

CITY OF POLSON COMMISSION
MEETING AGENDA

COMMISSION CHAMBERS OR VIA ZOOM

October 5, 2026,

6:00 P.M.

Link to meeting: <https://us06web.zoom.us/j/84676428472> - OR -
dial in by phone: 253-215-8782, Meeting ID 846 7642 8472

If you are unable to access the meeting via the attached link, please visit www.zoom.com and enter the meeting

1. CALL TO ORDER

[06:01:42 PM \(00:00:06\)](#)

Mayor Dever

2. PLEDGE OF ALLEGIANCE AND ROLL CALL

Mayor Dever

3. APPROVAL OF PROPOSED AGENDA

[06:02:26 PM \(00:00:51\)](#)

vote required

Mayor Dever

[City Commissioner - Jen Ruggless: Motion](#)
[City Commissioner - Lisa Rehard: 2nd](#)
[City Commissioner - Carolyn Pardini: Approve](#)
[City Commissioner - Lori Schrader-Young: Approve](#)
[City Commissioner - Jake Holley: Absent](#)
[Mayor - Laura Dever: Approve](#)
[City Commissioner - Tracie McDonald: Absent](#)
[City Commissioner - Lisa Rehard: Approve](#)
[City Commissioner - Jen Ruggless: Approve](#)
[Interim City Manager - George Simpson: N/A](#)

4. PUBLIC COMMENT ON SIGNIFICANT MATTERS TO THE PUBLIC NOT ON THE AGENDA (address items to the Chair.
Commission takes no action on items discussed)

[06:03:34 PM \(00:01:58\)](#)

5. CONSENT AGENDA

[06:03:56 PM \(00:02:20\)](#)

vote required

- a. June 30, 2026, claims  
- b. July 30, 2026, claims  
- c. August 31, 2026, claims  
- d. September 17-30, 2026, claims  
- e. City Commission Electronic Public Hearing Minutes September 21, 2026
- f. City Commission Written Summary Public Hearing Minutes September 21, 2026  
- g. City Commission Electronic Meeting Minutes September 21, 2026
- h. City Commission Written Summary Meeting Minutes September 21, 2026  
- i. [City Commissioner - Jen Ruggless: Motion](#)
[City Commissioner - Lisa Rehard: 2nd](#)
[City Commissioner - Carolyn Pardini: Approve](#)
[City Commissioner - Lori Schrader-Young: Approve](#)
[City Commissioner - Jake Holley: Absent](#)
[Mayor - Laura Dever: Approve](#)
[City Commissioner - Tracie McDonald: Absent](#)
[City Commissioner - Lisa Rehard: Approve](#)
[City Commissioner - Jen Ruggless: Approve](#)
[Interim City Manager - George Simpson: N/A](#)
- j.

6. CITY MANAGER COMMENT

[06:07:07 PM \(00:05:31\)](#)

Interim City Manager George Simpson

NEW BUSINESS

7. SOUTHERN SLOPE SUBDIVISION

[06:11:58 PM \(00:10:23\)](#)

vote required

Community Development Director Robert Edington & City Attorney David Michie

- [City Commissioner - Jen Ruggless: Motion](#)
- [City Commissioner - Lori Schrader-Young: 2nd](#)
- [City Commissioner - Carolyn Pardini: Disapprove](#)
- [City Commissioner - Lori Schrader-Young: Approve](#)
- [City Commissioner - Jake Holley: Absent](#)
- [Mayor - Laura Dever: Approve](#)
- [City Commissioner - Tracie McDonald: Absent](#)
- [City Commissioner - Lisa Rehard: Approve](#)
- [City Commissioner - Jen Ruggless: Approve](#)
- [Interim City Manager - George Simpson: N\A](#)

8. COMMISSIONERS COMMENTS ON MATTERS NOT ON THE AGENDA

[07:40:38 PM \(01:39:03\)](#)

9. ADJOURN

[07:44:56 PM \(01:43:21\)](#)

- [City Commissioner - Lisa Rehard: Motion](#)
- [City Commissioner - Jen Ruggless: 2nd](#)
- [City Commissioner - Carolyn Pardini: Approve](#)
- [City Commissioner - Lori Schrader-Young: Approve](#)
- [City Commissioner - Jake Holley: Absent](#)
- [Mayor - Laura Dever: Approve](#)
- [City Commissioner - Tracie McDonald: Absent](#)
- [City Commissioner - Lisa Rehard: Approve](#)
- [City Commissioner - Jen Ruggless: Approve](#)
- [Interim City Manager - George Simpson: N\A](#)

vote required

10. SUPPLEMENTAL PAGES

City of Polson encourages public participation in its public meetings and hearings. In doing so the city holds its meetings in disability accessible facilities. Any person desiring accommodation for a disability should call the City Clerk at 883-8203 for more information. **City Commission meetings are open to anyone wishing to attend in person at City Hall Commission Chambers.**

10/01/26
11:04:50

CITY OF POLSON
Claim Details by Fund, Account
For the Accounting Period: 6/26

Page: 1 of 2
Report ID: AP100Z

For doc #s from 152643 to 152696

Fund	Department Name (Account)	Vendor #/Name	Description	Amount
1000 General All-Purpose Fund	410360 Municipal Court	5329 AMAZON CAPITAL SERVICES	CORT- HP148A TONER C	288.77
1000 General All-Purpose Fund	420400 Fire Protection and	5329 AMAZON CAPITAL SERVICES	FIRE- FIREFIGHTING T	15.18
1000 General All-Purpose Fund	420400 Fire Protection and	5329 AMAZON CAPITAL SERVICES	FIRE- CLEANING SUPPL	91.80
Total for Fund:				395.75
5010 Golf Fund	460447 Golf Course - Pro Shop	5329 AMAZON CAPITAL SERVICES	GLFP- IGL00 COOLER S	12.99
5010 Golf Fund	460447 Golf Course - Pro Shop	5329 AMAZON CAPITAL SERVICES	GLFP-5 GAL COOLER X3	119.97
5010 Golf Fund	460447 Golf Course - Pro Shop	5329 AMAZON CAPITAL SERVICES	GLFP-COUPON DISCOUNT	-1.30
Total for Fund:				131.66
5310 Sewer Fund	430645 Wastewater Resource	4756 J&M TRANSPORTATION	WRRF- 1 COOLER DELIV	34.00
5310 Sewer Fund	430645 Wastewater Resource	4756 J&M TRANSPORTATION	WRRF- WEEKLY DELIVER	172.00
Total for Fund:				206.00
Total:				733.41

10/01/26
11:04:52

CITY OF POLSON
Fund Summary for Claims
For the Accounting Period: 6/26

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Fund/Account	Amount
1000 General All-Purpose Fund	
101000	395.75
5010 Golf Fund	
101000	131.66
5310 Sewer Fund	
101000	206.00
Total:	733.41

10/01/26
11:06:15

CITY OF POLSON
Claim Details by Fund, Account
For the Accounting Period: 7/26

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Report ID: AP100Z

For Doc # = 152696

Fund	Department Name (Account)	Vendor #/Name	Description	Amount
5310 Sewer Fund	430600 Sewer Utilities	2547 TREASURE STATE CONCRETE	SEWR- ASPHALT PATCH	2,193.13
			Total for Fund:	2,193.13
			Total:	2,193.13

10/01/26
11:06:15

CITY OF POLSON
Fund Summary for Claims
For the Accounting Period: 7/26

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Report ID: AP110

Fund/Account	Amount
5310 Sewer Fund	
101000	2,193.13
Total:	2,193.13

10/01/26
11:07:48

CITY OF POLSON
Claim Details by Fund, Account
For the Accounting Period: 8/26

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For doc #s from 152617 to 152690

Fund	Department Name (Account)	Vendor #/Name	Description	Amount
1000 General All-Purpose Fund	410100 Legislative Services	2074 VERIZON WIRELESS	COMM	38.65
1000 General All-Purpose Fund	410360 Municipal Court	2074 VERIZON WIRELESS	CORT	38.65
1000 General All-Purpose Fund	410400 Administrative Services	2074 VERIZON WIRELESS	ADMN- BRAD CELL	38.65
1000 General All-Purpose Fund	410400 Administrative Services	2074 VERIZON WIRELESS	ADMN-CITY MGR	38.65
1000 General All-Purpose Fund	410500 Financial Services	000080 LAKE COUNTY LEADER	FINC-MCA 7-4-4127	26.00
1000 General All-Purpose Fund	410500 Financial Services	000080 LAKE COUNTY LEADER	FINC- LIGH DIST NO 1	39.00
1000 General All-Purpose Fund	410500 Financial Services	000080 LAKE COUNTY LEADER	FINC- ANNUAL BUDGET	26.00
1000 General All-Purpose Fund	410500 Financial Services	000080 LAKE COUNTY LEADER	FINC-LIGHT DIST NO19	39.00
1000 General All-Purpose Fund	410500 Financial Services	000080 LAKE COUNTY LEADER	FINC-ANNUAL BUDGET F	26.00
1000 General All-Purpose Fund	411100 Legal Services	2074 VERIZON WIRELESS	LEGAL-ATTY	38.65
1000 General All-Purpose Fund	411200 Facilities (Shared Costs)	2074 VERIZON WIRELESS	FINC	38.65
1000 General All-Purpose Fund	411200 Facilities (Shared Costs)	000044 REPUBLIC SERVICES #889	FACL- JULY	149.99
1000 General All-Purpose Fund	420140 Crime Control and	2074 VERIZON WIRELESS	POLC- BASIC PHONES	154.60
1000 General All-Purpose Fund	420140 Crime Control and	2074 VERIZON WIRELESS	POLC- IPHONES	425.15
1000 General All-Purpose Fund	420140 Crime Control and	2074 VERIZON WIRELESS	POLC-CAR MODEMS	390.43
1000 General All-Purpose Fund	420140 Crime Control and	000044 REPUBLIC SERVICES #889	POLC- JULY	88.15
1000 General All-Purpose Fund	420400 Fire Protection and	2074 VERIZON WIRELESS	FIRE	60.06
1000 General All-Purpose Fund	420400 Fire Protection and	5484 MONTANA FIREX, LLC	FIRE-ABC EXTINGUISHE	20.00
1000 General All-Purpose Fund	420400 Fire Protection and	5484 MONTANA FIREX, LLC	FIRE-ABC EXTINGUISHE	40.00
1000 General All-Purpose Fund	420540 Land Use	2074 VERIZON WIRELESS	PLNG- CELL PHONE/TAB	38.65
1000 General All-Purpose Fund	430240 Road and Street	2074 VERIZON WIRELESS	STRT- CELL PHONES	135.97
1000 General All-Purpose Fund	430240 Road and Street	000044 REPUBLIC SERVICES #889	STRT- JULY	88.16
1000 General All-Purpose Fund	460430 Parks	2074 VERIZON WIRELESS	PRKS- CELL PHONES	140.47
1000 General All-Purpose Fund	460430 Parks	000044 REPUBLIC SERVICES #889	PRKS- JULY	871.48
1000 General All-Purpose Fund	500300 Central Data Processing	2074 VERIZON WIRELESS	IT/GIS	38.65
Total for Fund:				3,029.66
2020 Police Municipal Services	420140 Crime Control and	2074 VERIZON WIRELESS	POLC- MBB EMBEDDED	380.29
Total for Fund:				380.29
2222 Park Donations -	460430 Parks	000080 LAKE COUNTY LEADER	PRKS-CONSTRUCTION BI	280.50
2222 Park Donations -	460430 Parks	000080 LAKE COUNTY LEADER	PRKS- CONSTRUCTION B	280.50
Total for Fund:				561.00
2394 Building Code Enforcement	420500 Protective Inspections	2074 VERIZON WIRELESS	BLDG- CELL PHONE	58.67
Total for Fund:				58.67
5010 Golf Fund	460446 Golf Course -	2074 VERIZON WIRELESS	GLFM- CELL PHONE	77.30
5010 Golf Fund	460446 Golf Course -	000044 REPUBLIC SERVICES #889	GLFM- JULY	266.28
5010 Golf Fund	460447 Golf Course - Pro Shop	000044 REPUBLIC SERVICES #889	GLFP- JULY	188.46
5010 Golf Fund	460450 Golf Course Restaurant	5149 NETWORK SERVICES COMPANY	GLFR- KRAFT TOGO BOX	58.64
5010 Golf Fund	460460 G. C. Restaurant O & M	5149 NETWORK SERVICES COMPANY	GLFR- WHITE HRD ROLL	122.72
5010 Golf Fund	460460 G. C. Restaurant O & M	5149 NETWORK SERVICES COMPANY	GLFR-3 MIL NITRILE G	112.88
5010 Golf Fund	460460 G. C. Restaurant O & M	2074 VERIZON WIRELESS	GLFR- CONSSN STND PH	157.32
5010 Golf Fund	460460 G. C. Restaurant O & M	000044 REPUBLIC SERVICES #889	GLFR- JULY	188.46
5010 Golf Fund	460465 Golf Training Center	000044 REPUBLIC SERVICES #889	SIM- JULY	94.23

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CITY OF POLSON
Claim Details by Fund, Account
For the Accounting Period: 8/26

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For doc #s from 152617 to 152690

Fund	Department Name (Account)	Vendor #/Name	Description	Amount
Total for Fund:				1,266.29
5210 Water Fund	430500 Water Utilities	2074 VERIZON WIRELESS	WATR	30.10
5210 Water Fund	430500 Water Utilities	2074 VERIZON WIRELESS	PUBLIC WORKS	78.66
5210 Water Fund	430500 Water Utilities	2074 VERIZON WIRELESS	WATR- CELL PHONE/MET	286.52
5210 Water Fund	430500 Water Utilities	000044 REPUBLIC SERVICES #889	WATR- JULY	61.25
5210 Water Fund	430560 Geographical Information	2074 VERIZON WIRELESS	WGIS	40.39
5210 Water Fund	430570 Customer Accounting and	000341 MMIA-LIABILITY PROGRAM	WATR- EV2026013511	74.91
Total for Fund:				571.83
5310 Sewer Fund	430600 Sewer Utilities	000044 REPUBLIC SERVICES #889	SEWR- JULY	61.24
5310 Sewer Fund	430645 Wastewater Resource	000044 REPUBLIC SERVICES #889	WRRF- JULY	122.18
5310 Sewer Fund	430645 Wastewater Resource	4756 J&M TRANSPORTATION	WRRF- WEEKLY DELIVER	172.00
5310 Sewer Fund	430645 Wastewater Resource	4756 J&M TRANSPORTATION	WRRF- WEEKLY DELIVER	172.00
5310 Sewer Fund	430660 Geographical Information	2074 VERIZON WIRELESS	SGIS	30.02
Total for Fund:				557.44
Total:				6,425.18

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CITY OF POLSON
Fund Summary for Claims
For the Accounting Period: 8/26

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Fund/Account	Amount
1000 General All-Purpose Fund	
101000	3,029.66
2020 Police Municipal Services Levy	
101000	380.29
2222 Park Donations - Restricted	
101000	561.00
2394 Building Code Enforcement	
101000	58.67
5010 Golf Fund	
101000	1,266.29
5210 Water Fund	
101000	571.83
5310 Sewer Fund	
101000	557.44
Total:	6,425.18

10/01/26
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CITY OF POLSON
Claim Details by Fund, Account
For the Accounting Period: 9/26

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For doc #s from 152631 to 152700

Fund	Department Name (Account)	Vendor #/Name	Description	Amount
1000 General All-Purpose Fund	410100 Legislative Services	5372 KELLEY CREATE	COMM- 7 LICENSES	161.00
1000 General All-Purpose Fund	410360 Municipal Court	5166 CHARTER COMMUNICATIONS	CORT	69.28
1000 General All-Purpose Fund	410360 Municipal Court	5329 AMAZON CAPITAL SERVICES	CORT- HP148A TONER C	139.48
1000 General All-Purpose Fund	410360 Municipal Court	5372 KELLEY CREATE	CORT- 2 LICENSES	46.00
1000 General All-Purpose Fund	410360 Municipal Court	3513 COLJ CONFERENCE	CORT- 2026 FALL CERT	400.00
1000 General All-Purpose Fund	410360 Municipal Court	5709 JOSEPH MAY	CORT- MILEAGE FOR CO	326.80
1000 General All-Purpose Fund	410360 Municipal Court	5709 JOSEPH MAY	CORT- MEAL PER DIEM	131.00
1000 General All-Purpose Fund	410400 Administrative Services	5166 CHARTER COMMUNICATIONS	ADMN	103.85
1000 General All-Purpose Fund	410400 Administrative Services	5372 KELLEY CREATE	ADMN- 2 LICENSES	46.00
1000 General All-Purpose Fund	410400 Administrative Services	4957 GEORGE SIMPSON	FACL- MEAL PER DIEM	217.00
1000 General All-Purpose Fund	410500 Financial Services	5166 CHARTER COMMUNICATIONS	FINC	53.42
1000 General All-Purpose Fund	410500 Financial Services	5372 KELLEY CREATE	FINC- 2 LICENSES	46.00
1000 General All-Purpose Fund	410500 Financial Services	5440 FISHER'S TECHNOLOGY	FINC-CONTRACT MA2249	99.51
1000 General All-Purpose Fund	410500 Financial Services	5329 AMAZON CAPITAL SERVICES	FINC-CALENDAR WHITEB	48.99
1000 General All-Purpose Fund	411100 Legal Services	5372 KELLEY CREATE	ATTY- 2 LICENSES	46.00
1000 General All-Purpose Fund	411200 Facilities (Shared Costs)	5166 CHARTER COMMUNICATIONS	FACL	36.57
1000 General All-Purpose Fund	411200 Facilities (Shared Costs)	5166 CHARTER COMMUNICATIONS	FACL	5.95
1000 General All-Purpose Fund	411200 Facilities (Shared Costs)	5329 AMAZON CAPITAL SERVICES	FACL- CAT5E CONNECTO	36.98
1000 General All-Purpose Fund	411200 Facilities (Shared Costs)	5329 AMAZON CAPITAL SERVICES	FACL-ANKER USB HUB	25.91
1000 General All-Purpose Fund	411200 Facilities (Shared Costs)	5372 KELLEY CREATE	FACL- 3 LICENSES	69.00
1000 General All-Purpose Fund	411200 Facilities (Shared Costs)	4924 PITNEY BOWES	FACL-POST 8000-9090-	299.50
1000 General All-Purpose Fund	411200 Facilities (Shared Costs)	5750 PEAK ONE ADMINISTRATION	FACL- COBRA FEE	40.00
1000 General All-Purpose Fund	411200 Facilities (Shared Costs)	4533 KEVIN STRAUB	FACL-WIRE RACK	199.99
1000 General All-Purpose Fund	411200 Facilities (Shared Costs)	5440 FISHER'S TECHNOLOGY	FACL-CONTRACT MA1767	135.55
1000 General All-Purpose Fund	411200 Facilities (Shared Costs)	000080 LAKE COUNTY LEADER	FACL-AD54388 RUN DAT	26.00
1000 General All-Purpose Fund	411200 Facilities (Shared Costs)	000080 LAKE COUNTY LEADER	FACL-AD54388 RUN DAT	26.00
1000 General All-Purpose Fund	411200 Facilities (Shared Costs)	000011 MISSION VALLEY POWER	FACL- 695 CITY HALL	458.95
1000 General All-Purpose Fund	411200 Facilities (Shared Costs)	000011 MISSION VALLEY POWER	FACL- 695 FIRE HALL	213.15
1000 General All-Purpose Fund	411200 Facilities (Shared Costs)	000011 MISSION VALLEY POWER	FACL-695 HVAC	329.64
1000 General All-Purpose Fund	411200 Facilities (Shared Costs)	2234 ACE HARDWARE/ TREMPER'S	FACL-WALL PLATE & BO	11.68
1000 General All-Purpose Fund	411200 Facilities (Shared Costs)	2234 ACE HARDWARE/ TREMPER'S	FACL-LYSOL WIPES & G	45.97
1000 General All-Purpose Fund	411200 Facilities (Shared Costs)	5217 MCGOWAN WATER	FACL-CITY HALL BOTTL	11.00
1000 General All-Purpose Fund	411200 Facilities (Shared Costs)	5217 MCGOWAN WATER	FACL-FUEL RECOVERY	3.00
1000 General All-Purpose Fund	411200 Facilities (Shared Costs)	5217 MCGOWAN WATER	FACL-CITY HALL BOTTL	17.25
1000 General All-Purpose Fund	411200 Facilities (Shared Costs)	5217 MCGOWAN WATER	FACL-FUEL RECOVERY	3.00
1000 General All-Purpose Fund	411200 Facilities (Shared Costs)	5217 MCGOWAN WATER	FACL- CITY HALL COOL	14.00
1000 General All-Purpose Fund	411200 Facilities (Shared Costs)	001145 MISSOULA TEXTILE SERVICES	FACL-CITY HALL RUGS	83.71
1000 General All-Purpose Fund	411200 Facilities (Shared Costs)	001145 MISSOULA TEXTILE SERVICES	FACL-CITY HALL RUGS	83.71
1000 General All-Purpose Fund	420140 Crime Control and	5166 CHARTER COMMUNICATIONS	POLC- HOSPITAL	120.00
1000 General All-Purpose Fund	420140 Crime Control and	5166 CHARTER COMMUNICATIONS	POLC- EVIDENCE	40.00
1000 General All-Purpose Fund	420140 Crime Control and	5166 CHARTER COMMUNICATIONS	POLC	200.24
1000 General All-Purpose Fund	420140 Crime Control and	5372 KELLEY CREATE	POLC-15 LICENSES	345.00
1000 General All-Purpose Fund	420140 Crime Control and	000011 MISSION VALLEY POWER	POLC-695 STORAGE SHE	59.97
1000 General All-Purpose Fund	420140 Crime Control and	4684 WASH N' GO, LLC	POLC-CAR WASHES	155.75
1000 General All-Purpose Fund	420400 Fire Protection and	5166 CHARTER COMMUNICATIONS	FIRE	53.43
1000 General All-Purpose Fund	420400 Fire Protection and	5782 MONTANA STATE FUND	FIRE- WC VOLN FF END	182.63
1000 General All-Purpose Fund	420400 Fire Protection and	5329 AMAZON CAPITAL SERVICES	FIRE- RCA Y CABLE	24.70
1000 General All-Purpose Fund	420400 Fire Protection and	4776 JAMES MC KEE	FIRE- LIQUID NAILS	3.99
1000 General All-Purpose Fund	420400 Fire Protection and	4776 JAMES MC KEE	FIRE- LABOR	255.00
1000 General All-Purpose Fund	420400 Fire Protection and	5372 KELLEY CREATE	FIRE- 3 LICENSES	69.00
1000 General All-Purpose Fund	420400 Fire Protection and	4533 KEVIN STRAUB	FIRE- WIRE RACK	199.99
1000 General All-Purpose Fund	420400 Fire Protection and	4533 KEVIN STRAUB	FIRE-KS TOWEL	20.99

10/01/26
11:09:58

CITY OF POLSON
Claim Details by Fund, Account
For the Accounting Period: 9/26

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For doc #s from 152631 to 152700

Fund	Department Name (Account)	Vendor #/Name	Description	Amount
1000 General All-Purpose Fund	420400 Fire Protection and	4533 KEVIN STRAUB	FIRE- FIRE BLANKET	12.99
1000 General All-Purpose Fund	420400 Fire Protection and	4533 KEVIN STRAUB	FIRE- FIRE BLANKET	12.99
1000 General All-Purpose Fund	420400 Fire Protection and	4533 KEVIN STRAUB	FIRE-CEILING LHT	99.99
1000 General All-Purpose Fund	420400 Fire Protection and	4533 KEVIN STRAUB	FIRE-CEILING LHT	99.99
1000 General All-Purpose Fund	420400 Fire Protection and	4533 KEVIN STRAUB	FIRE-8.5" PLATE	17.99
1000 General All-Purpose Fund	420400 Fire Protection and	000011 MISSION VALLEY POWER	FIRE-2439 SIREN 1ST	27.48
1000 General All-Purpose Fund	420400 Fire Protection and	2234 ACE HARDWARE/ TREMPER'S	FIRE-ELECTRICAL & SH	69.86
1000 General All-Purpose Fund	420400 Fire Protection and	001145 MISSOULA TEXTILE SERVICES	FIRE-FIRE DEPT RUGS	34.76
1000 General All-Purpose Fund	420400 Fire Protection and	000034 WESTERN BUILDING CENTER	FIRE-4X8 OSB X2	21.00
1000 General All-Purpose Fund	420540 Land Use	5166 CHARTER COMMUNICATIONS	PLNG	69.28
1000 General All-Purpose Fund	420540 Land Use	5372 KELLEY CREATE	PLNG- 2 LICENSES	46.00
1000 General All-Purpose Fund	420540 Land Use	000080 LAKE COUNTY LEADER	PLNG-AD55547 RUN DAT	39.00
1000 General All-Purpose Fund	420540 Land Use	000080 LAKE COUNTY LEADER	PLNG-AD55547 RUN DAT	39.00
1000 General All-Purpose Fund	430240 Road and Street	5166 CHARTER COMMUNICATIONS	STRT	39.99
1000 General All-Purpose Fund	430240 Road and Street	5166 CHARTER COMMUNICATIONS	STRT	71.09
1000 General All-Purpose Fund	430240 Road and Street	5329 AMAZON CAPITAL SERVICES	STRT- CANON LASER PR	320.48
1000 General All-Purpose Fund	430240 Road and Street	5372 KELLEY CREATE	STRT- 2 LICENSES	46.00
1000 General All-Purpose Fund	430240 Road and Street	000011 MISSION VALLEY POWER	STRT-695 CITY SHOP	185.75
1000 General All-Purpose Fund	430240 Road and Street	5783 REX QUINTON	STRT-CLOTHING ALLOWA	43.99
1000 General All-Purpose Fund	430240 Road and Street	5783 REX QUINTON	STRT-CLOTHING ALLOWA	19.99
1000 General All-Purpose Fund	430240 Road and Street	5783 REX QUINTON	STRT-CLOTHING ALLOWA	19.99
1000 General All-Purpose Fund	430240 Road and Street	5783 REX QUINTON	STRT-CLOTHING ALLOWA	25.99
1000 General All-Purpose Fund	430240 Road and Street	5783 REX QUINTON	STRT-CLOTHING ALLOWA	143.00
1000 General All-Purpose Fund	430240 Road and Street	2234 ACE HARDWARE/ TREMPER'S	STRT-MEDICAL BATTERY	15.98
1000 General All-Purpose Fund	430240 Road and Street	5049 FLATHEAD SIGNS & GRAPHICS	STRT-METAL CLOSED SI	120.00
1000 General All-Purpose Fund	430240 Road and Street	4849 JOHN DEERE FINANCIAL	STRT- MILK CRATES X5	49.95
1000 General All-Purpose Fund	430240 Road and Street	4849 JOHN DEERE FINANCIAL	STRT- HILLMAN FASTEN	1.59
1000 General All-Purpose Fund	430240 Road and Street	2670 KOIS BROTHERS EQUIPMENT	STRT-DUMP TRUCK REPA	300.00
1000 General All-Purpose Fund	430240 Road and Street	2670 KOIS BROTHERS EQUIPMENT	STRT-DUMPTRUCK REPAI	600.00
1000 General All-Purpose Fund	430240 Road and Street	2670 KOIS BROTHERS EQUIPMENT	STRT-DUMPTRUCK REPAI	200.00
1000 General All-Purpose Fund	430240 Road and Street	2670 KOIS BROTHERS EQUIPMENT	STRT-DUMPTRUCK REPAI	50.00
1000 General All-Purpose Fund	430240 Road and Street	2670 KOIS BROTHERS EQUIPMENT	STRT-DUMPTRUCK REPAI	4,350.00
1000 General All-Purpose Fund	430240 Road and Street	001145 MISSOULA TEXTILE SERVICES	STRT-STREETS DEPT LA	13.37
1000 General All-Purpose Fund	430240 Road and Street	000241 NORMONT EQUIPMENT CO.	STRT-BROOM BEAR SWEE	205.80
1000 General All-Purpose Fund	430240 Road and Street	000241 NORMONT EQUIPMENT CO.	STRT-GUTTER BROOM HV	148.42
1000 General All-Purpose Fund	460430 Parks	5166 CHARTER COMMUNICATIONS	PRKS	40.00
1000 General All-Purpose Fund	460430 Parks	5372 KELLEY CREATE	PRKS- 3 LICENSES	69.00
1000 General All-Purpose Fund	460430 Parks	000011 MISSION VALLEY POWER	PRKS-2246 1ST ST E S	73.32
1000 General All-Purpose Fund	460430 Parks	000011 MISSION VALLEY POWER	PRKS-2890 KERR DAM/B	194.20
1000 General All-Purpose Fund	460430 Parks	000011 MISSION VALLEY POWER	PRKS-66240 CITY PARK	963.83
1000 General All-Purpose Fund	460430 Parks	000011 MISSION VALLEY POWER	PRKS-87138 SACAJAWEA	27.00
1000 General All-Purpose Fund	460430 Parks	000011 MISSION VALLEY POWER	PRKS-92741 CONCSSN S	44.08
1000 General All-Purpose Fund	460430 Parks	5459 Alisa Reed	PRKS- MEAL PER DIEM	91.00
1000 General All-Purpose Fund	460430 Parks	000832 DELANEY'S LANDSCAPE CTR.	PRKS-HUNTER PGP POPU	24.00
1000 General All-Purpose Fund	460430 Parks	4849 JOHN DEERE FINANCIAL	PRKS-18IN PISTOL SPR	24.99
1000 General All-Purpose Fund	460430 Parks	001145 MISSOULA TEXTILE SERVICES	PRKS-PARKS LAUNDRY 9	29.21
1000 General All-Purpose Fund	460430 Parks	001145 MISSOULA TEXTILE SERVICES	PRKS-PARKS DEPT LAUN	19.31
1000 General All-Purpose Fund	460430 Parks	001145 MISSOULA TEXTILE SERVICES	PRKS-PARKS DEPT LAUN	29.21
1000 General All-Purpose Fund	460430 Parks	001145 MISSOULA TEXTILE SERVICES	PRKS-PARKS DEPT LAUN	19.31
1000 General All-Purpose Fund	500300 Central Data Processing	5166 CHARTER COMMUNICATIONS	GIS	14.88
1000 General All-Purpose Fund	500300 Central Data Processing	5372 KELLEY CREATE	IT/GIS- 2 LICENSES	55.00

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Claim Details by Fund, Account
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Fund	Department Name (Account)	Vendor #/Name	Description	Amount
Total for Fund:				15,121.58
2222 Park Donations -	460430 Parks	5724 406 PAVING LLC	PRKS- SAWCUT & PREP	5,740.00
2222 Park Donations -	460430 Parks	5724 406 PAVING LLC	PRKS-3" ASPHALT PAVI	13,776.00
2222 Park Donations -	460430 Parks	5724 406 PAVING LLC	PRKS- EQUIP & PERSON	2,600.00
2222 Park Donations -	460430 Parks	5724 406 PAVING LLC	PRKS- UNDER 100TONS	400.00
Total for Fund:				22,516.00
2350 Local Government Study	411870 Local Government Review	5372 KELLEY CREATE	LGRSC- 5 LICENSES	115.00
Total for Fund:				115.00
2391 DUI Court Fee Fund	420140 Crime Control and	000020 PROVIDENCE HEALTH &	POLC-HC LEGAL BLOOD	80.00
2391 DUI Court Fee Fund	420140 Crime Control and	000020 PROVIDENCE HEALTH &	POLC-LEGAL BLOOD ALC	160.00
Total for Fund:				240.00
2394 Building Code Enforcement	420500 Protective Inspections	5166 CHARTER COMMUNICATIONS	BLDG	34.75
2394 Building Code Enforcement	420500 Protective Inspections	5372 KELLEY CREATE	BLDG-1 LICENSE	23.00
Total for Fund:				57.75
2395 Tree Fund	480150 Tree Conservation	000011 MISSION VALLEY POWER	PRKS-44807 SPORTS CO	27.00
Total for Fund:				27.00
2401 Light Maintenance	430263 Street Lighting	000011 MISSION VALLEY POWER	FACL-695 STREET L	1,986.40
Total for Fund:				1,986.40
2402 Light Maintenance	430263 Street Lighting	000011 MISSION VALLEY POWER	FACL-695 STRT L	630.30
2402 Light Maintenance	430263 Street Lighting	000011 MISSION VALLEY POWER	FACL-82597 N END MAI	234.22
Total for Fund:				864.52
2720 Police Donations	420140 Crime Control and	5198 SAFE HARBOR	POLC-DINNER TABLE TI	360.00
Total for Fund:				360.00
5010 Golf Fund	460446 Golf Course -	5166 CHARTER COMMUNICATIONS	GLFM	35.53
5010 Golf Fund	460446 Golf Course -	5166 CHARTER COMMUNICATIONS	GLFM	119.99
5010 Golf Fund	460446 Golf Course -	5372 KELLEY CREATE	GLFM-2 LICENSES	46.00
5010 Golf Fund	460446 Golf Course -	000011 MISSION VALLEY POWER	GLFM-2512 HP PUMP	20.00
5010 Golf Fund	460446 Golf Course -	000011 MISSION VALLEY POWER	GLFM-17980 GOLF SHED	302.37
5010 Golf Fund	460446 Golf Course -	000011 MISSION VALLEY POWER	GLFM-50671 60 HP PUM	765.70
5010 Golf Fund	460446 Golf Course -	000011 MISSION VALLEY POWER	GLFM-58121 155 HP PU	613.73
5010 Golf Fund	460446 Golf Course -	000011 MISSION VALLEY POWER	GLFM-76192 BAYVIEW P	2,027.72
5010 Golf Fund	460446 Golf Course -	4793 AUTOZONE, INC	GLFM-BATTERY TERMINA	8.83
5010 Golf Fund	460446 Golf Course -	5329 AMAZON CAPITAL SERVICES	GLFM-STEEL ENCL.ELEC	1,758.90
5010 Golf Fund	460446 Golf Course -	5329 AMAZON CAPITAL SERVICES	GLFM-HOLE SAW 1"	19.99

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Fund	Department Name (Account)	Vendor #/Name	Description	Amount
5010 Golf Fund	460446 Golf Course -	5329 AMAZON CAPITAL SERVICES	GLFM-HOLE SAW 1-1/4"	19.99
5010 Golf Fund	460446 Golf Course -	000026 POLSON AUTO PARTS, INC.	GLFM-BCI 51 BATTERY	289.68
5010 Golf Fund	460446 Golf Course -	000026 POLSON AUTO PARTS, INC.	GLFM-CORE DEPOSIT X2	36.00
5010 Golf Fund	460446 Golf Course -	000026 POLSON AUTO PARTS, INC.	GLFM-BCI 24 BATTERY	289.68
5010 Golf Fund	460446 Golf Course -	000026 POLSON AUTO PARTS, INC.	GLFM-CORE DEPOSIT X2	36.00
5010 Golf Fund	460446 Golf Course -	000026 POLSON AUTO PARTS, INC.	GLFM- CORE DEPOSIT C	-72.00
5010 Golf Fund	460446 Golf Course -	4955 PACIFIC GOLF & TURF LLC	GLFM- BLADE DISK KIT	142.77
5010 Golf Fund	460446 Golf Course -	4955 PACIFIC GOLF & TURF LLC	GLFM-FREE DISK KIT X	257.04
5010 Golf Fund	460446 Golf Course -	4955 PACIFIC GOLF & TURF LLC	GLFM-CAP, BOTTOM X5	132.25
5010 Golf Fund	460446 Golf Course -	4955 PACIFIC GOLF & TURF LLC	GLFM-SHIPPING	56.83
5010 Golf Fund	460446 Golf Course -	001145 MISSOULA TEXTILE SERVICES	GLFM-LAUNDRY	20.52
5010 Golf Fund	460446 Golf Course -	001145 MISSOULA TEXTILE SERVICES	GLFM-LAUNDRY	21.62
5010 Golf Fund	460446 Golf Course -	001145 MISSOULA TEXTILE SERVICES	GLFM-LAUNDRY	20.52
5010 Golf Fund	460446 Golf Course -	5674 GOLF SAFETY	GLFM-MONTHLY PAYMENT	95.00
5010 Golf Fund	460446 Golf Course -	5785 CONSTRUCTION BY UNITED	GLFM- HOTMIX ASPHALT	8,280.00
5010 Golf Fund	460446 Golf Course -	1864 CHS/MOUNTAIN WEST	GLFM- FUEL	1,296.56
5010 Golf Fund	460447 Golf Course - Pro Shop	5166 CHARTER COMMUNICATIONS	GLFP	114.12
5010 Golf Fund	460447 Golf Course - Pro Shop	000010 CENTURYLINK	GLFP- 300069797	3.29
5010 Golf Fund	460447 Golf Course - Pro Shop	000011 MISSION VALLEY POWER	GLFP-44389 DOWNSR MT	274.37
5010 Golf Fund	460447 Golf Course - Pro Shop	000011 MISSION VALLEY POWER	GLFP-76153 GLFP PRO	250.49
5010 Golf Fund	460447 Golf Course - Pro Shop	000076 LINK'S MANAGEMENT, INC.	GLFP-GOLF PRO CONTRA	15,018.70
5010 Golf Fund	460447 Golf Course - Pro Shop	000076 LINK'S MANAGEMENT, INC.	GLFP-ANNUAL ADJUSTME	835.45
5010 Golf Fund	460447 Golf Course - Pro Shop	000076 LINK'S MANAGEMENT, INC.	GLFP-ADDENDUM OCTOBE	4,021.70
5010 Golf Fund	460447 Golf Course - Pro Shop	000076 LINK'S MANAGEMENT, INC.	GLFP-OVERPAYMENT AUG	-1,068.10
5010 Golf Fund	460447 Golf Course - Pro Shop	000076 LINK'S MANAGEMENT, INC.	GLFP-OVERPAYMENT SEP	-1,068.10
5010 Golf Fund	460447 Golf Course - Pro Shop	5394 MILTONS GOLF SHOP	GLFP-CITY SHARE CC F	6,229.99
5010 Golf Fund	460450 Golf Course Restaurant	5236 US FOODS	GLFR- DRY	386.09
5010 Golf Fund	460450 Golf Course Restaurant	5236 US FOODS	GLFR- REFRIGERATED	104.76
5010 Golf Fund	460450 Golf Course Restaurant	5236 US FOODS	GLFR-FROZEN	309.22
5010 Golf Fund	460450 Golf Course Restaurant	5236 US FOODS	GLFR-FLYER SAVINGS	-15.00
5010 Golf Fund	460450 Golf Course Restaurant	5236 US FOODS	GLFR- FUEL SURCHARGE	13.00
5010 Golf Fund	460450 Golf Course Restaurant	5236 US FOODS	GLFR- DRY	325.84
5010 Golf Fund	460450 Golf Course Restaurant	5236 US FOODS	GLFR-REFRIGERATED	266.01
5010 Golf Fund	460450 Golf Course Restaurant	5236 US FOODS	GLFR-FROZEN	291.33
5010 Golf Fund	460450 Golf Course Restaurant	5236 US FOODS	GLFR- FLYER SAVINGS	-6.00
5010 Golf Fund	460450 Golf Course Restaurant	5236 US FOODS	GLFR- FUEL SURCHARGE	13.00
5010 Golf Fund	460450 Golf Course Restaurant	4480 SYSCO MONTANA, INC.	GLFR- POULTRY	115.90
5010 Golf Fund	460450 Golf Course Restaurant	4480 SYSCO MONTANA, INC.	GLFR-FROZEN	273.89
5010 Golf Fund	460450 Golf Course Restaurant	4480 SYSCO MONTANA, INC.	GLFR- CAN & DRY	384.92
5010 Golf Fund	460450 Golf Course Restaurant	4480 SYSCO MONTANA, INC.	GLFR- FUEL SURCHARGE	10.00
5010 Golf Fund	460450 Golf Course Restaurant	4480 SYSCO MONTANA, INC.	GLFR- PAPER & DISP	170.81
5010 Golf Fund	460450 Golf Course Restaurant	3447 SUMMIT BEVERAGE	GLFR-BEER	1,864.29
5010 Golf Fund	460450 Golf Course Restaurant	3447 SUMMIT BEVERAGE	GLFR- KEG RETURN	-90.00
5010 Golf Fund	460450 Golf Course Restaurant	3447 SUMMIT BEVERAGE	GLFR- KEG RETURN	-210.00
5010 Golf Fund	460450 Golf Course Restaurant	3447 SUMMIT BEVERAGE	GLFR-BEER	1,430.27
5010 Golf Fund	460450 Golf Course Restaurant	3427 ZIP BEVERAGE	GLFR-BEER	300.18
5010 Golf Fund	460450 Golf Course Restaurant	4480 SYSCO MONTANA, INC.	GLFR-PAPER	102.52
5010 Golf Fund	460450 Golf Course Restaurant	4480 SYSCO MONTANA, INC.	GLFR-FOOD	1,856.90
5010 Golf Fund	460450 Golf Course Restaurant	4480 SYSCO MONTANA, INC.	GLFR-FOOD	813.72
5010 Golf Fund	460450 Golf Course Restaurant	5257 MONTANA MARBLED MEATS	GLFR- CBS PATTIES @7	56.70
5010 Golf Fund	460450 Golf Course Restaurant	5257 MONTANA MARBLED MEATS	GLFR-3-1 PATTIES @69	436.76
5010 Golf Fund	460450 Golf Course Restaurant	4754 PEPSI-COLA BOTTLING OF	GLFR-SODA	336.12

