



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

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

**CITY COUNCIL REGULAR MEETING
AGENDA
MONDAY, MAY 01, 2023
COUNCIL CHAMBERS CITY HALL**

FINANCE COMMITTEE – 6:30 P.M

(Barnhart, Hamilton, Lovering)

Regular Meeting Available virtually by contacting City Clerk Barb Staalnd to register for the ZOOM link by 6:00 pm the day of the meeting by calling (406) 892-4391 or email: staalndb@cityofcolumbiafalls.com

REGULAR MEETING – 7:00 P.M.

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

CONSENT AGENDA:

1. Approval of Claims - May 1, 2023 - \$107,354.47
2. Approval of Payroll Claims - April 28, 2023 - \$155,153.38
3. Approval of Regular City Council Meeting Minutes - April 17, 2023

VISITORS/PUBLIC COMMENT (Items not on agenda)

NOTICE OF PUBLIC HEARINGS/PUBLIC HEARINGS:

4. Public Hearing - Zone Change in the Columbia Falls Jurisdiction:

The Columbia Falls City-County Planning Board held a public hearing for the following item at their regular meeting on Tuesday, April 11, 2023 at 6:30 p.m. at the Council Chambers of City Hall, 130 6th Street West, Columbia Falls, Montana. The Columbia Falls City Council will hold a subsequent hearing on May 1, 2023 starting at 7:00 p.m. in the same location.

Zoning Map Amendment – Christianson: A request by Eric S Christianson to amend the zoning map from the current zoning of CSAG-5 (Suburban Agricultural 5 acre minimum lot size) to CSAG-10 (Suburban Agricultural 10 acre minimum lot size). The property is located at 270 Jorgenson Trail, Columbia Falls and is described as Assessor’s Tract 1E (Parcel G of COS 10557) located in Section 19, Township 30 North, Range 20 West, P.M.M., Flathead County.

A. Adopt Staff Report CZC-23-02 as Findings of Fact

B. Approve Zone Change (See Ordinances)

NEW BUSINESS:

- [5.](#) Animal Conflict Prevention Ordinance Consideration
- [6.](#) Park Use - Change in Hours of Use for Chamber of Commerce Outdoor Movie Nights - July 8th and August 5th
- [7.](#) Adopt 2024 FY City Contribution Rates - Health Insurance

ORDINANCES / RESOLUTIONS:

[8.](#) **Resolution # 1898:**

A RESOLUTION OF THE CITY COUNCIL OF COLUMBIA FALLS, MONTANA CONDITIONALLY APPROVING THE PRELIMINARY PLAT FOR THE WOLFE MEADOWS SUBDIVISION, A 2 LOT RESIDENTIAL FIRST MINOR SUBDIVISION, LOCATED AT 150 KOKANEE BEND DRIVE, DESCRIBED AS LOT 1 OF PRIER SUBDIVISION IN NE1/4 SECTION 19, TOWNSHIP 30 NORTH, RANGE 20 WEST, P.M.M., FLATHEAD COUNTY, MONTANA.

[9.](#) **First Reading - Ordinance # 825:**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COLUMBIA FALLS, MONTANA, AMENDING THE COLUMBIA FALLS ZONING MAP FROM CSAG-5 SUBURBAN AGRICULTURAL TO CSAG-10 SUBURBAN AGRICULTURAL AT 270 JORGENSEN TRAIL, FURTHER DESCRIBED AS PARCEL G OF COS 10557, A SESSOR’S TRACT 1E, IN SECTION 19, T30N, R20W, P.M.M., FLATHEAD COUNTY

REPORTS / BUSINESS FROM MAYOR & COUNCIL

CITY MANAGER REPORT

- [10.](#) City Manager's Report

CITY ATTORNEY REPORT

MISCELLANEOUS

- [11.](#) Police Activity - March 2023
- [12.](#) Correspondence

ADJOURN

Next Scheduled Meetings:

City Council – Regular Meeting, **Monday, May 15, 2023** – 7:00 PM

Planning Board – TBD

ARBOR DAY CELEBRATION - FRIDAY MAY 5TH

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CITY OF COLUMBIA FALLS
Claim Approval List
For the Accounting Period: 4/23

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Report ID: AP100V

* ... Over spent expenditure

Claim/	Check	Vendor #/Name/ Invoice #/Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund Org Acct	Object	Proj	Cash Account
44417		3112 406 CLEANING OF COLUMBIA FALLS	3,400.00						
	206	04/24/23 FAC-APRIL JANITORIAL SERVICE	3,400.00			1000 411200	399		101000
		Total for Vendor:	3,400.00						
44399		3061 406 INNOVATIVE SOLUTIONS LLP	2,858.87						
		REPAIRED BROKEN HEAT LINE IN LIBRARY. INSPECTED BOILER FIRING ISSUES AND REPALCED BOILER #1 CONTROL BOARD AND CONNECTION BOARD.							
		042123 04/21/23 FAC-LIBRARY & CONTROL BOARD	2,858.87			1000 411200	366		101000
		Total for Vendor:	2,858.87						
44423		999999 ALM, ANTHONY	137.84						
		WATER DEPOSIT REFUND							
		04/25/23 04/25/23 WTR-WATER DEP REFUND 09035	137.84			5210 214010			101000
		Total for Vendor:	137.84						
44396		999999 APPLETON, RHONDA	25.00						
		REFUND PARK USE FEE ON JULY 22ND DUE TO PEOPLE WANTING TO DRINK ALCOHOL AND THEM NOT WANTING TO OBTAIN INSURANCE FOR THE EVENT.							
		042123 04/21/23 APPLETON REFUND PARK USE FEE	25.00			1000 346031			101000
		Total for Vendor:	25.00						
44390		877 APPLIED INDUSTRIAL TECHNOLOGIES	54.44						
		7026725764 04/12/23 SWR-O RINGS FOR UV SLEEVES	54.44*			5310 430600	240		101000
		Total for Vendor:	54.44						
44420		3206 BILLION CHRYSLER JEEP DODGE	38,199.00						
		DEAL #27223524							
		VIN#2C3CDXKG6NH153879							
		27223524 04/06/23 PD-2022 DODGE CHARGER WHITE	38,199.00*			4020 420100	940		101000
		Total for Vendor:	38,199.00						
44414		1260 CARQUEST AUTO PARTS	29.68						
		33523 04/17/23 STRS-SWEEPER FILTER/HYDRO FLUI	29.68			2500 430200	232		101000
		Total for Vendor:	29.68						

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44428		3028 CENTURYLINK - BUSINESS SERVICES	314.07						
		INTERNET SERVICES 03/16/23-04/15/23							
		636681193 04/16/23 COMP-2/15/23-3/15/23	314.07			1000 410580	345		101000
		Total for Vendor:	314.07						
44385	E	997 CENTURYLINK - ELECTRONIC PAY	749.67						
		APRIL 2023							
		041823 04/18/23 CRTS-4/19/23-5/18/23	32.16			1000 410360	345		101000
		041823 04/18/23 PD-4/19/23-5/18/23	129.44			1000 420100	345		101000
		041823 04/18/23 FD-4/19/23-5/18/23	65.02			1000 420400	345		101000
		041823 04/18/23 POOL-4/19/23-5/18/23	36.12			1000 460445	345		101000
		041823 04/18/23 STRTS-4/19/23-5/18/23	134.24			2500 430200	345		101000
		041823 04/18/23 WTR-4/19/23-5/18/23	204.83			5210 430500	345		101000
		041823 04/18/23 SWR-4/19/23-5/18/23	147.86			5310 430600	345		101000
		Total for Vendor:	749.67						
44394		999999 CG BUCHALTER LLC ACQUISITION	200.00						
		042123 04/21/23 B23-1740 BLDG PERMIT OVER PMT	200.00			2394 323014			101000
		Total for Vendor:	200.00						
44413		14 CITY OF COLUMBIA FALLS	437.54						
		042423 04/24/23 FAC-3/17-4/17/23	126.89			1000 411200	342		101000
		042423 04/24/23 FD-3/17-4/17/23	32.55			1000 420400	342		101000
		042423 04/24/23 PRKS-3/17-4/17/23	40.23			1000 460400	342		101000
		042423 04/24/23 STRS-3/17-4/17/23	97.98			2500 430200	342		101000
		042423 04/24/23 WTR-3/17-4/17/23	49.08			5210 430500	342		101000
		042423 04/24/23 SWR-3/17-4/17/23	90.81			5310 430600	342		101000
		Total for Vendor:	437.54						
44402		1797 DEPARTMENT OF ADMINISTRATION	54.63						
		SITSD51914 04/15/23 PD-ITSD/EMAIL 3/1-3/31/23	54.63			1000 420100	355		101000
		Total for Vendor:	54.63						

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44421		999999 DUGAN, JOSHUA	166.72						
		WATER DEPOSIT REFUND							
	04/25/23	04/25/23 WTR-WATER DEP REFUND 00737.1	166.72			5210 214010			101000
		Total for Vendor:	166.72						
44429		2967 FERGUSON ENTERPRISES, INC	117.82						
	1459407	04/18/23 SWR-MISC PARTS	67.83*			5310 430600	240		101000
	1468381	04/21/23 FAC-PD TOILET CARTRIDGE	49.99			1000 411200	240		101000
		Total for Vendor:	117.82						
44431		438 FERGUSON WATERWORKS	6,738.94						
	0850940	04/14/23 WTR-1" BFP 800M4QT	138.00*			5210 430500	230		101000
	0850863	04/17/23 WTR-WATER LEVEL GAUGE/WATTS 5	365.84			5210 430500	240		101000
	0850887	04/14/23 WTR-DOLLAR GENERAL PARTS	2,560.10*			5210 430500	230		101000
	0839030-3	04/14/23 WTR-15 1" IPERL METERS	3,675.00*			5210 430500	230		101000
		Total for Vendor:	6,738.94						
44427		3104 FIRST CALL COMPUTER SOLUTIONS,	1,780.74						
		MAY IT SERVICES							
	87517	05/01/23 COMP-MAY IT SERVICES	1,700.00			1000 410580	355		101000
	87485	04/20/23 COMP-NETWORK ADAPTER/DRIVE	80.74			1000 410580	212		101000
		Total for Vendor:	1,780.74						
44400		1892 FLATHEAD COUNTY	300.00						
	6028	04/19/23 OWNER LIST-HIGGINS	75.00			1000 411000	390		101000
	6027	04/19/23 OWNER LIST-907 VANS LLC	75.00			1000 411000	390		101000
	6026	04/19/23 OWNER LIST- 54 CRESCENT DR LLC	75.00			1000 411000	390		101000
	6023	04/18/23 OWNER LIST-OSBORNE	75.00			1000 411000	390		101000
		Total for Vendor:	300.00						
44418		3113 GLOBAL ARCHIVES INC	166.32						
	2304019	04/25/23 WTR-MONTHLY STORAGE AS BUILTS	83.16*			5210 430500	363		101000
	2304019	04/25/23 SWR-MONTHLY STORAGE AS BUILTS	83.16*			5310 430600	363		101000
		Total for Vendor:	166.32						

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44395		3195 HAMMER QUINN & SHAW, PLLC	1,500.50						
	30973	04/01/23 LGL-CAHILL COUNTERCLAIM	1,500.50			1000 411100	351		101000
		Total for Vendor:	1,500.50						
44410		2806 HANSON'S HARDWARE	215.82						
	605279	04/13/23 SWR-BRS NIPPLE	8.78*			5310 430600	240		101000
	605385	04/21/23 SWR-PAIL/ 10" FLOW BRUSH	32.48*			5310 430600	240		101000
	605411	04/24/23 SWR-MISC SCREWS BY EACH	1.58*			5310 430600	240		101000
	605301	04/14/23 FD-WET DRY VAC 5 GAL	74.99*			1000 420400	212		101000
	605319	04/17/23 WTR-MEAS TELE WHEEL	97.99			5210 430500	212		101000
		Total for Vendor:	215.82						
44391		1119 HDR ENGINEERING, INC.	21,661.74						
		WWTP AND SEWER IMPROVEMENTS PROJECT INVOICE #12							
	1200515400	04/13/23 SWR ARPA INV #12 THRU 4/1/	21,661.74			5310 430600	930		101000
		Total for Vendor:	21,661.74						
44411		1659 HIGH COUNTRY LINEN SUPPLY	261.70						
	0545438	04/24/23 FAC-CITY HALL, POLC, CRT, FIN	226.61			1000 411200	224		101000
	0545439	04/24/23 FAC-FIRE HALL	35.09			1000 411200	224		101000
		Total for Vendor:	261.70						
44388		1485 HILL BROTHERS AUTO BODY & TOWING	2,424.60						
	26970	04/18/23 2022 HONDA PASSPORT REPAIR	2,424.60			1000 510330	519		101000
		Total for Vendor:	2,424.60						
44426		2791 IDEXX DISTRIBUTION, INC.	207.76						
	3127284141	04/18/23 SWR-GAMMA IRRAD COLILERT 2	207.76*			5310 430600	222		101000
		Total for Vendor:	207.76						
44393		2835 INTERNATIONAL CODE COUNCIL	145.00						
	Q15.9749	04/16/23 BLDG-GOV MEMBERSHIP TO 5/202	145.00			2394 420500	335		101000
		Total for Vendor:	145.00						

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44415		2849 J2 BUSINESS PRODUCTS	467.42						
	1280228-0	04/19/23 FIN-TONER FOR SUSANS PRINTE	70.38			1000 410500	210		101000
	1278223-0	04/12/23 PD-SHARPIE MARKERS	9.20			1000 420100	210		101000
	1278223-1	04/13/23 PD-TONER	62.54			1000 420100	210		101000
	1279439-0	04/14/23 FIN-COPY PAPER	75.76			1000 410500	210		101000
	1279439-0	04/14/23 WTR-COPY PAPER	75.77			5210 430500	210		101000
	1279439-0	04/14/23 SWR-COPY PAPER	75.77			5310 430600	210		101000
	163665	04/14/23 FIN-STAPLES FOR B&W PRINTER	32.66			1000 410500	210		101000
	163665	04/14/23 WTR-STAPLES FOR B&W PRINTER	32.67			5210 430500	210		101000
	163665	04/14/23 SWR-STAPLES FOR B&W PRINTER	32.67			5310 430600	210		101000
		Total for Vendor:	467.42						
44422		999999 LITTLEFIELD, MICHELE	218.35						
		WATER DEPOSIT REFUND							
	04/25/23	04/25/23 WTR-WATER DEP REFUND 00181.0	218.35			5210 214010			101000
		Total for Vendor:	218.35						
44425		1860 MONTANA DEPT. OF LABOR &	76.00						
		Columbia Falls Rural Fire District - Station #42 Boiler License							
	28313	04/19/23 CFRFD-BOILER CERTIFICATE FEE	36.00*			1000 420400	390		101000
	28313	04/19/23 CFRFD-BOILER INSPECTION FEE	40.00*			1000 420400	390		101000
		Total for Vendor:	76.00						
44389		103 MONTANA LAW ENFORCEMENT ACADEMY	3,090.00						
		JAN 8-APR 4 2023 ACADEMY FOR M. FRIESEN AND J. DALIMATA							
	21538	04/19/23 PD-FRIESEN & DALIMATA ACADEMY	3,090.00			1000 420100	380		101000
		Total for Vendor:	3,090.00						
44401		44 MONTANA LEAGUE OF CITIES AND	718.33						
	ML00659	03/31/23 MANGAN & BENNION SUPRT EXPENS	718.33			1000 410100	399		101000
		Total for Vendor:	718.33						
44392		2707 MOUNTAIN ALARM	100.75						
		ALARM MONITORING 5/1-5/31/23							
	3520825	05/01/23 FAC-CITY HALL MAY 2023	47.35			1000 411200	366		101000
	3519814	05/01/23 FAC-FD MAY 2023	53.40			1000 411200	366		101000
		Total for Vendor:	100.75						

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44412		1247 MURDOCH'S RANCH & HOME KALISPELL	173.86						
	10280/34	04/12/23 PRKS-SMALL ENGINE OIL	53.98			1000 460400	231		101000
	10294/34	04/14/23 PRKS-BATTERIES, SD CARD	32.98*			1000 460400	220		101000
	10314/34	04/18/23 PRKS-WELDING ROD	25.98*			1000 460400	220		101000
	10285/34	04/13/23 FD-VELCRO, BATTERIES	60.92			1000 420400	220		101000
		Total for Vendor:	173.86						
44405		52 NAPA AUTO PARTS	340.30						
	041393	04/18/23 FIN-KEY FOB BATTERIES TRAILBLA	9.02*			1000 410500	220		101000
	040537	04/10/23 PRKS-BATTERY FOR F-150	170.99			1000 460400	232		101000
	041211	04/17/23 STRS-AIR FILTER FOR SWEEPER	59.41			2500 430200	232		101000
	083864	04/19/23 STRS-FUEL FILTER BASE & FILTER	45.07			2500 430200	232		101000
	040988	04/14/23 STRS-HYD OIL	55.81			2500 430200	231		101000
		Total for Vendor:	340.30						
44407		2002 NORTHWEST PARTS & EQUIPMENT &	85.22						
	C321935	04/19/23 STRS-SWEEPER PARTS	61.54			2500 430200	232		101000
	C321967	04/20/23 STRS-SWEEPER PARTS RETURN	-30.77			2500 430200	232		101000
	C321689	04/13/23 STRS-AIR HOSE END, UNION ADPT	20.74			2500 430200	232		101000
	C321715	04/14/23 STRS-BUSHING, HEX PLUG, TEE	33.71			2500 430200	240		101000
		Total for Vendor:	85.22						
44406		2816 O'REILLY AUTO PARTS	144.10						
	427616	04/18/23 STRS-GLOVES, BRAKE CLEANER	103.13			2500 430200	220		101000
	427016	04/13/23 STRS-TUB OF TOWELS	17.99			2500 430200	220		101000
	428114	04/23/23 PD-2 QTS MOTOR OIL	22.98			1000 420100	231		101000
		Total for Vendor:	144.10						
44408		1495 PLATT ELECTRIC SUPPLY	260.16						
	3W87967	04/21/23 STRS-BATTERY BOX, CONNECTORS	246.16			2500 430200	240		101000
	3W98766	04/21/23 WTR-SPLICING CONNECTORS	14.00			5210 430500	240		101000
		Total for Vendor:	260.16						

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44430		1823 POLLARD WATER	162.21							
	0236101	04/14/23 WTR-CHLR TEST KIT & STRIPS	162.21			5210 430500	220		101000	
		Total for Vendor:	162.21							
44383		3193 POMP'S TIRE SERVICE INC	80.00							
	2090001929	04/17/23 FD-2010 FORD TIRE CHANGE 0	80.00			1000 420400	361		101000	
		Total for Vendor:	80.00							
44403		999999 REED, JERRY	50.00							
		REFUND PARK USE FEE. EVENT IS BEING HELD AT A DIFFERENT LOCATION.								
	042123	04/21/23 REED REFUND PARK USE FEE	50.00			1000 346031			101000	
		Total for Vendor:	50.00							
44424		999999 ROBERTS, COLTON	323.33							
		WATER DEPOSIT REFUND								
	04/25/23	04/25/23 WTR-WATER DEP REFUND 08168.0	323.33			5210 214010			101000	
		Total for Vendor:	323.33							
44387		1042 SANDS SURVEYING, INC.	4,186.25							
	37077	04/19/23 P/Z-ROUTINE SRVS 3/21-4/17/23	4,186.25			1000 411000	399		101000	
		Total for Vendor:	4,186.25							
44397		299 SCHOOL DISTRICT NO.6	6,000.00							
	1529	04/14/23 YTH REC PROGRAM YR2022/2023	6,000.00			1000 460400	399		101000	
		Total for Vendor:	6,000.00							
44384		2699 THE MAIL ROOM, INC	381.89							
	D115085	04/17/23 PD-MAIL SRVS 4/4-4/14/23	4.10			1000 420100	310		101000	
	D115085	04/17/23 FIN-MAIL SRVS 4/4-4/14/23	29.60			1000 410500	310		101000	
	D115085	04/17/23 WTR-MAIL SRVS 4/4-4/14/23	146.03			5210 430500	310		101000	
	D115085	04/17/23 SWR-MAIL SRVS 4/4-4/14/23	146.03			5310 430600	310		101000	
	D115085	04/17/23 CRT-MAIL SRVS 4/4-4/14/23	37.73			1000 410360	310		101000	
	D115085	04/17/23 PLN-MAIL SRVS 4/4-4/14/23	18.40			1000 411000	310		101000	
		Total for Vendor:	381.89							

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44398		3183 TOTAL GARAGE SOLUTIONS	4,616.00							
		STREET SHOP GARAGE DOOR 50% REMAINING PAYMENT								
	42408	04/13/23 FAC-STREET SHOP GARAGE DOOR	4,616.00			4000 430200	930		101000	
		Total for Vendor:	4,616.00							
44404		3200 USABLUBOOK	606.95							
	319038	04/03/23 SWR-HACH TNT, LAB SUPPLIES	606.95*			5310 430600	222		101000	
		Total for Vendor:	606.95							
44416	E	1218 VERIZON WIRELESS	1,292.92							
	9932429391	04/13/23 ADMIN-3/13-4/12/23	22.40			1000 410400	345		101000	
	9932429391	04/13/23 FIN-3/13-4/12/23	22.41			1000 410500	345		101000	
	9932429391	04/13/23 FIRE-3/13-4/12/23	60.26			1000 420400	345		101000	
	9932429391	04/13/23 FAC-3/13-4/12/23	12.40			1000 411200	345		101000	
	9932429391	04/13/23 STRT-3/13-4/12/23	95.09			2500 430200	345		101000	
	9932429391	04/13/23 PD-3/13-4/12/23	746.16			1000 420100	345		101000	
	9932429391	04/13/23 WTR-3/13-4/12/23	167.10			5210 430500	345		101000	
	9932429391	04/13/23 SWR-3/13-4/12/23	117.49			5310 430600	345		101000	
	9932429391	04/13/23 CRT-3/13-4/12/23	49.61			1000 410360	345		101000	
		Total for Vendor:	1,292.92							
44409		84 WESTERN BUILDING CENTER	232.03							
	4I187782	04/13/23 FD-INDUST COUPLER	15.13			1000 420400	232		101000	
	4I192489	04/13/23 FD-INDUST COUPLER RETURN	-15.13			1000 420400	232		101000	
	4I181678	04/10/23 SWR-CLEAR POLY FILM	160.11			5310 430600	220		101000	
	4I181677	04/10/23 SWR-HARDWOOD CLIPBOARD	2.79			5310 430600	210		101000	
	4I183220	04/11/23 SWR-HEX BOLTS	12.36*			5310 430600	240		101000	
	4I191377	04/17/23 SWR-PAK STOP VALVE	11.49*			5310 430600	240		101000	
	4I191998	04/17/23 SWR-PAK STOP VALVE RETURN	-11.49*			5310 430600	240		101000	
	4I199641	04/21/23 SWR-GARDEN HOSE	21.87			5310 430600	220		101000	
	4I194223	04/18/23 STRS-FASTNERS, ADHESIVE	17.91			2500 430200	240		101000	
	4I181536	04/10/23 STRS-SAWBLADES	16.99			2500 430200	220		101000	
		Total for Vendor:	232.03							

04/27/23
17:48:08

CITY OF COLUMBIA FALLS
Claim Approval List
For the Accounting Period: 4/23

Page: 9 of 11
Report ID: AP100V

* ... Over spent expenditure

Claim/	Check	Vendor #/Name/ Invoice #/Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund Org Acct	Object	Proj	Cash Account
44386		3201 WILD HEART PSYCHOLOGY	1,600.00						
	041923	04/19/23 PD-EVALUATION	800.00*			1000 420100	399		101000
	042123	04/21/23 PD-EVALUATION	800.00*			1000 420100	399		101000
		Total for Vendor:	1,600.00						
		# of Claims	48	Total:	107,354.47	# of Vendors	46		
		Total Electronic Claims			2,042.59				
		Total Non-Electronic Claims			105311.88				

04/27/23
17:48:09

CITY OF COLUMBIA FALLS
Fund Summary for Claims
For the Accounting Period: 4/23

Page: 10 of 11
Report ID: AP110

Fund/Account	Amount
1000 GENERAL FUND	
101000 CASH/CASH EQUIVALENTS	\$31,039.29
2394 BUILDING CODE ENFORCEMENT FUND	
101000 CASH/CASH EQUIVALENTS	\$345.00
2500 SPECIAL STREET MAINTENANCE DISTRICT FUND	
101000 CASH/CASH EQUIVALENTS	\$1,004.68
4000 CAPITAL PROJECTS FUND - Building	
101000 CASH/CASH EQUIVALENTS	\$4,616.00
4020 CAPITAL PROJECTS FUND - General	
101000 CASH/CASH EQUIVALENTS	\$38,199.00
5210 WATER ENTERPRISE FUND	
101000 CASH/CASH EQUIVALENTS	\$8,618.02
5310 SEWER ENTERPRISE FUND	
101000 CASH/CASH EQUIVALENTS	\$23,532.48
Total:	\$107,354.47

04/27/23
17:48:09

CITY OF COLUMBIA FALLS
Claim Approval Signature Page
For the Accounting Period: 4 / 23

Page: 11 of 11
Report ID: AP100A

Council Meeting Date: 05/01/2023

Claims Submitted to Council: \$ 107,354.47

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

Prepared By: Shawn Bates, Finance Director

Shawn Bates

Approved by Susan M. Nicosia, City Manager

Susan Nicosia

City Council to Approve by motion on consent agenda

The following claims are significant:

Ferguson Waterworks \$6,738.94 - 1" water meters and waterline parts. (Fund 5210)
HDR Engineering Inc. \$21,661.74 - ARPA WWTP & Sewer improvements engineering (Fund 5310)
Billion Chrysler \$38,199 - 2022 Dodge Charger PD patrol vehicle. (4020)

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

04/27/23
16:41:08

CITY OF COLUMBIA FALLS
Payroll Summary For Payrolls from 04/28/23 to 04/28/23

Page: 1 of 2
Report ID: P130

Total for Payroll Checks

	Employee	Employer	Amount
COMA HOURS (Comp Time Accumulated)	1.88		
OTHE HOURS (Other Time Used)	56.00		2,174.48
OVER HOURS (Overtime)	95.00		3,699.12
REG HOURS (Regular Time)	2,520.25		73,173.09
SFTO HOURS (Shift Sup/FTO - \$1.5/hour)	201.00		301.50
SHFN HOURS (Shift B)	420.00		840.00
SHFQ HOURS (OVT B)	93.00		279.00
SICK HOURS (Sick Time)	285.50		9,566.63
VACA HOURS (Vacation Time Used)	86.50		2,814.00
VOLN HOURS (Not in use)	23.00		1,150.00
GROSS PAY	92,847.82	0.00	
NET PAY	64,441.10	0.00	
NET PAY (CHECKS)	330.80		
NET PAY (DIRECT DEPOSIT)	64,110.30		
AFLAC-POSTTAX	111.67	0.00	
AFLAC-PRETAX	165.04	0.00	
CHILD SUPPORT P	413.07	0.00	
CITY OF COLUMBI	20.00	0.00	
FIT	7,185.13	0.00	
FLEX ALLEGIANCE	1,051.30	32.50	
FOP	405.00	0.00	
HEALTHINS/PRE	2,151.96	20,432.57	
MEDICARE	1,337.63	1,337.63	
MT ST FIRE ASSO	95.37	0.00	
NATIONWIDE/CITY	0.00	2,770.26	
NATIONWIDE/EMP	338.33	0.00	
P.E.R.S.	3,864.49	4,387.91	
PERS/FURS	1,020.42	1,369.46	
PERS/POLICE	2,568.18	4,111.92	
SIT	4,157.00	0.00	
SOCIAL SECURITY	3,074.33	3,074.33	
TEAMSTERS DUES	343.50	0.00	
UNEMPL. INSUR.	0.00	502.99	
UNUM LIFE INS.	104.30	0.00	
WORKERS' COMP	0.00	3,210.85	
CHARLES SCHWAB	1,578.59	0.00	
FIRST INTERSTAT	1,028.13	0.00	
FREEDOM BANK	4,362.57	0.00	
GLACIER BANK KA	5,752.07	0.00	
GLACIER BANK/CF	17,036.78	0.00	
GLACIER BANK/WF	1,734.67	0.00	
NAVY FEDERAL CR	2,308.19	0.00	
PARKSIDE CR U	11,903.97	0.00	
THREE RIVERS	1,145.12	0.00	
USAA FEDERAL	1,317.14	0.00	
USBANK.	2,678.66	0.00	
VERIDIAN CREDIT	400.00	0.00	
WELLS FARGO	5,975.77	0.00	

April 28, 2023
Payroll
\$ 155,153.38
Baub Staaland

04/27/23
16:41:08

CITY OF COLUMBIA FALLS
Payroll Summary For Payrolls from 04/28/23 to 04/28/23

Page: 2 of 2
Report ID: P130

WFISH CR UNION	6,888.64	0.00
FIT/SIT BASE	81,688.10	0.00
MEDICARE BASE	92,249.78	0.00
PERS BASE	86,989.46	0.00
SOC SEC BASE	49,586.30	0.00
UN BASE	91,447.82	0.00
WC BASE	92,764.78	0.00

Total 41,230.42
Total Payroll Expense (Gross Pay + Employer Contributions): 134,078.24
*** PAYROLL REGISTER + VOLUNTEER PAYROLL REGISTER = PAYROLL SUMMARY ***

Check Summary

Payroll Checks Prev. Out.	\$31,142.42
Payroll Checks Issued	\$52,065.85
Payroll Checks Redeemed	\$31,142.42
Payroll Checks Outstanding	\$52,065.85
Electronic Checks	\$103,087.53

Deductions Accrued	Carried Forward From Previous Month	Deduction Checks Issued	Difference	Liab Account
Social Security	6148.66	6148.66		212260
Medicare	2675.26	2675.26		212260
P.E.R.S.	8252.40	8252.40		212270
Unempl. Insur.	502.99	1057.21	1560.20	212210
Workers' Comp	3210.85	6753.03	9963.88	212220
FIT	7185.13	7185.13		212260
SIT	4157.00	4157.00		212260
AFLAC-PRETAX	165.04	330.08		212230
NATIONWIDE/EMP	338.33	338.33		212280
Teamsters dues	343.50	687.00		212310
PERS/Police	6680.10	6680.10		212240
NATIONWIDE/CITY	2770.26	2770.26		212280
AFLAC-POSTTAX	111.67	223.34		212230
PERS/FURS	2389.88	2389.88		212275
MT ST FIRE ASSO	95.37	95.37		212315
HEALTHINS/PRE	22584.53	46649.00	-4984.77	212400
CITY OF COLUMBI	20.00	20.00		212450
UNUM LIFE INS.	104.30	208.60		212400
FLEX ALLEGIANCE	1083.80	1083.80		212285
CHILD SUPPORT P	413.07	413.07		212330
FOP	405.00	405.00		212335
Total Ded.	69637.14	90712.28	6539.31	

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

**CITY OF COLUMBIA FALLS
CITY COUNCIL REGULAR MEETING
HELD APRIL 17, 2023**

Mayor Barnhart called the meeting to order at 7:00 p.m. Meeting was held at the Columbia Falls High School Little Theatre.

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

Also present: City Manager Nicosia, City Clerk Staaland, City Attorney Breck, Contract City Planner Mulcahy and Police Chief Peters.

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA: Councilor Lovering motioned to approve the agenda, seconded by Councilor Shepard and the motion carried.

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

Approval of April 17, 2023 Claims

Approval of Payroll Claims - Quarter Ending March 31st - April 11, 2023

Approval of Special Payroll Claims - \$12,461.03 - April 13, 2023

Approval of Regular Payroll Claims - \$102,441.55 - April 14, 2023

Approval of Regular City Council Meeting Minutes - April 3, 2023

Approval of Change Order #2 - 12th Ave West EDA Project - Sandry Construction and authorize City Manager to Execute

VISITORS/PUBLIC COMMENT (Items not on agenda)

Kathleen Melee, 612 3rd Ave W., said she would like to see a community collaboration to create a mission and vision for the future of Columbia Falls including public/private partnerships on mixed use, rodeo grounds and Olympic Ice Skating rink.

NOTICE OF PUBLIC HEARINGS/PUBLIC HEARINGS:

Mayor Barnhart read the - Notice of Public Hearing - Zone Change Request:

The Columbia Falls City-County Planning Board held a public hearing for the following item at their regular meeting on Tuesday, April 11, 2023 at 6:30 p.m. at the Council Chambers of City Hall, 130 6th Street West, Columbia Falls, Montana. The Columbia Falls City Council will hold a subsequent hearing on May 1, 2023 starting at 7:00 p.m. in the same location.

Zoning Map Amendment – Christianson: A request by Eric S Christianson to amend the zoning map from the current zoning of CSAG-5 (Suburban Agricultural 5 acre minimum lot size) to CSAG-10 (Suburban Agricultural 10 acre minimum lot size). The property is located at 270 Jorgenson Trail, Columbia Falls and is described as Assessor's Tract 1E (Parcel G of COS 10557) located in Section 19, Township 30 North, Range 20 West, P.M.M., Flathead County.

UNFINISHED BUSINESS:

Adopt Staff Report CZC-23-01 as Findings of Fact

Mayor Barnhart stated he would like to hear from staff on the questions presented at the March 20, 2023 meeting.

City Manager Nicosia said the capacity of city water and sewer services has not changed since the February memo and documentation were presented.

Councilor Fisher said his question was if there would be enough water and sewer capacity to take care of multiple developments which City Manager Nicosia has just confirmed.

Councilor Piper made motion to adopt Staff Report CZC-23-01 as Findings of Fact, seconded by Councilor Robinson.

Councilor Piper said in his opinion the short term rentals will decline and housing will become available. Piper believes flooding the housing market is not the answer. The City Growth Policy has protected the property east of the river and if it was up to the county there would already be septic systems and wells on site. Eventually something will develop on the property but he would like to stick to the City Growth Policy. Piper stated personally he cannot support the requested zone change.

Mayor Barnhart said looking at the City Growth Policy Goals it states "Development near environmentally sensitive areas should be accomplished so that these features are left in a relatively undisturbed state". It's a great subdivision design but he is not comfortable with the location, or how public access is set up. The access from River Road is already a crowded area that has caused that intersection to be a serious problem. From what he can see there is nothing stating it will be addressed. Mayor Barnhart believes this is a safety problem as the developer is not saying a stop light will be installed; even if there was installation of a new stop light there are two accesses out of the proposed development. Mayor Barnhart said it will be extremely dangerous with additional construction traffic out of the development, along with regular traffic from River Road. We do not have a plan or assurance that we can get pedestrians or bicyclists to the south side of the highway to the existing path. We need connectivity to the city by getting people safely across the highway said Barnhart.

Councilor Shepard said we have been dealing with the east side of the river for nineteen years and at some point there will be something built there. The problem with going west is Mr. Sapa's property is not for sale. If we land lock the City, it will become stagnate and die. Shepard said from what he heard from the public is feelings and emotions and very short on facts.

Councilor Lovering said she concurs with Mayor Barnhart on concerns about traffic. This design may build out very quickly and currently the area is not ready to handle the amount of traffic it will generate said Lovering.

Councilor Fisher echoed Councilor Pipers comment that development is inevitable, whether it be million dollar homes or dense housing. Fisher said he struggles with this development and others like it proposed in this area because he is alright with increasing density there. If we can get denser housing one quarter mile from the city services and a mile from the downtown corridor it seems like a good place for it. If we moved forward with the zone change when it comes time for recommendations we could condition to have installation of a

stop light. Fisher asked the planner if the developer does not have permission from MDOT to install a stop light then it would shut down the development. Mulcahy said that is correct. Any sort of dense development on that side of the river needs to have access to the path system that is already in place to walk or bike into the city. A stop light there is absolutely critical said Fisher. He is fine with the increase of density and fine with extending city services across the river.

Mayor Barnhart asked Mulcahy if they need to specifically show items they disagree with on the staff report to not approve it. Mulcahy replied for clarity the staff report you are looking at was amended by the Planning Board. If you strongly disagree with any of the findings in the report you can amend or add to those findings for your decisions. You could do that prior to taking your vote and vote on each finding that you wish to amend said Mulcahy.

Mayor Barnhart said he has concerns with some of the items added by the Planning Board due to not being relevant to the sections they are applied to. When council has to approve or deny something of this magnitude we need to have a clear understanding of why we are approving or denying. Barnhart said in his opinion there are several issues with the reasoning of the City County Planning Board turning the proposal down. Mayor Barnhart does not believe it is in substantial compliance with the City Growth Policy due to the fact it is in an environmentally sensitive area.

Mulcahy said it is appropriate to amend the findings if Council doesn't agree that the project does not comply with the City Growth Policy.

Mayor Barnhart entertained a motion to amend Growth Policy Item One due to the stated goal in the Growth Policy that leaves environmentally sensitive areas in a relatively undisturbed state. Councilor Lovering made the motion to add an amendment to the Findings of Facts item number one, "Does the requested zone comply with the Growth Policy?" adding the statement "The proposed development does not comply with the Growth Policy as development near environmentally sensitive areas should be discouraged." Motion seconded by Councilor Piper with Council voting as follows. Ayes: Piper, Hamilton, Robinson, Lovering and Barnhart. Noes: Shepard and Fisher.

Mayor Barnhart noted item number two, "Is the requested zone designed to lessen congestion in the streets?" Barnhart would entertain a motion to amend because of River Road access on the south side of the highway is not being realigned or redesigned which may cause a congestion issue with traffic flow and safety in the area. Councilor Hamilton made motion to amend item number two noting that a better traffic plan for traffic flow and safety is offered, seconded by Councilor Robinson and the motion carried.

Councilor Fisher motioned to strike the item number three paragraph on page 6 of 9 added by the Planning Board regarding the Geotechnical Report, seconded by Councilor Shepard and the motion carried.

Mayor Barnhart referred to item number nine, "Does the requested zone give reasonable consideration to the peculiar suitability of the property for particular uses?" stating that he thought that density is too great for the property.

Councilor Robinson motioned to adopt the amended Staff Report CZC-23-01 as Findings of Fact, seconded by Councilor Fisher stating we are voting on the staff report which was previously used to deny the zone change

by the City County Planning Board. Ayes: Hamilton, Lovering, Piper, Robinson and Barnhart. Noes: Fisher and Shepard. With 5 in favor and 2 against the vote the motion carries.

Councilor Robinson motioned to Approve Zone Change and Direct Staff to Prepare Ordinance for May 1, 2023 Regular Council Meeting, seconded by Councilor Piper with Council voting as follows. Ayes: Shepard and Fisher. Noes: Lovering, Piper, Robinson, Hamilton and Barnhart. With a vote of 2 in favor of the zone change and 5 against the zone change the motion failed.

Mayor Barnhart asked City Planner Mulcahy if Council moves on the adopting the PUD staff report. Mulcahy said yes you should move forward on the PUD, but you would recommend denial of the PUD because it no longer conforms to the underlying zoning.

Councilor Lovering made motion to deny Staff Report CPUD-23-02 as Findings of Fact as it is not in compliance with underlying zoning, seconded by Councilor Robinson with Council voting as follows. Ayes: Piper, Robinson, Fisher, Hamilton, Lovering and Barnhart. Noes: Shepard.

Mayor Barnhart stated the amount of work and thought that went into this development was great. The subdivision idea is wonderful unfortunately it's in the wrong area. Mayor Barnhart hopes the developer finds an area close to Columbia Falls to connect to city water and sewer to bring rental units to the city.

Mayor suggested a short recess at 7:25 p.m. Mayor called the meeting back to order at 7:33 p.m.

NEW BUSINESS:

Approval to Declare 2013 Ford Police Interceptor Obsolete

City Manager Nicosia said this is a Police vehicle with approximately 112k miles on it and staff is requesting it to be declared obsolete.

Councilor Fisher motioned to declare the 2013 Ford Police Interceptor obsolete, seconded by Councilor Shepard and the motion carried.

ORDINANCES / RESOLUTIONS:

Second and Final Reading - Ordinance # 824:

An Ordinance of the City Council of the City of Columbia Falls, Montana, Amending the Columbia Falls Zoning Map to Allow the Development of a Planned Unit Development (PUD) Overlay for the Property Located at 812 4th Avenue West, Further Described as that Portion of the Southwest Quarter of Section 8, Township 30 North, Range 20 West, P.M.M., Flathead County, Montana, Described as Follows, To Wit: Parcel B of Certificate of Survey No. 12484.

Councilor Lovering motioned to approve the Final Reading of Ordinance #824, seconded by Councilor Hamilton with voting as follows. Ayes: Robinson, Shepard, Fisher, Hamilton, Lovering, Piper and Barnhart.

REPORTS / BUSINESS FROM MAYOR & COUNCIL

Councilor Lovering thanked city crews for trimming the tree on 1st Ave. E. that was near the road.

Councilor Shepard asked if the City can send a reminder on fire pits within the City limits.

Councilor Robinson said the Arbor Day celebration is May 5th at 11:30 a.m. in Hoerner Park. Our partners DNRC and US Forest Service will be there along with Mayor Barnhart. The Glacier Gateway 5th grade class will be planting trees and the public is welcome.

Councilor Hamilton said Clean the Falls is next Saturday, April 22nd, please come out and help clean our town. Mayor Barnhart noticed the graffiti on the old river bridge and he wondered who is responsible for cleaning it off. Nicosia said it is the county bridge and they have been notified.

Mayor Barnhart said the decision made earlier this evening is due to the diligence of this council, by taking extra time to digest all information along with comments from citizens. Because of that, council made the decision tonight based on facts and information requested.

CITY MANAGER REPORT

Project Updates: Railroad St. TA - City Contribution add'l \$5,917 for surveying

City Manager Nicosia said the Railroad Street sidewalk is the Transportation Alternative Grant that is managed by the state. There was an extensive review meeting and they have requested an additional \$5,917 to survey the right of way. The contract amendment will be coming forward. They are planning engineering throughout 2023 and construction will start 2024. This project consists of a sidewalk and 3 blocks of bike path on 4th Ave W.

The City is working on the Raise Grant final contract and it will be engineered throughout 2023 with construction starting in 2024-2025.

The EDA Grant 12th Ave. W. is progressing and is under construction. There was a change order on the consent agenda due to black dirt under the asphalt instead of gravel.

Council has talked about the Resort Tax and as a reminder tattoo parlors were deemed a luxury item, not all luxury items are listed in the code. Barbers and hair salons were deemed exempt as a necessity of life, what city staff missed were the lashes and nail salons should have listed as a luxury item and are subject to the resort tax.

Nicosia did an audit on the City resort tax and there are 207 active businesses.

Nicosia said the City became an Urban Transportation Community in 2013. The City's Urban Transportation Coordinating Committee met last week and reviewed the TA Grant and the Raise Grant. Despite not putting in any money on the RAISE project, the State of Montana Transportation Commission has to approve our project. Nicosia reported that the committee discussed whether or not to call for a priority project because the Raise Grant starts at 3rd St. W. South to 13th St. W. the TA Grant is the sidewalk and bike path. There was concern with aligning pavement, the Transportation Coordinating Committee voted to call for a project on the three blocks 1st thru 3rd to the corner to Nucleus Ave. The City has \$1.7 million in Urban Funds, managed by the state. The City will have to look at replacing the water main from Railroad St. to 3rd Ave. Additionally, MDOT wants preliminary engineering scope and estimated project costs with the City's formal call for a project.

The 5th Ave. EN. Water ARPA project construction starts on April 25th and the Sewer Main and Lift Station ARPA project begins on May 2nd.

Mayor Barnhart asked if the engineers are currently working on the Raise Grant design. City Manager Nicosia said the city has to get the agreement with the Federal Highway Administration before doing the request for proposal to select the engineers.

MISCELLANEOUS

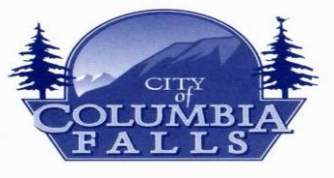
Finance - March 2023 Reports
Fire - March Activity Reports
Correspondence

ADJOURN

At 8:02 p.m. Councilor Lovering made the motion to adjourn, seconded by Councilor Hamilton.

Mayor

City Clerk



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

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

CITY OF COLUMBIA FALLS

NOTICE OF PUBLIC HEARINGS

The Columbia Falls City-County Planning Board will hold a public hearing for the following item at their regular meeting on Tuesday, April 11, 2023 at 6:30 p.m. at the Council Chambers of City Hall, 130 6th Street West, Columbia Falls, Montana. The Columbia Falls City Council will hold a subsequent hearing on May 1, 2023 starting at 7:00 p.m. in the same location.

Zoning Map Amendment – Christianson: A request by Eric S Christianson to amend the zoning map from the current zoning of CSAG-5 (Suburban Agricultural 5 acre minimum lot size) to CSAG-10 (Suburban Agricultural 10 acre minimum lot size). The property is located at 270 Jorgenson Trail, Columbia Falls and is described as Assessor's Tract 1E (Parcel G of COS 10557) located in Section 19, 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: Barb Staaland, City Clerk, 130 6th Street West, Room A, Columbia Falls, MT 59912 or via email: staalandb@cityofcolumbiafalls.com. For more information on the proposed zone change, call Eric Mulcahy, Columbia Falls City Planner at 755-6481.

DATED this 16th day of March, 2023.

Susan Nicosia

Susan Nicosia, CPA, MPA, City Manager
COLUMBIA FALLS CITY-COUNTY PLANNING BOARD

Publish: Daily Interlake: **March 26, 2023**

**ZONE CHANGE REQUEST
COLUMBIA FALLS AREA ZONING JURISDICTION
ERIC S. CHRISTIANSON
COLUMBIA FALLS PLANNING OFFICE STAFF REPORT CZC#23-02
March 31, 2023**

A report to the Columbia Falls City-County Planning Board and Zoning Commission and the Columbia Falls City Council regarding a request to amend the zoning classification from CSAG-5 (Suburban Agricultural) to CSAG-10 (Suburban Agricultural) within the Columbia Falls Zoning Jurisdiction. The zone change request is scheduled for a public hearing before the Planning Board on Tuesday, April 11, 2023, at 6:30 P.M. A subsequent hearing will be held by the Columbia Falls City Council May 1, 2023 at 7:00 P.M.

BACKGROUND INFORMATION

A. PETITIONERS

Owner:

Eric S. Christianson
270 Jorgenson Trail
Columbia Falls, MT 59912

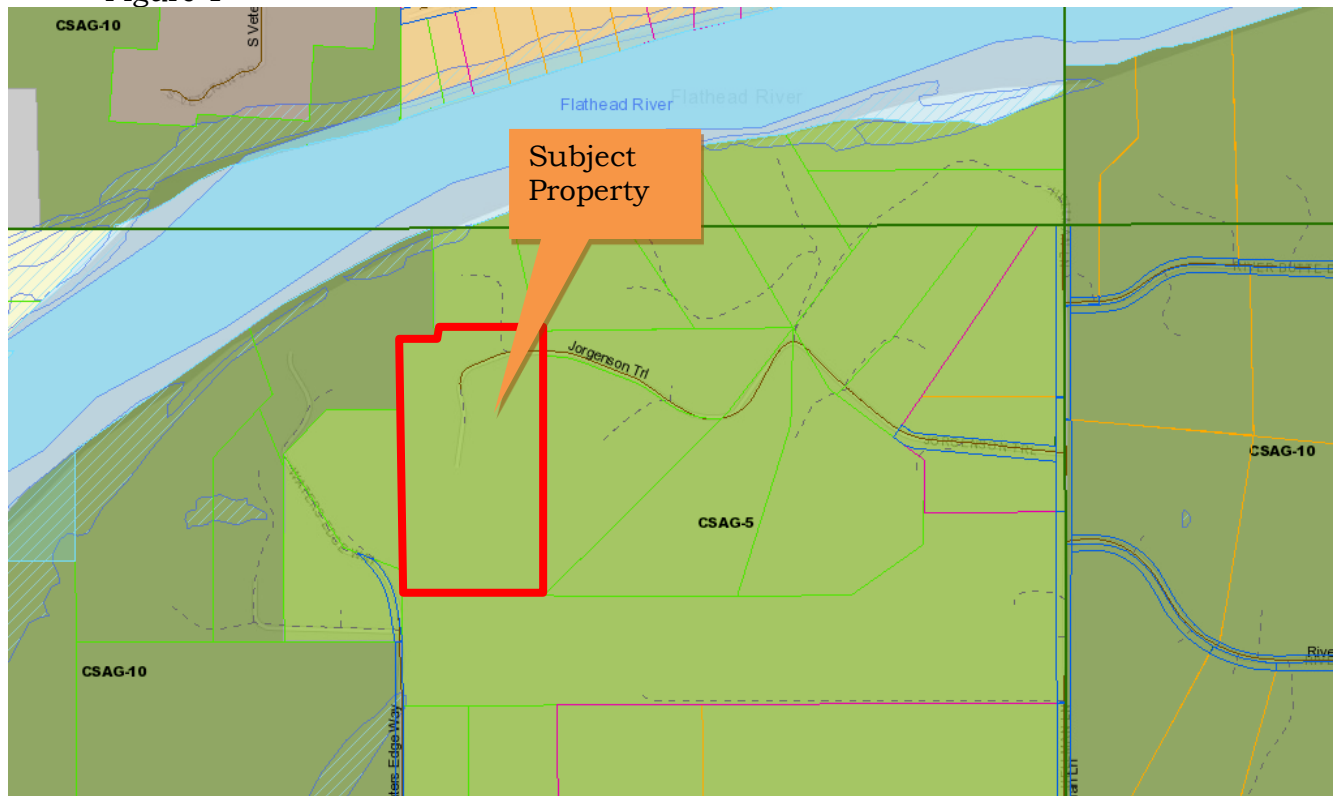
B. LOCATION/DESCRIPTION

The property is located at 270 Jorgensen Trail, Columbia Falls. The 13.67 acre property is described as Parcel G of COS 10557 (Assessor's Tract 1E) in Section 19, T30N, R20W, P.M.M., Flathead County.

C. REQUEST

The request would amend the zoning on this site from CSAG-5 (Suburban Agricultural) to CSAG-10 (Suburban Agricultural). See figure 1. The property is approximately 13.6 acres with a house, barn and corrals.

Figure 1



Flathead County GIS

D. REASON FOR REQUEST

The applicant is requesting the zone change to CSAG-10 so that they can operate a small commercial stable. The CSAG-5 only allows stables for private use. In most other respects, the CSAG-5 and CSAG-10 are nearly identical in that they both allow single family dwellings and the commercial raising of crops and livestock.

E. EXISTING LAND USE

The property has a house, barn, small out-buildings, and corrals.

