

**Environmental Assessment
Rockwood Ranch
WGM Project Number: 210534
Client: GKM Associates, LLC
10.29.2021**



PART I - PROPERTY DESCRIPTION

1. SURFACE WATER

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

The proposed parent PUD site has an unnamed stream that flows through property from the mid-western border to the mid-southern border of the proposed PUD. The southwest corner of the proposed parent PUD site contains a mapped wetlands area that runs along said unnamed stream. No development will take place within 100 feet of the unnamed stream. This stream originates from small ponds but no ponds are present on the subject proposed PUD property. The hydrology consulting firm RESPEC conducted a wetlands delineation study of the proposed PUD property and that report along with a letter from the Army Corp of Engineers concurring with RESPEC's delineation is included in Part I: Respect Wetland Report and USACE Letter.

Source: RESPEC, RSI-1732 FINAL Wetland Delineation Rockwood

Source: USACE Approval Letter

Source: Montana Natural Heritage Program Website:

Source: WGM Group - Topographic survey

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

There are no artificial water systems in the proposed plat or PUD area.

Source: WGM Group Field observations

Source: Google Earth

C. Time when water is present (seasonally or all year).

Water in unnamed tributary of Ashley creek is seasonal.

Source: WGM Group Field observations and Respec report.

D. Any areas subject to flood hazard, or in delineated 100-year floodplain.

Not applicable.

Source: Federal Emergency Management Agency, FEMA Flood Map Service Center (website)



E. Describe any existing or proposed stream bank alteration from any proposed construction or modification of lake beds or stream channels. Provide information on location, extent, type and purpose of alteration, and permits applied for.

No stream banks are proposed to be altered.

Source: WGM Group Field observations and preliminary plans

2. GROUNDWATER

Using available data, provide the following information:

A. The minimum depth to the water table or to the historic water table and identify dates when depths were determined. What is the location and depth of all aquifers which may be affected by the proposed subdivision? Describe the location of known aquifer recharge areas which may be affected.

Groundwater monitoring was performed in 2017 on the entire proposed PUD site. Six groundwater monitoring wells were installed with a peak groundwater depth recorded at 40 inches from the surface at monitoring well #1 located southeast of the subject property: within the PUD. No other monitoring well showed groundwater levels less than five feet of the ground surface. A copy of the groundwater monitoring well locations as well as the ground water depths has been included in **Part K:**

Geotechnical Investigation.

There is no anticipated effect on deep water aquifers in the vicinity as all existing site runoff either infiltrates or discharges to the unnamed stream southwest of the property. Typically, in the Flathead Valley water enters the deep-water aquifer in the foothills of the surrounding mountains; not through the valley floor where this project is located. Runoff from the project that enters the stream may enter the shallow aquifer via infiltration. In order to ensure that no negative effects on either the stream flow or its potential interaction with the shallow water aquifer, storm water will be managed onsite and water quality will be mitigated in accordance with City of Kalispell Design and Construction Standards. After treatment, runoff will be discharged to the unnamed stream at historic predeveloped rates (storm water management) and no wells will be installed as a part of this development. All potable water will be supplied by the City of Kalispell's water system; no wells are proposed.

Source: WGM Group – Groundwater monitoring observations and findings.

Source: Montana Bureau of Mines and Geology (<https://www.mbm.g.mtech.edu>)

Source: City of Kalispell Standards for Design and Construction, April 2015. City of Kalispell Public Works Department.

B. Describe any steps necessary to avoid depletion or degradation of groundwater recharge areas.

Storm water will be detained on-site for infiltration and discharged to the unnamed stream (property also owned by the developer) to match predeveloped rates or infiltrated in areas where possible. Landscaping and open space will be provided throughout the development which will provide some infiltration and groundwater recharge.



3. TOPOGRAPHY, GEOLOGY AND SOILS

A. Provide a map of the topography of the area to be subdivided, and an evaluation of suitability for the proposed land uses. On the map identify any areas with highly erodible soils or slopes in excess of 15% grade. Identify the lots or areas affected. Address conditions such as:

- i) Falls, slides or slumps -- soil, rock, mud, snow.
- ii) Shallow bedrock
- iii) Unstable slopes
- iv) Unstable or expansive soils
- v) Excessive slope

The majority of the area encompassed by the Phase One Preliminary plat is located on gentle slopes less than 3%, however, there are a few steep slopes (21-30 degrees) along the unnamed stream on the south edge of the property. This area will be left in its existing state and no development is planned in this location.

Source: ESRI Terrain Slope map
(<https://elevation.arcgis.com/arcgis/services/WorldElevation/Terrain/ImageServer>)

B. Locate on an overlay or sketch map:

Any known hazards affecting the development which could result in property damage or personal injury due to:

- i) Falls, slides or slumps -- soil, rock, mud, snow.

There are no areas on the site where any falls or slides would affect any proposed structures.

Source: WGM Topographic Survey

- ii) Rock outcroppings

The only steep slopes (21-30 degrees) on the property are along the unnamed stream on the south edge of the property. No rock outcroppings appear to be present based on field investigations.