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Fund	Department Name (Account)	Vendor #/Name	Description	Amount
5010 Golf Fund	460460 G. C. Restaurant O & M	5166 CHARTER COMMUNICATIONS	GLFR	114.12
5010 Golf Fund	460460 G. C. Restaurant O & M	5372 KELLEY CREATE	GLFR-2 LICENSES	46.00
5010 Golf Fund	460460 G. C. Restaurant O & M	000010 CENTURYLINK	GLFR-300069797	3.29
5010 Golf Fund	460460 G. C. Restaurant O & M	000011 MISSION VALLEY POWER	GLFR-76153 REST T102	735.46
5010 Golf Fund	460460 G. C. Restaurant O & M	000011 MISSION VALLEY POWER	GLFR-92741CONCSSN ST	44.09
5010 Golf Fund	460460 G. C. Restaurant O & M	001145 MISSOULA TEXTILE SERVICES	GLFR- LAUNDRY	118.12
5010 Golf Fund	460460 G. C. Restaurant O & M	001145 MISSOULA TEXTILE SERVICES	GLFR-LAUNDRY	67.02
5010 Golf Fund	460460 G. C. Restaurant O & M	001145 MISSOULA TEXTILE SERVICES	GLFR-LAUNDRY	122.63
5010 Golf Fund	460460 G. C. Restaurant O & M	5149 NETWORK SERVICES COMPANY	GLFR-2PLY BATH TISSU	163.74
5010 Golf Fund	460465 Golf Training Center	000010 CENTURYLINK	SIM- 300069797	4.38
5010 Golf Fund	460465 Golf Training Center	000011 MISSION VALLEY POWER	SIM-44389 25%	91.46
5010 Golf Fund	460465 Golf Training Center	000011 MISSION VALLEY POWER	GLFR-76153 SIM	150.64
5010 Golf Fund	490200 Revenue Bonds	4823 VALLEY BANK OF RONAN	GLFM-REV BOND PMT #1	25,280.32
5010 Golf Fund	490200 Revenue Bonds	4823 VALLEY BANK OF RONAN	GLFM-REV BOND PMT #1	10,225.93
5010 Golf Fund	490510 Bank Loan Debt Service	4823 VALLEY BANK OF RONAN	GLFM-EQUIP LOAN PMT	12,047.78
5010 Golf Fund	490510 Bank Loan Debt Service	4823 VALLEY BANK OF RONAN	GLFM-EQUIP LOAN PMT	4,272.40
Total for Fund:				104,281.74
5210 Water Fund	430500 Water Utilities	5358 BEN EGGERS	WATR- MEALS PER DIEM	104.00
5210 Water Fund	430500 Water Utilities	5166 CHARTER COMMUNICATIONS	WATR	34.75
5210 Water Fund	430500 Water Utilities	5166 CHARTER COMMUNICATIONS	WATR	275.35
5210 Water Fund	430500 Water Utilities	5372 KELLEY CREATE	WATR- 4 LICENSES	92.00
5210 Water Fund	430500 Water Utilities	5440 FISHER'S TECHNOLOGY	WATR- CONTRACT MA224	49.76
5210 Water Fund	430500 Water Utilities	2234 ACE HARDWARE/ TREMPER'S	WATR-GAS CYLINDER PR	35.98
5210 Water Fund	430530 Source of Supply and	000011 MISSION VALLEY POWER	WATR- 209 WELL HOUSE	1,922.63
5210 Water Fund	430530 Source of Supply and	000011 MISSION VALLEY POWER	WATR-2246 WELLS, BOO	4,919.40
5210 Water Fund	430530 Source of Supply and	000011 MISSION VALLEY POWER	WATR-66113 WELLS 6&7	2,134.53
5210 Water Fund	430530 Source of Supply and	000011 MISSION VALLEY POWER	WATR- 84739 SHARED C	170.45
5210 Water Fund	430530 Source of Supply and	5064 CORE & MAIN LP	WATR-A2362-23LN QTY1	1,213.20
5210 Water Fund	430530 Source of Supply and	5064 CORE & MAIN LP	WATR-PVC REST W/ACC	187.48
5210 Water Fund	430530 Source of Supply and	5064 CORE & MAIN LP	WATR-3/4 BRS FEM ADP	379.84
5210 Water Fund	430550 Transmission and	000010 CENTURYLINK	WATR- 30006990	90.77
5210 Water Fund	430560 Geographical Information	5166 CHARTER COMMUNICATIONS	WGIS	10.14
5210 Water Fund	430570 Customer Accounting and	5064 CORE & MAIN LP	WATR- METER WASHER-Q	15.00
5210 Water Fund	430570 Customer Accounting and	5064 CORE & MAIN LP	WATR-ALLEGRO REGISTE	2,635.20
5210 Water Fund	430570 Customer Accounting and	5064 CORE & MAIN LP	WATR-ALLEGRO ANTENNA	640.40
5210 Water Fund	430570 Customer Accounting and	5064 CORE & MAIN LP	WATR-M/BOX INSUL PAD	78.35
5210 Water Fund	430570 Customer Accounting and	5064 CORE & MAIN LP	WATR-METER PIT	125.39
5210 Water Fund	430570 Customer Accounting and	5064 CORE & MAIN LP	WATR-SHIPPING MEMO	0.01
5210 Water Fund	430570 Customer Accounting and	5064 CORE & MAIN LP	WATR-METER PIT QTY8	657.92
5210 Water Fund	430570 Customer Accounting and	5064 CORE & MAIN LP	WATR-INSULATION PAD	40.00
5210 Water Fund	430570 Customer Accounting and	5064 CORE & MAIN LP	WATR-3/4 BALL CURB S	860.88
5210 Water Fund	430570 Customer Accounting and	5064 CORE & MAIN LP	WATR-57" CURB BOX RO	220.40
5210 Water Fund	430570 Customer Accounting and	5064 CORE & MAIN LP	WATR-ARCH CURB BOX Q	911.12
Total for Fund:				17,804.95
5310 Sewer Fund	430600 Sewer Utilities	5358 BEN EGGERS	SEWR- MEALS PER DIEM	104.00
5310 Sewer Fund	430600 Sewer Utilities	5166 CHARTER COMMUNICATIONS	SEWR	34.75
5310 Sewer Fund	430600 Sewer Utilities	5166 CHARTER COMMUNICATIONS	SEWR	71.09
5310 Sewer Fund	430600 Sewer Utilities	000010 CENTURYLINK	SEWR- 300065948	14.38

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Fund	Department Name (Account)	Vendor #/Name	Description	Amount
5310 Sewer Fund	430600 Sewer Utilities	000010 CENTURYLINK	SEWR-300069793	45.74
5310 Sewer Fund	430600 Sewer Utilities	5440 FISHER'S TECHNOLOGY	SEWR-CONTRACT MA2249	49.76
5310 Sewer Fund	430600 Sewer Utilities	2234 ACE HARDWARE/ TREMPER'S	SEWR-CHAIN/SIGN/DRIV	158.32
5310 Sewer Fund	430630 Collection and	5372 KELLEY CREATE	SEWR- 4 LICENSES	92.00
5310 Sewer Fund	430630 Collection and	000011 MISSION VALLEY POWER	SEWR- 105 PUMP/LIFT	1,801.46
5310 Sewer Fund	430630 Collection and	000011 MISSION VALLEY POWER	SEWR-6401 WEST SHORE	150.68
5310 Sewer Fund	430630 Collection and	000011 MISSION VALLEY POWER	SEWR-84739 SHARED CI	170.46
5310 Sewer Fund	430630 Collection and	4420 MISSION COMMUNICATIONS,	SEWR- CONTRACT 13211	416.00
5310 Sewer Fund	430645 Wastewater Resource	5166 CHARTER COMMUNICATIONS	SEWR	35.13
5310 Sewer Fund	430645 Wastewater Resource	5166 CHARTER COMMUNICATIONS	SEWR	219.98
5310 Sewer Fund	430645 Wastewater Resource	5166 CHARTER COMMUNICATIONS	SEWR	110.00
5310 Sewer Fund	430645 Wastewater Resource	5230 KEMIRA WATER SOLUTIONS	WRRF-KEMIRA PAX-18 I	2,204.84
5310 Sewer Fund	430645 Wastewater Resource	5230 KEMIRA WATER SOLUTIONS	WRRF-FREIGHT CHARGES	537.93
5310 Sewer Fund	430645 Wastewater Resource	001103 MID AMERICAN RESEARCH	WRRF-SUPER-ZYME 05	732.00
5310 Sewer Fund	430645 Wastewater Resource	001103 MID AMERICAN RESEARCH	WRRF-PRO POWER BAC-5	1,040.00
5310 Sewer Fund	430645 Wastewater Resource	001103 MID AMERICAN RESEARCH	WRRF- FREIGHT CHARGE	404.12
5310 Sewer Fund	430645 Wastewater Resource	000011 MISSION VALLEY POWER	SEWR-90795 WRRF	8,600.42
5310 Sewer Fund	430645 Wastewater Resource	2234 ACE HARDWARE/ TREMPER'S	WRRF- SCH80 1/2MIP/C	6.98
5310 Sewer Fund	430645 Wastewater Resource	5233 AMERIGAS	WRRF-PROPANE 1404.4	2,705.87
5310 Sewer Fund	430645 Wastewater Resource	5233 AMERIGAS	WRRF-HAZMAT FEE	14.99
5310 Sewer Fund	430645 Wastewater Resource	5233 AMERIGAS	WRRF-FUEL RECOVERY F	14.99
5310 Sewer Fund	430645 Wastewater Resource	5233 AMERIGAS	WRRF-PAPER INVOICE F	2.99
5310 Sewer Fund	430645 Wastewater Resource	5548 ELECTRO CONTROLS	WRRF-ENGINEERING	2,381.00
5310 Sewer Fund	430645 Wastewater Resource	5548 ELECTRO CONTROLS	WRRF-INSTALLATION	2,056.50
5310 Sewer Fund	430645 Wastewater Resource	5548 ELECTRO CONTROLS	WRRF-PROGRAMMING	500.60
5310 Sewer Fund	430645 Wastewater Resource	5548 ELECTRO CONTROLS	WRRF-COMMISSIONING	476.20
5310 Sewer Fund	430660 Geographical Information	5166 CHARTER COMMUNICATIONS	SGIS	41.85
Total for Fund:				25,195.03
7120 Fire Disability & Pension	212510 Due to Others	000361 POLSON FIRE DEPT. RELIEF	FIRE-INSURANCE APPT	22,139.00
Total for Fund:				22,139.00
Total:				210,708.97

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CITY OF POLSON
Fund Summary for Claims
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Fund/Account	Amount
1000 General All-Purpose Fund	
101000	15,121.58
2222 Park Donations - Restricted	
101000	22,516.00
2350 Local Government Study Commission	
101000	115.00
2391 DUI Court Fee Fund	
101000	240.00
2394 Building Code Enforcement	
101000	57.75
2395 Tree Fund	
101000	27.00
2401 Light Maintenance District #19	
101000	1,986.40
2402 Light Maintenance District #20	
101000	864.52
2720 Police Donations	
101000	360.00
5010 Golf Fund	
101000	104,281.74
5210 Water Fund	
101000	17,804.95
5310 Sewer Fund	
101000	25,195.03
7120 Fire Disability & Pension (Third Class	
101000	22,139.00
Total:	210,708.97

CITY OF POLSON

COMMISSION PUBLIC HEARING

*These minutes are intended for **summary purposes only**, according to Polson Municipal Code (Sec. 2.02.130) the official minutes of this meeting are the actual audio/video recording of the meeting.*

5f

Commission Chambers

September 21, 2026,

5.00 p.m.

ATTENDANCE: Mayor Dever, Commissioners Holley, McDonald, Pardini, Rehard, Ruggless, Schrader-Young, City Manager Ed Meece and City Clerk Cora Pritt

OTHERS PRESENT: Bill Barron, Tali Barron, Becky DuPuis, Fred Funke, Ryan Gage, Stephanie Hart, Billie Lee, Bonnie Manicke, Lee Manicke, Emily Messing, David Michie, Link Moderie, Jodi O'Sullivan, Steve Speckert, and Cyndi Willis

CALL TO ORDER: (05:00 P.M.) Mayor Dever called the meeting to order. The Pledge of Allegiance was recited. Roll call was taken.

APPROVAL OF PROPOSED AGENDA (05:01:52 PM) –Commissioner Ruggless motion to approve the proposed agenda. Commissioner McDonald second. Commission discussion: none. Public comment: none **VOTE: Unanimous Motion carried**

PUBLIC COMMENT ON SIGNIFICANT MATTER TO THE PUBLIC NOT ON THE AGENDA (05:02:32 PM) Public comment. No Public Comment

OPEN PUBLIC HEARING (05:03:07 PM) Mayor Dever opened the Public Hearing

DISSOLUTION OF SPECIAL IMPROVEMENT DISTRICT 42 (05:03:11) Finance Officer Jodi O'Sullivan presented this agenda item along with City Attorney David Michie. Ms. O'Sullivan explained that there are two resolutions being presented this evening. One will dissolve Special Improvement District 42, the second resolution will be the distribution of refund monies to property owners who owned the property and paid prior will get ½ of their annual payment. Commissioner Rehard asked if the source of the funds distributed to the project had been identified. Ms. O'Sullivan answered they had not identified the source of the monies. Commissioner Rehard also questioned whether or not the expenses incurred by the City had been included as part of the fund. The answer was no, it had not.

PUBLIC COMMENT

Steve Speckert asked why the 5-year period was chosen. Finance Officer O'Sullivan answered that she had been working with Susan Nicosia, and that was the time frame that Susan felt was most fair. This happened over the life of the Special Improvement District, so the chances of the original property owner were considered.

Becky DuPuis commented that it looks like \$26,000.00 is being refunded and there might be another \$32,000.00. That money should be tracked since it was in the bond money that paid the bond off. Becky commented that she owns two additional properties besides the theater. Those two properties are tagged to not receive refunds. Those properties should be corrected and receive the refunds. The properties are: 418 Main Street and 110 Main Street. Becky also asked about monies charged on the Rural Tax Statements in 2024 and 2025. One is \$90.00 and \$78.00. Finance Officer O'Sullivan answered that is the Lighting Districts.

Bill Barron-219 Main Street asked about the ½ refund instead of the full amount. Finance Officer O'Sullivan explained that is the excess without going over ½ of an annual payment.

Ryan Gage sold the property a year ago. The property was owned during the 5-year time frame. The property is 211 Main Street. Mr. Gage asked if he would be out the refund simply because he sold the property? Mayor Dever suggested giving Finance Officer O’Sullivan a call to figure out the answer.

Stephanie Hart-605 Main Street commented that she has lived there for 31 years. The building address is listed incorrectly. It is not at 603 Main Street.

Cyndi Willis commented that she likes to have this done the way they used to be done, when close to closing a Special Improvement District, the people would have been zeroed out.

Lee Manicke-Ward II commented that as of June 30, 2024, the fund showed \$29,549.62 and \$37,500.00 in Revenue Bond for a total of \$67,049.62. Out of this the final payment of \$40,705.90 was made in November leaving a balance of \$26,343.72. At the October 2025 City Commission meeting, Resolution 2025-025 passed transferring \$30,334.44 from Fund 3542 to Fund 3500. The note for Fund 3542 “Transfer remaining Special Improvement District 42 net cash to Special Improvement District Revolving Fund”. Note for 3500 “Transfer in from closed Special Improvement District #42”. The difference proposed to be returned to the 43 property owners is \$3,956.50. This equals \$92.00 for each of the 43 property owners.

Bonnie Manicke-Ward II commented that she was on the committee that formed Street Scape Special Improvement District #42. The Reserve Fund was a segregated fund outside of Fund 3500. On the City books, there should be a Fund #3542-10-2220. It may still be open if there are any funds remaining it would be 3541-10-10-10. This would be interest for the Street Scape. Mrs. Manicke commented that she does not know what funds were debited to make the final payment. What is left in those funds should be a part of what is refunded to the property owners. Does the resolution that is being considered tonight supersede the bond resolution? Mrs. Manicke requested to know the specific amount of monies left in the Segregated fund that was established specifically for the bond ordinance.

Commissioner Rehard requested that the Bond Ordinance be referenced before final distribution. Make certain that the Bond Ordinance is being followed.

CLOSE PUBLIC HEARING (0530:57 PM) Mayor Dever closed the Public Hearing

ADJOURN (05:30:58 PM)- Commissioner Ruggless motion to adjourn. Commissioner Rehard second. VOTE: Unanimous Motion carried.

ADJOURN 5:31 p.m.

Mayor Laura Dever

ATTEST: _____

Cora E. Pritt, City Clerk

CITY OF POLSON

COMMISSION MEETING MINUTES

*These minutes are intended for **summary purposes only**, according to Polson Municipal Code (Sec. 2.02.130) the official minutes of this meeting are the actual audio/video recording of the meeting.*

5h

Commission Chambers

September 21, 2026,

6:00 p.m.

ATTENDANCE: Mayor Dever, Commissioners Holley, McDonald, Pardini, Rehard, Ruggless, Schrader-Young, City Manager Ed Meece and City Clerk Cora Pritt

OTHERS PRESENT: Thad Coffing, Becky DuPuis, Fred Funke, Ryan Gage, Stephanie Hart, Billie Lee, Lisa Linnenkahl, Arlene McEnaney, Bonnie Manicke, Lee Manicke, Emily Messing, David Michie, Cameron Milton, Link Moderie, Patrick Nowlen, Jodi O'Sullivan, Aaron Pursor, Linda Rekston, Steve Speckert, and Cindy Willis

CALL TO ORDER: (06:00:154 PM) Mayor Dever called the meeting to order. The Pledge of Allegiance was recited. Roll call was taken.

APPROVAL OF PROPOSED AGENDA (06:01:01 PM)–Commissioner Ruggless motion to approve the Proposed Agenda. Commissioner Rehard second. Commission discussion: Commissioner Ruggless requested tabling Agenda 7. Commissioners Pardini and Schrader-Young agreed. City Attorney David Michie explained that the motion to table needs to be made when the agenda item comes up. Public comment none **VOTE: Commissioner Ruggless-For, Commissioner McDonald-For, Commissioner Holley-For, Commissioner Schrader Young-for, Commissioner Pardini-against, and Mayor Dever-For Motion carried**

PUBLIC COMMENT ON SIGNIFICANT MATTER TO THE PUBLIC NOT ON THE AGENDA (06:03:50) Arlene McEnaney 2012 Woodbine Way commented about a water leak that she has dealt with for five years. The patch of lawn around the leak is sinking. Water is also going down the side of the house. Arlene stated that she called Ashley Walker and he came out to look at the issue. Interim City Manager George Simpson commented that he had spoken with Mr. Walker regarding the issue. The repair has been moved up on the list of repairs that need to be completed. Representative Linda Reksten HD #13 gave an update on the boardwalk project along U.S. Highway 93 and a speed reduction by the casino. She will regroup with Montana Department of Transportation A School Safety Bill did get passed that will have a tip line on the backside. It will also have a Mental Health part too. Aaron Pursor-Pursor Tile brought a complaint before the Commission regarding a grant that he had applied for in 2021 and never received. The grant was a Tax Increment Fund District grant for upgrades on his business building. He had a walk-through with then City Manager Ed Meece but according to Mr. Pursor, Mr. Meece stonewalled when the required paperwork was submitted for payment. Mr. Meece had been helpful at the beginning but not at the end. Also, an extension was never mentioned either.

CONSENT AGENDA a June 30, 2026, claims b. July 30, 2026, claims, c. August 31, 2026, claims, d. September 1-16, 2026, claims, e. City Commission Electronic Meeting Minutes September 9, 2026 f. City Commission Written Summary Meeting Minutes September 9, 2026, Commissioner **Rehard motion to approve the Consent Agenda. Commissioner Holley second.** Commission discussion, none. Public comment: none **VOTE: Unanimous Motion carried**

CITY MANAGER COMMENTS: (06:14:25 Interim City Manager George Simpson commented that while he has been recouping from his medical procedure he has worked on updating the Polson Growth Policy, a Strategic Plan, and a Capital Improvement Plan. The hope is to have these documents in place

before the next city manager is hired. There is a good draft Growth Policy that has been sent out to the department heads. Also, the Planning Calendar has been updated. The 2026-2027 Budget process will begin in January with the Commission. There are several workshops on the calendar. There will be a workshop on November 16th for review of the Growth Policy. The Commission will be provided with a copy of the draft Growth Policy before this workshop. The Growth Policy Resolution will hopefully be on the agenda for December with an effect date of January. The policy will be 2027 to 2047. Interim City Manager Simpson also asked for a consensus of the Commission regarding the last meeting in December and the first meeting in January. The meetings are close to the holidays, and if the Commission wants to cancel any meetings. The consensus was to cancel the December 21st meeting and move the January 4th meeting to Wednesday, January 6, 2027. Interim City Manager Simpson also commented that he had toured the updates to the dog park. The path, benches, and wall look good. The Pickleball Court, Phase 1, has been completed. Lastly, in the Supplemental Pages is the future Southern Slope Subdivision for review. The subdivision will be on the October 5th Commission meeting agenda. Commissioner Pardini commented on a Conservation District survey that was sent out. There will be a meeting at 9 Pipes on Wednesday hosted by the Lake County Local Work Group. High on the list will be the discussion of weed control. Commissioner Ruggless inquired if there had been any more applications for the city manager position. Also, what is the status of the golf course lease? Interim City Manager Simpson answered that there have not been any more applications for the city manager position. There have been conversations with Jordan, but not enough to bring forward. Commissioner Pardini requested an update. On payment to Jordan. Interim City Manager Simpson answered the invoice to date is \$3,000.00.

SECOND READING ORDINANCE 2026-TBD, AN ORDINANCE OF THE CITY OF POLSON, MONTANA ESTABLISHING AN ANNUAL SHORT-TERM RENTAL PERMIT (06:30:20 PM)

Community Development Director Robert Edington and City Attorney David Michie presented this agenda item. This permit would apply for short-term rental of 30 days or less. The permit would verify if a rental property is in compliance with state laws. The permit would be an annual renewal and non-transferable. The non-transferable would ensure ownership of the property. The city will not be conducting any sort of inspection. The Community Development Department will issue the permit. The permit will ensure life safety and provide emergency contact information. **Commissioner Rehard motion to approve the second reading of Ordinance 2026-TBD, an ordinance of the City of Polson, Montana establishing an annual short-term rental permit. Commissioner Schrader-Young second.** Commission discussion: Commissioner Pardini commented that she will vote to approve with the intention to table it until next month. There needs to be more public input. Also, the amount of the permit is too low. This proposal seems half-framed. Public comment Lisa Linnenkohl-Ward II commented that she operates a vocational rental by owner. It provides lodging for those coming to Polson for sporting events, vacations, and it supports local business. Lisa commented that she strongly supports this ordinance. The permit would give the city an idea of how many homes are short-term rentals and gives the city data. According to Lisa, this is the most important reason for supporting the ordinance. It would also be helpful if the city could create a brochure highlighting the events occurring. Mayor Dever called for a vote. **Commissioner Ruggless motion to table the agenda asking for more opinions. Commissioner Rehard second. VOTE to Table: Commissioners Pardini, Ruggless, Schrader-Young for- Commissioners Holley, Rehard, McDonald, Mayor Dever -against Motion Failed. VOTE ORIGINAL MOTION: Commissioners Pardini, McDonald, Holley, Rehard, Mayor Dever-For Commissioner Ruggless, Schrader-Young -against Motion passed.**

POLSON REDEVELOPMENT AGENCY ANNUAL FINANCIAL REPORT (6:59:22) Finance Officer Jodi O'Sullivan presented this agenda item. The ending balance is \$367,675.00. The report will be posted on the city website.

CITY OF POLSON, MONTANA

STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
TAX INCREMENT DISTRICT FUND
FOR THE FISCAL YEAR ENDED JUNE 30, 2026

REVENUE

Real & Personal Property Tax Revenue	\$	13,515	
Penalties and Interest on Delinquent Taxes		641	
State Personal Property Tax Reimbursement		33,550	(move to General Fund)
Interest		<u>5,374</u>	
Total Revenue			\$ 53,081

EXPENDITURES

Purchased Services		2,472	
General Fund Indirect Cost Payment		17,343	
TIFD Grants		66,238	
Improvements -Street Construction		82,451	
Refund of Prior Year Overpayment			
Debt Service - Principal		38,743	
Debt Service - Interest		<u>1,166</u>	
Total Expenditures			208,413

Excess of revenues over expenditures			<u>(155,332)</u>
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OTHER FINANCING SOURCES (USES)

Total Other Financing Sources (Uses)		<u>-</u>	<u>-</u>
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NET CHANGE IN FUND BALANCE			(155,332)
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FUND BALANCE

Fund Balance Beginning of Year, July 1, 2025			513,200
Period adjustment (interest)			
Fund Balance Beginning of Year, Restated			<u>513,200</u>
Fund Balance, June 30, 2026			<u><u>\$ 357,868</u></u>

CITY OF POLSON, MONTANA

BALANCE SHEET - GOVERNMENTAL FUND

TAX INCREMENT DISTRICT FUND

June 30, 2026

ASSETS

Current Assets

Cash and Investments - Restricted - Operating	\$	345,960	
Cash and Investments - Revenue Bond Sinking and Interest		29,359	
Cash and Investments - Restricted - Bond Reserve		-	
Taxes Receivable		1,289	
Interest Receivable (estimate)			
Due from Lake County			
Total Current Assets			\$ 376,608

Total Assets			<u>\$ 376,608</u>
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LIABILITIES

Current Liabilities

Retainage Payable		17,457	
Accrued Interest Payable			
Deferred Tax Revenue		1,283	
Total Current Liabilities			\$ 18,740

Total Liabilities			<u>18,740</u>
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FUND BALANCE

Restricted		357,868	
Total Fund Balance			357,868

Total Fund Balance and Liabilities			<u>\$ 376,608</u>
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Commissioner Holley motion to approve the Polson Redevelopment Agency annual financial report. Commissioner McDonald second. Commission discussion: Commissioner McDonald asked if all the bills had been paid. Finance Officer O'Sullivan answered the Wayfinding Signs, and the road by Sacajawea Park funding has been allocated. Public comment: none **VOTE: Unanimous Motion carried**

2027 GOLF FEE SCHEDULE (07:05:55) Patrick Nowlen, Golf Superintendent, presented this agenda item along with Cameron Milton, Links Management. This is The Commission is being asked to approve a resolution to adopt the 2027 schedule fees for the Golf Department for annual fees charged for Polson Bay Golf Course. Mr. Nowlen then turned the presentation over to Mr. Milton. This is an annual fee so that the golf course remains affordable. The increase is 3% . The Golf Advisory Board has approved the fee schedule for 2027. The season passes will go on sale October 1st if the fee schedule is approved. Commissioner McDonald questioned the punch pass rate. Mr. Milton explained that there is a multi-tier fee structure; season pass, Peak season green fee, if the punch cards increase it will go up the first of the fiscal year. Commissioner McDonald asked about the fee increase for golfers 80 years of age. Mr. Milton answered yes, the 3% increase is across the board. **Commissioner Ruggless motion to approve the resolution to adopt the 2027 Golf Schedule. Commissioner Rehard second.** Commission discussion: none Public comment: none **VOTE: Unanimous Motion carried**

2027 CHARITABLE GOLF PASSES (07:15:30) Patrick Nowlen, Golf Superintendent, presented this agenda item. This is a fun agenda item. The Golf Department gives stuff away. There are 6 season golf passes that are given away each year to non-profit community-oriented organizations. This allows the

organizations to raise funds. This year there were more applicants than passes. The impact of giving away 6 season passes impact the golf course \$5,500.00. The hope is that there is \$10,000.00 raised from these organizations. The applications must be in by September 1st and the Golf Advisory Board reviews the applications and makes a recommendation to the Commission. This year the recommendation is 2 passes to the Mission Valley Junior Golf Association, 2 passes to the Polson Rotary, and 2 passes to the Polson Police Foundation. Commissioner Ruggless asked how the organizations were chosen. Mr. Nowlen answered that one of the requests came from an organization that is not a registered 5013-C with the State of Montana. **Commissioner Rehard motion to award the 2027 golf charitable season passes to community non-profits in the following manner. Two passes to the Mission Valley Junior Golf Association. Two passes to the Polson Rotary and two passes to the Polson Police Foundation. Commissioner Ruggless second. Mayor Dever recused herself from voting due to her affiliation with the Polson Rotary. Commission discussion: none Public comment: none VOTE: Unanimous Motion carried**

RESOLUTION 2026-TBD, A RESOLUTION OF DISSOLUTION OF SPECIAL IMPROVEMENT DISTRICT 42 AND RESOLUTION TO RETURN FUNDS (07:24:43)

Finance Officer Jodi O'Sullivan and City Attorney David Michie presented this agenda item. City Attorney David Michie explained that the first resolution is to close Special Improvement District 42. The second resolution will transfer funds to the property owners who paid into the Special Improvement District 42. The first resolution will transfer the monies into a revolving fund. This will bring the city into compliance with state law. The second resolution has a discretionary aspect to it. Finance Officer Jodi O'Sullivan commented that the refund checks would be issued in the next couple of months after a final review of who the property owners are. Commissioner Rehard asks about the Bond Ordinance that was issued in 2010 and the initial \$37,000.00. Commissioner Holley asks about the property owned by Montana Rail Link located on 6th Avenue West. Finance Officer Jodi O'Sullivan answered that she will look into that. The funds will be distributed at ½ of the last year's assessment. Mayor Dever clarifies that with 2 resolutions will there need to be 2 votes? City Attorney David Michie answers that is correct, 2 motions and 2 votes. **Commissioner Pardini motion to dissolve the Special Improvement District 42. Commissioner McDonald second. VOTE: Unanimous Motion carried. Commissioner Pardini motion to table the second resolution to return funds until the second meeting in October. Commissioner Rehard second. Commission discussion: Commissioner Rehard asked for the cost to the city for wrapping this up. Commissioner Pardini commented that she would like to see a plan so that this doesn't happen again. It's public relations. Public comment: none VOTE: Unanimous Motion carried**

COMMISSIONERS COMMENTS ON MATTERS NOT ON THE AGENDA (07:37:50)

Commissioner Holley commented on Skate Jam that was held last weekend. It was cool to watch some of the tricks contestant did. Mayor Dever welcomed Interim City Manager George Simpson back after his procedure.

ADJOURN (07:39:34 PM)- Commissioner Ruggless motion to adjourn. Commissioner Rehard second. VOTE: Unanimous Motion carried.

ADJOURN 7:40 p.m.

ATTEST: _____

Mayor Laura Dever

Cora E. Pritt, City Clerk

CITY OF POLSON CITY COMMISSION AGENDA ITEM SUMMARY

Agenda Item No.: 7_(Motion) This agenda item requests the City Commission consider, for approval, conditional approval or denial of the preliminary plat application for Southern Slope Subdivision, a 90-lot phased major subdivision, together with attached findings of fact and conditions of preliminary plat approval.

Meeting Date: **October 5, 2026, 6:00 p.m.**

Staff Contact: Rob Edington, Community Development Director

Phone and Email: 406-883-8213 | cityplanner@cityofpolson.com

AGENDA ITEM SUMMARY: This agenda item requests the City Commission consider, for approval, conditional approval, or denial of the preliminary plat application for Southern Slope Subdivision, a 90-lot phased major subdivision, together with the findings and conditions contained in the attached Staff Report.

BACKGROUND: Geoplant LLC, represented by Joel Nelson, on behalf of OTB Development, LLC, represented by Tracy Yost and Park Schara, is proposing Southern Slope Subdivision, a phased major subdivision consisting of 90 residential lots in three phases within the Low Density Residential Zoning District (LRZD). The approximately 56.49-acre property is located west of Skyline Drive off Skyview Lane and is legally described as the Remainder of Loves Mission View, also known as Amended Tract A of COS 6886, located in Sections 10 and 15, Township 22 North, Range 20 West.

A detailed Staff Report describing the application, applicable requirements, staff findings, recommended conditions, and supporting documentation will be attached to the final Agenda Item Summary once published.

APPLICABLE REVIEW PROCEDURE: The applicant has requested expedited subdivision review pursuant to **§76-3-623, Montana Code Annotated (MCA.)** Under the expedited review process, the subdivision is exempt from preparation of an environmental assessment under §76-3-603, MCA, and from review of the primary criteria identified in §76-3-608(3)(a), MCA.

The City Commission's review is focused on whether the proposed subdivision complies with applicable zoning regulations, subdivision design standards and other applicable subdivision regulations, and adopted ordinances and regulations governing the onsite development of or extension to public infrastructure. Specifically, §76-3-623, MCA states, *“the governing body shall... approve the application [expedited subdivision] unless public comment or other information demonstrates the application does not comply with adopted zoning regulations, design standards, and other requirements of subdivision regulations adopted pursuant to §76-3-504 MCA, including any criteria for granting variances or deviations from subdivision regulations adopted pursuant to §76-3-504 MCA; or adopted ordinances or regulations for... extension to public infrastructure.”*

PHASED DEVELOPMENT: Southern Slope Subdivision is proposed as a three-phase development and is also subject to the phased-development requirements of §76-3-617, MCA. The proposed phasing, improvements associated with each phase, and schedule for submission of final plats are described in the attached Staff Report and preliminary plat materials. Final plat approval for each phase will remain subject to the applicable requirements of the Montana Subdivision and Platting Act and the conditions of preliminary plat approval.

STAFF REVIEW AND RECOMMENDATION: Staff has evaluated the subdivision application for compliance with the applicable zoning requirements, subdivision regulations and design standards, public infrastructure requirements, and statutory requirements governing expedited subdivision review.

The Staff Report has provided a recommendation of conditional approval with supporting evidence, proposed findings, and recommended conditions for Commission considerations. Recommended conditions will be intended to ensure that the subdivision is completed in accordance with the approved application and applicable requirements of state law.

PUBLIC NOTICE AND COMMENT: A public hearing before the Polson City Commission is required for the expedited subdivision review. Notice of the hearing is being provided in accordance with applicable Montana law. Written comments received prior to the Commission meeting will be provided to the City Commission and included in the public record. Oral testimony will also be accepted during the public hearing.

Because this application is being reviewed under the expedited process of §76-3-623, MCA, staff will identify whether public testimony or other information demonstrates noncompliance with an applicable zoning regulation, subdivision requirement, design standard, or public infrastructure requirement relevant to the Commission's decision.