Figure 2



Subject
Property

Source: Flathead County GIS – Photo Layer

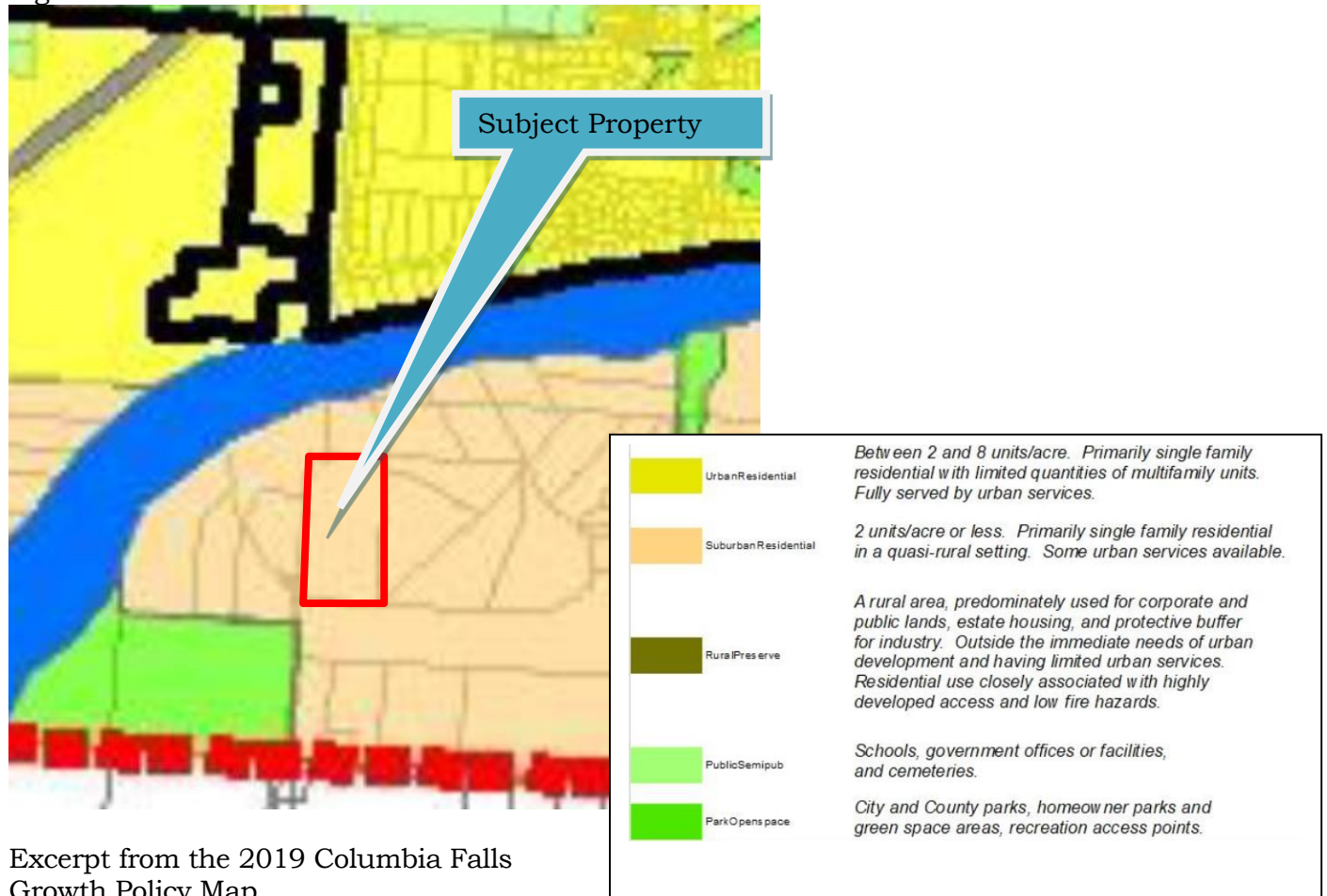
F. ADJACENT ZONING AND LAND USE:

Direction from Site	Current Zoning	Current Use
North	CSAG-5 and SAG-10	Large lot residential
South	CSAG-5	Large Lot residential and small farm/pasture
West	CSAG-5 and CSAG-10	Large Lot Residential
East	SAG-5	Large Lot residential and small farm/pasture

G. GROWTH POLICY DESIGNATION

The Columbia Falls Growth Policy Map designates the subject property for “Suburban Residential” (Figure 3). Suburban Residential is defined as: “2 units or less/acre. Primarily single family residential in a quasi-rural setting. Some urban services available.” The existing CSAG-5 and the proposed CSAG-10 zoning roughly meet the Suburban Residential Growth Policy designation but the SAG is defined in the zoning more as Suburban Agriculture which allows agriculture and livestock as permitted uses in both categories.

Figure 3



H. UTILITIES/SERVICES

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

EVALUATION BASED ON STATUTORY CRITERIA

This request is reviewed pursuant to the criteria set forth in Section 76-2-304, M.C.A., and as stated by the Montana Supreme Court. The following findings are made:

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

The Columbia Falls Growth Policy Map designates the subject property Suburban Residential (Figure 3). The proposed CSAG-10 zoning, like the existing CSAG-5 zoning, is considered a likely zoning classification for the Growth Policy of Suburban Residential.

The Columbia Falls Zoning Regulations define CSAG-5 as:

"A district to provide and preserve smaller agricultural function and to provide a buffer between urban and unlimited agricultural uses, encouraging separation of such uses in areas where potential conflict of uses will be minimized, and to provide areas of estate type residential development."

CSAG-10 is defined as:

"A district to protect and preserve agricultural functions and to provide a buffer between urban and unlimited agricultural uses, encouraging concentration of such uses in areas where potential conflicts of uses will be minimized."

Staff determines that the proposed zoning is consistent with the Growth Policy.

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

The subject property consists of approximately 13 acres. The proposed CSAG-10 designation would eliminate the potential to subdivide the property while the existing CSAG-5 would allow the applicant to split the property one time. Other than allowing the applicant to operate a stable for the public as opposed to a private stable, the CSAG-5 and CSAG-10 use categories are nearly identical. Although there could potentially be a slight increase in traffic with the commercial stable, that is offset by the lack of subdivision potential.

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

The property is located in the Badrock Fire District. According to the Flathead GIS Website, the property is mapped within the Wildland Urban Interface as is most everything outside of the City limits. The Suburban Agricultural use is a low impact use for the WUI. The property is not mapped within the 100-year floodplain of the Flathead River (FIRM Panel 1430J).

Figure 4



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

The proposed zone change establishes a density of one dwelling unit per ten acres. The property is already developed with a residence, barns, and paddocks. The property has a number of livestock as is allowed in the existing CSAG-5 zoning designation. The only change would be the opportunity for the applicant to board some stock for payment as opposed to for free. At the same time the proposed CSAG-10 would prohibit the applicant from subdivision in the future.

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

The proposed CSAG-10 allows one dwelling per ten acres. The setbacks of the CSAG-10 zone are 30-feet in the front (The CSAG-5 setback is 20-feet) and 20-feet on the sides and rear. Lot coverage is 20% on CSAG-10 (The CSAG-5 lot coverage is 25%). The proposed zoning will provide adequate light and air.

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

The proposed zoning reduces the density by half and, in this case, prevents further subdivision.

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

The existing CSAG-5 allows one dwelling per five acres while the proposed CSAG-10 allows one dwelling per ten acres. With a total of thirteen acres in the subject property the property could not be split by subdivision with the zone change. The applicant wants to operate a small stable and offer a very limited number of riding lessons for a fee, as a side job, which would be allowed with the proposed zone change. This proposed use would add visitors to the property but it would not be an undue concentration. As indicated in figure 1, the zoning map, there are a lot of CSAG-10 zoned properties in the neighborhood and they do not appear to generate an undue concentration of people.

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

The proposed zone change does not by itself provide for or require the adequate provisions of infrastructure. As the zone change will not allow further subdivision, there would not be any additional impact on sewer, water, schools or parks. As the existing CSAG-5 currently allows agricultural use along with the keeping, raising and selling of livestock, there would be little increase in stock trailers to the property.

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

The property is currently used as a residence for the owner and he and his family raise stock on the property. The property contains a large barn along with an arena, chutes and paddocks.

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

The subject property is currently zoned CSAG-5 and is surrounded by CSAG-5 and CSAG-10 zoning designations. Neighboring uses include large residential lots, small agricultural farms and pastures, along with the Kokanee Bend Fishing Access. The proposed CSAG-10 fits with the neighboring Suburban Agricultural Uses.

11. Will the new zoning affect property values?

The proposed zoning of CSAG-10 is consistent with use and density with much of the zoning surrounding the property and therefore should have no negative affect on property values.

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

The subject property is on the edge of the Columbia Falls Zoning and Planning jurisdiction. Many of the uses on the edge of the zoning district are suburban agricultural in nature. The Columbia Falls Zoning Regulations define the CSAG-10 designation as a buffer or transitional zone between more intensive agricultural uses and urban uses. The proposed zoning designation is an appropriate use given that the entire neighborhood is a mix of CSAG-5 and CSAG-10 zoning.

RECOMMENDATION

Staff finds that the subject sufficiently meets the adopted review criteria to be rezoned from CSAG-5 to CSAG-10. Staff recommends that the Columbia Falls Planning Board adopt staff report CZC-23-02 as findings of fact as the first motion. As a second motion staff proposes that the Planning Board send a recommendation of approval for the zone change to the Columbia Falls City Council.



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

Planning Department

PHONE (406) 892-4391

FAX (406) 892-4413

PAID

Item No.4.

MAR 03 2023

CITY OF COLUMBIA FALLS

RECEIVED

MAR 03 2023

CITY OF COLUMBIA FALLS

PETITION FOR ZONING MAP AMENDMENT

FILING FEE ATTACHED \$ _____

Zone Change Base Fee \$1000
For first 80 acres \$ 25/acre
For each add'l acre over 80 \$ 10/acre
Certified Owner's List \$75
Per each address on list \$5/ea. address

NAME OF APPLICANT: Eric S. Christianson

MAIL ADDRESS: 270 JORGENSEN TRL

CITY/STATE/ZIP: COLUMBIA FALLS MT 59912 PHONE: 406-250-6217

INTEREST IN PROPERTY: owner

PLEASE COMPLETE THE FOLLOWING:

- A. Address of the property: 270 JORGENSEN TRL
- B. Legal Description: (Subdivision Name, Lot & Block and/or Tract Number
(Section, Township, Range)
3020X19-XXX-1E
- (Attach sheet for metes and bounds)
- C. Land in zone change (ac)
13.7+/-
- D. The present zoning of the above property is: CSAG-5
- E. The proposed zoning of the above property is: CSAG-10
- F. State the changed or changing conditions that make the proposed amendment necessary:
Landowner has constructed a large shop/barn and wishes to be able to
board/breed horses as extra income. Subject property
is currently being used for agricultural/livestock purposes. CSAG-5 does not allow
for certain commercial livestock uses but CSAG-10 does permit them.

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

A. Promoting the Growth Policy**see attached narrative**

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

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

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

E. Preventing the overcrowding of land**see attached narrative**

F. Avoiding undue concentration of population**see attached narrative**

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

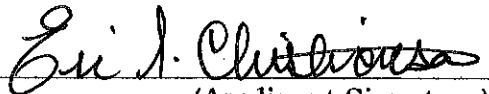
- H. Giving reasonable consideration to the character of the district
see attached narrative

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

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

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

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)

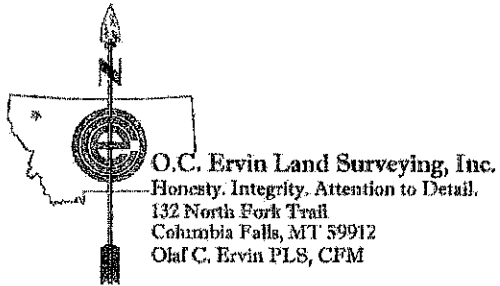
3-2-23
(Date)

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

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

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

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



A. Promoting the Growth Policy

The proposed map amendment is in harmony with the growth policy and is consistent with both the size/density and use stipulated in the policy. Reclassification as CSAG-10 will in no way be a detriment to the Growth Policy. The current CSAG-5 zoning is only slightly different than the proposed CSAG-10.

B. Lessening congestion in the streets and providing safe access

The effect of the proposed amendment on access and traffic congestion will be negligible. The impetus for this request is to allow for boarding/stables. The land is already being utilized in essentially this way.

C. Promoting safety from fire, panic and other dangers

The proposed project is not anticipated to have any detrimental effect on the above-listed conditions. The subject property has 2 separate ingress/egress roads significantly lessening any danger from fire, panic, etc.

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

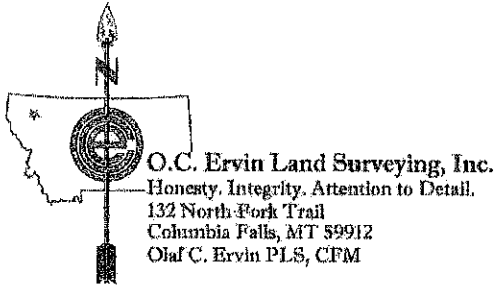
The subject property is appropriately situated so as to be a reasonable location for limited agricultural use. The property is adequately sized to allow for required facilities. Utilities are readily available. The property has direct access to 2 maintained roads.

E. Preventing the overcrowding of land

The proposed map amendment would have the effect of lessening the future overcrowding of the land by limiting subdivision development.

F. Avoiding undue concentration of population

The proposed map amendment is in harmony with the growth policy and is also consistent with both the size and use of essentially all adjoining properties. The proposed map amendment would have the effect of limiting subdivision development and consequently population concentration.



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

The proposed project is not anticipated to have any detrimental effect on the above listed conditions. Any new sanitary facilities would be subject to review and approval by the Flathead County Health Department and/or Montana DEQ.

H. Giving reasonable consideration to the character of the district

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

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

The subject property is appropriately situated so as to be a reasonable location for limited agricultural use. The property is adequately sized to allow for required facilities. Utilities are readily available. Livestock facilities are already in place on the property.

J. Protecting and conserving the value of buildings

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

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

The proposed map amendment is in harmony with the growth policy and will not affect the orderly growth of the neighborhood in any foreseeable way. The proposed map amendment would have the effect of limiting subdivision development and consequently unwanted growth.



Insured Titles
 44 4th Street West/P.O. Box 188
 Kalispell, MT 59901
 Phone: (406)755-5028 / Fax: (406)755-3299

PR: AFFGRP

Ofc: 0067 (5255)

Invoice

To: Eric S. Christianson

Invoice No.: 5255 - 671013647

Date: 03/02/2023

Our File No.: 1084423-FT

Title Officer: Kelley Hill

Escrow Officer:

Customer ID: AD1070801

Liability Amounts

Attention:

Your Ref.:

RE: **Property:**
 270 Jorgenson Trl., Columbia Falls, MT 59912

Buyers: Eric S. Christianson

Sellers:

Description of Charge	Invoice Amount
Guarantee-Subdivision Guarantee	\$150.00

INVOICE TOTAL**\$150.00****Comments:****Thank you for your business!**

To assure proper credit, please send a copy of this Invoice and Payment to:

Attention: Accounts Receivable Department

LB# 1083, Insured Titles, PO Box 35146

Seattle, WA 98124-5146

GUARANTEE

Issued by

Insured Titles

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

Title Officer: Kelley Hill

Phone: (406)755-5028

FAX: (406)755-3299



First American Title™

Item No.4.

Form 5010500 (7-1-14)

Guarantee Number: 501055-

Guarantee Face Page

Issued By

FIRST AMERICAN TITLE INSURANCE COMPANY



First American Title™

First American Title Insurance Company

Dennis J. Gilmore, President

Greg L. Smith, Secretary

This jacket was created electronically and constitutes an original document

SCHEDULE OF EXCLUSIONS FROM COVERAGE OF THIS GUARANTEE

Item No.4.

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

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

The following terms when used in the Guarantee mean:

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

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

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

3. NO DUTY TO DEFEND OR PROSECUTE.

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

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

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

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

GUARANTEE CONDITIONS AND STIPULATIONS (Continued)

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

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

5. PROOF OF LOSS OR DAMAGE.

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

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

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

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

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

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

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

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

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

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

7. DETERMINATION AND EXTENT OF LIABILITY.

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

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

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

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

8. LIMITATION OF LIABILITY.

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

9. REDUCTION OF LIABILITY OR TERMINATION OF LIABILITY.

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

10. PAYMENT OF LOSS.

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

11. SUBROGATION UPON PAYMENT OR SETTLEMENT.

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

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

12. ARBITRATION.

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

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

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

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

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

14. NOTICES, WHERE SENT.

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



First American Title

Guarantee

Subdivision Guarantee

Item No.4.

ISSUED BY

First American Title Insurance Company

GUARANTEE NUMBER

5010500-1084423-FT

Subdivision or Proposed Subdivision: FOR ZONING PURPOSES

Order No.: 1084423-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:

Eric S. Christianson

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:

PARCEL G OF CERTIFICATE OF SURVEY NO. 10557, LOCATED IN THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 30 NORTH, RANGE 20 WEST, P.M.M., FLATHEAD COUNTY, MONTANA.

(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:

Eric S. Christianson

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

1. Deed of Trust , to secure an original indebtedness of \$532,000.00, dated March 17, 2022 and any other amounts and/or obligations secured thereby
Recorded: March 23, 2022, as Doc. No. 2022-000-07576
Grantor: Eric S. Christianson
Trustee: Insured Titles
Beneficiary: Valley Bank of Kalispell

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

2. 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.

3. 2023 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:

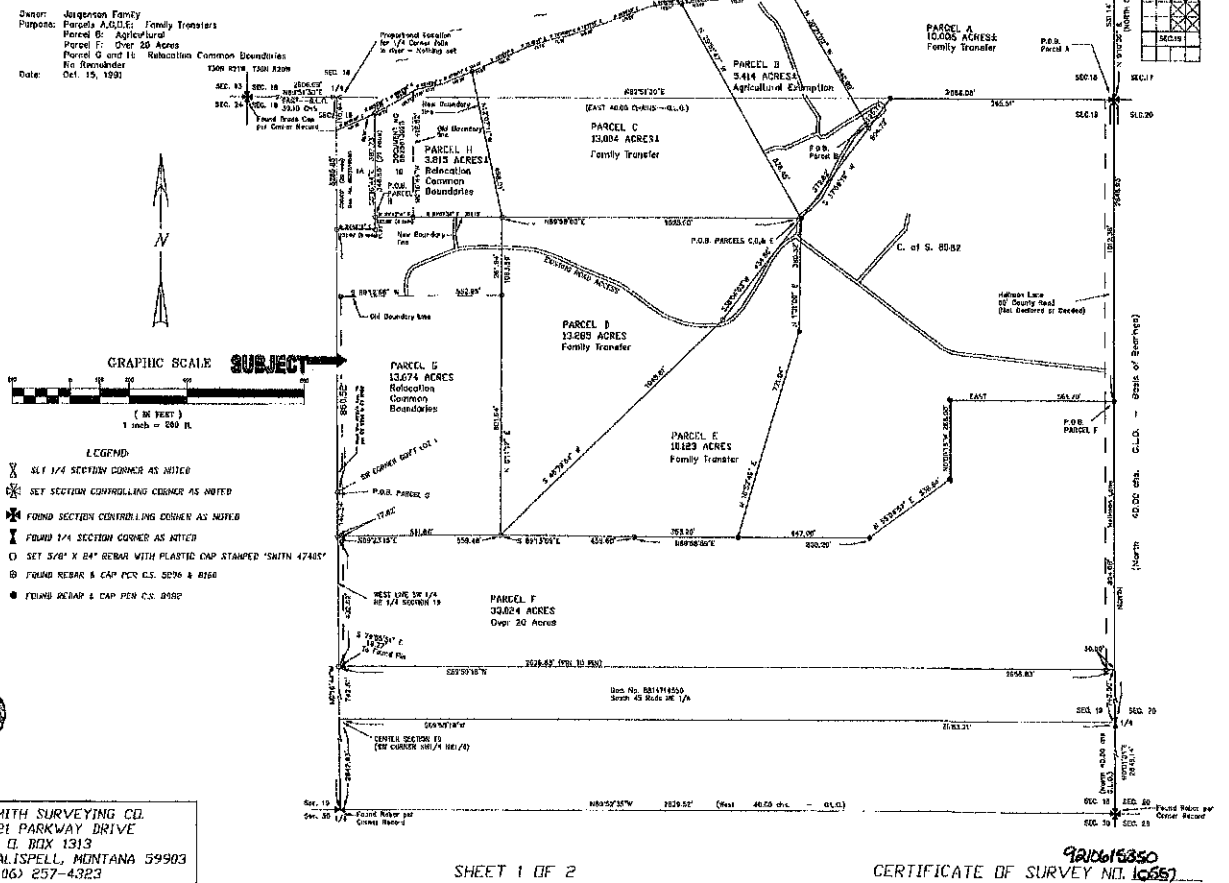
Year	First Half / Status	Second Half / Status	Parcel Number	Covers
2022	\$1097.18 PAID	\$1097.13 UNPAID	0976194	Subject Land

4. Easement for electric transmission and distribution line granted to Flathead Electric Cooperative, Inc., recorded September 23, 1987 as Instrument No. 87-266-13430.
5. Easement for electric transmission and distribution line granted to Flathead Electric Cooperative, Inc., recorded September 23, 1987 as Instrument No. 87-266-14150.
6. Easement for roadway granted to Roy A. Jorgenson and Lori L. Jorgenson, previously known as Lorie L. Lucas, recorded June 19, 1991 as Instrument No. 91-171-10250.
7. All matters, covenants, conditions, restrictions, easements and any rights, interest or claims which may exist by reason thereof, disclosed by Certificate of Survey(s) No. 10557, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restriction violate 42 USC 3604 (c).
8. Provisions contained in that Certificate, executed by the State of Montana, Department of Health and Environmental Services.
9. Easement for telephone wires, towers, poles, props, guys, anchors and other supports and/or underground facilities granted to Pacific Telecommunications Inc., recorded May 29, 1992 as Instrument No. 92-150-13080.
10. Boundary Line Agreement upon the terms, conditions and provisions contained therein:
Parties: Eric S. Christianson and Lynsee N. Christianson, Richard F. Suttle, Justin Charles Misener and Kathy Lee Misener
Recorded: October 31, 2016, as Instrument No. 2016-000-24112 and being re-recorded on November 9, 2016 as Instrument No. 2016-000-24937
11. Easement to provide a non-exclusive access easement over and across Parcel 2 of Certificate of Survey No. 17509 granted to Eric S. Christianson, Lynsee N. Christianson and Richard F. Suttle, recorded January 24, 2017 as Instrument No. 2017-000-01680 and being re-recorded on October 10, 2017 as Instrument No. 2017-000-25266.
12. Boundary Line Agreement upon the terms, conditions and provisions contained therein:
Parties: Eric S. Christianson, Lynsee N. Christianson, Richard F. Suttle, Travis Marx and Darra Marx
Recorded: January 24, 2017, as Instrument No. 2017-000-01681

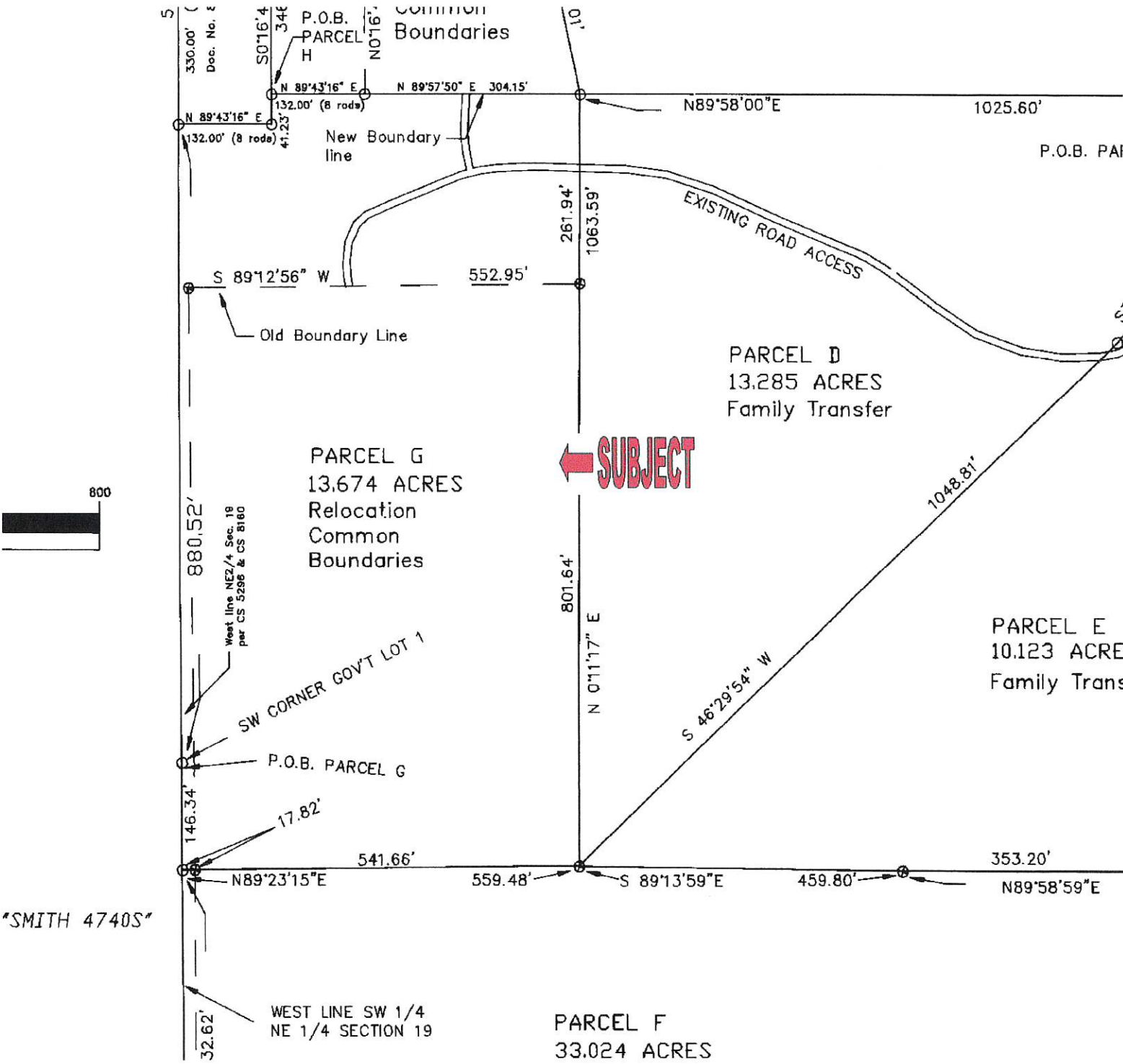
Date of Guarantee: February 27, 2023 at 7:30 A.M.

By: 
Authorized Countersignature

Owner: Jorgenson Family
Purpose: Parcel A,G,U,F: Family Transfers
Parcel B: Agricultural
Parcel F: Over 20 Acres
Parcel G and H: Relocation Costs
No remainder
Date: Oct. 15, 1991



"This plat is provided solely for the purpose of assisting in locating the land and the Company assumes no liability for variations, if any, with actual survey." Insured Titles



19 30 20

SCALE 1" = 400'



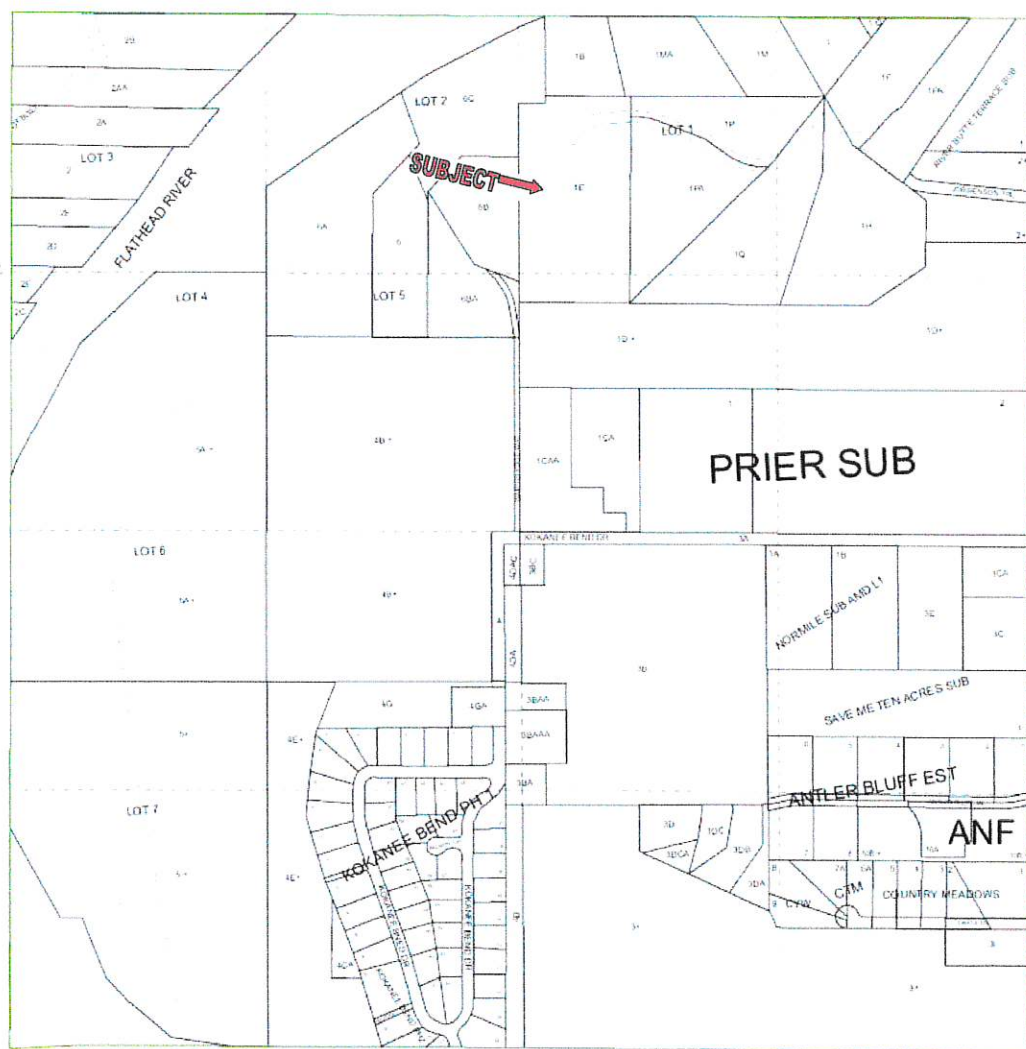
THIS MAP IS PREPARED ONLY FOR THE ADMINISTRATIVE USE OF FLATHEAD COUNTY AND IS NOT NECESSARILY AN ACCURATE REPRESENTATION OF THE LOCATION OR EXISTENCE OF TRACTS OF RECORD, THEIR BOUNDARIES OR EASEMENTS AND ROADWAYS

"This plat is provided solely for the purpose of assisting in locating the land and the Company assumes no liability for variations, if any, with actual survey." Insured Titles

SECTION 19
TOWNSHIP 30 N
RANGE 20 E

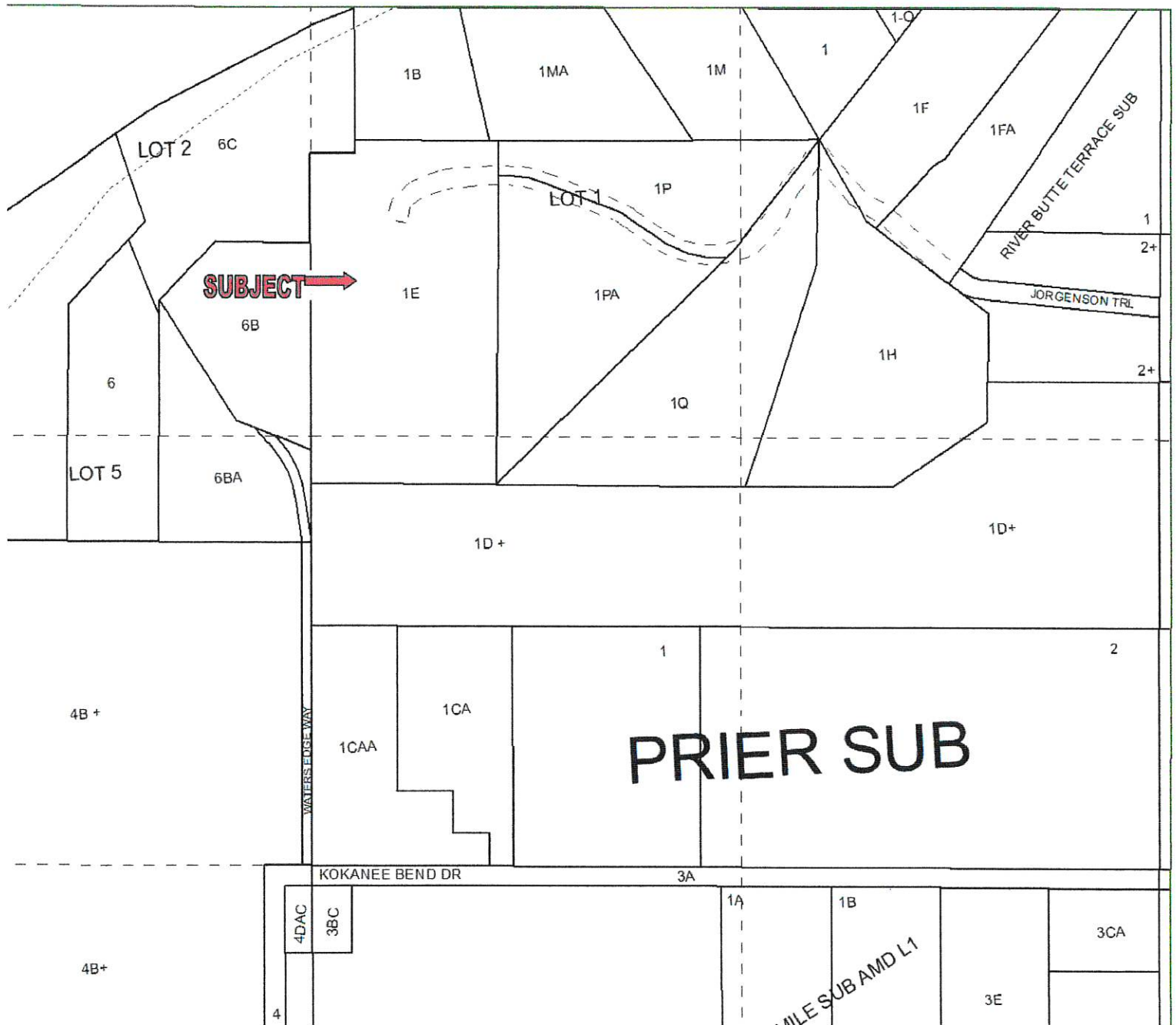
SECTION 19
TOWNSHIP 30 N
RANGE 20 E

SECTION 19
TOWNSHIP 30 N
RANGE 20 E



4/6/21

"This plat is provided solely for the purpose of assisting in locating the land and the Company assumes no liability for variations, if any, with actual survey." Insured Titles

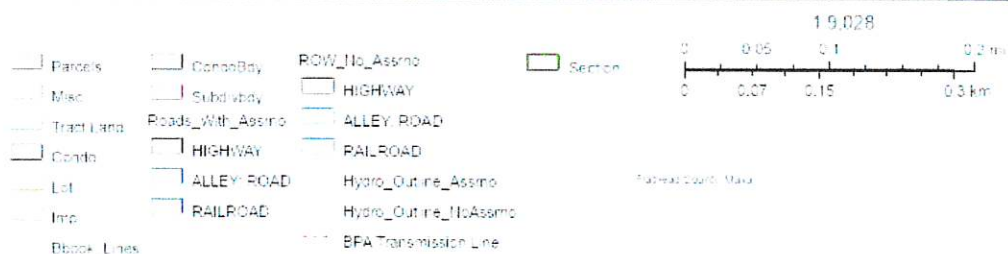




270 Jorgenson Trail

Area of Interest (AOI) Information

Feb 21 2023 6:04:38 Mountain Standard Time



Summary

Name	Count	Area(ft²)	Length(ft)
Ownership	1	N/A	N/A
Property Identifiers	1	N/A	N/A
Property Address	1	N/A	N/A
Legislative Districts	1	N/A	N/A
Commissioner District	1	N/A	N/A
100 Year Flood Plain	0	N/A	N/A
500 Year Flood Plain	0	N/A	N/A
County Zoning	0	N/A	N/A
Neighborhood Plan	0	N/A	N/A

Ownership

#	Owner Type	Owner	Mailing Address	Area(ft²)
1	Owner	CHRISTIANSON, ERIC S	270 JORGENSEN TRL COLUMBIA FALLS MT 59912	N/A

Property Identifiers

#	Tract ID	Assessor Number	Geocode	Area(ft²)
1	3020X19-XXX-1E	0976194	07418619101070000	N/A

Property Address

#	Address	City, State, Zip	Count
1	270 JORGENSEN TRL	COLUMBIA FALLS MT 59912	1

Legislative Districts

#	Precinct	House District	Senate District	Area(ft²)
1	21	4	2	N/A

Commissioner District

#	District Number	District Representative	Area(ft²)
1	1	Brad Abell	N/A



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

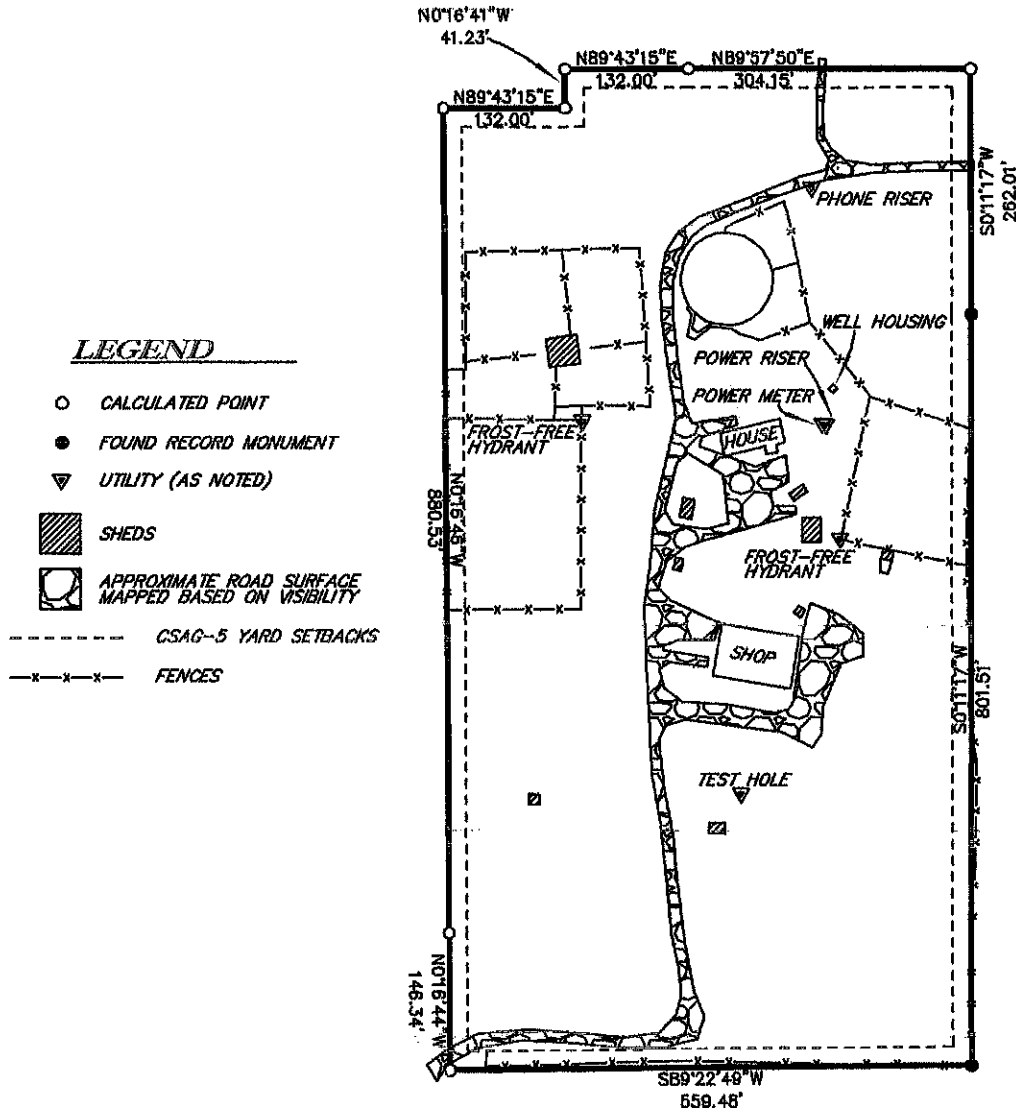
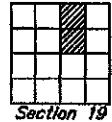
270 Jorgenson Trail

W1/2, NE1/4, Section 19, T.30N, R.20W, P.M.M.,
Flathead County, Montana



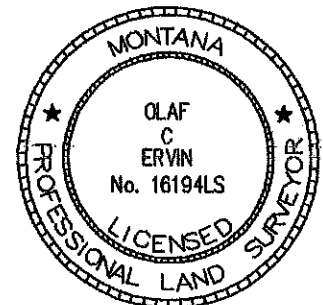
Scale 1 inch = 200 feet
Basis of Bearings = GPS/GNSS Observation

PURPOSE: Zone Change Application
Site Map



CERTIFICATE OF SURVEYOR

[Signature]
REGISTRATION NUMBER 16194LS
APPROVED 02-22-2023

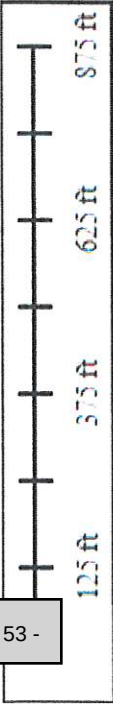


For: Eric S. Christianson
Owner: Eric S. Christianson
Date: February, 2023

270 Jorgenson Trail



O.C. Ervin Land Surveying, Inc.



CITY OF COLUMBIA FALLS
NOTICE OF PUBLIC HEAR-
INGS

The Columbia Falls City-County Planning Board will hold a public hearing for the following item at their regular meeting on Tuesday, April 11, 2023 at 6:30 p.m. at the Council Chambers of City Hall, 130 6th Street West, Columbia Falls, Montana. The Columbia Falls City Council will hold a subsequent hearing on May 1, 2023 starting at 7:00 p.m. in the same location.

Zoning Map Amendment – Christianson: A request by Eric S Christianson to amend the zoning map from the current zoning of CSAG-5 (Suburban Agricultural 5 acre minimum lot size) to CSAG-10 (Suburban Agricultural 10 acre minimum lot size). The property is located at 270 Jorgenson Trail, Columbia Falls and is described as Assessor's Tract 1E (Parcel G of COS 10557) located in Section 19, 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: Barb Staalnd, City Clerk, 130 6th

Street West, Room A, Columbia Falls, MT 59912 or via email: staalandb@cityofcolumbiainfalls.com. For more information on the proposed zone change, call Eric Mulcahy, Columbia Falls City Planner at 755-6481.

DATED this 16th day of March, 2023.

Susan Nicosia
Susan Nicosia, CPA, MPA, City Manager
COLUMBIA FALLS CITY-COUNTY PLANNING BOARD

March 26, 2023
MNAXLP

STATE OF MONTANA

FLATHEAD COUNTY

AFFIDAVIT OF PUBLICATION

MARY BOOTH BEING DULY SWORN, DEPOSES AND SAYS: THAT SHE IS THE LEGAL CLERK OF THE **DAILY INTER LAKE** A DAILY NEWSPAPER OF GENERAL CIRCULATION, PRINTED AND PUBLISHED IN THE CITY OF KALISPELL, IN THE COUNTY OF FLATHEAD, STATE OF MONTANA, AND THAT NO. 29296

LEGAL ADVERTISEMENT WAS PRINTED AND PUBLISHED IN THE REGULAR AND ENTIRE ISSUE OF SAID PAPER, AND IN EACH AND EVERY COPY THEREOF ON THE DATES OF MARCH 26, 2023

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

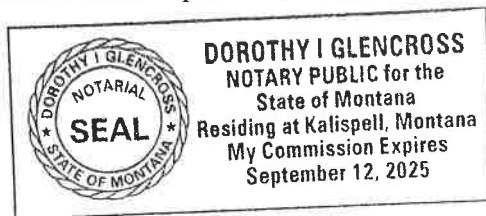
Mary Booth

Subscribed and sworn to
Before me this, March 26, 2023

Dorothy I. Glencross

Dorothy I. Glencross

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



RECEIVED

APR 01 2023

CITY OF COLUMBIA FALLS

Item No.4.



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

Planning Department

PHONE (406) 892-4391

FAX (406) 892-4413

Item No.4.

March 22, 2023

Re: Public hearing notice for a Zoning Map Amendment from CSAG-5 to CSAG-10.

Dear Adjacent Property Owner:

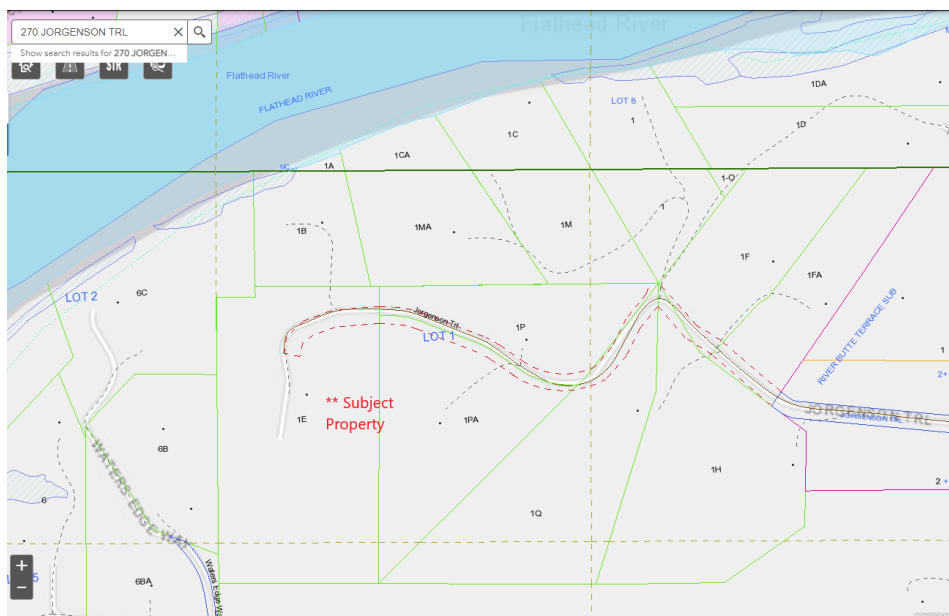
Our records indicate that you are the owner of property within 150-feet of the proposed project.

As the Planning Staff for the Columbia Falls Planning Jurisdiction, I am writing to provide you with a notice of a public hearing that involves a request by Eric S Christianson to amend the zoning map from the current zoning of CSAG-5 (Suburban Agricultural 5 acre minimum lot size) to CSAG-10 (Suburban Agricultural 10 acre minimum lot size). The applicant states that he wants to board and breed horses on his 13 acre property and the CSAG-5 does not allow for commercial stables while the CSAG-10 does allow commercial stables as a permitted use.

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 Board packet, it needs to be submitted to the City Clerk, 130 6th Street West, Columbia Falls, MT 59912 no later than Thursday April 6th, 2023 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 April 11, 2023.

Sincerely,

Eric H. Mulcahy, City Planner



CITY OF COLUMBIA FALLS
NOTICE OF PUBLIC HEARINGS

The Columbia Falls City-County Planning Board will hold a public hearing for the following item at their regular meeting on Tuesday, April 11, 2023 at 6:30 p.m. at the Council Chambers of City Hall, 130 6th Street West, Columbia Falls, Montana. The Columbia Falls City Council will hold a subsequent hearing on May 1, 2023 starting at 7:00 p.m. in the same location.

Zoning Map Amendment – Christianson: A request by Eric S Christianson to amend the zoning map from the current zoning of CSAG-5 (Suburban Agricultural 5 acre minimum lot size) to CSAG-10 (Suburban Agricultural 10 acre minimum lot size). The property is located at 270 Jorgenson Trail, Columbia Falls and is described as Assessor's Tract 1E (Parcel G of COS 10557) located in Section 19, 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: Barb Staaland, City Clerk, 130 6th Street West, Room A, Columbia Falls, MT 59912 or via email: staalandb@cityofcolumbiafalls.com. For more information on the proposed zone change call Eric Mulcahy, Columbia Falls City Planner at 755-6481.

Columbia Falls Planning Department
 130 6th Street West, Room A
 Columbia Falls, MT 59912

April 2, 2023

Scott Allen and Tracy Ammerman
 (temporary mailing address)
 PO Box 8
 Moose, WY 83012
 (permanent address)
 1030 Waters Edge Way
 Columbia Falls, MT 59912

Dear Mr. Mulcahy,

We understand that Mr. Eric Christianson, of 270 Jorgenson Trail, Columbia Falls, MT is requesting to amend the zoning of his property from CSAG-5 to CSAG-10. This would change the use of the property from residential agricultural use to commercial agricultural use. We do not oppose Mr. Christianson's use of the property for residential agricultural use, however, we **do oppose** commercial livestock operations immediately adjacent to a residential community and request that the amendment be denied.

One of the criteria on the application for the zoning change is, "Giving reasonable consideration to the character of the district." The answer to that question on the application is, "The proposed amendment is consistent with both the size and use of essentially all adjoining properties." ***That statement is false.*** Although the adjoining two properties to east (1) and south (1) might also be zoned as CSAG-10, the four properties that adjoin to the north (1) and west (3) are all zoned as CSAG-5, with three of those properties approximately five acres or less. Amending the zoning for 270 Jorgenson Trail will have the potential to ***significantly negatively impact*** the four residential properties that are all immediately adjacent to Mr. Christianson's, if he chooses to use his land for commercial livestock/agricultural purposes. Such impacts could include: foul odors from additional animal manure (beyond the livestock that is already on site); noise impacts from heavy equipment and from conducting commercial operations on site; increased commercial traffic into a residential area; as well as increased light pollution. All of these noted issues will ***degrade the character of these properties***, as well as cause the corresponding ***property values to decrease***. Decreased property values will have ***very negative implications for those property owners***, as well as reduced real estate tax income to the county.