Source: WGM field investigations.

Source: ESRI Terrain Slope map

(<https://elevation.arcgis.com/arcgis/services/WorldElevation/Terrain/ImageServer>)

- iii) Seismic activity.

The nearest known fault is the Mission Fault located relatively down the north/south centerline of Flathead Lake. Earthquakes in this region are common below magnitudes of 2.5 but magnitudes above 4.5 are rare. No change to the existing seismic activity could result as a part of this project. No major hazards exist on the site that could cause damage or personal injury due to seismic activity. Future



building construction will consider precautionary methods required to mitigate seismic activity predicted and typical for the Flathead Valley.

Source: United States Geologic Survey Website

iv) High water table

Most of the project site and areas of proposed development have a moderately high-water table. However, all test holes were not less than five feet from the existing ground surface.

Source: WGM Ground Water Monitoring (included with PUD application)

C. Describe measures proposed to prevent or reduce these hazards.

Storm drainage will be provided to convey runoff and geotechnical recommendations will be considered in areas with a higher groundwater table. No building foundations will be below the high groundwater table. Geotechnical recommendations will be followed.

Source: WGM Group preliminary plans

Source: Groundwater monitoring records (Part K of this application)

Source: Geotechnical Report by Alpine GT (Part K of this application)

D. Describe the location and amount of any cut or fill more than three feet in depth. Indicate these cuts or fills on a plat overlay or sketch map. Where cuts or fills are necessary, describe plans to prevent erosion and to promote vegetation such as replacement of topsoil and grading.

Minimal cuts and fills will be required in the Phase One Preliminary Plat area. An erosion and sedimentation control plan will be assembled with construction documents to prevent any sediment from leaving the site during construction and full site stabilization will be required prior to construction closeout. The remainder of the site will be adjusted to balance earthwork to limit import and export of material.

4. VEGETATION

A. On a plat overlay or sketch map:

i. Indicate the distribution of the major vegetation types, such as marsh, grassland, shrub, coniferous forest, deciduous forest, mixed forest.

The Phase One Preliminary Plat Area is entirely on a cultivated field planted in wheat type crops with no coniferous trees or wetlands. The majority of the PUD site is cultivated in wheat crops. There are wetland plants, small trees, and shrubs adjacent to the unnamed stream and outlined in the Respec wetland report. A grove of trees is located in the southeast corner of the site. An aerial view of the property showing these vegetated areas is shown on the Planned Unit Development (PUD) map (Part B of this application). No wetlands nor conservation areas will be disturbed as part of the development and a 100' buffer is included and shown on plans.

ii. Identify the location of critical plant communities:



Wetland vegetation exists on the southwest boundary of the proposed preliminary plat area east of the previously mentioned unnamed off-site stream. This area will not be disturbed. This area is illustrated on the PUD map.

Source: USACE Letter and Wetland Mapping

Source: WGM Group topographic survey and PUD map.

B. Vegetation on steep, unstable slopes

Not applicable.

C. Vegetation on soils highly susceptible to wind or water erosion

Not applicable.

D. Type and extent of noxious weeds

There are wetland and stream bank plants along the unnamed stream outside of the property and on the southwest perimeter of the Phase One Preliminary Plat area. These plants will remain and will not be removed as a part of this project. The balance of the proposed plat property is farmland used for growing wheat. Standard measures to prevent noxious weeds will be used.

B. Describe measures to:

i. Preserve trees and other natural vegetation e.g. locating roads and lot boundaries, planning construction to avoid damaging tree cover.

There are no trees located on the subject proposed preliminary plat. The vast majority of the trees on site are located adjacent to the stream and in the southeast corner of the PUD; this area has been designated for conservation. Ground cover vegetation will be preserved to help reduce impacts to the stream. Trees will be preserved on the southeast corner around the proposed storm water pond.

Source: WGM preliminary plans and PUD.

ii. Protect critical plant communities e.g. keeping structural development away from these areas, setting areas aside for open space.

The area proposed for the initial Phase One Preliminary Plat has been cultivated for farming wheat crops. The critical area that has been designated for conservation are adjacent to the unnamed stream. No development will occur in this area and this area will remain undisturbed.

Source: WGM topographic survey and preliminary plans.

iii. Prevent and control grass, brush or forest fires e.g. green strips, water supply, access.

Landscaping and irrigation will be provided throughout the development along with fire hydrants supported by the City of Kalispell Fire department.

Source: WGM Topographic Survey and preliminary plans



iv. Control and prevent growth of noxious weeds

The prevention of noxious weeds is a requirement of the contractors through the construction standards for the City of Kalispell and Montana Public Works. Upon completion of said improvements, it will then become the responsibility of the lot owners through the established CC&R's and open space through the HOA to properly maintain weed free areas.