SUGGESTED MOTION: *I MOVE TO APPROVE/CONDITIONALLY APPROVE/DENY (choose one) THE PRELIMINARY PLAT OF SOUTHERN SLOPE SUBDIVISION, A 90-LOT PHASED MAJOR SUBDIVISION, SUBJECT TO THE FINDINGS OF FACT AND CONDITIONS OF APPROVAL CONTAINED IN THE STAFF REPORT.*

ATTACHMENTS

1. Staff Report, including findings, and recommended conditions
2. Public Hearing Notice and proof of publication
3. Preliminary Plat and Phasing Plan
4. Applicable supporting plans and technical documents
5. Written public comments (none)

POLSON CITY COMMISSION MAJOR SUBDIVISION STAFF REPORT

I. INTRODUCTION

PUBLIC HEARING: October 5, 2026, 5:30 p.m.
GOVERNING BODY REVIEW: October 5, 2026, 6:00 p.m.
LOCATION: Polson City Hall, 106 1st Street East
APPLICATION: **Southern Slope Subdivision**
 90 single-family residential lots in three (3) phases
 Major subdivision – Expedited review – Phased development
APPLICANT / OWNER: OTB Development, LLC
 Tracy Yost and Park Schara
AGENT/PROJECT PLANNER: Geoplant LLC — Joel Nelson
SURVEYOR: Duffey Land Surveying — Jack Duffey
CIVIL ENGINEER: Evensen Engineering & Consulting — Andy Evensen, PE
DEVELOPMENT ADVISOR: ENDEV Development Services — John Looper
TRANSPORTATION ENGINEER: Abelin Traffic Services — Robert L. Abelin, PE
GEOTECHNICAL ENGINEER: Alpine Geotechnical, LLC — Kagan Rutz, PE
CIVIL ENGINEER (ADD’L): Evensen Engineering & Consulting — Scott Pfahler, PE
REPORT DATE: October 1, 2026

APPLICABLE REGULATIONS	PUBLIC NOTICE	PUBLIC COMMENTS
Polson Municipal Code (PMC); <i>City of Polson Standards for Design and Construction</i> ; Montana Subdivision and Platting Act (MSPA); Montana Code Annotated (MCA) applicable sanitation requirements	The Lake County Leader published the hearing notice on September 17 and 24, 2026 and landowners within 150 feet were notified by certified mailing. (<i>Presentation Packet</i>)	No public comments have been received as of this report. Written comments and public testimony received for the October 5 hearing will be included in the decision record.

II. PROPOSAL SUMMARY

PROPOSED DEVELOPMENT

OTB Development, LLC, represented by Tracy Yost and Park Schara, is proposing Southern Slope Subdivision, a major subdivision creating 90 residential lots in three phases within Low Density Residential Zoning District (LRZD) of the City of Polson. Joel Nelson of Geoplant LLC is acting as the applicant’s agent.

The proposal includes extension of municipal water and sewers, public streets, pedestrian routes, drainage facilities, and public park to be dedicated to the City and maintained by the Landowners Association. The approximately 56.49-acre property is west of Skyline Drive off Skyview Lane. The application identifies it as the Remainder of Loves Mission View, also known as Amended Tract A of

COS 6886, in Sections 10 and 15, Township 22 North, Range 20 West. (*Application Sections 1, 3 and 5; proposed covenants.*)

PHASING PLAN AND PROPOSED SCHEDULE

Southern Slope Subdivision is proposed to be developed and platted in three phases over seven years. The preliminary plat covers the entire subdivision, and the phasing plan identifies each phase and its projected submission schedule. Each phase is proposed to function independently without relying upon future phases. (*Application Sections 2 and 3; MCA 76-3-617; PMC 6.06.960*)

Phase	Residential lots	Lot Count	Projected final-plat submission
I	12–52	41	Late 2027 to early 2028 (within 2 years)
II	53–84 and 89–90	34	2031 (±5 years from preliminary plat)
III	1–11 and 85–88	15	2033 (±7 years from preliminary plat)
Total	1–90	90	Three sequential phases

III. BACKGROUND

APPLICATION AND PROPERTY HISTORY

The approximately 56.49-acre property is west of Skyline Drive off Skyview Lane on the south end of Polson. Surrounding properties within the vicinity are predominately residential or undeveloped and zoned Low Density Residential Zoning District (LRZD). The property to the south outside of city limits is zoned Rural Residential Zoning District (RRZD). A previous 49-lot version of Southern Slope subdivision originally obtained preliminary plat approval in 2007 with conditions of approval and was jointly proposed in 2005 with neighboring Skyview Subdivision to the west coordinating roads and some services, but was a separate proposal. Skyview Subdivision obtained final plat approval in 2009, while Southern Slope received several extensions but formally expired on October 1, 2017 without obtaining final plat. (*Application materials, vicinity map, and City Commission Meeting Minutes*)

The preliminary plat application, supporting information and application fees were submitted on May 15, 2026 along with supplemental information on August 4, 2026. Staff determined the application sufficient and qualified for expedited review on August 25, 2026 with a 35-working day review ending October 15, 2026. Review is governed by regulations in effect on that date. (*Application materials; staff-confirmed date; PMC 6.06.240; PMC 6.06.710; MCA 76-3-604(9); MCA 76-3-623.*)

APPLICATION TIMELINE

- Pre-application meeting – June 18, 2025
- Preliminary Plat Application submittals – May 15, 2026 and August 4, 2026
- Sufficiency Review – June 11 and August 24, 2026
- Public noticing – September 17 and 24, 2026
- Public hearing and governing body review – October 5, 2026

EXPEDITED REVIEW

The application requests expedited review pursuant to MCA 76-3-623 and PMC 6.06.710. Southern Slope is located within Polson city limits, subject to the 2016 Growth Policy and municipal zoning, and

proposes extension of public water and sewer. Eligibility also requires compliance with adopted zoning, subdivision and infrastructure standards. The subdivision is exempt from preparation of an environmental assessment under MCA 76-3-603 and review of the primary subdivision review criteria identified in MCA 76-3-608(3)(a); survey, access, and park requirements remain applicable. (*Sections 1–3 and 11; PMC 6.06.710; MCA 76-3-623(2)–(3), (8).*)

The Commission must approve the application unless public comment or other information demonstrates noncompliance with adopted zoning, subdivision design standards or other applicable subdivision requirements, including criteria for variances or deviations, or adopted requirements for onsite public infrastructure or its extension. (*MCA 76-3-623(5)(c).*)

The Commission may, with the agreement of the applicant, grant one extension of the 35 working days (45 working days with a variance request) review period not to exceed 180 days; and adopt conditions of approval only to ensure an approved subdivision application is completed in accordance with the approved application and any applicable sanitation requirements. (*MCA 76-3-623(5)–(6).*)

GROWTH POLICY

The Growth Policy guides subdivision review. Any denial or condition must have a basis beyond the Growth Policy, and findings must identify the applicable requirements and supporting evidence. (*MCA 76-1-605(2); MCA 76-3-608(10); MCA 76-3-623(8).*)

PHASED DEVELOPMENT REVIEW

When a subdivision application is proposed in phases, the governing body shall review the overall preliminary plat and a phasing plan identifying the lots, required improvements and proposed final-plat schedule for each phase. (*PMC 6.06.960(3); MCA 76-3-617(1).*)

Each phase must have functional access, pedestrian facilities, fire protection, water, sewer and drainage. Later phases may use improvements completed in earlier phases, but no phase may depend on future construction to function. Review must also address whether expected changes in the surrounding area would affect the preliminary-plat evaluation and whether the phase schedule would disrupt public facilities or services. (*PMC 6.06.960(3)(b),(4).*)

FINAL PLAT AND CONSTRUCTION APPROVALS

Preliminary plat approval establishes the approved subdivision layout, phasing plan and conditions of subdivision approval. Each phase's final plat must comply with those conditions and applicable subdivision requirements. Separate construction and sanitation approvals remain required at the applicable stages. (*PMC 6.05.030–.040; MCA 76-3-611(1); MCA 75-6-112(1); MCA 76-4-121.*)

Required improvements generally must be completed before final-plat approval. For unfinished public improvements, the subdivider may elect to provide a bond or other reasonable security on terms satisfactory to the City. The City may require certain improvements to be completed first to protect public health and safety. Additional water and sewer completion requirements apply if subdivision capacity was approved under a development plan pursuant to MCA 75-6-130. (*PMC 6.05.050–.080; MCA 76-3-507(1)–(5).*)

IV. STAFF ANALYSIS AND RECOMMENDATIONS

ZONING AND SUBDIVISION STANDARDS FOR LOT DESIGN

Single-family and two-family dwellings are permitted in the Low Density Residential Zoning District (LRZD). The specification standards of the LRZD require a minimum 7,000-square-foot lot, 50-foot front

width, 30-foot front setback, 5-foot side setback, 15-foot rear setback, and 35-foot maximum building height. Maximum lot coverage is limited to 40%, with additional limits on hillside development with lots having an average slope above 8%. For lots within the LRZD with an average slope of 9–35%, coverage is 20% with slight to moderate soil erosion hazard and 15% with severe hazard. An exception within hillside development allows the maximum allowed lot coverage percentage to be that of the zoning district (40%) if a runoff management plan meeting the specification requirements of PMC 6.04.020 and *City of Polson Standards of Design and Construction* is submitted and a licensed engineer (or architect) certifies the development adequately addresses all safety, slope stability and erosion control concerns.

The subdivision standards within the Polson Municipal Code also require minimum lot sizes in accordance with the specification and performance standards of zoning district in addition to a buildable area at least 2,500 square feet in size outside of setbacks on slopes no greater than 35%, subject to the additional requirements for slopes above 30%, that can be reasonably developed with the proposed use; accessible by a 12-foot wide driveway with a maximum grade of 12%, and a maximum 5% slope for the initial 20 feet when accessing a collector or arterial road. The buildable area must also meet groundwater requirements. (*Application Narrative, Section 2, 4, 4(a) and 15; PMC 6.02.200, Tables 2.2–2.3; PMC 6.04.040; PMC 6.06.820.*)

ZONING CONFORMANCE, BUILDABLE AREA, SLOPES, LOT COVERAGE AND DRIVEWAY ACCESS

The application shows proposed lots ranging from approximately 7,250 to 85,050 square feet, with a potential buildable area and driveway location for each lot. The layout illustrates approximately 2,500-square-foot buildable areas and 12-foot-wide driveways with grades no greater than 12%. More detailed plans address the more challenging Lots 8, 12, 31 and 33. These plans support preliminary review of lot development and access. (*Application Narrative, Sections 2, 4 and 4(a); PMC 6.02.200; PMC 6.06.820.*)

The application also includes a sealed (stamped) engineering memorandum addressing hillside development, lot coverage, runoff, slope stability and erosion. It concludes that lots with slopes greater than 8% could qualify for the hillside development exception allowing for up to 40% maximum lot coverage. The memorandum includes average-slope and coverage calculations for lots smaller than 15,000 square feet and relies on the drainage plan, geotechnical investigation and construction erosion controls. Eligibility for the exception remains subject to the requirements of PMC 6.04.040(1)(b). (*Application Narrative, Sections 4, 4(a) and 15; PMC 6.04.040.*)

Lot 49 lists an area of 7,247 square feet with 41.4% of coverage assuming 3,000 square-foot of buildable area. The memorandum's assumed 3,000-square-foot development area exceeds the minimum 2,500 square feet, allowing an estimated 2,898 square feet of impervious surface coverage at 40% coverage. The individual site plans and house designs will not be reviewed until they are submitted during zoning conformance and building code review. The required buildable area is distinct from a proposed house footprint and only demonstrates that the lot can potentially be developed in compliance with the adopted zoning and subdivision regulations. (*Application Narrative, Section 2, 4, 4(a), and 15; PMC 6.02.200, PMC 6.04.040(1)(b), PMC 6.06.820.*)

BLOCKS AND STREET CONNECTIONS

PMC 6.06.850(1)–(2) requires consideration of safe circulation and topography and limits block length to 1,600 feet unless compliance is impractical. Staff reviewed the four proposed lengths of 2,024.70, 1,665.64, 1,659.63 and 1,972.90 feet and finds compliance impractical because of the topographic

layout and significant slopes throughout the subdivision. Staff recommends accepting these lengths under PMC 6.06.850(2). (*Application Narrative, Sections 2 and 11; PMC 6.06.850(1)–(2).*)

ROADS TRAFFIC AND PEDESTRIAN ACCESS

All lots or parcels within a development shall have safe access to a dedicated street or road that complies with the City of Polson Standards for Design and Construction. The application includes construction plans prepared by a civil engineer for roads with a maximum design grade of 8%. Construction drawings must meet the applicable City road, drainage and access standards. (*Application Narrative and Section 11, 15 and 16; City of Polson Standards of Design and Construction; PMC 6.04.230–.240; PMC 6.06.830.*)

Where a subdivision is anticipated to generate 300 or more ADT (Average Daily Trips) when accessed from an arterial or collector street (or road), the subdivider shall submit along with the preliminary plat application a multi-modal traffic impact study to gauge the impacts of development on transportation facilities, safety and traffic flow. The application materials include a traffic study from a transportation engineer estimating 849 daily trips at full development and recommends sight-distance and warning-sign measures. Those recommendations are reviewed under PMC 6.06.840(4) and carried into construction plans as approved. (*Application Sections 11 and 16; PMC 6.06.840*)

The plans provide pedestrian routes and phased park access. PMC 6.04.260 requires safe routes to the development boundaries, at least five feet wide for pedestrians or nine feet where shared with bicycles. Routes serving a phase must function without later-phase construction. (*Sections 3 and 11; PMC 6.04.260; PMC 6.06.960(3)(b).*)

MUNICIPAL WATER SEWER AND SANITATION

The project proposes extensions of municipal water and sewer. On July 14, 2025, the City Engineer provided a letter of willing to service in principle but does not guarantee capacity. It anticipates an adequate-capacity letter after City and DEQ approval of final plans, specifications and the design report, and expires July 14, 2028. (*Application Section 7; PMC 6.04.200.*)

The wastewater report proposes grinder pumps and force mains through the Skyview lift-station system, with average demand of about 27,000 gallons per day and a peak of 65 gallons per minute. These are design estimates, not reserved capacity. (*Application Section 14, 3 and 11; PMC 6.06.950.*)

The City Engineer's letter requires final plans, specifications and a design report before an adequate-capacity letter. Each final plat must also have the applicable sanitation approval or documented exemption. Municipal service alone does not establish an exemption. (*Application Section 7; MCA 76-4-122, -125 and -127.*)

Public water and sewer plans require approval before construction under MCA 75-6-112. Conditions 04 and 05 implement the proposed systems and applicable sanitation requirements.

DRAINAGE GRADING AND FLOODPLAIN

Phase I provides shared swales, ponds, culverts, maintenance access and easements, including facilities on later-phase land. Phase II adds the Road C culverts. Phase III completes the remaining drainage. (*Application Section 3, 12 and 15; PMC 6.04.020; PMC 6.06.960.*)

Construction erosion controls apply to the full disturbed area. Early facilities require construction and maintenance rights when used, regardless of the phase containing the land. Conditions 8, 9 and 11 implement the drainage and maintenance plans. (*Application Sections 3, 9 and 12; PMC 6.04.020; PMC 6.06.950–.960.*)

The floodplain information places the site outside mapped Special Flood Hazard Areas and identifies Zones X and D. Local runoff, drainage and groundwater conditions must still be addressed in the site design. (*Application Section 17; PMC 6.04.080; PMC 6.06.810–.820.*)

FIRE PROTECTION

The Fire Department requires operational hydrants and approved apparatus access before combustible construction, with turnarounds and road geometry suitable for its equipment. Final hydrant placement and road profiles require Fire Department review. (*Section 3, 7 and 11; Condition 6.*)

PARK DEDICATION

The applicant proposes dedicating the 3.89-acre park in the southwest corner of the subdivision to the City with Phase I. The park would be open to the public and maintained by the Landowners Association. (*Application Section 5 and Section 9, Article V.*)

PMC 6.04.290(3) requires consideration of usable size, topography, safe access, proximity to lots, recreation needs, maintenance and public value. Phase I provides access through Roads E and C and a gravel route to the park. (*Application Sections 3 and 5; PMC 6.04.290(3)-(4); MCA 76-3-621(4).*)

Condition 10 implements the land dedication if accepted. The applicant retains the option to choose cash under MCA 76-3-621(4). The decision must identify the accepted land and credited area.

OWNERSHIP AND MAINTENANCE

Article V of the draft CC&Rs assigns maintenance, repair and replacement of the park, paths, drainage facilities, maintenance access and other common improvements to the Landowners Association at its expense. The bylaws authorize the association to manage the facilities, hire contractors and collect assessments. (*Application Section 9 and 10.*)

The street provisions request City maintenance but also offer association snow removal and a possible maintenance district. The decision must select responsibilities from the approved proposal; dedication alone does not establish City maintenance. Covenant review is limited to provisions directly and materially affecting an approval condition, unless another law provides authority. (*Application Section 9 and 10.; PMC 6.05.090–.110; PMC 6.06.270; MCA 76-3-604(10).*)

INDEPENDENT PHASE OPERATION

Phase I

Phase I completes Road B/Skyview Lane between existing Skyview Lane and Skyline Drive, with utilities for Lots 12–52. It provides interim gravel Road E and a hammerhead, mail facilities, park access, shared drainage and rights on later-phase land. (*Application Section 3*)

Phases II and III

Phase II completes Road C, Road D between B and C, full Road E, associated utilities, culverts and mail facilities, including service to Lots 89–90. Phase III completes Road A, southern Road D and its cul-de-sac, remaining utilities and Lot 85 drainage. (*Application Section 3*)

Staff evaluation

This sequence places the facilities needed by each phase in that phase or an earlier one, including shared facilities on land platted later. It addresses independent operation under PMC 6.06.960(3)(b). No specific dependence on unbuilt later-phase improvements has been identified

in this review. Construction approvals remain required under Conditions 04–06. (*Application Section 3*)

Staff recommends the submission schedule in Section II. PMC 6.06.960(2)(d) presumes recording within 20 years for a subdivision of this size; MCA 76-3-617(3) requires action on all phases within 20 years. The decision must state the approval period. Later-phase review is subject to MCA 76-3-617 and the controlling expedited-review limits in MCA 76-3-623(8)(b).

PROPERTY RIGHTS IRRIGATION AND OTHER SERVICES

Section 3 proposes relocating the Tract B water service and easement through consultation during construction. (*Section 3; MCA 76-3-623(8).*)

The applicant reports no known appurtenant irrigation rights, current irrigation or FIIP operation and maintenance assessments. Irrigation is not proposed. This statement concerns the property, not the City's water-supply rights. (*Application Narrative and Section 18; PMC 6.06.890–.910.*)

The phasing plan identifies dry-utility and mail improvements. Mail locations, street names, addresses and the school-bus proposal require the approvals applicable to final plat filing. Underground utility connections must be coordinated with street construction. (*Application Section 3 and 7; PMC 6.04.210; PMC 6.06.860-880.*)

CSKT's March 24 email reports historically significant features in the area and anticipates further review. It does not identify the features or provide a final determination. PMC 6.06.940 requires identification of known or suspected resources and proposed protection unless the administrator finds the provision inapplicable. Compliance must be evaluated under that standard. (*Application Section 7; MCA 76-3-623(5)(c).*)

V. PROPOSED FINDINGS OF FACT AND CONCLUSIONS OF REGULATIONS

Proposed findings follow. The Commission must resolve the identified compliance questions on the hearing record before adopting a decision.

1. **Application.** OTB Development, LLC requests approval of 90 single-family residential lots in three phases, including the overall preliminary plat and Phase I. Geoplant LLC is the applicant's agent. (*Application Section 1, 2 and 3*)
2. **Location and property.** The application identifies approximately 56.49 acres west of Skyline Drive off Skyview Lane, in the LRZD, as the Remainder of Loves Mission View, also known as Amended Tract A of COS 6886. (*Application Section 1, 2, and 8*)
3. **Review history.** The application, accompanied by a May 8 cover letter, was submitted May 15, 2026 supplemented by additional information on August 4. The City determined the application sufficient on August 25, 2026 and qualified for the Expedited procedure. The hearing is scheduled for October 5, 2026 at 5:30 p.m. (*Application correspondence; staff-confirmed sufficiency date; hearing notice.*)
4. **Expedited procedure.** The site is within Polson, which has an adopted Growth Policy and zoning. Public infrastructure extensions are proposed. Approval is required unless the record demonstrates noncompliance with adopted zoning, subdivision or infrastructure standards. (*Sections 1-3 and 11; MCA 76-3-623(3), (5)(c).*)

5. **Zoning use.** The proposed single-family residential use is permitted in the LRZD. Lot design and later construction remain subject to the district's dimensional standards and applicable hillside provisions. This finding does not approve individual site plans or house designs. (*PMC 6.02.200; PMC 6.04.040; Application Section 2 and 4(a).*)
6. **Buildable areas.** Application Section 4(a) depicts building areas and driveways, with detailed concepts for Lots 8, 12, 31 and 33. An licensed engineer has supplied a hillside certification. The 2,500-square-foot minimum applies to potential buildable area. Coverage treatment for the reported 8–9% slopes remains an administrator determination. (*Application Section 4; PMC 6.04.040; PMC 6.06.820(3)–(5).*)
7. **Lot 49 coverage.** Lot 49 lists an area of 7,247 square feet with 41.4% of coverage assuming 3,000 square-foot of buildable area. The memorandum's assumed 3,000-square-foot development area exceeds the minimum 2,500 square feet, allowing an estimated 2,898 square feet of impervious surface coverage at 40% coverage. (*Application Section 4 and 5; PMC 6.02.200; PMC 6.07.040.*)
8. **Blocks.** The four proposed lengths exceed 1,600 feet. Staff finds compliance impractical because of the subdivision's topographic layout and significant slopes and recommends accepting these lengths under PMC 6.06.850(2). (*Application Narrative; PMC 6.06.850(1)–(2).*)
9. **Road design.** All lots or parcels within a development shall have safe access to a dedicated street or road that complies with the *City of Polson Standards for Design and Construction*. The application includes construction plans prepared by a civil engineer for roads with a maximum design grade of 8%. Construction drawings must meet the applicable City road, drainage and access standards. (*Application Narrative and Section 11, 15 and 16; City of Polson Standards of Design and Construction; PMC 6.04.230–.240; PMC 6.06.830.*)
10. **Traffic.** The subdivision is anticipated to generate 300 or more ADT (Average Daily Trips). The application materials include a traffic study from a transportation engineer estimating 849 daily trips at full development and recommends sight-distance and warning-sign measures. Those recommendations are reviewed under PMC 6.06.840(4) and carried into construction plans as approved. (*Application Sections 11 and 16; PMC 6.06.840*)
11. **Water, sewer and drainage.** Extension of municipal water and sewer is proposed. The service letter from the City Engineer requires final design and approval before capacity confirmation and does not reserve capacity. The application includes design reports for water, sewer and drainage. All proposed water, sewer and drainage facilities are subject to *City of Polson Standards for Design and Construction* and require prior approval from the City Engineer prior to construction. (*Application Narrative and Section 7, 12, 13, 14 and 15; MCA 75-6-112; MCA 76-4-122, -125 and -127.*)
12. **Fire.** The Fire Department requires operational hydrants and apparatus access before combustible construction. (*Application Section 7 and 3; PMC 6.06.960.*)
13. **Park.** The proposed dedication is 3.89 acres with Phase I and is subject to parkland dedication requirements in MCA 76-3-621. (*Application Section 5; PMC 6.04.290(1), (3)–(4); MCA 76-3-621(1), (4).*)

14. **Maintenance.** The covenants assign park, path, drainage and other common-facility maintenance to the association, funded by assessments. Street-maintenance alternatives require a decision. (*Application Section 9 and 10; PMC 6.06.270; MCA 76-3-604(10).*)
15. **Phase operation.** The allocation is 41, 34 and 15 lots; Lots 89–90 are in Phase II. Section 3 provides each phase's roads, utilities, drainage and park access before reliance on them, using earlier facilities where needed. The proposed sequence addresses independent operation. (*Application Section 3; PMC 6.06.960(3)(b), (4).*)
16. **Schedule.** The application proposes a phased timeline of late 2027 to early 2028, 2031 and 2033. The Commission must state the approval period and any separate recording deadline. (*Application Section 3; PMC 6.06.960; MCA 76-3-610 and -617.*)
17. **Irrigation and property rights.** No irrigation is proposed. The Tract B service relocation requires existing rights to be respected. Any adjoining-property encroachment must satisfy MCA 76-3-608(8) before approval. (*Application Section 18 and 3.*)
18. **Conditions.** Conditions implement the approved application and applicable sanitation requirements within MCA 76-3-623(6)(b). Separate permits remain required, and MCA 76-3-507 preserves public-improvement security subject to its exceptions.

VI. RECOMMENDED CONDITIONS OF APPROVAL

These recommended conditions of approval are intended to implement an application approved by the Commission. Separate permit and code requirements apply at their stated stages. (*MCA 76-3-623(6)(b).*)

1. COORDINATED PLANS

Construction drawings and each final plat shall conform to the approved lot boundaries, phase allocation, road profiles and phasing plan. (*Application Sections 2, 3, 11, 12, 13 and 14; MCA 76-3-623(6)(b).*)

2. PHASE SCHEDULE

Submit phase final plats sequentially under the schedule accepted by the Commission and within the approval period and any separate deadlines stated in its decision. Changes to phase boundaries or the final-plat schedule require additional Commission review and approval. For phases submitted more than five years after preliminary approval, provide the advance notice and undergo the procedures required by MCA 76-3-617(4), applied consistently with MCA 76-3-623. (*Application Section 3; PMC 6.06.960.*)

3. PHASE IMPROVEMENTS

Provide the roads, utilities, fire facilities, drainage, pedestrian routes, mail facilities, park access and easements assigned to each phase in Application Section 3. Complete required improvements before final-plat approval. Facilities needed by a phase may not depend on unbuilt later improvements. (*Application Section 3; PMC 6.06.960(3)–(4); MCA 76-3-507.*)

4. FINAL ENGINEERING AND PERMITS

Before construction, the applicant is responsible for obtaining all necessary engineering approvals from the City Engineer in accordance with the *City of Polson Standards for Design and*

Construction implementing Application Sections 3 and 11 and the supporting design reports (Sections 12, 13, 14, 15 and 16). Obtain required public water and sewer approvals under MCA 75-6-112 before the affected work. Submit those approvals to the City. (*City of Polson Standards for Design and Construction, PMC 6.04.200; PMC 6.05.060; PMC 6.06.950.*)

5. **CAPACITY AND SANITATION**

Before each final-plat approval, provide the City's adequate-capacity confirmation for the proposed phase and cumulative demand, and the applicable sanitation approval(s) or documented exemption. Municipal certification, if used, must include adequate stormwater drainage. (*City of Polson Standards for Design and Construction; Application Section 7; MCA 76-4-122, -125 and -127.*)

6. **FIRE ACCESS AND WATER SUPPLY**

Before combustible construction, obtain Fire Department acceptance of operational hydrants and apparatus access serving the construction area, including turnarounds and road transitions. Maintain those facilities during construction. (*Application Section 7, 3 and 11.*)

7. **HILLSIDE DEVELOPMENT**

Implement the runoff and erosion controls supporting EECI's hillside certification. Before disturbance, the certification must cover the development using the proposed exception. For buildable areas averaging more than 25% slope, provide the required geotechnical analysis and suitability study before final plat and file the analysis with it. Construction must follow its recommendations and applicable coverage limits. (*Application Sections 4, 4(a), 12 and 15; PMC 6.04.040(1); PMC 6.06.820(3)–(5).*)

8. **DRAINAGE AND DISTURBANCE**

Implement the approved erosion controls before grading. Construct drainage and maintenance access in the sequence specified in Application Section 3 and Condition 14. Record the associated easements with the affected plat and provide rights before earlier use. Submit the drainage operation, maintenance and funding documents described in Article V of the covenants. The applicant is responsible for obtaining all necessary approvals from the Montana DEQ and/or EPA (*City of Polson Standards for Design and Construction; Application Sections 3, 9 and 12; PMC 6.04.020; PMC 6.06.950–.960.*)

9. **EXISTING SERVICE AND EASEMENTS**

Implement the approved Tract B water-service relocation in consultation with the affected owner, with necessary rights and arrangements for service continuity before disturbance. Record the access, utility and drainage easements specified in Application Section 3 with the affected final plat. Any authorization required by MCA 76-3-608(8) must already be established before preliminary approval. (*Application Section 3; PMC 6.06.830(5); PMC 6.06.950.*)

10. **PARK DEDICATION**

Dedicate the park land accepted in the preliminary decision with the Phase I final plat. Show surveyed and credited areas and record the dedication, public access and association-maintenance obligations. Provide the required access improvements. (*Application Sections 3 and 5; PMC 6.04.290; MCA 76-3-621.*)

11. **MAINTENANCE AND FUNDING**

Form the Landowners Association and file or record the required instruments before or with the first final plat. Implement Article V's common-facility maintenance and assessment provisions and any required street responsibilities selected in the preliminary decision. Include maintenance access, funding and transition of control required by PMC 6.06.270(2). (*Application Sections 9 and 10.*)

12. **MAIL SERVICE ADDRESSES AND SCHOOL BUS SERVICE**

Before each phase final-plat approval, obtain City-assigned street names and lot addresses. Before final-plat filing, provide local postmaster approval of the phase's mail-service proposal and school-district administrator approval of the required bus-service proposal and construct the approved mail facilities. (*Application Section 3 and 7; PMC 6.06.860–.880.*)

13. **PEDESTRIAN FACILITIES AND UTILITY COORDINATION**

Provide the pedestrian and park-access routes shown in the approved plans for each phase, subject to Condition 14. Apply the pedestrian or shared-use width required by PMC 6.04.260. Coordinate underground utilities with street surfacing. (*Application Sections 3 and 11; PMC 6.04.210; PMC 6.06.960.*)

14. **FINAL PLAT EVIDENCE AND SECURITY**

Each final plat shall show compliance with the approved preliminary plat and conditions and include required survey instruments, easements, approvals and completion records. Identify any public improvements proposed for security. (*PMC article 5; PMC 6.06.290; MCA 76-3-611 and - 612.*)

The governing body shall require the subdivider to complete required improvements within the proposed subdivision prior to the approval of the final plat unless a provision for security requirements to ensure construction of public improvements is allowed under MCA 76-3-507(2). If capacity was approved under a development plan described in MCA 76-3-507(5), water and sewer improvements and the required DEQ letter must precede final-plat approval. Security does not replace permits or sanitation approval.

VII. RECOMMENDED ACTION

Staff recommends conditional approval of the Southern Slope overall preliminary plat and Phase I, based on the findings and subject to the conditions adopted by the Commission. Review is governed by MCA 76-3-623, Expedited Review, and MCA 76-3-617, Phased Development, and the applicable zoning, subdivision and infrastructure requirements of the Polson Municipal Code and *City of Polson Standards of Design and Construction*.

Notice of Public Hearing

Notice is hereby given that the Polson City Commission will on Monday, the 5th day of October 2026, at 5:30 p.m. in the Polson City Hall, 106 1st Street East, Polson, Montana, hold a public hearing for the purpose of a proposed phased major subdivision. Geoplant LLC, of PO Box 72, Polson, MT represented by Joel Nelson, on behalf of OTB Development, LLC, of 24 Stratford Drive, Kalispell, MT, represented by Tracy Yost and Park Schara, is proposing 'Southern Slope Subdivision', a major subdivision to create ninety residential lots in three (3) phases within the Low Density Residential Zoning District (LRZD) of the City of Polson. The 56.49-acre subject property is located west of Skyline Drive off Skyview Lane and is legally described as the Remainder of Loves Mission View, also known as Amended Tract A of COS 6886, located in Section 10 and 15 of Township 22 North, Range 20 West. The Polson City Commission will take public testimony and review the proposed major subdivision. Following public testimony, the City Commission will vote to approve, conditionally approve, or deny the proposed subdivision. This public notice is made pursuant to 76-3-605 MCA. All public comments, written or verbal, are encouraged.

Contact the Building and Planning Department at 106 1st Street East, Polson, Montana 59860; by email at cityplanner@cityofpolson.com; or call 406-883-8214 to obtain further information.

Contact the Polson City Clerk at Polson City Hall, 106 1st Street East, Polson, Montana, 59860; by email at cityclerk@cityofpolson.com; or call 406-883-8203 to request an accommodation.

Dated at Polson, Montana this 14th day of September, 2026.

**PUBLISHED IN THE LAKE
COUNTY LEADER ON SEP-
TEMBER 17TH AND 24TH 2026
MNAXLP**

AFFIDAVIT OF PUBLICATION
STATE OF MONTANA
COUNTY OF LAKE

KEELY CRAN, BEING DULY SWORN, DEPOSES AND SAYS: THAT SHE IS
THE LEGAL CLERK OF THE LAKE COUNTY LEADER, A WEEKLY
NEWSPAPER OF GENERAL CIRCULATION, PRINTED AND PUBLISHED IN, LAKE
COUNTY, MONTANA.

LEGAL ADVERTISEMENT WAS PRINTED AND PUBLISHED IN THE REGULAR AND
ENTIRE ISSUE OF SAID PAPER FOR (2) SUCCESSIVE WEEKS COMMENSING
ON THE 17th DAY OF September 2026

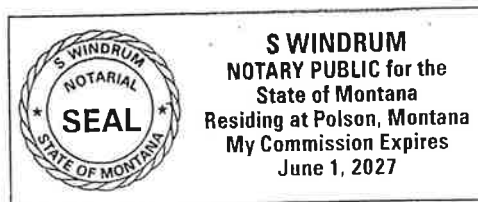
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SIGNED: Keely Cran DATE: 09/29/26
(KEELY CRAN)

SUBSCRIBED AND SWORN TO BEFORE ME THIS 24th DAY OF Sept., 2026

BY: Keely Cran
(NAME OF SIGNER)

S Windrum
(NOTARY SIGNATURE)



Polson City Commission Staff Report

South Slope Subdivision

*AS OF OCTOBER 1, 2026,
NO PUBLIC COMMENT
HAS BEEN RECEIVED BY
THE CITY*

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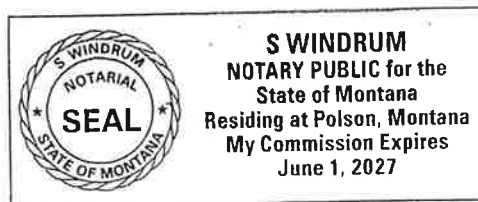
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(KEELY CRAN)

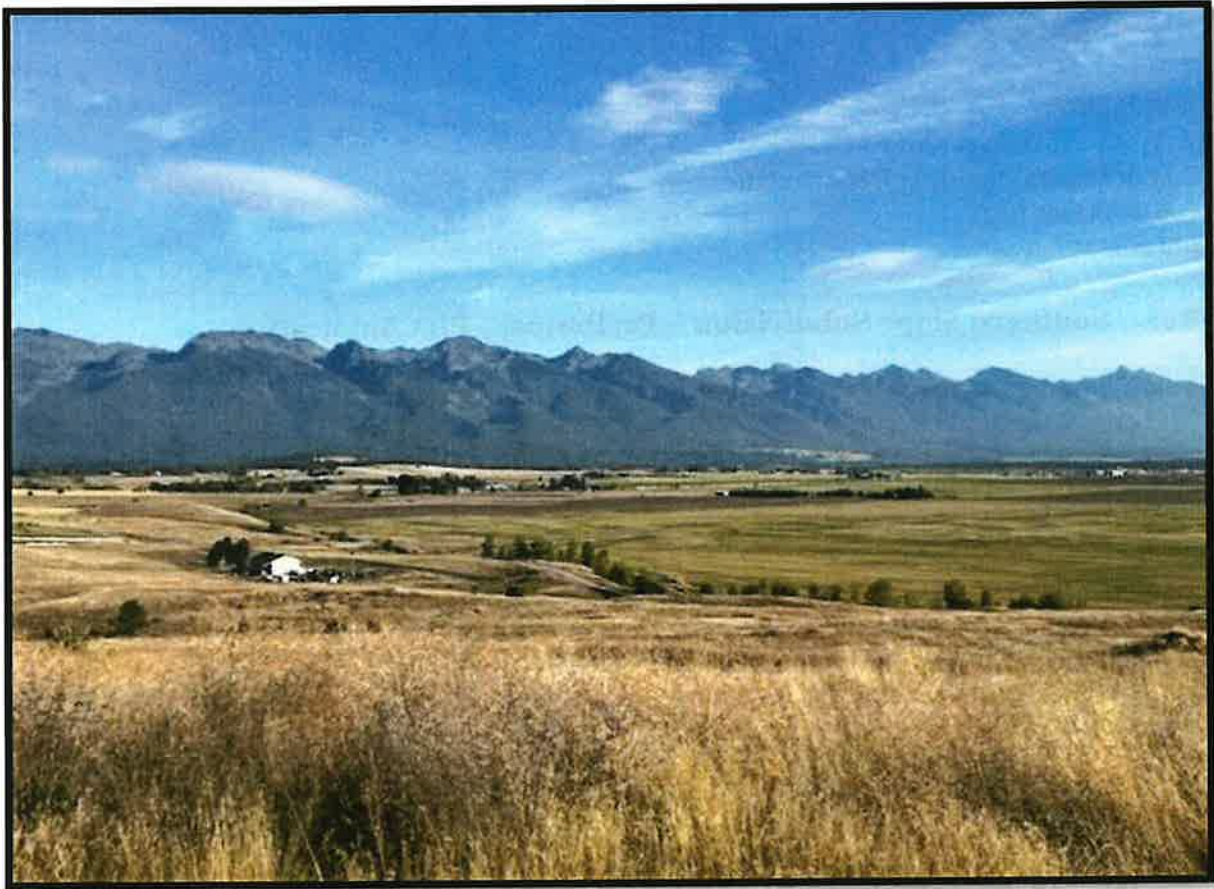
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BY: Keely Cran
(NAME OF SIGNER)

S Windrum
(NOTARY SIGNATURE)



Southern Slope Subdivision



A 90-lot Single-Family Residential Subdivision

City of Polson, Montana

Preliminary Plat Application

May 2026



Old Town Builders, LLC
Building Solutions



Bee's Bookkeeping



DUFFEY LAND SURVEYING
PO BOX 531 * POLSON, MT 59860
406-883-1727

ALPINE
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Land Use Planning Consultant

geopland.com

May 8, 2026

City of Polson Planning Department
106 1st Street East
Polson, MT 59860

Re: Southern Slope Subdivision – Preliminary Plat Application

Dear Planning Department,

Attached, please find the Major Subdivision Preliminary Plat Application and supporting materials for the proposed Southern Slope Subdivision. As proposed, the subdivision would create 90 lots for single-family residential purposes in accordance with the Low Density Residential Zoning District (LRZD), and a “Park” lot to be dedicated to the City of Polson and maintained by the Landowners Association.