Additional financial burden to the adjacent property owners will also be a direct result of increased traffic on Waters Edge Way, which is a private road. The previous owner of our property on Waters Edge Way granted a 20-foot wide easement to Mr. Christianson across what is now our property. Although

the easement was granted, there is no written legal right that allows Mr. Christianson use of Waters Edge Way. Since Mr. Christianson constructed the easement, he uses Waters Edge Way as the primary ingress/egress to his property. Vehicle traffic to his property via Waters Edge Way now exceeds all the traffic combined for the five other residents that use and maintain that private road. There has been notable and significantly increased damage to the road, of which the **residents of Waters Edge Way are responsible for upkeep.**

Thank your for notifying us of Mr. Christianson's proposal. Again, we do not oppose the current us of his property, but we **strongly oppose** his request to amend the current zoning and its allowances. Please deny his request for zoning change due to the **negative impacts to the character of adjacent properties.**

Thank you for your time and consideration.

Scott B. Allen

Tracy L. Ammerman

B Staaland

From: anthony copper <a.w.copper@gmail.com>
Sent: Thursday, April 6, 2023 12:12 PM
To: B Staaland
Subject: Christianson CSAG-10 Request

Attention Barb Staaland
City Clerk

RECEIVED
APR 06 2023
CITY OF COLUMBIA FALLS

Dear Planning Board,

I am writing in opposition to my neighbor, Eric S. Christianson's request for approval from CSAG-5, to CSAG-10, to establish a commercial horse boarding and breeding center!

The character of this area neighborhood is residential, and approving this zoning change for the purpose of a commercial business would dramatically change the lifestyle of the established neighborhood in Waters Edge Way. Pollution of water, air and noise would have an environmental adversity and reduce our property values.

Mr Christianson doesn't even use his own established driveway depicted on the map! He uses our private driveway on Waters Edge Way! The increased volume of traffic will incur more wear and tear to our private roadway, further increasing the cost for repair and maintenance for the five families responsible for upkeep of the private roadway to our properties. The driveway is a single track gravel road with minimal shoulder width to allow for passing of oncoming traffic along most of the route, and in some cases, none at all. This will increase the risk of safety hazards to pedestrians and potential vehicle damage.

I ask that you deny this request!

v/r, Tony Copper
307-200-1760
a.w.copper@gmail.com

CITY OF COLUMBIA FALLS

PLANNING BOARD AND ZONING COMMISSION MEETING MINUTES

HELD APRIL 11, 2023

REGULAR MEETING – 6:30 PM.

Chairman Vukonich called Meeting to order at 6:31 PM

PRESENT: Vukonich, Nelson, Smith, Lundgren, Byrd-Rinck, Singer, Kavanagh, Shepard (Zoom)

ABSENT: Duffy

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

APPROVAL OF MINUTES:

Approval of March 14th, 2023 Regular Meeting Minutes

Motion made by Lundgren to approve the March 14th, 2023 minutes as presented, Seconded by Nelson. Motion carried with all present voting AYE.

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

No public comment was presented.

PUBLIC HEARINGS AND ACTION:

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

Zoning Map Amendment – Christianson: A request by Eric S Christianson to amend the zoning map from the current zoning of CSAG-5 (Suburban Agricultural 5-acre minimum lot size) to CSAG-10 (Suburban Agricultural 10-acre minimum lot size). The property is located at 270 Jorgenson Trail, Columbia Falls and is described as Assessor's Tract 1E (Parcel G of COS 10557) located in Section 19, Township 30 North, Range 20 West, P.M.M., Flathead County.

Contract Planner Eric Mulcahy presented staff report CZC #23-02. The reason for this request is the applicant is wishing to operate a commercial stable which is not allowed in the CSAG-5 zone. With this zone change the applicant would not be able to subdivide his property since the CSAG-10 zone has a 10-acre minimum and the total property area is 13 acres. The impacts of reducing the zoning offsets any commercial impacts such as congestion in the street. Staff reviewed the findings of facts and recommends approval of this request and welcomes any questions from the Planning Board.

Singer wondered if there is a maximum number of livestock allowed per acre? Mulcahy answered that in this zone there is not a limit since it is an agricultural zone, not a residential zone.

Kavanagh sought clarification on the zoning regulations for CSAG-5 since with a conditional use permit it would allow a riding academy or a rodeo arena. Mulcahy said that the distinction is the stable and the applicant is seeking to run a public stable where he can have some monetary gain from boarding horses not just a riding or rodeo arena. Kavanagh had a further question about the second access that the applicant uses and acts as the primary access. Mulcahy answered that when the parcel was created under the certificate of survey the primary access was Jorgensen Trail. The applicant secured an easement from a previous property owner for a second access to the south but Mulcahy said he would not be the arbitrator over whether that access is legal or not.

Vukonich wondered if there would need to be an additional permit obtained to operate a live event such as a rodeo. Mulcahy said that under the current zoning a conditional use permit would be required but with the zone change no additional permit would be needed. Mulcahy noted that this would not be a very appropriate place for a rodeo. There

APRIL 11, 2023

are many arenas all over this valley but they are very low-key operations which is what the applicant is looking to do. Vukonich stated for clarification that the zoning stays with the property not the owner. Mulcahy answered in the affirmative and stated that there is CSAG-10 zoned properties adjacent to this property.

Applicant presentation began at 6:53. Olaf "Olie" Ervin from OC Irvin Land Surveying represented the applicant. Ervin noted that the applicant does not have much more to present, they agree with the staff report and appreciate the work that was put into it. Ervin stated as a land surveyor he can speak a little bit on the second access easement to the south onto Waters Edge Way. The easement was granted by the previous owners of the property and is an access and utility easement. As a land surveyor his opinion is that Christianson will have to use Jorgenson Trail to access this property with livestock trailers since it will overburden the secondary access but it provides emergency egress if necessary. In regards to why the zone change is being presented is that the property is already being used for horse husbandry and the applicant would like to get a little monetary gain from commercial boarding or riding lessons which is not available with the current zoning. In his opinion, the CSAG-10 zoning is harmonious with the area.

Vukonich remarked that he has been on Kokanee Bend Drive and there are sections that are rugged and the County only does the minimum upkeep required on that road, so commercial traffic could exacerbate that problem. Ervin replied that there are already people boarding their horses at this property for no charge, so there would not be an increase in traffic, the applicant is just seeking the ability to be compensated for the boarding that is already present.

Singer inquired if additional buildings would be constructed and Ervin replied that there would not be any additional buildings. She then asked how many horses are there currently. Eric Christianson, the applicant, replied there are 7 horses of his own and 3 horses owned by friends that just pay for hay.

Smith asked if Jorgenson Trail would be the primary access since the Board received written public comment that said that Mr. Christianson uses the access off Waters Edge Way as his primary access. Ervin replied the easement was acquired for personal use and it is nice to have emergency egress but Jorgenson Trail would be the primary access.

Lundgren remarked that in the comment letter it is stated that there are 5 residents on Waters Edge way that are responsible for the maintenance of the road and asked the applicant if he would be willing to communicate with those people and come up with a solution? Ervin answered that when the easement was granted there was an opportunity to include Mr. Christianson into the road maintenance agreement and it was not taken and while it is harder to go back and change that it can be done.

Eric Christianson, 270 Jorgenson Trail, stepped up to the podium further remarking on the road maintenance by saying that he has maintained that road for many years when he used to live on Waters Edge Way. After he moved to his current property, he did not maintain the road until he obtained the easement. He stated last weekend he ripped the whole road down, graded it, brought in gravel and filled the potholes himself. One neighbor approached him and asked if he was willing to maintain the road and Christianson said yes. He went on to say that he does not have the facilities to accommodate a rodeo such as bleachers and he is not planning on having any rodeos there. He is just seeking legal compensation for the horse facility he has built as a secondary income for his family. He is involved closely with the rodeo and teaches kids to ride horses so there will be the occasional practice at this property. He stated he would like to build a nicer hay barn regarding the question posed by Singer about additional structures. He is aware of other horse boarding facilities that are overrun and he is not looking to do that here. Sometimes he will hold horses for horse shippers until they are shipped out and some people have sought riding lessons from him as well. Also, he has taken in starving horses before and since he has chutes people with young or untouched horses have sought to use them. He has a lot of money and time into this facility and wants a little compensation for his work.

Kavanagh wondered if he could forecast how much stock he anticipates? Christianson replied that he does not know but he is not trying to get huge, he has a full-time job. He would probably want to board 5 or 6 horses; he has some leased pasture that he moves his horses onto in the summer and this property is primarily used in the winter. He is seeking to board to friends since horse people can be rather needy and he will be picky on whose horse he boards.

Public comment was opened at 7:04 PM.

APRIL 11, 2023

APRIL 11, 2023

Tracy Ammerman, 1030 Waters Edge Way, Columbia Falls, via Zoom. She does not object to the current personal use of the property for horse husbandry. She is concerned about the commercial use of the area and the increased density and use included with that. Her property is the property with the easement that was granted before they purchased the property. The easement was granted but the road itself is a private road. The use is not just for emergency egress there is extensive use of the road by non-residents and Mr. Christianson himself. The increased use of Waters Edge Way is to the extent that there is a mailbox at the end of Mr. Christianson's driveway on that road. One other point is that at the top of page 8 of the Staff Report regarding the properties to the north, south, west and east there is actually three properties that border Mr. Christianson's property to the west.

Scott Allen, 1030 Waters Edge Way, Columbia Falls, via Zoom. The use of Waters Edge Way has increased since Mr. Christianson put the road in. The traffic has increased to the extent that it is more than all the other residents combined. Additionally, Mr. Christianson had told him that he is not able to make turns with horse trailers on Jorgenson Trail so he needs that easement to get trailers out. There is not enough room to make the turn on this road without driving on their property and there is a big rut where the cars coming out of the Christianson property drive onto their property. There has also been some tree damage adjacent to their property where Christianson plows and trailers catch tree branches. He is not sure of the legality of the road since it has punched through onto a private road. Stating that this is an emergency egress for him is a misrepresentation, he uses this as his primary access. He understands that Christianson has stated that he does not want to do a rodeo but there is a difference between what he does not want to do and what he can do and what people can do is what should be talked about. He is already building the facilities to have a rodeo. The increased use would disrupt the quietness of the neighborhood.

Public comment was closed at 7:13

A motion was made by Byrd-Rinck to Adopt Staff Report CZC-#23-02 as Findings of Fact. Seconded by Kavanagh.

Shepard asked a question of Mulcahy regarding the private roads asking him to address that. Mulcahy answered that most of the roads are private; Jorgenson Trail is private, Hellman Lane he believes is public, Kokanee Bend Drive is privately maintained. So, the neighbors maintain all those roads. The applicant has legal access through the certificate of survey that created the parcel. It is not his place to determine legal access on a private road, that is usually determined by those two parties going to a judge, so we will not decide that here tonight. But for the legal access regarding the zone change there is access with Jorgenson Trail. Vukonich sought clarification that it is not part of the Board's consideration to question the use of this secondary access. Mulcahy answered that is correct.

Kavanagh commented that based on the applicant's desire for the property and the current use moving to a less dense zone makes sense and he is with Mulcahy that the question of legality of the secondary access is not the Planning Board's purview.

A roll call vote was performed to adopt Staff Report CZC # 23-02 as Findings of Fact. AYES: Vukonich, Nelson, Smith, Lundgren, Byrd-Rinck, Singer, Kavanagh, Shepard NAYS: None. Motion passes.

A motion was made by Kavanagh to recommend approval of the Zoning Map Amendment to City Council. Seconded by Byrd-Rinck. A roll call vote was performed. AYES: Vukonich, Nelson, Smith, Lundgren, Byrd-Rinck, Singer, Kavanagh, Shepard NAYS: None. Motion passes.

A motion was made to adjourn by Nelson. Seconded by Singer with all present voting AYE.

ADJOURNMENT – Meeting duly adjourned at 7:20 PM

Chairman

Attest:

Public Works Clerk

APRIL 11, 2023

May 1, 2023

To: Mayor & Council

From: City Manager Nicosia

RE: New Business – Animal Conflict Prevention Ordinance

The City has been approached by the Bear Conflict Management Specialist, Justine Vallieres, MT Fish, Wildlife and Parks Region 1 to review the emergency ordinance (820) adopted last summer/fall in response to the increased bear activity in the City last year. The conflicts were reduced after the City adopted the emergency ordinance and the community became more bear aware.

Here is the text from the emergency ordinance:

NOW, THEREFORE, be it ordained by the City Council of the City of Columbia Falls, Montana, as follows: Section 1: The preventative measures prescribed by MT F, W & P to reduce animal encounters are conflict including but not limited to the following will be applied to all residents and business owners within the City Limits:

- a. No outdoor feeding of domestic animals unless food is locked and secured overnight.
- b. Store all attractants, including garbage and recycling, indoors or in bear-resistant garbage cans.
- c. Remove ripe fruit from trees and areas around the trees. Do not leave fruit for bears and other animals.
- d. Remove or empty bird feeders at night. Do not leave any food outdoors overnight.
- e. Store coolers, grills, smokers, and any other items with food scent indoors.
- f. All domestic and commercial waste should be properly secured or stored indoors. Do not accumulate garbage and recycling in truck beds, piled in yards or stored in vehicles.
- g. Store garbage roll out indoors until morning of scheduled pick up.
- h. Secure chicken coops and add electric fence if needed to deter bear activity.

The City Council could adopt an ordinance that would become established in the code instead of adopting an emergency ordinance each year. The code could include a seasonal specification, such as May – November. If Council concludes that having a permanent ordinance in place is in the best interest of the community, Council would give notice of a public hearing and hold two readings of the proposed ordinance and it would then become effective 30 days later.

Council Action Requested: Determine if Animal Conflict Prevention Ordinance should be pursued.

May 1, 2023

To: Mayor & Council

From: City Manager Susan Nicosia

RE: Park Use – Change in Hours of Use – 12:00 am (midnight)

Mayor and Council:

The Columbia Falls Chamber has submitted a special use permit for two Outdoor Movie Nights at Marantette Park this summer on July 8th and August 5th. The event will be held from 8:00 pm – 12:00 am (midnight). Past events were very well attended and went smoothly. The City received only positive comments after the events. City staff has reviewed the application for use and recommends approval of extending the hours for these community events.

City policy sets the hours for park use. As City Manager, I do not have the authority to amend those hours.

Council Action: Approve Marantette Park use to 12 midnight for the community movie nights July 8th and August 5th.

May 1, 2023

To: Mayor & Council

From: City Manager Nicosia

RE: 2024 FY Health Insurance – City Portion

The City received notice of a 9% health insurance premium increase from MMIA for the 2024 FY effective July 1st. The City allows employees to choose between 4 different plans: Bridger (80/20), Madison (70/30), Mission (60/40) or High Deductible. The Vision and Dental premiums remained the same as the past 5 years. The City increased the city portion of the premium last year so the employer portion was approximately 90% of the total premium. The City had not adjusted the employer portion for the previous two years.

The City's Insurance Committee, as established in last year's Collective Bargaining Agreements, met and reviewed the premium changes. After analyzing the 2024 premiums, the Committee is recommending that the City's contribution increases so the City continues paying approximately 90% of the total premium across all coverages.

Current:

Family – \$1,944/month
Employee/Spouse - \$1,405/month
Employee/Child(ren) - \$1,237/month
Single - \$704/month

Recommended:

Family - \$2,110/month
Employee/Spouse - \$1,525/month
Employee/Child(ren) – \$1,341/month
Single - \$764/month

The estimated budgetary impact across all applicable funds, General, Streets, Water and Sewer is approximately \$42k.

Council Action Requested: Approve the 2024 FY City Contribution Rates as recommended by the City's Insurance Committee

RESOLUTION NO. 1898

A RESOLUTION OF THE CITY COUNCIL OF COLUMBIA FALLS, MONTANA CONDITIONALLY APPROVING THE PRELIMINARY PLAT FOR THE WOLFE MEADOWS SUBDIVISION, A 2 LOT RESIDENTIAL FIRST MINOR SUBDIVISION, LOCATED AT 150 KOKANEE BEND DRIVE, DESCRIBED AS LOT 1 OF PRIER SUBDIVISION IN NE1/4 SECTION 19, TOWNSHIP 30 NORTH, RANGE 20 WEST, P.M.M., FLATHEAD COUNTY, MONTANA.

WHEREAS, Terry A. Wolfe, owner/applicant of the subject property, has applied for preliminary plat approval of Wolfe Meadows Subdivision, a 2-lot residential first minor subdivision;

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

WHEREAS, the Columbia Falls Planning Department, in Subdivision Report #CPP-23-01, recommended approval of said subdivision plat with certain conditions; and

WHEREAS, the Planning Department also recommends approval of granting a variance to the paving requirements; and

WHEREAS, the preliminary approval of said subdivision plat was considered by the City Council of the City of Columbia Falls at the regular council meeting on Monday, May 1, 2023 after the presentation of Staff Report CPP-23-01 by the City's Planner and determined that the development of the subdivision meets the requirements of Title 76, Chapter 3 of the Montana Code Annotated and should be approved with certain conditions.

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

Section One. Findings of Fact. That Subdivision Report #CPP-23-01 of the Columbia Falls Planning Department is adopted by the Council as findings of fact with respect to said Subdivision Plat approval and subject to the conditions set forth on Attachment "A."

Section Two: Variance. That the Council grants the variance to paving requirements as recommended in Staff Report CPP-23-01.

Section Three. Zoning. That the zoning classification of said premises shall not be affected by this action.

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

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

PASSED AND ADOPTED BY THE CITY COUNCIL OF COLUMBIA FALLS, MONTANA THIS 1st DAY OF MAY, 2023, THE COUNCIL VOTING AS FOLLOWS:

AYES:

NOES:

ABSENT:

City Clerk

APPROVED BY THE MAYOR OF COLUMBIA FALLS, MONTANA THIS 1st DAY OF MAY, 2023.

Mayor

ATTEST:

City Clerk

ATTACHMENT "A"

- 1 The applicant shall receive physical addresses in accordance with Flathead County Resolution #1626C. All road names shall appear on the final plat. Street addressing shall be approved by Flathead County:
- 2 The applicant shall comply with all reasonable fire suppression and access requirements of the Bad Rock Rural Fire District. A letter from the fire chief stating the plat meets the applicable requirements of the District shall be submitted with the application for final plat.
- 3 All area disturbed during development of the subdivision shall be re-vegetated in accordance with an approved Weed Control Plan and a letter from the County Weed Supervisor stating that the Weed Control Plan has been approved and implemented shall be submitted with the final plat.
- 4 With the application for final plat, the developer shall provide a compliant Road Users' Agreement per Covenants, Conditions, and Restrictions document which requires each property owner to bear his or her pro-rata share for maintenance of the roads within the subdivision and for any integral access roads lying outside the subdivision.
- 5 The proposed water, wastewater treatment, and stormwater drainage systems for the subdivision shall be reviewed, as applicable, by the Flathead City-County Health Department and approved by the Montana Department of Environmental Quality.
- 6 The mail delivery site(s) shall be provided with the design and location approved by the local Postmaster of the US Postal Service. A letter from the Postmaster stating that the applicant has met their requirements shall be included with the application for final plat.
7. The following statements shall be placed on the face of the final plat applicable to all lots:
 - a. All addresses shall be assigned by the Flathead County Address Coordinator and be clearly visible from the road, either at the driveway entrance or on the house. Address numbers shall be at least four inches in height per number.
 - b. All utilities shall be placed underground.
 - c. Lot owners are bound by the soil disturbance and weed management plan to which the developer and the Flathead County Weed Department Agreed
8. All required improvements shall be completed in place or a Subdivision Improvement Agreement shall be provided by the subdivider prior to final approval by the County Commissioners.
9. The final plat shall be in substantial compliance with the plat and plans submitted for review, except as modified by these conditions.
10. Preliminary plat approval is valid for three (3) years. The final plat shall be filed prior to the expiration of the three years. Extension requests to the preliminary plat approval shall be made in accordance with the applicable regulations and the following associated timeline(s).
11. The applicants shall provide Columbia Falls Public Works Department an AutoCAD file of the subdivision at final plat.
12. The applicant is not subject to a parkland dedication fee in accordance with 17.18.220.B.1.a which exempts minor subdivisions.
- 13 The requested variance to the Columbia Falls Subdivision Regulations for the paving of 80 feet of Kokanee Bend Drive .

**SUBDIVISION REPORT #CPP-23-1
WOLFE MEADOWS SUBDIVISION
COLUMBIA FALLS PLANNING OFFICE
April 6, 2023**

A report to the Columbia Falls City Council regarding a request for preliminary plat approval of Wolfe Meadows Subdivision, a 2-lot residential first minor subdivision.

I. BACKGROUND INFORMATION

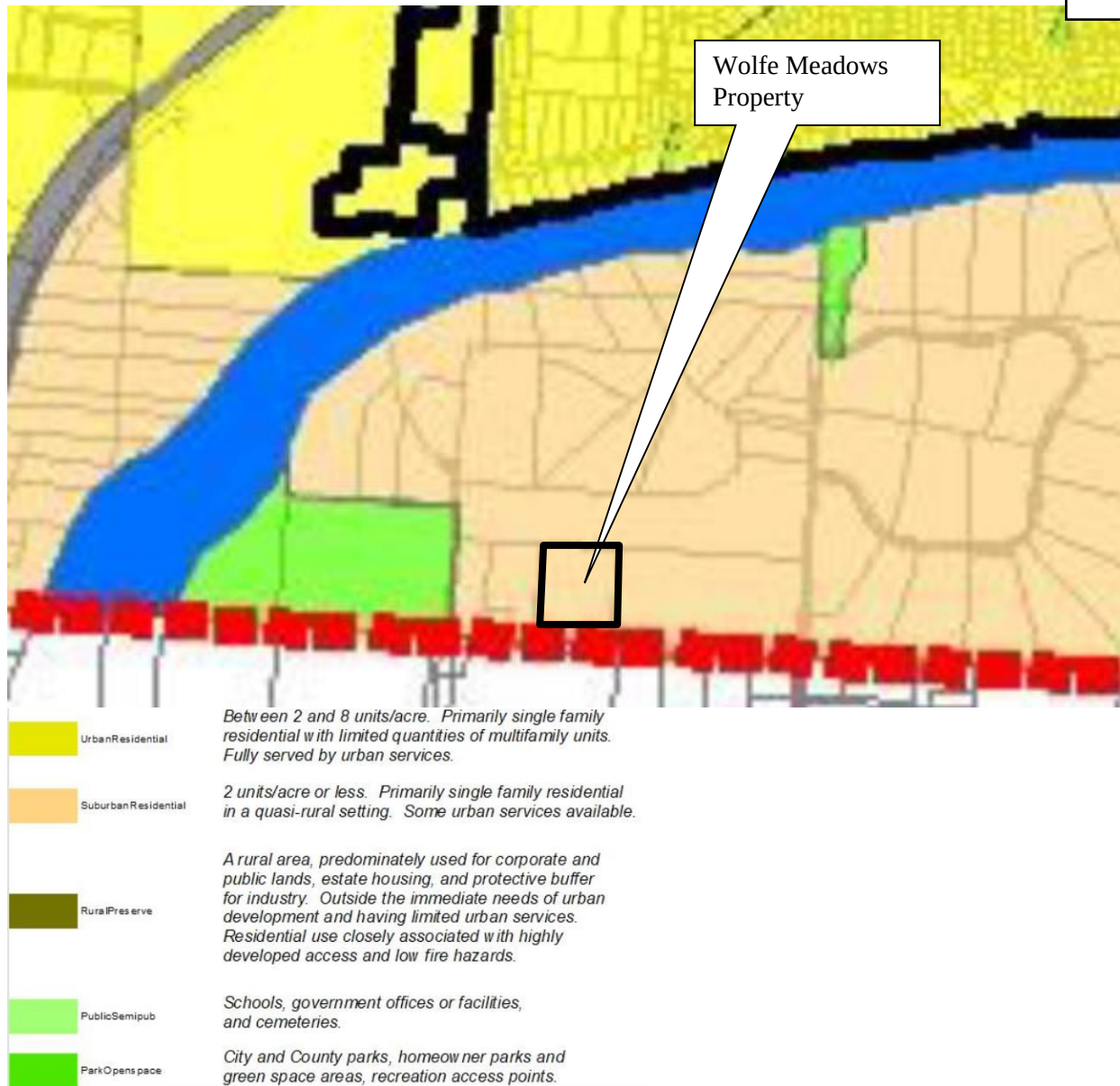
Owner/Applicant: Terry A. Wolfe
141 Saki Lane
Columbia Falls, MT 59912

Technical Assistance: Breckenridge Surveying
2302 Highway 2 East #6
Columbia Falls, MT 59912

WET
102 Corporative Way #100
Kalispell, MT 59901

- a. Location: The property is located at 150 Kokanee Bend Drive in the extra territorial planning jurisdiction of Columbia Falls. The property is described as Lot 1 of Prier Subdivision in the NE1/4 in Section 19; T30N; R20W.
- b. Size: The proposed subdivision contains 10.0 acres and each lot will be 5.00 acres in size to conform to the CSAG-5 zoning;
- c. Existing Land Use: This 10 acre property has a house and outbuildings on the west half of the property (proposed Lot 1) while the east half of the property (proposed Lot 2) is currently pasture.
- d. Adjacent Land Uses:
North: Large Lot residential and small agricultural uses
South: Large Lot residential and small agricultural uses.
East: Large Lot residential and small agricultural uses.
West: Large Lot residential and the Kokanee Bend Fishing Access.
- e. Relation to Growth Policy: The Columbia Falls Growth Policy Map designates the subject property for "Suburban Residential" (Figure 1). Suburban Residential is defined as: "2 units or less /acre Primarily single family residential in a quasi-rural setting. Some urban services available." The existing CAG-5 roughly meet the Suburban Residential Growth Policy designation and the proposed subdivision complies with the zoning

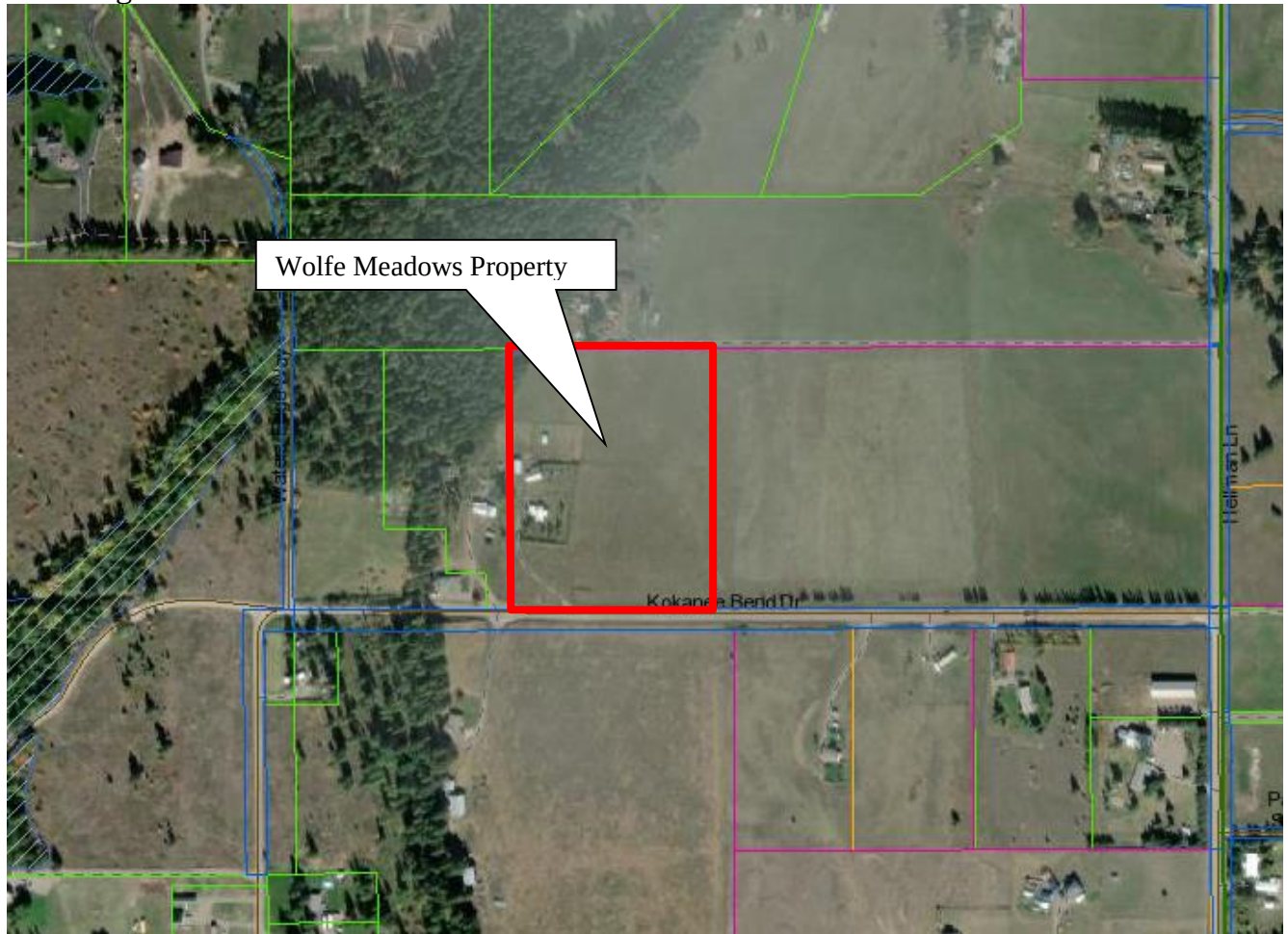
Figure 1. Columbia Falls Growth Policy Map - 2013



- f. Zoning: The subject property is CSAG-5
- g. Utilities & Services: The property is not within City limits, and is outside the current municipal water and sewer service areas. Following is a list of services that are available for this site:

Sewer: On-site individual wastewater
 Water: On-site individual water
 Refuse: Private Hauler Home Pick-up
 Police: Flathead County Sheriff Department
 Fire: Bad Rock Rural Fire District
 Street Maintenance: Flathead County Road Department
 Electric: Flathead Electric

Figure 2



Source: Google Map

II. REVIEW AND FINDINGS OF FACT

This subdivision is considered to be a minor subdivision, and does not go before the Planning Board, nor does the City Council hold a public hearing. The subdivision is reviewed under Chapter 17.18, Design Standards for Areas not Annexed to the City.

A. Effects on Public Health and Safety:

The subdivision is located on Kokanee Bend Drive south of the Flathead River off of Columbia Falls Stage. The Bad Rock Fire Hall is located approximately two road miles from the subdivision. Access for fire is good. The property is not located within any floodplain and the closest floodplain designation is located approximately 4/10ths of mile to the west at the fishing access.

B. Effects on Wildlife and Wildlife Habitat:

The property is in a rural area of the planning jurisdiction with a CSAG-5 zoning that includes a minimum lot size of five acres. The property is mostly flat pasture with few trees. The very northwest corner of the property has some steep slopes and is densely treed. The northwest corner is the only real habitat

on the property and the applicants are not proposing and change the slope of the vegetation. Given the lack of native habitat and a subdivision creating one additional lot on ten acres, staff is presuming there will be minimal impact to wildlife and wildlife habitat.

C. Effects on the Natural Environment:

1. Groundwater: According to the Flathead County Environmental Health Services, Septic Permit issued in 1990 for the existing septic permit, the groundwater is greater than seven feet. The property is not within the Columbia Falls groundwater protection zone. This is adequate for on-site septic systems and Nitrate and Phosphorous analysis provided in the application for the original lot, the project would appear to meet standards required by the MDEQ.
2. Natural Vegetation: The majority of the property is pasture. Only the very northwest corner of the property is forested.
3. Surface Water: There are no surface waters associated with the property. The Flathead River is more than a ½ mile to the west.
4. Topographical Features: The site is mostly flat. There is a steep slope on the north west corner of the property on proposed Lot 1. The existing homes and outbuildings on proposed Lot 1 are located well away from the steep bank.
5. Soils Types: A detailed soils report was included with the application. Soils consist of Mires Gravel Loam (Mg) 0 to 3% slope and Flathead Mires Loam (Fh) 0 to 3% slope. These soils are typical of the area and support both buildings and on-site septic.

D. Effects on Local Services:

1. Police: the Flathead County Sheriff Department is responsible for patrolling and responding to this area and the proposed subdivision. Generally, the Flathead County Sheriff's Office has had a standard response to subdivision impacts and that is they will address the needs of the County but response time may be slow depending on the location of the officers on duty at the time.
2. Fire: The proposed subdivision is located within the Bad Rock Rural Fire District and is approximately two miles west of the Bad Rock Fire Station located on Hwy 206. The property is mapped in the Wildland Urban Interface (WUI) per the Flathead County GIS map, however, much of the property cleared of trees decades ago for farming.
3. Water and Sewer: No impacts to municipal services are anticipated, as the two lots will be served by individual, on-site septic and well.
4. Schools: Using County wide average of 0.35 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 2020 counted 49,531 housing units in Flathead County – 17,446 students /

49,531 housing units = 0.352 students per unit), the one new residential lot would generate maybe one (1) student to the K – 12 school system.

5. Recreation/Parkland: The Montana Statutes and the City subdivision standards exempt minor subdivisions from parkland dedication.

6. Transportation and Circulation: The subdivision fronts on Kokanee Bend Drive, a Private Road, and each lot would have individual driveways. There are no sidewalks or paths on the County Road.

Kokanee Bend Drive is paved roughly at the proposed lot line between Lots 1 and 2 and runs west towards the fishing access. The Road is gravel from the lot line east to the intersection with Hellman Lane. Because the subdivision fronts on a portion of unpaved private road, the Columbia Falls Subdivision Regulations require that 80 feet of the access road be paved (Chapter 17.18.090(K)(3)(c)).

The applicant is requesting a variance to this provision. The variance is reviewed below under Section F of this report.

E. Effects on Agriculture:

The property is a suburban agricultural use. The property is zoned CSAG-5 (Suburban Agricultural) with a five acre minimum lot size. The CSAG-5 zone allows agricultural uses and the proposed subdivision is meeting the minimum lot size. It is presumed that the one additional lot will have minimal impacts on agricultural uses in the general area of the subdivision.

F. Compliance with Subdivision Design Standards and Regulations:

The proposed subdivision complies with the City design standards with the exception of the requested variance to road paving. Because the subdivision fronts on a portion of unpaved private road, the Columbia Falls Subdivision Regulations require that 80 feet of the access road be paved (Chapter 17.18.090(K)(3)(c)).

Variance criteria:

What hardship would be created with strict compliance of subdivision regulations?

According to the application, there are approximately 750 vehicle trips per day on Kokanee Bend Drive. In looking at the properties west of the proposed subdivision it appears that there are approximately 75 homes and a Public fishing access. The ITE Trip Generation manual and the Columbia Falls Subdivision Regulations attribute approximately 10 trips per day for a single family use. With the existing homes and the fishing access the 750 trips approximation seems feasible. The proposed new lot in this subdivision would contribute 10 additional trips or 1.2 percent of the overall trips.

The cost to pave 80-feet of the private road to is approximately \$10,000 with subgrade improvements.

Are there alternative(s) to strict compliances with subdivision regulations?

The applicant proposes entering into a road user's agreement for the two lots.

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

Granting the variance will not be detrimental to public health and welfare as this subdivision adds approximately 1% to the overall traffic on Kokanee Bend Drive.

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

Kokanee Bend Drive is a privately maintained road so there are no public costs in the maintenance. In addition, the project is adding very little traffic to the road system.

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

The zoning at the property is CSAG-5 and the subdivision complies with the zoning. The property south of Kokanee Bend Drive is not zoned which is why there are small lots on to the south. The variance will not violate the zoning regulations.

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

There are no unusual physical characteristics that would prevent paving of the road

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

The only unique situation is that the property is only creating one additional lot and contributing 1.2 percent of the traffic to the road.

Based on the variance criteria, staff is recommending that the City Council grant the variance to the paving for this subdivision.

III. SUMMARY COMMENTS

The application for preliminary plat approval is in conformance with the Growth Policy, subdivision review criteria, and the Columbia Falls Subdivision Standards.

VI. RECOMMENDATION

After reviewing the findings of fact, staff recommends that the Columbia Falls City Council adopt Staff Report #CPP-23-01 as finding-of-fact, grant the variance to paving (Condition #13), and grant conditional approval for the preliminary plat of Wolfe Meadows Subdivision. Recommended conditions of approval are as follows:

- 1 The applicant shall receive physical addresses in accordance with Flathead County Resolution #1626C. All road names shall appear on the final plat. Street addressing shall be approved by Flathead County:
- 2 The applicant shall comply with all reasonable fire suppression and access requirements of the Bad Rock Rural Fire District. A letter from the fire chief stating the plat meets the applicable requirements of the District shall be submitted with the application for final plat.
- 3 All area disturbed during development of the subdivision shall be re-vegetated in accordance with an approved Weed Control Plan and a letter from the County Weed Supervisor stating that the Weed Control Plan has been approved and implemented shall be submitted with the final plat.
- 4 With the application for final plat, the developer shall provide a compliant Road Users' Agreement per Covenants, Conditions, and Restrictions document which requires each property owner to bear his or her pro-rata share for maintenance of the roads within the subdivision and for any integral access roads lying outside the subdivision.
- 5 The proposed water, wastewater treatment, and stormwater drainage systems for the subdivision shall be reviewed, as applicable, by the Flathead City-County Health Department and approved by the Montana Department of Environmental Quality.
- 6 The mail delivery site(s) shall be provided with the design and location approved by the local Postmaster of the US Postal Service. A letter from the Postmaster stating that the applicant has met their requirements shall be included with the application for final plat.
7. The following statements shall be placed on the face of the final plat applicable to all lots:
 - a. All addresses shall be assigned by the Flathead County Address Coordinator and be clearly visible from the road, either at the driveway entrance or on the house. Address numbers shall be at least four inches in height per number.
 - b. All utilities shall be placed underground.
 - c. Lot owners are bound by the soil disturbance and weed management plan to which the developer and the Flathead County Weed Department Agreed
8. All required improvements shall be completed in place or a Subdivision Improvement Agreement shall be provided by the subdivider prior to final approval by the County Commissioners.
9. The final plat shall be in substantial compliance with the plat and plans submitted for review, except as modified by these conditions.
10. Preliminary plat approval is valid for three (3) years. The final plat shall be filed prior to the expiration of the three years. Extension requests to the preliminary plat approval shall be made in accordance with the applicable regulations and the following associated timeline(s).
11. The applicants shall provide Columbia Falls Public Works Department an AutoCAD file of the subdivision at final plat.

12. The applicant is not subject to a parkland dedication fee in accordance with 17.18.220.B.1.a which exempts minor subdivisions.
- 13 The requested variance to the Columbia Falls Subdivision Regulations for the paving of 80 feet of Kokanee Bend Drive .



Planning Department

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

PHONE (406) 892-4391

FAX (406) 892-4413

MINOR SUBDIVISION PRELIMINARY PLAT APPLICATION

FEE ATTACHED: ~~\$900~~ \$400 Fee: SEE FEE SHEET

SUBDIVISION NAME: WOLFE MEADOW SUBDIVISION

OWNER (S) OF RECORD:

Name WOLFE, TERRY A Phone 406-897-4335
Mailing Address 141 Saki Lane
City COLUMBIA FLS, MT 59912 State _____ Zip _____

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

Name & Address BRECKENRIDGE SURVEYING 2302 HWY 2 E #6, KALISPELL
Name & Address WET TECHNOLOGIES, 102 Cooperative Way #100, Kalispell
Name & Address _____

LEGAL DESCRIPTION OF PROPERTY:

City/County FLATHEAD COUNTY / City of Columbia Falls
Street Address 150 KOKANEE BEND DR
Assessor's Tract No.(s) 0614210 Lot No(s) 1
1/4 Sec NE Section 19 Township 30 N Range 20 W

GENERAL DESCRIPTION OF SUBDIVISION:

Number of Lots or Rental Spaces	<u>2</u>	Total Acreage in Subdivision	<u>10.00</u>
Total Acreage in Lots	<u>10</u>	Minimum Size of Lots or Spaces	<u>5.00</u>
Total Acreage in Streets or Roads	<u>0.00</u>	Maximum Size of Lots or Spaces	<u>5.00</u>
Total Acreage in Parks, Open Spaces and/or Common Areas			<u>0.00</u>

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

Single Family	<u>X</u>	Townhouse	_____	Mobile Home Park	_____
Duplex	_____	Apartment	_____	Recreational Vehicle Park	_____
Commercial	_____	Industrial	_____	Planned Unit Development	_____
Condominium	_____	Multi-Family	_____	Other	_____

APPLICABLE ZONING DESIGNATION & DISTRICT CSAG 5

ESTIMATE OF MARKET VALUE BEFORE IMPROVEMENTS _____

10/2020

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: BADROCK
Drainage System: _____

PROPOSED EROSION/SEDIMENTATION CONTROL: NO INFRASTRUCTURE IS NEEDED. ROAD AND POWER ARE AT THE PROPERTY.

ESTIMATE OF IMPACTS:

NOTE: Exemption from consideration of Critical Impacts: If the proposed subdivision is a first minor and the subdivision is proposed in a jurisdictional area that has adopted zoning regulations that address those impacts.

If not exempt, 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.

According to the MTDOR property report card, none of the land is in agricultural production.

Therefore, there are no impacts to mitigate.

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.

This project is not in an irrigation district. There are no impacts to water facilities.

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 creation of one additional lot will not impact local services or utilities. Power is on the on the property and the access road is already established. The impact to schools will be 1.4 children and the impacts to public safety will be minimal as the Flathead County Sheriff's already provides as needed calls to this area.

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 property is already developed and so has the surrounding parcels. This proposal will add one additional housing unit to this area. The developments in this vicinity have addressed air quality on the private road with suggested safe speeds in a residential neighborhood. There are no known historical significant reports in this area nor is there shallow groundwater that has been reported through groundwater monitoring.

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.

This is a wildlife corridor and white tailed deer are in the area getting down to the river bottom.

It is also on the fringe of black bear habitat and elk moving through the area. This can be mitigated with notes on the final plat that require trash and other bear attractants to be maintained inside a closed facility or bear resistant trash cans.

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 proposal is not within a 100yr flood plain. It is open and has no standing timber so there are not wildfire hazard that need to be addressed. The zoning is CSAG5 which is a five acre density which will require review by DEQ for sanitation facilities. There are no hazards or unstable soils. There is a very steep bluff on the NE corner of Lot 1 that leads down to the river bottom. There are no rock falls or landslides, high voltage or gas lines. No traffic controls are needed.

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

SECTION/REGULATION OF REGULATIONS CREATING HARDSHIP: K(2)(b)

EXPLAIN THE HARDSHIP THAT WOULD BE CREATED WITH STRICT COMPLIANCE OF SUBDIVISION REGULATIONS: THIS PROPOSAL IS ADDING 10VTP TO A GRAVEL ROAD THAT HAS BEEN A PRIVATE ROAD SINCE THE KOKANEE BEND SUBDIVISION PLATTED IN 1981. HAVING TO PAVE FROM HELMAN LANE IS 2,000 FEET. THIS IMPACT IS 1/750TH OF THE ROAD VOLUME.

PROPOSED ALTERNATIVE(S) TO STRICT COMPLIANCE WITH SUBDIVISION REGULATIONS: ENTER INTO A ROAD USER'S AGREEMENT FOR THESE TWO LOTS.

PLEASE ANSWER THE FOLLOWING QUESTIONS IN THE SPACES PROVIDED BELOW:

10/2020

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

NO. CURRENTLY THE ROAD HAS A VOLUME POTENTIAL OF 750 VTD. ADDING 10 MORE VTP WILL NOT CREATE A PUBLIC HEALTH OR SAFETY ISSUE. HELMAN LANE IS A MAINTAINED COUNTY ROAD THAT IS PAVED THAT IS THE COLLECTOR FOR THIS SUBDIVISION.

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

NO. KOKANEE BEND DRIVE IS A PRIVATE ROAD AND DOES NOT RECEIVE ANY PUBLIC FUNDS FOR THE UPKEEP.

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

THE ZONING REGULATIONS DO NOT REQUIRE ANY PAVING SO THERE IS NO ADVERSE EFFECTS.

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

NO. THIS REQUEST IS BECAUSE OF THE DISTANCE REQUIRED TO PAVE FROM HELMAN LANE. IT IS APPROXIMATELY 2,000 FT THAT WOULD BE REQUIRED TO PAVE.

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

42 YEARS OF USE WOULD REQUIRE A FULL REBUILD OF THE ROAD. IT'S NOT JUST THE COSTS OF PAVING, BUT ALSO THE ROAD SUBGRADE AND GRAVEL BASE.

APPLICATION CONTENTS:

10/2020

The subdivider shall submit a complete application addressing items below to the Columbia Falls Planning Department at least 45 days prior to the date of the Planning Board meeting at which it will be heard (35 days if a first minor).

Submittals shall include:

1. Preliminary plat application.
2. 2 copies of the preliminary plat.
3. One reproducible set of supplemental information. (See Appendix A. of Subdivision Regulations.)
4. One reduced copy of the preliminary plat not to exceed 11" x 17" in size.
5. Application fee

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.

Larry A. Wolfe
(Applicant)

20 Feb 23
(Date)

Resolution #1807 - Exhibit A**Planning & Zoning Fees**

Rates Effective 1/1/2020

PRELIMINARY PLAT REVIEW

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

REVISED PRELIMINARY PLAT

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

FINAL PLAT REVIEW

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

GROWTH POLICY

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

Examination of exemption from Subdivision regulation

\$50

Annexation

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

FLOODPLAIN

Floodplain Development Permit	\$600
"After-the-Fact" Permit	\$950

BRECKENRIDGE SURVEYING AND MAPPING, INC.

Item No.8.

OFFICE LOCATION & MAILING: 2302 Highway 2 East, Kalispell, MT 59901
Phone: (406) 871-2643 Email: montanasurveying@gmail.com

SURVEYING • MAPPING • GEODETIC CONSULTING

City of Columbia Falls Planning and Zoning Director
Mr. Eric Mulchay
130 6th Street West
Columbia Falls, MT 59912

Mr. Mulchay,

Attached is the request by Terry Wolfe for a subsequent minor subdivision of Lot 1 of the Prier Subdivision.

History of the Original Tract of Record

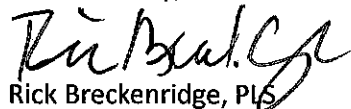
The original tract of record that created the Prier Subdivision was created by as Notice of Purchaser's Interest, recorded in Bk 540, Pg 858 and recorded on August 30, 1972. An occasional sale of a part of that tract was done in 1991 by Don Larsen. In 1993, Jeff Larsen divides the remainder which created two lots. A Family Transfer was done in 2015 under Certificate of Survey No. 19947 by Dawn Marquardt created the 4th tract out of the original 1972 tract. This division will create the 5th lot.

This request is zoned as CSAG5. Since it is in a zoned area, it is exempt by the subdivision regulations from the environmental assessment requirements.

The applicant is requesting a variance from the paving requirements. The information required for the variance request is included. The distance from Hellman Lane and the vehicle traffic that this proposal would create is under the threshold for strict compliance with the paving requirement.

If you have any questions during your review, please call or email at your convenience.

Professionally,



Rick Breckenridge, PLS
Mont. Reg. No. 11706LS
(406)261-7758

Property Record Card

Summary

Primary Information

Property Category: RP **Subcategory:**
Geocode: 07-4186-19-1-02-50-0000 **Assessment Code:** 0000614210
Primary Owner: **PropertyAddress:** 150 KOKANEE BEND DR
 WOLFE, TERRY A COLUMBIA FALLS, MT 59912
 150 KOKANEE BEND DR **COS Parcel:**
 COLUMBIA FLS, MT 59912-9201

NOTE: See the Owner tab for all owner information

Certificate of Survey:

Subdivision: PRIER SUB

Legal Description:

PRIER SUB, S19, T30 N, R20 W, Lot 1

Last Modified: 7/14/2022 4:23:18 AM

General Property Information

Neighborhood: 207.360.0 **Property Type:** IMP_R - Improved Property - Rural
Living Units: 1 **Levy District:** 07-131212-06 - DF
Zoning: **Ownership %:** 100
Linked Property:

No linked properties exist for this property

Exemptions:

No exemptions exist for this property

Condo Ownership:

General: 0 **Limited:** 0

Property Factors

Topography: **Fronting:**
Utilities: **Parking Type:**
Access: **Parking Quantity:**
Location: **Parking Proximity:**

Land Summary

<u>Land Type</u>	<u>Acres</u>	<u>Value</u>
Grazing	0.000	00.00
Fallow	0.000	00.00
Irrigated	0.000	00.00
Continuous Crop	0.000	00.00
Wild Hay	0.000	00.00
Farmsite	0.000	00.00
ROW	0.000	00.00
NonQual Land	0.000	00.00
Total Ag Land	0.000	00.00
Total Forest Land	0.000	00.00
Total Market Land	10.000	153,600.00

Deed Information:

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

Owners

Party #1

Default Information: WOLFE, TERRY A
 150 KOKANEE BEND DR
Ownership %: 100
Primary Owner: "Yes"
Interest Type: Conversion
Last Modified: 11/13/2007 10:47:36 PM

Other Names

Other Addresses

Name	Type
------	------

Appraisals

Appraisal History

Tax Year	Land Value	Building Value	Total Value	Method
2022	153600	60760	214360	COST
2021	153600	60760	214360	COST
2020	155200	42910	198110	COST

Market Land

Market Land Item #1

Method: Acre

Type: Primary Site

Width:

Depth:

Square Feet: 00

Acres: 10

Valuation

Class Code: 2101

Value: 153600

Dwellings

Existing Dwellings

Dwelling Type MH	Style SW	Year Built 1970
---------------------	-------------	--------------------

Dwelling Information

Residential Type: MH	Style: SW
Year Built: 1970	Roof Material: 5 - Metal
Effective Year: 1990	Roof Type: 7 - Arched
Story Height: 1.0	Attic Type: 0
Grade: L	Exterior Walls:
Class Code: 3301	Exterior Wall Finish: 5 - Maintenance Free Aluminum/Vinyl/Steel
Year Remodeled: 0	Degree Remodeled:

Mobile Home Details

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

Basement Information

Foundation: 1 - Wooden or Masonry Piers/Posts
Basement Type: 0 - None

Heating/Cooling Information

Type: Central
Fuel Type: 3 - Gas

Living Accomodations

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

Additional Information

Fireplaces:	Stacks: 0	Stories:
	Openings: 0	Prefab/Stove: 1
Garage Capacity: 0	Cost & Design: 0	Fiat Add: 0
% Complete: 0	Description:	Description:

Dwelling Amenities

View: Access:

Area Used In Cost

Basement: 0 Additional Floors: 0 Attic: 0
First Floor: 720 Half Story: 0 Unfinished Area: 0
Second Floor: 0 SFLA: 1200

Depreciation Information

CDU: **Physical Condition:** Fair (6) **Utility:** Fair (6)
Desirability: **Property:** Fair (6)
Location: Average (7)

Depreciation Calculation

Age: 30 Pct Good: 0.26 RCNLD: 30600

Additions / Other Features

Additions

Lower	First	Second	Third	Area	Year	Cost
	91 - Mobile Home Addition			160	0	15645
	11 - Porch, Frame, Open			160	0	4323
	91 - Mobile Home Addition			320	0	31290

There are no other features for this dwelling

Other Buildings/Improvements

Outbuilding/Yard Improvement #1

Type: Residential	Description: RRG3 - Garage, frame, detached, unfinished	
Quantity: 1	Year Built: 2010	Grade: 5
Condition:	Functional:	Class Code: 3301
Dimensions		
Width/Diameter: 22	Length: 26	Size/Area: 572
Height:	Bushels:	Circumference:

Outbuilding/Yard Improvement #2

Type: Residential	Description: AAL1 - Lean-to, 1 story, pole frame	
Quantity: 1	Year Built: 2010	Grade: A
Condition:	Functional:	Class Code: 3301
Dimensions		
Width/Diameter: 10	Length: 20	Size/Area: 200
Height:	Bushels:	Circumference:

Outbuilding/Yard Improvement #3

Type: Residential	Description: RRS1 - Shed, Frame	
Quantity: 1	Year Built: 2005	Grade: A
Condition:	Functional:	Class Code: 3301
Dimensions		
Width/Diameter: 10	Length: 12	Size/Area: 120
Height:	Bushels:	Circumference:

Outbuilding/Yard Improvement #4

Type: Residential	Description: RRC1 - Carport	
Quantity: 1	Year Built: 2010	Grade: 5
Condition:	Functional:	Class Code: 3301
Dimensions		
Width/Diameter: 22	Length: 16	Size/Area: 352
Height:	Bushels:	Circumference:

Outbuilding/Yard Improvement #5

Type: Residential	Description: AAP4 - Pole Frame Bldg, 1 side open, wood	
Quantity: 1	Year Built: 2005	Grade: A
Condition:	Functional:	Class Code: 3301
Dimensions		
Width/Diameter: 22	Length: 36	Size/Area: 792
Height:	Bushels:	Circumference:

Commercial

Existing Commercial Buildings

No commercial buildings exist for this parcel

Ag/Forest Land

Ag/Forest Land

No ag/forest land exists for this parcel

Date of
Creation of
TRACT for
Prier ownership
and tract creation date
August 30, 1972

MISC.