Source: WGM Group Field observations and preliminary plans

5. WILDLIFE

A. Identify species of fish and wildlife use the area affected by the proposed subdivision.

The proposed parent PUD site contains a minor unnamed stream which does include wetland plants and provides some wetland habitat. These areas will remain undisturbed with a 100 foot wetland buffer, and the habitat will remain intact. Although no field observations of any of these species have been recorded, species of concern known to inhabit the Kalispell vicinity include the following: Mammals – Grizzly Bear, Fisher; Birds - Bald Eagle, Black-backed woodpecker, common loon, peregrine falcon; Amphibians – Northern Leopard Frog, Western Toad.

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

Source: WGM Group Field observations and preliminary plans.

B. On a copy of the preliminary plat or overlay, identify known critical wildlife areas, such as big game winter range, calving areas and migration routes; riparian habitat and waterfowl nesting areas; habitat for rare or endangered species and wetlands.

Not applicable.

C. Describe proposed measures to protect or enhance wildlife habitat or to minimize degradation (e.g. keeping buildings and roads back from shorelines; setting aside wetlands as undeveloped open space).

The vegetated area along the unnamed stream is the main wildlife habitat on the property. The remaining area is used for farming and could be considered habitat for deer and small mammals. Development along the stream will be kept to a minimum and disturbance to existing vegetation will be limited to the greatest extent possible.

Source: WGM topographic survey and preliminary plans.

6. LAND USE

A. Describe the existing historical use of the site.

There has been no previous development on the subject property. Historically, this property has been used as farmland. There are no signs of any former structures on site aside from the BPA transmission lines that run north to south and southwest through the property. The property was owned by the



Nobach Family since the early 1930s and sold in 2018. The existing owner acquired the property in 2021.

Source: Nobach Family

Source: WGM Topographic Survey and field investigations.

B. Describe any comprehensive plan recommendations and other land use regulations on and adjacent to the site. Is zoning proposed? Is annexation proposed?

The property was annexed as a part of the 2018 Rockwood Ranch PUD/Preliminary Plat application. The existing zoning is R-3/PUD as a result of this approval. A zone map amendment request has been submitted with the Spring Creek Park PUD application to allow for a higher density area in the form of Kalispell zoning RA-1 to allow for residential apartments. The other zoning on the site will remain B-1/PUD and R-3/PUD. This is in compliance with the growth policy and is outlined in detail in the PUD and ZMA application narratives.

Source: Flathead County GIS Map (maps.flathead.mt.gov)

Source: WGM Planning applications for Planned Unit Development and Zone Map Amendment

C. Describe the present uses of lands adjacent to or near the proposed development. Describe how the subdivision will affect access to any adjoining land and/or what measures are proposed to provide access.

Adjacent to and southerly from the property is tract land in unincorporated Flathead County zoned mostly as R-1 (residential zoning) and some SAG-10 (suburban agricultural zoning). Adjacent to and westerly from the property is tract land in unincorporated Flathead County zoned mostly as SAG-10 but there is also some SAG-5 (also suburban agricultural zoning). To the east of the south half of the project is the Aspen Knoll Subdivision which is zoned as R-1 residential (estate-type residential). To the east of the north half of the project is the Spring Creek Estates Subdivision, which is developed as single family residential and zoned R-3. To the north is Planned unit development zoned R-2 (lower density residential). The Phase One Preliminary Plat will utilize existing access points via the Spring Creek Estates subdivision and Two Mile Drive.

Source: Flathead County GIS (maps.flathead.mt.gov)

D. Describe the basis of the need for the subdivision. How much development of a similar nature is, or is not, available in the area?

The City of Kalispell is rapidly expanding and there is a significant need for affordable and workforce housing throughout the valley. This project is targeted at the current market. The proposed development should be complimentary to the surrounding land uses.

E. Describe any health or safety hazards on or near the subdivision (mining activity, high voltage lines, gas lines, agricultural and farm activities, shooting ranges, septage disposal operations, etc.) Any such conditions should be accurately described and their origin and location identified.

There is a high voltage power corridor that bisects the property. This remains within a 250 foot easement and will be utilized under approvals from BPA where allowable and safe. There are agricultural uses to the west of the project area.



Source: Sands Survey Topographic Map

F. Describe any on-site uses creating a nuisance (unpleasant odor, unusual noises, dust, smoke, etc.). Any such conditions should be accurately described and their origin and location identified.

There are no significant nuisances anticipated by the development of this plat. There will be construction related dust and noise when the infrastructure is being constructed and during building construction which will be mitigated to the extent possible.



PART II – SUMMARY OF PROBABLE IMPACTS

Summarize the effects of the proposed subdivision on each topic below. Provide responses to the following questions and provide reference materials as required:

1. EFFECTS ON AGRICULTURE

A. Is the proposed subdivision or associated improvements located on or near prime farmland or farmland of statewide importance as defined by the Natural Resource Conservation Service? If so, identify each area on a copy of the preliminary plat.

Not applicable

B. Describe whether the subdivision would remove from production any agricultural or timber land.

The subdivision will be constructed on farmland. The farmland has historically been used for the dryland (unirrigated) production of wheat, which is common throughout the valley. The revenue from farming is barely enough to cover the annual real estate taxes for the PUD property.