Several noteworthy aspects of the proposed subdivision are as follows:

Expedited Review:

The subdividers request that the proposed subdivision be reviewed according to [76-3-623, MCA](#) and [Sec. 6.06.710](#) of the Polson Development Code (PDC). A such, the subdivision is exempt from (1) the preparation of an Environmental Assessment, and (2) review for impacts based on the criteria contained in [76-3-608\(3\)\(a\)](#), MCA (agriculture, agricultural water user facilities, local services, the natural environment, wildlife, wildlife habitat, and public health and safety).

The subdivision qualifies for the expedited review process because the proposed subdivision: (1) is within the Polson City Limits; (2) will be served by municipal water and sewer utilities; (3) complies with all adopted zoning, design standards and other adopted subdivision regulations; and (4) includes plans for the onsite development of or extension to public infrastructure in accordance with the current edition of the *City of Polson Standards for Design and Construction*.

Phasing:

Additionally, the subdivision is proposed as a “Phased Development” per to [76-3-617, MCA](#) and [Sec. 6.06.960](#) of the PDC. The Southern Slope Subdivision is proposed to be improved and platted in three phases over the next seven (7) years. The Phasing Plan is found in Section 3 of the submittal.

Parkland:

The Park Plan, which is intended to meet the parkland dedication requirements of [76-3-621, MCA](#) and [Sec. 6.04.290](#) of the PDC is found in Section 5 of the submittal. The initial plan of the development team was to dedicate the 3.89-acre Park to the subdivision Landowners

Association and therefore seek a waiver to the parkland dedication requirements per 76-3-621(6)(a), MCA; however, after submitting that information to the Parks Department and upon John Looper discussing the project with members of the City's Parks and Tree Board in April (after previous meetings were cancelled for lack of quorums), the feedback received was a preference for public dedication and private maintenance. As such, the preliminary CC&Rs and Association Bylaws address preliminary plans for private maintenance by the Association. The subdividers are open to further discussion and conditions of preliminary plat approval regarding the dedication and maintenance of the parkland.

Street Dedication/Maintenance:

All streets/rights-of-ways are proposed to be dedicated to the City of Polson, and it is the subdividers' preference that the City will maintain the streets in accordance with City policies, potentially through a new street maintenance district to be established by the City Commission per [Chapter 9, Article 3 of City Code](#). This would accord to [Sec. 6.06.830\(1\)](#) of the PDC, which states *"All developments, and all lots or parcels, shall have safe, direct, legal and physical access to a dedicated public street that complies with the City of Polson Standards for Design and Construction"*, as well as [Sec. 6.06.830\(4\)](#), which states *"All new subdivision streets in the city shall be dedicated in fee simple title to the city"*.

However, in the event that the City Commission determines certain streets will not be maintained by the City, the subdividers are willing to consider maintenance of the streets to be incorporated into the responsibilities of the Landowners Association as a condition of final plat approval. The preliminary CC&Rs address preliminary plans for potential limited street maintenance by the Association. The subdividers are open to further discussion and conditions of preliminary plat approval regarding the maintenance of the streets.

Walking Paths:

The walking paths within the proposed City rights-of-way are proposed as a continuation of the walking paths along Skyview Lane in the adjacent Skyview Subdivision to the west. The paths along the streets are anticipated to be maintained by the Landowners Association, with the paths to be plowed by the Association in accordance with City requirements for snow and ice to be removed within 24 hours of the weather event. The preliminary CC&Rs address these maintenance provisions, to be reviewed and conditioned as determined by the City Commission deems appropriate with consideration of the subdividers' preferences.

Subdivision Improvements:

Please see the attached engineered plans for the planned improvements for the subdivision, which have been prepared to comply with the City of Polson Standards for Design and Construction. Regarding completion of those improvements, please note no subdivision improvements agreement, development agreement, or similar arrangements are proposed. All improvements required for each phase are expected to be completed by the subdividers prior to final plat approval of each phase.

Block Length:

Regarding [Sec. 6.06.850](#) of the PDC (design standards for "Blocks"), which states, *"1. Blocks must be designed to assure traffic safety and ease of traffic control and circulation, to accommodate the special needs of the use contemplated, and to take advantage of the*

limitations and opportunities of the topography.” and “2. Unless impractical, block length must not be more than 1,600 feet...”, the subdivision was not designed with blocks typical of a grid-like pattern subdivision, so this restriction appears inapplicable. In any event, given the topography, configuration of the tract, and the need for streets that follow the topography, it would indeed be impractical to divide the subdivision into blocks of 1,600 feet in length. If deemed applicable, the longest lengths of what could be considered “blocks” would be in the range of 1,800 to 2,000 feet, being the tiers of lots along the north side of Skyview Lane (Road ‘B’) and the south side of Road ‘C’. The design is somewhat similar in configuration to the Mission Bay and area subdivisions on the east side of Polson.

Review Fees:

The Preliminary Plat Application is being delivered to the City of Polson Planning Department with a check for \$6,350, based on \$1,500 for a Major Subdivision (Preliminary Plat), plus \$50 per lot (90 residential lots and one park lot = 91 lots x \$50/lot = \$4,550), plus adjoining landowner notification fees of \$20 per address (15 distinct “adjoining” landowners x \$20/each = \$300). It is understood that additional City engineering review fees for the Traffic Impact Study and other engineered plans will be assessed through the review.

If you have any questions or concerns during your review, or require anything additional, please contact me at your convenience.

Sincerely,



Joel Nelson, Project Planner
Geoplant LLC
PO Box 72
Polson, MT 59860

joel@geoplant.com

406.261.3021



August 4, 2026

Rob Edington
City of Polson Planning Department
106 1st Street East
Polson, MT 59860

Re: Southern Slope Subdivision; responses to June 11, 2026 Sufficiency Review letter

Dear Rob,

This submittal is to provide the additional information needed for the Major Subdivision Preliminary Plat Application for the Southern Slope Subdivision as outlined in the June 11, 2026 Sufficiency Review letter. The insufficiencies identified in the letter are listed below in *italics*, with the development team's responses following each item. Please also see the referenced attachments.

1. **Block length.** *Unless impractical, block length must not be more than 1,600 feet. Provide measured block lengths and show compliance, inapplicability, or impracticality; submit a variance/deviation request if relied upon (PMC Secs. 6.06.850, 6.06.250; MCA 76-3-506).*
 - Our May 8 cover letter discussion regarding "Block Length" attempted to explain that the block length standard appears inapplicable because the design of the Southern Slope Subdivision does not include "blocks" like a typical grid-like subdivision or city addition with series of blocks defined by intersecting streets. Further, the Southern Slope Subdivision does not connect to any other development to the south or north rendering the need for short block lengths irrelevant, and creates insurmountable design issues as noted below. Our full explanation is as follows.
 - It is noteworthy the term "block" is not defined within the Polson Development Code. It is common for local subdivision regulations to provide a definition that, in essence, considers blocks to be groups of lots defined by intersecting roads. Without a definition of "block", this appears to entirely be a matter of interpretation by the administrator. In review of similarly-designed subdivisions in the City of Polson, it does not appear the City has historically adhered to a standard that limits how long what may be considered a "block" may be, potentially in part due to the lack of a definition. The subdivision plat could identify groups of lots as blocks based on intersecting streets or in some other manner entirely (including arbitrary groups of lots), but without a definition for "block", it would raise uncertainty regarding whether they actually constitute blocks as interpreted by the administrator. It is also noteworthy the potential issue with block length was not identified during the pre-application meeting.

- In any event, although the block length limitation appears inapplicable, if your interpretation as administrator is that the subdivision does indeed have blocks, we are left to assume, for example that Lots 12 through 32 would form a block; Lots 36 through 52 and Lots 53 through 69 would form a block; Lots 73 through 84 would form a block; etc. You have requested measured block lengths. Although these groups of lots are not intended to form blocks or be grouped into blocks, below are measurements of potential block lengths based on the above assumptions:
 - From the southeast corner of Lot 12 through the southwest corner of Lot 32, the total frontage along Skyview Lane and potential block length would be 2,024.7 feet.
 - The frontage of Skyview Lane along the north side of Lots 36 through 52 would form a block length of 1,665.64 feet.
 - The frontage of Road 'C' along the south side of Lots 53 through 69 would form a block length of 1,659.63 feet.
 - The frontage of Road 'C' along the north side of Lots 73 – 84 up to the Road 'C' cul-de-sac bulb and NW corner of Lot 73 would form a block length of 1,972.9 feet.
 - No other potential block length would be near the limitation of 1,600 feet.
- With the above position that the Block Length standard is not applicable, and if you as administrator agree with the position, we believe that particular standard has been adequately addressed to proceed with subdivision review. However, if it is your position that the standard applies and the design of the subdivision results in excessive block lengths, it still appears the standard as written provides for a 'self-contained' relief mechanism whereas if the subdivision does indeed include blocks subject to the standard, but the 1,600' block length is exceeded, that standard is impractical to adhere to due to the need to design the subdivision with respect for the topography and surrounding development pattern. For instance, to break up the subdivision into blocks of 1,600 feet or less, the subdivision would likely need to be redesigned with additional roads in the middle of the subdivision and extending outward to the north and south, such as at approximately Lot 20 to provide an additional road to the north, at approximately Lots 44/45 and 59/60 to bisect the subdivision, and at approximately Lot 80 to provide an additional road to the south. These options are impractical for the following reasons:
 - At Lot 20 (or similar location), the additional road would need to cross slopes of up to approximately 24% grade and ascend ± 52 vertical feet over a horizontal length of ± 252 feet (average grade of over 20%) to reach private property that may never be subdivided such that the road would connect to surrounding development. Such additional road would serve no practical purpose, and additionally, would require a turnaround at its terminus. It would reduce the developability of the site for residential development, and the additional resources necessary to comply with the strictest interpretation of the standard would make compliance impractical, especially considering a road and associated cul-de-sac in this location would be physically impractical due to grade and logically impractical because it would serve no purpose other than to provide for breaking the subdivision into blocks that are not intended with the design.
 - At Lot 80 (or similar location), the road would also need to cross slopes of up to approximately 24% grade and descend ± 50 to ± 64 vertical feet over a horizontal length of ± 264 to ± 290 feet (average grade of ± 17 to $\pm 25\%$) to reach private property that may never be subdivided such that the road would connect to surrounding

development. The layout of that private property would not be conducive to a subdivision design that would provide for a road connection to such a road, and again, such additional road would serve no practical purpose, and additionally, would require a turnaround at its terminus. This would also reduce the developability of the site for residential development, and the additional resources necessary to comply with the strictest interpretation of the standard would make compliance impractical, especially considering a road and associated cul-de-sac in this location would be physically impractical due to grade and logically impractical because it would serve no purpose other than to provide for breaking the subdivision into blocks that are not intended with the design

- A road at approximately Lots 44/45 and 59/60 to divide this middle group of lots into blocks of under 1,600 feet in length could physically be accomplished in terms of topography, but would serve no practical purpose other than to comply with a somewhat arbitrary standard. It too would reduce the developability of the site for residential development overall, and it would serve no purpose other than to provide for breaking the subdivision into blocks.
 - It is important to bear in mind that blocks must be designed to assure traffic safety and ease of traffic control and circulation, to accommodate the special needs of the use contemplated, and to take advantage of the limitations and opportunities of the topography. The current design does precisely that – it takes advantage of the topography of the site by placing the streets in the most efficient pattern.
 - If, on the other hand, you believe a variance or deviation request is necessary, please advise me as soon as possible so that the request and any required review fee can be submitted promptly.
2. ***Buildable area, slopes, driveway access.*** *The City acknowledges the EECI memorandum addressing Hillside Development (PMC Sec. 6.04.040) to include slope and coverage, runoff, slope stability, and erosion. Provide sufficient information to demonstrate that all lots have buildable area and feasible driveway access (PMC Sec. 06.06.820(3), 6.04.040, City of Polson Standards for Design and Construction).*
- Please see the attached “Lot Layout” of the overall subdivision showing a buildable area and feasible driveway location for each proposed lot based on the construction plans, as well as more specific site plans for potential grading and development of the more challenging lots, including Lots 8, 12, 31, and 33. It should be understood that specific plans for each lot will be determined upon individual lot development. Some homes may be designed with daylight basements that take advantage of the topography, while others may be graded to provide for other home designs. The intent of the attachments is to demonstrate each lot could be developed with a home with a footprint of ±2,500 square feet, with a 12’ wide driveway with no more than a 12% grade. These plans should be reviewed in conjunction with the EECI memorandum addressing Hillside Development and incorporated into the application material as a supplement to Section 4 or as a stand-alone element.

3. **Roads Slopes.** *Demonstrate all proposed roads do not exceed 8% slope as required by the City of Polson Standards for Design and Construction. (PMC 6.04.230).*

- Thank you for identifying the non-compliant 10% grade over a segment of proposed Road 'E' that was depicted on the Construction Plans submitted with the original Preliminary Plat Application. Please see the attached revised Construction Plans to replace those submitted with the original Preliminary Plat Application, Section 11. To achieve the compliant 8% maximum grade, Road 'E' has been slightly realigned.
- With this slight design change, please also note the park calculations represented by Section 5 have changed slightly, but not significantly. Please see revised Section 5 for the updated park plan.

4. **Phasing.** *Provide a phase table or other means showing independent function before each final plat, including access/park access or parking, roads and emergency access, utilities, mail, easements, temporary facilities, and interim/future water-sewer improvements (MCA 76-3-617; PMC Secs. 6.06.220(2)(e), 6.06.960).*

- Attached is a revised Section 3 Phasing Plan with a table of phased improvements and revised Phasing Plan map.

5. **Water rights.** *Provide confirmation that the proposed subdivision does not have water rights or is proposing irrigation under the Flathead Indian Irrigation Project (FIIP) (PMC Sec. 6.06.890, 6.06.900, 6.06.910).*

- Attached, please find a new Section 18 to supplement the Preliminary Plat Application with information regarding water rights and the status of the property being outside the FIIP and not assessed irrigation Operation & Maintenance (O&M) fees. The land proposed for subdivision has no known water rights associated with it, is not irrigated under the FIIP, is not assessed FIIP O&M fees, and is not proposed to become irrigated.

If you have any questions or concerns during your review, or require anything additional, please contact me at your convenience.

Sincerely,



Joel Nelson, Project Planner
Geoplant LLC
PO Box 72
Polson, MT 59860

joel@geoplant.com

406.261.3021

Southern Slope Subdivision

Preliminary Plat Application – Table of Contents

Cover Sheet (cover page)

Cover Letter (preceding pages)

Table of Contents (this page)

Section 1: Preliminary Plat Application, signed

Section 2: Overall Phased Development Preliminary Plat and supplemental Preliminary Plat with contours with interval of 2 feet

Section 3: Phasing Plan with Phasing Map

Section 4: Memorandum from Evensen Engineering & Consulting, Inc. re: zoning requirements for Hillside Development - Lot Coverage

Section 5: Park Plan

Section 6: List/map and mailing addresses of adjacent property owners, purchasers under contract for deed, and property owners within 150 feet of the subject property

Section 7: Agency, service providers, and utility correspondences, comments, etc.

Section 8: Subdivision Guarantees with pertinent information/documents

Section 9: Preliminary Covenants, Conditions, & Restrictions (CC&Rs)

Section 10: Preliminary Landowners Association Bylaws

Section 11: Construction Plans

Section 12: Design Report – Drainage and Stormwater

Section 13: Design Report – Water Main Extensions

Section 14: Design Report – Sewer Main Extensions

Section 15: Geotechnical Investigation Report

Section 16: Traffic Impact Study

Section 17: Floodplain and FEMA FIRM Panel

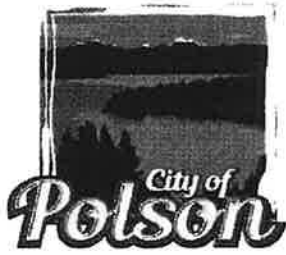
SECTION 1:

MAJOR SUBDIVISION PRELIMINARY PLAT

APPLICATION FOR

SOUTHERN SLOPE SUBDIVISION

May 2026



CITY OF POLSON

Planning & Building Department
106 1st Street E. | Polson, MT 59860
T: 406-883-8214 | F: 406-883-8238
E: bp@cityofpolson.com
W: www.cityofpolson.com

Date Rec'd: _____

Fee: _____

Subdivision #: _____

MAJOR SUBDIVISION PRELIMINARY PLAT APPLICATION

- FEE SCHEDULE:** i) Major Subdivision \$1,500 plus \$50 per lot
ii) Amended Preliminary Plat \$250.00
 a. Amendment to Conditions Only
 b. Re-configured Proposed Lots
 c. Add Additional Lots or Sub-lots
iii) Subdivision Variance \$200 (per Variance)
iv) Adjoining Landowner Notification \$12 (per address)

APPLICATION PROCESS: A major subdivision must go through a public hearing process with both the City-County Planning Board and City Commission. The City Commission shall approve, conditionally approve, or deny a proposed major subdivision within working 60 days, or 80 working days if the proposed subdivision contains 50 or more lots, of the Planning staff determining the subdivision application to be complete and sufficient.

In reviewing the application and materials submitted by the applicant, the City of Polson may determine that it may require extraordinary review and incur additional, expenses, costs and staff time on behalf of the applicant. The staff will advise the applicant of anticipated additional time and anticipated costs, including expenses for outside consultants, prior to incurring the same. The applicant is expected to pay such anticipated costs and hereby waives all statutory or ordinance time frames imposed upon the City until such fees and costs are paid.

SUBDIVISION NAME: Southern Slope Subdivision

OWNER(S) OF RECORD:

Name OTB Development, LLC, by Tracy Yost and Park Schara Phone #: (808) 937-0856 (Tracy)
Mailing Address: 24 Stratford Drive (406) 261-5644 (Park)
City: Kalispell State: Montana Zip code: 59901

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

Name & Address: Joel Nelson, Geopland LLC, Project Planner, PO Box 72, Polson, MT, 59860; phone: (406) 261-3021
Name & Address: Jack Duffey, Duffey Land Surveying, Surveyor, PO Box 531, Polson, MT, 59860; phone (406) 883-1727
Name & Address: Andy Evensen, Evensen Engineering & Consulting, 3674 Foothill Road, Kalispell, MT, 59901; (406) 885-4064

-Please see attached for additional.

LEGAL DESCRIPTION OF PROPERTY:

City/County: Polson/Lake County
Street Address: NHN Skyline Drive, Polson, MT
Assessor's Tract No.(s): 24102 Lot No(s): Remainder of Loves Mission View aka Am Tr A COS 6886
1/4 Sec NE S15, SE S10 Section 15 & 10 Township 22 North Range 20 West

GENERAL DESCRIPTION OF SUBDIVISION:

Number of Lots or Rental Spaces: 90 Total Acreage in Subdivision: 56.49
 Total Acreage in Lots: 43.64 Minimum Size of Lots or Spaces: 0.17 acre
 Total Acreage in Streets or Roads: 8.68 Maximum Size of Lots or Spaces: 1.95 acres
 Total Acreage in Parks, Open Spaces and/or Common Areas: 3.89 acres, Park

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

Single Family 90 Townhouse - Mobile Home Park -
 Duplex - Apartment - Recreational Vehicle Park -
 Commercial - Industrial - Planned Unit Development -
 Condominium - Multi-Family - Other 1 Park; streets

APPLICABLE ZONING DESIGNATION & DISTRICT: Low Density Residential (LRZD) of City of Polson

ESTIMATE OF MARKET VALUE BEFORE IMPROVEMENTS: \$500,000

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: Polson School District
Fire Protection: Hydrants ☒ Tanker Recharge ☐ Fire District: City of Polson Fire Department
Stormwater Drainage System: See attached Stormwater Design Report by EECI

PROPOSED EROSION/SEDIMENTATION CONTROL: See attached Construction Plans by EECI, which address the erosion control plans, requirements for a state SWPPP, sedimentation control, revegetation, and noxious weed control during construction

VARIANCES: Are any subdivision Variances requested? N (Y/N) If yes, please complete the information below:

Section/regulation of the Subdivision Regulations creating hardship: n/a

Explain the hardship that would be created with strict compliance of regulations: n/a

Proposed alternative(s) to strict compliances with above regulations: n/a

PLEASE ANSWER THE FOLLOWING QUESTIONS IN THE SPACES PROVIDED BELOW:

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

(not applicable - no variance requests)

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

(not applicable - no variance requests)

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

(not applicable - no variance requests)

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

(not applicable - no variance requests)

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

(not applicable - no variance requests)

APPLICATION CONTENTS:

The subdivider shall submit a **complete** application addressing items below to the Polson Planning Department at least 45 days prior to the date of the City-County Planning Board meeting at which it will be heard, unless other arrangements have been made with the planning staff.

Submittals shall include:

1. Preliminary plat application
2. 12 copies of the preliminary plat (one required per Rob Edington)
3. Electronic copy of the plat, application, and application materials
4. One reproducible set of supplemental information
5. Environmental Assessment (76-3-603 MCA) N/A for Expedited Review Subdivisions
6. One reduced copy of the preliminary plat not to exceed 11" x 17" in size

7. A bona fide legal description of the subject property and a map showing the location and boundaries of the property
8. Draft Covenants, Conditions, & Restrictions (CC&Rs), if proposed
9. Application fee
10. A certified list of all property owners within 150 feet of the subject property is required with the information listed below. The list can be obtained from the Lake County GIS Office or from a title company. Please note that streets and roads are not included as part of the 150 feet.

During the course of review of the application and after final determination by the City of Polson, the Owner/Developer hereby agrees to hold the City of Polson harmless from all claims, expenses, costs and attorney's fees that may arise as a result of the actions or process taken by the Owner/Developer. This "hold harmless" responsibility does not indemnify the City from its acts of negligence, violation of codes or ordinances, or defense of its codes or ordinances.

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 Polson Planning staff to be present on the property for routine monitoring and inspection during the approval and development process.

(Applicant)

(Date)

FEE AGREEMENT

Dear Applicant/Developer:

Please be advised that you are responsible for any and all fees incurred from the City contract engineering firm, per Resolution #942, effective February 21, 2007. These fees begin with the Pre-Application through Final City Commission Approval, including inspections. The fees also include any contact or requests from the Applicant/Developer or any person working with the project directly to the City Engineer.

Also, per Resolution #942 there will be an administrative surcharge of 5% to defray the administrative costs hereof, from the requestor, pursuant to the preceding acknowledgement.

Per Resolution #942, paragraph 4: No project or request may move forward thereafter until such time as the City department has been reimbursed the fee and/or cost, together with the five percent surcharge, associated with the City's engineering review of such project or request.

ACKNOWLEDGEMENT

I do hereby acknowledge and accept any and all costs incurred on behalf of the application/development as stated in the above paragraphs.

Signature: 
(Property owner or authorized agent)

Date: 4/30/2024

**Attachment to Southern Slope Subdivision Preliminary Plat Application:
Additional Technical/Professional Participants**

John Looper, President, ENDEV Development Services, Development Advisor,
92 Spring Mountain Drive, Kalispell, MT, 59901; phone (209) 244-3497

Robert L. Abelin, PE, Transportation Engineer, Abelin Traffic Services,
130 South Howie Street, Helena, Montana, 59601; phone (406) 459-1443

Kagan Rutz, PE, Principal/Senior Engineer, Alpine Geotechnical, LLC,
120 Round Stone Drive, Suite 101, Kalispell, Montana, 59901; phone (406)
257-6479

Also from EECI:

Scott Pfahler, PE, Evensen Engineering & Consulting, Inc., 3674 Foothill Road,
Kalispell, MT, 59901; (406) 461-9573

SECTION 2:

PRELIMINARY PLAT OF

SOUTHERN SLOPE SUBDIVISION AND

SUPPLEMENTAL PRELIMINARY PLAT

WITH CONTOURS

Submitted for Preliminary Plat Application

Revised August 2026

LOCATED IN THE SE1/4 SE1/4 OF SEC.10 AND THE N1/2 NE1/4 OF SEC. 15, T22N, R20W, P.M.M., LAKE COUNTY, MONTANA

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CERTIFICATE OF DEDICATION

[illegible]

DATE OF _____

For reprints and circulation orders, contact the publisher.

NEURITE SOMA DUE

• COVERING BODY APPROVAL •

WATSON, CITY OF POLSOM 0415

AFTER: OUT CLINIC DATE

DATE	DESCRIPTION	AMOUNT	CHECK NO.	BANK	DATE
10/1/19	DEPOSIT	100.00			
10/2/19	PAYROLL	50.00	101	ABC BANK	10/2/19
10/3/19	RENT	200.00	102	ABC BANK	10/3/19
10/4/19	SALES	150.00			
10/5/19	UTILITIES	30.00	103	ABC BANK	10/5/19
10/6/19	SALES	120.00			
10/7/19	SALES	180.00			
10/8/19	SALES	90.00			
10/9/19	SALES	110.00			
10/10/19	SALES	130.00			
10/11/19	SALES	140.00			
10/12/19	SALES	160.00			
10/13/19	SALES	170.00			
10/14/19	SALES	190.00			
10/15/19	SALES	210.00			
10/16/19	SALES	220.00			
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10/28/19	SALES	340.00			
10/29/19	SALES	350.00			
10/30/19	SALES	360.00			
10/31/19	SALES	370.00			
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11/2/19	SALES	390.00			
11/3/19	SALES	400.00			
11/4/19	SALES	410.00			
11/5/19	SALES	420.00			
11/6/19	SALES	430.00			
11/7/19	SALES	440.00			
11/8/19	SALES	450.00			
11/9/19	SALES	460.00			
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11/26/19	SALES	630.00			
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12/3/19	SALES	700.00			
12/4/19	SALES	710.00			
12/5/19	SALES	720.00			
12/6/19	SALES	730.00			
12/7/19	SALES	740.00			
12/8/19	SALES	750.00			
12/9/19	SALES	760.00			
12/10/19	SALES	770.00			
12/11/19	SALES	780.00			

FRANCOIS MERTENS P.L.C. No. 1875953 04/7

SUPERVISOR'S CERTIFICATION

AMERICAN SAFETY INSURANCE CO. v. SEC. 1142-3

TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE REAL PROPERTY TAXES ASSESSED AND LEVIED ON THE LANDS DESCRIBED IN THE WITHIN SUPPLY ARE DELINQUENT. THIS CERTIFICATE IS MADE AS REQUIRED BY SECTION 78-2-207(3) & 78-2-211(3)(b) W.C.A.

DATED This _____ Day of _____, 20____.

TREASURER, LAKE COUNTY, MONTANA

SHEET 1 OF 1



LEGEND

- [illegible]

1. *Journal of the American Medical Association*, 2000; 284: 2669-2674.

PROPOSED SUBDIVISION PHASE

Page 6 of 10 Page 12 of 12

Page 6 of 11, 11-12, 13-14

Page 8: 18-19a, 1+12 & 23-24

Subscription: \$124.00 (Austria 140.00)

Area A: 780 LF Area = 1.29 A

Speed @ 2341 LF Ave = 3.09 ft

Node C: 2082 LF Area = 3.18 A
 Node D: 138 LF Area = 0.88 A

Road C: 175 LF Area = 0.88 A
 Road E: 458 LF Area = 0.63 A

 $\text{RMSE} = 0.23$ D. $\text{RMSE} = 0.53$ E.

QUIET LAND SURVEYING
PO BOX 541 • FULDA, WI 53091
414-883-1121

SECTION 3:

PHASING PLAN WITH PHASING MAP FOR SOUTHERN SLOPE SUBDIVISION

Submitted for Preliminary Plat Application

Revised August 2026

Phasing Plan for Southern Slope Subdivision

August 2026 Revision:

Introduction:

The Southern Slope Subdivision is proposed to be improved and platted in three phases over the next seven (7) years. This Phasing Plan identifies the three phases and the schedule for when the subdividers plan to submit for review of each phase. The preliminary plat submitted with the Preliminary Plat Application is the overall phased development preliminary plat, and the attached Phasing Plan map identifies the independent development phases that will be presented and platted per the proposed phasing schedule below.

Please note Phase I is being presented for review and conditional preliminary plat approval as a phase that can then be built and presented for final plat review and approval. This serves as notice to the City Commission that the subdividers are hereby submitting for preliminary plat approval of Phase I and the overall phased development.

The following is a small copy of the Phasing Plan map, with a larger version attached:



Phasing Plan for Southern Slope Subdivision

The initial plans for phasing were modified after the development team obtained comments from service providers, such as the Polson Fire Department, Mission Valley Power, Access Montana, the Postmaster, etc. Based on comments from the Fire Chief and Mission Valley Power, as well as needs to coordinate improvements with service providers, it was determined appropriate to modify the initial plans for phasing such that instead of the eastern lots on the two cul-de-sac spur roads comprising the first phase, that Skyview Lane (aka Road 'B') would be improved to serve the initial phase, now Phase I, the lots along Road 'C' would comprise Phase II, and the eastern lots would comprise the third and final phase, now Phase III. Mission Valley Power's infrastructure source for the subdivision begins at the southeast corner of Lot 30 of the adjacent Skyview Subdivision, which is adjacent to proposed Lot 32 of the Southern Slope Subdivision along the north side of Skyview Lane. Because Mission Valley Power's 'backbone' infrastructure is necessary to serve the first and then subsequent phases, Phase I will include the completion of Skyview Lane including all infrastructure required to serve the lots in Phase I, then subsequent phases can be improved accordingly. This will also provide connectivity from the start of the project.

July/August 2026 Revisions:

After the June 11, 2026 Sufficiency Review letter was received, the phasing plan was revised in July and the start of August to address the information requested regarding the phasing. The plan is substantially similar, but with more specificity of the improvements to be installed at each phase, and other minor adjustment. Notably:

- Lot 12 has been moved from Phase III to Phase I simply because the utilities and access will be available to the lot at the final platting of Phase I.
- Lots 89 and 90 have been moved from Phase III to Phase II because of the need to complete portions of Road 'D' to connect to Road 'C' during completion of Phase II, and the utilities will be available to the lots at the final platting of Phase II.
- The Phasing Plan map more specifically identifies the infrastructure planned for installation prior to the final platting of each phase, including streets, water, sewer, stormwater facilities, dry utilities (e.g., power and telecommunications) and mail delivery facilities.
- Regarding stormwater facilities, because all phases rely upon drainage ditches, swales, infiltration ponds, and associated easements, with the exception of easement/facilities on Lot 85 in Phase III, the easements will be dedicated on the final plat of Phase I, the drainage ditches, swales, infiltration ponds, and access road will be constructed prior to completion of Phase I, and culverts necessary to convey stormwater across Skyview Lane (Road 'B') and at the intersection of Skyview Lane with Road 'A' will be constructed prior to completion of Phase I. With Phase II, the

Phasing Plan for Southern Slope Subdivision

three culverts necessary to convey stormwater across Road 'C' will be completed. With Phase III, the remaining ditches, swales, and Road 'D' culvert crossing will be completed, along with the completion of the infrastructure and easement dedication on Lot 85 in Phase III.

Purpose and Applicability:

This phasing plan is submitted in support of the Preliminary Plat Application and demonstrates compliance with:

- Montana Code Annotated (MCA) 76-3-617; and
- Polson Development Code Section 6.06.960.

The subdivision will be developed in phases to ensure orderly construction of infrastructure and provision of services consistent with City requirements.

Overall Phased Development Plan:

All three phases are shown on the submitted Phasing Plan map.

The phasing map:

- Identifies three (3) phases (Phase I, Phase II, Phase III) across the entire subdivision;
- Clearly delineates phase boundaries (as color-coded on the phasing map);
- Includes all lots, streets, and access points within each phase; and
- Covers the entire subdivision area.

This satisfies the requirements for phasing map per 6.06.960(3)(a).

Independent Functionality of Phases:

Each phase is designed to function independently without relying upon future phases, as required by 6.06.960(3)(b):

- **Phase I (purple):**
 - Includes the completion of Skyview Lane to connect from existing Skyview Lane to the west to Skyline Drive to the east;
 - Skyview Lane will be dedicated to the City with platting of Phase I;
 - Road 'E' and the portions of Road 'C' necessary for legal access to the Park will be dedicated to the City with the platting of Phase I, while the existing physical roadway with the proposed improvements for the phase within the dedicated street rights-of-ways will provide sufficient non-motorized, full-time access to the Park and motorized access as needed; and

Phasing Plan for Southern Slope Subdivision

- All other infrastructure needed to serve the lots in Phase I will be completed prior to submittal of the final plat application for Phase I.
- **Phase II (green):**
 - Extends the internal street network from Phase I to serve all lots in Phase II;
 - Provides full access and service to all Phase II lots independent of future phases; and
 - All other infrastructure needed to serve the lots in Phase II will be completed prior to submittal of the final plat application for Phase II.
- **Phase III (yellow):**
 - Completes the eastern portion of the subdivision;
 - Includes two cul-de-sacs and connects to the Phase I and Phase II streets; and
 - All remaining infrastructure for the subdivision not completed in Phases I and II will be completed prior to submittal of the final plat application for Phase III.

Phasing Schedule:

The following table provides the proposed phasing schedule:

Phase	Number of Residential Lots	Lots (#s)	Anticipated Final Plat Submittal
Phase I	41 (plus Park)	Lots 12 – 52 and Park	Late 2027 to Early 2028 (within 2 years from preliminary approval)
Phase II	34	Lots 53 – 84 and Lots 89 & 90	2031 (±5 years from preliminary approval)
Phase III	15	Lots 1 – 11 and Lots 85 - 88	2033 (±7 years from preliminary approval)

Final plats will be submitted in sequence unless otherwise approved by the City, consistent with 6.06.960(6).

Pursuant to 76-3-617(4), MCA, for any phase of the approved subdivision submitted for final plat approval more than 5 years after the date of preliminary approval of the subdivision, the subdivider shall provide written notice to the governing body not more than 1 year or less than 90 calendar days in advance of submitting the final plat application. The governing body shall hold a public hearing pursuant to 76-3-605(3) within 30 working days after receipt of the written notice from the subdivider to determine whether changed circumstances justify

Phasing Plan for Southern Slope Subdivision

amending any conditions of approval or imposing additional conditions of approval. The governing body may amend or impose additional conditions of approval only if it determines, based on a review of the primary criteria, that the existing conditions of approval are inadequate to mitigate the potentially significant adverse impacts identified during the original review based on changed circumstances (note: as an expedited review subdivision per 76-3-623, the subdivision is exempt from the review criteria listed in 76-3-608(3)(a), MCA). Notwithstanding the provisions of 76-3-610(2), the governing body shall issue supplemental written findings of fact within 20 working days of the hearing. Any additional conditions must be met before final plat approval for each remaining phase and the approval in accordance with 76-3-611 is in force for not more than 3 calendar years or less than 1 calendar year within the maximum timeframe provided in subsection (3).

Improvements by Phase:

Each phase will include construction of all required public improvements necessary to serve all lots in that phase, including:

- Public streets and turnarounds, including walking paths along streets consistent with, and as a continuation of, the pedestrian facilities in the Skyview Subdivision to the west;
- Water mains and distribution systems, including fire hydrants;
- Sanitary sewer mains and necessary appurtenant infrastructure;
- Stormwater management facilities;
- Central mail facilities; and
- Electrical and telecommunications utilities.

All improvements will be completed prior to final plat approval of the phase as will be outlined by the conditions of preliminary plat approval, which may modify the phasing plan to comply with conditions as imposed by the City of Polson. No subdivision improvements agreements are proposed to defer improvements for any phase after the time of platting of the phase.

Attached is a table of the proposed improvements by phase in more detail, also as outlined by the phasing map.

Streets, Access, and Connectivity:

The phasing plan ensures compliant access and connectivity by providing the connection from the fully constructed Skyview Lane in Skyview Subdivision through Phase I of Southern Slope Subdivision, to Skyline Drive. With this plan:

Phasing Plan for Southern Slope Subdivision

- Each phase provides permanent legal access and physical access to a public street for every lot in the respective phase;
- Parkland of sufficient area to serve all 90 lots will be dedicated with Phase I;
- Central mail facilities for Phase I will be provided along Road 'E'; Phases II & III's central mail facilities will be provided along Road 'D' at completion of each respective phase; and
- The overall layout supports full internal connectivity at each phase.

Utilities and Infrastructure Extensions:

Utilities will be installed and extended in a manner that supports all phases:

- Water, sewer, and stormwater systems will be constructed with each respective phase, as necessary for all lots of each phase to be served by necessary infrastructure;
- Utilities will be extended or stubbed to future phase boundaries as dictated by service providers;
- Infrastructure will be sized as necessary to accommodate full buildout of the subdivision; and
- Looping of water and sewer systems will be completed as phases progress and as dictated by the City of Polson.

Final Plat Approval by Phase:

Each phase will be submitted as a separate final plat and will demonstrate:

- Availability of water, sewer, and utility services to each lot of the respective phases; and
- Compliance with the approved preliminary plat and Phasing Plan.