BOOK 540 PAGE 858

NOTICE OF PURCHASERS' INTEREST

KNOW ALL MEN BY THESE PRESENTS: That HIRAM W. JORGENSEN and ROSE A. JORGENSEN, husband and wife, of Route 1-A, Box 20, Columbia Falls, Montana, agree to sell, and GILBERT H. PRIER and JEAN C. PRIER, husband and wife, as joint tenants with right of survivorship (and not as tenants in common), of 1118-5th Avenue East, Kalispell, Montana, have agreed to purchase, under a contract for deed, the following described premises situated in Flathead County, Montana, to-wit:

The South 45 rods of the Northeast Quarter of Section 19, Township 30 North, Range 20 West, M.P.M., Flathead County, Montana.

TOGETHER with an easement for ingress and egress and irrigation purposes, 20 feet in width over and across the following described property, the center line of said easement described as follows:

Beginning at a point on the north line of the South 45 rods of said NW $\frac{1}{4}$, 10 feet east of the west line of the NW $\frac{1}{4}$; thence North and parallel to said west line of the NW $\frac{1}{4}$ to a point 10 feet south of that certain tract of land conveyed to Krause in Book 226, page 436, records of Flathead County, Montana; thence East and parallel to said Krause tract, and continuing east and parallel to and 10 feet south of the south line of that certain tract of land conveyed to Gostnell in Book 515, page 302, to a point, said point being 10 feet south and 10 feet east of the southeast corner of said Gostnell tract; thence North 10 feet east of and parallel to said Gostnell tract to the low water of Flathead River.

IN WITNESS WHEREOF, this notice is executed this 29th day of August, 1972.

x Hiram W. Jorgenson
x Rose A. Jorgenson
Gilbert H. Prier
Jean C. Prier

STATE OF MONTANA }
County of Flathead } ss.

On this 29th day of August, 1972, before me, the undersigned Notary Public for the State of Montana, personally appeared HIRAM W. JORGENSEN and ROSE A. JORGENSEN, husband and wife, and GILBERT H. PRIER and JEAN C. PRIER, husband and wife, 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 in this certificate above written.



Frank Baliga
Notary Public for the State of Montana
Residing at Kalispell, Montana
My commission expires: 6-18-73

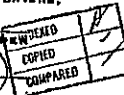
Return: Ellen H. Prier
1118-5th Ave East
Kalispell, Mont. 59901

STATE OF MONTANA }
County of Flathead } ss.

Filed for record at the request of Jim M...
this 30 day of August 1972 at 2:25 o'clock P M and recorded in
VOL. 540 PAGE 858 Records of Flathead County, State of Montana.

Fee \$ 2.00
RECEPTION NO. 8015 Ellen H. Prier
FLATHEAD COUNTY CLERK AND RECORDER

RETURN TO



BY: DONALD R. LARSEN-SURVEYING
780 TWO MILE DRIVE, BOX 2071
KALISPELL, MONTANA
PHONE: 406-752-7808

OWNER: DAVID PRIER
MAY, 1991

CERTIFICATE OF SURVEY
NE 1/4, SEC 19, T.30N, R.20W
P.M., FLAHEAD CO., MT.

Occasional Sale, 1991



TRACT 1

LEGAL DESCRIPTION

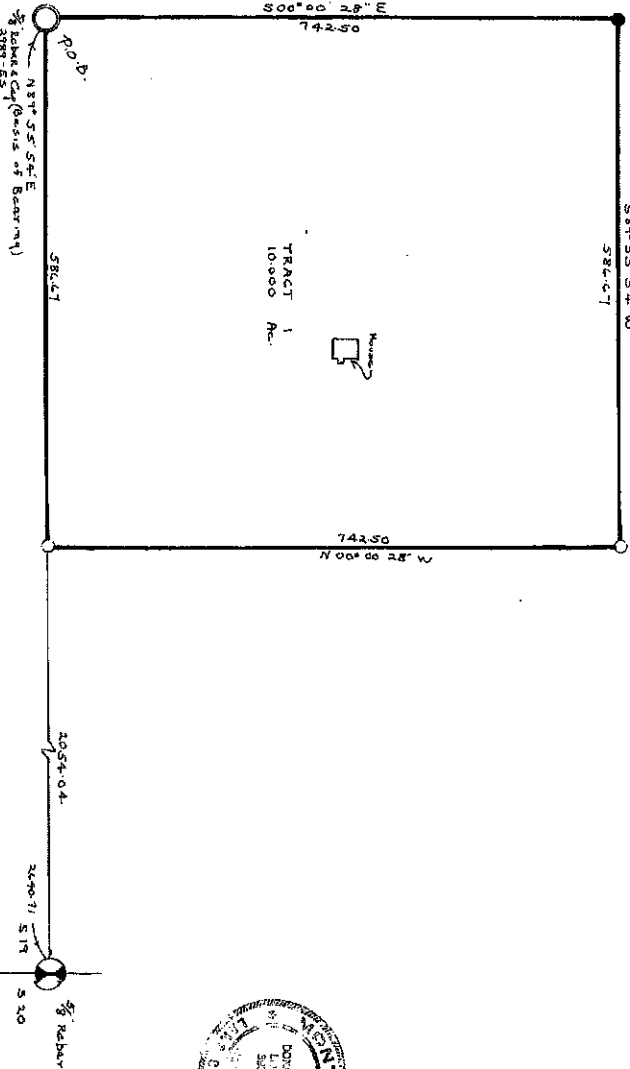
A tract of land, situate, lying and being in the SW 1/4 of Section 19, Township 30 North, Range 20 West, P.M., Flathead County, Montana, and more particularly described as follows:
Beginning at the Center of said Section 19; thence N 89° 55' 54" E along the south line of said NW 1/4, 386.67 feet to a point thence N 00° 00' 28" W, 742.50 feet; thence S 60° 00' 28" E, 742.50 feet to the point of beginning and containing 10.000 acres of land.

C.O.S. 32% 4 9580

586-55-54-W

586-67

TRACT 1
10.000 Ac.



1991



CERTIFICATE OF SURVEYOR

REGISTERED NO. 3802

APPROVED August 26, 1991

EXAMINING SURVEYOR REG. NO. 3802

STATE OF MONTANA

COUNTY OF FLATHEAD

FILED THIS 26th DAY OF AUGUST 1991

CLERK AND RECORDER

BY: [Signature]

DEPUTY

INSTRUMENT REG. NO. 3802

SHEET 1 OF 1 SHEETS

CERTIFICATE OF SURVEY NO. 3802

LEGEND

- ⊗ SECT. CORNER AS NOTED
- ① 1/4 CORNER AS NOTED
- CENTER SECTION AS NOTED
- 1/16 CORNER AS NOTED
- FOUND 3/8" REBAR 4" CAP 1" SET
- SET 5/8" X 24" REBAR
- STAMPED LARSEN 3802-S

PURPOSE: Tract 1 is an occasional sale
Remainder is over 20 acres in size
OWNERS' CERTIFICATE
We hereby certify that the purpose of this division of land is to transfer ownership of the parcel created as an occasional sale (reference, to certify we are in compliance with all conditions imposed in the use of this exemption therefore, this division of land is exempt from review as a subdivision pursuant to Section 76-207 (1)(d), M.C.A. 1991.
[Signature]
NOTARIAL OFFICE OF MONTANA
RESIDING at Kalispell, Montana
My Commission Expires August 1, 1992

Subdivision of The remainder

5-9-38 10-14-1938

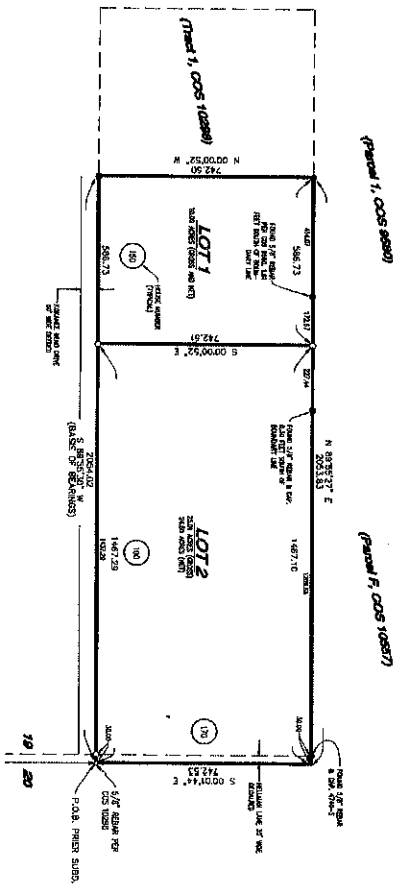
By: Larson Engineering and Surveying, Inc., P.C.

Land Surveying
201 West 23rd
P.O. Box 1400
Medford, Ore. 97501
Phone: 426-725-7000
Donald R. Larson, P.L.S.
and H. Larson, P.E.

SUBDIVISION PLAT
PRIER MINOR SUBDIVISION

NE 1/4 SEC. 19, T. 30 N., R. 20 W.,
P.M.M., PLATHEAD CO., MONTANA

Scale: 1" = 200'



AREA SUMMARY

LOT 1	100.00' (200.00' x 100.00')
LOT 2	100.00' (200.00' x 100.00')
TOTAL	200.00' (200.00' x 100.00')

Contract: Gilbert Plater
Date: May 1964

NOTE: ALL DISTANCES ARE IN FEET. SEE PLAT FOR DIMENSIONS.

CERTIFICATE OF DEPOSITION

I, the undersigned, being a duly qualified and sworn land surveyor, do hereby certify that the foregoing plat was prepared by me or under my direct supervision and that I am a duly qualified and sworn land surveyor in the State of Montana. The plat was prepared by me or under my direct supervision and that I am a duly qualified and sworn land surveyor in the State of Montana. The plat was prepared by me or under my direct supervision and that I am a duly qualified and sworn land surveyor in the State of Montana.

CERTIFICATE OF COUNTY COMMISSIONERS

We, the undersigned, being duly qualified and sworn county commissioners of the County of Platte, do hereby certify that the foregoing plat was prepared by me or under my direct supervision and that I am a duly qualified and sworn county commissioner in the State of Montana. The plat was prepared by me or under my direct supervision and that I am a duly qualified and sworn county commissioner in the State of Montana.

LEGEND

- SECTION CORNER (AS NOTED)
- 1/4 CORNER (AS NOTED)
- CORNER OF SECTION (AS NOTED)
- 1/16 CORNER (AS NOTED)
- TRAIL 5/16" (AS NOTED)
- TRAIL 5/16" (AS NOTED)
- TRAIL 5/16" (AS NOTED)
- TRAIL 5/16" (AS NOTED)



CERTIFICATE OF SURVEYOR
Donald R. Larson
Surveyor
State of Montana
P.L.S.
10-14-1938

Plat No. 10-14-1938
Sheet 1 of 1

94300 06270

Filed 10/27/94 @ 8:27 AM
Susan W. Haverfield
Flathead County Clerk & Recorder.
Kathleen Salich s/n/c
Deputy 94300 06270
alias # 1124
PLAT # 5-9-28

GUARANTEE

FIRST AMERICAN

First American Title Insurance Company

J 161206

1347(11/68)

94300 01270

CERTIFICATE OF PLATTING

J-161206
POLICY NO: WT-15437SUBDIVISION OR
PROPOSED SUBDIVISION

FEE: \$125.00

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

Gilbert H. Prier, David W. Prier and Janice Prier

FOR THE PURPOSES OF AIDING ITS COMPLIANCE WITH FLATHEAD COUNTY

in the 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 being in the Northeast Quarter of Section 19, Township 30 North, Range 20 West, P.M.M., Flathead County, Montana, and more particularly described as follows:

Beginning at the East Quarter corner of said Section 19; thence
South 89°55'30" West, a distance of 2,054.02 feet along the center section line of said
Section 19 to the Southeast corner of Tract 1 of Certificate of Survey No. 10298;
thence
North 00°00'52" West a distance of 742.50 feet along the Easterly boundary of said
Tract 1; thence
North 89°55'27" East, a distance of 2,053.83 feet to the Easterly section line of said
Section 19; thence
South 00°01'44" East a distance of 742.53 feet along said Easterly section line to the
Point of Beginning.

EXCEPTING THEREFROM public roads and rights of way.

The above described subdivision to be known as Prier Subdivision.

The End

Page 1

94300 08270

Page 2

WT-15437

Certificate of Plat

Continued from page (1)

(1) 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, avenue, and other easements offered for dedication by said Plat are:

Gilbert H. Prier

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

N/A

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

1. Taxes, charges and assessments for the year 1994, a lien not yet due or payable.
2. Taxes, charges and assessments not yet certified to the County Treasurer for collection.
3. Road easement executed by Gilbert H. Prier and Donna V. Prier, husband and wife, to Paul A. Krause, recorded November 15, 1979, under Recorder's Fee No. 15662, in Book 678, Page 549, records of Flathead County, Montana.
4. Right of Way Easement granted to Flathead Electric Cooperative, Inc., recorded July 11, 1985, under Recorder's Fee No. 8519208530, records of Flathead County, Montana as follows: "...electric transmission and distribution line..."
5. Right of Way Easement granted to Flathead Electric Cooperative, Inc., recorded July 23, 1987, under Recorder's Fee No. 8726614150, records of Flathead County, Montana as follows: "...electric transmission and distribution line..."
6. The effect of restrictions contained in Certificate of Subdivision Plat Approval recorded with Certificate of Survey No. 10298, records of Flathead County, Montana.

Continued...

94300 08170

Page 3

WT-15437

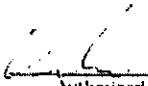
Certificate of Plat

Continued from attached page (2)

7. Judgment entered February 18, 1994, in favor of Verna M. Prier, and against Gilbert H. Prier, in the sum of \$15,000.00, plus interest and costs; District Court Case No. DR 93-511B, Flathead County, Montana.
8. Judgment entered February 18, 1994, in favor of Verna M. Prie and against Gilbert H. Prier, in the sum of \$200.00 per month from November 1, 1993 for maintenance; District Court Case No. DR 93-511B, Flathead County, Montana. This judgment will be a lien for past due installments, if any.

We find this property is located in Badrock Fire District.

DATED: July 5, 1994 at 8:00 a.m.


 Authorized Signature
Subscribed and sworn to before me this 5th day of August, 1994.

 Notary Public for State of Montana
Residing at KalispellMy commission expires 1-25-95

94300 08270

July 29, 1994

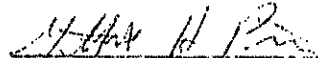
To: Flathead County

REF: Minor Subdivision
 TR 12 S 19, T 32N, R 20W
 From: Gilbert H. Prier

To Whom It May Concern:

This letter shall act as "Consent to Plat". I fully understand and consent to the minor subdivision proposed.

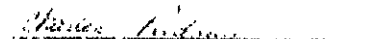
I further acknowledge that the property being subdivided is not encumbered by liens of any kind.


 Signed by Gilbert H. Prier

STATE OF MONTANA
 County of Flathead

On this 26th day of July, 1994, before me, the undersigned, a Notary Public for the State of Montana, personally appeared GILBERT H. PRIER, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto affixed my signature and official seal the date first above written.


 Residing at Kalispell, Montana
 My Commission Expires: 9-15-95



PLAT

RECEPTION # 9430008270
PLAT FILE # 5-9-28 ABST # 1124
DATE 9-7-94
PLAT NAME PRIER SUB

B LETTER CODE PRI
ACRES 35.01

LOTS 2
SURVEYOR DONALD R. LARSEN
FEE 600
OWNER GILBERT H. PRIER

DESCRIPTION NE 1/4 19-30-20

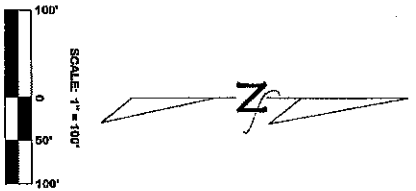
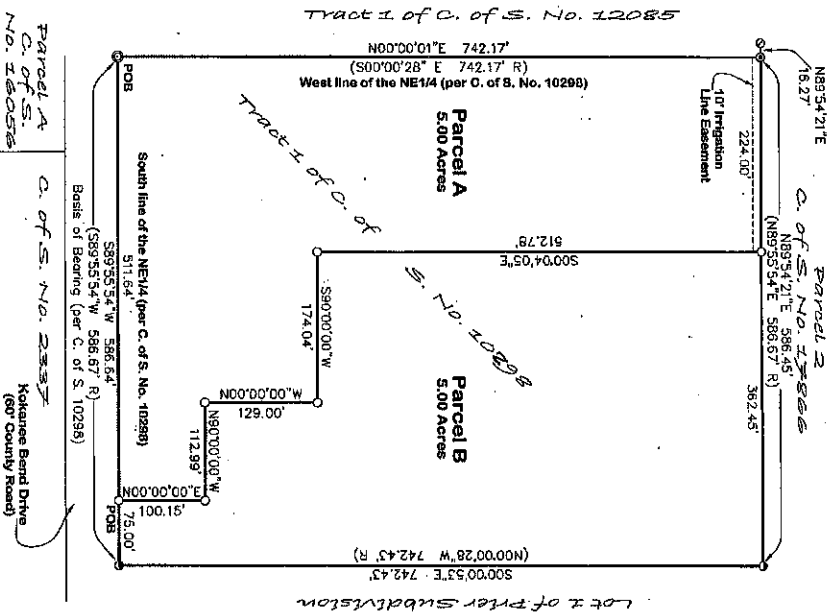
ASSESSOR 0614210

OWNERS: David W. & Jan Prier
 RCR: Gil Prier
 PURPOSE: Family Transfer
 DATE: Sept 26, 2014

CERTIFICATE OF SURVEY SW1/4 NE1/4, Section 19, T30N R20W, P.M., M. Flathead County, Montana

RESECTION SEE AFFIDAVIT

FILED on original OCCASIONAL SALE ICA-0981289 OK LFF/4 2-25



Parcel A
 That portion of the Southwest 1/4 of the Northeast 1/4 of Section 19, Township 30 North, Range 20 West, P.M., M., Flathead County, Montana, described as follows:
 Beginning at the Southwest corner of the Northeast 1/4;
 Thence along the West line of the Northeast 1/4, North 00°00'01" East 742.17 feet;
 Thence North 89°54'21" East 224.00 feet;
 Thence South 89°54'21" East 224.00 feet;
 Thence South 174°04'05" East 511.64 feet;
 Thence South 174°04'05" East 511.64 feet;
 Thence South 100°15'00" East 112.99 feet;
 Thence South 100°15'00" East 112.99 feet;
 Thence along the South line of the Northeast 1/4, West 742.17 feet to the Point of Beginning, containing 5.00 acres of land all as shown hereon.
 Subject to and together with easements of record.

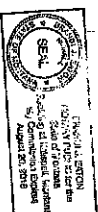
Parcel B
 That portion of the Southwest 1/4 of the Northeast 1/4 of Section 19, Township 30 North, Range 20 West, P.M., M., Flathead County, Montana, described as follows:
 Commencing at the Southwest corner of the Northeast 1/4;
 Thence along the South line of the Northeast 1/4, North 89°54'21" East 511.64 feet to the Point of Beginning;
 Thence North 100°15'00" East 112.99 feet;
 Thence West 174°04'05" East 511.64 feet;
 Thence North 174°04'05" East 511.64 feet;
 Thence North 89°54'21" East 224.00 feet to the South line of the Northeast 1/4;
 Thence South 89°54'21" East 224.00 feet to the South line of the Northeast 1/4;
 Thence along the South line of the Northeast 1/4, West 742.17 feet to the Point of Beginning, containing 5.00 acres of land all as shown hereon.
 Subject to and together with easements of record.

Owner Certification
 We hereby certify that the purpose of the division of land is to transfer Parcel A as shown on this Certificate of Survey to Gilbert Prier, my eldest son-in-law. Furthermore, we certify that we are entitled to use this exemption and are in compliance with all other provisions of the Montana Homestead Exemption Act. We hereby certify that this division of land (Parcel B) is a remainder of an original tract created by segregating a parcel from the tract for the purpose of transfer and the remainder is 1 acre or larger and has an individual sewage system serving a discharge source that was in existence prior to April 28, 1983, and if required when installed was approved pursuant to local regulations or this chapter. Therefore, this division of land is exempt from review by the Department of Environmental Quality pursuant to 76-4-126(2)(b), MCA.

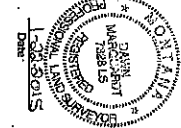
DAVID W. PRIER
 JANE PRIER

STATE OF Montana
 County of Flathead
 The instrument was signed and acknowledged before me on Feb 5, 2015.
 By DAVID W. PRIER & JANE PRIER.

Printed Name: DAVID W. PRIER
 Residing at: Flathead County, Montana
 My Commission Expires: 08/26/2016



APPROVED: 1/21/2015
 JANE PRIER
 Notary Public
 Registration No. 54485



- LEGEND**
- ROUND CENTER SECTION CORNER 5/8" NEAR (NO CAP) PER C. of S. NO. 10298
 - FOUND 5/8" NEAR WITH PLASTIC CAP MARKED "LASEN 38802"
 - FOUND 5/8" NEAR WITH PLASTIC CAP MARKED "TOM 28985"
 - FOUND 5/8" NEAR WITH PLASTIC CAP MARKED "SMITH 47405" (PER C. of S. 10567)
 - SET 5/8" BY 24" NEAR WITH PLASTIC CAP MARKED "MARQUARDT 72385"
 - (P) RECORDED PER C. of S. 10298

NOTE
 NO SEARCH HAS BEEN MADE FOR EASEMENTS AFFECTING THIS PROPERTY AND THIS SURVEY DOES NOT PURPORT TO SHOW ALL APPROPRIATE EASEMENTS.

FILED on the 25 day of Feb. 2015 A.D. at 2:13 o'clock P.M.
 Debbie Prier
 County Clerk and Recorder
 By: Jane Prier
 Deputy
 Instrument Record No. 2015000035558

COS# 19947
 2015000035558 Fee: \$35.00 BY: NC
 by MARQUARDT ENG/SURV
 Date 2/25/2015 Time 2:43 PM
 Debbie Prier, Flathead County, Montana

CERTIFICATE OF SURVEY NO.	19947
Date	September 26, 2014
Project Name	Prier
Project Number	14-174
Drawn By	SA
Field Crew	BT TB
Revision Date	NA

Marquardt
 Surveying
 201 3rd Ave West
 Kalispell, MT 59901
 (406) 755-0285
 info@msurvey.net

718.1130

Item No. 8.

APPLICATION ONLY

SEPTIC SYSTEM APPLICATION

PERMIT NO.

90-1418-1346

FLATHEAD COUNTY SANITATION OFFICE

ON-SITE RECEIPT

2580

Prier Subdivision Lot 1
8/30/94

1. TC 1C Legal Description of Property NE 1/4 19-30-20 2. 35 Ac. Parcel Size
3. Robert Prier msg- 892-3704 Legal Property Owner None Property Occupant
4. Box 1295, CF. Address & Phone Fishing Access Rd, CF. Property Address
6. Proposed Dwelling: Conv. Sing. Fam. _____; Mob. Home ☒; Multi-fam. (specify) _____; Other _____
7. No. of Bedrooms: 3 Existing Structures: none Water: well proposed
8. Septic System: New ☒ Remodel _____ Installer: B & F Excavating

I HEREBY DECLARE the above information is true, complete and correct to the best of my knowledge. I will install the system according to the FLATHEAD COUNTY REGULATIONS FOR SEWAGE TREATMENT SYSTEMS and the terms of the permit. I acknowledge that the County has not designed my system and that these requirements, do not bind or obligate the county to guarantee this system's operation. I FURTHER AGREE to call and give 24 hours ADVANCE NOTICE for REQUIRED INSPECTIONS of the SYSTEM. PLEASE PHONE 756-5632.

Date 5-21-90 Signature of Applicant [Signature]

1. Septic Tank Size: 900 gallons (min.)

2. Soil Type & How Determined: Travelly loam
Road Cut

3. Depth of Water Table/Bedrock & How Determined: >7ft - site eval.

4. Absorption Area: 450 ft²

5. Describe Drainfield: Use 225 lineal ft. of 2 ft. wide trench. Trenches no deeper than 3 ft. Trench bottom & perp. pipe to be at or very near level.

Site Evaluator's Comments

Permitted with some
initial. Policy of
available area.

* Be sure of all County Regs & construction standards.

Date 5/25/90 Signature Authorizing Approval of Permit Application Glen Gray RS

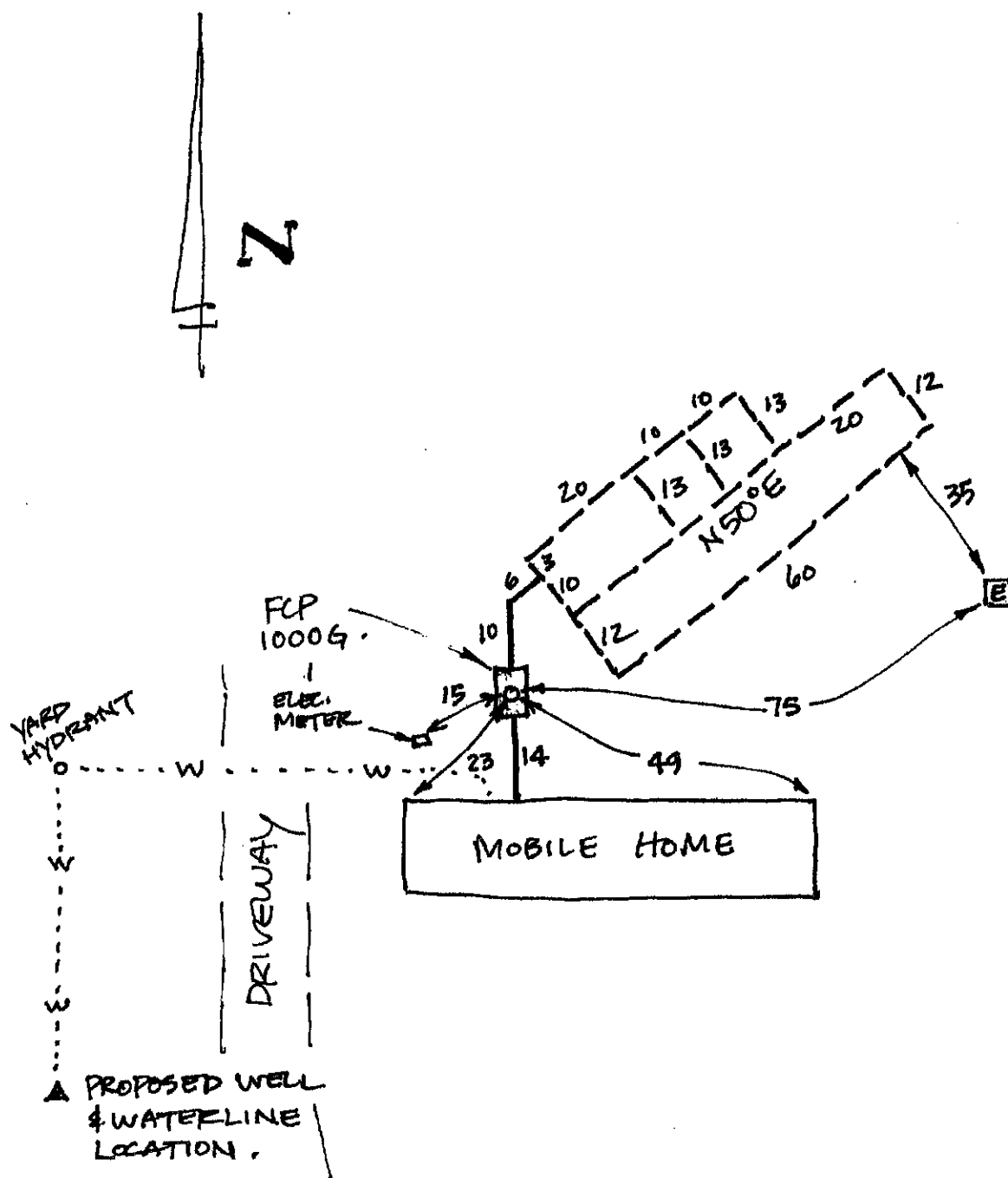
* These requirements establish the MINIMUM SIZE FOR THIS SEPTIC SYSTEM INSTALLATION. Permit will be voided and declared invalid if the system is not installed within 12 months of the issuance of this permit.

Please phone 752-5300 Ext. 632 for inspection when system is completely installed except for backfill. Please notify this office at least one day in advance for prompt service.

150 Kakanee Bend Dr., CF

0617210

LAYOUT



Date 6-8-90 Inspected By Drew Paslawsky

Approved _____ Disapproved* _____

Inspector Comments _____

Name of Installer: St. Excavations



Flathead County Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community



Item No. 8.

0 0.0225 0.045 0.09 0.135 0.18 mi

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

Flathead County
GIS Department

800 South Main Street
Kalispell, Montana 59901





U.S. Fish and Wildlife Service
National Wetlands Inventory

WOLFE MEADOW SUBDIVISION



February 17, 2023

Wetlands

- | | | | | | |
|--|--------------------------------|--|-----------------------------------|--|----------|
| | Estuarine and Marine Deepwater | | Freshwater Emergent Wetland | | Lake |
| | Estuarine and Marine Wetland | | Freshwater Forested/Shrub Wetland | | Other |
| | | | Freshwater Pond | | Riverine |

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

Environmental Support
DATA

Environmental Package Check List

Name: _____

- _____ Cover Letter
- _____ Directions
- _____ Digital Imagery
- _____ Joint Application Form (Signed)
- _____ Tract ID & Assessor #
- _____ Planning Board and Commissioners Letters
- _____ Subdivision Check List
- _____ Storm drain Check List
- _____ Fee List
- _____ Prior EQ's
- _____ Arcview Wells / Including Quad Map
- _____ Well Logs
- _____ DNRC Water Right Determination
- _____ Analytical Report
- _____ Water Test Well Log
- _____ Shared well agreement
- _____ Trigger Value
- _____ Soils-Web Soil Survey
- _____ Field Test Report
- _____ Tank (Typical)
- _____ Drainfield (Typical)
- _____ Septic Permit (if required)
- _____ Pumper's Report (if required)
- _____ K Value Calculations
- _____ Nitrate Sensitivity Analysis
- _____ Phosphorous Breakthrough Analysis
- _____ Storm Drain Calculations
- _____ Tract Map
- _____ Site Plan
- _____ 100yr Flood Plane
- _____ Legal Description
- _____ Copy of Survey

Reviewer	Applicant		ELEMENT DESCRIPTION
Yes Missing NA	Initials	Page(s) in Report	
General			
			Application form provided & signed by owner, plus contact info for consultant.
			Filled out fee sheet & check made out to DEQ
			Completed & signed copy of Part 4 Checklist
			Vicinity Map Provided
			Copy of plat or COS (or deed if aliquot parts or proposing Aggregation of lots)
			4 copies of lot layout sheet(s); Facilities labeled as Existing or Proposed.
			Copy of any existing COSA for reviewed lot(s)
			Floodplains shown on drawings & any applicable documentation provided (LOMAs).
Onsite Wastewater			
			Copy of any existing WWTS permits for reviewed lot(s).
			Proof of pumping for septic tanks within last 3 years, unless system less than 5 years old.
			Soil profile descriptions
			Seasonal high groundwater addressed (results or letter indicating in process)
Non-degradation			
			Nondegradation info IF new development proposed, if expansion of existing development proposed, or for change in use (residential to commercial, etc.)
Onsite Water			
			Copy of any existing well logs for wells on reviewed lot(s), for wells sampled, & for wells used for hydraulic conductivity estimates
			Information about water quality, quantity & dependability (water tests & aquifer well logs)
Public Water or Sewer			
			If extensions or connections to existing public water/wastewater proposed, "will serve" letter or copy of current bill from public facility owner if connected
Stormwater			
			Stormwater drainage report & plans
Other documents			
			Special Requests - Prior to full design (waivers, deviations, water availability analysis, non-degradation predetermination, etc.)
			Sage Grouse documentation provided
			Copy of submittal to DNRC requesting Water Rights review or, if available, review letter from DNRC.
			Modified Site Plan
Copy of This checklist AND (circle one)			
COMPLETE LETTER or INCOMPLETE LETTER sent on: _____			
REVIEWED BY: _____		AGENCY: _____	



Environmental Health Services

1035 First Ave. West Kalispell, MT 59901
(406) 751-8130 FAX: (406) 751-8131
www.flatheadhealth.org

Community Health Services
751-8110 FAX: 751-8111
Environmental Health Services
751-8130 FAX: 751-8131
Family Planning Services
751-8150 FAX: 751-8151
Home Health Services
751-6800 FAX: 751-6807
WIC Services
751-8170 FAX: 751-8171
Animal Shelter
752-1310 FAX: 752-1546

Item No.8.

FLATHEAD COUNTY SEWAGE TREATMENT SYSTEM DESIGNER LICENSE

License Number: 306

Licensed Installer? ☐

Date of Issuance:

1/1/2022

Licensee: Rick

Breckenridge

Business Name: Breckenridge Surveying & Mapping

2302 Hwy 2 E #6

Kalispell

MT

59901

Phone: (406) 752-3539



Authorizing Agent

Licensee



FLATHEAD COUNTY SEPTIC DESIGNER LICENSE

Rick

Breckenridge

Breckenridge Surveying & Mapping
2302 Hwy 2 E #6

Kalispell

MT

59901

306

Date of Issuance: 1/1/2022

Installer? ☐



STATE OF MONTANA
DEPARTMENT OF NATURAL RESOURCES AND CONSERVATION
1424 9TH AVENUE P.O.BOX 201601 HELENA, MONTANA 59620-1601
GENERAL ABSTRACT

Water Right Number: 76LJ 30021239 GROUND WATER CERTIFICATE

Version: 1 - ORIGINAL RIGHT

Version Status: ACTIVE

Owners:

TERRY A WOLFE
150 KOKANEE BEND
COLUMBIA FALLS, MT 59912

Priority Date: JANUARY 27, 2006 at 02:50 P.M.

Enforceable Priority Date: JANUARY 27, 2006 at 02:50 P.M.

Purpose (use): DOMESTIC
STOCK

Maximum Flow Rate: THIS RIGHT IS LIMITED TO THE ACTUAL AMOUNT USED UP TO 35 GALLONS PER MINUTE.

Maximum Volume: THIS RIGHT IS LIMITED TO THE ACTUAL AMOUNT USED UP TO 10 ACRE-FEET.

Source Name: GROUNDWATER

Source Type: GROUNDWATER

Point of Diversion and Means of Diversion:

<u>ID</u>	<u>Govt Lot</u>	<u>Qtr Sec</u>	<u>Sec</u>	<u>Twp</u>	<u>Rge</u>	<u>County</u>
1		SWNE	19	30N	20W	FLATHEAD

Period of Diversion: JANUARY 1 TO DECEMBER 31

Diversion Means: WELL

Subdivision: PRIER SUB TRACT/LOT: 1

Well Depth: 130.00 FEET

Static Water Level: 65.00 FEET

Casing Diameter: 6.00 INCHES

Well Location: 150 KOKANEE BEND

Purpose (Use): DOMESTIC

Households:

Volume:

Period of Use: JANUARY 1 to DECEMBER 31

Place of Use:

<u>ID</u>	<u>Acres</u>	<u>Govt Lot</u>	<u>Qtr Sec</u>	<u>Sec</u>	<u>Twp</u>	<u>Rge</u>	<u>County</u>
1			SWNE	19	30N	20W	FLATHEAD

Subdivision: PRIER SUB TRACT/LOT 1

Purpose (Use): STOCK

Volume:

Period of Use: JANUARY 1 to DECEMBER 31

Place of Use:

<u>ID</u>	<u>Acres</u>	<u>Govt Lot</u>	<u>Qtr Sec</u>	<u>Sec</u>	<u>Twp</u>	<u>Rge</u>	<u>County</u>
1			SWNE	19	30N	20W	FLATHEAD

Subdivision: PRIER SUB TRACT/LOT 1

Geocodes/Valid: 07-4186-19-1-02-50-0000 - Y

Kalispell

029

30N 20W 19A

FLORNEA

Form No. 502 (A-2-89)

WELL LOG REPORT

File No.

Item No. 8.

State law requires that the Bureau's copy be filed by the water well driller within 60 days after completion of the well.

1. WELL OWNER Name <u>Gil Prier</u>		i) Duration of test: Pumping time <u>1</u> hrs. g) Recovery time <u>5</u> hrs. h) Recovery water level <u>65</u> ft. at <u>5</u> hrs. after pumping stopped.																			
2. CURRENT MAILING ADDRESS <u>150 Kokanee bend Drive</u> <u>Columbia Falls, Montana 59912</u>		Wells intended to yield 100 gpm or more shall be tested for a period of 8 hours or more. The test shall follow the development of the well, and shall be conducted continuously at a constant discharge at least as great as the intended appropriation. In addition to the above information, water level data shall be collected and recorded on the Department's "Aquifer Test Data" form. NOTE: All wells shall be equipped with an access port 1/2 inch minimum or a pressure gauge that will indicate the shut-in pressure of a flowing well. Removable caps are acceptable as access ports.																			
3. WELL LOCATION NE <u>1/4</u> Section <u>19</u> Township <u>30</u> N/R Range <u>20</u> W County <u>Flathead</u> Gov't Lot _____ of Lot _____ Block _____ Subdivision Name _____ Tract Number _____		11. WAS WELL PLUGGED OR ABANDONED? Yes <u>X</u> No _____ If yes, how? _____																			
4. PROPOSED USE: Domestic ☒ Stock ☐ Irrigation ☐ Other ☐ specify _____		12. WELL LOG <table border="1"> <thead> <tr> <th>From</th> <th>To</th> <th>Formation</th> </tr> </thead> <tbody> <tr> <td>01'</td> <td>1'</td> <td>Top soil</td> </tr> <tr> <td>1'</td> <td>21'</td> <td>Sand gravel cobbles</td> </tr> <tr> <td>21'</td> <td>68'</td> <td>Brown sand</td> </tr> <tr> <td>68'</td> <td>102'</td> <td>Hard pan clay & gravel</td> </tr> <tr> <td>102'</td> <td>130'</td> <td>Gravel & water</td> </tr> </tbody> </table>		From	To	Formation	01'	1'	Top soil	1'	21'	Sand gravel cobbles	21'	68'	Brown sand	68'	102'	Hard pan clay & gravel	102'	130'	Gravel & water
From	To	Formation																			
01'	1'	Top soil																			
1'	21'	Sand gravel cobbles																			
21'	68'	Brown sand																			
68'	102'	Hard pan clay & gravel																			
102'	130'	Gravel & water																			
5. TYPE OF WORK: New well ☒ Method: Dug ☐ Bored ☐ Deepened ☐ Cable ☐ Driven ☐ Reconditioned ☐ Rotary ☒ Jetted ☐		RECEIVED AUG 1 1990 MONTANA-D.N.R.C. KALISPELL FIELD OFFICE <i>Drainage P.H.</i>																			
6. DIMENSIONS: Diameter of Hole Dia. <u>8</u> in. from <u>0</u> ft. to <u>80</u> ft. Dia. <u>6</u> in. from <u>80</u> ft. to <u>130</u> ft. Dia. _____ in. from _____ ft. to _____ ft.																					
7. CONSTRUCTION DETAILS: Casing: Steel Dia. <u>6"</u> from <u>1.5</u> ft. to <u>120</u> ft. Threaded ☐ Welded ☒ Dia. _____ from _____ ft. to _____ ft. Type _____ Wall Thickness <u>250</u> Casing: Plastic Dia. _____ from _____ ft. to _____ ft. Weight _____ Dia. _____ from _____ ft. to _____ ft.																					
PERFORATIONS: Yes ☒ No ☐ Type of perforator used <u>Torch slot</u> Size of perforations _____ in. by <u>6</u> in. <u>10</u> perforations from <u>109</u> ft. to <u>119</u> ft. _____ perforations from _____ ft. to _____ ft. _____ perforations from _____ ft. to _____ ft.																					
SCREENS: Yes ☐ No ☒ Manufacturer's Name _____ Type _____ Model No. _____ Dia. _____ Slot size _____ from _____ ft. to _____ ft. Dia. _____ Slot size _____ from _____ ft. to _____ ft.		ATTACH ADDITIONAL SHEETS IF NECESSARY DATE COMPLETED <u>6-14-1990</u> DRILLER/CONTRACTOR'S CERTIFICATION This well was drilled under my jurisdiction and this report is true to the best of my knowledge. <u>7-12-1990</u> Date <u>Chambers Drilling</u> Firm Name <u>P.O. Box 12 Kalispell, Montana 59901</u> Address <u>James Chambers</u> 362 Signature License No.																			
GRAVEL PACKED: Yes ☐ No ☒ Size of gravel _____ Gravel placed from _____ ft. to _____ ft.																					
GROUTED: To what depth? <u>80</u> ft. Material used in grouting <u>Bentonite</u>																					
8. WELL HEAD COMPLETION: Pitless Adapter ☐ Yes ☐ No																					
9. PUMP (if installed): Manufacturer's name _____ Type _____ Model No. _____ HP _____																					
10. WELL TEST DATA The information requested in this section is required for all wells. All depth measurements shall be from the top of the well casing. All wells under 100 gpm must be tested for a minimum of one hour and provide the following information: a) Air ☒ Pump ☐ Baller ☐ b) Static water level immediately before testing <u>65</u> ft. if flowing; closed-in pressure _____ psi, _____ gpm. Flow controlled by: _____ valve, _____ reducers, _____ other (specify) _____ c) Depth at which pump is set for test <u>110</u> d) The pumping rate: <u>25</u> gpm. e) Pumping water level _____ ft. at _____ hrs. after pumping began.																					

 MONTANA DEPARTMENT OF NATURAL RESOURCES & CONSERVATION
 1520 EAST SIXTH AVENUE HELENA, MONTANA 59620-2301 444-6610

DNRC

DEPARTMENT — BUREAU COPY

Property Record Card

Summary

Primary Information

Property Category: RP
Geocode: 07-4186-19-1-02-50-0000
Primary Owner: WOLFE, TERRY A
 150 KOKANEE BEND DR
 COLUMBIA FLS, MT 59912-9201
NOTE: See the Owner tab for all owner information

Subcategory:
Assessment Code: 0000614210
PropertyAddress: 150 KOKANEE BEND DR
 COLUMBIA FALLS, MT 59912
COS Parcel:

Certificate of Survey:

Subdivision: PRIER SUB

Legal Description:

PRIER SUB, S19, T30 N, R20 W, Lot 1

Last Modified: 7/14/2022 4:23:18 AM

General Property Information

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

No linked properties exist for this property

Exemptions:

No exemptions exist for this property

Condo Ownership:

General: 0 **Limited:** 0

Property Factors

Topography:
Utilities:
Access:
Location:

Fronting:
Parking Type:
Parking Quantity:
Parking Proximity:

Land Summary

Land Type	Acres	Value
Grazing	0.000	00.00
Fallow	0.000	00.00
Irrigated	0.000	00.00
Continuous Crop	0.000	00.00
Wild Hay	0.000	00.00
Farmsite	0.000	00.00
ROW	0.000	00.00
NonQual Land	0.000	00.00
Total Ag Land	0.000	00.00
Total Forest Land	0.000	00.00
Total Market Land	10.000	153,600.00

Deed Information:

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

Owners

Party #1

Default Information: WOLFE, TERRY A
 150 KOKANEE BEND DR
Ownership %: 100
Primary Owner: "Yes"
Interest Type: Conversion
Last Modified: 11/13/2007 10:47:36 PM

Other Names

Other Addresses

Name

Type

Appraisals

Item No.8.