C. Describe possible conflicts with nearby agricultural operations, e.g., residential development creating problems for moving livestock, operating farm machinery, operating septage disposal sites, maintaining water supplies, controlling weeds or applying pesticides; agricultural operations suffering from vandalism, uncontrolled pets or damaged fences.

There are no anticipated conflicts with nearby agricultural operations.

D. Describe possible nuisance problems which may arise from locating a subdivision near agricultural or timber lands.

There are no anticipated nuisance issues anticipated with this development.

E. Describe effects the subdivision would have on the value of nearby agricultural lands.

The addition of this subdivision may increase the value of surrounding agricultural land. It is possible that this development could serve as a catalyst for other PUDs located on nearby properties per the City of Kalispell Growth Plan.

Source: City of Kalispell Growth Plan

2. EFFECTS ON AGRICULTURAL WATER USER FACILITIES

A. Describe conflicts the subdivision would create with agricultural water user facilities, e.g. residential development creating problems for operating and maintaining irrigation systems, and whether agricultural water user facilities would be more subject to vandalism or damage because of the subdivision.

Not applicable.



B. Describe possible nuisance problems which the subdivision would generate with regard to agricultural water user facilities, e.g. safety hazards to residents or water problems from irrigation ditches, head gates, siphons, sprinkler systems, or other agricultural water user facilities.

Not applicable.

3. EFFECTS ON LOCAL SERVICES

A. Indicate the proposed use and number of lots or spaces in each:

Residential, single family/townhomes: 160 Lots

Planned unit development (No. of units): 682 residential units or lots see included applications.

B. Describe the additional or expanded public services and facilities that would be required of local government or special districts to serve the subdivision.

It is anticipated that no additional services will be required to serve the proposed 64-lot development.

i.) Describe additional costs that would result for services such as roads, bridges, law enforcement, parks and recreation, fire protection, water, sewer and solid waste systems, schools or busing, (including additional personnel, construction, and maintenance costs).

All additional services needed would be covered by the tax base the property would provide through city services or school bonding. The city utilities have been planned for growth in this area and will be paid for via service and impact fees as a part of the development.

ii. Who would bear these costs, e.g. all taxpayers within the jurisdiction, people within special taxing districts, or users of a service?

The residents within this development will pay property taxes and the developer will pay associated impact fees to the City to cover the impact on the city and services. This area would add to the tax base of the existing school system through property taxes and potentially school bonds.

iii. Can the service providers meet the additional costs given legal or other constraints, e.g. statutory ceilings on mill levies or bonded indebtedness?

Yes.

iv. Describe off-site costs or costs to other jurisdictions may be incurred, e.g. development of water sources or construction of a sewage treatment plant; costs borne by the municipality.

Offsite sewer and water costs will be covered through impact fees. Upgrades to adjacent offsite roadways will be the responsibility of the developer.

C. Describe how the subdivision allows existing services, through expanded use, to operate more efficiently, or makes the installation or improvement of services feasible, e.g. allow installation of a central water system, or upgrading a rural road.

Preliminary Plat of Spring Creek Park PUD is the initial development phase of the overall PUD. The phases are intended to be tailored to the housing market as it exists in the Flathead Valley and will be



modified, if necessary, in the future to respond to current conditions. The intent of the developer is to bring on future phases when lots sales will be able to respond to demand in an orderly and logical manner.

Services that have been extended to this location have been extended in anticipation of this property being developed. Additional tax revenue generated by this property will go to the City of Kalispell for use in upgrading roads and city infrastructure that will benefit this subdivision and the City as a whole.

D. What are the present tax revenues received from the un-subdivided land?

- i. By the County*
- ii. By the municipality if applicable*
- iii. By the school(s)*

For taxation purposes, the Spring Creek Park PUD property is under Assessor Number 0015289 in Flathead County. An example tax bill is shown below:



**FLATHEAD COUNTY
2020 REAL ESTATE TAX BILL**
Adele Krantz, Treasurer
935 1st Ave W Ste T Kalispell MT 59901
(406) 758-5680
http://flathead.mt.gov/property_tax



REN XINWU
100 DEER RUN RD
KALISPELL MT 59901

1 **ASSESSOR NUMBER: 0015289**
TAX BILL NUMBER: 202000604
SCHOOL DISTRICT: 01
GEO CODE: 07396511201030000

Property Location:

Parties with ownership interest as of January 1, 2020
Owner of Record.....XINWU, REN

Property Description
112622TR4AINW4

| Type of Property | Market Value | Taxable Value |
|-----------------------|--------------|---------------|
| Real Estate | 4,681 | 708.00 |
| No Buildings Assessed | 0 | 0 |
| Totals | 4,681 | 708.00 |

| Description | Percentage | Amount |
|------------------|------------|---------|
| County Functions | 2.90% | 97.07 |
| Education | 9.26% | 309.46 |
| City Functions | 87.79% | 2933.97 |
| Other | 0.03% | 1.19 |