SOUTHERN SLOPE SUBDIVISION PHASING PLAN, REVISED AUGUST 3, 2026:

TABLE OF PROPOSED IMPROVEMENTS & DEDICATIONS BY PHASE

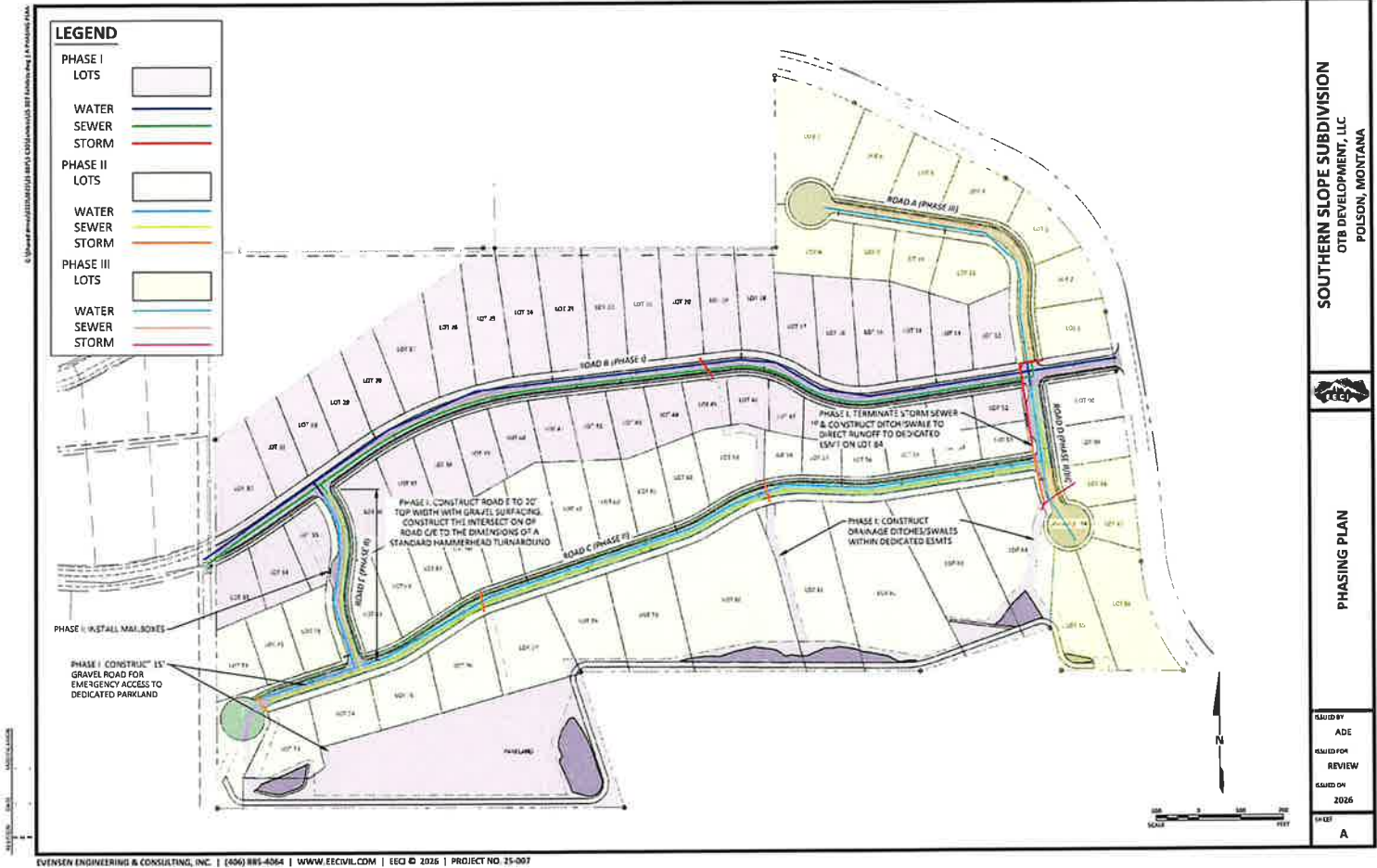
	LOCATION	STREETS	WATER	SEWER	STORM	OTHER
PHASE I	Road B (Skyview Lane)	Construct full road section.	Construct all water system infrastructure within R/W. Connect to existing mains in Road B & Skyline Drive.	Construct all sanitary sewer infrastructure within R/W. Connect to existing lift station at west end of Skyview Lane.	Install culverts and storm drain beneath Road B. Terminate the storm drain within Road D R/W at the location shown on the exhibit.	Install dry utilities within R/W.
	Road E	Construct to 20' top width & gravel surfacing. Terminate at hammerhead turnaround (see exhibit).				Install mailboxes sufficient to accommodate Phase I lots.
	Park Land Access	Construct 15' gravel access from south end of Road E to dedicated park land.	Park access in R/W			
	Easements and Rights-of-Ways (R/W)	Dedicate Road B, Road E, and Road C extension to dedicated park land.	In R/W	In R/W	Dedicate stormwater easements for all infrastructure. Construct swales extending from Phase I piping to treatment ponds along south property boundary.	All in R/W

PHASE II	Road C	Construct full road section. Dedicate remaining Road C R/W. Dedicate Road D R/W to Road C intersection.	Construct all water system infrastructure within R/W. Connect to existing mains in Road B.	Construct all sanitary sewer infrastructure within R/W.	Install culverts beneath Road C.	Install dry utilities within R/W.
	Road D	Construct full road section from Road B intersection to Road C intersection. Dedicate Road D R/W from Road B intersection to Road C intersection.	Construct all water system infrastructure from Road B intersection to Road C intersection.	Construct all sanitary sewer infrastructure from Road B intersection to Road C intersection.	Extend storm drain to south side of Road C crossing.	Install dry utilities within R/W. Install mailboxes sufficient to accommodate Phase II lots.
	Road E	Complete Road E construction to full road section.	Construct all water system infrastructure within R/W.	Construct all sanitary sewer infrastructure within R/W.		Install dry utilities within R/W.
PHASE III	Road A	Construct full road section. Dedicate Road A R/W.	Construct all water system infrastructure within R/W.	Construct all sanitary sewer infrastructure within R/W.		Install dry utilities within R/W.
	Road D	Construct full road section from Road C to south cul-de-sac. Dedicate remaining Road D R/W.	Extend water main & services from Road C to end of cul-de-sac.	Extend sewer main & services from Road C to end of cul-de-sac.	Complete storm drain within Road D R/W.	Install dry utilities within R/W. Install mailboxes sufficient to accommodate Phase III lots.

*Grading will be substantially done with Phase I improvements, then as needed during completion of Phases II & III.

**Required traffic control devices for each phase will be installed with street improvements for each phase.

***Relocation of service waterline and associated easement to adjacent Tract B, COS 6744 (Dotson) will be determined before and during construction with close consultation with the landowner to ensure minimal service disruption during improvements.



SECTION 4:

**MEMORANDUM FROM EVENSEN
ENGINEERING & CONSULTING, INC. RE:
ZONING REQUIREMENTS FOR HILLSIDE
DEVELOPMENT - LOT COVERAGE FOR
SOUTHERN SLOPE SUBDIVISION**

Submitted for Preliminary Plat Application

May 2026



Memorandum

Date: April 16, 2026
To: City of Polson
Cc: OTB Development, LLC
From: EECI
Re: Hillside Development - Lot Coverage (PDC Section IV.D)

Purpose

The purpose of this memorandum is to address lot coverage for the Southern Slope Subdivision and development on lots with topographic slopes greater than 8 percent.

City Standards

The Polson Development Code (PDC) states that the maximum lot coverage shall be based on topographic slopes. Following is Table IV.1 from the PDC.

Table IV.1 Maximum Lot Coverage By Slope – All Zoning Districts

<i>Slope*</i>	<i>Maximum Lot Coverage</i>
0-8%	Determined by the character of the zoning district – see the specific zoning districts in Chapter II
9-35%	With slight to moderate erosion hazard ¹ – 20%
>35%	1% by right, up to 10% maximum with runoff management plan and engineer's certification (see b. below)

** "Slope" shall be the average natural slope of the entire lot.*

Section IV.D.1.b states:

Exception. On lots with an average slope 9-35% where a suitable building site exists², the maximum allowed lot coverage percentage is the maximum allowed for slopes of 0-8%, if the following conditions are met:

- A runoff management plan meeting the requirements of IV.B (above) is submitted; and
- An engineer or architect licensed in the state of Montana certifies the development adequately addresses all safety, slope stability and erosion control concerns based on soil types and geologic conditions prior to lot disturbance.

Footnotes 1 and 2 state:

¹ Soil erosion rates may be found at <http://websoilsurvey.nrcs.usda.gov/app/HomePage.htm>

² For the purposes of this section, a suitable building site is a reasonably shaped area at least 2,500 square feet in size on a $\leq 35\%$ slope, that is accessible by a 12-foot wide driveway with a maximum grade of 12%, is located more than 4 feet above seasonal high groundwater and outside of required building setbacks, and that has a maximum 5% slope for the initial 20 feet from the primary access road when accessing a collector or arterial street.

Development Evaluation

The Southern Slope Subdivision is zoned Low Density Residential (LRZD). Maximum lot coverage within LRZD for lots with slopes 0-8% is 40% as shown in Table II.3 of the PDC. Proposed lot sizes range from 7250 SF to 85050 SF. Assuming a minimum development area of 3000 SF, the coverage area for the lots less than 15000 SF will exceed 20%. The following table includes a summary of the proposed lots which have an area less than 15000 SF.

Lot	Area (SF)	Coverage (assuming 3000 SF development area)	Avg Slope
40	14611	20.5%	11.1%
41	13828	21.7%	9.4%
42	14459	20.7%	8.8%
43	14112	21.3%	7.2%
44	12175	24.6%	7.4%
45	11870	25.3%	7.4%
46	11183	26.8%	7.4%
47	9053	33.1%	9.0%
48	7495	40.0%	14.0%
49	7247	41.4%	6.7%
50	8446	35.5%	8.0%
51	8446	35.5%	8.9%
52	8879	33.8%	10.4%
53	8879	33.8%	9.4%
54	8446	35.5%	8.1%
55	8446	35.5%	5.8%
56	8504	35.3%	9.6%
57	7771	38.6%	8.6%
58	9046	33.2%	9.5%

While the average slope throughout the subdivision is 12%, the slopes within the lots smaller than 15000 SF are significantly less, and some of the average slopes on those lots are less than 9%. Development on these smaller lots is assumed to consist of an elevated building pad with surrounding slopes directing runoff away from the building. This development layout will result in a limited potential for erosion because runoff paths will be shortened, only extending from the building to the adjacent property line.

A runoff management plan has been prepared in accordance with Section IV.B of the PDC for this development. Runoff from throughout the subdivision will be directed to stormwater facilities (ditches, drainage swales, culverts, storm drain, etc.) and conveyed to infiltration basins along the south property boundary. The runoff management plan is detailed in the stormwater design report.

A geotechnical evaluation of the property was performed to evaluate subsurface conditions throughout the property. Based on the test pits and borings included in the evaluation, soils were found to be consistent generally consisting of organic silt topsoil and sandy silt on top of glacial till gravel. The topsoil was found to be 8 inches to 3 feet thick. The sandy silt was typically found in isolated, low-lying, existing drainage areas and extends to 3'-5' below existing ground. The underlying gravel is dense to very dense and extends to the bottom of the borings/pits (approximately 9 feet).

The layers of topsoil and sandy silt are considered highly erodible, but the underlying glacial till gravel is considered low erodibility. Prior to construction of roadways, topsoil within those corridors will be stripped, and roadside ditches/swales will be constructed within the glacial till gravel. Similarly, topsoil will be removed in areas where stormwater runoff will be concentrated to help prevent erosion of the surface soils. Additional erosion protection measures will be added to the construction plans, and erosion prevention measures will be implemented during construction as part of the Stormwater Pollution Prevention Plan (SWPPP).

In addition to the geotechnical evaluation, the on-site soils were reviewed based on the NRCS's Web Soil Survey. This survey shows that the majority of the subdivision is characterized by two (2) primary soil groups:

1. 125 Niarada-Kerl complex (~34% of property)
2. 82 Jocko gravelly loam (~64% of the property)

The K-factor associated with erodibility rating for these soils is 0.15 which is considered moderate.

Conclusion

The Southern Slope Subdivision will include development on some lots which exceeds the recommended coverage area. A runoff management plan has been developed to direct runoff to designated stormwater facilities where erosion can be controlled. Additionally, a SWPPP will be required to minimize erosion potential during construction and until construction disturbance has been stabilized. Based on the management plan, SWPPP, and the geotechnical soils investigation, there is low potential for erosion issues due to higher lot coverage areas. Therefore, this memorandum serves as certification that the proposed development adequately addresses all safety, slope stability, and erosion control concerns based on soil types and geologic conditions prior to lot disturbance.



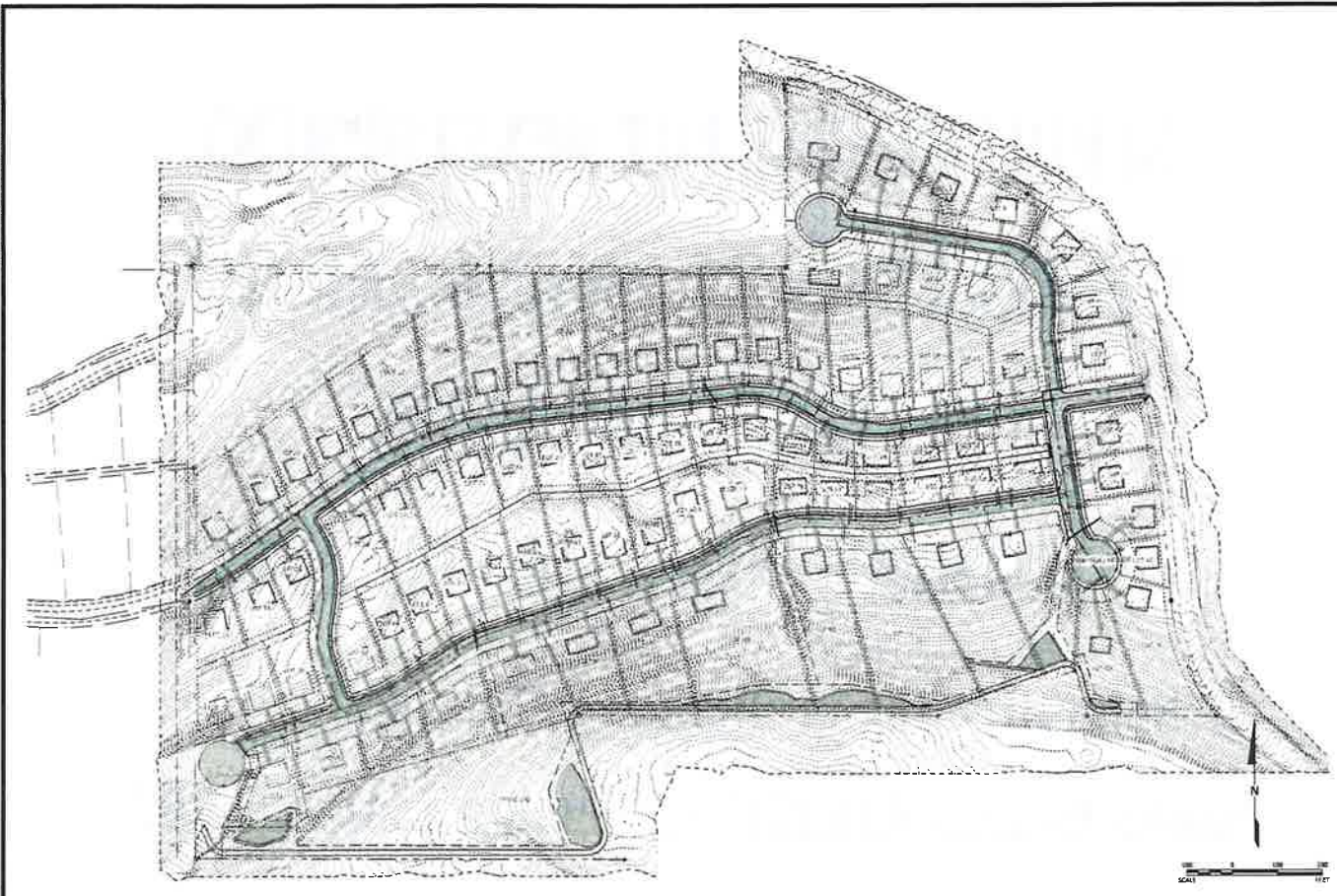
SECTION 4(a):

SUPPLEMENTAL LOT DEVELOPMENT INFORMATION RE: ZONING AND LOT DEVELOPABILITY FOR SOUTHERN SLOPE SUBDIVISION

Submitted for Preliminary Plat Application
Supplemental Material for Section 4, August 2026

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DATE: 07/15/2024
BY: J. B. BROWN



EVENSEN ENGINEERING & CONSULTING, INC. | (406) 885-4064 | WWW.EECVIL.COM | EECVIL © 2024 | PROJECT NO. 25-007

SOUTHERN SLOPE SUBDIVISION
OTB DEVELOPMENT, LLC
POLSON, MONTANA



LOT LAYOUT

ISSUED BY
ADE
ISSUED FOR
REVIEW
ISSUED ON
2024

SHEET
A

3. Unrecorded Survey of Lot 33, Subdivision 1, Section 36, Township 14N, Range 10E, T14N, R10E, S46, Polson, Montana, 1/10/2024

10' 20' 30' 40' 50'



EVENSEN ENGINEERING & CONSULTING, INC. | (406) 885-4064 | WWW.EECVIL.COM | EECI © 2024 | PROJECT NO. 25-007

SOUTHERN SLOPE SUBDIVISION
OTB DEVELOPMENT, LLC
POLSON, MONTANA



LOT 33 DEVELOPMENT

DESIGNED BY
ADE
CHECKED BY
REVIEW
DATE
2024
SHEET
C

SECTION 5:

PARK PLAN FOR

SOUTHERN SLOPE SUBDIVISION

Submitted for Preliminary Plat Application

Revised August 2026

Park Plan for Southern Slope Subdivision

Park Dedication Plan:

The parkland dedication proposal for the Southern Slope Subdivision is to dedicate the 3.89-acre Park in the southwest corner of the subdivision to the City of Polson on the final plat of Phase 1 of the subdivision. This will meet the parkland dedication requirements of 76-3-621, MCA and Sec. 6.04.290 of the Polson Development Code.

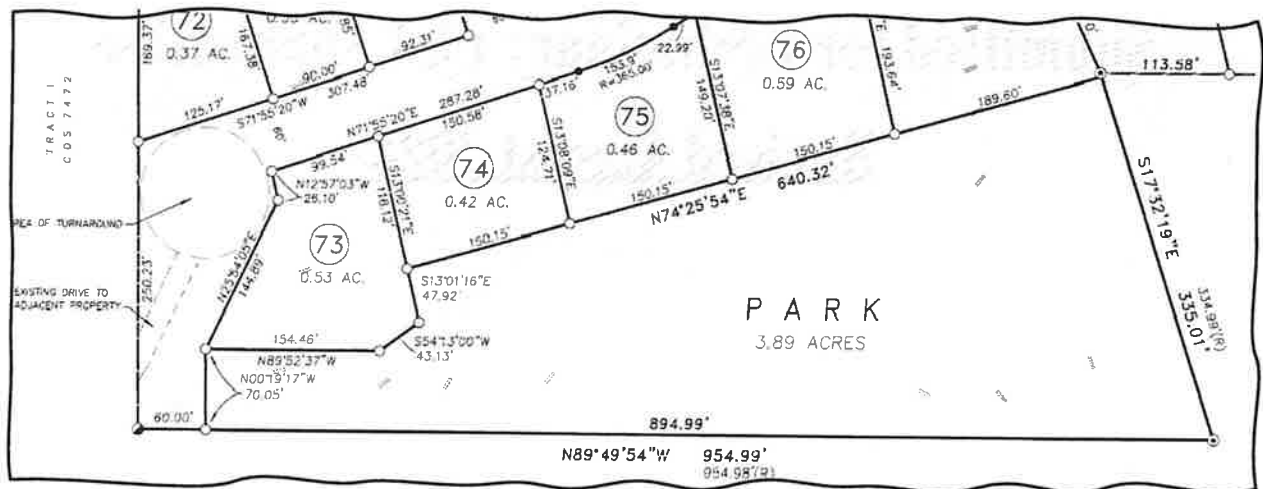
Calculations:

The tables herein provides the lot sizes in the subdivision relative to the parkland dedication requirements, demonstrating the 3.89-acre Park exceeds the amount of parkland required. The total parkland required based on the proposed lot sizes is 165,066.264 square feet or 3.7894 acres. The proposed Park is 3.89 acres, exceeding the requirement by 4,382.136 square feet or 0.1006 acre.

Maintenance:

Because it is not anticipated that the City will accept maintenance responsibilities for the Park, the responsibilities for maintenance are addressed by the proposed Covenants, Conditions, & Restrictions (CC&Rs) for the subdivision.

Snapshot of Park from Preliminary Plat w/2' Contours:



Park Plan for Southern Slope Subdivision

Lot #	Square footage (lots ≤0.5-ac)	Square footage (lots >0.5-ac to 1-ac)	Square footage (lots >1-ac to 3-ac)
1	20473.2		
2	16552.8		
3	15681.6		
4	18730.8		
5	19166.4		
6		25700.4	
7		41382	
8		23522.4	
9	11761.2		
10	13503.6		
11	21344.4		
12	15681.6		
13	15681.6		
14	19602		
15		22215.6	
16		22651.2	
17	19602		
18		22215.6	
19		22215.6	
20		23086.8	
21		23958	
22		24829.2	
23		28314	
24		27878.4	
25		18295.2	
26		25264.8	
27		25700.4	
28	18730.8		
29	17424		
30	17424		
31	17424		
32		24393.6	
33	15,246		
34	15,681.6		
35	13,939.2		
36	19,166.4		
37	18730.8		
38	18730.8		
39	16552.8		
40	14810.4		
41	15246		
42	14374.8		
43	13939.2		
44	11761.2		
45	10890		
46	11325.6		

47	9147.6		
48	7405.2		
49	7405.2		
50	8276.4		
51	8276.4		
52	8712		
53	8712		
54	8276.4		
55	8276.4		
56	8712		
57	7840.8		
58	9147.6		
59		22651.2	
60	16552.8		
61	16552.8		
62	17859.6		
63	20473.2		
64		22651.2	
65	19166.4		
66	16988.4		
67	16117.2		
68	18295.2		
69	16,552.8		
70	16,117.20		
71	15,246		
72	16117.2		
73		23,087	
74	18295.2		
75	20037.6		
76		25,700	
77		33,977	
78		28,314	
79		39,640	
80			84,942
81			57,934.80
82			78,408.00
83			60,548.40
84			50,094
85		29,185.20	
86		40,510.80	
87	10454.4		
88	16552.8		
89	16117.2		
90	17859.6		
Totals	894,722.4	667,339.2	331,927.2
% req	11%	7.50%	5%
SF req	98,419.464	50,050.44	16,596.36
Total Parkland Required: 165,066.264 square feet or 3.7894 acres.			
Proposed Park: 3.89 acres, exceeding the requirement by 4,382.136 feet / 0.1006 acre.			

SECTION 6:

**LIST/MAP AND MAILING ADDRESSES OF
ADJACENT PROPERTY OWNERS,
PURCHASERS UNDER CONTRACT FOR
DEED, AND PROPERTY OWNERS WITHIN
150 FEET OF THE SUBJECT PROPERTY
FOR SOUTHERN SLOPE SUBDIVISION**

Submitted for Preliminary Plat Application

May 2026

Southern Slope Subdivision

List of Property Owners within 150 feet:

Page 4, submittal item #10 of the City of Polson's Major Subdivision Preliminary Plat Application calls for "A *certified list of all property owners within 150 feet of the subject property... The list can be obtained from the Lake County GIS Office or from a title company...*". Unfortunately, it was determined that neither the Lake County GIS Department nor Flying S Title and Escrow of Montana, Inc. provides said services.

Therefore, I, Joel Nelson of Geoplant LLC, Project Planner and local agent for the Southern Slope Subdivision and OTB Development LLC, reviewed the tract books at the Plat Room of the Lake County Clerk & Recorder's Office on April 29, 2026 and used the Montana Cadastral Program to obtain available mailing addresses and have prepared the following table with a list of all property owners within 150 feet of the subject property; please see the attached map for the Map ID numbers. I found 15 distinct adjacent and subject property owners and four others to mail to that are within 150'.

Orange = not adjacent (adjacent includes across road, right of way, canal, etc.), but within 150'.

Map ID	Assessor #	Sec-Twn-Rng	Lot/Tract No.	Property Owner & Mailing Address
1	24102	S10/15, T22N, R20W	AMND TR A C.O.S. 6886	OTB DEVELOPMENT LLC 24 STRATFORD DR KALISPELL, MT 59901-7566
2	3747	S10, T22N, R20W	LT 2 COS 6313	USA IN TRUST FOR CSKT PO BOX 278 PABLO, MT 59855-0278
3	37316	S15, T22N, R20W	TR 2 SP-233	ATKINS DARRELL M & ATKINS ARLENE G PO BOX 880 POLSON, MT 59860-0880
4	1489	S15, T22N, R20W	LOT 1 OF MARENGO SUBD, AMND PL OF TR 1 OF SP-233	MARENGO BRADFORD G & DEBBIE A PO BOX 1232 POLSON, MT 59860-1232
5	24172	S15, T22N, R20W	LOT 2 OF MARENGO SUBD, AMND PL OF TR 1 OF SP-233	LAKE COUNTY 106 4TH AVE E POLSON, MT 59860
6	1488	S15, T22N, R20W	TR B C.O.S. 6744	DOTSON ROBIN J & DANIELLE L 38357 SKYLINE DR POLSON, MT 59860-8467

Southern Slope Subdivision

7	726	S15, T22N, R20W	S2NE	LAKE LAND COMPANY 35822 SPRING CREEK RD RONAN, MT 59864-9387
8	24268	S15, T22N, R20W	TR 2 C.O.S. 7472	Per Cadastral: (appears erroneous) JENSEN LAND INVESTMENTS LLC PO BOX 396 POLSON, MT 59860-0396 Per Tract Books, 4-29-2026 and Tax search: JENSEN CODY M & CHERYL 120 SKYVIEW LN POLSON MT 59860-4107
9	562	S15, T22N, R20W	TR 1 C.O.S. 7472	Per Cadastral: (appears erroneous) JENSEN LAND INVESTMENTS LLC PO BOX 396 POLSON, MT 59860-0396 Per Tract Books, 4-29-2026 and Tax search: JENSEN CODY M & CHERYL 120 SKYVIEW LN POLSON MT 59860-4107
10	24079	S15, T22N, R20W	Lot 29 SKYVIEW PHASE 1	SCALISE NATHANIEL E & LOSS CINDI S 124 SKYVIEW LN POLSON, MT 59860-4107
11	24080	S15, T22N, R20W	Lot 30 SKYVIEW PHASE 1	LIPSCOMB TAYLOR & TRISTA 129 SKYVIEW LN POLSON, MT 59860-4107
12	24081	S15, T22N, R20W	Lot 31 SKYVIEW PHASE 1	SCHEIB MARK A & KRISTINE M, TRUSTEES ¹ 131 SKYVIEW LN POLSON, MT 59860-4107
13	24093	S15, T22N, R20W	Lot 43 SKYVIEW PHASE 1	BIRD KAROL K 155 SKYVIEW LN POLSON, MT 59860-4107

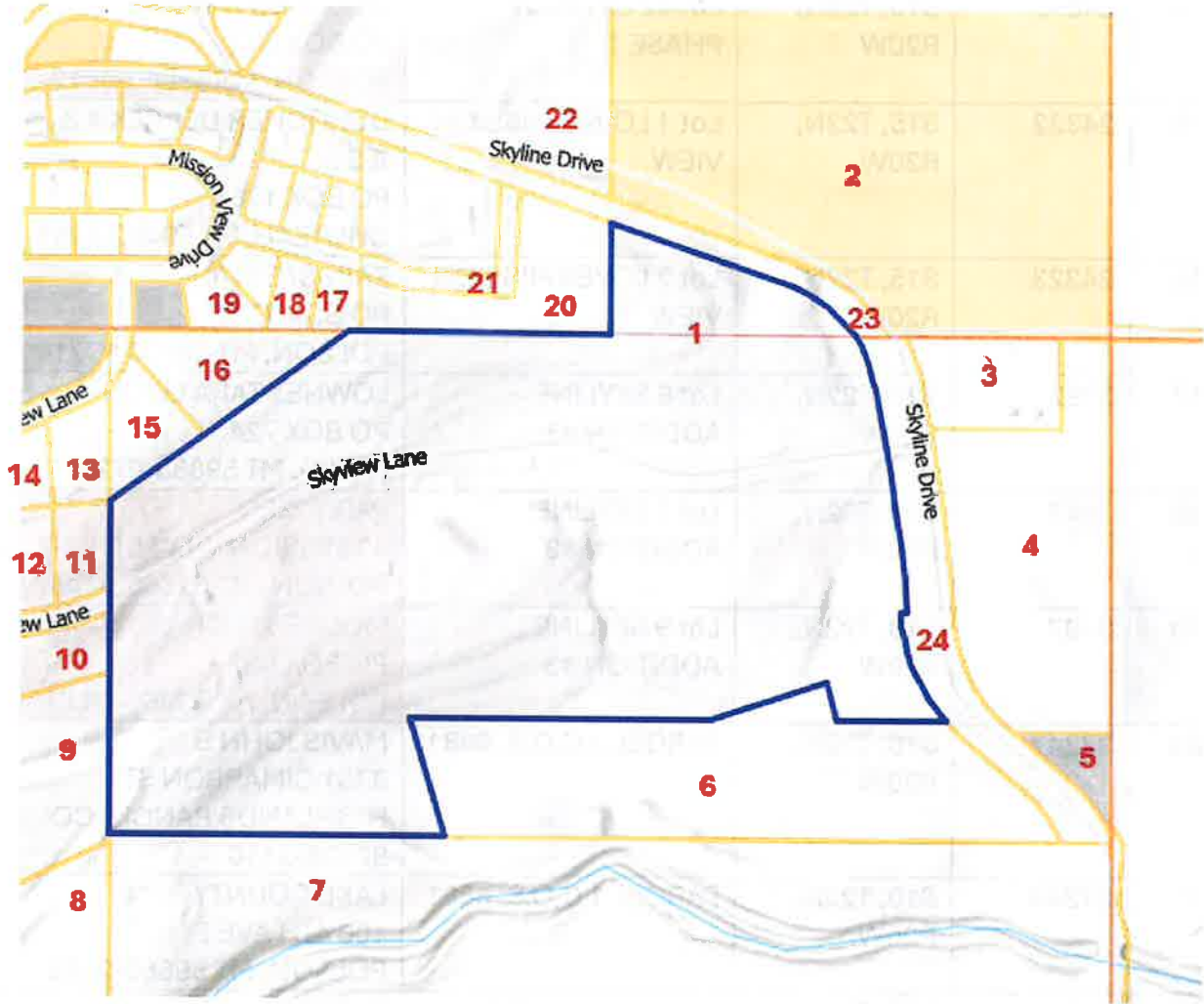
¹ Mark A. Scheib and Kristine M. Scheib, Trustees of The Mark A. Scheib and Kristine M. Scheib Revocable Living Trust, dated 9/18/2017

Southern Slope Subdivision

14	24092	S15, T22N, R20W	Lot 42 SKYVIEW PHASE 1	MEECE EDWIN ETAL ² PO BOX 512 POLSON, MT 59860-0512
15	24322	S15, T22N, R20W	Lot 1 LOVES MISSION VIEW	DUROCHER DERREK A & JESSE PO BOX 1261 CHOTEAU, MT 59422-1261
16	24323	S15, T22N, R20W	Lot 2 LOVES MISSION VIEW	KAIN CRYSTAL PO BOX 1771 POLSON, MT 59860-1771
17	3792	S10, T22N, R20W	Lot 6 SKYLINE ADDITION #3	LOWNEY TARA LEIGH PO BOX 724 PABLO, MT 59855-0724
18	3447	S10, T22N, R20W	Lot 7 SKYLINE ADDITION #3	PARRY ZEN 43 MISSION VIEW DR POLSON, MT 59860-4145
19	3797	S10, T22N, R20W	Lot 9 SKYLINE ADDITION #3	MOORE J MICHAEL PO BOX 633 POLSON, MT 59860-0633
20	37347	S10, T22N, R20W	PARCEL 2 C.O.S. 6881	MAVIS JOHN B 8751 CIMARRON ST HIGHLANDS RANCH, CO 80126-2110
21	37346	S10, T22N, R20W	PARCEL 1 C.O.S. 6881	LAKE COUNTY 106 4TH AVE E POLSON, MT 59860-2125
22	3322	S10, T22N, R20W	C.O.S. 5682, ACRES 11.06, AMND TR 1 ON AMND PLAT OF SKYLINE ADD #4	MAVIS JOHN B 8751 CIMARRON ST HIGHLANDS RANCH, CO 80126-2110
23	-	S10, T22N, R20W	Skyline Drive – see tract book/sec map	City of Polson (Skyline Drive)
24	600843	S15, T22N, R20W	AMND TR C C.O.S. 6886 (Skyline Drive)	LAKE COUNTY 106 4TH AVE E POLSON, MT 59860-2133

² Edwin Meece, Karen Meece and Edison Meece

Southern Slope Subdivision



SECTION 7:

**AGENCY COMMENTS, REQUESTS FOR
COMMENTS W/ATTACHMENTS, CERTIFIED
MAIL RECEIPTS, ETC.**

FOR SOUTHERN SLOPE SUBDIVISION

Submitted for Preliminary Plat Application

May 2026

Southern Slope Subdivision:

summary of entity contacts and responses

Agency and Point of Contact <i>(Agencies From Pre-Application List of Contacts)</i>	Date of Contact, How	Date of Response	Comments – Summary
City of Polson Fire Department -Kevin Straub, Fire Chief	Cert Mail 1-7-2026; Email 1-8-2026	1-9-2026 email	Can serve; see additional comments from Chief Straub
City of Polson Police Department -George Simpson, Police Chief	Cert Mail 1-7-2026; Email 1-8-2026	1-12-2026 email w/letter	See comments from Chief Simpson re: phasing, access, paving
City of Polson Public Works Department -Ashley Walker, Public Works Director -Zachary Maassen, City Engineer	Cert Mail 1-7-2026; Email 1-8-2026	7-14-2025 'Will-Serve Letter'	'Will-Serve Letter' for water/sewer attached (from July 2025 correspondences re: expedited review and will-serve letter); no response to certified Jan 2026 letter
City of Polson Parks and Recreation Department (under Public Works Department) -Ashley Walker, Public Works Director	Cert Mail 1-7-2026; Email 1-8-2026	2-12-2026 email; also see other email chain Dec 2025 through Feb 2026	Park plan was to be reviewed by Parks & Tree Board, but meeting cancelled; Ash very confident that they will approve the HOA maintained park
Access Montana -Robbie OConnor, QA/QC Engineer & Fiber Master -Bob Cornwell, Director of Construction and Engineering	Cert Mail 1-7-2026; Email 1-8-2026	1-12-2026 letter and Jan 2026 email chains	Can serve with high-speed fiber optic internet & phone services; see additional re: coordination
CenturyLink -ronanamb@ronan.net -general mail	Cert Mail 1-7-2026; Email 1-8-2026	n/a	No responses to date
Spectrum -Spectrum/Charter Communications 2292 US 93, Suite 102 Kalispell, MT 59901 (Certified Mail)	Cert Mail 1-8-2026; Email 1-8-2026	n/a	No responses; no other valid mailing address available. -Subdividers do not seek services from Spectrum/Charter
Mission Valley Power -Brent Burland, Engineering	Cert Mail 1-7-2026;	Multiple – see attached	Can serve; Phase 1 will provide backbone for Phase 2,

	Email 1-8-2026		necessitating both phases' infrastructure at Phase 1
Polson Ambulance -Justin Brester, Manager	Cert Mail 1-7-2026; Email 1-8-2026	1-12-2026 email	Have the resources required to respond; ensure everything is properly addressed and numbers are clearly posted and visible.
Polson Post Office -Kylie D. Welch, Postmaster	Cert Mail 1-7-2026; Email 1-8-2026; email chains	Jan & Feb 2026 email chains	Approved CBU locations; provided delivery agreement form
Republic Garbage Service -Brad Long, Operations Supervisor	Cert Mail 1-7-2026; Email 1-8-2026	1-23-2026 email	Will provide trash services, provided cul-de-sacs are large enough for the trucks to maneuver
Lake County Solid Waste -cslocum@lakemt.gov -skintigh@lakemt.gov Stacey Kintigh, Director	Cert Mail 1-7-2026; Email 1-8-2026	n/a	No responses to date
St. Joseph Medical Center -joann.hoven@providence.org -lynn.sconce@providence.org - Diana.Grant@providence.org	Cert Mail 1-7-2026; Email 1-8-2026	n/a	No responses to date
Polson School District -Andy Fors, Superintendent -Mike Anderson, Transportation Director	Cert Mail 1-7-2026; Email 1-8-2026	1-12-2026 email from Supt Fors	See email from Supt Fors w/no official comment. Joel spoke with Transportation Director Anderson on 1-9-2026, who stated Polson Schools does not bus within the City or within 3 miles of the City.
CSKT Cultural Preservation Department -Travis L. Arlee, Compliance Manager	Cultural Clearance Request, Online 12-23-2025 (twice) Cert Mail 1-7-2026; Email 1-8-2026	3-24-2026 email	After multiple follow-up calls and voicemails left, Mr. Arlee replied on 3/24 stating more information would be forthcoming; nothing additional received; please see attached

From: [Kevin Straub](#)
To: joel@geoplant.com
Subject: Re: Proposed Southern Slope Subdivision; request for comments
Date: Friday, January 9, 2026 2:11:37 PM
Attachments: [Outlook-kmy3yfbf.png](#)

Dear Mr. Nelson,

Thank you for providing the location map, preliminary plat, and phasing information for the proposed Southern Slope Subdivision. The City of Polson Fire Department has reviewed the materials provided and offers the following preliminary comments.

The City of Polson Fire Department is capable of providing fire protection and emergency response service to the proposed Southern Slope Subdivision, contingent upon compliance with applicable City standards, adopted fire codes, and the items noted below.

Phasing and Fire Protection Infrastructure

For each phase of development, fully operational fire hydrants and approved fire apparatus access must be in place prior to any combustible structure construction. Fire protection infrastructure must be completed and accepted as part of each phase, not deferred to later phases.

Fire Hydrants

Fire hydrant spacing shall be a maximum of 500 feet, measured along approved fire apparatus access roads. Final hydrant placement locations are subject to review and approval by the City of Polson Fire Department and will be coordinated during final design and construction drawings.

Fire Apparatus Access and Turning Requirements

All streets, including temporary and permanent roads, must be designed to safely accommodate City fire apparatus, including a ladder truck weighing approximately 70,000 pounds and measuring approximately 36 feet in length. Adequate turning radii, road widths, and approved turnaround areas (cul-de-sacs, hammerheads, or other approved configurations) must be provided where dead ends or phased terminations occur.

Road Grades and Vertical Geometry

An elevation and profile plan for all proposed roadways shall be submitted for Fire Department review. This plan must include roadway slopes, grade transitions, and departure angles to ensure compliance with adopted fire code requirements and to confirm compatibility with all fire apparatus.