Appraisal History

Tax Year	Land Value	Building Value	Total Value	Method
2022	153600	60760	214360	COST
2021	153600	60760	214360	COST
2020	155200	42910	198110	COST

Market Land

Market Land Item #1

Method: Acre Type: Primary Site
 Width: Depth:
 Square Feet: 00 Acres: 10
 Valuation
 Class Code: 2101 Value: 153600

Dwellings

Existing Dwellings

Dwelling Type	Style	Year Built
MH	SW	1970

Dwelling Information

Residential Type: MH Style: SW
 Year Built: 1970 Roof Material: 5 - Metal
 Effective Year: 1990 Roof Type: 7 - Arched
 Story Height: 1.0 Attic Type: 0
 Grade: L Exterior Walls:
 Class Code: 3301 Exterior Wall Finish: 5 - Maintenance Free Aluminum/Vinyl/Steel
 Year Remodeled: 0 Degree Remodeled:

Mobile Home Details

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

Basement Information

Foundation: 1 - Wooden or Masonry Piers/Posts Finished Area: 0 Daylight:
 Basement Type: 0 - None Quality:

Heating/Cooling Information

Type: Central System Type: 5 - Forced Air
 Fuel Type: 3 - Gas Heated Area: 0

Living Accommodations

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

Additional Information

Fireplaces: Stacks: 0 Stories:
 Openings: 0 Prefab/Stove: 1
 Garage Capacity: 0 Cost & Design: 0 Flat Add: 0
 % Complete: 0 Description: Description:

Dwelling Amenities

View: Access:

Area Used In Cost

Basement: 0 Additional Floors: 0 Attic: 0
 First Floor: 720 Half Story: 0 Unfinished Area: 0
 Second Floor: 0 SFLA: 1200

Depreciation Information

CDU: Physical Condition: Fair (6) Utility: Fair (6)
 Desirability: Property: Fair (6)
 Location: Average (7)

Depreciation Calculation

Age: 30 Pct Good: 0.26 RCNLD: 30600

Additions / Other Features

Additions

Lower	First	Second	Third	Area	Year	Cost
	91 - Mobile Home Addition			160	0	15645
	11 - Porch, Frame, Open			160	0	4323
	91 - Mobile Home Addition			320	0	31290

There are no other features for this dwelling

Other Buildings/Improvements

Outbuilding/Yard Improvement #1

Type: Residential	Description: RRG3 - Garage, frame, detached, unfinished	
Quantity: 1	Year Built: 2010	Grade: 5
Condition:	Functional:	Class Code: 3301
Dimensions		
Width/Diameter: 22	Length: 26	Size/Area: 572
Height:	Bushels:	Circumference:

Outbuilding/Yard Improvement #2

Type: Residential	Description: AAL1 - Lean-to, 1 story, pole frame	
Quantity: 1	Year Built: 2010	Grade: A
Condition:	Functional:	Class Code: 3301
Dimensions		
Width/Diameter: 10	Length: 20	Size/Area: 200
Height:	Bushels:	Circumference:

Outbuilding/Yard Improvement #3

Type: Residential	Description: RRS1 - Shed, Frame	
Quantity: 1	Year Built: 2005	Grade: A
Condition:	Functional:	Class Code: 3301
Dimensions		
Width/Diameter: 10	Length: 12	Size/Area: 120
Height:	Bushels:	Circumference:

Outbuilding/Yard Improvement #4

Type: Residential	Description: RRC1 - Carport	
Quantity: 1	Year Built: 2010	Grade: 5
Condition:	Functional:	Class Code: 3301
Dimensions		
Width/Diameter: 22	Length: 16	Size/Area: 352
Height:	Bushels:	Circumference:

Outbuilding/Yard Improvement #5

Type: Residential	Description: AAP4 - Pole Frame Bldg, 1 side open, wood	
Quantity: 1	Year Built: 2005	Grade: A
Condition:	Functional:	Class Code: 3301
Dimensions		
Width/Diameter: 22	Length: 36	Size/Area: 792
Height:	Bushels:	Circumference:

Commercial

Existing Commercial Buildings

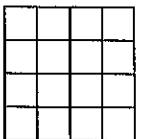
No commercial buildings exist for this parcel

Ag/Forest Land

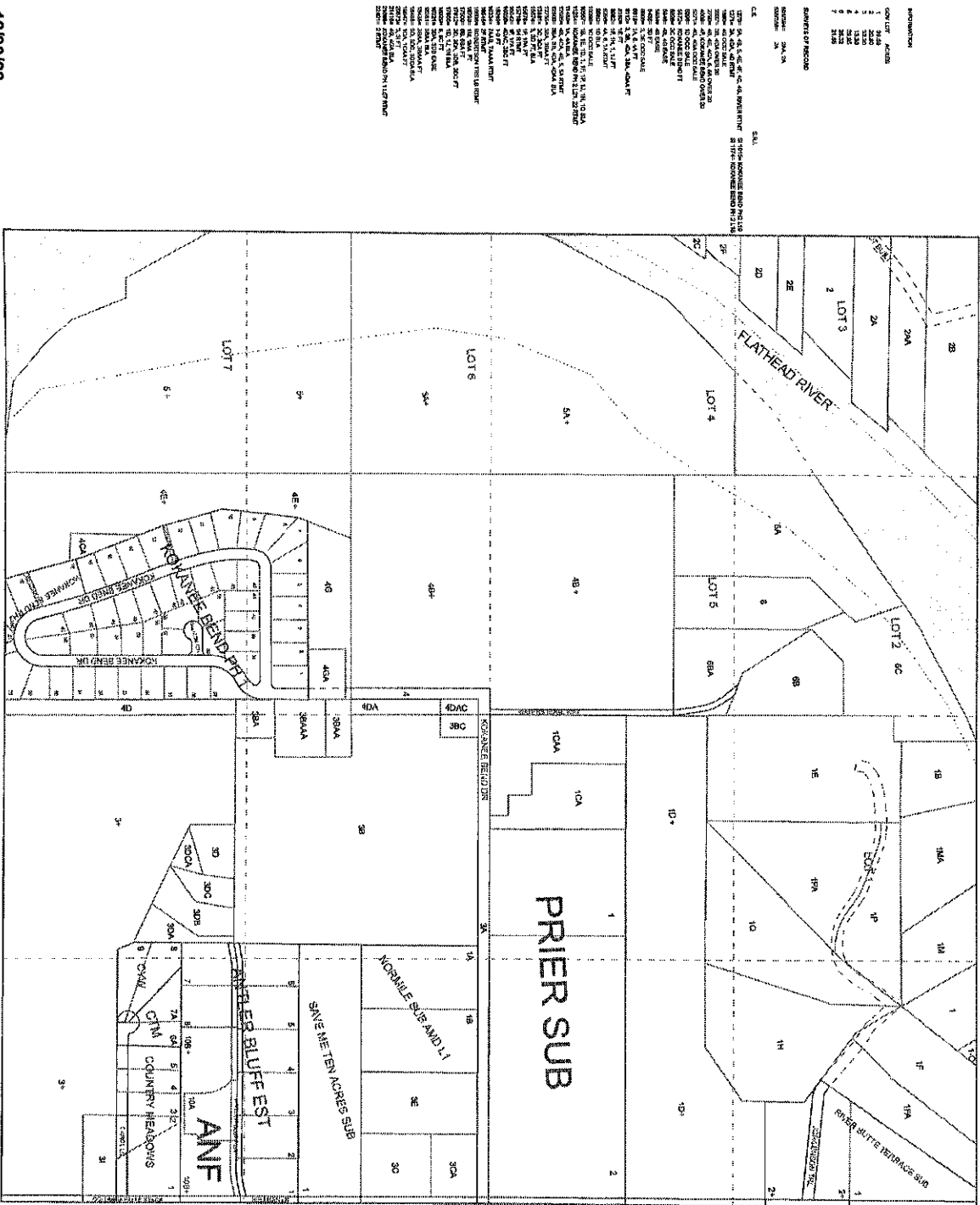
Ag/Forest Land

No ag/forest land exists for this parcel

SCALE 1" = 400'



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



12/30/22

94300 08270

STATE OF MONTANA
 DEPARTMENT OF HEALTH AND ENVIRONMENTAL SCIENCES
 CERTIFICATE OF SUBDIVISION PLAT APPROVAL
 (Section 76-4-101 through 76-4-131, MCA, 1979)

To: Clerk and Recorder
 Flathead County
 Kalispell, MT

No. 15-95-543-233

THIS IS TO CERTIFY THAT the plans and supplemental information relating to the subdivision known as the PRIER SUBDIVISION, located in the Northeast Quarter of Section 19, Township 30 North, Range 20 West, P.M., M., Flathead County, Montana;

consisting of 1 parcel has been reviewed by personnel of the Water Quality Bureau, and,

THAT the documents and data required by Section 76-4-101 through 76-4-131, MCA 1979 and the rules of the Department of Health and Environmental Sciences made and promulgated pursuant thereto have been submitted and found to be in compliance therewith, and,

THAT approval of the PLAT is made with the understanding that the following conditions shall be met:

THAT the parcel size as indicated on the PLAT to be filed with the County Clerk and Recorder will not be further altered without approval, and,

THAT the lot shall be used for one single family dwelling, and,

THAT when the existing water supply system is in need of extensive repairs or replacement it shall be replaced by a well drilled to a minimum depth of 25 feet constructed in accordance with the criteria established in Title 16, Chapter 16, Sub-Chapters 1, 3 & 6 ARM and the most current standards of the Department of Health and Environmental Sciences, and,

THAT when the present sewage treatment system is in need of extensive repairs or replacement it shall be replaced by a septic tank and subsurface drainfield of such size and description as will comply with Flathead County Septic System Regulations and Title 16, Chapter 16, Sub-Chapters 1, 3 & 6 ARM, and,

THAT the bottom of the drainfield shall be at least four feet above the water table, and,

9430008270

No. 15-95-543-233

THAT no sewage treatment system shall be constructed within 100 feet of the maximum high water level of a 100 year flood of any stream, lake, watercourse or irrigation ditch, north within 100 feet of any domestic water supply source, and,

THAT water supply and sewage treatment systems will be located as shown on the approved plans, and,

THAT plans for the proposed water and individual sewage treatment systems will be reviewed and approved by the Flathead County Health Department before construction is started, and,

THAT all sanitary facilities must be located as shown on the attached lot layout, and,

THAT the developer shall provide the purchaser of the property with a copy of the PLAT, approved location of water supply and sewage treatment system as shown on the attached lot layout, and a copy of this document, and,

THAT instruments of transfer for this property shall contain reference to these conditions, and,

THAT departure from any criteria set forth in the approved plans and specifications and Title 16, Chapter 16, Sub-Chapters 1, 3 & 6 ARM when erecting a structure and appurtenant facilities in said subdivision without Department approval is grounds for injunction by the Department of Health and Environmental Sciences.

YOU ARE REQUESTED to record this certificate by attaching it to the PLAT filed in your office as required by law.

DATED this 23rd day of August, 1994

Flathead County Health Officer

By: Jare Johnson
Jare Johnson, R.S.
ENV-Health Specialist

Robert J. [Signature] Director

By: Jim McLaughlin
Jim McLaughlin, Supervisor
Drinking Water/Subd. Section
Water Quality Bureau
Environmental Resources Div.

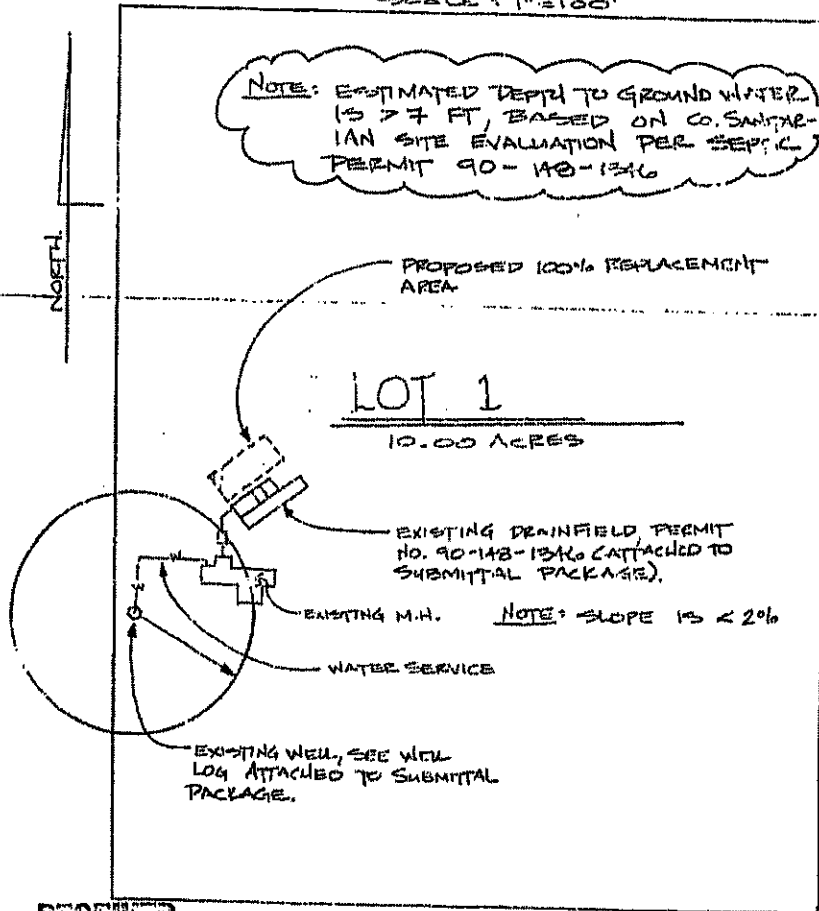
Co. No. 94/175

Owner's Name: Gilbert Prier

SITE PLAN

94300 08270

PIER MINOR SUBDIVISION
NE 1/4 of Section 19, T.30.N., R.20.W.
Flathead County, Montana,
SCALE: 1"=100'



RECEIVED

AUG 25 1994

MONTANA
DEPT. OF HEALTH & ENV. SCIENCES
WATER QUALITY DIVISION

KOKANEE BEND DRIVE

9-30-94

Plat Room
Flathead County Montana
800 South Main
Kalispell, MT 59901
758-5510

94300 08270

THIS FORM IS FOR
SUBDIVISIONS & Condominium
only

TAX SEARCH FOR PLATS AND CONDOMINIUMS

BY: *LARSEN*

FOR: *PRIER*

DESCR: *PRIER MINER SUBDIVISION,
1931-20*

PURPOSE: *SUB*

DATE: *6/2/94*

YEARS

1988 thru *1993*

ASSESSOR #

16 - 1614210

_____ and to date

I hereby certify that there are no delinquent taxes on the
property assigned the assessor numbers listed above for
the years indicated for each assessor number.

[Signature]
Deputy Treasurer
SEAL

SEP 07 1994



Map created with TOPO!® ©2002 National Geographic (www.nationalgeographic.com/topo)



ANALYTICAL REPORT

Montana Environmental Laboratory LLC
 1170 N. Meridian Rd., P.O. Box 8900, Kallispell, MT 59904-1900
 Phone: 406-755-2131 Fax: 406-257-5359 www.melab.us

Jere Johnson
 Environmental Health Consulting
 4572 Whitefish Stage Rd
 Whitefish, MT 59937

PWS ID:
 Project: 210 Hellman Lane

Client Sample ID: Well

Matrix: DRINKING WATER

Collected: 10/17/2014 10:00

Lab ID: 1410054-01

Received: 10/20/2014 9:00

<u>Analyses</u>	<u>Result</u>	<u>Units</u>	<u>RL</u>	<u>MCL</u>	<u>Method</u>	<u>Prepared</u>	<u>Analyzed</u>	<u>Analyst</u>
Conductivity	37.1	umhos/cm	0.1		SM2510B		10/21/2014 15:15	GDM
Nitrate	0.35	mg/L	0.01	10	E353.2		10/21/2014 14:28	GDM

MCL = Maximum Contaminant Limit ND = Not Detected
 RL = Reporting Limit

MEL REVIEW: JAC

Page 1 of 1

[Return to menu](#)
[Plot this site on a topographic map](#)
[View scanned well log \(8/10/2009 3:05:01 PM\)](#)

- 120 -

MONTANA DEPARTMENT OF ENVIRONMENTAL QUALITY

NITRATE SENSITIVITY ANALYSIS

Model Updated 01/24/96

SITE NAME: Prier
COUNTY: Flathead
LOT #: A
NOTES:

VARIABLES	DESCRIPTION	VALUE	UNITS
K	Hydraulic Conductivity	62.9	ft/day
I	Hydraulic Gradient	0.010	ft/ft
D	Depth of Aquifer (usually constant)	15.0	ft
L	Mixing Zone Length (see ARM 17.30.517(1)(d)(viii))	100	ft
Y	Width of Drainfield Perpendicular to Ground Water Flow	73	ft
Ng	Background Nitrate (as Nitrogen)	0.35	mg/L
Nr	Nitrate (as Nitrogen) in Precipitation (usually constant)	1.0	mg/L
Ne	Nitrates in Effluent (50 for conventional; 24 for level II)	50	mg/L
#I	Number of Single Family Homes on the Drainfield	1.0	
QI	Quantity of Effluent per Single Family Home (constant)	26.70	ft ³ /day
P	Precipitation	18.0	in/year
V	Percent of Precipitation Recharging Ground Water (usually constant)	0.20	

EQUATIONS

W	Width of Mixing Zone Perpendicular to Ground Water Flow = (0.175)(L)+(Y)	90.50	ft
Am	Cross Sectional Area of Aquifer Mixing Zone = (D)(W)	1357.50	ft ²
As	Surface Area of Mixing Zone = (L)(W)	9050.00	ft ²
Qg	Ground Water Flow Rate = (K)(I)(Am)	853.87	ft ³ /day
Qr	Recharge Flow Rate = (As)(P/12/365)(V)	7.44	ft ³ /day
Qe	Effluent Flow Rate = (#I)(QI)	26.70	ft ³ /day

SOLUTION

Nt	Nitrate (as Nitrogen) Concentration at End of Mixing Zone = ((Ng)(Qg)+(Nr)(Qr)+(Ne)(Qe)) / ((Qg)+(Qr)+(Qe))	1.85	mg/L
----	--	------	------

BY:

DATE: October 24, 2014

G:\WPB\SUBDIV\WORKSPAC\WDEGWSA.XLS

REV. 12/98

MONTANA DEPARTMENT OF ENVIRONMENTAL QUALITY

PHOSPHOROUS BREAKTHROUGH ANALYSIS

SITE NAME: Prier
COUNTY: FLATHEAD
LOT #: A
NOTES:

<u>VARIABLES</u>	<u>DESCRIPTION</u>	<u>VALUE</u>	<u>UNITS</u>
Lg	Length of Primary Drainfield as Measured Perpendicular to Ground Water Flow	73.0	ft
L	Length of Primary Drainfield's Long Axis	73.0	ft
W	Width of Primary Drainfield's Short Axis	21.0	ft
B	Depth to Limiting Layer from Bottom of Drainfield Laterals*	6.0	ft
D	Distance from Drainfield to Surface Water	1000.0	ft
T	Phosphorous Mixing Depth in Ground Water (0.5 ft for coarse soils, 1.0 ft for fine soils)**	1.0	ft
Ne	Soil Weight (usually constant)	100.0	lb/ft3
Sw	Phosphorous Adsorption Capacity of Soil (usually constant)	200.0	ppm
Pa	Number of Single Family Homes on the Drainfield	1.0	
#I			
<u>CONSTANTS</u>			
PI	Phosphorous Load per Single Family Home (constant)	6.44	lbs/yr
X	Conversion Factor for ppm to percentage (constant)	1.0E+06	
<u>EQUATIONS</u>			
Pt	Total Phosphorous Load = (PI)(#I)	6.44	lbs/yr
W1	Soil Weight under Drainfield = (L)(W)(B)(Sw)	919800.0	lbs
W2	Soil Weight from Drainfield to Surface Water = [(Lg)(D) + (0.0875)(D)(D)] (T)(Sw)	16050000.0	lbs
P	Total Phosphorous Adsorption by Soils = (W1 + W2)[(Pa)/(X)]	3394.0	lbs
<u>SOLUTION</u>			
BT	Breakthrough Time to Surface Water = P / Pt	527.0	years

BY:
 DATE: October 12, 2014

NOTES:

* Depth to limiting layer is typically based on depth to water in a test pit or bottom of a dry test pit minus two feet to account for burial depth of standard drainfield laterals.
 ** Material type is usually based on test pit. A soil that contains more than 35% silt and clay sized particles is considered fine grained.

REV. 04/2000

G:\WPB\SUBDIV\WORKSPACE\INDEGPBT.XLS

OF SURVEY

HYDRAULIC TRANSMISSIVITY AND CONDUCTIVITY

SITE NAME: Prier
COUNTY: Flathead
LOT #: A
NOTES:

(re: applied hydrogeology, 3rd Edition by Fetter $\{T=(33.6((Q)/(192.5)/S)^{0.67}) \& K=T/b \& S=PWL-SWL\}$)

	182467	154027	213721
(Q) Gallons Per Minute	24.00	30.00	25.00
Static Water Level	20.00	17.00	23.00
Pumping Water Level	75.00	100.00	80.00
(b) Aquifer Thickness	10	10	10
(T) TRANSMISSIVITY (gal/day/ft)	654.0431463	576.4966498	656.2835544
(K) CONDUCTIVITY (ft/day)	65.40431463	57.64966498	65.62835544
AVERAGE CONDUCTIVITY (ft/day)	62.89411169		

(re: Groundwater and Wells, by Driscoll)

[conf. $T=Q(2000)/S^{*}.134$] [unconf. $T=Q(1500)/S^{*}0.134$]
[K=T/b] & S=PWL-SWL

UNCONFINED TRANSMISSIVITY (ft ² /day)	654.5454545
CONFINED TRANSMISSIVITY (ft ² /day)	872.7272727
UNCONFINED TRANSMISSIVITY (ft ² /day)	87.70909091
CONFINED TRANSMISSIVITY (ft ² /day)	87.70909091
UNCONFINED CONDUCTIVITY (ft/day)	8.770909091
CONFINED CONDUCTIVITY (ft/day)	8.770909091

AVERAGE CONDUCTIVITY (UNCONFINED) (ft/day)
AVERAGE CONDUCTIVITY (CONFINED) (ft/day)

ditional Flood Hazard Layer FIRMette



Item No.8.

W 48°21'10"N

T30N R20W S19

AREA OF MINIMAL FLOOD HAZARD
Zone X

Flathead County

300073

30029C14301

01/11/2015

Feet

1:6,000

11°4'21"W 48°20'47"N

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM

AOULT

- 124 -

SPECIAL FLOOD HAZARD AREAS
Without Base Flood Elevation (BFE)
Zone A, B, AE, AH, VE, AR
With BFE or Depth Zone AE, AO, AH, VE, AR
Regulatory Floodway

0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone I

Future Conditions 1% Annual Chance Flood Hazard Zone X

Area with Reduced Flood Risk due to Levee. See Notes, Zone X

OTHER AREAS OF FLOOD HAZARD
Area with Flood Risk due to Levee Zone D

NO SCREEN Area of Minimal Flood Hazard Zone 9 X

Effective LOMRs

OTHER AREAS
Area of Undetermined Flood Hazard Zone

GENERAL STRUCTURES
Channel, Culvert, or Storm Sewer
Levee, Dike, or Floodwall

20.2 Cross Sections with 1% Annual Chance

17.5 Water Surface Elevation

Base Flood Elevation Line (BFE)

Limit of Study

Jurisdiction Boundary

Coastal Transect Baseline

Profile Baseline

Hydrographic Feature

OTHER FEATURES

Digital Data Available

No Digital Data Available

Unmapped

MAP PANELS

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

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

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 1/17/2023 at 2:12 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

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



U.S. Fish and Wildlife Service

National Wetlands Inventory

Wolfe Subdivision 150 Kokanee Bend, DF



January 17, 2023

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland

- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond

- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

Item No.8.

National Wetlands Inventory

APPLICATION ONLY

SEPTIC SYSTEM APPLICATION FLATHEAD COUNTY SANITATION OFFICE

PERMIT NO. 90-1418-1346ON-SITE RECEIPT 2580

Item No. 8.

Prior Subdivision Lot 1
8/30/94

1. Tr 1C NE 19-30-20 2. 35 Ac.
Legal Description of Property Parcel Size
3. Robert Prier msg- 892-3704
Legal Property Owner
4. Same
Property Occupant
5. Box 1295, CF.
Address & Phone
- Property Address Fishing Access Rd., CF.
6. Proposed Dwelling: Conv. Sing. Fam. _____; Mob. Home X; Multi-fam. (specify) _____; Other _____
7. No. of Bedrooms: 3 Existing Structures: none Water: well proposed
8. Septic System: New X Remodel _____ Installer: B & T Excavating

I HEREBY DECLARE the above information is true, complete and correct to the best of my knowledge. I will install the system according to the FLATHEAD COUNTY REGULATIONS FOR SEWAGE TREATMENT SYSTEMS and the terms of the permit. I acknowledge that the County has not designed my system and that these requirements do not bind or obligate the county to guarantee this system's operation. I FURTHER AGREE to call and give 24 hours ADVANCE NOTICE for REQUIRED INSPECTIONS of the SYSTEM. PLEASE PHONE 756-5632.

5-21-90
Date

Robert Prier
Signature of Applicant

1. Septic Tank Size: 900 gallons (min.)

2. Soil Type & How Determined:
Travelly loam
Road cut

3. Depth of Water Table/Bedrock & How Determined:
> 7 ft - site eval.

4. Absorption Area: 450 ft²

5. Describe Drainfield: Use 225 lineal ft. of 2 ft. wide
trench. Trenches no deeper than 3 ft.
Trench bottom & perf. pipe to be at
or very near level.

* Be sure of all County Regs & construction standard

Date

5/25/90

Signature Authorizing Approval of Permit Application

Allen Gray RS

* These requirements establish the MINIMUM SIZE FOR THIS SEPTIC SYSTEM INSTALLATION. Permit will be voided and declared invalid if the system is not installed within 12 months of the issuance of this permit.

Please phone 752-5300 Ext. 632 for inspection when system is completely installed except for backfill. Please notify this office at least 48 hours in advance for prompt service.

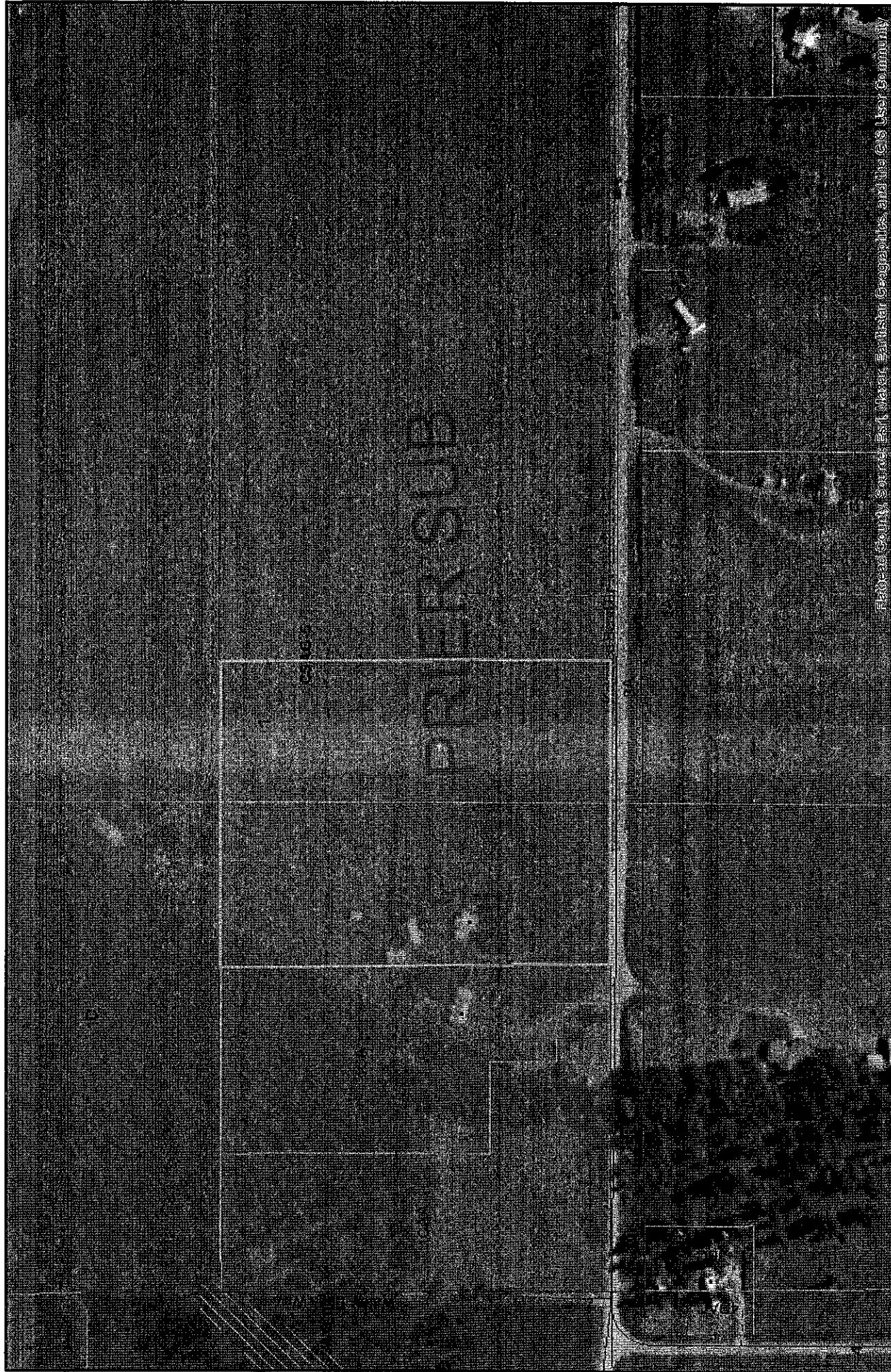
- 126 -

100 HAWKWOOD ROAD NW CF# N014A10

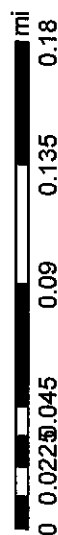
Item No.8.



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Item No.8.



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

Flathead County
GIS Department

800 South Main Street
Kalispell, Montana 59901



Breckenridge Surveying and Mapping, PLLC
2302 US Highway 2 East, Suite 6
Kalispell, MT 59901

Item No.8.

FIELD TEST REPORT

Tests have been performed in accordance with procedure contained in Montana D.E.Q. Circular DEQ-4; Appendix A. Location of the test is indicated on the Site Plan.

Property Owner: Wolfe, Terry
Property Name: 150 Kokanee Bend Dr., Columbia Falls
Property Location: Section 19, T. 30 N., R. 20 W., P.M.
County: Flathead
Person Performing the Test: Jere Johnson
Lots or Parcels: Lot 2
Depth of Test Hole: 96"
Diameter of Test Hole: N/A (excavated pit)

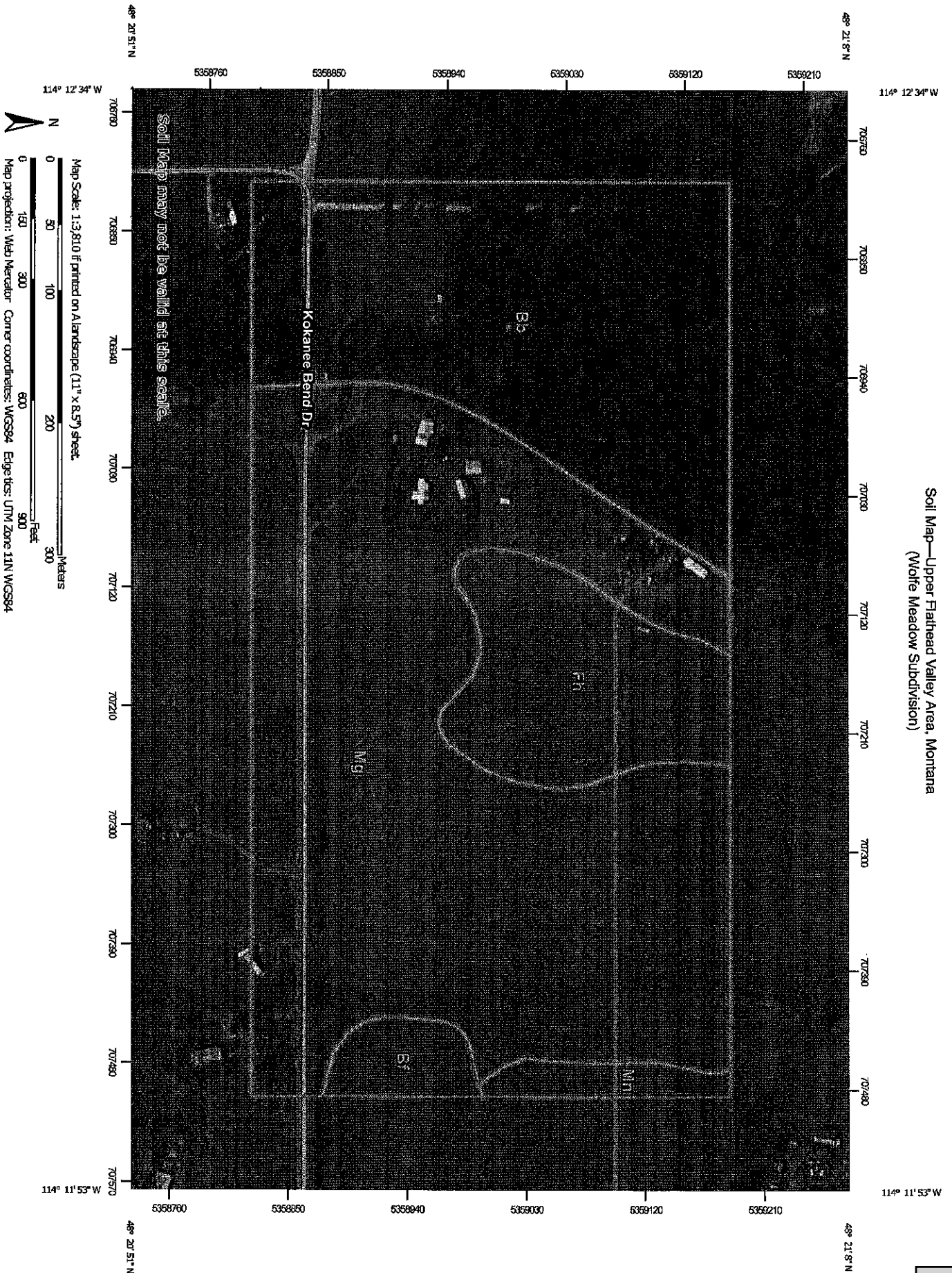
Test Date: 10/2014

Soils-

0-5" Top soil/loam. Dark Brown, granular.
5-40" VF sand; Brown, blocky.
40-96" Gravelly sand. Tan, 10% gravels, granular.

***** No indication of ground water, bedrock or mottles *****

Soil Map—Upper Flathead Valley Area, Montana
(Wolfe Meadow Subdivision)



MAP LEGEND

	Area of Interest (AOI)		AOI
	Area of Interest (AOI)		AOI
	Soils		Soils
	Soil Map Unit Polygons		Soil Map Unit Polygons
	Soil Map Unit Lines		Soil Map Unit Lines
	Soil Map Unit Points		Soil Map Unit Points
	Special Point Features		Special Point Features
	Blowout		Blowout
	Borrow Pit		Borrow Pit
	Clay Spot		Clay Spot
	Closed Depression		Closed Depression
	Gravel Pit		Gravel Pit
	Gravelly Spot		Gravelly Spot
	Landfill		Landfill
	Lava Flow		Lava Flow
	Marsh or swamp		Marsh or swamp
	Mine or Quarry		Mine or Quarry
	Miscellaneous Water		Miscellaneous Water
	Perennial Water		Perennial Water
	Rock Outcrop		Rock Outcrop
	Saline Spot		Saline Spot
	Sandy Spot		Sandy Spot
	Severely Eroded Spot		Severely Eroded Spot
	Sinkhole		Sinkhole
	Slide or Slip		Slide or Slip
	Sodic Spot		Sodic Spot
	Special Line Features		Special Line Features
	Water Features		Water Features
	Streams and Canals		Streams and Canals
	Transportation		Transportation
	Rails		Rails
	Interstate Highways		Interstate Highways
	US Routes		US Routes
	Major Roads		Major Roads
	Local Roads		Local Roads
	Background		Background
	Aerial Photography		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 18, Aug 29, 2022

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

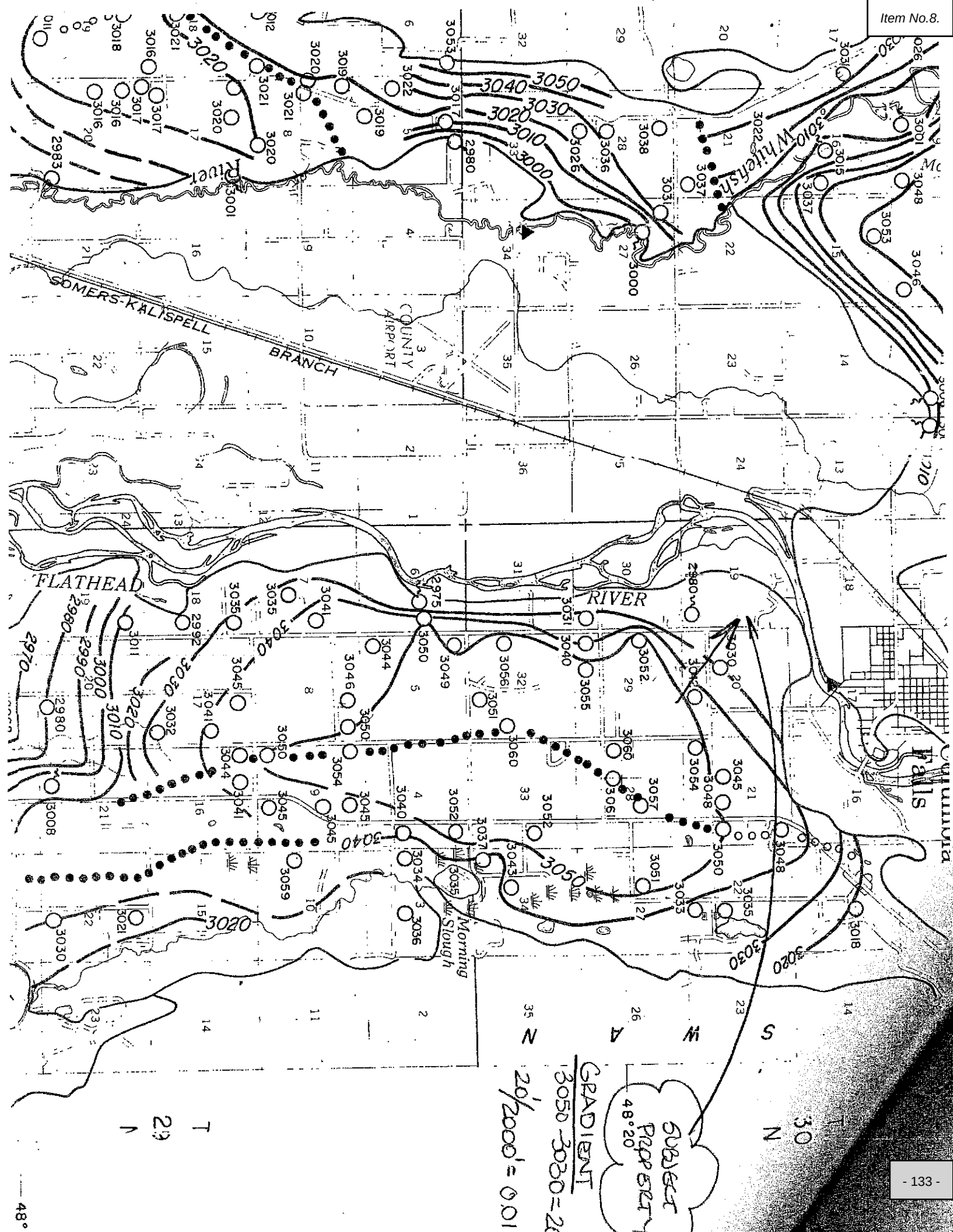
The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres In AOI	Percent of AOI
Bb	Banks very fine sandy loam, 0 to 4 percent slopes	18.0	28.9%
Bf	Blanchard fine sand, 0 to 7 percent slopes, wind eroded	1.5	2.3%
Fh	Flathead-Mires loams, 0 to 3 percent slopes	6.9	11.1%
Mg	Mires gravelly loam, 0 to 3 percent slopes	34.8	55.9%
Mn	Mires loam, 0 to 3 percent slopes	1.1	1.8%
Totals for Area of Interest		62.3	100.0%

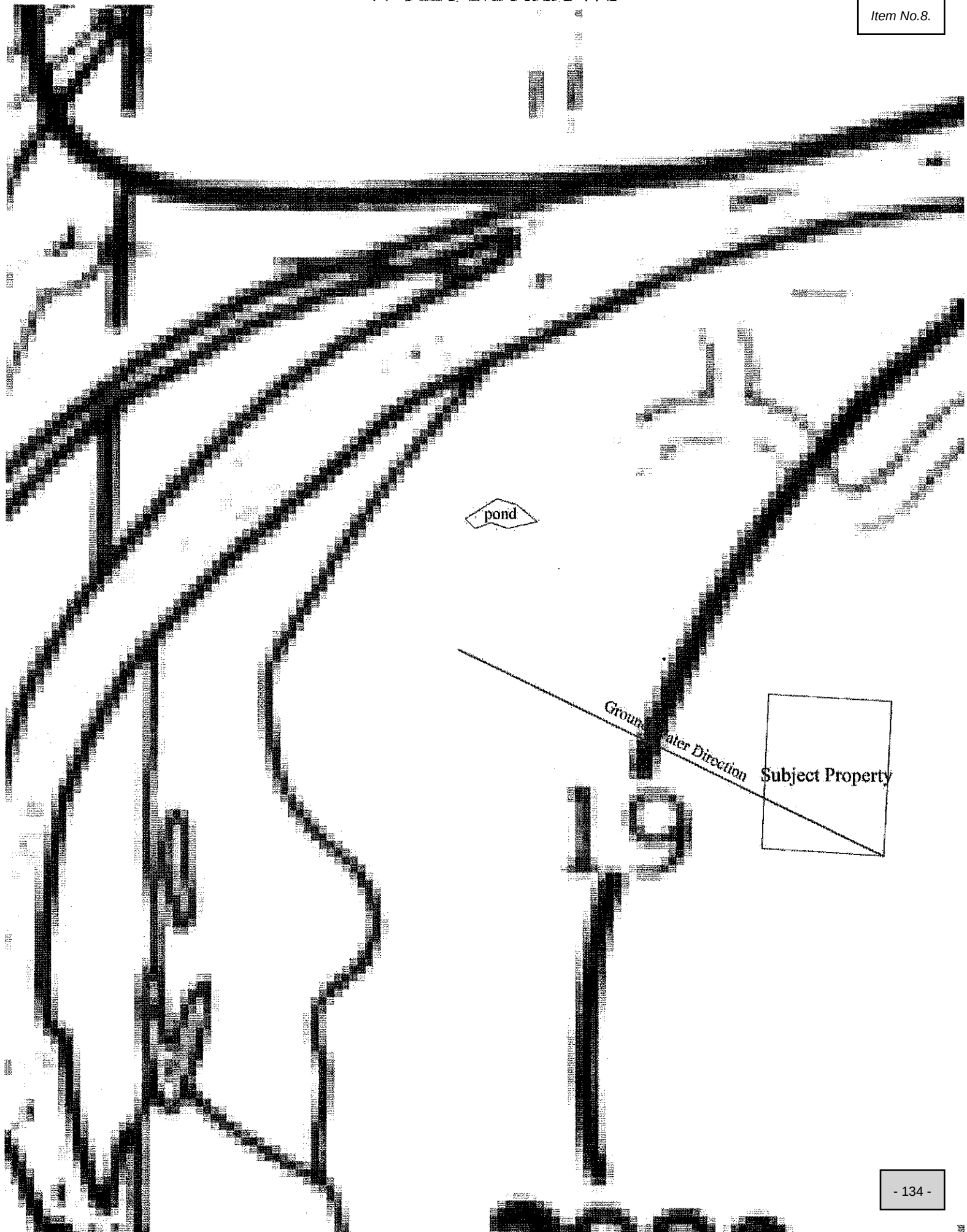
From Prior #1/T

Item No. 8.



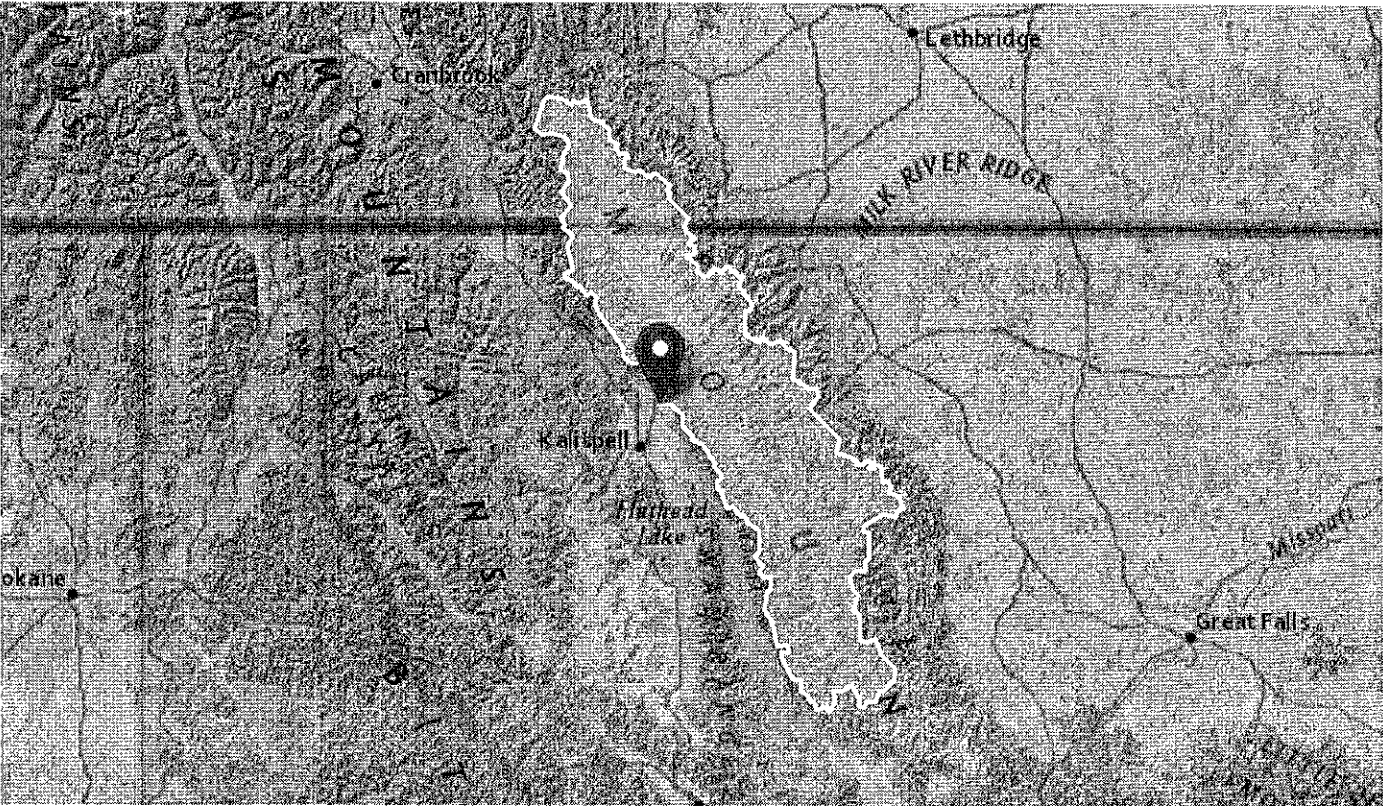
Wolfe Meadows

Item No.8.



StreamStats Report Wolfe Subdivision

Region ID: MT
Workspace ID: MT20230221191228219000
Clicked Point (Latitude, Longitude): 48.35334, -114.21610
Time: 2023-02-21 12:12:55 -0700



The drainage area is over 4474 sq miles. The drainfield will have no effect.

 Collapse All

 Basin Characteristics

Parameter Code	Parameter Description	Value	Unit
CONTDA	Area that contributes flow to a point on a stream	4474.5	square miles
SLOP50_30M	Percent area with slopes greater than 50 percent from 30-meter DEM.	33	percent

➤ Seasonal Flow Statistics

Seasonal Flow Statistics Parameters [29.0 Percent (1300 square miles) W Region LowFlow GLS 2015 5019G]

Parameter Code	Parameter Name	Value	Units	Min Limit	Max Limit
CONTDA	Contributing Drainage Area	4474.5	square miles	6.4	2520
SLOP50_30M	Slopes_gt_50pct_from_30m_DEM	33	percent	1.87	67.5

Seasonal Flow Statistics Parameters [71.0 Percent (3170 square miles) NW Region LowFlow GLS 2015 5019G]

Parameter Code	Parameter Name	Value	Units	Min Limit	Max Limit
CONTDA	Contributing Drainage Area	4474.5	square miles	7.74	1560
PRECIP	Mean Annual Precipitation	999.99	inches	20.7	83.2

Seasonal Flow Statistics Disclaimers [29.0 Percent (1300 square miles) W Region LowFlow GLS 2015 5019G]

One or more of the parameters is outside the suggested range. Estimates were extrapolated with unknown errors.

Seasonal Flow Statistics Flow Report [29.0 Percent (1300 square miles) W Region LowFlow GLS 2015 5019G]

Statistic	Value	Unit
Jul_to_Oct_14_Day_5_Yr_Low_Flow	1050	ft ³ /s

Seasonal Flow Statistics Disclaimers [71.0 Percent (3170 square miles) NW Region LowFlow GLS 2015 5019G]

One or more of the parameters is outside the suggested range. Estimates were extrapolated with unknown errors. Equation M14D5Y710 in GC1685 could not be calculated due to undefined basin characteristic.

Seasonal Flow Statistics Flow Report [71.0 Percent (3170 square miles) NW Region LowFlow GLS 2015 5019G]

Item No.8.

Statistic	Value	Unit
Jul_to_Oct_14_Day_5_Yr_Low_Flow	undefined	ft ³ /s

Seasonal Flow Statistics Citations

McCarthy, P.M., Sando, Roy, Sando, S.K., and Dutton, D.M.,2016, Methods for estimating streamflow characteristics at ungaged sites in western Montana based on data through water year 2009: U.S. Geological Survey Scientific Investigations Report 2015-5019-G, 19 p. (<https://doi.org/10.3133/sir20155019>)

➤ Channel-width Methods Weighting

No method weighting results returned.

USGS Data Disclaimer: Unless otherwise stated, all data, metadata and related materials are considered to satisfy the quality standards relative to the purpose for which the data were collected. Although these data and associated metadata have been reviewed for accuracy and completeness and approved for release by the U.S. Geological Survey (USGS), no warranty expressed or implied is made regarding the display or utility of the data for other purposes, nor on all computer systems, nor shall the act of distribution constitute any such warranty.

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USGS Product Names Disclaimer: Any use of trade, firm, or product names is for descriptive purposes only and does not imply endorsement by the U.S. Government.

Application Version: 4.13.0

StreamStats Services Version: 1.2.22

NSS Services Version: 2.2.1

MONTANA DEPARTMENT OF ENVIRONMENTAL QUALITY

Adjacent to Surface Water Dilution Analysis Calculations

Model Created 5/13/07

SITE NAME: WOLFE MEADOW SUBDIVISION
COUNTY: FLATHEAD
LOT #: LOT 2
NOTES: WOLFE StreamStats Report 14Q5 LOW FLOW = 1050 cfs
BY: WPB
DATE: Thursday, February 2, 2023

<u>VARIABLES</u>	<u>DESCRIPTION</u>	<u>VALUE</u>	<u>UNITS</u>
QL	14Q5 Low Flow	1050.00	ft ³ /day
QD	Effluent flow rate from drainfield (26.7 ft ³ /day single family home)	26.70	ft ³ /day
N	Number of drainfields or Number of single family homes on drainfield	1.00	ea
CL	Initial nitrate or phosphorus concentration (assume 0)	0.00	mg/L
CD	Nitrate concentration leaving drainfield (50 mg/L for conventional)	50.00	mg/L
CP	Phosphorus concentration leaving drainfield (10.6 mg/L for conventional)	10.60	mg/L

EQUATIONS

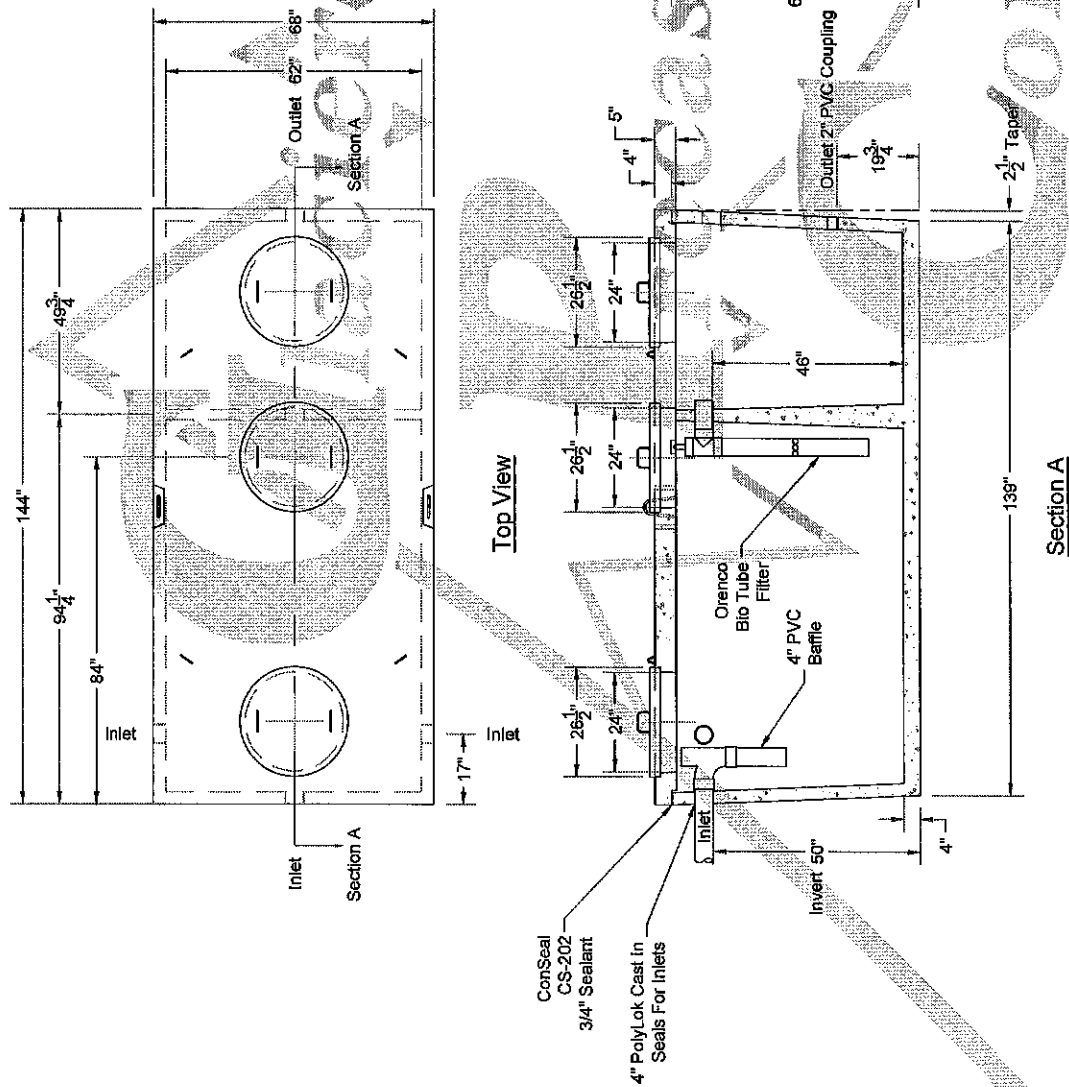
Nitrate	$((QD)(CD)(N) + (QL)(CL)) / ((QD)(N) + QL) < TV = \text{non-significant}$	(.01 mg/L TV for Nitrate)
Phosphorus	$((QD)(CP)(N) + (QL)(CL)) / ((QD)(N) + QL) < TV = \text{non-significant}$	(.001 mg/L TV for Phosphorus)

SOLUTION

Increase in Nitrate concentration	1.23990 mg/L
Increase in Phosphorus concentration	0.26286 mg/L

CALCULATIONS:

ft ³ /sec	ft ³ /min
11.20	672.00
ft ³ /hr	ft ³ /day
40320.00	967680.00



Notes:

1. Drawing Shown With Concrete Lids, Concrete Risers and PVC Lids and Risers Available.
2. Reinforcement Drawings Available Upon Request.
3. Tank Designs Meet ASTM C1227, C890 & Montana DEQ Circular 4 With 6 Feet Of Bury.
4. Traffic Rated Tank Lids Available.
5. Pump Installation Available.
6. Minimum 4000 PSI Concrete W/ 661010 WWM & #4 Rebar

Approx. Weight With Standard Lid = **14,100 Lbs.**
Approx. Weight With Traffic Rated Lid = **17,100 Lbs.**

Glacier Precast Concrete, Inc. 	175 Alder Drive Kalispell, MT. 59901 (406) 752-7163 www.glacierprecast.com Or Visit Us On Facebook	AMENDMENTS:			SITE	Glacier Precast Concrete	DRAWING NO. GFC0003	PROJECT NO.	11/01/16 DATE.	Item No.8.	
		REV	DESCRIPTION	BY							DATE
				TITLE	1000/500 Gallon Septic/Pump Chamber	1:30 SCALE AT A4	JRC DRAWN	CHECKED	REVISION		

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TANK ALERT® I Alarm System

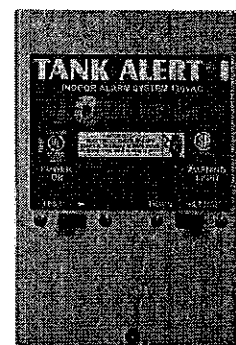
Item No.8.