SUMMARY OF TAXES, LEVIES & FEES

| | | | | | |
|---|----------|----------------|----------------------|----------|----------------|
| COUNTY | .068630 | 48.59 | COUNTY LIBRARY | .006260 | 4.43 |
| SHERIFF | .038700 | 27.40 | CO PERM MED LEVY | .012760 | 9.03 |
| NOXIOUS WEEDS | .001280 | 0.91 | COUNTYWIDE MOSQUITO | .000910 | 0.64 |
| 911 GENER OBLIG BOND | .001880 | 1.33 | PERM SRS LEVY | .000700 | 0.50 |
| ROAD | .023020 | 16.30 | COUNTY PLANNING | .002050 | 1.45 |
| BOARD OF HEALTH | .005990 | 4.24 | ROAD EXEMPT | -.023020 | -16.30 |
| COUNTY PLAN EXEMPT | -.002050 | -1.45 | | | |
| SUBTOTAL - TAXES FOR COUNTY FUNCTIONS... | | .137110 | | | 97.07 |
| STATE - UNIVERSITY | .006000 | 4.25 | GENERAL SCHOOLS | .104120 | 73.72 |
| STATE - SCHOOL AID | .040000 | 28.32 | FLAT VAL COM COLLEGE | .014490 | 10.26 |
| FLATHEAD HIGH SCHOOL | .096400 | 68.25 | WEST VALLEY ELEM 01 | .170030 | 120.38 |
| FVCC PERMIS MED LEVY | .006040 | 4.28 | | | |
| SUBTOTAL - TAXES FOR EDUCATION..... | | .437080 | | | 309.46 |
| KALISPELL CITY | .167420 | 118.53 | KAL PERM MED LEVY | .022000 | 15.58 |
| KAL LIGHTING 50 | | 359.37 | KAL STORM SEWER | | 478.49 |
| KAL URBAN FOREST DST | | 413.00 | KAL STREET MAINT | | 1549.00 |
| SUBTOTAL - TAXES FOR CITY FUNCTIONS..... | | .189420 | | | 2933.97 |
| SOIL & WATER CONSERV | .001680 | 1.19 | | | |
| SUBTOTAL - OTHER TAXES AND FEES..... | | .001680 | | | 1.19 |
| Total Mills Levied | | 0.765290 | | | |
| Total Taxes and Fees . . . 3341.69 | | | | | |

32521

1st Installment due 11/30/2020 = 1670.86
2nd Installment due 05/31/2021 = 1670.83

These taxes will greatly increase in their developed conditions.



Source: Flathead County Treasurer (<https://land.flathead.mt.gov/lipublic>) / Flathead County GIS (<http://maps.flathead.mt.gov>)

E. Provide the approximate revenues received by each above taxing authority if the lots are reclassified, and when the lots are all improved and built upon. Describe any other taxes that would be paid by the subdivision and into what funds.

The exact value of the constructed homes is unknown, however, for assumption purposes, assume houses with a minimum value of \$518,000 (based on Kalispell median home value, Zillow 12-1-2021), which correlates to approximately \$5,180 annually in taxes. With 160 lots in the Preliminary Plat, this translates to approximately \$828,800 annually in property taxes.

Source: Montana Cadastral Mapping

F. Would new taxes generated from the subdivision cover additional public costs?

Yes, it is anticipated that the revenue the City of Kalispell from will receive from property taxes, impact fees, and municipal services (water/sewer/garbage) will cover additional public costs.

Source: WGM Group

G. How many special improvement districts would be created which would obligate local government fiscally or administratively? Are any bonding plans proposed that would affect the local government's bonded indebtedness?

No special improvement districts are proposed as a part of this preliminary plat and no bonding plans are specifically proposed with this property.

Source: WGM Group



4. EFFECTS ON HISTORIC OR NATURAL ENVIRONMENT

A. Describe and locate on a plat overlay or sketch map known or possible historic, paleontological, archaeological or cultural sites, structures, or objects that may be affected by the proposed subdivision.

There are no known historic, paleontological, archaeological, or cultural sites, structures, or objects that will be affected by this project. The existing property has been used as farmland historically, and there are no existing structures or evidence of former structures that exist on the property.

Source: WGM Group research

B. How would the subdivision affect surface and groundwater, soils, slopes, vegetation, historical or archaeological features within the subdivision or on adjacent land? Describe plans to protect these sites.

- i. *Would any stream banks or lake shorelines be altered, streams rechanneled or any surface water contaminated from sewage treatment systems, run-off carrying sedimentation, or concentration of pesticides or fertilizers?*

No stream banks or channels will be altered as a part of this development. All proposed units will be connected to the City of Kalispell's water and sewer system; no sewage treatment systems are proposed on site. All runoff from the site will be detained and treated according to City of Kalispell and DEQ standards, and discharged at predeveloped rates. Pesticides and fertilizer used for residential landscaping applications will likely be negligible and sediment should settle out via the treatment system and storm water detention.