Wildland-Urban Interface Considerations

The Fire Department supports the inclusion of Firewise standards within the subdivision's CC&Rs. Additional wildland fire mitigation measures may be required during final review depending on fuel loading, topography, and access conditions.

These comments are provided at a preliminary level and do not preclude additional requirements that may arise during final plat, construction plan review, or inspection. We appreciate the opportunity to review the project early in the process and look forward to continued coordination as the subdivision advances.

If you have any questions or need clarification on any of the above items, please feel free to contact me.

Sincerely,

Kevin Straub
Fire Chief
106 First Street East
Polson, MT 59860
406.883.8220



From: joel@geoplant.com <joel@geoplant.com>
Sent: Friday, January 9, 2026 1:35 PM
To: Kevin Straub <firechief@cityofpolson.com>
Cc: Rob Edington <cityplanner@cityofpolson.com>
Subject: Proposed Southern Slope Subdivision; request for comments

Hello Chief Straub,

Attached, please find a PDF of the letter requesting comments on the proposed Southern Slope Subdivision in the City of Polson, along with additional information for your review. Please note the City provides for a 30-day review period for agency comments.

I just spoke with Rob Edington, who provided your email address that's not on the City website, so I'm glad I'm able to provide the PDFs for your review.

You can email me, or mail your comments to me at the address below. If you have any questions or need anything else, feel free to reach out to me.

Thank you!

Joel Nelson
Geopland LLC
42672 Park Circle Drive
Polson, MT 59860

406.261.3021

joel@geopland.com

City of Polson
Polson Police Department
Chief of Police George Simpson



(406) 883-8211
Chief@cityofpolson.com
106 1st St. E. Polson, MT 59860

January 12, 2026

Joel Nelson, Project Planner
Geoplant, LLC.
42672 Park Circle Dr.
Polson, MT 59860

Re: OTB Development, LLC. Subdivision Review
GEOCODE: 15-3228-15-1-01-13-0000
Skyview, Polson, MT

Mr. Nelson,

I have reviewed your subdivision analysis for the proposed Southern Slope Subdivision. In evaluating the property and its proposed phasing, I have identified one matter of significant importance regarding roadway construction and access.

For public safety and emergency response purposes, I respectfully request that the roadways within each phase be fully paved upon completion of that phase. In addition, all roadways serving future or undeveloped phases must remain open, unobstructed, and capable of supporting emergency vehicle traffic to ensure prompt and reliable ingress and egress for police, fire, and emergency medical services.

Subject to this roadway access and paving requirement, I have no law enforcement concerns with the subdivision as currently presented.

Respectfully,

A handwritten signature in green ink, appearing to be "G. Simpson".

George Simpson
Chief of Police

From: [George Simpson](#)
To: joel@geoplant.com
Cc: [Rob Edington](#)
Subject: RE: Proposed Southern Slope Subdivision; request for comments
Date: Monday, January 12, 2026 2:37:06 PM
Attachments: [Proposed Subdivision Request.docx](#)

Good afternoon Mr. Nelson,

I have completed a public safety review and attached my response. Thank you for both the email and mailed packet. Good luck on your endeavor.

Respectfully,

George Simpson
Chief of Police
Polson Police Department
106 1st Street East, Polson, MT, 59860
Office: 406.883.8210 | Fax: 406.883.8233
chief@cityofpolson.com

From: joel@geoplant.com <joel@geoplant.com>
Sent: Thursday, January 8, 2026 4:24 PM
To: George Simpson <gsimpson@cityofpolson.com>
Subject: Proposed Southern Slope Subdivision; request for comments

Hello Chief Simpson,

Attached, please find a letter requesting comments on the proposed Southern Slope Subdivision in the City of Polson, along with additional information for your review.

You should also be receiving the same information via certified mail in the coming days.

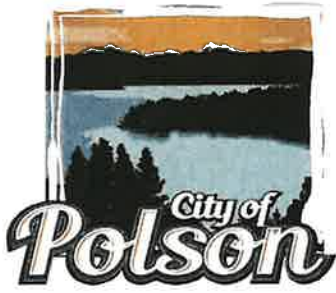
You can email me, or mail your comments to me at the address below. If you have any questions or need anything else, feel free to reach out to me.

Thank you!

Joel Nelson
Geoplant LLC
42672 Park Circle Drive
Polson, MT 59860

406.261.3021

joel@geoplant.com



CITY OF POLSON

City Engineer
106 1st Street E. | Polson, MT 59860
T: 406.203.2451
E: Zachary.Maassen@hdrinc.com
W: www.cityofpolson.com

July 14, 2025

Joel Nelson
Geoplant LLC
PO Box 72
Polson, MT 59860
Joel@geoplant.com
406.261.3021

RE: Southern Slope Subdivision – ‘Will Serve Letter’

Dear Joel,

In regard to our preliminary discussions referencing your planned development, ‘Southern Slope Subdivision’, the City of Polson has determined it appropriate to provide water and wastewater services to your development. These City services will be granted with the subsequent ‘Adequate Capacity Letter’ upon your submission and approval, from both the City and Montana DEQ, of the final plans, specifications, and design report. Please note that this letter does not guarantee capacity in the City’s associated infrastructure and will have an expiration date of three years from the date of this letter.

Please let me know if you have any further questions or concerns.

Best regards,

Zachary Maassen, PE, PMP
City Engineer
HDR Engineering, Inc.
#406-203-2451

CC: Rickey Schultz, PE; Ashley Walker; Rob Edington

From: joel@geoplant.com
To: "Ashley Walker"
Subject: RE: Southern Slope Subdivision - park plan, meeting request
Date: Thursday, January 8, 2026 4:54:39 PM
Attachments: [image001.png](#)
[Southern Slope Subdivision letter to Polson Public Works Dept 1-7-2026.pdf](#)
[Southern Slope Subdivision letter to Polson Parks Rec 1-7-2026.pdf](#)
[Southern Slope Subdivision Location Map.pdf](#)
[SS preliminary 11-17.pdf](#)
[25-007-SouthernSlopeSubdivision-PhasingPlan-REV1.pdf](#)

Hello again Ash,

Now we're doing the certified mailings to stakeholders, so this may seem duplicative, but to cover City requirements, attached, please find a letter requesting comments on the proposed Southern Slope Subdivision, along with additional information for your review. This would be from both the water/sewer and parks perspectives.

Please note the City provides for a 30-day review period for agency comments.

You should also be receiving the same information via certified mail in the coming days.

Did you discuss anything about the subdivision with the Park Board? I see it's not on next week's meeting – just let me know if we can meet with you or the board.

You can email me, or mail your comments to me at the address below. If you have any questions or need anything else, feel free to reach out to me.

Thank you!

Joel Nelson
Geoplant LLC
42672 Park Circle Drive
Polson, MT 59860

406.261.3021

joel@geoplant.com

From: joel@geoplant.com <joel@geoplant.com>
Sent: Tuesday, December 23, 2025 11:55 AM
To: 'Ashley Walker' <wss2@cityofpolson.com>
Cc: 'John Looper' <johnl@endevservices.com>; 'Rob Edington' <cityplanner@cityofpolson.com>; 'Tiffany Hagen' <beesbookkeepingservices@gmail.com>
Subject: RE: Southern Slope Subdivision - park plan, meeting request

Sounds good – thanks Ash! We look forward to further discussions.

Have a Merry Christmas!

Joel

From: Ashley Walker <wss2@cityofpolson.com>
Sent: Tuesday, December 23, 2025 11:42 AM
To: joel@geopland.com
Cc: 'John Looper' <johnl@endevservices.com>; Rob Edington <cityplanner@cityofpolson.com>;
'Tiffany Hagen' <beesbookkeepingservices@gmail.com>
Subject: RE: Southern Slope Subdivision - park plan, meeting request

Hello Joel,

I will contact the parks and tree board and get their thoughts on this. I believe we as a group are going to support the idea of dedicating the Park lot to the property owners' so once I have discussed this with them. if you still want a meeting, we will set one up for early January

Regards,

*Ash Walker
Public Works Director
106 First Street East
Polson, Montana 59860*



From: joel@geopland.com <joel@geopland.com>
Sent: Tuesday, December 23, 2025 10:28 AM
To: Ashley Walker <wss2@cityofpolson.com>
Cc: 'John Looper' <johnl@endevservices.com>; Rob Edington <cityplanner@cityofpolson.com>;
'Tiffany Hagen' <beesbookkeepingservices@gmail.com>
Subject: FW: Southern Slope Subdivision - park plan, meeting request

Hi Ash,

Please see below and attached regarding a request for meetings to discuss the Southern Slope Subdivision's park plan. It's my understanding from talking to Rob that you're the point of contact.

Thanks!

Joel

From: joel@geoplant.com <joel@geoplant.com>

Sent: Monday, December 22, 2025 2:46 PM

To: parks@cityofpolson.com

Cc: 'John Looper' <johnl@endevservices.com>; 'Rob Edington' <cityplanner@cityofpolson.com>; 'Tiffany Hagen' <beesbookkeepingservices@gmail.com>

Subject: Southern Slope Subdivision - park plan, meeting request

City of Polson Parks Department,

Attached, please find a preliminary plat, phasing map, and location map for the proposed Southern Slope Subdivision, a major subdivision located on the south end of the City of Polson. The subdivision is located along the south and west side of Skyline Drive where Skyview Lane enters and traverses the property east to west until it continues through the Skyview Subdivision to the west. The owners and subdividers are OTB Development LLC, represented by members Park Schara and Tracy Yost. Geocode: 15-3228-15-1-01-13-0000

The subdivision will create 90 single-family residential lots ranging in size from $\pm 7,257$ square feet to ± 1.95 acres in size, and a ± 3.89 -acre park in the southwestern corner of the subdivision. The proposal would meet the park dedication requirements of 76-3-621, MCA and Sec. 6.04.290 of the Polson Development Code by dedicating the Park lot to the City; however, we understand that the City Commission may not want to accept the parkland as a City/public park and take on the maintenance and ownership. If that's the case, the proposal would meet the park dedication requirements through dedicating the Park lot to the property owners' association and application of the waiver of Sec. 6.04.290(6)(a) of the PDC and 76-3-621(6), MCA, which provide that *"the governing body shall waive the park dedication requirement if it determines that:... the preliminary plat provides for a planned unit development or other development with land permanently set aside for park and recreational uses sufficient to meet the needs of the persons who will ultimately reside in the development; and, the area of land and any improvements set aside for park and recreational purposes equals or exceeds the area of the dedication required under subsection 1, above;"*.

Sec. 6.04.290(3) of the PDC states, *"The subdivider is encouraged to meet with the Polson Parks Director prior to submitting a subdivision application."* And on the Parks and Tree Board webpage, it indicates the Board makes recommendations on park land or cash-in-lieu proposals by developers through the planning process. Therefore, my associate John Looper and I are requesting to meet with Parks and Recreation staff, and if deemed appropriate by staff, the Parks and Tree Board. We would like to arrange meeting(s) as soon as possible in early 2026. At the meeting(s) we would seek guidance as to what City staff and/or the Board may support in terms of dedication and maintenance of the Park lot, and the plan to meet the park dedication requirements in general. Attached is a spreadsheet of lot sizes and summary of how the size of the Park lot would meet the dedication requirements.

Regarding phasing, the project will likely be completed in three phases over the next 7 ½ to 10 years, based on the attached phasing map. We anticipate submitting the preliminary plat to the City of Polson in early 2026 as an expedited review subdivision, with the following phasing plan: Phase 1 to be completed in 2027; Phase 2 to be completed in 2030 - 2031; and Phase 3 to be completed by 2033. The Park lot would be dedicated with the first phase, with access provided by existing and improved roads.

We will also provide a formal request for comments, but we wanted to take advantage of the opportunity to meet with Parks staff and/or the Parks and Tree Board before we finalize the preliminary plat and park plan. Please let us know your availability.

We look forward to talking with you. Thank you, and Happy Holidays!

Joel Nelson, Project Planner
Geopland LLC
PO Box 72
Polson, MT 59860

joel@geopland.com

406.261.3021



Access Montana

300 Main Street SW. Ronan. MT • 406-676-3300 oh 406-676-8889 fax

Joel Nelson, Project Manager

1/12/2026

Geoplant LLC

42672 Park Circle Dr

Polson, MT 59860

Re: Proposed Southern Slope Subdivision; request for comments

Joel,

Access Montana does not have any negative concerns regarding this proposed subdivision.

Access Montana has Fiber along the West edge of Skyline Dr and will work with the contractor to get the facilities marked when they contact 811.

Access Montana could serve this entire subdivision with high-speed fiber optic internet & phone services. We would appreciate being informed when there are open trenches for the power infrastructure so that we can lay conduit in them. We have worked with MVP to joint use their trenches on several projects and would like to have the opportunity again. This will keep costs down and provide service to the customers faster.

Thanks,

Robbie OConnor, QA/QC Engineer & Fiber Master

Access Montana

300 Main St SW

Ronan, MT 59864

406-529-8304

From: [John Looper](#)
To: joel@geoplant.com
Cc: "Tiffany Hagen"
Subject: FW: Southern Slope Subdivision
Date: Tuesday, March 24, 2026 9:37:38 AM

This email string is from Access Montana discussing their service



John Looper
President
209-244-3497
johnl@endevservices.com

From: Bob Cornwell <bobc@ronan.net>
Sent: Monday, January 26, 2026 1:56 PM
To: John Looper <johnl@endevservices.com>
Subject: RE: Southern Slope Subdivision

Ill let you know, Chad is actually out in the field today dealing with a fiber cut so I am not sure of his schedule at the moment.

Bob Cornwell
Director of Construction and Engineering
Access Montana
A CommunityTel Company

312 Main Street SW
Ronan, MT 59864
P: 406-676-9229
F: 406-676-8889
E: bobc@ronan.net

From: John Looper <johnl@endevservices.com>
Sent: Monday, January 26, 2026 1:29 PM
To: Bob Cornwell <bobc@ronan.net>
Subject: RE: Southern Slope Subdivision

Bob,

This is all great information. I've attached what I have including a schematic an electrical contractor friend did for me and our proposed phasing plan. We understand we would have to complete "Road B" to enable us to build, but the developers want to go to sale as soon as possible and this is the best plan. . I'm semi retired so any time except tomorrow until noon is good. Please let me know what works for both of you and I will accommodate. I'm trying to get this project "shovel ready" (I hate that term but it suffices) for when we go to council so there's less chance they will balk at approving us.

Let me know a time / date / phone number or if you have zoom and can set up a meeting (or any other meeting format)... I appreciate any time you can give me.

Thank you,

John



John Looper
President
209-244-3497
johnl@endevservices.com

From: Bob Cornwell <bobc@ronan.net>
Sent: Monday, January 26, 2026 9:36 AM
To: John Looper <johnl@endevservices.com>
Subject: RE: Southern Slope Subdivision

John, lets set up a time to meet if that works for you. If you have any plans we can look over great, or we can just have an initial meeting to go over what we would recommend. I would like to include my Construction supervisor, Chad Peters as well. We would definitely be appreciative of being your sole provider, we can provide phone, internet and TV services and being local we provide a much better customer experience that the other options in my opinion. What we have typically done in the past is to provide conduit at our expense that can be placed while you have trenches open for power etc. if your crew can place it. We would want to put in some vaults or pedestals as well but would need to see your plans to figure out what would work best. We have some time since you don't anticipate starting construction until '27 but as soon as you have firm dates, I would want to get materials ordered. In addition to working with you on a plan for getting services to each structure, If we can make some recommendations for the actual wiring of the individual residences it will streamline serviced connections for the customers.

Bob Cornwell
Director of Construction and Engineering
Access Montana
A CommunityTel Company

312 Main Street SW
Ronan, MT 59864
P: 406-676-9229
F: 406-676-8889
E: bobc@ronan.net

From: John Looper <johnl@endevservices.com>
Sent: Friday, January 23, 2026 4:06 PM
To: Bob Cornwell <bobc@ronan.net>
Subject: RE: Southern Slope Subdivision

Those are a lot of questions we will need your help with. Currently, we would like to work with you solely if that's ok.



John Looper
President
209-244-3497
johnl@endevservices.com

From: Bob Cornwell <bobc@ronan.net>
Sent: Friday, January 23, 2026 11:06 AM
To: John Looper <johnl@endevservices.com>
Subject: RE: Southern Slope Subdivision

John, thanks for reaching out. I am checking with my manager to confirm how she wants to proceed, this is a much larger project than most of what we see so I want to double check with her.

In the meantime, do you have detailed plans showing routes for getting utilities to each structure? Do you plan to put any joint duct and vaults in? Are you working with any other utilities such as Century Link (Lumen) or Spectrum? Will the structures have smart panels etc?

Bob Cornwell
Director of Construction and Engineering
Access Montana
A CommunityTel Company

312 Main Street SW
Ronan, MT 59864
P: 406-676-9229
F: 406-676-8889
E: bobc@ronan.net

From: John Looper <johnl@endevservices.com>
Sent: Friday, January 23, 2026 9:37 AM
To: Bob Cornwell (bobc@accessmontana.com) <bobc@accessmontana.com>; Robbie OConnor (roberto@accessmontana.com) <roberto@accessmontana.com>
Cc: joel@geoplant.com; 'Tiffany Hagen' <beesbookkeepingservices@gmail.com>; Andy Evenson <andy@eecivil.com>
Subject: Southern Slope Subdivision

Good morning Bob,

Robert gave me your contact information to help me get the process started for providing service to this subdivision. We are in the application stage with Polson and hope to get approval late 2026 to begin construction in early 2027.

Can you provide me with any application forms and fee requirements so we can begin this project with you?

Thank you,

John Looper



John Looper
President
209-244-3497
johnl@endevservices.com

From: roberto@ronan.net
To: joel@geoplant.com
Subject: Proposed Southern Slope Subdivision request for comments
Date: Monday, January 12, 2026 9:38:02 AM
Attachments: [Southern Slope Polson Subdivision.pdf](#)

Attached is Access Montana's response.

Thanks
Robbie

Robbie OConnor AAS, AAS, BS, AS, BS
Telecom QA/QC Engineer & Fiber Master
MUCC/811 Board Member
Access Montana a Community Tel Company
312 Main Street SW
Ronan, MT 59864
www.accessmontana.com
roberto@ronan.net
Cell: 406-529-8304



From: [John Looper](#)
To: [Brent Burland](#)
Cc: [Andy Evenson](#); joel@geoplant.com; [Jack Duffey \(duffeysurvey@gmail.com\)](mailto:Jack.Duffey@gmail.com); [Tiffany Hagen](#)
Subject: RE: [External]Southern Slope Subdivision
Date: Wednesday, February 4, 2026 8:04:41 AM

Brent,

No apology necessary. I understand the pile of work that accumulates especially after the passing of a loved one. My wife and I are dealing with that as well, currently, so I appreciate you getting back to me. This is valuable information.

We expect the improvement plans to be complete at the end of February. I will send those as well to make sure there's no conflict. Does the plat have to be approved for you to start your design?

Again – thank you for getting back to me and we look forward to working with you.

Regards,

John



John Looper

President

209-244-3497

johnl@endevservices.com

From: Brent Burland <bburland@missionvalleypower.org>

Sent: Wednesday, February 4, 2026 7:40 AM

To: John Looper <johnl@endevservices.com>

Subject: RE: [External]Southern Slope Subdivision

Good morning John,

I apologize for the late response. Here are some answers to your questions:

1. You will not be required to fill out a contract unless your subdivision has at least one

community electrical service, such as a lift station, well pump, or street lighting. The deposit and connect fee do not apply unless you require a metered service.

2. The \$2,000 application fee is based on the number of lots and the size of the subdivision. That fee does not include the engineering of the subdivision. Generally, any communication companies that intend to participate will follow our design for their cable and above-ground facilities within the platted street right-of-way in a joint trench. We have a trenching spec. sheet that they will follow.
3. MVP will design the layout of the “backbone” of the subdivision, which will provide available power to at least one lot corner of each lot, and we will require a CAD(or a preferred Esri shapefile) drawing of the final approved plat of this subdivision, which is tied to the “Montana State Plane”, in order to import into our mapping system. Once I have designed the subdivision layout, I can share a PDF drawing with any communications company that requests it.
4. The developer is responsible for trenching, conduit, pull rope, installation of vaults, and warning tape. I will require the excavation contractor to have the trenches and conduit inspected prior to backfilling, either by a site visit or by photos sent to my cell phone. The concrete vaults will be included in our estimate, and once payment is received, the contractor can pick up the vaults at our office in Pablo. MVP accepts 2” sch80 conduit for each “primary” cable and 3” sch80 for each “secondary” that is installed in the street right-of-way.
5. To begin the process of initiating a work order, the \$2,000 fee, subdivision application, subdivision plat(both paper & electronic), and a “blanket” underground right-of-way easement signed by an authorized signer for this phase of your project for our backbone.
6. Reminder, the proposed Phase 1 will also require installing the backbone for Phase 2 and any necessary upgrades to our underground protection/coordination devices and/or conductors for this addition. Our source for this subdivision begins at the SE corner of Lot 30 of the Skyview Subdivision, Phase 1.

If you have any further questions, feel free to email me or give me a call. Thank you.

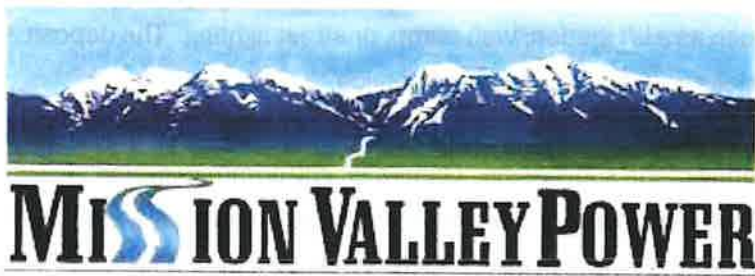
Brent Burland



Brent Burland

Engineering
ENG

(406) 883-7965 Work
406-250-8970 Mobile
bburland@missionvalleypower.org
36079 Pablo West Road
Pablo, MT 59855



From: John Looper <johnl@endevservices.com>

Sent: Friday, January 23, 2026 9:20 AM

To: Brent Burland <bburland@missionvalleypower.org>; Jaspen Webster <[jaspenw@missionvalleypower.org](mailto:jaspernw@missionvalleypower.org)>

Cc: joel@geopland.com; 'Tiffany Hagen' <beesbookkeepingservices@gmail.com>; Andy Evenson <andy@eecivil.com>

Subject: [External]Southern Slope Subdivision

CAUTION: This email was sent from someone outside of the Mission Valley Power organization. Do not click links or open attachments unless you are expecting this email from the sender.

Good morning, Brent & Jaspen,

I'm working with Joel Nelson to entitle and develop the Southern Slope Subdivision on behalf of OTB Development, owners of the Southern Slope Subdivision. We appreciate your timely response to Joel's letter and the forms you require for completion of the work. I have some general questions I hope you can help with.

1. There are several items on the Electrical Service Contract that are somewhat confusing. We have no account number or meter number, and the subdivision doesn't have a current address. What information do we provide to you for those blanks? Do we pay the \$500 deposit and the \$10 Connection fee? The owners won't necessarily be the ultimate customers as they will be constructing the houses, so I need clarity on the \$10 fee. And I assume the \$500 deposit goes toward the design cost? Please clarify.
2. The Subdivision Application states the fee will be determined by the amount of residential lots. Will this be in addition to the \$2,000 fee already noted? Does this fee go toward design of the joint trench?
3. Does MVP complete the design? Approximately how long does the design process take? Do you need CAD drawings of the subdivision improvements or just the preliminary plat? Do you coordinate with other service providers? We intend to work with Access Montana, Century Link or Spectrum for fiber and phone. If you do the design, do you coordinate with these organizations for their needs?
4. I assume the applicant installs the conduit and any underground vaults. Does MVP then provide and set the transformers, pull wire and make the hook up? Please advise so we can begin discussions with contractors if the work is applicant install, and the scope of work we

will require from them.

5. Are both the \$500 and \$2,000 fees required to start the design process for the work?

Thank you for your time and responses. We look forward to working with you on this project.

Regards,

John Looper



John Looper
President
209-244-3497
johnl@endevservices.com

From: [Brent Burland](#)
To: joel@geoplant.com
Subject: Southern Slope Subdivision in Polson, MT
Date: Thursday, January 15, 2026 9:21:54 AM
Attachments: [image001.png](#)

Joel,

For your proposed 90-lot Southern Slope Subdivision in Polson, MT, located in Sections 10 & 15, T.22N., R.20W., Mission Valley Power will serve. However, the proposed Phase 1 will also require installing the backbone for Phase 2 and any necessary upgrades to our underground protection/coordination devices and/or conductors for this addition. Our source for this subdivision begins at the SE corner of Lot 30 of the Skyview Subdivision, Phase 1. If you have any questions about our response, please get in touch with me at the number below. Thank you.

Brent Burland



Brent Burland
Mission Valley Power
P.O. Box 97
Pablo, MT 59855
Staking Engineer
Office: 406 883-7965
Cell: 406 250-8970
bburland@missionvalleypower.org

From: [Jaspen Webster](#)
To: joel@geoplant.com
Subject: Re: [External]Proposed Southern Slope Subdivision; request for comments
Date: Thursday, January 8, 2026 5:10:31 PM
Attachments: [2025 business contract.pdf](#)
[subdivision form.docx](#)

Good afternoon Joel,

Please complete the application and return with the application fee. We are closed on Friday's but will be open Monday 7:00 ~ 5:30

Thanks & have a good weekend!

Jazz

From: joel@geoplant.com <joel@geoplant.com>
Sent: Thursday, January 8, 2026 4:31 PM
To: Engineering Services <engineeringservices@missionvalleypower.org>
Subject: [External]Proposed Southern Slope Subdivision; request for comments

CAUTION: This email was sent from someone outside of the Mission Valley Power organization. Do not click links or open attachments unless you are expecting this email from the sender.

Mission Valley Power,

Attached, please find a letter requesting comments on the proposed Southern Slope Subdivision in the City of Polson, along with additional information for your review. Please note the City provides for a 30-day review period for agency comments.

You should also be receiving the same information via certified mail in the coming days.

If you have any questions or need anything else, feel free to reach out to me. You can email or mail your comments to me at the address below.

Thank you!
Joel Nelson
Geoplant LLC
42672 Park Circle Drive
Polson, MT 59860
406.261.3021

joel@geoplant.com



Mission Valley Power Electric Application for New Subdivision

Complete this application and return to MVP, P.O. Box 97, Pablo, MT 59855-0097
The fee for this application will be determined by the amount of residential lots.

Name: _____ Date: ____/____/____

Company Name: _____ Fee: **\$2,000.00**

Mailing Address: _____ Phone: _____

Cell: _____

Social Security or Federal Tax I.D. _____

Alternate Contact Information: _____ Phone: _____

Subdivision Name: _____

Street Address: _____

Location: (Section, Township, Range): _____

Number of Lots: _____ Size of each lot: _____ Estimated building size: _____

Residential or Commercial lots: _____ Can Lots be divided: ☐ Yes ☐ No

Overhead or Underground: _____

Survey Company Name: _____ Phone: _____

Are Auto Cad Maps Available: ☐ Yes ☐ No (Yes, please provide maps)

Does Subdivision have County or City Approval: ☐ Yes ☐ No

Are Utility Easements Incorporated into Subdivision: ☐ Yes ☐ No

I swear that the answers and information I provided herein is truthful, accurate and complete and can be relied upon by MVP. I authorize investigation of all answers and information I provide in this application.

Applicants Signature: _____ Date: _____

C/O Applicant Signature: _____ Date: _____

Main Office (406) 883-7900

Warehouse Fax (406) 883-7923



FOR MVP USE

Out of Acct. _____ Work Order No. _____
Service Loc.# _____
Location No. _____ Bill Run _____ Stop _____ Service Order No. _____
Area Light _____

ELECTRICAL SERVICE CONTRACT

In accordance with Federal guidelines we need a copy of the applicant(s) **photo ID**

Service request Date: _____

Meter No. _____

Account No. _____

Business name: _____

mailing address, city, state & zip: _____

Hereby agrees to enter a contract with Mission Valley Power ("MVP") on the following terms and conditions.

1. Applicant certifies that he/she is: ☐ Owner ☐ Renter/Lessee ☐ Manager of property located
at: **physical address for this service** _____
2. Security Deposit: **\$500.00** or *Excellent Credit Reference from current Elec. Utility for the last 12 months of service OR prepay for \$60 (must fill out prepay agreement)* _____
3. General Connect/Transfer Fee or Reconnect Fee: **\$10.00** will be billed on first month's bill.

4. Rate schedule services

- _____ Existing Area Light \$13.43/mo.
- _____ Residential Basic Charge of \$23.50/mo., \$28.20/mo. for Prepay, Net Meters \$28.50/mo.
- _____ Small General Services Basic Charge of \$23.50/mo., \$28.20/mo. for Prepay, Net Meters \$28.50/mo.
- _____ Large General Services Single-Phase Basic Charge is \$43.50/mo.
- _____ Large General Services Three-Phase Basic Charge is \$71.25/mo., Net Meters \$79.50/mo.
- _____ Unmetered Services using kilowatt hours (UMS) Basic Charge is \$23.50/mo. (Includes traffic lights, billboards, etc)
- _____ Irrigation Basic Charge of \$15.00/mo.

Basic Charge applies to services that are billed with or without a meter

The Applicant consents to be bound by all the terms, conditions, fees and charges set forth above, by all provisions contained in MVP's Operations Manual and federal regulations found at 25 C.F.R. Part 175 (including any revisions to the manual or regulations), and by applicable rate and fee schedules (that may change from time to time) available for review at MVP's Pablo office.

PLEASE TURN OVER

Name of Business (PLEASE PRINT)

By: _____
Officer of Business (PLEASE PRINT)

Date

Signature of Business Officer (Authorized to Contract on Behalf of Business)

The Confederated Salish and Kootenai Tribes operate and manage the Bureau of Indian Affairs' Flathead Agency Power division under the name "Mission Valley Power" pursuant to a contract authorized under the Indian Education and Self-Determination Act (25 U.S.C. 450f). MVP maintains its system records consistent with the federal Privacy Act (43 CFR Part 2, Subpart D). This information is being collected to determine the consumers' electrical needs and will be used to determine consumption costs. Response to this request is required to obtain a benefit in accordance with 25 CFR 175. Failure to provide all or part of this information may preclude MVP from providing requested service

Business Name _____

Accounts Payable Contact _____

Business Manager or Owner _____

Business Phone _____

Federal Id # _____

Email Address _____

I would like to use my E-mail address to receive outage notifications. (☐)

From: [Justin Brester](#)
To: joel@geoplant.com
Subject: Southern Slope Subdivision
Date: Monday, January 12, 2026 12:53:19 PM

We received your request for comment regarding Southern Slope Subdivision.

We have the resources required to respond to this location in the event of an emergency. We ask that you please ensure everything is properly addressed and numerics are clearly posted and also visible so that we can find these locations in a timely manner.

Thank you,
Justin Brester NREMT
Manager
Polson Ambulance Inc.
406-249-1567

From: [John Looper](#)
To: joel@geoplant.com
Subject: FW: [EXTERNAL] Southern Slope Subdivision Post Box locations
Date: Tuesday, March 24, 2026 9:39:51 AM
Attachments: [image003.png](#)
[Southern Slope Roads A and D.pdf](#)

Here is the string from the post office Postmaster....



John Looper
President
209-244-3497
johnl@endevservices.com

From: Welch, Kylie D - Polson, MT <Kylie.D.Welch@usps.gov>
Sent: Wednesday, February 4, 2026 11:28 AM
To: John Looper <johnl@endevservices.com>
Subject: RE: [EXTERNAL] Southern Slope Subdivision Post Box locations

Great talking with you today! I hope this is what you meant, if not I can redo and resend.

Thank you,

Kylie D. Welch

Postmaster
Polson, MT 59860
RMPOs
Bigarm, MT 59910
Elmo, MT 59925
Cell: 406-818-1960
Office: 406-883-2088

From: John Looper <johnl@endevservices.com>
Sent: Wednesday, February 4, 2026 11:15 AM
To: Welch, Kylie D - Polson, MT <Kylie.D.Welch@usps.gov>
Subject: RE: [EXTERNAL] Southern Slope Subdivision Post Box locations

CAUTION: This email originated from outside USPS. **STOP and CONSIDER** before responding, clicking on links, or opening attachments.

Here is the latest map for your use. I appreciate talking to you today.

John



John Looper
President
209-244-3497
johnl@endevservices.com

From: Welch, Kylie D - Polson, MT <Kylie.D.Welch@usps.gov>
Sent: Wednesday, February 4, 2026 10:49 AM
To: John Looper <johnl@endevservices.com>
Subject: RE: [EXTERNAL] Southern Slope Subdivision Post Box locations

I do have teams; however, it will not let me open the meeting. If you can call my cell phone 406-818-1960. I am on another meeting that should be ending at 11:00.

Kylie D. Welch

Postmaster

Polson, MT 59860

RMPOs

Bigarm, MT 59910

Elmo, MT 59915

Cell: 406-818-1960

Office: 406-883-2088

From: John Looper <johnl@endevservices.com>

Sent: Monday, February 2, 2026 6:34 PM

To: joel@geoplant.com; Welch, Kylie D - Polson, MT <Kylie.D.Welch@usps.gov>; 'Andy Evenson' <andy@eecivil.com>; 'Jack Duffey' <duffeysurvey@gmail.com>

Cc: 'Tiffany Hagen' <beeshookleapingservices@gmail.com>; Rice, Amanda - Polson, MT <Amanda.Rice@usps.gov>

Subject: RE: [EXTERNAL] Southern Slope Subdivision Post Box locations

CAUTION: This email originated from outside USPS. **STOP and CONSIDER** before responding, clicking on links, or opening attachments.

Kylie,

Let me know if you do not have Microsoft Teams on your computer or the ability to access the program. If you can't I will call you directly so we can chat.

We appreciate your time as we want to get the improvement plans correct the first time around and it is important to make sure we are in agreement.

I attached the link again below...

John

Polson Mail Service

Wednesday, February 4, 2026

11:00 AM - 12:00 PM

<https://teams.live.com/join/9360806411932?p=JMs6Uptmvz4AUk5ond>



John Looper

President

209-244-3497

johnl@endevservices.com

From: joel@geoplant.com <joel@geoplant.com>

Sent: Monday, February 2, 2026 10:19 AM

To: 'Welch, Kylie D - Polson, MT' <Kylie.D.Welch@usps.gov>; John Looper <johnl@endevservices.com>; 'Andy Evenson' <andy@eecivil.com>; 'Jack Duffey' <duffeysurvey@gmail.com>

Cc: 'Tiffany Hagen' <beeshookleapingservices@gmail.com>; 'Rice, Amanda - Polson, MT' <Amanda.Rice@usps.gov>

Subject: RE: [EXTERNAL] Southern Slope Subdivision Post Box locations

Hi Kylie,

To answer your question about addressing and road names, Sec. 6.06.860 of the Polson Development Code requires new streets and roads to be assigned names, and lots assigned addresses, by the City prior to final plat approval as follows:

Sec. 6.06.860. - Street/road naming and addressing.

1. All new streets and roads shall have names assigned by the City of Polson prior to final plat approval.
2. All new lots shall receive addresses assigned by the City of Polson prior to final plat approval.

So that will occur with the filing of the final plat of each phase. After preliminary approval, we'll come up with proposed road names, submit them to the City, and they'll process the requested names and assign addresses for each lot in Phase 1 in conjunction with Lake County GIS.

Thanks!

Joel

From: Welch, Kylie D - Polson, MT <Kylie.D.Welch@usps.gov>

Sent: Friday, January 30, 2026 9:15 AM

To: John Looper <johnl@endevservices.com>; Andy Evenson <andy@eecivil.com>; Jack Duffey (duffeysurvey@gmail.com) <duffeysurvey@gmail.com>

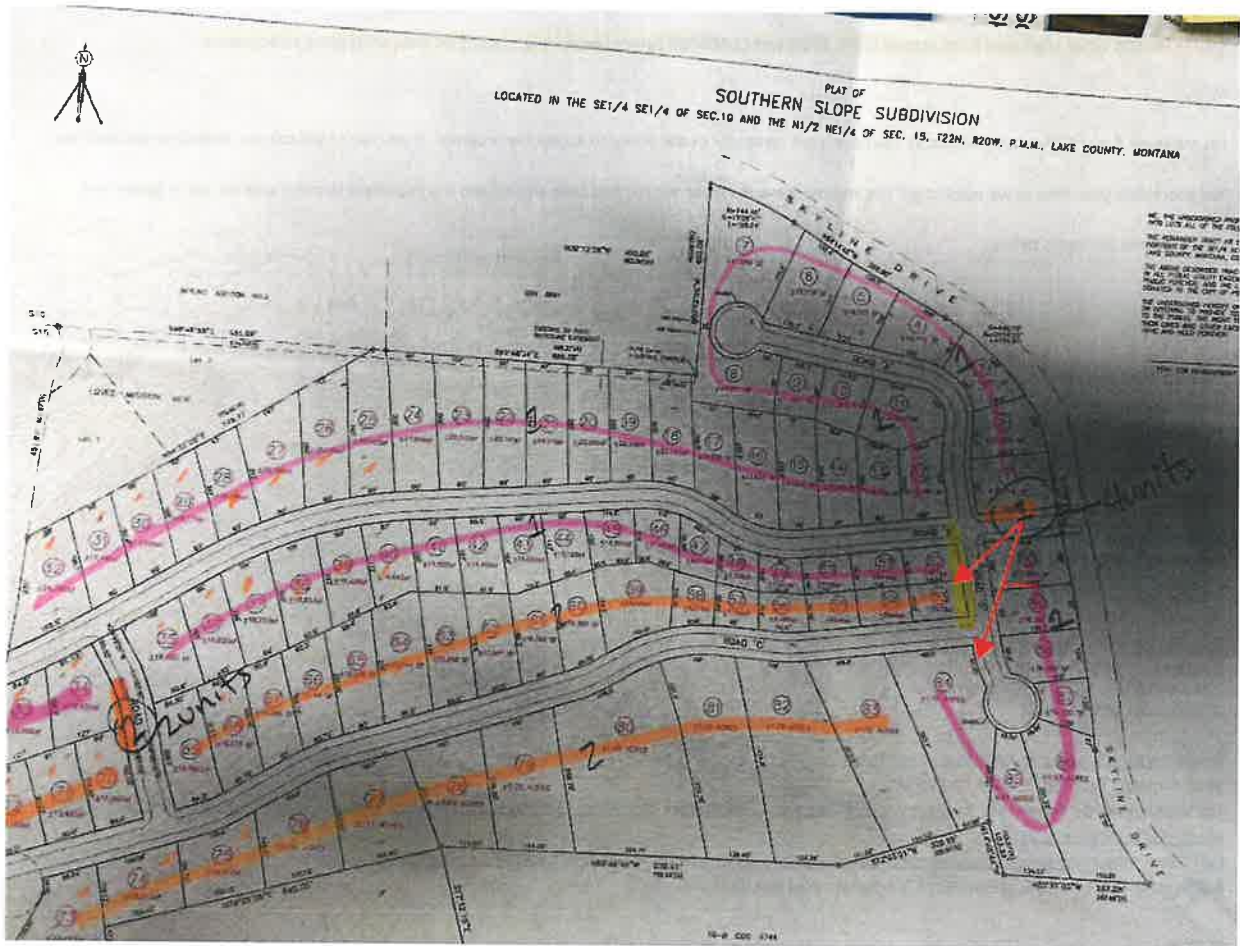
Cc: joel@geoplant.com; 'Tiffany Hagen' <beeshookleapingservices@gmail.com>; Rice, Amanda - Polson, MT <Amanda.Rice@usps.gov>

Subject: RE: [EXTERNAL] Southern Slope Subdivision Post Box locations

I have highlighted the spot that would work better for the carrier, is there going to be a pull off the main road for the boxes to be installed in that location?