Easy-to-install liquid level alarm system for indoor use.

This alarm system monitors liquid levels in lift pump chambers, sump pump basins, holding tanks, sewage, agricultural, and other water applications.

The Tank Alert® I alarm system can serve as a high or low level alarm depending on the float switch model used.

The alarm horn sounds when a potentially threatening liquid level condition occurs. The horn can be silenced, but the warning light remains on until the condition is remedied. A green "power on" light indicates power to the alarm panel.



FEATURES

- NEMA 1 enclosure, designed for ease of installation, rated for indoor use.
- Red "alarm" light, green "power on" light, alarm "test" switch, and horn "silence" switch.
- Alarm horn sounds at 86 decibels at 10 feet (3 meters).
- Can be used with any UL Listed / Recognized switching mechanism rated to include 1 amp, 12 VAC load.
- Alarm system (when installed on separate circuit) operates even if the pump circuit fails.
- Complete package includes standard SJE SignalMaster® control switch with 15 feet (4.57 meters) of cable (other lengths available) and mounting clamp.
- Switching mechanism operates on low voltage and is isolated from the power line to reduce the possibility of shock.
- UL Listed.
- CSA Certified.
- Five-year limited warranty.



OPTIONS

When ordered with the alarm, this system is available with:

- alternate float switch models for high or low level warning.
- 120 VAC primary voltage or 230 VAC primary voltage (230 VAC model is not UL Listed or CSA Certified).

SPECIFICATIONS

VOLTAGE FOR 120 VAC MODEL:

Primary: 120 VAC, 50/60 Hz, 5 watts max.
(alarm condition)

Secondary: 12 VAC

VOLTAGE FOR 230 VAC MODEL:

(not UL Listed or CSA Certified)

Primary: 230 VAC, 50/60 Hz, 5 watts max.
(alarm condition)

Secondary: 12 VAC

ALARM ENCLOSURE: 6 x 4 x 2.5 inch
(15.24 x 10.16 x 6.35 cm), NEMA 1 metal

ALARM HORN: 86 decibels at 10 feet
(3 meters)

POWER CORD: 6 foot (1.8 meter)

FLOAT SWITCH CONNECTION TERMINAL:

For float switch connection only. Do not apply power. (Voltage across terminals is 12 VAC. Maximum line impedance for initiating device: 5 ohms).

FLOAT SWITCH: SJE SignalMaster® control switch with mounting clamp

Cable: 15 feet (4.57 meters), flexible 18 gauge, 2 conductor (UL) SJOW, water-resistant (CPE)

Float: 2.74 inch diameter x 4.83 inch long
(7 cm x 12.3 cm), high impact, corrosion resistant polypropylene housing for use in sewage and non-potable water up to 140°F (60°C)

SJE Rhombus®

PO Box 1708, Detroit Lakes, MN 56502

1-888-DIAL-SJE • 1-218-847-1317

1-218-847-4617 Fax

email: customer.service@sjerhombus.com

www.sjerhombus.com

**SEE BACKSIDE FOR ORDERING INFORMATION.
SEE PRICE BOOK FOR LIST PRICE.**

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D.7

TANK ALERT® I Alarm System

Item No.8.

Easy-to-install liquid level alarm system for indoor use.

ORDERING INFORMATION

120 VAC		
Part #	Description	Shipping Weight
1007457	101-01H (120 VAC w/15' SJE SignalMaster® High Level)	3.58 lbs.
1009207	101-01HSPKT (120 VAC w/15' SJE SignalMaster® High Level With splice kit)	3.58 lbs.
1003104	101-01H (120 VAC w/15' SJE Sensor Float® High Level)	3.58 lbs.
1003365	101-01L (120 VAC w/15' SJE Sensor Float® Low Level)	3.58 lbs.
1002235	101-01X (120 VAC no float)	2.14 lbs.

230 VAC		
Part #	Description	Shipping Weight
1008009	101-02H (230 VAC w/15' SJE SignalMaster® High Level)	3.58 lbs.
1003364	101-02H (230 VAC w/15' SJE Sensor Float® High Level)	3.58 lbs.
1005420	101-02L (230 VAC w/15' SJE Sensor Float® Low Level)	3.58 lbs.
1005419	101-02X (230 VAC no float)	2.14 lbs.

H = High Level L = Low Level X = No Float SPKT = Splice Kit

MASTER CARTON holds 16 boxed units.

SEE PRICE BOOK FOR LIST PRICE.

SPECIFICATIONS

VOLTAGE FOR 120 VAC MODEL:

Primary: 120 VAC, 50/60 Hz, 5 watts max. (alarm condition)

Secondary: 12 VAC

VOLTAGE FOR 230 VAC MODEL: (not UL Listed or CSA Certified)

Primary: 230 VAC, 50/60 Hz, 5 watts max. (alarm condition)

Secondary: 12 VAC

ALARM ENCLOSURE: 6 x 4 x 2.5 inches (15.24 x 10.16 x 6.35 cm), NEMA 1 metal

ALARM HORN: 86 decibels at 10 feet (3 meters)

POWER CORD: 6 feet (1.8 meters)

FLOAT SWITCH CONNECTION TERMINAL: for float switch connection only.
Do not apply power. Voltage across terminals is 12 VAC

FLOAT SWITCH: SJE SignalMaster® control switch with mounting clamp

CABLE: 15 feet (4.57 meters), flexible 18 gauge, 2 conductor (UL) SJOW, water-resistant (CPE)

FLOAT: 2.74 inch diameter x 4.83 inch long (7 cm x 12.3 cm), high impact, corrosion resistant polypropylene housing for use in sewage and non-potable water up to 140°F (60°C)

MAXIMUM WATER DEPTH: 30 feet (9 meters), 13 psi

ELECTRICAL: 5 amps, 125 VAC/250 VAC, 50/60 Hz

OPTIONS

CONTROL SWITCH OPTIONS

The Tank Alert® I alarm system comes standard with a 15 foot SJE SignalMaster® control switch with mounting clamp. Other float switches are available. See control switch section of the catalog.

To determine the price of alarm with an alternate float, add the price of the part number with "no float" to the price of the float switch.



SJE Rhombus

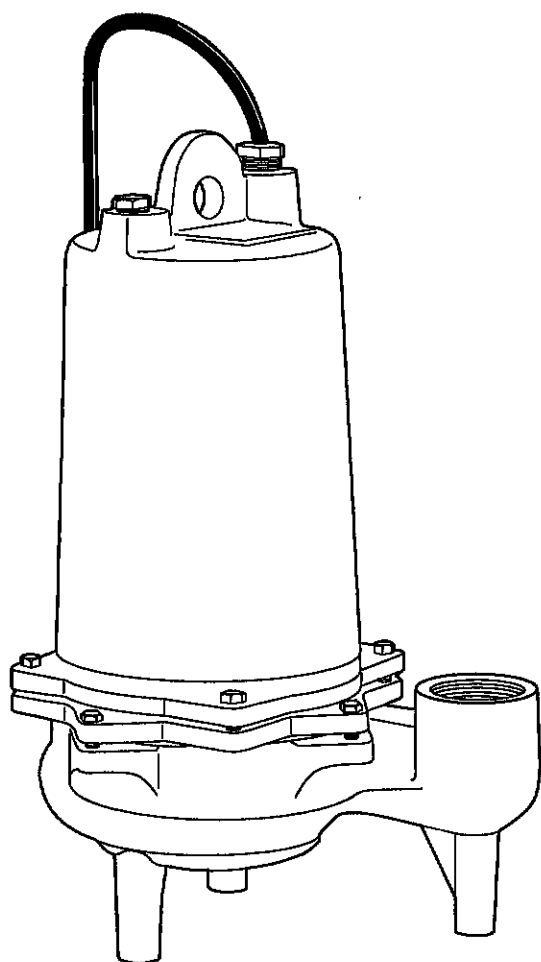
www.sjrhombus.com

customer.service@sjrhombus.com

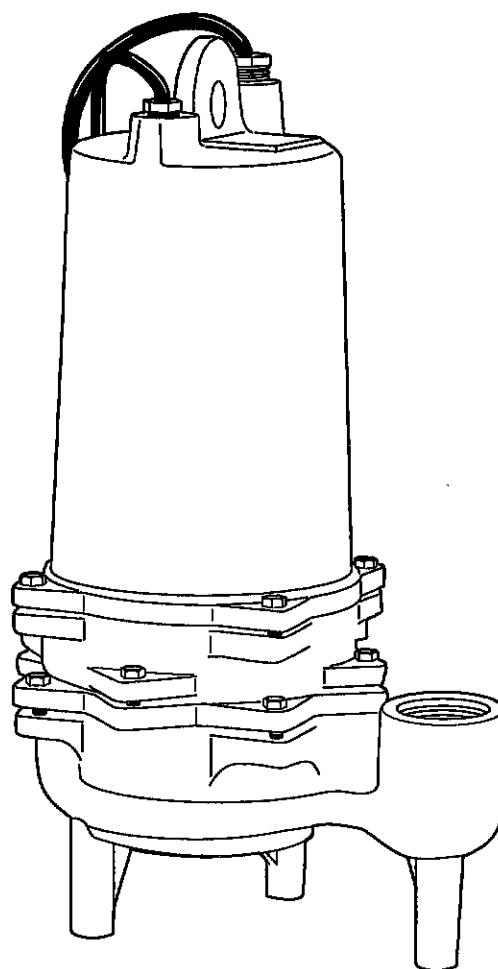
Call or fax your order!

1-888-DIAL-SJE (1-888-342-5753) ■ Fax 218-847-4617

Product offering and pricing are subject to change without notice.
Please visit www.sjrhombus.com for the most current information.

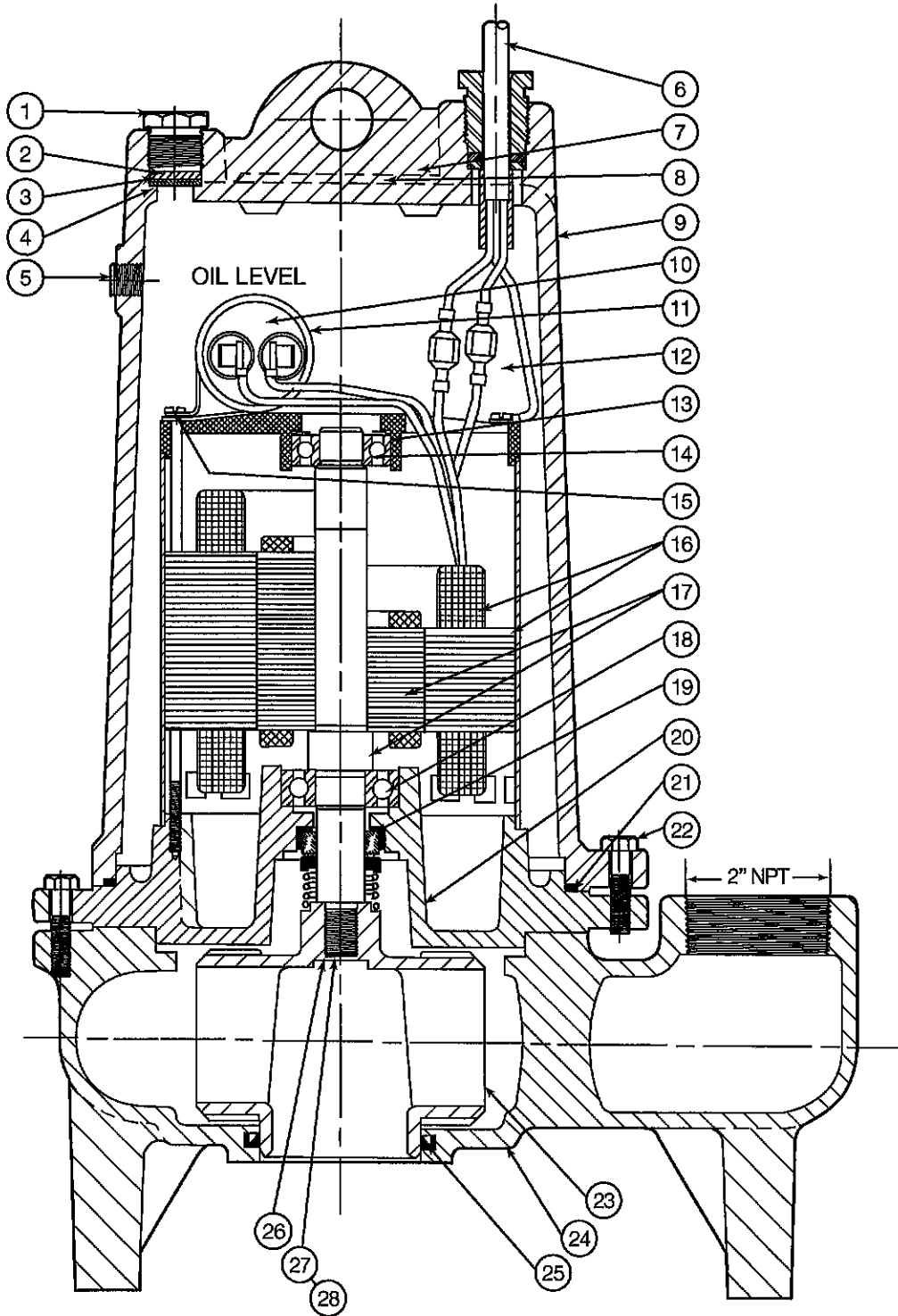
**Submersible Sump,
Effluent & Sewage Pumps****MYERS®****MWH50 - MW200 Series****ME50 - ME150 Series****Single and double seal. Single and three phase power.**

Single Seal Pump
ME50S, ME75S
ME100S, ME150S,
MWH50, MW100,
MW150, MW200



Double Seal Pump
ME50D, ME75D
ME100D, ME150D,
MWH50D, MW100D,
MW150D, MW200D

Typical Section Drawing For ME/MW50-200 Single Seal Pumps



Single Seal Repair Parts List

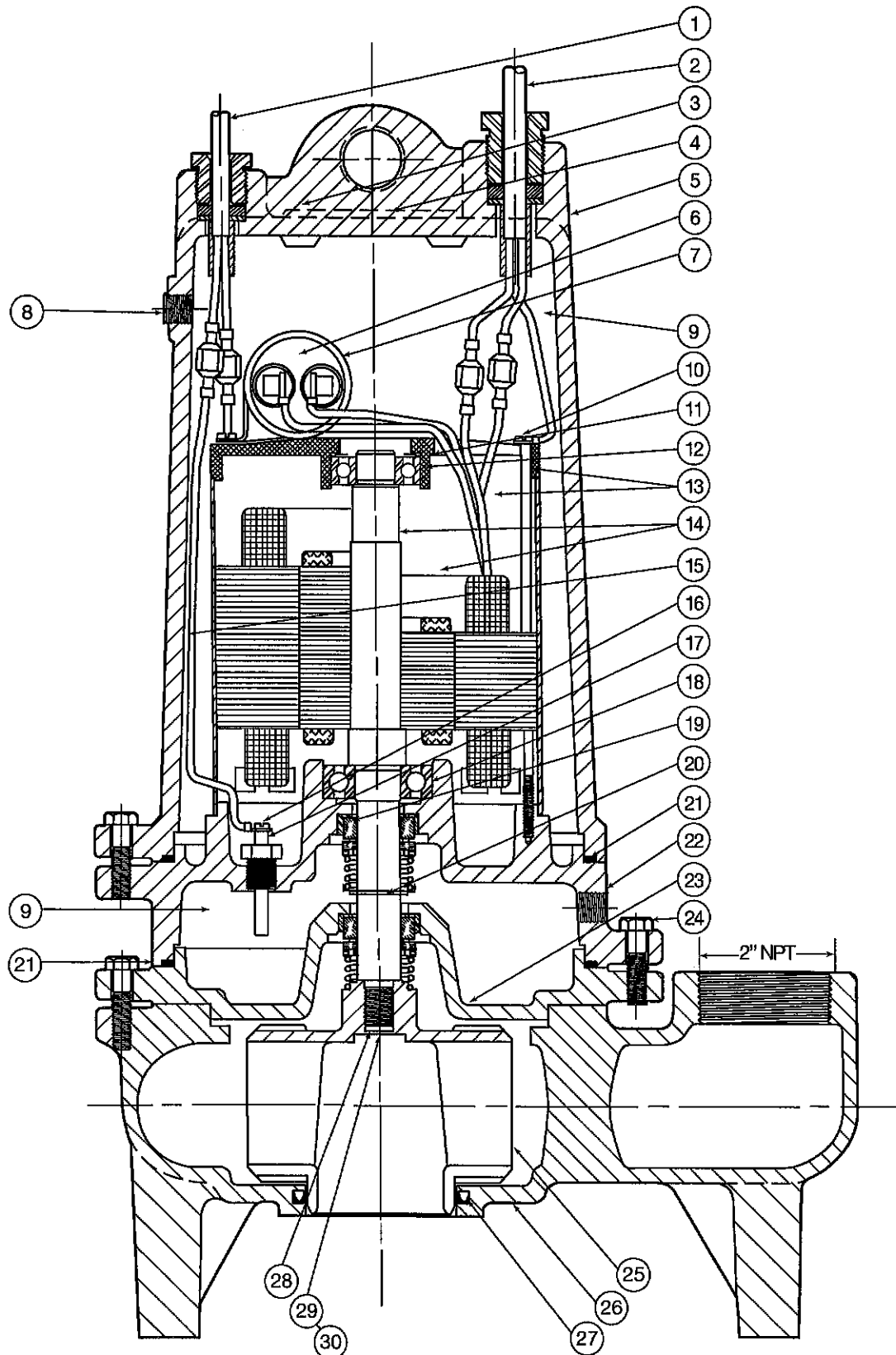
Ref.	Description	Qty.	Part Numbers
1	Nut, cord plug, solid	1	25341A002
2	Washer, 1/32" Thk.	1	05030A234
3	Gasket, Rubber	1	05014A193
4	Washer, 3/32" Thk.	1	05030A235
5	Plug, 1/4" pipe	1	05022A009
6	Cord, Power	1	See Chart
7	Screw, drive	2	05160A004
8	Name Plate	1	N/A
9	Housing, Motor	1	25327D000
10	Capacitor (1 Ph only)	1	See Chart
11	Clip, capacitor (1 Ph only)	1	See Chart
12	Oil, Transformer	.8-1 gal	11009A006
12A	Connectors (3 Ph only)	3-6	15781A001
13	Washer, bearing	1	19331A005
14	Bearing, ball, upper	1	08565A013
15	Screw, st, #10 x 3/8	2	09822A032

Ref.	Description	Qty.	Part Number
16 & 17	Stator, Rotor shaft with shell	1	See Chart
18	Bearing, ball, lower	1	08565A022
19	Seal, shaft	1	25370A000
20	Plate, brg & seal	1	25367D000
21	Gasket, tetraseal, 7x6-3/4x1/8	1	05014A181
22	Screw, cap, 5/16 x 1-1/4	8	19100A012
23	Impeller	1	See Chart
24	Case, volute (ME50)	1	25357D000
	Case, volute (ME75-150)	1	25331D000
	Case, volute (MWH5-200)	1	26057D000
25	Cup, U, HUVA (ME50-150)	1	22835A005
	Cup, U, HUVA (MWH50-200)	1	22835A009
26	Washer, Impeller Retainer	1	05030A242
27	Screw, Machine #10 x 3/8	1	06106A042
28	Sealant	1	14550A001

Unit manufactured prior to Aug-2007 contact factory for repair parts.

Item Number			6		10	11	16 & 17	23			
HP	Volts	PH	Power Cord W/Plug	Power Cord No Plug	Capacitor	Capacitor Clip	Stator Rotor & Shaft Ass'y	ME Impeller Plastic	ME Impeller Brass	MWH Impeller DI	MWH Impeller Brass
1/2	115	1	25338B004	25338B006	23839A000	20333A006	25484D100	25333B025	25348B121	26029B013	26029B113
	208	1					25484D101				
	230	1	25338B005								
	208	3					25484D102				
	230	3									
	460	3					25484D103				
3/4	115	1	25338B000	25338B002	23839A000	20333A006	25484D100	25348B020	25348B120		
	208	1					25484D101				
	230	1	25338B001								
	208	3					25484D102				
	230	3									
	460	3					25484D103				
1	208	1		25338A002	23838A000	20333A004	25484D104	25348B010	25348B110	26029B012	26029B112
	230	1	25338B001				25484D105				
	208	3					25484D106				
	230	3									
	460	3					25484D107				
	575	3									
1-1/2	208	1		25338B002	23838A000	20333A004	25484D104	25348B000	25348B100	26029B011	26029B111
	230	1	25338B001				25484D105				
	208	3					25484D106				
	230	3									
	460	3									
	575	3									
2	208	1		25338B009	23839A000 26520A000	20333A006	25484D108			26029B000	26029B100
	230	1					25484D109				
	208	3					25484D110				
	230	3					25484D111				
	460	3									
	575	3					25484D112				

Typical Section Drawing For ME/MW50-200 Double Seal Pumps



Double Seal Repair Parts List

Ref.	Description	Qty.	Part Number
1	Cord, Sensor	1	25339B000
2	Cord, Power	1	See Chart
3	Screw, drive	2	05160A004
4	Name Plate	1	N/A
5	Housing, Motor	1	25327D000
6	Capacitor (1Ph only)	1	See Chart
7	Clip, capacitor (1 Ph only)	1	See Chart
8	Plug, 1/4" pipe	1	05022A009
9	Oil, Transformer	1.12 gal	11009A006
9A	Connectors (3 Ph only)	3-6	15781A001
10	Screw, st, #10 x 3/8	2	09822A032
11	Washer, bearing	1	19331A005
12	Bearing, ball, upper	1	08565A013
13 & 14	Stator, Rotor shaft with shell	1	See Chart
15	Wire, electrode	2	21792A004
16	Screw, #6 x 1/4	2	05434A025
17	Seal Probe	2	25343A000

Ref.	Description	Qty.	Part Number
18	Bearing, ball, lower	1	08565A022
19	Seal, shaft	1	25370A000
20	Ring, retaining	2	12558A021
	Ring, retaining	1	12558A033
21	Gasket, tetraseal, 7x6-3/4x1/8	2	05014A181
22	Housing seal	1	25369D000
23	Plate, bottom	1	25368D000
24	Screw, cap 5/16 x 1-1/4	12	19100A012
25	Impeller	1	See Chart
26	Case, volute (ME50)	1	25357D000
	Case, volute (ME75-150)	1	25331D000
	Case, volute (MWH50-200)	1	26057D000
27	Cup, U, HUVA (ME50-150)	1	22835A005
	Cup, U, HUVA (MWH50-200)	1	22835A009
28	Washer, Impeller Retainer	1	05030A242
29	Screw, Machine #10 x 3/8	1	06106A042
30	Sealant	1	14550A001

Unit manufactured prior to Aug-2007 contact factory for repair parts.

Item Number			2		6	7	13 & 14	25			
HP	Volts	PH	Power Cord W/Plug	Power Cord No Plug	Capacitor	Capacitor Clip	Stator Rotor & Shaft Ass'y	ME Impeller Plastic	ME Impeller Brass	MWH Impeller DI	MWH Impeller Brass
1/2	115	1	25338B004	25338B006	23839A000	20333A006	25484D200	25333B025	25348B121	26029B013	26029B113
	208	1					25484D201				
	230	1	25338B005								
	208	3		25338B003			25484D202				
	230	3									
	460	3									
	575	3					25484D203				
3/4	115	1	25338B002	25338B002	23839A000	20333A006	25484D200	25348B020	25348B120		
	208	1					25484D201				
	230	1	25338B001								
	208	3		25338B003			25484D202				
	230	3									
	460	3									
	575	3					25484D203				
1	208	1		25338B002	23838A000	20333A004	25484D204	25348B010	25348B110	26029B012	26029B112
	230	1	25338B001				25484D205				
	208	3		25338B003			25484D206				
	230	3									
	460	3									
	575	3					25484D207				
1-1/2	208	1		25338B002	23838A000	20333A004	25484D204	25348B000	25348B100	26029B011	26029B111
	230	1	25338B001				25484D205				
	208	3		25338B003			25484D206				
	230	3									
	460	3									
	575	3					25484D207				
2	208	1		25338B009	23839A000	20333A006	25484D208			26029B000	26029B100
	230	1	26520A000		25484D209						
	208	3		25338B008			25484D210				
	230	3					25484D211				
	460	3									
	575	3					25484D212				

Important Safety Instructions

SAVE THESE INSTRUCTIONS - This manual contains important instructions that should be followed during installation, operation, and maintenance of the product. Save this manual for future reference.

▲ This is the safety alert symbol. When you see this symbol on your pump or in this manual, look for one of the following signal words and be alert to the potential for personal injury!

▲ DANGER indicates a hazard which, if not avoided, *will* result in death or serious injury.

▲ WARNING indicates a hazard which, if not avoided, *could* result in death or serious injury.

▲ CAUTION indicates a hazard which, if not avoided, *could* result in minor or moderate injury.

NOTICE addresses practices not related to personal injury.

▲ WARNING Risk of electric shock. Pumps with a single seal are supplied with a grounding conductor and grounding-type attachment plug on the power cord. To reduce the risk of electric shock:

- Be certain that it is connected only to a properly grounded, grounding-type receptacle.
- DO NOT cut off ground pin or use an adapter fitting.
- DO NOT use an extension cord with this pump.
- Entire plug may be cut off if a control panel is used.
- All double seal pumps, all duplex installations and all three phase pumps require a control box.
- When wiring this pump follow all local electrical and safety codes and ordinances as well as the most recent National Electric Code (NEC-ANSI/NFPA 70).

All pumps have a GROUND WIRE that is connected to a screw in the metal motor housing. This wire goes to the receptacle or control box which must be connected to a good outside GROUND such as a metal water pipe or GROUND STAKE driven at least 8 feet into the ground.

When overload current protection is provided by installer:

USE WITH APPROVED MOTOR CONTROL THAT MATCHES MOTOR INPUT IN FULL LOAD AMPERES WITH OVERLOAD ELEMENT(S) SELECTED OR ADJUSTED IN ACCORDANCE WITH CONTROL INSTRUCTIONS.

When motor has built-in overload protection:

USE WITH APPROVED MOTOR CONTROL THAT MATCHES MOTOR INPUT IN FULL LOAD AMPERES.

California Proposition 65 Warning

▲ WARNING This product and related accessories contain chemicals known to the State of California to cause cancer, birth defects or other reproductive harm.

General Description and Application

Myers ME and MW series pumps are available in both a single seal design and double seal design with leak detector. The ME50-ME150 models are designed for Effluent dosing, Septic Tank Effluent Pumping (S.T.E.P.) or normal sump and general dewatering applications where higher pressure is required. These units are designed to handle ¾" spherical solids. The MWH50-MW200 models are designed for raw sewage applications and can pass 2" spherical solids. These units can also be used for sump and general dewatering applications where larger solids capabilities are required.

When used in Effluent dosing or S.T.E.P. applications, the pump must be installed in a separate tank or compartment at the discharger side of the septic tank. **Never install pump in tank where sludge collects.**

These pumps are available in single phase and three phase, and either in single seal or double seal with seal leak detector. All three phase units, all double seal units and all duplex installations must be used with a control box. All power cords and seal leak detector cords are 20 feet long.

The ME model impellers are enclosed two vane type to handle ¾" spherical solids and are available made of engineered thermoplastic or cast brass. All pumps have a 2" NPT discharge tapping.

The MW model impellers are enclosed two vane non-clog style, designed to handle 2" spherical solids. The MW pumps are available with standard cast iron or optional cast brass impellers.

These pumps are NOT for use in swimming pools or fountains.

Air Locking

A sump pump is said to be air locked if water traps air in the pump and it cannot get out, thus preventing the pump from operating.

In installation of this type a 1/8" hole should be drilled in the discharge pipe just above the pump discharge. The check valve should be 12 to 18 inches above pump discharge. Do not put check valve directly into pump discharge opening. - follow local code.

Packaging

Each pump is packaged separately in a carton marked with a catalog number and Myers engineering number.

Level Controls

All pumps must use sealed level control switches for automatic operation. MLC and MFLC controls have sealed switches that are 1 HP rated at 230 volts. ALC and AWS-1 controls have sealed mechanical switches that are rated 2 HP at 230 volts.

Simplex single phase pumps can be made automatic by attaching MFLC or MLC controls to the pump. These switches have a fixed draw off level of 8 to 10 inches and can be used up to 1 HP. For higher horsepower ratings two mercury switches (or SMNO) controls with a magnetic starter can be used. Simplex systems may also use on/off pilot mercury control switches (when permitted by code) with control box and magnetic starter. The ALC and AWS-1 controls can be used for simplex single phase pumps with ratings up to 2 HP. All duplex systems must use pilot mercury control switches with control box and magnetic starters. Plug-in cords can be used on all the single phase pumps with a single seal (does not have a seal leak detector). This cord has a GROUND pin that plugs into a grounded receptacle. The grounded receptacle cannot be used in the wet sump or basin due to DANGER of current leakage. Sealed junction boxes must be used in wet sumps or basins to make connections to motor cord. The AWS-1 control also acts as a sealed junction box for connecting power cord to pump cord.

Double Seal Pumps

All pumps in this series "ME—D" or "MW—D" have two seals with an oil chamber between the seals so that the seal faces of both the lower and upper seals are oil lubricated for longer life and greater protection against water leaking into the motor windings. These double seal units are all made with a seal leak detector.

The leak detector in the oil seal chamber detects any water leakage into the chamber and turns on a red signal light in the control panel. Pumps should be removed from the sump and seals replaced after the seal light shows in the panel. Control panels must be used for pumps having the seal leak detectors, and seal leak detectors must be wired as illustrated in these instructions.

Design Of Pressure Sewer Systems

MYERS has available complete computer SOFTWARE for designing PRESSURE SEWER SYSTEMS. This gives pipe sizes to use and gives exact flow from any pump or group of pumps in the system when operating simultaneously. This design DISK for IBM or COMPATIBLE computers is available to engineers on request.

Motor Type

Motors are ¾ frame, 1/3 – 2HP single or three phase, 60 Hertz, 3450 R.P.M. with class B insulation. All single phase motors are permanent split-capacitor (PSC) type with built-in on-winding overload protection and do not require a start switch or start relay. The three phase pump motors require a magnetic starter with 3 leg overload protection. All motors have upper and lower ball bearings and all are oil-cooled and lubricated.

Installation

⚠ WARNING Breathing hazard. Basin or tank must be vented in accordance with local plumbing codes. These pumps are not designed for and CANNOT be installed in locations classified as hazardous in accordance with the National Electric Code ANSI/NFPA 70.

- Never enter pump chamber after sewage or effluent has been in basin. Sewage water can give off methane, hydrogen sulfide and other gases which are highly poisonous.

Myers recommends installing ME series effluent pumps with a quick removal system. The quick removal system may be a union or quick-release coupling if the pipe or discharge hose is within reach from the surface, or a rail system type quick disconnect on deeper installations. See installation drawings for suggested installation.

The dosing tank or pumping chamber must be constructed of corrosion resistant materials and must be capable of withstanding all anticipated internal and external loads. It also must not allow infiltration or exfiltration. The tank must have provisions for anti-buoyancy. Access holes or covers must be of adequate size and be accessible from the surface to allow for installation and maintenance of the system. Access covers must be lockable or heavy enough to prevent easy access by unauthorized personnel. The pumping chamber holding capacity should be selected to allow for emergency conditions.

The discharge pipe must be the same size as the pump discharge (2 inches) or larger. In order to insure sufficient fluid velocity to prevent any residual solids from collecting in the discharge pipe, it is recommended that a minimum flow of 2 feet per second be maintained. (21 GPM through 2" pipe and 46 GPM through 3" pipe). It is recommended that PVC or equal pipe is used for corrosion resistance. A full flow (ball or gate) shut off valve must be installed to prevent back flow of effluent if the pump must be removed for service. A check valve must be installed on pressure sewer systems and on other systems where conditions allow to prevent backflow and to reduce wear on the pump system.

A high water alarm must be installed on a separate circuit from the pump circuit. The alarm should have the ability to be tested for proper operation.

Special Instructions For Three Phase Pumps

- (1) Myers recommends three phase pumps to be installed by qualified personnel.
⚠ WARNING Risk of electric shock. Do not remove cord and strain relief. Do not connect conduit to pump.
- (2) Three phase pumps are always installed with control boxes having magnetic starters with 3 leg overload protection. **DO NOT TRY TO RUN THREE PHASE PUMPS DIRECTLY ACROSS THE LINE.**
- (3) **To Connect Pump:** Run wire from pump to the bottom of control box or appropriate junction box suitable for enclosing splice connections. A hole must be cut into the control box for the wires. With power to control box off, connect green (ground) line to ground lug. Connect black (power) wires to power lead terminals. Note: for a typical CE style control box, these terminals are marked M1, M2 and M3. Make sure that all wires are inside control box and not in a position to be pinched or shorted when the door is closed.
- (4) All three phase motors can run either direction. **ROTATION** can be changed by interchanging any two line leads at magnetic starter. **BE SURE CIRCUIT BREAKER IS OFF BEFORE MAKING THIS CHANGE.** To find if rotation is correct operate pumps and check delivery operation. If flow and head is low (refer to pump curves shown in this manual) the rotation is wrong. With duplex pumps, check operation of both pumps.
- (5) All pump impellers, either single or three phase, must turn counterclockwise when looking into pump inlet. If uncertain of rotation, **TURN OFF POWER** and lift pump from basin with cord connected and lay pump on side so impeller can be seen. Turn on power and start pump using hand position of H-O-A switch. Turn on and off fast so that coast of impeller can be seen. **NEVER PUT HAND OR FINGERS ON THE IMPELLER.** Interchange any two I line leads at the magnetic starter to change rotation.

Points To Check If Pump Does Not Run Or Does Not Run Properly

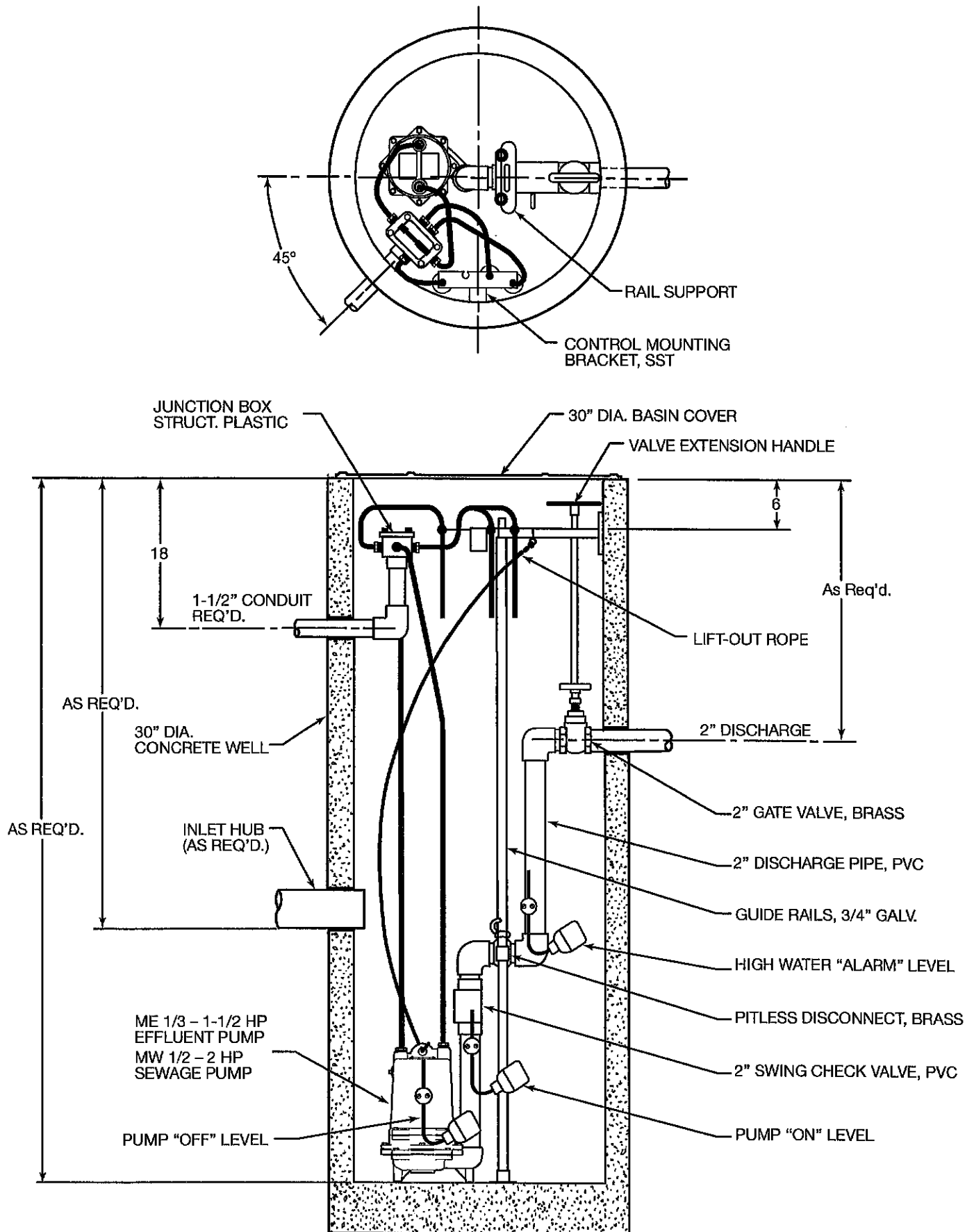
- (1) Pump does not run or start when water is up in tank.
 - (a) Check for blown fuse or tripped circuit breaker.
 - (b) Check for defective level switch.
 - (c) Where control panel is used be sure H-O-A switch is in the AUTO position. If it does not run, turn switch to the HAND position and if the pump runs then the trouble is in the automatic electrical system. Have an **ELECTRICIAN** make electrical checks.
 - (d) Check for burned out motor. Occasionally lightning can damage a motor even with lightning protection.
 - (e) Where plug-in cords are used, be sure contact blades are clean and making good contact. **DO NOT USE PLUG-IN CORDS INSIDE A SUMP OR WET WELL.**
 - (f) Level control ball or weight may be stuck on side of basin. Be sure it floats freely.
- (2) Pump runs but does not deliver flow.
 - (a) Check air lock. Start and stop pump several times; if this does not help it may be necessary to loosen a union in the discharge line to relieve air lock.
 - (b) Check valve may be installed backwards. Check flow arrow on valve body. Check shut-off valve. It may be closed.
 - (c) Check vertical elevation. It may be higher than pump can develop. (See pump curve).
 - (d) Pump inlet may be plugged. Remove pump to check.

⚠ WARNING Risk of electric shock. Always unplug power cords or turn off all main and branch circuit breakers before doing any work on the pump. If control panel is remote from pump, disconnect lead wires to motor so that no one can turn the circuit breaker back on. If motor is three phase, mark the leads so they can be replaced in the same order.

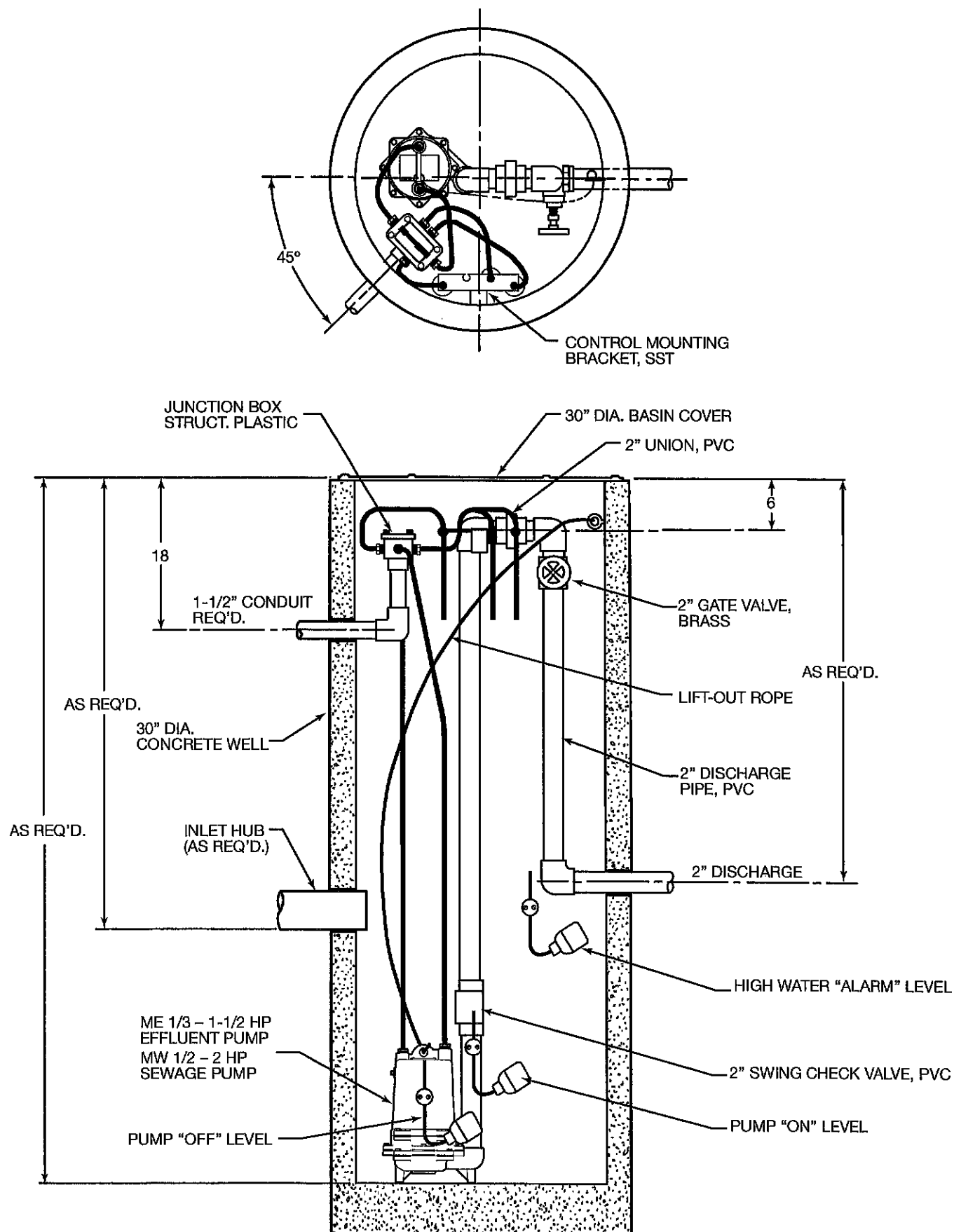
Before Dismantling Pump For Replacement Of Parts

Clean pump thoroughly. Knock off all scale and deposits. Use sandblast if possible. Submerge complete unit in dilute bleach solution for one hour before disassembly.

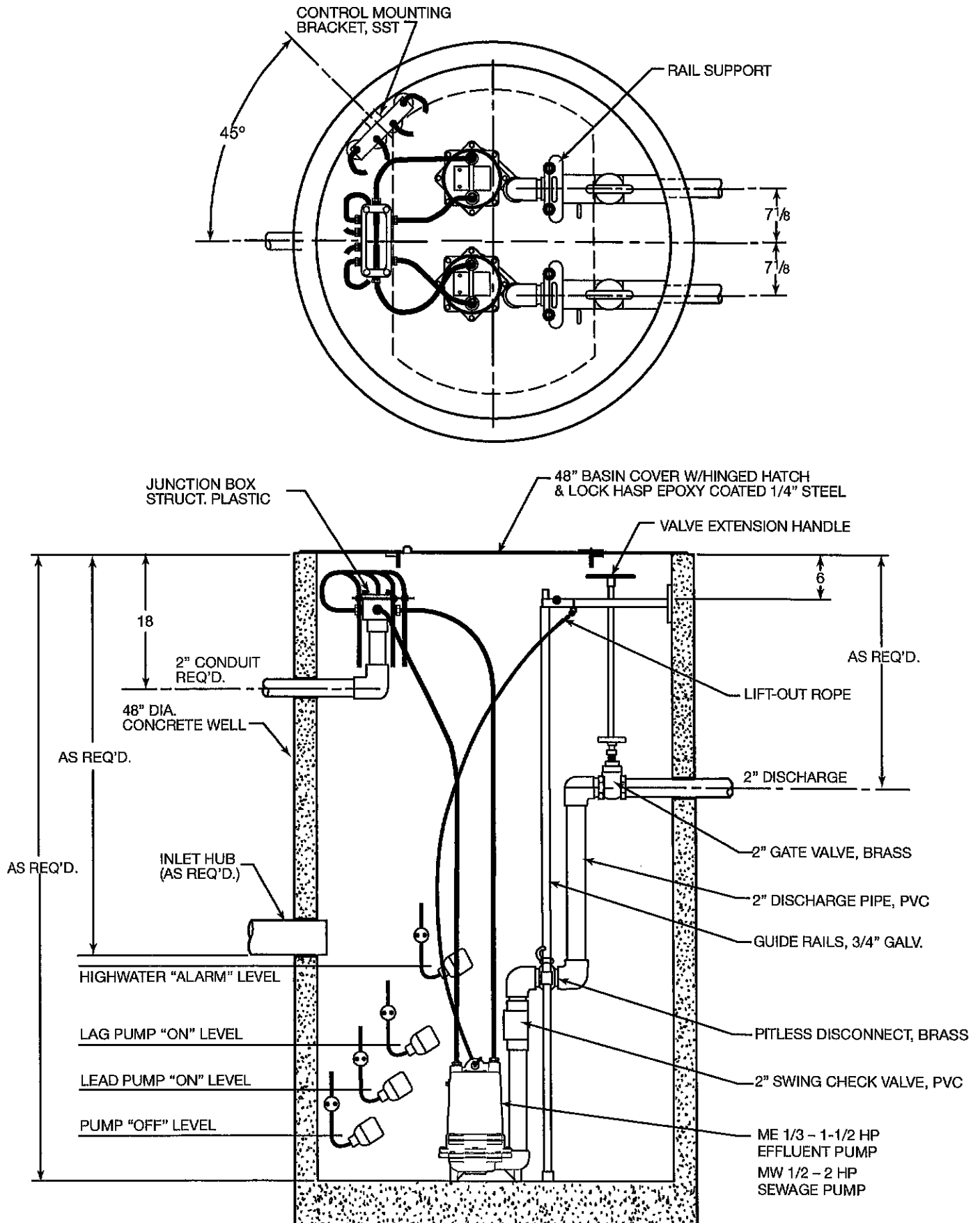
30" Diameter Simplex ME/MW 1/3 - 2 HP



30" Diameter Simplex Union System ME/MW 1/3 - 2 HP



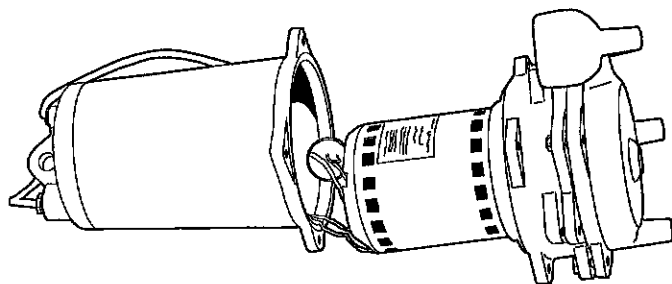
48" Diameter Duplex ME/MW 1/3 - 2 HP



To Replace Capacitors Only

All of the single phase motors are of the permanent split capacitor type and have no relays or starting switch. They have only a starting capacitor that is in the circuit for both starting and running conditions.

