Growth Policy Amendment from Park/Open Space to Urban Residential (Two to Eight Units per Acre):

The City of Columbia Falls in cooperation with Habitat for Humanity of Flathead Valley are requesting a Growth Policy Amendment from the current Park/Open Space designation to Urban Residential, a primarily single-family designation allowing 2 to 8 dwellings per acre. The site is currently used for a little league baseball field. In the short term, the baseball use will move to one of School District 6's ball fields at the Junior High. Habitat for Humanity intends to construct six single family homes on the property. The property is addressed as 394 Railroad Street and is described as Tract 3D of COS 2090 (Accessors Tracts 3D); Section 8, Township 30 North, Range 20 West, P.M.M., Flathead County.

A zone change from the existing CB-2 (General Commercial) designations to CR-5 (Two Family Residential):

The City of Columbia Falls in cooperation with Habitat for Humanity of Flathead Valley are requesting a zone change from the present CB-2 commercial zoning designation to a CR-5 zoning designation which will allow for the residential subdivision. The property is addressed as 394 Railroad Street and is described as Tract 3D of COS 2090 (Accessors Tracts 3D); Section 8, Township 30 North, Range 20 West, P.M.M., Flathead County.

A subdivision creating 6 residential lots and a park/open space in the Columbia Falls Planning Jurisdiction:

The applicant Habitat for Humanity of Flathead Valley is requesting a preliminary plat approval for a six-lot subdivision. The single family lots will range from 6000 square feet up to 8,705 square feet along with a 15,566 square foot park. Access to the lots will be from existing City streets, 4th Ave WN on the east side of the property and C Street EN on the south side of the property. The property is addressed as 394 Railroad Street and is described as Tract 3D of COS 2090 (Accessors Tracts 3D); Section 8, Township 30 North, Range 20 West, P.M.M., Flathead County.

Persons may testify at the hearings or submit written comments prior to the meetings. Written comment may be sent to Columbia Falls City Hall, Attention: City Clerk, 130 6th Street West, Columbia Falls, MT 59912. For more information call Eric Mulcahy, Columbia Falls City Planner at 755-6481.

DATED this 14th day of April, 2025

/s/Eric Hanks
Eric Hanks, City Manager/Planning & Zoning Administrator
COLUMBIA FALLS CITY PLANNING COMMISSION



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

Planning Department

PHONE (406) 892-4391

FAX (406) 892-4413

Item No.2.

April 14, 2025

Re: Public hearing notice for a Growth Policy Amendment, Zone Change, and Subdivision, at 394 Railroad Street, Columbia Falls.

Dear Adjacent Property Owner:

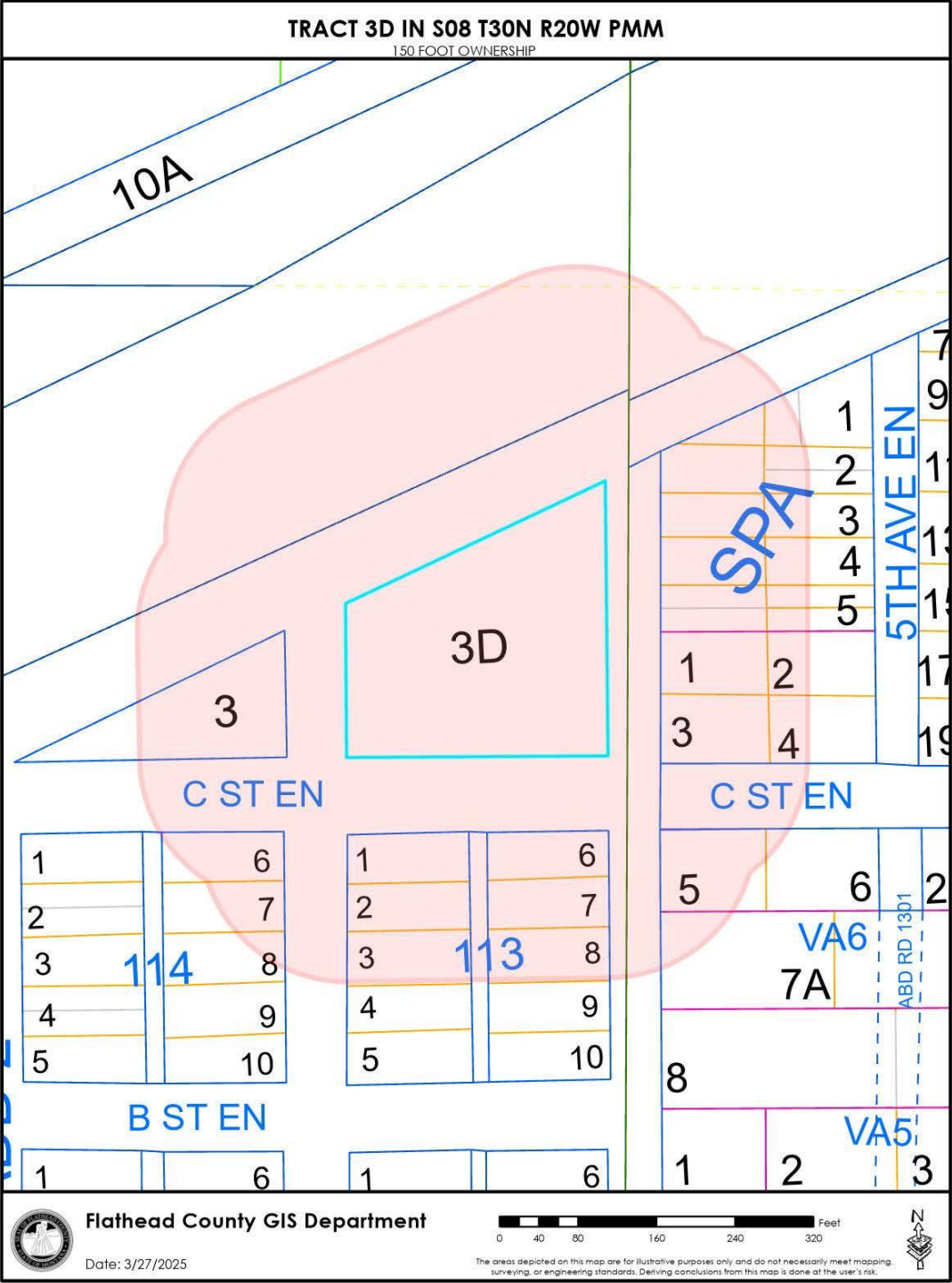
Our records indicate that you are the owner of property owner within 150-feet of the proposed project.

As the Planning Staff for the Columbia Falls Planning Jurisdiction, I am writing to provide you with a notice of a public hearing that involves a request by the City of Columbia Falls and Habitat for Humanity of Flathead Valley. The applications include a Growth Policy Amendment from Park to Urban Residential; a Zone Change from the existing CB-2 (General Commercial) to a R-5 residential zoning designation; and a subdivision plat creating six lots on the 1.3 acres parcel.

If you have question or comments concerning this matter, please call, visit or write me at City Hall. For written comment to be included in the Planning Commission packet, it needs to be submitted to the City Clerk, 130 6th Street West, Columbia Falls, MT 59912 no later than Thursday May 1st or by email: staalandb@cityofcolumbiafalls.com. Written or emailed comment may be provided up to 5:00 pm on the day of the hearing, it will just be passed out at the hearing. You are also invited to present verbal or written testimony during the public hearing on May 8, 2025.

Sincerely,

Eric H. Mulcahy, City Planner



CITY OF COLUMBIA FALLS
NOTICE OF PUBLIC HEARINGS

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No Public Comment Received