Additionally,

I am not sure if you oversee the addressing of the roads or not, but ideally the same numbers with different roads can be difficult and cause potential issues from time to time. I know this subdivision isn't set to be done for some time, but do we have an estimate on when we will see addresses for here?



Thank you,

Kylie D. Welch

Postmaster

Polson, MT 59860

RMPOS

Bigarm, MT 59920

Elmo, MT 59915

Cell: 406-828-1960

Office: 406-883-2088

From: John Looper <johnl@endeyservices.com>

Sent: Tuesday, January 27, 2026 3:40 PM

To: Welch, Kylie D - Polson, MT <Kylie.D.Welch@usps.gov>; Andy Evenson <andy@eecivil.com>; Jack Duffey (<duffeysurvey@gmail.com>)

Cc: joel@geoland.com; 'Tiffany Hagen' (<tiffanyhagen@geoland.com>)

Subject: [EXTERNAL] Southern Slope Subdivision Post Box locations

CAUTION: This email originated from outside USPS. **STOP and CONSIDER** before responding, clicking on links, or opening attachments.

Good afternoon Kylie,

I'm working with Joel Nelson on the approval of the Southern Slope Subdivision in Polson. We appreciate your quick response to the letter informing you of the plans to construct the project. We have reviewed the locations you proposed for placing the CBU's where you suggested we place four of these directly off of Skyline Drive as you make the right hand turn. However, we are concerned the city will not feel this location is safe for ingress and egress of vehicles and pedestrians.

Can we propose an alternate location per the attached, placing the CBU's adjacent to lots 52 / 53 or lot 84. We feel it much easier to utilize the public right of way and build a turnout there than directly off of Skyline. We appreciate your response as we are in the process of designing the improvement plans and want to make sure we have consensus on the locations. We are open to other suggestions based on your concerns and input.

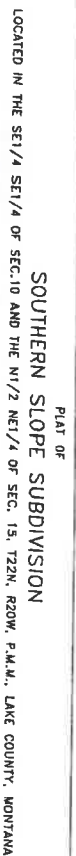
Please advise at your earliest convenience.

Thank you,

John



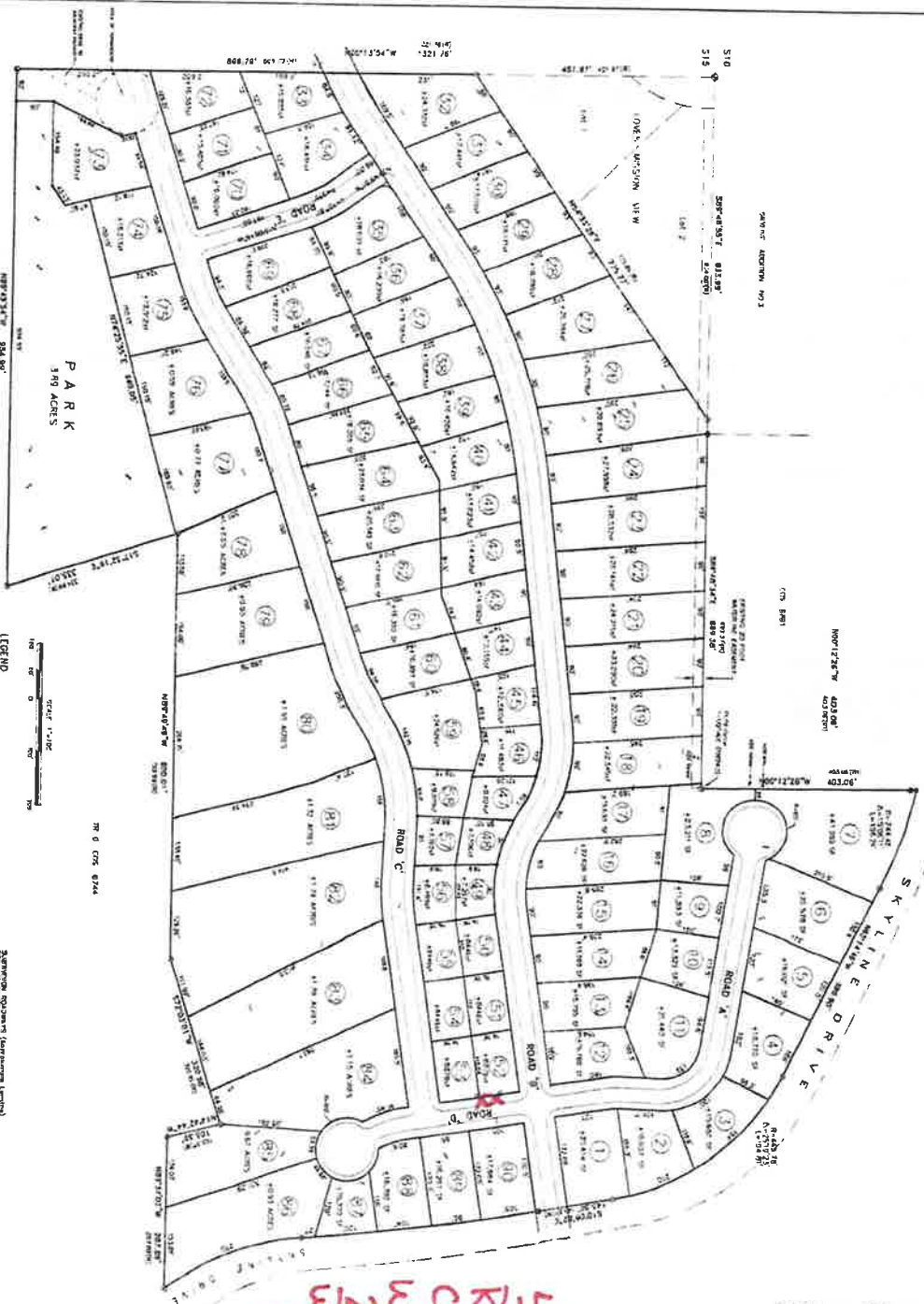
John Looper
President
209-244-3497
johnl@endevservices.com



PLAY OF
SOUTHERN SLOPE SUBDIVISION

LOCATED IN THE SE1/4 OF SEC.10 AND THE N1/2 NE1/4 OF SEC. 15, T22N, R20W, P.M.M., LAKE COUNTY, MONTANA

2009-10-20 10:10:10



CERTIFICATE OF DEDICATION

[illegible]

FOR OTHER DEPARTMENTS: 112

NAME _____

THE MAJOR VEST AS AN INDICATOR OF OROCELESTIALITY

ACKNOWLEDGMENTS

* GOV'RNING BODY APPROVAL *

MATCH. CITY OF POLSON
CALIF.

APPROX. CITY COUNCIL

UNITED STATES DISTRICT COURT
SOUTHERN DISTRICT OF NEW YORK

© 2000 Blackwell Science Ltd *Journal of Internal Medicine* 247: 395–401

4 units @ lots S2/S3
Roads A + D
Combined
will need
2 units
w/ extra parcel
lockers.

* GOVERNING BODY AFFILI
MAYOR, CITY OF MICHIGAN
ATTY. GEN. CLEM
CITY OF MICHIGAN BOARD OF
TREASURER GENERAL 413 N. ZEEB RD

SURVEYOR'S CERTIFICATION

JOHN L. DUFFY Western P.L.S. No. 156245 CUT

TRAFASIRER'S LETHALITY

THE ABOVE CHARTS THAT NO REAL PROGRESS WAS EVIDENT AND THAT THE LACK OF PROGRESS OF THE NEW SCIENTIFIC AND TECHNOLOGICAL RESEARCH WAS REQUIRED BY SECTION 70.3 (PART 4) OF THE 1990 ACT.

DATE MAILED _____

THE ASSOCIATED PRESS, (LAND COUNTY), MONTANA

SHEET 1 OF 1



MODE OF DELIVERY AGREEMENT
IMO

NAME OF PROJECT SOUTHERN SLOPE SUBDIVISION
ADDRESS OF PROJECT SKYLINE DR. & SKYVIEW LANE DATE 1/16/2026
POST OFFICE/ZIP CODE POLSON, MT 59860 PROPOSED ROUTE #

Estimated 1ST Occupancy Date: 2027 Total Number of Deliveries Upon Completion: 90
Delivery options will be explained by USPS representative (options shown in gray below).

Type of Project	Deliveries	Equipment-Type / #	EQUIPMENT OPTIONS
Office Bldg			CBU Type I (8 Del)
Shopping Mall			CBU Type II (12 Del)
Strip Mall			CBU Type III (16 Del)
Apts./Condos			CBU Type IV (13 Del)
Townhouses			Curb line 2/post
Single Family Homes	<u>90</u>	<u>5-16 UNIT CBU 1-10 UNIT CBU</u>	Curb line 4/post
Trailer Park			Wall mount STD 4C
Other	<u>PARCEL LOCKERS</u>	<u>1-4 UNIT PARCEL LOCKER 1-2 UNIT PARCEL LOCKER</u>	

PARCEL LOCKER KEYS WILL BE HELD BY USPS

DEVELOPER / CONTRACTOR / OWNER RESPONSIBILITY IS AS FOLLOWS:
Location and installation of all receptacles must be approved by USPS representative.

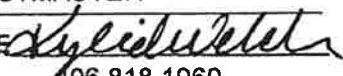
Concrete pads for CBU's are required to meet USPS specifications.

Concrete pads for CBU's are installed by: Developer ^{xxxx} Other
Equipment purchased by: Developer ^{xxx} Other
Equipment installed by: Developer ^{xxx} Other
Equipment owned/maintained by: Developer ^{xxx} Property Agent/HOA ^{xxx}
Keys issued and maintained by: Developer ^{xxx} USPS ^{xx} Other ^{xxx} PARCEL LOCKER KEYS WILL BE HELD BY USPS
INDIVIDUAL BOX KEYS WILL BE HELD BY HOA/DEVELOPER
Locks changed by: Developer USPS ^{xxx} Other

Residents of single-family homes must be informed of their ongoing responsibility for keys;
box maintenance/repair, snow removal, etc.

Note: On multi-tenant delivery and/or rental situations, the building owner/manager is responsible
for lock changes.

This notice will serve as an Agreement / Letter of Consent to the Postal Service for the placement of Centralized
Delivery Equipment at the agreed upon location(s) indicated on the plat map. By signing below, I acknowledge
that the contractor options and responsibilities outlined above for receiving mail delivery service have been
discussed with me.

USPS REPRESENTATIVE
NAME KYLIE WELCH
TITLE POSTMASTER
SIGNATURE 
TELEPHONE # 406.818.1960
DATE 1/16/2026

PROPERTY DEVELOPER/MGR/OWNER
NAME JOEL NELSON
TITLE PROJECT PLANER
SIGNATURE
TELEPHONE # 406.261.3021
DATE 1/16/2026

This agreement is subject to final approval by District Operations Programs. Submit completed agreement and other
required attachments to:

Growth Management, Operations Programs
Larry A. Golie, Postmaster
350 N. Meridian Rd
Kalispell, MT 59901
406-257-9796

GROWTH MANAGER USPS MISSOULA
LARRY A. GOLIE,
20455 E. MULLAN RD
CLINTON, MT 59825
406-210.0414

If you have any questions or concerns, or require anything additional, please contact me at your convenience.

Sincerely,

A handwritten signature in black ink, appearing to read 'Joel Nelson', followed by a horizontal line.

Joel Nelson, Project Planner
Geopland LLC
42672 Park Circle Drive
Polson, MT 59860

From: [Long, Bradley](#)
To: joel@geoplant.com
Cc: [UNGARI, DOUG](#); [Persinger, Jake](#)
Subject: Proposed Southern Slope Subdivision
Date: Friday, January 23, 2026 7:38:20 AM
Attachments: [Outlook-RS_EMAIL_S.dat](#)

Joel,

Thank you for reaching out for comments on this proposed subdivision in Polson.

Republic Services will be able to provide Municipal Waste trash services to this subdivision, provide that the Cul-de-sac are large enough for the trucks to maneuver around.

If you have any questions feel free to reach out to me.

Thank you,

Brad Long

Operations Supervisor

64372 US Hwy 93

Ronan, MT 59864

e blong2@republicservices.com

o 406-872-0042 c 406-274-7372

f 406-872-0035 w www.RepublicServices.com



We'll handle it from here.™



From: joel@geoplant.com
To: cslocum@lakemt.gov; skintigh@lakemt.gov
Subject: Proposed Southern Slope Subdivision; request for comments
Date: Thursday, January 8, 2026 4:40:04 PM
Attachments: [Southern Slope Subdivision letter to Lake Co Solid Waste 1-7-2026.pdf](#)
[Southern Slope Subdivision Location Map.pdf](#)
[SS preliminary 11-17.pdf](#)
[25-007-SouthernSlopeSubdivision-PhasingPlan-REV1.pdf](#)

Lake County Solid Waste,

Attached, please find a letter requesting comments on the proposed Southern Slope Subdivision in the City of Polson, along with additional information for your review. Please note the City provides for a 30-day review period for agency comments.

You should also be receiving the same information via certified mail in the coming days.

I didn't see Stacey's email address on the website, so sending to Connie and what may be Stacey's email.

You can email me, or mail your comments to me at the address below. If you have any questions or need anything else, feel free to reach out to me.

Thank you!

Joel Nelson
Geoplant LLC
42672 Park Circle Drive
Polson, MT 59860

406.261.3021

joel@geoplant.com

From: joel@geoplant.com
To: joann.hoven@providence.org; lynn.sconce@providence.org; Diana.Grant@providence.org
Subject: Proposed Southern Slope Subdivision; request for comments
Date: Thursday, January 8, 2026 4:45:54 PM
Attachments: [Southern Slope Subdivision letter to St Joseph Medical Center 1-7-2026.pdf](#)
[Southern Slope Subdivision Location Map.pdf](#)
[SS preliminary 11-17.pdf](#)
[25-007-SouthernSlopeSubdivision-PhasingPlan-REV1.pdf](#)

St. Joseph Medical Center,

Attached, please find a letter requesting comments on the proposed Southern Slope Subdivision in the City of Polson, along with additional information for your review. Please note the City provides for a 30-day review period for agency comments.

You should also be receiving the same information via certified mail in the coming days.

You can email me, or mail your comments to me at the address below. If you have any questions or need anything else, feel free to reach out to me.

Thank you!

Joel Nelson
Geoplant LLC
42672 Park Circle Drive
Polson, MT 59860

406.261.3021

joel@geoplant.com

From: [Andrew Fors](#)
To: joel@geoplant.com
Cc: manderson@polson.k12.mt.us
Subject: Re: Proposed Southern Slope Subdivision; request for comments
Date: Monday, January 12, 2026 7:02:04 AM

Hello Joel,

Thank you for sharing the information regarding the proposed Southern Slope Subdivision. I have received the materials and appreciate being included in the review process.

At this time, I do not have any official comments to provide. That said, we are always excited to see thoughtful growth and new subdivisions in our community.

If anything comes up during our internal review, I will be sure to reach out within the comment period.

Thank you again, and please let me know if you need anything from me.

Andy Fors
Polson School District
Superintendent
(406) 883-6355 ext. 601
(406) 471-4544 cell



On Fri, Jan 9, 2026 at 2:02 PM <joel@geoplant.com> wrote:

Hello Superintendent Fors and Mr. Anderson,

Attached, please find a letter requesting comments on the proposed Southern Slope Subdivision in the City of Polson, along with additional information for your review. Please note the City provides for a 30-day review period for agency comments.

You should also be receiving the same information via certified mail in the coming days.

You can email me, or mail your comments to me at the address below. If you have any questions or need anything else, feel free to reach out to me.

Thank you!

Joel Nelson

Geoplant LLC

42672 Park Circle Drive

Polson, MT 59860

406.261.3021

joel@geoplant.com

**** Under state law email is considered to be part of public record. This institution could receive a request to disclose this message and its contents to an outside entity. While every effort will be made to protect your privacy during our correspondence, confidentiality cannot be guaranteed. If this e-mail contains student information, and you are not entitled to access such information under FERPA, please notify the sender. If student information is included, federal regulations require that you destroy this e-mail without reviewing it, and you may not forward it to anyone.**

with Road 'A' and Road 'D'. Please don't hesitate to reach out if we can arrange a meeting to discuss the subdivision plans.

If you have any questions or concerns, or require anything additional, please contact me at your convenience.

Sincerely,

A handwritten signature in black ink, appearing to read 'Joel Nelson', followed by a horizontal line.

Joel Nelson, Project Planner
Geopland LLC
42672 Park Circle Drive
Polson, MT 59860

From: [Travis L. Arlee](#)
To: joel@geoplant.com
Subject: 90-Lot Subdivision
Date: Tuesday, March 24, 2026 12:27:01 PM

Joel,

I just received your message, regarding the Cultural Clearance Request (from 12/23/2025) for the Polson area 90-lot subdivision proposal. I apologize for any inconvenience that has occurred do to the lack of response.

I found your file back with our Techs, and I will be reviewing it. Although, just from a quick preliminary data research check, I did find that the area/location in question does have historically significant features pertaining to the Confederated Salish & Kootenai Tribes. With that said, I will dig deeper into what actually may be why our Techs held this project up, or why they did not return the file to me as "completed".

I will have further information, or a Cultural Clearance Permit issued, by the end of this week.

I do thank you for your patience.

Thank you,

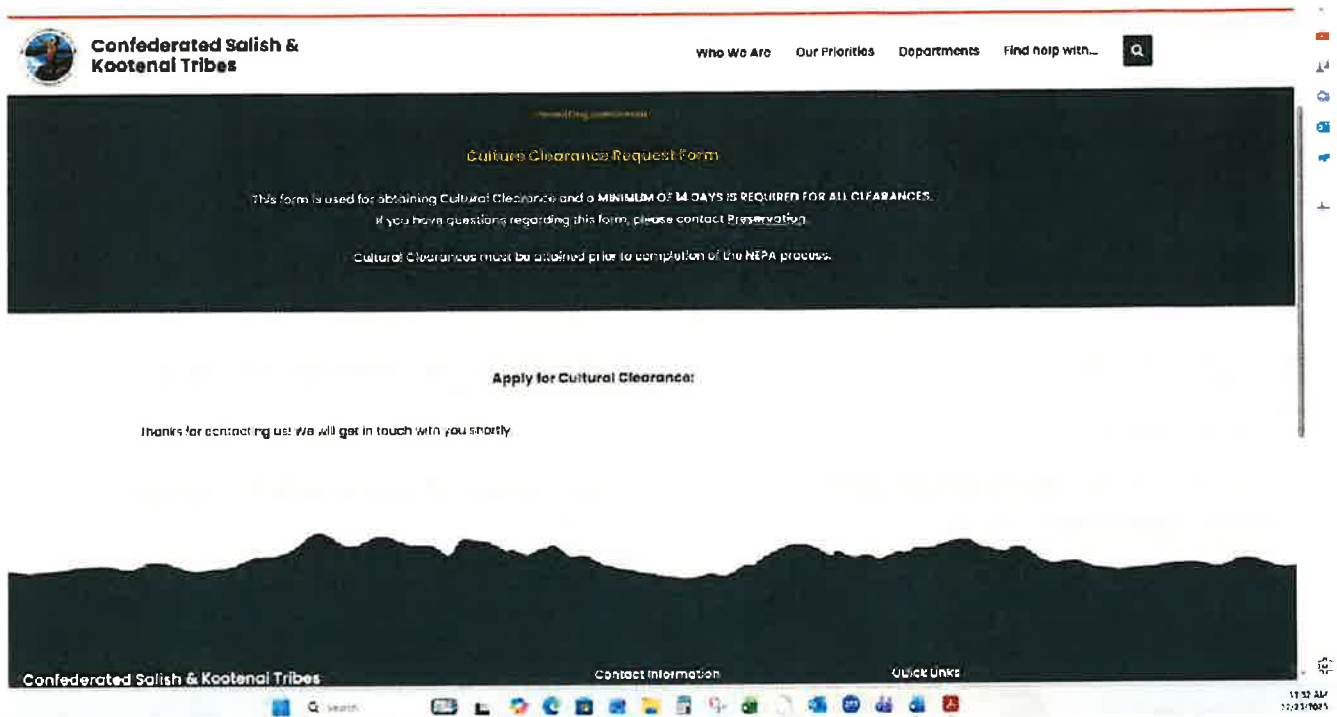
Travis L. Arlee
Compliance Manager

Confederated Salish & Kootenai Tribes
Tribal Historic Preservation Office
33228 Wayne Hamel Road
Charlo, MT 59824

(406) 675-2700 ext. 1263
travis.arlee@cskt.org

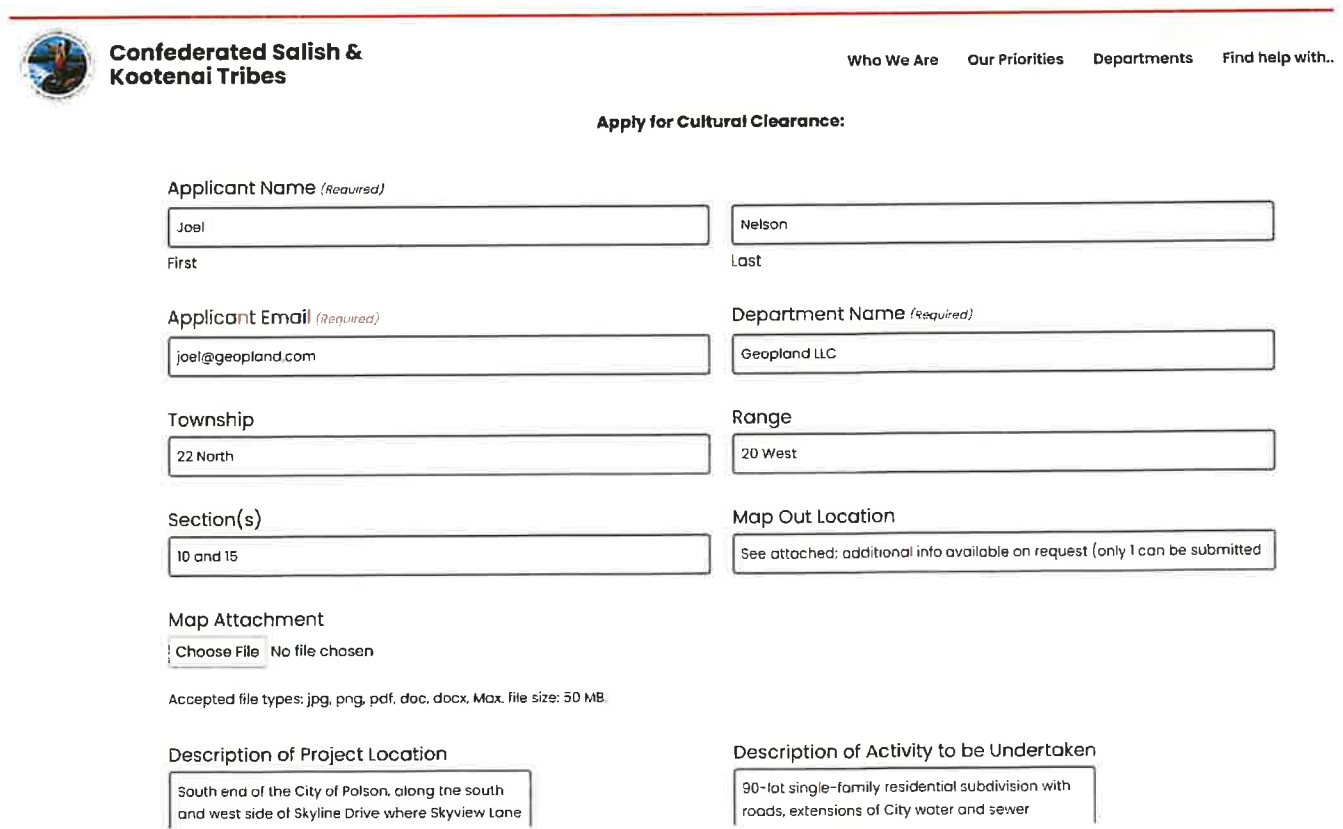
CSKT Cultural Clearance auto response and submittal 12-23-2026

Auto response:



The screenshot shows the website of the Confederated Salish & Kootenai Tribes. The header includes the tribe's logo and navigation links: "Who We Are", "Our Priorities", "Departments", and "Find help with...". A search bar is also present. The main content area is a dark blue banner with the title "Culture Clearance Request Form" and a message: "This form is used for obtaining Cultural Clearance and a MINIMUM OF 14 DAYS IS REQUIRED FOR ALL CLEARANCES. If you have questions regarding this form, please contact Preservation. Cultural Clearances must be obtained prior to completion of the NEPA process." Below the banner, there is a section titled "Apply for Cultural Clearance:" with a message: "Thanks for contacting us! We will get in touch with you shortly." The footer includes the tribe's name, contact information, and quick links. A Windows taskbar is visible at the bottom of the browser window.

Submittal part 1:



The screenshot shows the "Apply for Cultural Clearance" form on the website of the Confederated Salish & Kootenai Tribes. The header includes the tribe's logo and navigation links: "Who We Are", "Our Priorities", "Departments", and "Find help with...". The form is titled "Apply for Cultural Clearance:" and contains the following fields:

- Applicant Name (Required)**: Two text boxes for "First" (Joel) and "Last" (Nelson).
- Applicant Email (Required)**: Text box containing "joel@geoplant.com".
- Department Name (Required)**: Text box containing "Geoplant LLC".
- Township**: Text box containing "22 North".
- Range**: Text box containing "20 West".
- Section(s)**: Text box containing "10 and 15".
- Map Out Location**: Text box containing "See attached; additional info available on request (only 1 can be submitted)".
- Map Attachment**: A "Choose File" button and the text "No file chosen". Below this, it states: "Accepted file types: jpg, png, pdf, doc, docx, Max. file size: 50 MB.".
- Description of Project Location**: Text box containing "South end of the City of Polson, along the south and west side of Skyline Drive where Skyview Lane".
- Description of Activity to be Undertaken**: Text box containing "90-lot single-family residential subdivision with roads, extensions of City water and sewer".

Submittal part 2:

South end of the City of Polson, along the south and west side of Skyline Drive where Skyview Lane enters and traverses the property east to west until it continues through the Skyview Subdivision to the west.

90-lot single-family residential subdivision with roads, extensions of City water and sewer systems, and utilities. Construction of Phase 1 to commence fall of 2026.

Date Project will Begin

09/22/2026

Cultural Clearance completion on or Before

01/23/2026

Attach Relevant Project Plans (if necessary)

SS preliminary 11-17.pdf

Accepted file types: jpg, png, pdf, doc, docx, Max. file size: 50 MB.

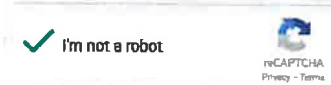
Request to be evaluated by NEPA Categorical Exclusion?

(Required)

☒ Yes

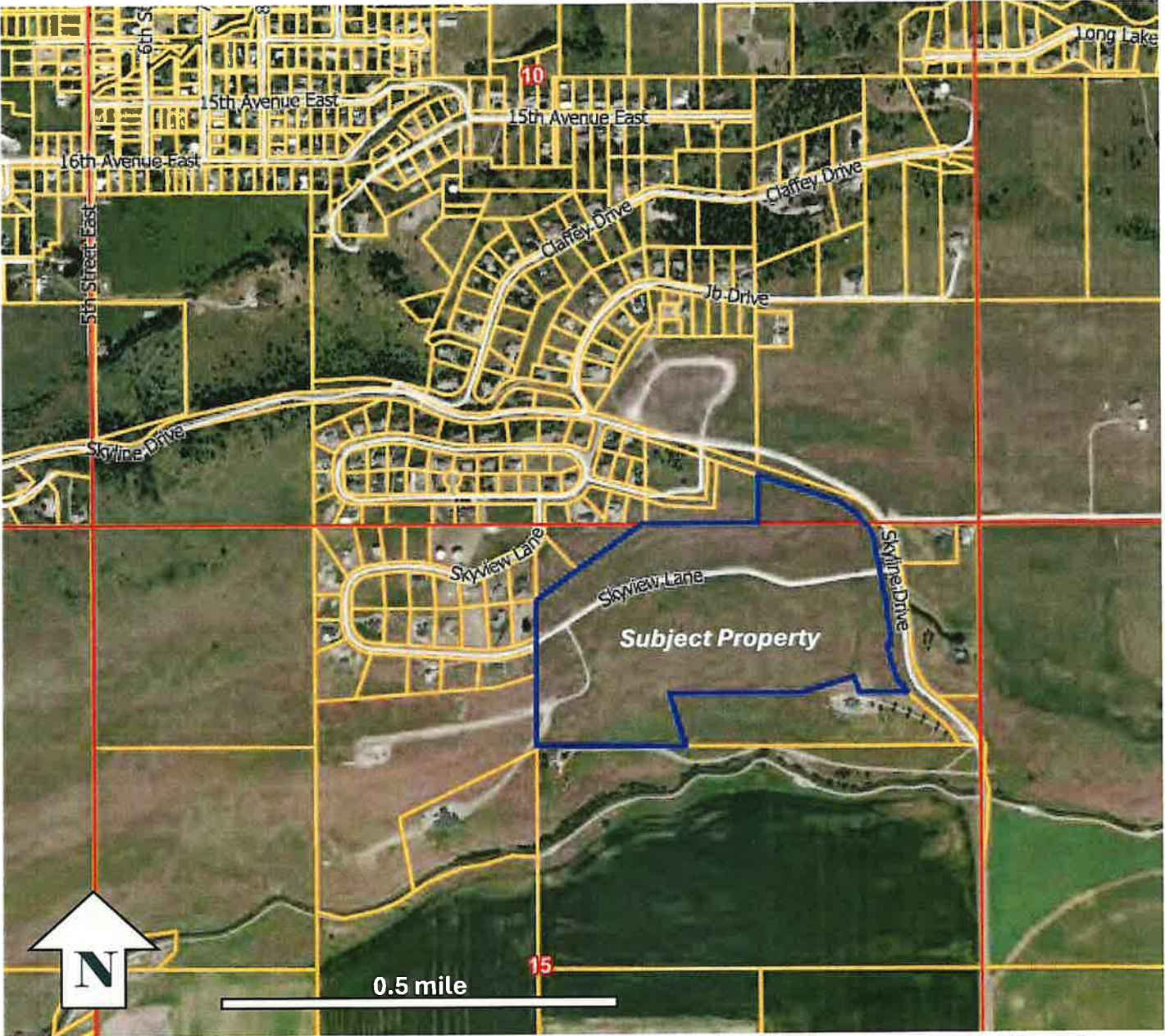
☐ No

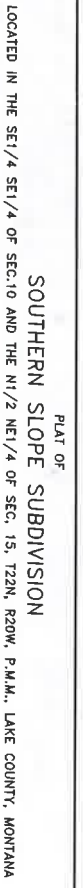
CAPTCHA



Submit

Southern Slope Major Subdivision Location Map





DATE OF SURVEY: MAY, 2025

WE, THE UNDERSIGNED, PROPERTY OWNERS OR INTERESTED PARTIES, HEREBY CERTIFY THAT WE HAVE CAUSED TO BE SURVEYED AND PLATTED THE FOLLOWING DESCRIBED PROPERTY AND AS SHOWN BY THE ATTACHED PLAT, TO WIT:

THE UNDERSIGNED TRACT IS ON THE EAST SIDE OF THE WEST HALF OF SECTION 16, TOWNSHIP 36 NORTH, RANGE 10 WEST, 7TH P.M., LAMAR COUNTY, MISSOURI, CONTAINING A TOTAL OF 32.56 ACRES.

THE ABOVE DESCRIBED TRACT OF LAND IS OWNED AND REQUITED AS SEVERAL TRACTS, SUBDIVISIONS, THE LOTS INCLUDED BEING 1/4 SECTION 16, 1/4 SECTION 17, 1/4 SECTION 18, 1/4 SECTION 19, 1/4 SECTION 20, 1/4 SECTION 21, 1/4 SECTION 22, 1/4 SECTION 23, 1/4 SECTION 24, 1/4 SECTION 25, 1/4 SECTION 26, 1/4 SECTION 27, 1/4 SECTION 28, 1/4 SECTION 29, 1/4 SECTION 30, 1/4 SECTION 31, 1/4 SECTION 32, 1/4 SECTION 33, 1/4 SECTION 34, 1/4 SECTION 35, 1/4 SECTION 36, 1/4 SECTION 37, 1/4 SECTION 38, 1/4 SECTION 39, 1/4 SECTION 40, 1/4 SECTION 41, 1/4 SECTION 42, 1/4 SECTION 43, 1/4 SECTION 44, 1/4 SECTION 45, 1/4 SECTION 46, 1/4 SECTION 47, 1/4 SECTION 48, 1/4 SECTION 49, 1/4 SECTION 50, 1/4 SECTION 51, 1/4 SECTION 52, 1/4 SECTION 53, 1/4 SECTION 54, 1/4 SECTION 55, 1/4 SECTION 56, 1/4 SECTION 57, 1/4 SECTION 58, 1/4 SECTION 59, 1/4 SECTION 60, 1/4 SECTION 61, 1/4 SECTION 62, 1/4 SECTION 63, 1/4 SECTION 64, 1/4 SECTION 65, 1/4 SECTION 66, 1/4 SECTION 67, 1/4 SECTION 68, 1/4 SECTION 69, 1/4 SECTION 70, 1/4 SECTION 71, 1/4 SECTION 72, 1/4 SECTION 73, 1/4 SECTION 74, 1/4 SECTION 75, 1/4 SECTION 76, 1/4 SECTION 77, 1/4 SECTION 78, 1/4 SECTION 79, 1/4 SECTION 80, 1/4 SECTION 81, 1/4 SECTION 82, 1/4 SECTION 83, 1/4 SECTION 84, 1/4 SECTION 85, 1/4 SECTION 86, 1/4 SECTION 87, 1/4 SECTION 88, 1/4 SECTION 89, 1/4 SECTION 90, 1/4 SECTION 91, 1/4 SECTION 92, 1/4 SECTION 93, 1/4 SECTION 94, 1/4 SECTION 95, 1/4 SECTION 96, 1/4 SECTION 97, 1/4 SECTION 98, 1/4 SECTION 99, 1/4 SECTION 100, 1/4 SECTION 101, 1/4 SECTION 102, 1/4 SECTION 103, 1/4 SECTION 104, 1/4 SECTION 105, 1/4 SECTION 106, 1/4 SECTION 107, 1/4 SECTION 108, 1/4 SECTION 109, 1/4 SECTION 110, 1/4 SECTION 111, 1/4 SECTION 112, 1/4 SECTION 113, 1/4 SECTION 114, 1/4 SECTION 115, 1/4 SECTION 116, 1/4 SECTION 117, 1/4 SECTION 118, 1/4 SECTION 119, 1/4 SECTION 120, 1/4 SECTION 121, 1/4 SECTION 122, 1/4 SECTION 123, 1/4 SECTION 124, 1/4 SECTION 125, 1/4 SECTION 126, 1/4 SECTION 127, 1/4 SECTION 128, 1/4 SECTION 129, 1/4 SECTION 130, 1/4 SECTION 131, 1/4 SECTION 132, 1/4 SECTION 133, 1/4 SECTION 134, 1/4 SECTION 135, 1/4 SECTION 136, 1/4 SECTION 137, 1/4 SECTION 138, 1/4 SECTION 139, 1/4 SECTION 140, 1/4 SECTION 141, 1/4 SECTION 142, 1/4 SECTION 143, 1/4 SECTION 144, 1/4 SECTION 145, 1/4 SECTION 146, 1/4 SECTION 147, 1/4 SECTION 148, 1/4 SECTION 149, 1/4 SECTION 150, 1/4 SECTION 151, 1/4 SECTION 152, 1/4 SECTION 153, 1/4 SECTION 154, 1/4 SECTION 155, 1/4 SECTION 156, 1/4 SECTION 157, 1/4 SECTION 158, 1/4 SECTION 159, 1/4 SECTION 160, 1/4 SECTION 161, 1/4 SECTION 162, 1/4 SECTION 163, 1/4 SECTION 164, 1/4 SECTION 165, 1/4 SECTION 166, 1/4 SECTION 167, 1/4 SECTION 168, 1/4 SECTION 169, 1/4 SECTION 170, 1/4 SECTION 171, 1/4 SECTION 172, 1/4 SECTION 173, 1/4 SECTION 174, 1/4 SECTION 175, 1/4 SECTION 176, 1/4 SECTION 177, 1/4 SECTION 178, 1/4 SECTION 179, 1/4 SECTION 180, 1/4 SECTION 181, 1/4 SECTION 182, 1/4 SECTION 183, 1/4 SECTION 184, 1/4 SECTION 185, 1/4 SECTION 186, 1/4 SECTION 187, 1/4 SECTION 188, 1/4 SECTION 189, 1/4 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1/4 SECTION 249, 1/4 SECTION 250, 1/4 SECTION 251, 1/4 SECTION 252, 1/4 SECTION 253, 1/4 SECTION 254, 1/4 SECTION 255, 1/4 SECTION 256, 1/4 SECTION 257, 1/4 SECTION 258, 1/4 SECTION 259, 1/4 SECTION 260, 1/4 SECTION 261, 1/4 SECTION 262, 1/4 SECTION 263, 1/4 SECTION 264, 1/4 SECTION 265, 1/4 SECTION 266, 1/4 SECTION 267, 1/4 SECTION 268, 1/4 SECTION 269, 1/4 SECTION 270, 1/4 SECTION 271, 1/4 SECTION 272, 1/4 SECTION 273, 1/4 SECTION 274, 1/4 SECTION 275, 1/4 SECTION 276, 1/4 SECTION 277, 1/4 SECTION 278, 1/4 SECTION 279, 1/4 SECTION 280, 1/4 SECTION 281, 1/4 SECTION 282, 1/4 SECTION 283, 1/4 SECTION 284, 1/4 SECTION 285, 1/4 SECTION 286, 1/4 SECTION 287, 1/4 SECTION 288, 1/4 SECTION 289, 1/4 SECTION 290, 1/4 SECTION 291, 1/4 SECTION 292, 1/4 SECTION 293, 1/4 SECTION 294, 1/4 SECTION 295, 1/4 SECTION 296, 1/4 SECTION 297, 1/4 SECTION 298, 1/4 SECTION 299, 1/4 SECTION 300, 1/4 SECTION 301, 1/4 SECTION 302, 1/4 SECTION 303, 1/4 SECTION 304, 1/4 SECTION 305, 1/4 SECTION 306, 1/4 SECTION 307, 1/4 SECTION 308, 1/4 SECTION 309, 1/4 SECTION 310, 1/4 SECTION 311, 1/4 SECTION 312, 1/4 SECTION 313, 1/4 SECTION 314, 1/4 SECTION 315, 1/4 SECTION 316, 1/4 SECTION 317, 1/4 SECTION 318, 1/4 SECTION 319, 1/4 SECTION 320, 1/4 SECTION 321, 1/4 SECTION 322, 1/4 SECTION 323, 1/4 SECTION 324, 1/4 SECTION 325, 1/4 SECTION 326, 1/4 SECTION 327, 1/4 SECTION 328, 1/4 SECTION 329, 1/4 SECTION 330, 1/4 SECTION 331, 1/4 SECTION 332, 1/4 SECTION 333, 1/4 SECTION 334, 1/4 SECTION 335, 1/4 SECTION 336, 1/4 SECTION 337, 1/4 SECTION 338, 1/4 SECTION 339, 1/4 SECTION 340, 1/4 SECTION 341, 1/4 SECTION 342, 1/4 SECTION 343, 1/4 SECTION 344, 1/4 SECTION 345, 1/4 SECTION 346, 1/4 SECTION 347, 1/4 SECTION 348, 1/4 SECTION 349, 1/4 SECTION 350, 1/4 SECTION 351, 1/4 SECTION 352, 1/4 SECTION 353, 1/4 SECTION 354, 1/4 SECTION 355, 1/4 SECTION 356, 1/4 SECTION 357, 1/4 SECTION 358, 1/4 SECTION 359, 1/4 SECTION 360, 1/4 SECTION 361, 1/4 SECTION 362, 1/4 SECTION 363, 1/4 SECTION 364, 1/4 SECTION 365, 1/4 SECTION 366, 1/4 SECTION 367, 1/4 SECTION 368, 1/4 SECTION 369, 1/4 SECTION 370, 1/4 SECTION 371, 1/4 SECTION 372, 1/4 SECTION 373, 1/4 SECTION 374, 1/4 SECTION 375, 1/4 SECTION 376, 1/4 SECTION 377, 1/4 SECTION 378, 1/4 SECTION 379, 1/4 SECTION 380, 1/4 SECTION 381, 1/4 SECTION 382, 1/4 SECTION 383, 1/4 SECTION 384, 1/4 SECTION 385, 1/4 SECTION 386, 1/4 SECTION 387, 1/4 SECTION 388, 1/4 SECTION 389, 1/4 SECTION 390, 1/4 SECTION 391, 1/4 SECTION 392, 1/4 SECTION 393, 1/4 SECTION 394, 1/4 SECTION 395, 1/4 SECTION 396, 1/4 SECTION 397, 1/4 SECTION 398, 1/4 SECTION 399, 1/4 SECTION 400, 1/4 SECTION 401, 1/4 SECTION 402, 1/4 SECTION 403, 1/4 SECTION 404, 1/4 SECTION 405, 1/4 SECTION 406, 1/4 SECTION 407, 1/4 SECTION 408, 1/4 SECTION 409, 1/4 SECTION 410, 1/4 SECTION 411, 1/4 SECTION 412, 1/4 SECTION 413, 1/4 SECTION 414, 1/4 SECTION 415, 1/4 SECTION 416,

STATE OF _____
COUNTY OF _____ IN

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____
BY PRACE VOTI AS MEMBER OF OTM DEVELOPMENT LLC.