- (1) Remove oil fill plug near the top of the motor and pour the oil out.
- (2) Loosen the pug nuts around the cords until they are loose enough to push the cords down inside of the motor housing.
- (3) Remove the four bolts from the motor housing and bump the housing with a plastic hammer to loosen. Lay the pump on its side.
- (4) Remove the housing carefully to be sure that enough cord is pushed into the housing to create no tension on the cords.
- (5) Slide motor housing up far enough to expose the capacitor and to be able to lay the housing down.



- (6) Disconnect wiring from capacitor and loosen capacitor clamp and slide out capacitor. Replace with new capacitor, tighten and re-connect. Wiring diagram is given in these instructions.
- (7) Check all wiring connectors to be sure they are secure.
- (8) Be sure tetraseal gasket is in place.
- (9) Slide motor housing back onto pump while pulling the cords out slowly. Assemble the motor housing with the four bolts.
- (10) Re-assemble cord nuts. Be sure washers are seated and cords are pulled up to stop against the washers. Tighten nuts securely.
- (11) Put pump upright and refill motor with refined paraffinic transformer oil, ¹Shellflex™ 2210 or equivalent. DO NOT OVER FILL WITH OIL. With pump upright fill oil to bottom of oil fill tapping. Replace oil fill plug.
- (12) Be sure pump turns freely before connecting to power. Turn pump on side and turn impeller, using screwdriver in slotted shaft. Plug pump into receptacle to test operation. Pump must run quiet and free of vibration.

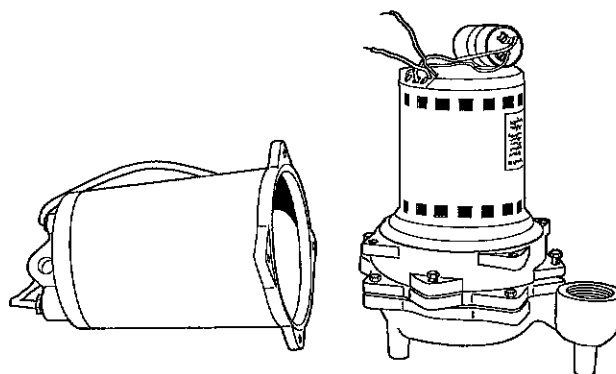
¹ Shell Oil Company, Texas

To Replace Power Cord And/Or Seal Leak Detector Cord

- (1) Remove motor housing as described above. Disconnect the push-together terminals and remove the ground screw from the power cord if being replaced.
- (2) Completely unscrew cord bushing to be replaced and remove cord assembly from housing. Be sure remaining terminals are secure on the wires.
- (3) Replace with proper cord with fittings. Push cord into the motor housing far enough to make proper connections. Reconnect ground wire if replacing power cord and securely connect the wires correctly. See wiring diagram in these instructions.
- (4) Assemble cords and motor housing as described in *Capacitor Replacement*. Fill with oil as noted and be sure pump turns freely before connecting to power.

To Replace Motor Stator And Shell

- (1) Remove motor housing as described above.
- (2) Disconnect all leads from power and seal leak cords and ground wire and set pump upright.
- (3) Loosen the four long screw holding the motor and remove slowly. If unit has seal leak probes, be sure to feed the wires through the slots as the motor is being removed.
- (4) Either remove previous capacitor and clamp from old motor and assemble onto new stator and shell or replace with a new capacitor and assemble the two capacitor leads per wiring diagram.
- (5) Position bearing spring washer on top of upper ball bearing. (Fig. 1 -3 HP as shown in Figure 1).
- (6) Tighten terminal screws of seal leak probes and feed wires through the motor slots.



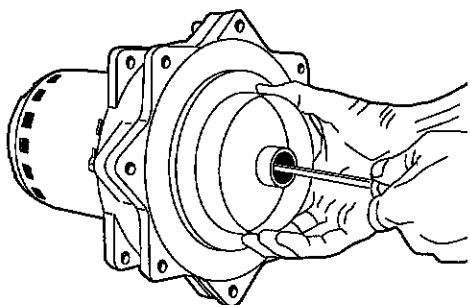
- (7) Position the "stator with shell" into place and line up screws with the bosses and tighten the (4) long screws. Extend probe wires out through the slots. Lay unit down in line with motor housing.
- (8) Be sure pump turns freely with screwdriver in impeller end of shaft.

- (9) Reconnect all terminals securely per wiring diagram.
- (10) Be sure tetraseal gasket is in place.
- (11) Reassemble motor housing and fill with oil as noted above in capacitor replacement.

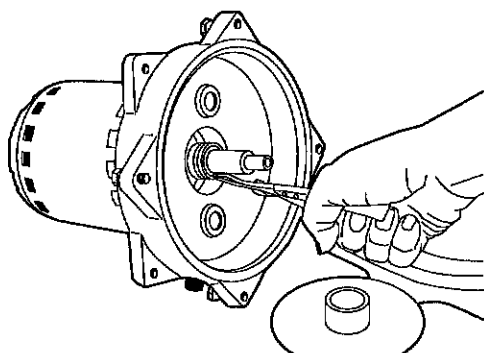
NOTICE On three phase motors always check unit for proper rotation. With pump on its side apply power by turning on, then off, quickly. Impeller must turn counterclockwise when looking into the impeller inlet. If not, interchange any two leads in the control box.

Shaft Seal Replacement

- (1) Remove plugs in motor housing and in seal housing (for double seal units) and drain oil.
- (2) Remove four bolts holding the volute case and bump with a plastic hammer to loosen and remove case.

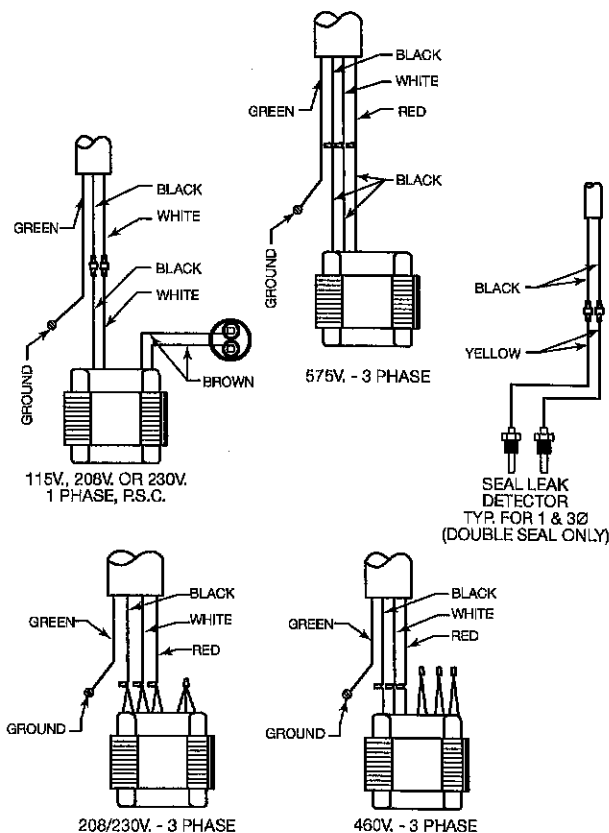


- (3) Hold impeller and unscrew impeller locking screw. Turn counterclockwise to loosen.
- (4) Pry off seal bellows and ceramic seat. Break seats if necessary to get out since they must be replaced with new parts.
- (5) NEVER USE OLD SEAL PARTS - USE ONLY COMPLETELY NEW SEALS. (Do not use seal spring retainer plate on single seal pump or lower seal of double seal pump.)
- (6) For single seal pumps or if only replacing the lower seal of a double seal pump, it is not necessary to disassemble further. On a double seal pump, it is not necessary to drain oil out of the motor housing, just the seal housing.
- (7) On a double seal pump, to remove the upper seal, remove four bolts holding the bottom plate and remove bottom plate.



- (8) Remove snap ring with snap ring pliers. Pry off upper seal bellows and ceramic seat.
- (9) If no water has entered motor housing (check winding with ohmmeter or megger) wipe seal chambers thoroughly and replace seals. (Use seal retainer plate on upper seal only; do not use on lower seal.) Clean seal faces and use light oil on face before installing bellows part of seal.
- (10) Check HUVA cup seal in volute case inlet. If worn, replace.
- (11) Be sure tetraseal gasket is in position (replace if worn) and reassemble.
- (12) Replace oil in motor housing and seal chamber. Use only Myers submersible oil.
- (13) Be sure pump turns freely before connecting to power. After connecting, check for proper rotation noted under *Stator Replacement*.

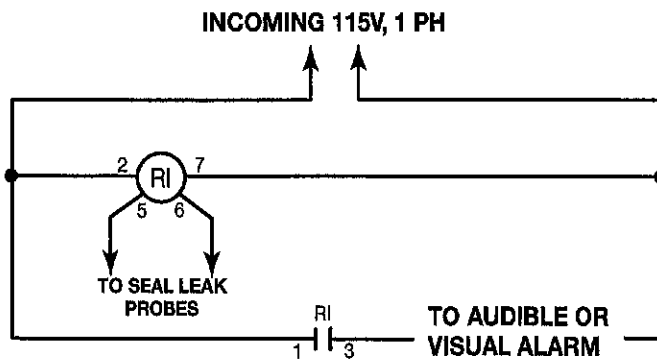
Wiring Diagram



3 Phase Dual Voltage Winding

Voltage	Leads			
	Black	White	Red	Together
208 & 230	1 & 7	2 & 8	3 & 9	4 & 5 & 6
460	1	2	3	4 & 7, 5 & 8, 6 & 9

Moisture Sensor Seal Probe Circuit



Relay: SSAC Inc. #LLC44A5A

Socket: Standard 8-pin plug-in type

If Myers panel is used see below.

Pumps: ME50D-11,
ME75D-11

Required Panel:
CMEP(SL)-11S, -11SW, -11D, or -11DW

Pumps: ME50D-01, ME50D-21,
ME75D-01, ME75D-21,
ME100D-01, ME100D-21,
ME150D-01, ME150D-21,
MWH50D-01, MWH50D-21,
MW100D-01, MW100D-21,
MW150D-01, MW150D-21,
MW200D-01, MW200D-21

Required Panel:
CMEP(SL)-21S, -21SW, -21D, or -21DW

Pumps: ME50D-03, ME50D-23,
ME75D-03, ME75D-23,
ME100D-03, ME100D-23,
ME150D-03, ME150D-23,
MWH50D-03, MWH50D-23,
MW100D-03, MW100D-23,
MW150D-03, MW150D-23,
MW200D-03, MW200D-23

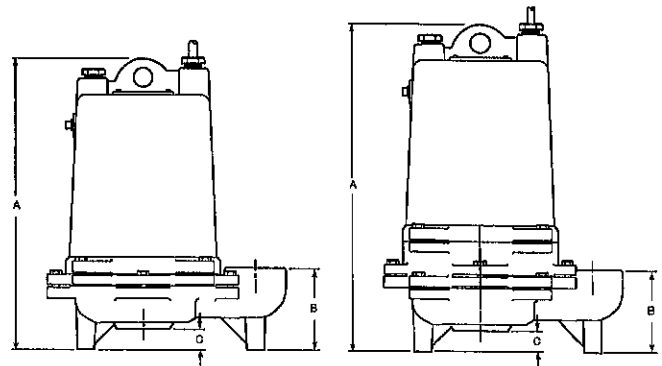
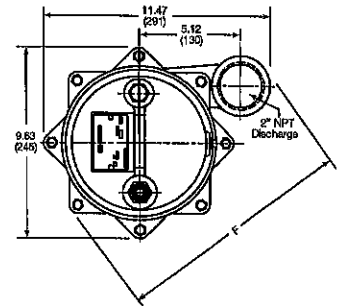
Required Panel:
CMEP(SL)-23S, -23SW, -23D, or -23DW

Pumps: ME50D-43,
ME75D-43,
ME100D-43,
ME150D-43,
MWH50D-43,
MW100D-43,
MW150D-43,
MW200D-43

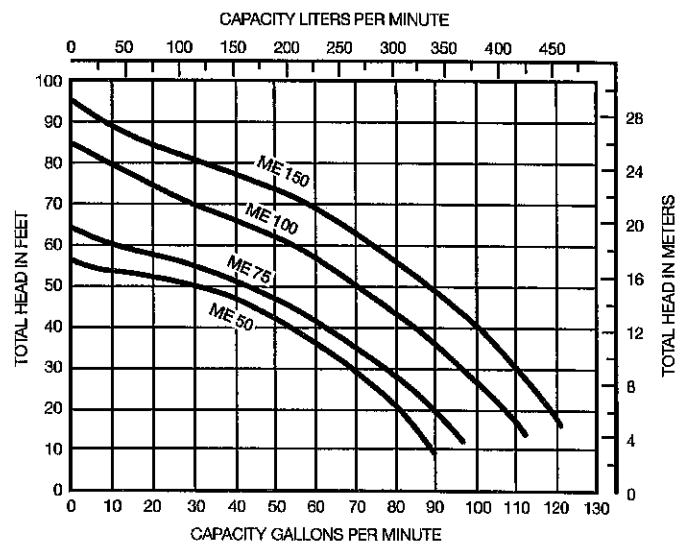
Required Panel:
CMEP(SL)-43S, -43SW, -43D, or -43DW

ME Series Dimensions

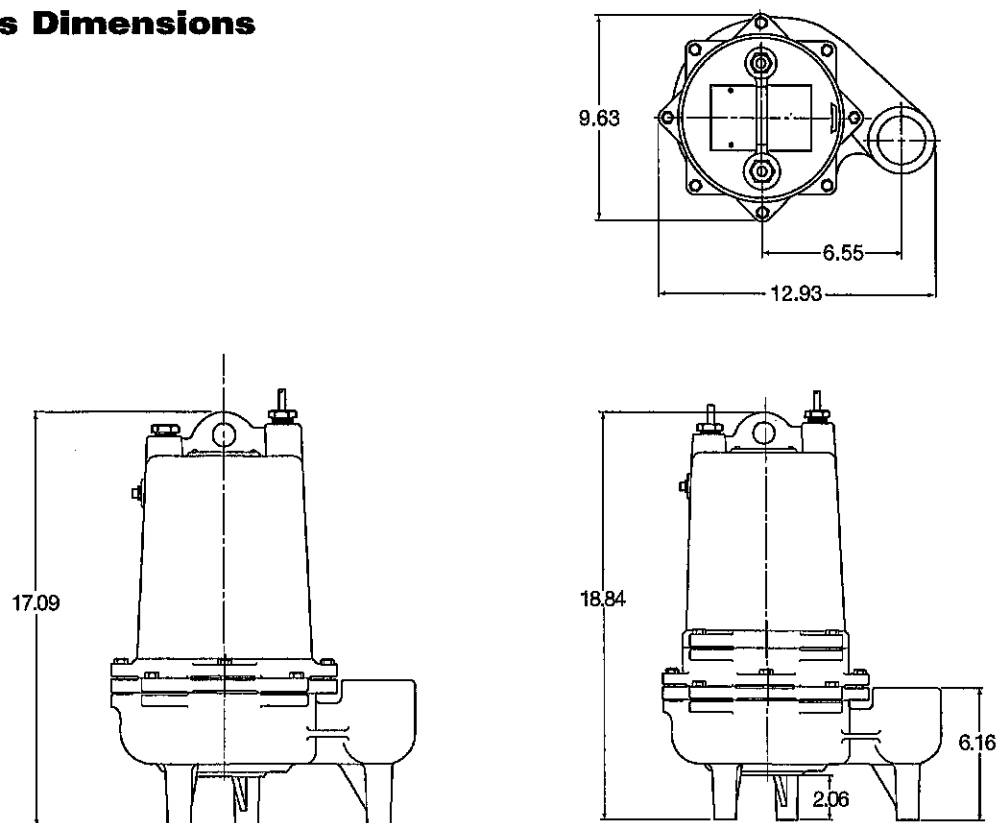
Model Series	Inches (millimeters)			
	A	B	C	F
ME50S	16.8 (427)	4.09	1.03	12.13
ME50D	18.6 (472)	(104)	(26)	(308)
ME75S, ME100S, ME150S	16.8 (427)	4.0	1.06	12.5
ME75D, ME100D, ME150D	18.6 (472)	(102)	(27)	(318)



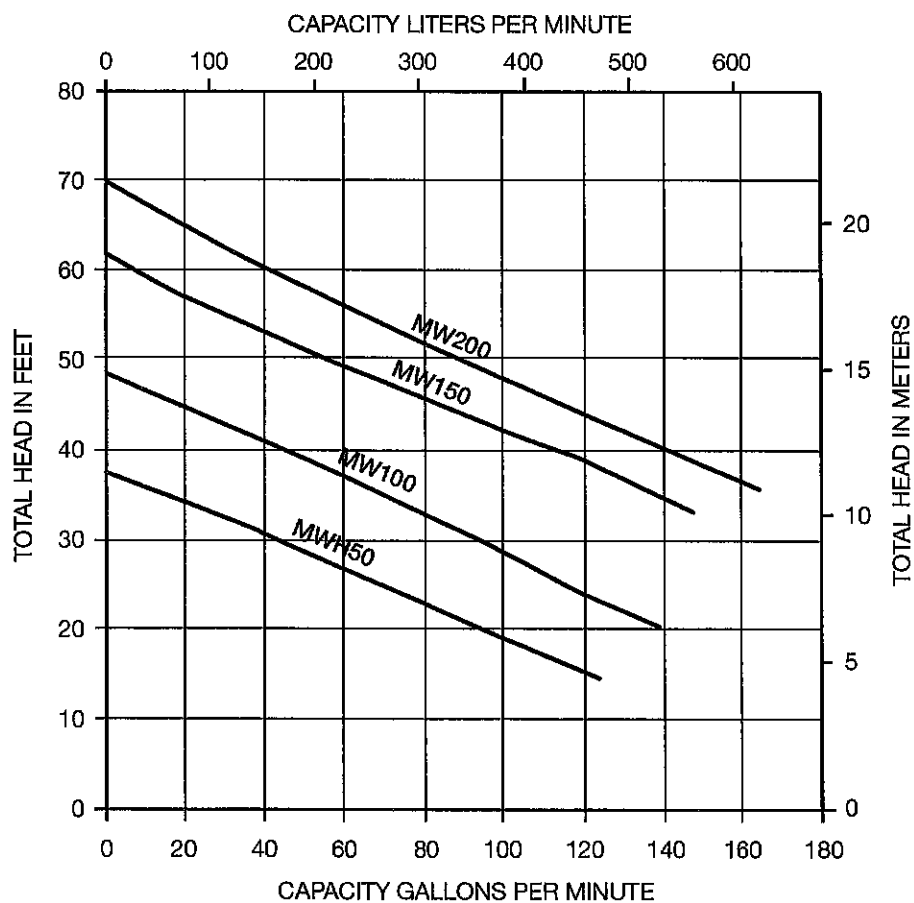
ME Performance Curve



MW Series Dimensions



MW Performance Curve



Motor Data Chart

H.P.	Speed	Volts	Phase	Stack Height	Winding Resistance In Ohms			Max. Amps	Locked Rotor Amps		
					Main Black To White	Start - 1Ø Brn. To Brn. Or Purple	White To Red				
						Black To Red - 3Ø					
ME Series											
1/2	3450	115	1	1-5/8	.9/8	14.7	-	12.1	29.6		
		208						6.7	16.5		
		230									
		208/230	3		11.3	11.3	11.3	3.5/3.2	12.8		
		460			45.4	45.4	45.4	1.6	6.4		
		575			71.0	71.0	71.0	1.3	5.1		
3/4		115	1	2-1/4	.85	4.9	-	13.8	30.4		
		208/230			4.5	12.0		7.6/6.9	16.2		
		208/230	3	2	7.6	7.6	7.6	5.2/4.7	20.2		
		460			30.1	30.1	30.1	2.3	10.1		
		575			47.0	47.0	47.0	1.9	8.1		
		1	208	1	2-3/4			-	10.3	21.0	
230			3.0/2.6			16/14	9.3		19.0		
208/230			3	2-1/2	5.3	5.3	5.3	6.6/6.0	29.0		
460					21.2	21.2	21.2	3.0	14.5		
575					33.1	33.1	33.1	2.4	11.6		
1-1/2			208	1	2-3/4			-	14.1		
		230	2.4			12.0	12.8		23.0		
		208/230	3	4.5		4.5	4.5	8.8/8.0	30.0		
		460		16.0		16.0	16.0	4.0	15.0		
		575		25.0		25.0	25.0	3.2	12.0		
		MW Series									
1/2		3450	208	1	2-1/4	4.5	12.0	-	7.6	16.2	
			230						6.9		
	208		3	2	7.6	7.6	7.6	5.2	20.2		
	230							4.7			
	460				30.1	30.1	30.1	2.3		10.1	
	575				47.0	47.0	47.0	1.9		8.1	
1	208		1	2-3/4	2.2	11.5	-	10.3	21.0		
	230				2.8	15.0		9.3	19.0		
	208		3	2-1/2	5.3	5.3	5.3	6.6	29.0		
	230							6.0			
	460				21.2	21.2	21.2	3.0		14.5	
	575				33.1	33.1	33.1	2.4		11.6	
1-1/2	208		1	2-3/4	2.1	9.3	-	14.8	39.9		
	230				1.6	7.4		12.8	33.4		
	208		3		4.5	4.5	4.5	7.7	30.0		
	230							7.0			
	460				18.0	18.0	18.0	3.5		15.0	
	575				28.0	28.0	28.0	2.8		12.0	
2	208		1		2.1	9.3	-	15.3	39.9		
	230				1.6	7.4		13.1	33.4		
	208		3		4.5	4.5	4.5	8.5	30.0		
	230				4.5	4.5		7.7			
	460				18.0	18.0		18.0		3.9	15.0
	575				28.0	28.0		28.0		3.1	12.0

Limited Warranty

F.E. MYERS warrants to the original consumer purchaser ("Purchaser" or "You") of the products listed below, that they will be free from defects in material and workmanship for the Warranty Period shown below.

Product	Warranty Period
Jet pumps, small centrifugal pumps, submersible pumps and related accessories	whichever occurs first: 12 months from date of original installation, or 18 months from date of manufacture
Fibrewound Tanks	5 years from date of original installation
Steel Pressure Tanks	5 years from date of original installation
Sump/Sewage/Effluent Products	12 months from date of original installation, or 24 months from date of manufacture

Our warranty will not apply to any product that, in our sole judgement, has been subject to negligence, misapplication, improper installation, or improper maintenance. Without limiting the foregoing, operating a three phase motor with single phase power through a phase converter will void the warranty. Note also that three phase motors must be protected by three-leg, ambient compensated, extra-quick trip overload relays of the recommended size or the warranty is void.

Your only remedy, and F.E. MYERS's only duty, is that F.E. MYERS repair or replace defective products (at F.E. MYERS's choice). You must pay all labor and shipping charges associated with this warranty and must request warranty service through the installing dealer as soon as a problem is discovered. No request for service will be accepted if received after the Warranty Period has expired. This warranty is not transferable.

F.E. MYERS SHALL NOT BE LIABLE FOR ANY CONSEQUENTIAL, INCIDENTAL, OR CONTINGENT DAMAGES WHATSOEVER.

THE FOREGOING LIMITED WARRANTIES ARE EXCLUSIVE AND IN LIEU OF ALL OTHER EXPRESS AND IMPLIED WARRANTIES, INCLUDING BUT NOT LIMITED TO IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. THE FOREGOING LIMITED WARRANTIES SHALL NOT EXTEND BEYOND THE DURATION PROVIDED HEREIN.

Some states do not allow the exclusion or limitation of incidental or consequential damages or limitations on the duration of an implied warranty, so the above limitations or exclusions may not apply to You. This warranty gives You specific legal rights and You may also have other rights which vary from state to state.

This Limited Warranty is effective June 1, 2011 and replaces all undated warranties and warranties dated before June 1, 2011.

F.E. MYERS

293 Wright Street, Delavan, WI 53115

Phone: 888-987-8677 • Fax: 800-426-9446 • www.femyers.com

In Canada: P. O. Box 9138, 269 Trillium Dr., Kitchener, Ontario N2G 4WS

Phone: 519-748-5470 • Fax: 888-606-5484

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PUMP DESIGN WORKSHEET - 2/05/23

Item No.8.

Recd. Date Stamp (FCCHD)

Owner: WOLFE MEADOW LOT 2
Address: 150 KOKANEE BEBD DR.
Legal: LOT 2, WOLFE MEADOW

Designer: R. BRECKENRIDGE
Tel: 406-261-7758
Installer:
Tel:

Design Data Required

Orifice Diameter (OD) 5/32 inch (minimum 1/8th inch)
Orifice Spacing (OS) 5 ft on centers (maximum 5 feet)
Pressure head, first orifice (HO) 5 ft (> 2.3 ft for 3/16 in. or larger orifices, > 5 ft for orifices < 3/16 in.)
Orifice Discharge Rate (QO) 0.66 gal/min (from orifice flow chart)

Length of Force Main (LFM) 85 ft.
Diameter of Force Main 2 inches
Pump Chamber Low-Level (pump "off") elevation E1 100 ft.
Elevation of Upper Lateral E2 109 ft.
Daily Sewage Volume 350 gal / day Level Two treatment
Allowable Soil Loading Rate 0.4 gpd/sq.ft. x for yes

Trench type: ROCK (x for yes) X CHAMBER
Trench width: select 2 or 3 ft 3 Effective width* *Infiltrator = 2.20 ft.
*ADS = 2.20 ft.

Design calculations

Required infiltration Area (sq.ft.) 875 Rock Chamber 656
Total length of laterals 292 #DIV/0!

Number of Orifices NO = LL/OS 58
Total Discharge Rate Qt = QO x NO 39 gal/min
Forcemain Friction Factor F 3.36 ft/100 ft
Forcemain Headloss (F x LFM/100) 2.86 ft.
Elevation Head (gravity) HG = E2-E1 9 ft.
Total Dynamic Head (HG + HFM + HO), 16.86

Required Pump

Capable of pumping at least 39 gal/min against a head of 17 feet
Pump make MYERS Model ME50S-11

Actual Drainfield Design:

	L1	L2	L3	L4	L5	L6
Number of Laterals <u>4</u>	<u>73</u>	<u>73</u>	<u>73</u>	<u>73</u>		
Length each Lateral	<u>105</u>	<u>106</u>	<u>107</u>	<u>108</u>		
Lateral elevation	<u>L7</u>	<u>L8</u>	<u>L9</u>	<u>L10</u>	<u>L11</u>	<u>L12</u>

Control Float Settings

Dose Volume

Laterals-

Pipe type/class SCH 40 Int. Dia. 1.61 in. Pipe Vol. 0.106 gal/ ft

Total length of laterals (L) 292 ft.

Total vol in laterals (VL) 30.88

Forcemain

Pipe type/class SCH 40 Int. Dia. 2.067 in. Pipe Vol. 0.174 gal/ ft

Total length forcemain 85 ft

Total vol. in forcemain 14.82 gal, (VFM)

(5x VL) + VFM = 154 + 15 = 169 gal

Pump Chamber Volume (V) 104.7 gal / ft

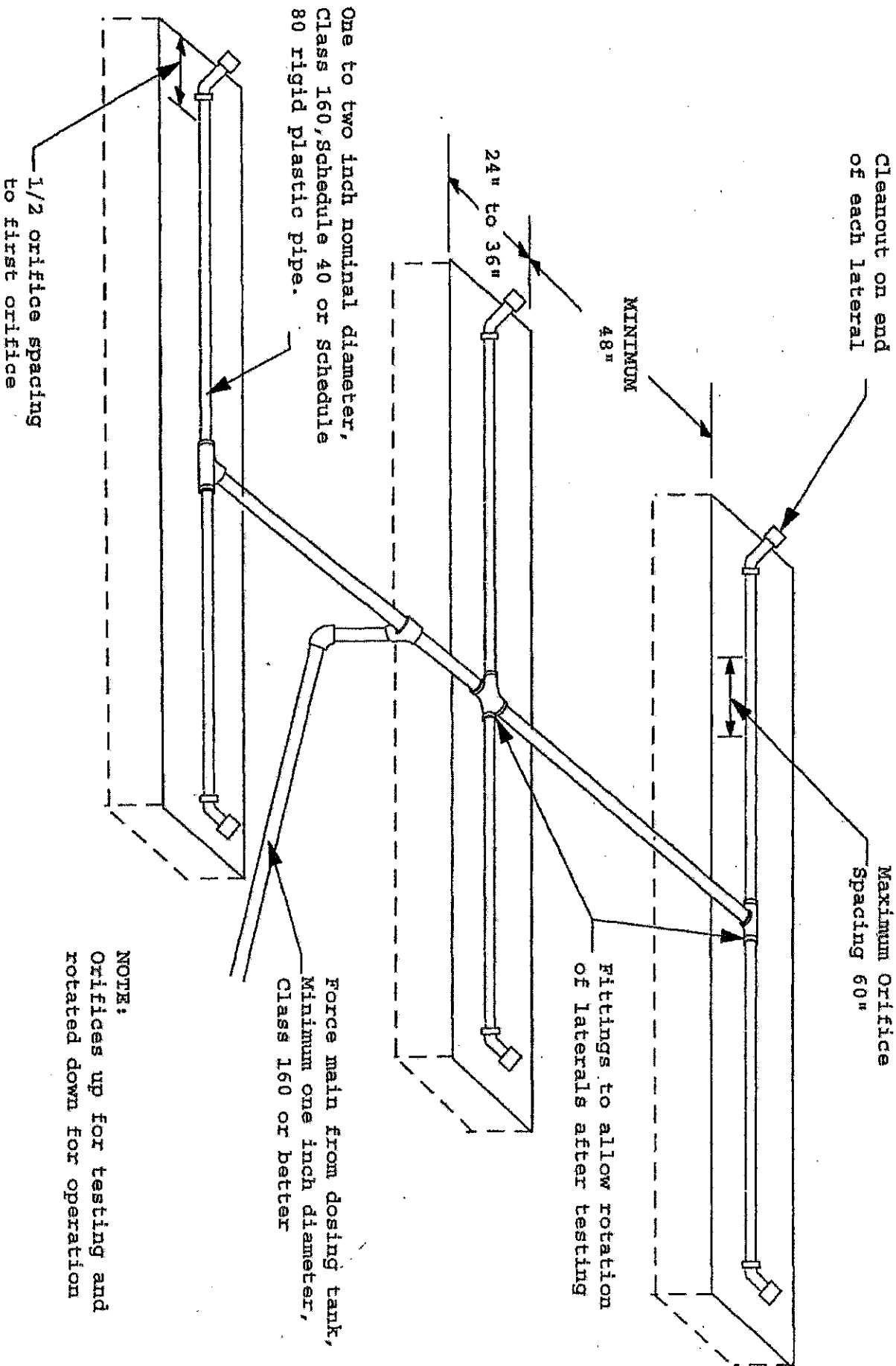
Minimum Dose Volume (D) 169 gal

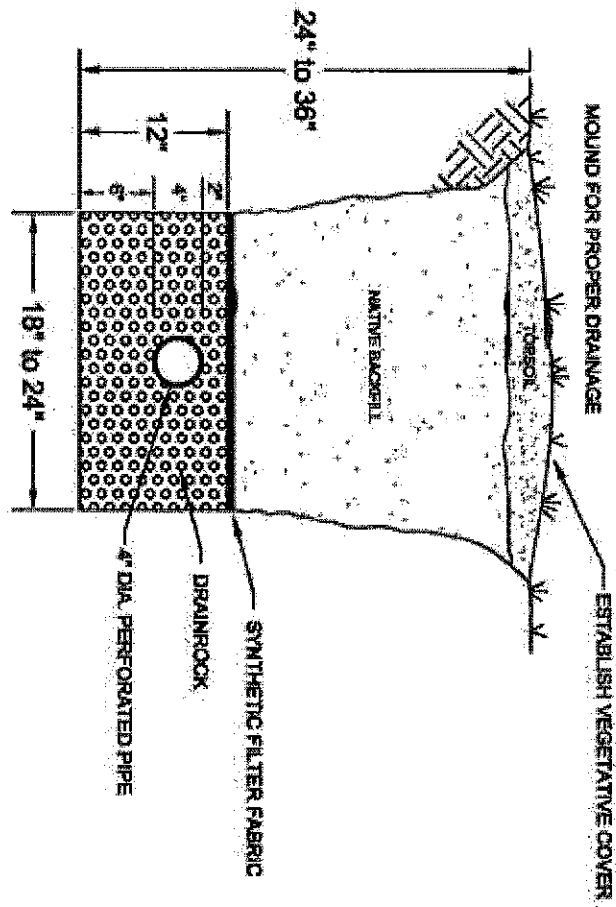
Upper (pump on) float should be 1.62 ft (D/V) = 19 in. above "pump off" float

Control & Alarm (make & model) SJE RHOMBUS

PLEASE PROVIDE A SKETCH OF SYSTEM LAYOUT AND PROFILE ON BACK OF THIS SHEET

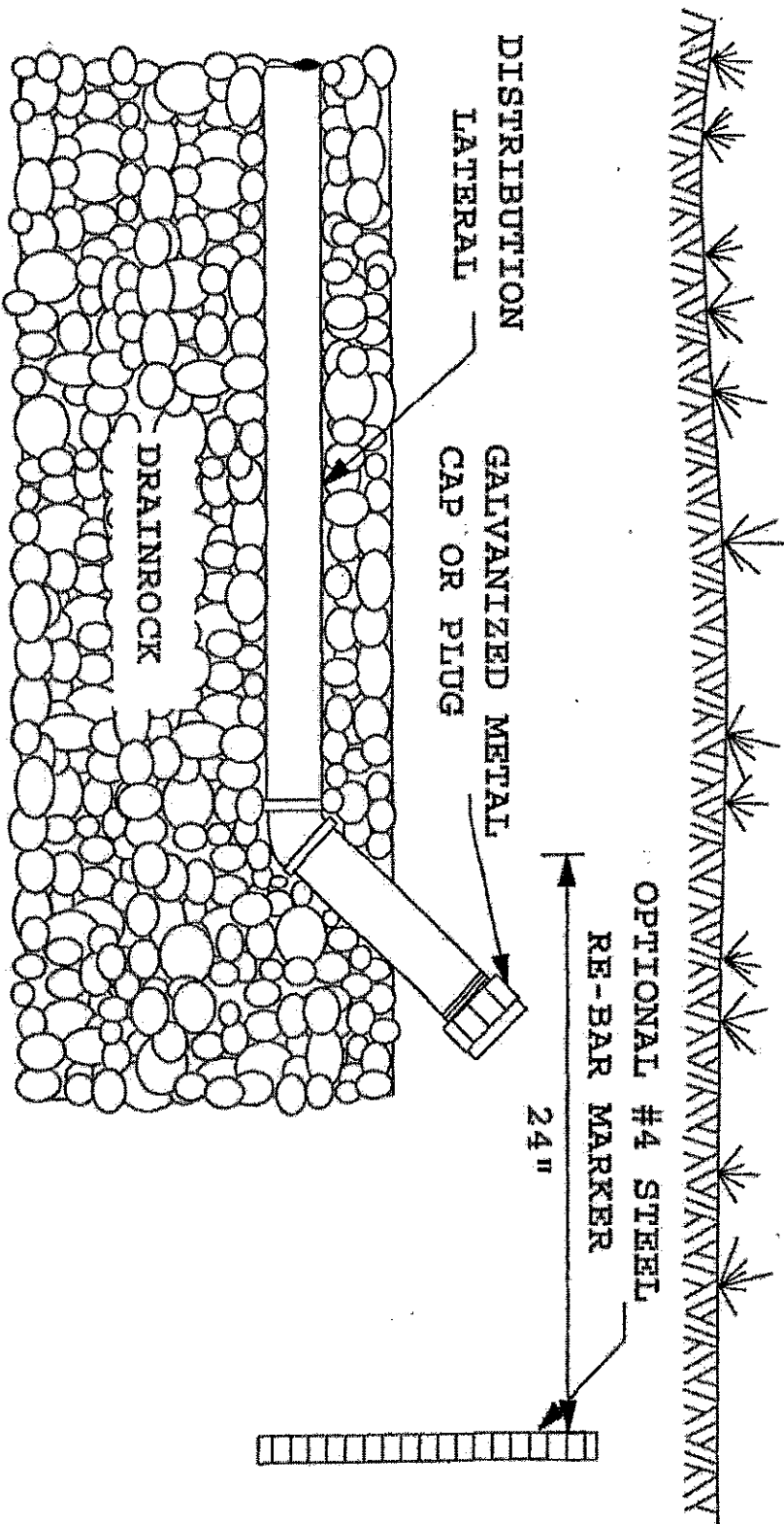
7 - TYPICAL PRESSURE DISTRIBUTION SYSTEM





Montana Department of Environmental Quality	Scale: 1" = 1' - 0"	Standard Absorption Trench Gravity Fed	Dwg. No. 6.1-1
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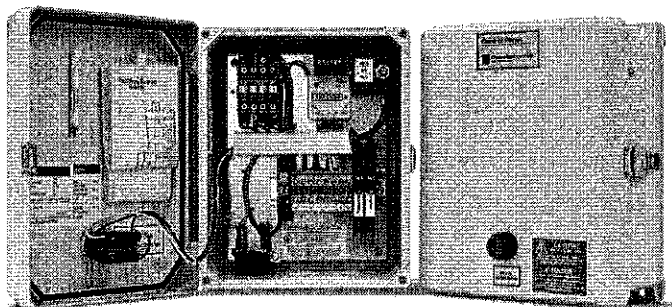
8 - METAL MARKER FOR ENDS OF PRESSURE DISTRIBUTION LATERALS



S-Series Simplex Control Panels

Applications

Orenco® S-Series Simplex Control Panels control single pumps in effluent sewer (STEP) systems, onsite septic systems, and for pump control into conventional gravity sewer systems.



Orenco S-Series Simplex Control Panel (S1ETMCT shown)

Materials of Construction

Component	Material
Enclosure	UV-resistant fiberglass, Type 4X (IP 66)
Hinge	Stainless steel
Latch	Stainless steel

Specifications

Feature	Specifications
Height, in. (mm)	11.5 (292)
Width, in. (mm)	9.3 (236)
Depth, in. (mm)	5.4 (137)
S1 panel ratings*	120 VAC, 1 hp (0.75 kW), 16 A, 1-phase, 60 Hz
S2 panel ratings*	240 VAC, 3 hp (2.24 kW) 16 A, 1-phase, 60 Hz

* Pump motors used with these panels require internal overload protection.

General

Orenco® S-Series Simplex Control Panels are electromechanical panels for controlling single pumps. Standard features include an Automatic/Off/Manual (Auto/Off/Man) toggle switch, controls circuit breaker, pump circuit breaker, automatic motor control operation, and an audible/visible high water level alarm with auto reset. Specifications for standard and optional features are listed on page 2.

All S-Series control panels have a 120 VAC controls circuit breaker. S1 panels have a 120 VAC pump circuit breaker, while S2 panels have a 240 VAC pump circuit breaker.

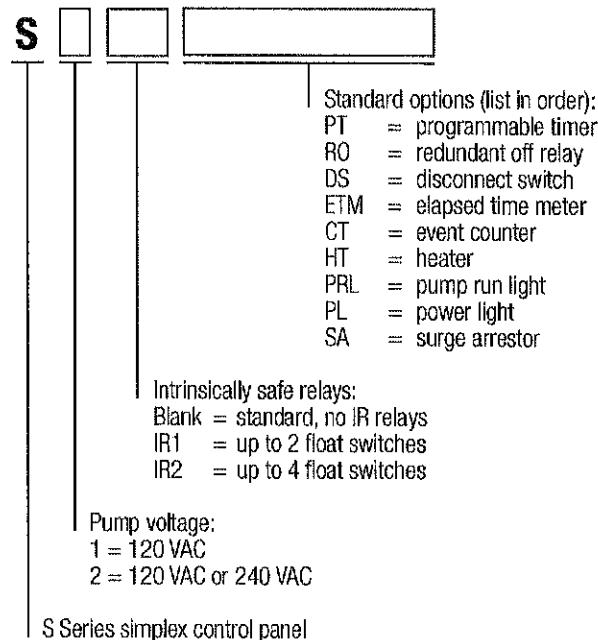
All S-Series panels can be used with both mechanical and mercury float switches.

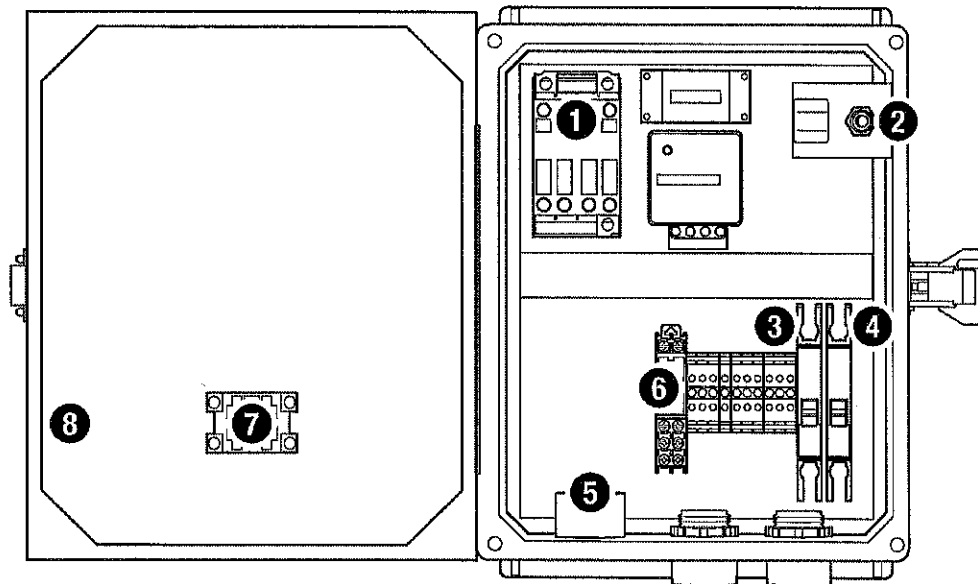
Listed per UL-508 and cUL-508; CE-listed versions of S-Series panels are available.

Standard Models

S1, S2

Product Code Diagram





Orenco S-Series Simplex Control Panel (S1ETMCT shown)

Standard Features

Feature	Specifications*
1. Motor-start contactor	120 VAC: 17 FLA, 1 hp (0.75 kW), 2.5 million cycles at FLA 240 VAC: 17 FLA, 3 hp (2.24 kW), 2.5 million cycles at FLA
2. Auto/Off/Man toggle switch	Single-pole, double-throw HOA switch
3. Controls circuit breaker	10 A, OFF/ON switch, single pole, DIN rail mounting with thermal magnetic tripping characteristics
4. Pump circuit breaker	20 A, OFF/ON switch, single pole (120 VAC) or double pole (240 VAC), DIN rail mounting with thermal magnetic tripping characteristics
5. Audible alarm	95 dB at 24 in. (610 mm), warble-tone sound; gasketed, UL Type 4X (IP66)
6. Audible alarm silence relay	Automatic reset, DIN rail mount
7. Visible alarm	7/8-in. (22-mm) diameter red lens, "Push-to-silence," UL Type 4X (IP66), 1 W LED light
8. Enclosure	UV-resistant fiberglass and stainless steel, UL Type 4X (IP66)

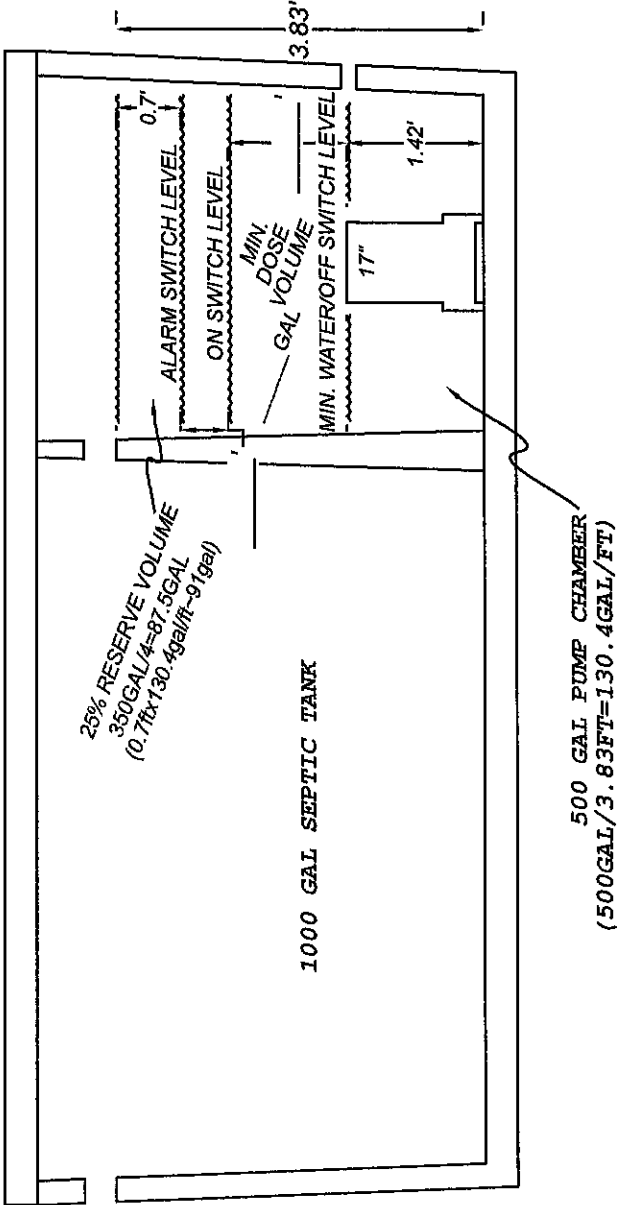
Optional Features

Feature	Specifications*	Product code adder
Intrinsically safe control relays	Listed per UL 698A, for Class 1 Div. 1, groups A, B, C, D hazardous locations (Requires larger enclosure)	IR
Programmable timer	Repeat cycle from 0.05 seconds to 30 hours; separate variable controls for OFF & ON time periods	PT
Redundant off relay	DIN rail mount; provides a secondary off; sounds alarm upon low level condition	RO
Elapsed time meter	7-digit, non-resettable; limit of 99,999 hours; accurate to 0.01 hours	ETM
Event counter	6-digit, non-resettable	CT
Heater	anti-condensation heater; self-adjusting; radiates additional wattage as temperature drops	HT
Pump run light	7/8-in. (22-mm) diameter green lens; UL Type 4X (IP66), 1 W LED light	PRL
Power light	7/8-in. (22-mm) diameter green lens; UL Type 4X (IP66), 1 W LED light	PL
Surge arrestor	Status light on unit; protects incoming power supply from electrical surges	SA
Test Switch	Momentary switch for alarm testing	TS

* All voltages are 120 VAC unless otherwise noted.

TANK / PUMP CHAMBER SETUP

SITE # _____
DAILY DISCHARGE VOLUME: 350 GAL



Uniform Pressure Distribution Worksheet
Note - this spreadsheet does **not** account for elevation changes across the drainfield

5/8/2000

Based on Hazen-Williams equation:

$$H=(4.727/D^{4.87}) * L * ((Q/C)^{1.85})$$

where:

- H = head loss in feet
- D = Pipe diameter in feet
- L = Pipe length in feet
- Q = Flow in cubic feet per second
- C = Friction loss coefficient, assumed to be 140

Also based on the orifice equation

$$Q = C * A * ((2 * g * H)^{0.5})$$

where:

- C = orifice coefficient, = 0.63
- A = area of orifice, square feet
- g = acceleration due to gravity, = 32.2 ft/sec/sec
- H = Head at the orifice, feet
- Q = Flow in cubic feet per second

- 1" = 1.049
- 1.25" = 1.38"
- 1.5 = 1.68"
- 2" =2.067
- 2.5" =2.469
- 1/8 = 0.125
- 3/16 = 0.1875
- 5/32 = 0.156

Required input values:

- Head at last orifice, in feet
- Diameter of orifice, in inches
- Distance between orifices, in feet
- Diameter of lateral pipe, in inches

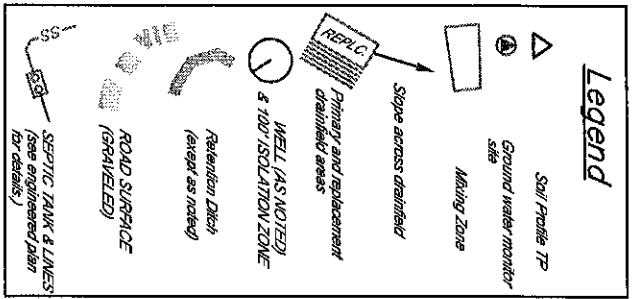
- 5 Pipe volume/orifice, gallons
- 0.15625
- 5
- 1.38
- 1.554

Section #	Head feet	orifice dia inches	orifice flow gpm	pipe flow gpm	pipe length feet	pipe dia inches	Head loss feet	velocity fps	avg. vel. fps	% variation
1	5.000	0.1563	0.6436	0.6436	5	1.38	0.001	0.03	0.03	
2	5.001	0.1563	0.6437	1.2873	5	1.38	0.002	0.07	0.05	0.005
3	5.002	0.1563	0.6438	1.9311	5	1.38	0.004	0.10	0.07	0.024
4	5.006	0.1563	0.6440	2.5751	5	1.38	0.007	0.14	0.09	0.064
5	5.013	0.1563	0.6445	3.2196	5	1.38	0.010	0.17	0.10	0.131
6	5.023	0.1563	0.6451	3.8648	5	1.38	0.014	0.21	0.12	0.234
7	5.038	0.1563	0.6461	4.5108	5	1.38	0.019	0.24	0.14	0.377

8	5.057	0.1563	0.6473	5.1581	5	1.38	0.024	0.28	0.16	0.567
9	5.081	0.1563	0.6488	5.8069	5	1.38	0.030	0.31	0.17	0.810
10	5.112	0.1563	0.6508	6.4577	5	1.38	0.037	0.35	0.19	1.112
11	5.149	0.1563	0.6531	7.1109	5	1.38	0.044	0.38	0.21	1.478
12	5.193	0.1563	0.6560	7.7668	5	1.38	0.052	0.42	0.22	1.915
13	5.246	0.1563	0.6592	8.4261	5	1.38	0.061	0.45	0.24	2.426
14	5.306	0.1563	0.6630	9.0891	5	1.38	0.070	0.49	0.26	3.017
15	5.376	0.1563	0.6674	9.7565	5	1.38	0.080	0.52	0.28	3.692
16	5.456	0.1563	0.6723	10.4289	5	1.38	0.090	0.56	0.30	4.457
17	5.546	0.1563	0.6779	11.1067	5	1.38	0.101	0.60	0.31	5.316
18	5.647	0.1563	0.6840	11.7907	5	1.38	0.113	0.63	0.33	6.273
19	5.760	0.1563	0.6908	12.4815	5	1.38	0.126	0.67	0.35	7.331
20	5.886	0.1563	0.6983	13.1798	5	1.38	0.139	0.71	0.37	8.495

BY: BRECKENRIDGE SURVEYING & MAPPING
2302 US HIGHWAY 2 E #6
KALISPEL, MT 59901
(406) 752-3539

LOT LAYOUT
LOT 2 OF WOLFE MEADOW SUBDIVISION
SW 1/4 NE 1/4 OF SECTION 19 OF T. 30 N., R. 20 W., PM,
FLATHEAD COUNTY, MONTANA



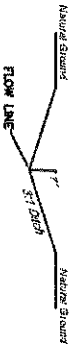
NOTES:

- 1) HOUSE FINISHED FLOOR TO BE ELEVATED >2' HIGHER THAN NATURAL GRADE TO PREVENT INUNDATION FROM THE 100 YR STORM EVENT.
- 2) NO KNOWN WELLS OR SEPTIC SYSTEMS WITHIN 100 FT OF SUBJECT PROPERTY, EXCEPT THOSE SHOWN.
3. LOT 1 IS EXEMPT FROM DEQ REVIEW.