Source: WGM Group – Onsite visits and information obtained from the City of Kalispell and Flathead County Public documents.

- ii. *Would groundwater supplies likely be contaminated or depleted as a result of the subdivision?*

No wells are proposed as a part of this project; the groundwater will not be impacted by this development. Additionally, there are no subsurface discharges such as drain fields present on the site. The completed development will be connected to City of Kalispell Water and Sewer.

Source: WGM Group Preliminary Plans

- iii. *Would construction of roads or building sites require cuts and fills on steep slopes or cause erosion on unstable, erodible soils? Would soils be contaminated by sewage treatment systems?*

There are no steep slopes on the existing property aside from those along the unnamed seasonal tributary to Ashley Creek and no development is proposed in these locations. And there are no existing or proposed onsite sewage treatment systems.

Source: WGM Group Preliminary Plans



- iv. *Describe the impacts that removal of vegetation would have on soil erosion, bank, or shoreline instability.*

Not applicable.

Source: WGM Group Preliminary Plans

- v. *Would the value of significant historical, visual, or open space features be reduced or eliminated?*

No. The existing site is farmland with powerlines bisecting the property; there is no significant historical value associated with the property. Landscaping will be included as a part of the open space developments and will improve the site from a visual perspective.

Source: WGM Preliminary Plans

- vi. *Describe possible natural hazards the subdivision could be subject to, e.g., natural hazards such as flooding, rock, snow or landslides, high winds, severe wildfires, or difficulties such as shallow bedrock, high water table, unstable or expansive soils, or excessive slopes.*

No natural hazards out of the ordinary are expected on this property. The development is proposed outside of the flood plain, there are no large hillsides present in the vicinity where rocks or snow could slide from, it is not located in a historically windy area, there are no adjacent forests susceptible to wildfires, and a geotechnical investigation of the site has taken place to provide recommendations for constructing on the site's soils.

Source: WGM Group – Onsite visits and information obtained from the City of Kalispell and Flathead County Public documents.

Source: Geotechnical Report by Alpine Geotechnical

C. How would the subdivision affect visual features within the subdivision or on adjacent land? Describe anticipated efforts to visually blend the proposed development with the existing environment, e.g. use of appropriate building materials, colors, road design, underground utilities, and revegetation of earthworks.

The Phase I subdivision will be constructed to provide a similar feel to other adjacent residential construction. The higher density attached units have been concentrated at the center of the site and the perimeter will be buffered with fencing and detached single family homes. All roads and utilities will be constructed to City of Kalispell Standards, along with the open space included and the associated landscaping. The Covenants, Conditions, and Restrictions (CC and Rs) are written to help ensure a uniform and aesthetically pleasing residential setting.

Source: Spring Creek Park CC&Rs

Source: WGM Group – Onsite visits and information obtained from the City of Kalispell and Flathead County Public documents.

5. EFFECTS ON WILDLIFE AND WILDLIFE HABITAT



A. Describe what impacts the subdivision or associated improvements would have on wildlife areas such as big game wintering range, migration routes, nesting areas, wetlands, or important habitat for rare or endangered species.

The unique areas of the property that provide habitat are the wetland area along the stream and the forested area located at the southeast of the property. These areas are to remain undisturbed during and after development and should still provide adequate habitat for indigenous species. The vast majority of the site is currently used for agriculture and no endangered species are typically found in these types of properties in this area.

Source: WGM Group – Onsite visits and information obtained from the City of Kalispell and Flathead County Public documents.

B. Describe the effect that pets, or human activity would have on wildlife.

It is anticipated that all pets within the proposed subdivision will be controlled through the implementation of fencing or kennel areas. Dogs or cats at-large will not be tolerated within the proposed development.

Source: WGM Group – Onsite visits and information obtained from the City of Kalispell and Flathead County Public documents.

6. EFFECTS ON THE PUBLIC HEALTH AND SAFETY

A. Describe any health or safety hazards on or near the subdivision, such as natural hazards, lack of water, drainage problems, heavy traffic, dilapidated structures, high pressure gas lines, high voltage power lines, or irrigation ditches. These conditions, proposed or existing, should be accurately described with their origin and location identified on a copy of the preliminary plat.

There are no health or safety hazards on the subject property aside from Bonneville Power Administration's (BPA) high voltage lines that pass through the property. The location of these high voltage lines is depicted on the PUD plan. Safety concerns have been discussed with BPA and the main concern is that development underneath the lines be limited in nature and limit long term exposure to electromagnetic fields (EMF). There are no concerns about EMFs outside the BPA easement depicted on the plans. BPA requires design plans be sent and approved by their agency prior to any construction or occupation of area below lines within easement.

Source: Bonneville Power Administration

B. Describe how the subdivision would be subject to hazardous conditions due to high voltage lines, airports, highways, railroads, dilapidated structures, high pressure gas lines, irrigation ditches, and adjacent industrial or mining uses.

Long term exposure to EMFs could have health impacts though there many studies that show inconclusive results. Aside from parking, stormwater facilities, and a trail system, development within this high voltage corridor will be limited to prevent long term exposure for residents.

Source: Bonneville Power Administration



C. Describe land uses adjacent to the subdivision and how the subdivision will affect the adjacent land uses. Identify existing uses such as feed lots, processing plants, airports or industrial firms that could be subject to lawsuits or complaints from residents of the subdivision.

Not applicable.

Source: WGM site visits

Source: Google Earth

D. Describe public health or safety hazards, such as dangerous traffic, fire conditions, or contamination of water supplies that would be created by the subdivision.

No public safety hazards are anticipated to result from this development.

Source: WGM Group Preliminary Plans



PART III – COMMUNITY IMPACT REPORT

Provide a community impact report containing a statement of estimated number of people coming into the area as a result of the subdivision, anticipated needs of the proposed subdivision for public facilities and services, the increased capital and operating cost to each affected unit of local government. Provide responses to each of the following questions and provide reference materials as required.

1. EDUCATION AND BUSING

A. Describe the available educational facilities that would serve this subdivision.

This project area is located in School District 1, West Valley. The project is located approximately halfway between Flathead High School and Glacier High School as well as halfway between West Valley Middle School and Kalispell Middle School. The closest elementary schools are Peterson Elementary (though not within the district), West Valley Elementary, and Russell Elementary School (also outside the district).

Source: Google Earth

Source: Flathead County GIS (<http://maps.flathead.mt.gov>)

B. Estimate the number of school children that will be added by the proposed subdivision.

Provide a statement from the administrator of the affected school system indicating whether the increased enrollment can be accommodated by the present personnel and facilities and by the existing school bus system. If not, estimate the increased expenditures that would be necessary to do so.

If every unit contributed half a child to the school system, this would add 341 children to the school district (2 parents .5 children per household). The initial phase would contribute 80 children of varying ages. This area would need to be further assessed for taxes and increased expenditures to support the associated school districts.

2. ROADS AND MAINTENANCE

A. Estimate how much daily traffic the subdivision, when fully occupied, will generate on existing streets and arterials.

A full Traffic Impact Study has been included with this preliminary plat and PUD submittal in Part J: Traffic Impact Study.

B. Describe the capability of existing and proposed roads to safely accommodate this increased traffic.

A full Traffic Impact Study has been included with this preliminary plat and PUD submittal in Part J: Traffic Impact Study.

C. Describe increased maintenance problems and increased cost due to this increase in volume.

A full Traffic Impact Study has been included with this preliminary plat and PUD submittal in Part J: Traffic Impact Study.

D. Describe proposed new public or private access roads including:



i. Measures for disposing of storm run-off from streets and roads.

A storm water collection system will be installed in all the roads to collect and convey storm water runoff from roads to either retention or detention ponds. Full extent of storm water system will be assessed when design takes place.

ii. Type of road surface and provisions to be made for dust.

All roads will be asphalt and constructed to City of Kalispell Standards.

Source: WGM Preliminary Plans

Source: City of Kalispell Standards for Design and Construction

iii. Facilities for streams or drainage crossing (e.g. culverts, bridges).

The existing stream will remain undisturbed to the greatest extent possible. An erosion control plan will be implemented during construction to prevent sediment laden runoff from entering the stream.

iv. Seeding of disturbed areas.

Prior to final completion, all disturbed areas will be either seeded or landscaped to prevent excessive sediment laden runoff from leaving the site.

Source: WGM Preliminary Plans

Source: City of Kalispell Standards for Design and Construction

E. Describe the closing or modification of any existing roads.

No roads will be closed as a part of this project. Existing roads in the adjacent subdivision to the west will be extended as a part of this project but are currently stubbed out in anticipation of this connection.

Source: WGM Preliminary Plans

F. Explain why road access was not provided within the subdivision, if access to any individual lot is directly from arterial streets or roads.

Road access is provide via internal roads and to external arterial roads. With a development this large, it makes sense in this area and contributes to the greater transportation system of the surrounding communities by allowing access through to commercial area.

G. Is year-round access by conventional automobile over legal rights-of-way available to the subdivision and to all lots and common facilities within the subdivision? Identify the owners of any private property over which access to the subdivision will be provided.

Access will be maintained via the subdivision roads year-round to allow residential and postal service access along with BPA access to their towers and lines.

H. Estimate the cost and completion date of the system, and indicate who will pay the cost of installation, maintenance and snow removal.

Public roads will be turned over to the City of Kalispell for maintenance and snow removal. Private accesses and parking lots will be the responsibility of the developer.



3. WATER, SEWAGE, AND SOLID WASTE FACILITIES

A. Briefly describe the water supply and sewage treatment systems to be used in serving the proposed subdivision, e.g. methods, capacities, locations.