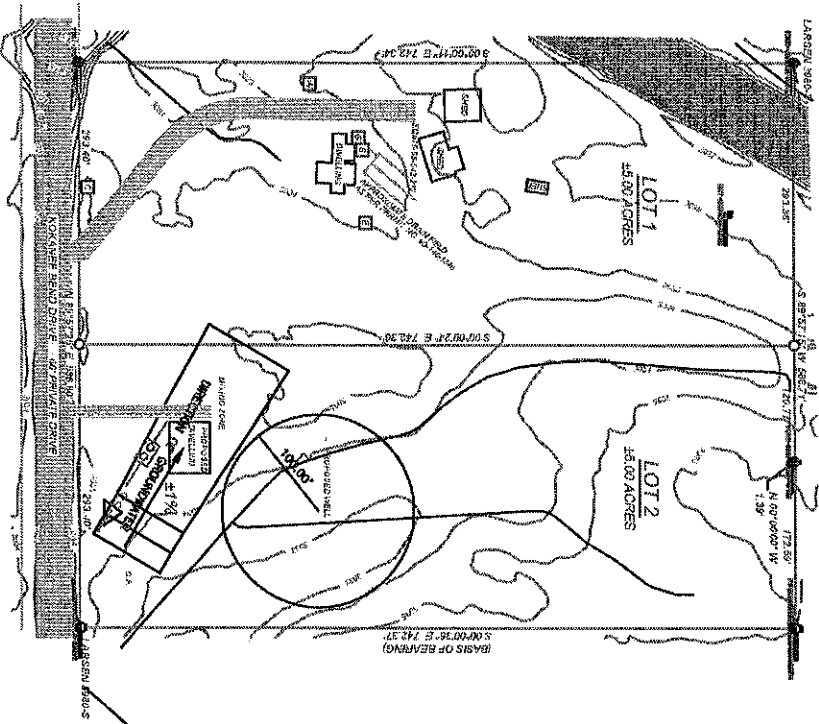


- LEGEND**
- FOUND 36" REBAR WITH NO CAP (OR AS NOTED)
 - FOUND 36" REBAR WITH NO CAP (OR AS NOTED)
 - SET 1/2" REBAR WITH CAP 1/8" 4020US"
 - WELL HOUSE
 - UP TANK
 - APPROX. SEPTIC TANK
 - ELECTRIC BOX
 - COMM. BOX
 - FENCE LINE
 - GRAVEL ROAD

TYPICAL STORMDRAINAGE RETENTION DITCH CROSS SECTION
(STAND ALONE)



X/20XX



			<i>subdivisions? DEQ 8 Ch 1</i>	
yes			<i>Is adequate evidence provided that the additional runoff will not create downstream problems? DEQ 8 Ch 1</i>	Item No.8.
yes			<i>If detention/retention ponds are proposed, are they shown on the lot layout and included in the approval statement? DEQ 8 Ch 1</i>	
n/a			<i>If detention/retention ponds are proposed, is there an outlet for runoff events greater than the design event?</i>	
n/a			<i>If runoff will reach state surface waters, is adequate treatment provided? ARM 17.36.310(6)</i>	

I certify that I have reviewed the application as a qualified reviewer under applicable state laws, rules, and Circulars, and the pressure distribution system complies with applicable state requirements.

Signature of Reviewer

SUBDIVISION STORM DRAINAGE CHECKLIST

Item No.8.

Subdivision: Lot 2, Wolfe Subdivision
 Reviewer:

County: Flathead
 Review Date:

EQ:
 Owner: T. Wolfe

YES	NO	N/A	QUESTION	REVIEWER'S COMMENTS
x			Does the subdivision have five or fewer lots? 17.36.310 (3)(a)	
x			Does the area of disturbance have a slope of three Percent or less? 17.36.310 (3)(b)	
x			Are the unvegetated areas, roads, cuts, fills, roofs, driveways, less than 15% of the total acreage? 17.36.310 (3)(c)	
x			Will drainage structures, such as road ditches, be constructed? 17.36.310 (3)(d)	
x			Has the designer demonstrated that there will be no increase in the amount of pre-development stormwater runoff after development? 17.36.310 (3)(e)	
x			Has the designer demonstrated that the subdivision will not alter pre-development water flow patterns? 17.36.310 (3)(f)	
x			Is a contour map or 7½ minute USGS topo map provided? 17.36.310 (3)(g)	
			ARM Requirements for non exempt	
Yes			Storm Drainage map & plan provided. ARM 17.36.103(1)(j)	
n/a			Drainage plan for non residential designed by PE? ARM 17.36.310(2)(a)	
yes			Maintenance plan submitted? ARM 17.36.310(2)(b)	
yes			Responsible party for maintaining system – discretionary requirement – ARM 17.36.310(2)(b)	
n/a			Easements and agreements? ARM 17.36.310(2)(b)	
			DEQ 8 Requirements for non exempt	
n/a			Does the contour map show the lots, drainages and drainage structures (ponds and pipe)? DEQ 8, Ch 1	
yes			Is the storm runoff directed away from drainfields and sand mounds? DEQ 8, Ch 1.1.2 (e)	
n/a			For large runoff volumes, is the carrying capacity of the drainageway provided? DEQ 8 Ch 1.1.2	
n/a			For steep slopes and/or large amounts of runoff, are measures provided to control erosion (temporary and permanent)? DEQ 8 1.2.2.f	
yes			Are precipitation values obtained from MOAA Atlas or recent MDT information (curves in old MDOH Hydraulics Manual are not acceptable)? DEQ 8 Ch 1, Appendix A	
yes			Is the method of determining runoff acceptable (generally Rational or SCS)? DEQ 8 Ch 2	
yes			For the Rational Method, is the coefficient of runoff acceptable? DEQ 8 Ch 2	
n/a			For the SCS Method, is the Curve Number acceptable? DEQ 8 Ch 2	
n/a			For the SCS Method, is the Ia/P ratio less than 0.5? DEQ 8 Ch 2	
n/a			Does the drainage plan/contour map show direction of flow and identify locations where water leaves the property? DEQ 8 Ch 1	
yes			Is storm water directed away from lots on adjacent	

Appendix P

SUMMARY OF REQUIREMENTS FOR NONDEGRADATION "EXEMPTIONS" IN ARM 17.30.716
FISCAL YEAR 2015 VERSION⁽¹⁾

NOTE: This is not part of the official rule – it is an informational summary. To ensure compliance with all requirements of the rule, refer to the rule.

REQUIREMENTS	CATEGORY #1	CATEGORY #2	CATEGORY #3	CATEGORY #4 ⁽¹⁾	CATEGORY #5
General Requirements [ARM 17.30.716(2)(a)]					
Distance between absorption trench and impacted downgradient high-quality surface water	≥1,000 feet (500 if trench is pressure-dosed)	≥500 feet	≥500 feet	≥400 feet (200 if trench is pressure-dosed)	≥1,000 feet (500 if trench is pressure-dosed)
Perc rate ⁽²⁾ and soil requirement if absorption trench (AT) is not pressure-dosed (if AT is pressure-dosed, these requirements don't apply).	Perc. rate between 16 and 50 min/inch; AND 6 feet of VFS, SCL, CL, or SICL soil	NOT APPLICABLE	NOT APPLICABLE	Perc. rate between 16 and 50 min/inch; AND 6 feet of VFS, SCL, CL, or SICL soil	Perc. rate between 16 and 50 min/inch; AND 6 feet of VFS, SCL, CL, or SICL soil
SWTS designed for ≤ 2 single-family residences, or non-industrial design flow ≤ 700 gal. per day	APPLICABLE	APPLICABLE	APPLICABLE	APPLICABLE	APPLICABLE
SWTS is on the lot being served and there is only one SWTS on the lot	APPLICABLE	APPLICABLE	APPLICABLE	APPLICABLE	APPLICABLE
SWTS meets current requirements in DEQ-4 and ARM 17.36 sub-chapter 3	APPLICABLE	APPLICABLE	APPLICABLE	APPLICABLE	APPLICABLE
Background nitrate concentration limit (does not apply to lots ≥20 acres when the absorption trench is greater than 500 feet from the downgradient property boundary)	APPLICABLE	APPLICABLE	APPLICABLE	APPLICABLE	APPLICABLE
Specific Requirements [ARM 17.30.716(2)(b)]					
Lot size					
Percolation rate ⁽²⁾⁽³⁾	ARM 17.36.716(2)(b)(i) ≥2 acres	ARM 17.36.716(2)(b)(ii) ≥2 acres	ARM 17.36.716(2)(b)(iii) ≥1 acre	ARM 17.36.716(2)(b)(iv) NOT APPLICABLE	ARM 17.36.716(2)(b)(v) ≥2 acres
Soil type required beneath the absorption trench (minimum thickness of 6 feet)	≥16 min/inch VFS, SCL or finer material	≥6 min/inch MS, SL or finer material	≥6 min/inch MS, SL or finer material	NOT APPLICABLE	NOT APPLICABLE
Depth to bedrock and ground water below ground surface	≥8 feet (seasonally high ground water)	≥12 feet (seasonally high ground water)	≥100 feet	NOT APPLICABLE	NOT APPLICABLE
Depth to limiting layer below ground surface	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE
Pressure-dosing of absorption trench required	NOT APPLICABLE	APPLICABLE	APPLICABLE	NOT APPLICABLE	NOT APPLICABLE
Number of lots in subdivision	NOT APPLICABLE	NOT APPLICABLE	≤ 5	NOT APPLICABLE	NOT APPLICABLE
Distance from subdivision boundaries to any neighboring existing/approved SWTS	NOT APPLICABLE	NOT APPLICABLE	≥ 500 feet	NOT APPLICABLE	NOT APPLICABLE
Number of subdivision lots created in the county over last 10 fiscal years	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	<150 ⁽⁴⁾	NOT APPLICABLE
Distance between lot and any town with a population > 500	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	>1 mile	NOT APPLICABLE
Depth of absorption trench below ground surface Level II SWTS required	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	≤18 inches
Well Setback [ARM 17.30.716(3)]					
Separation between a provisional mixing zone and any existing/approved drinking water supply well	≥100 feet	≥100 feet	≥100 feet	≥100 feet	≥100 feet

NOTES:

- Requirements for category 4 include a maximum number of lots subdivided over previous 10 fiscal years. Therefore, this table will be updated at the beginning of each fiscal year.
- Percolation rates are only necessary when a percolation test has been conducted on the lot. If no percolation test has been conducted, the soil type will be used to determine compliance with the rule.
- The symbol ">" indicates a percolation rate equal to or greater (i.e. slower) than the value listed.
- For fiscal year 2015, the counties that meet this requirement are: Big Horn, Blaine, Carter, Chouteau, Custer, Daniels, Dawson, Deer Lodge, Fallon, Garfield, Glacier, Golden Valley, Hill, Judith Basin, Liberty, McCone, Meagher, Musselshell, Petroleum, Phillips, Pondera, Powder River, Prairie, Roosevelt, Rosebud, Sheridan, Sweetgrass, Teton, Toole, Treasure, Wheatland, Wibaux.

ABBREVIATIONS:

SWTS = SUBSURFACE WASTEWATER TREATMENT SYSTEM

VFS = VERY FINE SAND

SCL = SANDY CLAY LOAM

CL = CLAY LOAM

SICL = SILTY CLAY LOAM

MS = MEDIUM SAND

SL = SANDY LOAM

Rev. 9/2008

**STORM DRAIN MAINTENANCE PLAN Wolfe Meadow Subdivision, Lot 2
(Flathead County)**

1. A storm drain plan has been prepared as part of the improvement plans for the above referenced project. The storm drain plan consists of and roadside ditches as shown on the attached Lot Layout. A minimum of 384 linear feet of retention ditch with 3:1 side slopes and flow line at least 1 foot below natural grade shall be constructed and maintained.
2. It shall be the lot owner's responsibility to maintain the drainage and retention facilities in the condition as planned and shown on the Site Plan for the above-mentioned project. All costs to maintain the drainage structures shall be paid for at the expense of each lot owner for their respective lot.
3. Maintenance shall be ongoing at a minimum shall include: 1). Inspect of the storm facilities after EACH storm event, providing maintenance to return structure to the original condition as shown on the plan. 2). Inspect the facilities each year in the fall of the year, re-grading, if required, to remove any siltation, sloughing, or scouring to maintain the ditches in the condition shown on the Lot Layout.
4. The lot owner shall inspect the drainage facilities on an ongoing basis and are responsible for any problems or corrections required to keep the drainage facilities functioning as planned. Maintenance includes, but is not limited to, re-grading of facilities and inspection and cleaning of culverts.
5. Lot owner shall re-seed and restore areas of disturbance caused by the installation or the maintenance of facilities shown on the approved lot layout. If necessary, the lot owner shall install temporary ground cover medium to prevent runoff until disturbed vegetation is re-established.

NAME: Prier
EQ#

COUNTY: Flathead

Drainage Area, Lot# or Tract#: A

ROOF

Drainage Area Size: 5.00 acres = 217800.00 square-feet

2-year 1-hour rainfall Intensity for Tc
Circle method of determination:I = 0.47 in/hr
Calculate IDF Curve DEQ-8 factor

Pre-development Runoff

Item	Square Footage	Acreage
Paved Areas	0.00 sq-ft	0.00 acres
Structures	0.00 sq-ft	0.00 acres
Graveled Area	0.00 sq-ft	0.00 acres
Landscape	0.00 sq-ft	0.00 acres
Unimproved	217800.00 sq-ft	5.00 acres
TOTAL	217800.00 sq-ft	5.00 acres

Post-development Runoff

Item	Square Footage	Acreage
Paved Areas	0.00 sq-ft	0.00 acres
Structures	2500.00 sq-ft	0.06 acres
Graveled Area	0.00 sq-ft	0.00 acres
Landscape	3000.00 sq-ft	0.07 acres
Unimproved	212300.00 sq-ft	4.87 acres
TOTAL	217800.00 sq-ft	5.00 acres

DEQ-8 Runoff Coefficients:

Paved Areas	C = 0.9
Structures	C = 0.9
Graveled Area	C = 0.8
Landscape	C = 0.1
Unimproved	C = 0.3

DEQ-8 Runoff Coefficients:

Paved Areas	C = 0.9
Structures	C = 0.9
Graveled Area	C = 0.8
Landscape	C = 0.1
Unimproved	C = 0.3

Weighted Coefficient Calculations (if necessary)

Paved Areas	0.00		
Structures	0.00		
Graveled Area	0.00	Cw =	0.30
Landscape	0.00		
Unimproved	1.50		
Sum =	1.50		

Weighted Coefficient Calculations

Paved Areas	0.00		
Structures	0.05		
Graveled Area	0.00	Cw =	0.30
Landscape	0.01		
Unimproved	1.46		
Sum =	1.52		

Pre-development Flow: $Q_i = C_i A$ $Q_i = 0.71$ cfsPost-development Flow: $Q_f = C_f A$ $Q_f = 0.71$ cfsSection 4.4 Duration Time: $t = 3600.00$ secSection 4.4 Duration Time: $t = 3600.00$ secPre-development Volume: $V = Q_i t$ $V_i = 2538.00$ cfPost-development Volume: $V_f = Q_f t$ $V_f = 2572.96$ cfChange in Volume: Pre & Post development: $V_c = V_f - V_i = 34.96$ cf

NAME: Prier
EQ#

COUNTY: Flathead

Drainage Area, Lot# or Tract#: A

DRIVE

Drainage Area Size: 5.00 acres = 217800.00 square-feet

2-year 1-hour rainfall Intensity for Tc
Circle method of determination:i = 0.47 in/hr
Calculate IDF Curve DEQ-8 factor

Pre-development Runoff

Item	Square Footage	Acreage
Paved Areas	0.00 sq-ft	0.00 acres
Structures	0.00 sq-ft	0.00 acres
Graveled Area	0.00 sq-ft	0.00 acres
Landscape	0.00 sq-ft	0.00 acres
Unimproved	217800.00 sq-ft	5.00 acres
TOTAL	217800.00 sq-ft	5.00 acres

DEQ-8 Runoff Coefficients:

Paved Areas	C = 0.9
Structures	C = 0.9
Graveled Area	C = 0.8
Landscape	C = 0.1
Unimproved	C = 0.3

Weighted Coefficient Calculations (if necessary)

Paved Areas	0.00	Cw = 0.30
Structures	0.00	
Graveled Area	0.00	
Landscape	0.00	
Unimproved	1.50	
Sum =	1.50	

Pre-development Flow: $Q_i = C_i A$ $Q_i = 0.71$ cfsSection 4.4 Duration Time: $t = 3600.00$ secPre-development Volume: $V = Q_i t$ $V_i = 2538.00$ cfChange in Volume: Pre & Post development: $V_c = V_f - V_i = 25.25$ cf

Post-development Runoff

Item	Square Footage	Acreage
Paved Areas	0.00 sq-ft	0.00 acres
Structures	0.00 sq-ft	0.00 acres
Graveled Area	2500.00 sq-ft	0.06 acres
Landscape	3000.00 sq-ft	0.07 acres
Unimproved	212300.00 sq-ft	4.87 acres
TOTAL	217800.00 sq-ft	5.00 acres

DEQ-8 Runoff Coefficients:

Paved Areas	C = 0.9
Structures	C = 0.9
Graveled Area	C = 0.8
Landscape	C = 0.1
Unimproved	C = 0.3

Weighted Coefficient Calculations

Paved Areas	0.00	Cw = 0.30
Structures	0.00	
Graveled Area	0.05	
Landscape	0.01	
Unimproved	1.46	
Sum =	1.51	

Post-development Flow: $Q_f = C_f A$ $Q_f = 0.71$ cfsSection 4.4 Duration Time: $t = 3600.00$ secPost-development Volume: $V_f = Q_f t$ $V_f = 2563.25$ cf

STORM WATER DESIGN

PROJECT NAME: Prier

TRACT/LOT/PARCEL# A

SITE CRITERIA:

Perc test: 16 min/in.

Surface topography (%) = 1-3%

VOLUME: ROOFTOP

35 = cu ft of water generated by buildings

VOLUME: DRIVEWAY/ACCESS ROAD

25 = cu ft of water generated by roadways/driveways and parking area

AREA: ROOFTOP

12ft long X 3ft wide X 1ft deep = Retention/Detention basin size, below house or in topographical low area

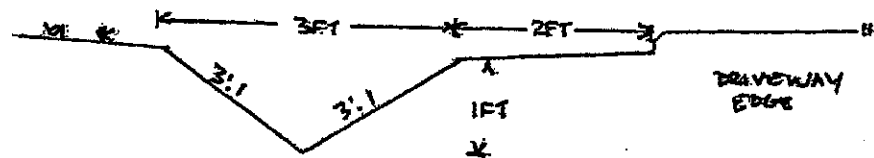
AREA: DRIVEWAY/ACCESS ROAD

Full length of 3ft wide X 1ft deep with 3:1 slopes ditch along both sides of driveway.
Retention/Detention basin size, below house or in topographical low area

CONSTRUCTION:

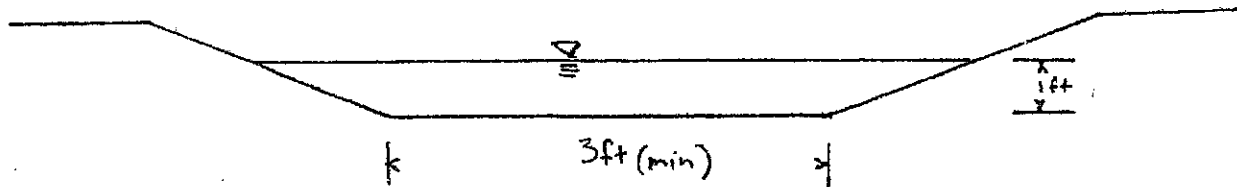
12ft X 3ft X 1ft retention/detention basin below building site or in natural topographical low, and full length of 3ft wide X 1ft deep with 3:1 slopes ditch along both sides of driveway.

SEE CONSTRUCTION DETAIL



DRIVEWAY DRAINAGE DITCH

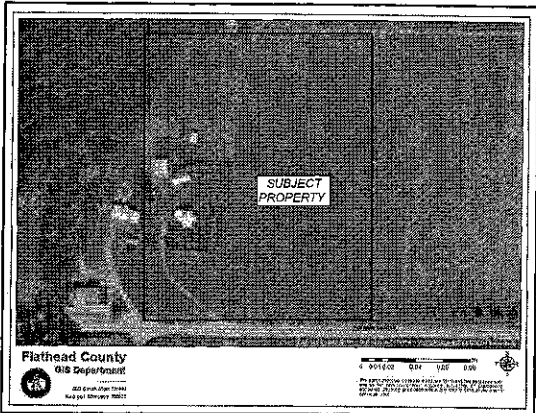
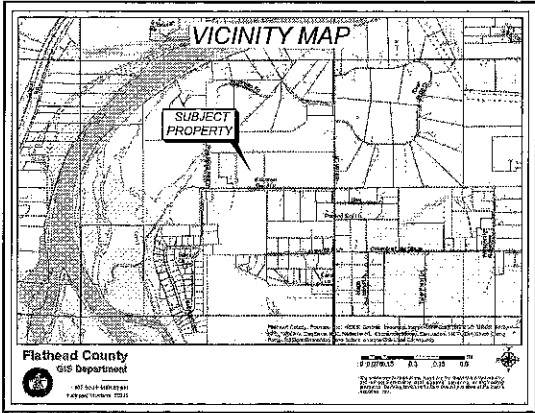
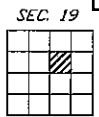
GRASS/GRAVEL ROADSIDE SWALE
CROSS SECTION FOR TRIANGULAR CHANNEL
3.0 CUFT/FT



RESIDENTIAL DRAINAGE SWALE DETAIL

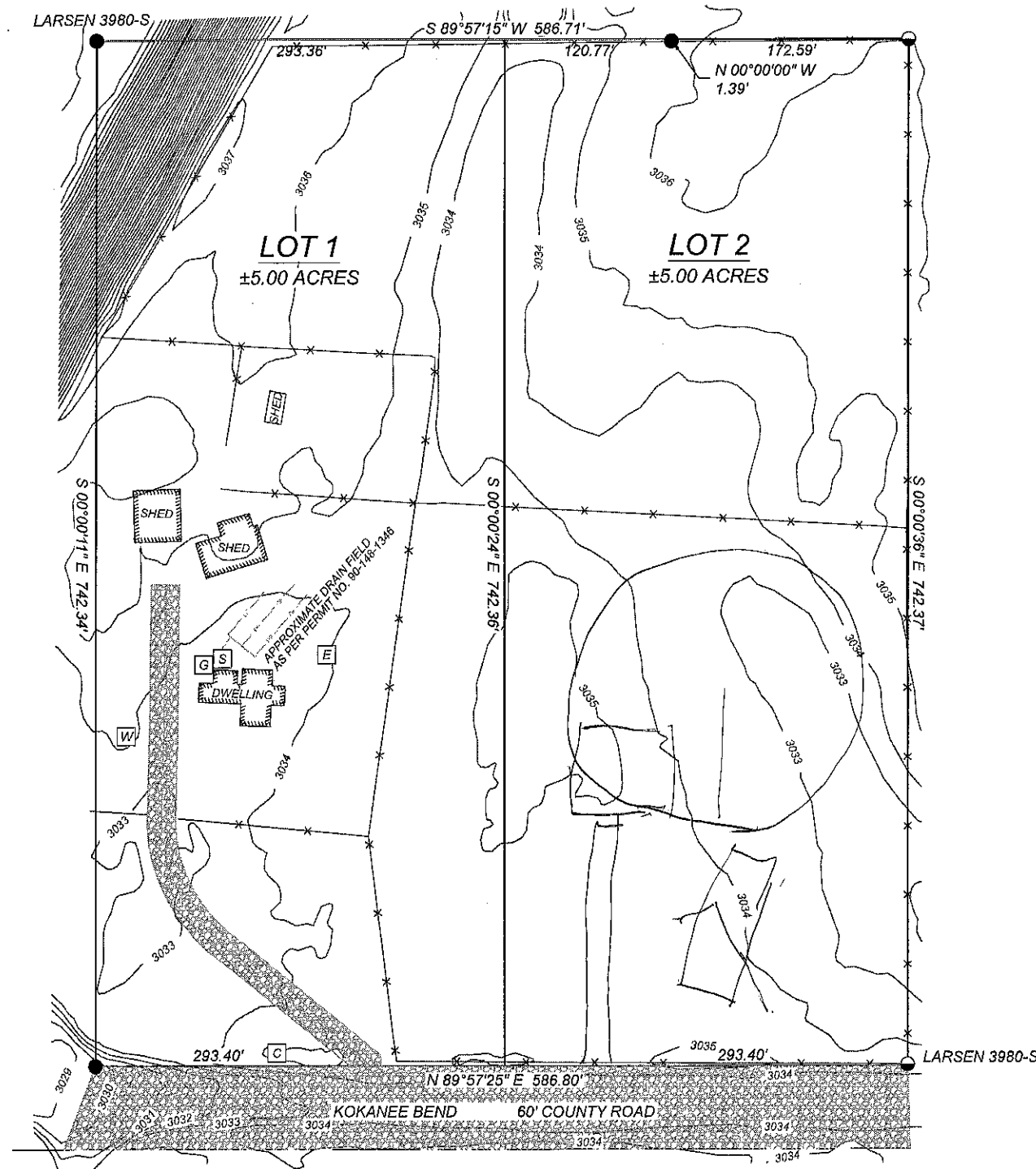
(GRASS SWALE)
CROSS SECTION FOR TRAPEZOIDAL CHANNEL

BY: BRECKENRIDGE SURVEYING AND MAPPING, PLLC
2302 US HIGHWAY 2 EAST, STE 6
KALISPELL, MT 59901
(406) 752-3539
WM. BRECKENRIDGE, PLS
DARREN R. BRECKENRIDGE, PLS
LUCAS BRECKENRIDGE, PLS



THE PRELIMINARY PLAT OF
WOLFE MEADOW SUBDIVISION
IN THE NE 1/4 OF SECTION 19 T. 30N., R. 20 W.,
PRINCIPAL MERIDIAN, FLATHEAD COUNTY, MONTANA

SCALE: 1" = 100'
CONTOUR INTERVAL: 1' (BASED ON 1988)
BASIS OF BEARING: GEODETIC NORTH PER SINGLE POINT SURVEY GRADE FITTINGS LOCALIZATION



Exemption
April 29, 1993
For Lot 1

LEGAL DESCRIPTION

Perimeter:

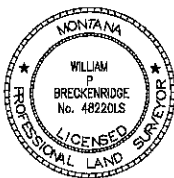
A tract of land located in the NE 1/4 of Sec. 19, T. 30N., R. 20 W., Principal Meridian, Flathead County, Montana; more particularly described as follows:

Lot 1 of Prior Minor Subdivision, records of Flathead County, Montana; containing 10.00 acres, more or less; subject to and together with any existing easements, covenants, conditions, restrictions, or agreements.

LEGEND

- FOUND 5/8" REBAR WITH NO CAP (OR AS NOTED)
- FOUND 3/8" REBAR WITH NO CAP (OR AS NOTED)
- W WELL HOUSE
- ⊞ LP TANK
- ⊞ APPROX. SEPTIC TANK
- ⊞ ELECTRIC BOX
- ⊞ COMM. BOX
- - - - - FENCE LINE
- LOOSE AGGREGATE ROAD

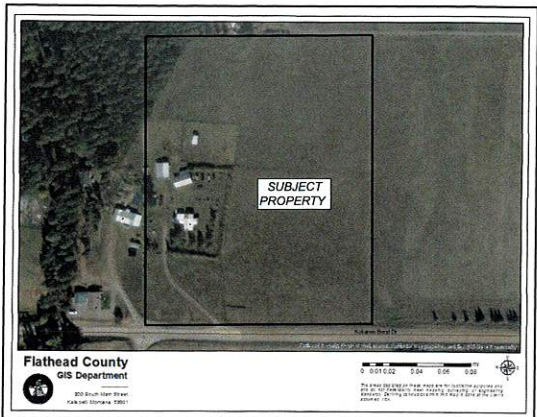
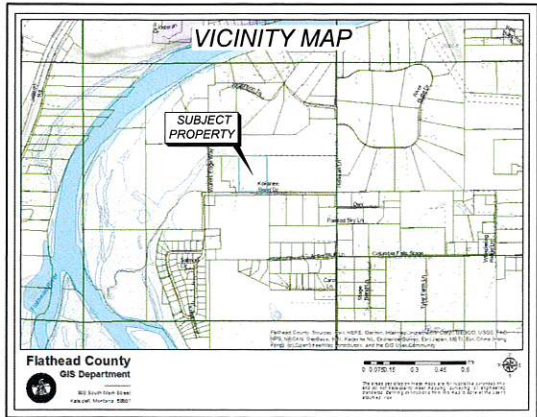
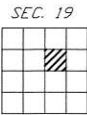
CERTIFICATE OF SURVEYOR



LICENSE NUMBER 48220LS

FOR OWNERS: LEVI WOLFE
DATE: DEC. 2022
DRAFTED BY: TGH
FILE: E:\NSM\WOLFE\DWG\221121-WOLFE-SUB.DWG

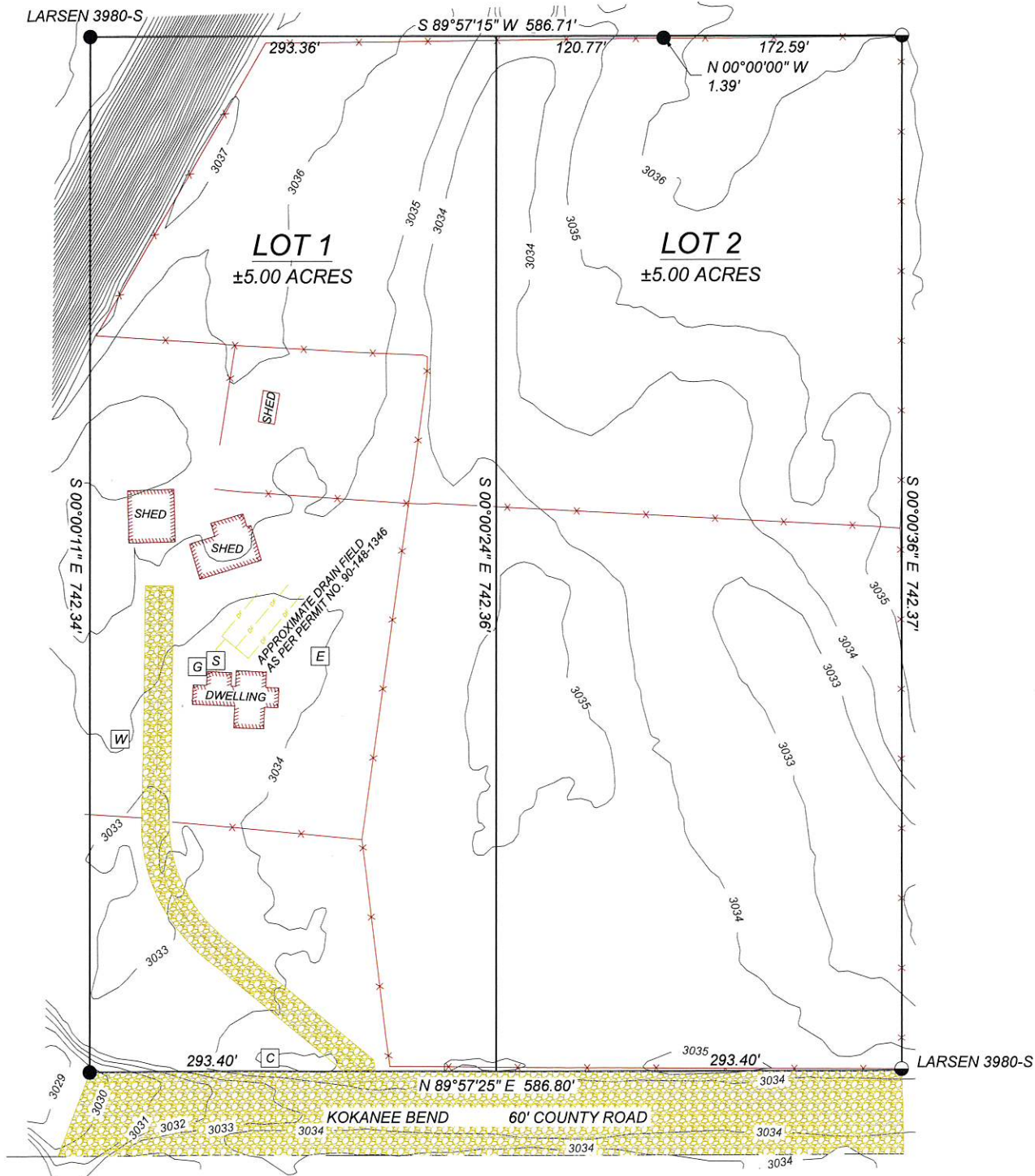
BY: BRECKENRIDGE SURVEYING AND MAPPING, PLLC
2302 US HIGHWAY 2 EAST, STE 6
KALISPELL, MT 59901
(406) 752-3539
WM. BRECKENRIDGE, PLS
DARREN R. BRECKENRIDGE, PLS
LUCAS BRECKENRIDGE, PLS



THE PRELIMINARY PLAT OF
WOLFE MEADOW SUBDIVISION
IN THE NE 1/4 OF SECTION 19 T. 30N., R. 20 W.,
PRINCIPAL MERIDIAN, FLATHEAD COUNTY, MONTANA



SCALE: 1" = 100'
CONTOUR INTERVAL: 1' (NAVD 1988)
BASIS OF BEARING: GEODETIC NORTH PER SINGLE POINT SURVEY GRADE RTK/GNSS LOCALIZATION



LEGAL DESCRIPTION

Perimeter:

A tract of land located in the NE 1/4 of Sec. 19, T. 30N., R. 20 W., Principal Meridian, Flathead County, Montana; more particularly described as follows:

Lot 1 of Prier Minor Subdivision, records of Flathead County, Montana; containing 10.00 acres, more or less; subject to and together with any existing easements, covenants, conditions, restrictions, or agreements.

LEGEND

- FOUND 5/8" REBAR WITH NO CAP (OR AS NOTED)
- FOUND 3/8" REBAR WITH NO CAP (OR AS NOTED)
- W WELL HOUSE
- G LP TANK
- S APPROX. SEPTIC TANK
- E ELECTRIC BOX
- C COMM. BOX
- FENCE LINE
- LOOSE AGGREGATE ROAD



CERTIFICATE OF SURVEYOR

LICENSE NUMBER 48220LS

FOR/OWNERS: LEVI WOLFE
DATE: DEC. 2022
DRAFTED BY: TGH
FILE: E:\BSM\WOLFE\DWG\221121-WOLFE-SUB.DWG

FIRST READING

ORDINANCE NO.825

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COLUMBIA FALLS, MONTANA, AMENDING THE COLUMBIA FALLS ZONING MAP FROM CSAG-5 SUBURBAN AGRICULTURAL TO CSAG-10 SUBURBAN AGRICULTURAL AT 270 JORGENSEN TRAIL, FURTHER DESCRIBED AS PARCEL G OF COS 10557, ASESOR'S TRACT 1E, IN SECTION 19, T30N, R20W, P.M.M., FLATHEAD COUNTY

WHEREAS, Eric S. Christianson, owner of the real property, has requested an amendment to the Columbia Falls zoning map to change the zoning from the current CSAG-5 Suburban Agricultural to CSAG-10 Suburban Agricultural at 270 Jorgensen Trail, further described as Parcel G of COS 10557, Assessor's Tract 1E, in Section 19, T30N, R20W, P.M.M., Flathead County.

WHEREAS, the Columbia Falls Planning Department, on March 31, 2023, in Staff Report CZC-23-02, recommended approval of the requested zoning amendment; and

WHEREAS, said request was considered by the Columbia Falls City-County Planning Board in a public hearing at its regularly scheduled meeting on April 11, 2023, at which the Board adopted Staff Report CZC-23-02 as Findings of Fact and recommended approval of the requested zoning map amendment; and

WHEREAS, a hearing on the Zoning Map Amendment was held by the City Council of the City of Columbia Falls, Montana, at a special meeting on Monday, May 1 2023, after said hearing was advertised according to law; and at said hearing on said date, the City Council considered the recommendation of the Planning Board, the report of the Columbia Falls Planning Office, together with any and all comments filed or voiced with respect to said change; and

WHEREAS, the City Council has determined that the zoning map amendment request is in the best interest of the City.

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

Section One. Findings of Fact: That the Columbia Falls Planning Office Report #CZC-23-02, dated March 31, 2023 is hereby adopted by the Council as findings of fact with respect to said zoning map amendment request.

Section Two. Change in Zoning Classification: That the requested zoning map amendment on property presently zoned CSAG-5 Suburban Agricultural be changed to CSAG-10 Suburban Agricultural at 270 Jorgenson Trail further described as Parcel G of COS 10557, Assessor's Tract 1E, in Section 19, T30N, R20W, P.M.M., Flathead County.

Section Three. The Council finds that the proposal complies with the Columbia Falls City Growth Policy.

Section Four. Inconsistent Provisions: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section Five. Severability: The provisions of this Ordinance are severable. If any provision of this Ordinance is held invalid, such invalidity shall not affect other provisions or applications of this Ordinance which can be given effect without the invalid provision.

Section Six. Effective Date: This Ordinance shall become effective thirty (30) days after its final passage and approval by the City Council of the City of Columbia Falls, Montana.

PASSED AND APPROVED BY THE CITY COUNCIL OF COLUMBIA FALLS, MONTANA THIS 15th DAY OF MAY, 2023, THE COUNCIL VOTING AS FOLLOWS:

AYE:

NOES:

ABSENT:

City Clerk

APPROVED BY THE MAYOR OF COLUMBIA FALLS, MONTANA THIS 15TH DAY OF MA, 2023.

Mayor

ATTEST:

City Clerk

May 1, 2023

To: Mayor & Council

From: City Manager Nicosia

RE: Manager's Report

1. All of our courts are open – Pickleball and Basketball at Columbus and Tennis at Hoerner. The Basketball courts will be repaired once the weather warms up. The irrigation and sod will be added soon to Columbus Park and shortly after the sand volleyball pit will be opened.

2. Council Facility Tour Workshop Date – On Monday night we will determine if the tour will be Monday May 22nd or Tuesday May 23rd – 5 – 8 pm. We will use one of the Mountain Climber busses as they have larger windows. We will stop at all of the City's main facilities.

3. The Bad Rock Skatepark Group has been actively working on a skatepark for Columbia Falls. They came to the last Parks Committee meeting. The Parks Committee gave tentative approval for the Skatepark to be located in Fenholt Park. They would like to proceed with vetting the location but do not want to expend funds on a surveyor if the location is not acceptable. The Parks Committee reviewed all of the other City owned parks and did not find an acceptable location. I'm attaching a proposed map for discussion.

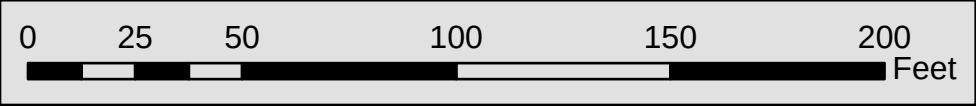
4. Resort Tax Update:

City staff is processing collections for the quarter ending March 31st. Year to date collections are \$1,364,090.54. The collections are from the following business types:

Lodging -	\$165,030.39 (12%)
Bars and Restaurants -	\$620,915.53(46%)
Retail -	\$578,144.62 (42%)

The collections are \$566,225.54 higher than the budgeted \$797,865. The funding breakdown, based on current collections and budgeted funds is as follows:

55 % Public Safety -	\$460,764 (Fire - \$294,889, Police - \$165,875)
14% Other Infrs.	- \$117,285
1% Admin.	- \$ 8,378
25% Tax Relief	- \$209,438
Plus Tax Relief	
From \$ above Budget	\$566,225
Total Tax Relief	\$775,663 (Equivalent of 86.48 mills)



Legend

- Roads
- Parcels
- Parks
- Possible Parking
- Proposed Skate

- 186 -

**Columbia Falls Police Department
Monthly Activity Report
March 2023**

Police	March				5 Year Average
	2023	2022	2021	2020	2019
Arrests (Total)	19	26	35	19	37
Adult	10	25	27	13	23
Juvenile	9	1	8	6	14
Accidents Investigated	15	15	6	7	10
Stolen Property (Value)	593	20661	16543	1030	1950
Stolen Property (Recovered)	15	20175	7100	0	40
Criminal Mischief (Incidents)	2	8	4	1	1
Damage Amount	1000	1561	750	200	25
Misdemeanor Citations Issued	73	117	128	57	92
Traffic Offenses	53	111	104	51	74
Cell Phone Viol.	1	1	13	5	4
DUI Offenses	0	4	1	3	0
Drug Offenses	0	5	2	1	5
Traffic Stops	155	177	211	84	189
Court Fines and Forfeitures	8400	16090	23535	11292	11023
Miles Patrolled	5421	7343	8756	6305	6941
911 Phone Calls	79	106	138	60	98
Incident Reports	790	819	923	686	765
Domestic Abuse/Assault/Disordely	28	26	38	23	25
Felony Investigations	5	8	7	3	8
Business Checks	67	53	63	51	47
Welfare Checks	10	13	14	14	6
Citizen Assist	57	97	43	55	86
Agency Assist	47	40	43	38	41

**CITY OF COLUMBIA FALLS
CORRESPONDENCE LIST
COUNCIL MEETING
May 1, 2023**

04/18/23 Email from Jacqueline Demongin
04/18/23 Email from Holly Ford
04/18/23 Email from Wendy Maechtle
04/18/23 Email from Kelly Lundie
04/18/23 Email from Cathryn Weeks
04/19/23 Email from Debra Reeves
04/19/23 Email from Gary Hall
04/20/23 Email from Robin Paone

From: Jacqueline Demongin <jacqueline.demongin@yahoo.com>
Sent: Tuesday, April 18, 2023 10:20 AM
To: B Staaland
Subject: Mayor and Council

Good morning,

Thank you for listening to our communities concerns and our local experts. We all agree we need housing for our service workers. Most of us agree in protecting such a special area that identifies Columbia Falls. I can speak for many by saying we want our own identity and it has evolved outdoor recreation. With that comes making sure we protect and preserve those very special properties. I have met many people in the community with amazing ideas on achieving those goals. I truly believe together we can create great things. Can we hold a workshop to share ideas and solutions?

God bless you and have a terrific day!

Jacqueline Demongin

From: Holly Snyder <hollyannsnyder@hotmail.com>
Sent: Tuesday, April 18, 2023 4:36 PM
To: B Staaland
Subject: Re: Thank You!!

From: Holly Snyder
Sent: Tuesday, April 18, 2023 4:31 PM
To: staalandb@citycouncilofcolumbiafalls.com <staalandb@citycouncilofcolumbiafalls.com>
Subject: Thank You!!

RECEIVED
APR 18 2023
CITY OF COLUMBIA FALLS

Greetings City Council Members,

A great big shout out to the members of the city council that voted against the proposed zone change and subdivision. Thank you, John Piper, Kelly Hamilton, Paula Robinson, Mayor Don Barnhart, and Jenny Lovering. Thank you for listening to the people, and many experts that spoke out against this zone change. That area is such a beautiful wildlife corridor that we must protect!

Once again, thank you!

Holly Ford
495 Trap Road
Columbia Falls, Mt.

RECEIVED
APR 18 2023
CITY OF COLUMBIA FALLS

Wendy ? ♡ ☐ 🏃 ♀ ☐ 👤 👤 🌊 🐔 🐔 ☀️ 🌸

From: Kelly <wildchildbaking@gmail.com>
Sent: Tuesday, April 18, 2023 12:48 PM
To: B Staaland
Subject: City Council Vote

RECEIVED
APR 18 2023
CITY OF COLUMBIA FALLS

Dear City Council members of my wonderful place I call home,

Thank you sincerely for listening to your constituents concerns and desires for their city and voting against the zone change that would have allowed such a large development of our wild lands and our resources. I had to bring my kids to the meeting last night, which I would rather not do, but it was important to me to be there and I didn't have a sitter. I am glad they were able to attend though to see how decisions are made for our city and I am so proud that they got to see the council act on the best interest of their future here. I realize Columbia Falls will need to grow and change over time, but I hope that it is slowly and methodically and that the land my kids pass on to their children one day will still be reminiscint of the small town community we have now.

Thank you,
Kelly Lundie
Columbia Falls resident

From: City of Columbia Falls Montana <columbiafalls-mt@municodeweb.com>
Sent: Tuesday, April 18, 2023 1:21 PM
To: B Staaland
Subject: Form submission from: Contact Us

Submitted on Tuesday, April 18, 2023 - 1:20pm

Submitted by anonymous user: 184.167.188.102

Submitted values are:

First Name Cathryn

Last Name Weeks

Email c.g.weeks@bresnan.net

Question/Comment

I would like to thank all of you who voted against the zone change and subdivision east of the river. Thank you for listening to the advice of the experts and the community. Here's to a job well done. Thank you again.

Cathryn Weeks

1280 4th Ave West N

Columbia Falls

The results of this submission may be viewed at:

<https://www.cityofcolumbiafalls.org/node/7/submission/1833>

RECEIVED
APR 18 2023
CITY OF COLUMBIA FALLS

From: Debra Reeves <purposeandpassion1@yahoo.com>
Sent: Tuesday, April 18, 2023 8:37 PM
To: B Staaland
Subject: Kapoor development

RECEIVED
APR 19 2023
CITY OF COLUMBIA FALLS

Dear Council Members,

A huge thank you to each of you that voted "no" on the 180 unit Kapoor development east of town. That wetland area is so sensitive and a much needed space for our wildlife from birds to elk. I appreciate each of you for seeing the value in keeping it undeveloped.

Many thank,
Debra Reeves

RECEIVED
APR 19 2023
CITY OF COLUMBIA FALLS

Thank you City Council

Dear City Council,

I just want to take a moment and sincerely thank you each one for your thoughtful conversation and subsequent vote against the proposed subdivision Monday night. I was so proud of our community that took time to attend Planning Board meetings and City Council meetings. It was a sacrifice for many and uncomfortable for those that are not used to speaking publically. In my opinion the best thing that has come out of the many public meetings and public involvement is the need to dialog about the obvious situation we have in the valley and Columbia Falls which is affordable housing, not just attainable housing. There are several of us dialoging about this issue with some very hopeful options for affordable housing. I believe that Columbia Falls could be the leading force in the valley and maybe the state as they discover viable options for affordable housing. Wouldn't that be wonderful? My hope is that we can dialog together to come up with solutions and put hard feelings aside, there simply is too much at stake for our future as the Gateway to Glacier community. Again, thank you for your diligence and integrity to do the right thing for our community, and thank you staff for your many hours of work put into recent subdivision proposals. Gary Hall

From: Robin Paone <robin.l.paone@gmail.com>
Sent: Thursday, April 20, 2023 4:28 PM
To: B Staaland
Subject: This Saturday @ 1pm! Earth Day event Kalispell History Museum

RECEIVED
APR 20 2023
CITY OF COLUMBIA FALLS

Dear Barb,

Would you forward this invitation to Mayor Barnhart and City Councilors Darin Fisher, Kelly Hamilton, Jenny Lovering, John Piper, Paula Robinson, and Mike Shepard?

Thanks so much and have a wonderful weekend!
Robin

++++++

Dear Mayor Barnhart and Columbia Falls Councilors Darin Fisher, Kelly Hamilton, Jenny Lovering, John Piper, Paula Robinson, and Mike Shepard,

I'd like to invite you and your staff to a free Earth Day event on Saturday April 22nd from 1:00 PM to 4:00 PM at the Northwest Montana History Museum located at 124 2nd Ave E, Kalispell.

RSVP: <https://www.facebook.com/events/170721709124923>

These days, just about everyone, from the **U.S. Chamber of Commerce** (<https://www.uschamber.com/climate-change-position>) to the **American Farm Bureau** (<https://www.fb.org/news-release/alliance-unveils-unprecedented-climate-policy-recommendations>), acknowledges the climate is changing and our communities face mounting risks from adverse weather such as longer fire seasons, shortened winters, too warm waters for trout fishing, and stress on wildlife that affects hunting and outdoor recreation.

The great news is there are solutions we can agree on that will conserve our forests, agriculture, rivers, and air. These same solutions are good for business and the economy. At this event you can learn more about effective solutions which bring real opportunities for a healthier and prosperous America.

A climate solutions simulator presentation at 3pm helps clarify which systemic actions leaders like you can take to effectively limit the greenhouse gas pollution responsible for adverse weather events occurring around the globe. It can help guide your priorities for a complex issue like solving climate pollution.

The "Electrify Your Life" workshop at 2pm teaches practical real world tips for electrification of homes including how to take advantage of the generous Inflation Reduction Act rebates and tax credits. Our volunteers can also chat with you about electrification for businesses and government buildings. We are here to help.

Feel free to contact me if you have any questions.

I hope to see you there!

Robin

406-885-1021

Robin L. Paone, Whitefish, MT
Citizens' Climate Lobby