Water and sewage systems will be provided by the developer and turned over to City of Kalispell Public works. The City of Kalispell is currently constructing a sewer system to collect from the west side of the valley (the West Side Interceptor Project). This project will include its own wastewater conveyance system to be connected as a part of this effort to sewer the west side of the valley and bring wastewater to the City's Wastewater treatment plant on the south end of the City.

City water is supplied by a series of wells and storage tanks. Mains are available at the east end of the project and has been extended in anticipation of a project at this location.

Source: City of Kalispell West Side Interceptor Plans

B. Provide information on estimated cost of the system, who will bear the costs, and how the system will be financed.

The costs will be covered by the developer, and investors. Upon completion and approval, the City of Kalispell will assume ownership of the water system and sewage conveyance system.

Source: Owner

Source: City of Kalispell

C. Where hook-up to an existing system is proposed, describe estimated impacts on the existing system, and show evidence that permission has been granted to hook up to the existing system.

The existing property has been annexed into the city and water and sewer mains have been stubbed into the property. Interior servicing will be subject to city of Kalispell and DEQ regulations approvals of which will not be granted until after design. Initial conversations with the City indicate there is adequate supply to serve the development. Impacts to the existing system will be limited because an 18" transmission main as well as a sewer trunk line crosses the property and these transmission mains have been extending to accommodate the development and to the greater western Kalispell region.

Source: WGM Group – Onsite visits and information obtained from the City of Kalispell and Flathead County Public Documents.

D. All water supply and sewage treatment plans and specifications will be reviewed and approved by the Department of Environmental Quality (DEQ) and should be submitted using the appropriate DEQ application form.

Yes, prior to completion, all water and sewer plans will be submitted to the DEQ and the City of Kalispell for comment and approval.

Source: City of Kalispell Design and Construction Standards

Source: Department of Environmental Quality

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

Requests for garbage service will be made upon development completion and must be directed to the City of Kalispell Public Works Office. The cost for services is assessed annually for one time per week pickup and is included in property tax assessments.



Source: WGM Group – Onsite visits and information obtained from the City of Kalispell.

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

The City of Kalispell Public works department will provide garbage collection and disposal. This service is included in property taxes that will result as a part of City of Kalispell Annexation.

4. FIRE AND POLICE PROTECTION

A. Describe the fire and police protection services available to the residents of the proposed subdivision including number of personnel and number of vehicles or type of facilities for:

i. Fire protection -- is the proposed subdivision in an existing fire district? If not, will one be formed or extended? Describe what fire protection procedures are planned?

The proposed project is located on the western edge of the City of Kalispell Fire Service Area and will be annexed into the City limits upon completion. It will be connected to the City of Kalispell's public water system and fire hydrants will be provided throughout the subdivision. Kalispell has a full-service Fire department staff available 24 hours a day, seven days a week. As a part of subdivision approval of the water system, Public Works and the Fire Marshall will review the sizing pressure and location of the hydrants needed to serve the development. The sewer and water plans indicate the probable locations of the water mains and hydrants, they have been included in the application.

Source: City of Kalispell Fire website and City of Kalispell Design Standards

ii. Law Enforcement protection –is the proposed subdivision within the jurisdiction of a County Sheriff or municipal police department.

The City of Kalispell Police department will assume jurisdiction of the proposed development as it will be incorporated into the City limits upon completion. Currently the subdivisions adjacent are served by the City of Kalispell Police Department.

Source: City of Kalispell Police

B. Can the fire and police protection service needs of the proposed subdivision be met by present personnel and facilities? If not, describe the additional expenses that would be necessary to make these services adequate, and who would pay the costs?

The City of Kalispell recently hired two new police officers and should be adequately staffed to accommodate the development. As this project will be incorporated into the city, the additional police service would be covered by City of Kalispell.

Source: City of Kalispell

5. PARKS AND RECREATION FACILITIES

A. Describe park and recreation facilities to be provided within the proposed subdivision and other recreational facilities that will serve the subdivision.



Open space and park space has been designated throughout the development. The type of parks and amenities included with these open space developments has yet to be determined, but 4.77 acres have been designated as open space in the proposed Preliminary Plat along with 1.51 acres of developed park.

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

A small park is located in the adjacent development, approximately ¾ miles to the east, Sunset Park is located approximately 1.5 miles to the northeast, Lone Pine State Park is located approximately 2.5 miles to the southeast, the Kalispell Kid sports Complex is located 2 miles to the northeast, and Herron Park is located 4 miles to the southeast.

Source: Google Earth

C. If cash-in-lieu of parkland is proposed, state the purchase price per acre or current market value (values stated must be no more than 12 months old).

No cash in-lieu of parkland is proposed as a part of this project.

Source: WGM Group – Onsite visits and information obtained from the City of Kalispell and Flathead County Public documents.

6. PAYMENT FOR EXTENSION OF CAPITAL FACILITIES

A. Indicate how the sub divider will pay for the cost of extending capital facilities resulting from expected impacts directly attributable to the subdivision.

The developer will use a combination of investors and(or) construction loans from lending institutions to raise the capital to build the infrastructure required for the planned unit development.

Source: Owner