*** GOVERNING BODY APPROVAL ***

MAYOR, CITY OF POLSON DATE _____

ARTIST: CITY: CLEM: DATE:

CITY OF POLSON PLANNING DEPT. DATE _____

LEARNING MONTANA P.L.S. No.1302915	DATE
------------------------------------	------

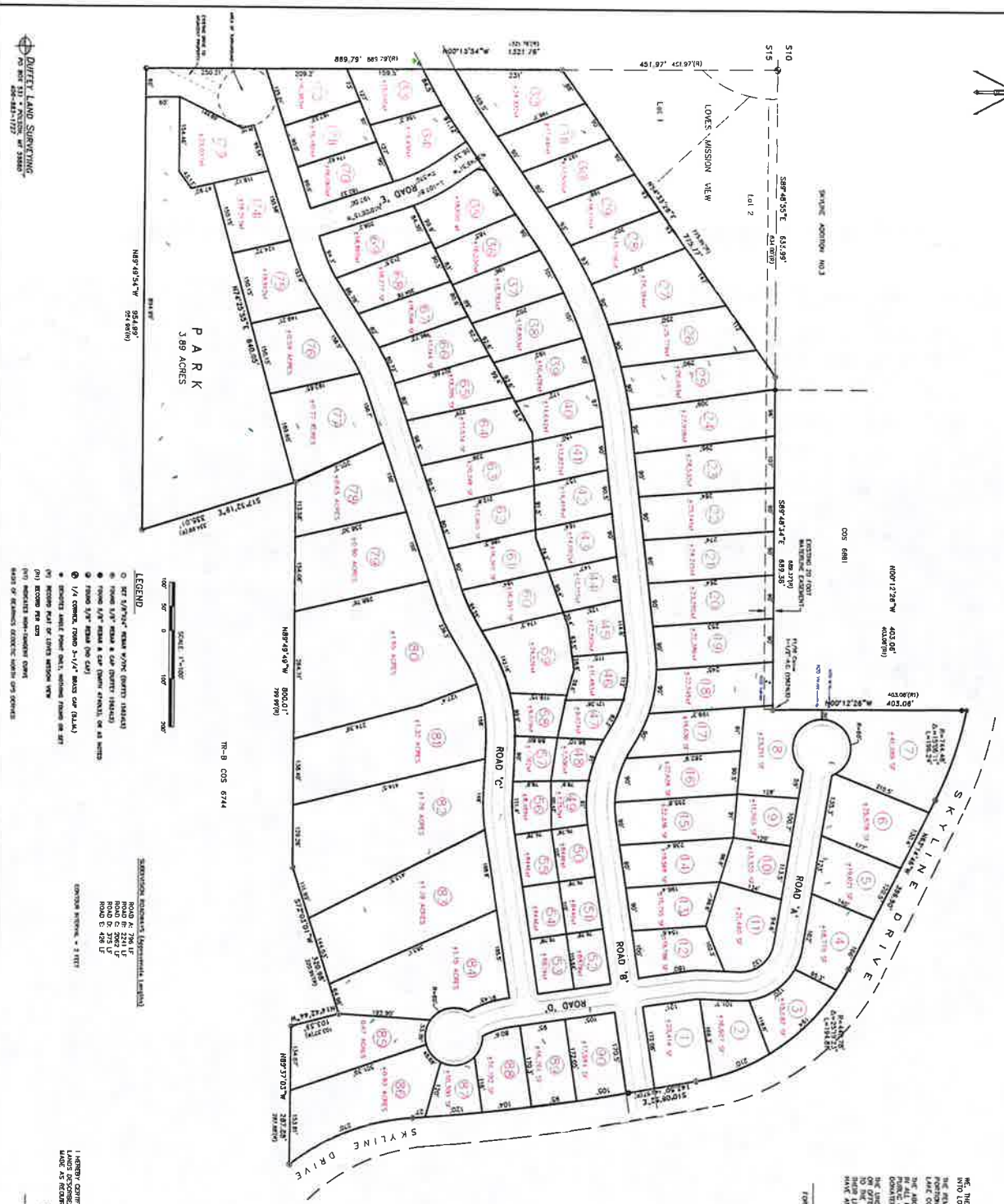
SURVEYOR'S CERTIFICATION

JOHN M. CURTIS Washington P.O. Box 158245 DATE

TREASURER'S CERTIFICATE

MEASUREMENT, DATA, CLOSURE, WORKING

SHEET 1 OF 1



DUFFY LAND SURVEYING
PO BOX 533 • PULASKI, MT 59600
406-863-1722



PHASE 1

PHASE 2

PHASE 3

PLAT OF
SOUTHERN SLOPE SUBDIVISION
LOCATED IN THE SE1/4 SE1/4 OF SEC.10 AND THE N1/2 NE1/4 OF SEC. 15, T22N, R20W, P.M.M., LAKE COUNTY, MONTANA

DATE OF SURVEY: MAY, 2025

CERTIFICATE OF DEDICATION

WE, THE UNDERSIGNED PROPERTY OWNERS DO HEREBY CERTIFY THAT WE HAVE CAUSED TO BE SURVEYED AND PLATTED THE SOUTHERN SLOPE SUBDIVISION, BEING A PORTION OF THE SE1/4 SE1/4 SECTION 10 AND THE N1/2 NE1/4 SECTION 15, TOWNSHIP 22 NORTH, RANGE 20 WEST, P.M.M., LAKE COUNTY, MONTANA, CONTAINING A TOTAL OF (26.49) ACRES.

THE ABOVE DESCRIBED TRACT OF LAND IS TO BE KNOWN AND DESIGNATED AS SOUTHERN SLOPE SUBDIVISION. THE LANDS INCLUDED HEREIN ARE NOT TO BE USED FOR ANY OTHER PURPOSES THAN AS SET FORTH IN THE DEED OF DEDICATION. THE LANDS INCLUDED HEREIN ARE NOT TO BE USED FOR ANY OTHER PURPOSES THAN AS SET FORTH IN THE DEED OF DEDICATION. THE LANDS INCLUDED HEREIN ARE NOT TO BE USED FOR ANY OTHER PURPOSES THAN AS SET FORTH IN THE DEED OF DEDICATION.

FROM: GIB DEVELOPMENT LLC

STATE OF _____
COUNTY OF _____
BY: [Signature] AS DEVELOPER OF GIB DEVELOPMENT LLC

WITNESSES:

* GOVERNING BODY APPROVAL *

WATERS, CITY OF POISON DATE

ATTEN: CITY CLERK DATE

CITY OF POISON PLANNING DEPT. DATE

PLANNING MONTANA P.L.L.C. No. 202015 DATE

SURVEYOR'S CERTIFICATION

JOHN W. GURTEY Montana P.L.L.C. No. 192425 DATE

TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT PROPERTY TAXES ASSIGNED AND LISTS ON THE PLAT AS REQUIRED BY SECTION 76-2-207(2) & 76-2-207(10) M.C.A.

DATED THIS _____ DAY OF _____

TREASURER, LAKE COUNTY, MONTANA



LEGEND

- 10' EASEMENT
- 20' EASEMENT
- 30' EASEMENT
- 40' EASEMENT
- 50' EASEMENT
- 60' EASEMENT
- 70' EASEMENT
- 80' EASEMENT
- 90' EASEMENT
- 100' EASEMENT
- 120' EASEMENT
- 150' EASEMENT
- 200' EASEMENT
- 250' EASEMENT
- 300' EASEMENT
- 350' EASEMENT
- 400' EASEMENT
- 450' EASEMENT
- 500' EASEMENT
- 550' EASEMENT
- 600' EASEMENT
- 650' EASEMENT
- 700' EASEMENT
- 750' EASEMENT
- 800' EASEMENT
- 850' EASEMENT
- 900' EASEMENT
- 950' EASEMENT
- 1000' EASEMENT

STATIONING: 100' STATION

STATIONING: 100' STATION

STATIONING: 100' STATION

STATIONING: 100' STATION

Southern Slope Subdivision certified mail receipts:

9589 0710 5270 2808 1067 14

**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT**
Domestic Mail Only

For delivery information, visit our website at www.usps.com

Polson, MT 59860

Certified Mail Fee	\$5.30
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$1.07
Total Postage and Fees	\$6.37

Sent To: Ashley Walker, CPPW
106 1st St E
Polson MT 59860

Postmark: JAN 07 2026

9589 0710 5270 2808 1066 91

**U.S. Postal Service™
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For delivery information, visit our website at www.usps.com

Polson, MT 59860

Certified Mail Fee	\$5.30
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$1.10
Total Postage and Fees	\$6.40

Sent To: Chief George Simpson, CPPD
106 1st St E
Polson MT 59860

Postmark: JAN 07 2026

9589 0710 5270 2808 1067 07

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For delivery information, visit our website at www.usps.com

Polson, MT 59860

Certified Mail Fee	\$5.30
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$1.07
Total Postage and Fees	\$6.37

Sent To: Kylie Welch, Polson Postmaster
105 4th Ave E
Polson MT 59860

Postmark: JAN 07 2026

9589 0710 5270 2808 1066 84

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For delivery information, visit our website at www.usps.com

Polson, MT 59860

Certified Mail Fee	\$5.30
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$1.07
Total Postage and Fees	\$6.37

Sent To: City of Polson Parks & Rec
106 1st St E
Polson MT 59860

Postmark: JAN 07 2026

9589 0710 5270 2808 1066 77

**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT**
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For delivery information, visit our website at www.usps.com

Polson, MT 59860

Certified Mail Fee	\$5.30
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$1.07
Total Postage and Fees	\$6.37

Sent To: POLSON SCHOOL DIST
111 4th Ave E
POLSON MT 59860

Postmark: JAN 07 2026

9589 0710 5270 2808 1066 60

**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT**
Domestic Mail Only

For delivery information, visit our website at www.usps.com

Polson, MT 59864

Certified Mail Fee	\$5.30
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$1.10
Total Postage and Fees	\$6.40

Sent To: REPUBLIC SERVICES
60372 US 93
POLSON MT 59864

Postmark: JAN 07 2026

9589 0710 5270 2808 1066 46

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com

Polson, MT 59860

Certified Mail Fee	\$7.50	 Postmark Here
Extra Services & Fees (check box, add fee as appropriate)		
☐ Return Receipt (hardcopy)	\$3.00	
☐ Return Receipt (electronic)	\$3.00	
☐ Certified Mail Restricted Delivery	\$5.00	
☐ Adult Signature Required	\$3.00	
☐ Adult Signature Restricted Delivery	\$3.00	
Postage	\$1.17	
Total Postage and Fees	\$11.07	
Sent To	PROVIDENCE ST JEROME MED CNTR	
Street and Apt. No., or PO Box No.	13th AVE E	
City, State, ZIP+4®	POLSON MT 59860	

9589 0710 5270 2808 1066 39

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com

Polson, MT 59860

Certified Mail Fee	\$7.50	 Postmark Here
Extra Services & Fees (check box, add fee as appropriate)		
☐ Return Receipt (hardcopy)	\$3.00	
☐ Return Receipt (electronic)	\$3.00	
☐ Certified Mail Restricted Delivery	\$5.00	
☐ Adult Signature Required	\$3.00	
☐ Adult Signature Restricted Delivery	\$3.00	
Postage	\$1.07	
Total Postage and Fees	\$11.07	
Sent To	FIRE CHIEF KENN STRAND, CPD	
Street and Apt. No., or PO Box No.	106 1st St E	
City, State, ZIP+4®	POLSON MT 59860	

9589 0710 5270 2808 1066 22

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com

Polson, MT 59860

Certified Mail Fee	\$7.50	 Postmark Here
Extra Services & Fees (check box, add fee as appropriate)		
☐ Return Receipt (hardcopy)	\$3.00	
☐ Return Receipt (electronic)	\$3.00	
☐ Certified Mail Restricted Delivery	\$5.00	
☐ Adult Signature Required	\$3.00	
☐ Adult Signature Restricted Delivery	\$3.00	
Postage	\$1.07	
Total Postage and Fees	\$11.07	
Sent To	POLSON AMBULANCE INC	
Street and Apt. No., or PO Box No.	904 2nd St E	
City, State, ZIP+4®	POLSON MT 59860	

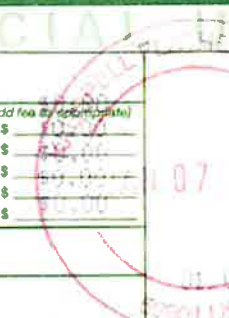
9589 0710 5270 2808 1066 15

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com

Pablo, MT 59855

Certified Mail Fee	\$7.30	 Postmark Here
Extra Services & Fees (check box, add fee as appropriate)		
☐ Return Receipt (hardcopy)	\$3.00	
☐ Return Receipt (electronic)	\$3.00	
☐ Certified Mail Restricted Delivery	\$5.00	
☐ Adult Signature Required	\$3.00	
☐ Adult Signature Restricted Delivery	\$3.00	
Postage	\$1.30	
Total Postage and Fees	\$11.30	
Sent To	MISSION VALLEY POWER	
Street and Apt. No., or PO Box No.	PO BOX 97	
City, State, ZIP+4®	PABLO MT 59855	

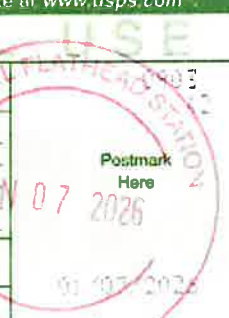
9589 0710 5270 2808 1066 08

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com

Polson, MT 59860

Certified Mail Fee	\$7.30	 Postmark Here
Extra Services & Fees (check box, add fee as appropriate)		
☐ Return Receipt (hardcopy)	\$3.00	
☐ Return Receipt (electronic)	\$3.00	
☐ Certified Mail Restricted Delivery	\$5.00	
☐ Adult Signature Required	\$3.00	
☐ Adult Signature Restricted Delivery	\$3.00	
Postage	\$1.30	
Total Postage and Fees	\$11.30	
Sent To	Stacy Kintigh, LCSWD	
Street and Apt. No., or PO Box No.	3617 N RESERVOIR Rd	
City, State, ZIP+4®	POLSON MT 59860	

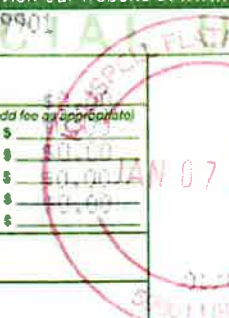
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U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com

Kalispell, MT 59901

Certified Mail Fee	\$7.30	 Postmark Here
Extra Services & Fees (check box, add fee as appropriate)		
☐ Return Receipt (hardcopy)	\$3.00	
☐ Return Receipt (electronic)	\$3.00	
☐ Certified Mail Restricted Delivery	\$5.00	
☐ Adult Signature Required	\$3.00	
☐ Adult Signature Restricted Delivery	\$3.00	
Postage	\$1.30	
Total Postage and Fees	\$11.30	
Sent To	Century Link	
Street and Apt. No., or PO Box No.	1140 N Menden Rd	
City, State, ZIP+4®	Kalispell MT 59901	

9589 0710 5270 2808 1065 78

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com

Ronan, MT 59864

Certified Mail Fee \$5.30

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)	\$	
☐ Return Receipt (electronic)	\$	
☐ Certified Mail Restricted Delivery	\$	
☐ Adult Signature Required	\$	
☐ Adult Signature Restricted Delivery	\$	

Postage \$1.25

Total Postage and Fees \$6.55

Sent To **Access Montana**
 Street and Apt. No., or PO Box No. **300 Main St SW**
 City, State, ZIP+4® **Ronan MT 59864**

Postmark Here **JAN 07 2026**

9589 0710 5270 2808 1065 92

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com

Pablo, MT 59855

Certified Mail Fee \$5.30

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)	\$	
☐ Return Receipt (electronic)	\$	
☐ Certified Mail Restricted Delivery	\$	
☐ Adult Signature Required	\$	
☐ Adult Signature Restricted Delivery	\$	

Postage \$1.25

Total Postage and Fees \$6.55

Sent To **CSKT Cultural Preservation**
 Street and Apt. No., or PO Box No. **PO Box 278**
 City, State, ZIP+4® **PABLO MT 59855**

Postmark Here **JAN 07 2026**

CSKT Cultural Clearance Request, 12-23-2025 Online Submittal (sent twice)



Confederated Salish & Kootenai Tribes

[Who We Are](#) [Our Priorities](#) [Departments](#) [Find help with..](#)

Apply for Cultural Clearance:

Applicant Name *(Required)*

Joel

First

Nelson

Last

Applicant Email *(Required)*

joel@geoplant.com

Department Name *(Required)*

Geoplant LLC

Township

22 North

Range

20 West

Section(s)

10 and 15

Map Out Location

See attached; additional info available on request (only 1 can be submitted)

Map Attachment

Choose File No file chosen

Accepted file types: jpg, png, pdf, doc, docx, Max. file size: 50 MB

Description of Project Location

South end of the City of Polson, along the south and west side of Skyline Drive where Skyview Lane

Description of Activity to be Undertaken

90-lot single-family residential subdivision with roads, extensions of City water and sewer



Confederated Salish & Kootenai Tribes

[Who We Are](#) [Our Priorities](#) [Departments](#) [Find help with..](#)

Cultural Clearance Request Form

This form is used for obtaining Cultural Clearance and is required for all projects.

If you have questions regarding this form, please contact Preservation.

Cultural Clearances must be obtained prior to completion of the NEPA process.

Apply for Cultural Clearance:

Thank for contacting us! We will get in touch with you shortly.

Confederated Salish & Kootenai Tribes

Contact Information

Contact Us

1000 AM
1/13/2026



Bee's Bookkeeping

BEES BOOKKEEPING
24 Stratford Dr
Kalspell MT 59901



9589 0710 5270 2808 1067 21

Retail



59901

U.S. POSTAGE PAID
FCM LETTER
KALISPELL, MT 59901
JAN 08, 2026

\$6.37

S2324M502368-36

RDC 99

NMR

Spectrum / Charter Comm.
2292 WS 43

59901-255752
59901>7566

RECEIVED 2026 DE 1 0001/13/25

RETURN TO SENDER
INSURETENT ADDRESS
UNABLE TO FORWARD

BC: 59901756624 *1826-02105-09-17

9589 0710 5270 2808 1067 21

U.S. Postal ServiceTM
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com.
015901 015901

Certified Mail Fee \$5.30

\$10.00

Extra Services & Fees (check box, add fee \$3.00 min)

☐ Return Receipt (hardcopy)

\$10.00

☐ Return Receipt (electronic)

\$10.00

☐ Certified Mail Restricted Delivery

\$10.00

☐ Adult Signature Required

\$10.00

☐ Adult Signature Restricted Delivery

\$10.00

Postage \$1.07

Total Postage and Fees

01/03/2026

Postmark
Here

015901 36

Sent to **SECRET**

Street and Apt. No. or PO Box No.

City, State, Zip+4[®]

015901

PS Form 3800, January 2012 PSN 7530-02-000-9001 See Back for Instructions

SECTION 8:

**SUBDIVISION GUARANTEES,
W /REFERENCED DOCUMENTS**

FOR SOUTHERN SLOPE SUBDIVISION

Dated February 6, 2026 (update) and July 31, 2025

Submitted for Preliminary Plat Application

May 2026

GUARANTEE

Issued by

Flying S Title and Escrow of Montana, Inc.

210 2nd Street East/P.O. Box 910, Polson, MT 59860

Title Officer: Title Team

Phone: (406)883-5258

FAX: (406)883-3056



First American Title™

Form 5010500 (7-1-14)

Guarantee Number: 501055-1199275-PO

Guarantee Face Page

Issued By

FIRST AMERICAN TITLE INSURANCE COMPANY



First American Title™

First American Title Insurance Company

Dennis J. Gilmore, President

Greg L. Smith, Secretary

This jacket was created electronically and constitutes an original document

SCHEDULE OF EXCLUSIONS FROM COVERAGE OF THIS GUARANTEE

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

GUARANTEE CONDITIONS AND STIPULATIONS

1. DEFINITION OF TERMS.

The following terms when used in the Guarantee mean:

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

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

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

3. NO DUTY TO DEFEND OR PROSECUTE.

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

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

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

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

GUARANTEE CONDITIONS AND STIPULATIONS (Continued)

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

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

5. PROOF OF LOSS OR DAMAGE.

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

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

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

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

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

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

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

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

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

To pay or otherwise settle with other parties for or in the name of an Assured claimant any claim assured against under this Guarantee, together with any costs, attorneys' fees and expenses incurred by the Assured claimant which were authorized by the Company up to the time of payment and which the Company is obligated to pay.

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

7. DETERMINATION AND EXTENT OF LIABILITY.

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

GUARANTEE CONDITIONS AND STIPULATIONS (Continued)

Exclusions From Coverage of This Guarantee.

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

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

8. LIMITATION OF LIABILITY.

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

9. REDUCTION OF LIABILITY OR TERMINATION OF LIABILITY.

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

10. PAYMENT OF LOSS.

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

11. SUBROGATION UPON PAYMENT OR SETTLEMENT.

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

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

12. ARBITRATION.

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

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

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

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

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

14. NOTICES, WHERE SENT.

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



First American Title

Guarantee

Subdivision Guarantee

ISSUED BY

First American Title Insurance Company

GUARANTEE NUMBER

5010500-1199275-PO

Subdivision or Proposed Subdivision: TBD

Order No.: 1199275-PO

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:

OTB Development, LLC, a Montana Limited Liability Company

FOR THE PURPOSES OF AIDING ITS COMPLIANCE WITH LAKE COUNTY SUBDIVISION REGULATIONS,
in a sum not exceeding \$5,000.00.

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

A tract of land in the N $\frac{1}{2}$ NE $\frac{1}{4}$ of Section 15, and the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 10 both in Township 22 North, Range 20 West, P.M.M., more particularly described as Amended Tract A on Certificate of Survey No. 6886, records of Lake County, Montana.

EXCEPTING THEREFROM Lot 1 and Lot 2 on the Plat of Loves Mission View, a subdivision of Lake County, Montana, according to the map or plat thereof on file in the office of the Clerk and Recorder of Lake County, Montana.

(A) Parties having record title interest in said lands whose signatures are necessary under the requirements of Lake 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:

OTB Development, LLC, a Montana Limited Liability Company

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

1. 2026 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
2025	\$142.63 Paid	\$142.62 Paid	24102	Subject Land

2. Paragraphs 1 and 2 of the Exclusions from Coverage are expressly extended to include those laws, ordinances or regulations of an Indian tribe or nation.
3. Public Records as defined in this Policy do not include records of an Indian tribe or nation, or any other repository of Indian Land Records, including, but not limited to the Bureau of Indian Affairs Land Titles and Records Office.

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

4. 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 Lake 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 Lake County.
5. Easement for underground drainage system granted to City of Polson, recorded September 13, 1976 Instrument No. 229462 and amendment recorded November 8, 2001 as Instrument No. 420119.
6. Reservations contained in Warranty Deed recorded May 31, 1995 as Instrument No. 366199.
7. All matters, covenants, conditions, restrictions, easements and any rights, interests or claims which may exist by reason thereof, disclosed by CERTIFICATE OF SURVEY NO'S. 5300, 6744 AND 6886.
8. Easement Agreement upon the terms, conditions and provisions contained therein:
Parties: Jerry Oie, Bill Wilkins, H. Drew Wilkins, Debra Holderman Wilkins and Jensen Backhoe Inc.
Recorded: June 30, 2004, Instrument No. 449304
9. Easement granted to United States of America, recorded January 31, 2005 as Instrument No. 455441.
10. Non-exclusive easement, 20 feet in width, for the purpose of constructing, repairing and maintaining a buried water line granted to Northwest Holdings, LLC, recorded April 20, 2007 as Instrument No. 479050.
11. Reciprocal Grant of Easement and Agreement upon the terms, conditions and provisions contained therein:
Parties: Jensen Backhoe, Inc., Bill Wilkins, H. Drew Wilkins and Debra Holderman Wilkins
Recorded: November 14, 2007, Instrument No. 484689
12. Utility Easement Agreement upon the terms, conditions and provisions contained therein:
Parties: OTB Development, LLC and Derrek A. Durocher and Jesse Durocher
Recorded: September 15, 2025, as Instrument No. 634351
13. Provisions in deed to OTB Development, LLC, recorded November 18, 2025 as Instrument No. as Instrument No. 635614.

Date of Guarantee: February 06, 2026 at 7:30 A.M.

By: 
Authorized Countersignature

Return to:
Snyder, Beaudry & Cook
PO Box 717
Bigfork, MT 59911

UTILITY EASEMENT AGREEMENT FOR SEWER HOOKUP

THIS UTILITY EASEMENT AGREEMENT FOR SEWER HOOKUP (the "Agreement") is made by and between OTB Development, LLC ("Grantor") and Derrek A. Durocher and Jesse Durocher ("Grantee").

RECITALS:

1. Grantor owns the following property in Lake, Montana, described as follows:

Amended Tract A of COS 6886 located in a portion of the N1/2NE1/4, Section 15, Township 22 North, Range 20 West, P.M.M., AND A PORTION OF THE SE ¼ SE1/4, Section 10, Township 22 North, Range 20 West, P.M.M., Lake County, Montana.

2. Grantee owns the following property in Lake, Montana adjacent and to the immediate north of the Grantor's property described as follows:

Lot 1 on the Plat of LOVES MISSION VIEW, a subdivision of Lake County, Montana according to the map or plat thereof on file in the office of the Clerk and Recorder of Lake County, Montana.

3. Grantee intends to hookup to a sewer line on and across a ten foot by ten foot corner of the Grantor's property.

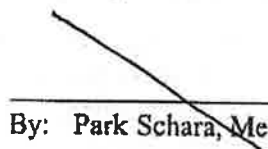
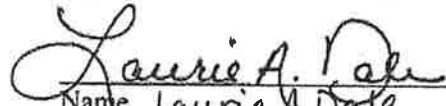
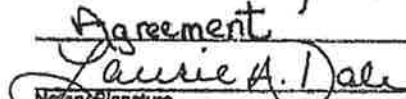
AGREEMENT: NOW THEREFORE, for mutual consideration, the parties agree:

1. **Utility Easement for Sewer.** Grantor hereby grants to Grantee a permanent, private, exclusive easement for the installation, maintenance,

and use of sewer line as depicted in Exhibit "A" attached hereto and incorporated herein. Grantee shall comply with all applicable local, state, and federal regulations. All work and operations shall be conducted with the necessary permits and governmental approvals. Grantee shall have the unrestricted right to maintain, repair, upgrade, and replace its sewer line.

2. **Easement for Ingress and Egress.** Grantor additionally grants to Grantee a non-exclusive easement for ingress and egress to access, install, maintain, and repair the sewer line. The route for ingress and egress is described in Exhibit "A."
3. **Maintenance and Repair.** Grantee shall have reasonable rights of access to maintain, repair, and replace the infrastructure. Grantee shall provide reasonable advance notice to Grantor prior to initiating construction, maintenance, or site access. Grantee shall be solely responsible (at Grantee's expense) for the repair, restoration, or remediation of any and all damage caused by its operations. Grantee agrees to indemnify, defend, and hold harmless Grantor from and against all claims, liabilities, and damages (including third-party claims) arising from Grantee's exercise of its rights under this Agreement.
4. **Appurtenant Rights.** The rights and obligations created by this Agreement are appurtenant to and shall run with the land, binding upon the heirs, successors, and assigns of the parties. This Agreement shall be recorded with the Clerk and Recorder of Lake County, Montana.

Counterpart Signature Pages Attached.

DATED September 10, 2025GRANTOR
OTB DEVELOPMENT, LLC
By: Tracy Yost, Member
By: Park Schara, MemberSTATE OF HawaiiCounty of HawaiiThis instrument was acknowledged before me on September 10th, 2025, by
Tracy Yost and ~~Park Schara~~, Members of OTB Development, LLC.
Name Laurie A. Dale
Notary Public for the State of Hawaii
Residing at: Hawaii
My commission expires 12/10/2025Notary Name: Laurie A. Dale Third CircuitDoc Date: Sept. 10, 2025 Pages: Doc Description: Utility Easement
Agreement
Notary Signature Laurie A. Dale 9/10/2025
Date

DATED September 12, 2025

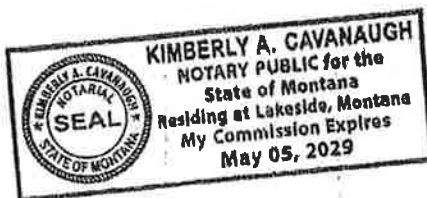
GRANTOR
OTB DEVELOPMENT, LLC

By: Tracy Yost, Member

By: Park Schara, Member

STATE OF Montana
County of Flathead

This instrument was acknowledged before me on September 12, 2025, by
~~Tracy Yost~~ and Park Schara, Members of OTB Development, LLC.



Kj G
Name Kimberly A. Cavanaugh
Notary Public for the State of Montana
Residing at: Lakeside, MT
My commission expires May 5, 2029

DATED September 10, 2025

GRANTEE

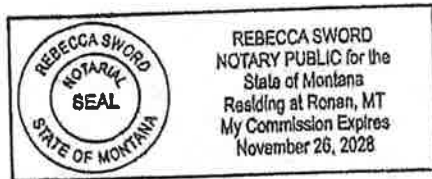

Derrek A. Durocher


Jesse Durocher

STATE OF Montana

County of Lake

This instrument was acknowledged before me on September 10, 2025, by
Derrek A. Durocher and Jesse Durocher.



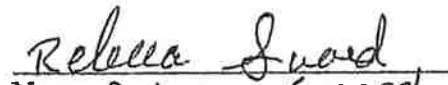
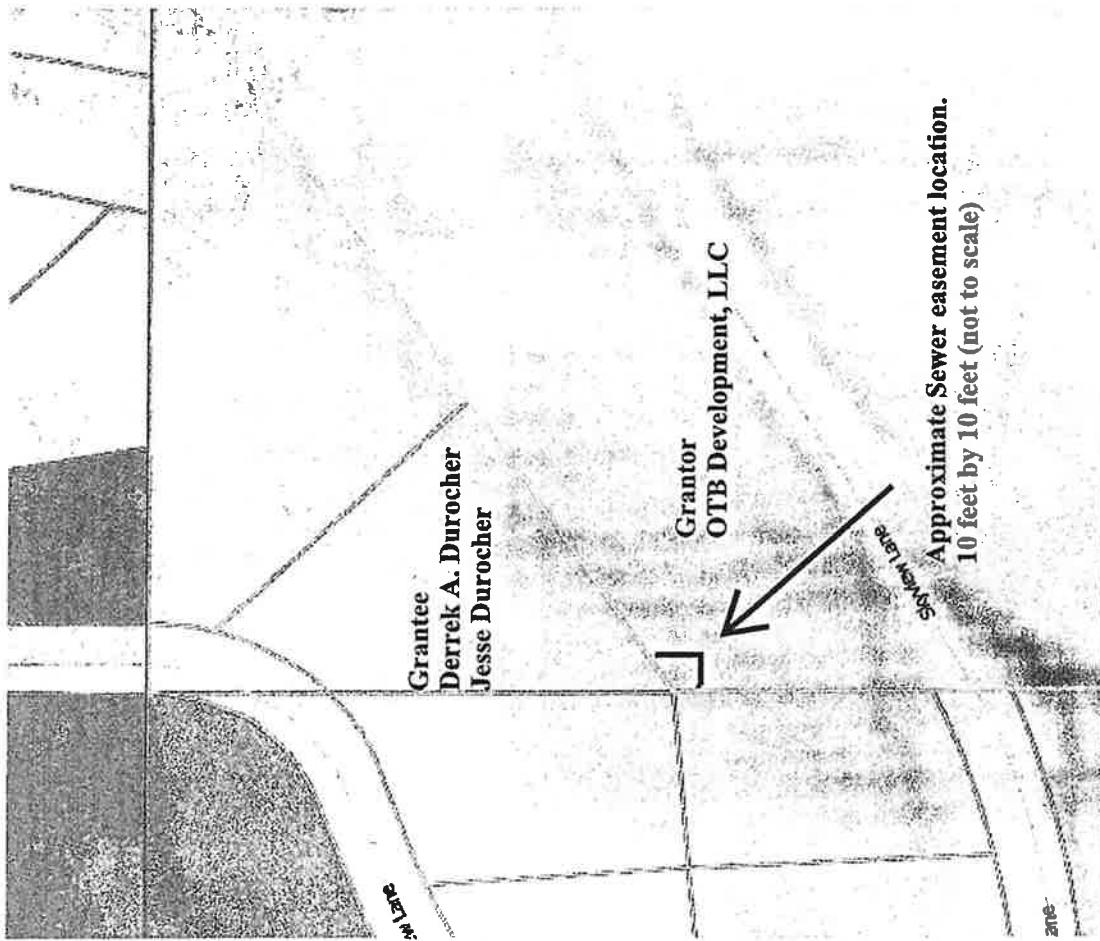

Name Rebecca Sword
Notary Public for the State of Montana
Residing at: Ronan, MT
My commission expires 11-26-28

Exhibit "A"



Return To:
OTB Development, LLC
24 Stratford Dr.
Kalispell, MT 59901

QUITCLAIM DEED

For Value Received, **Lake County**, 106 4th Avenue E, Polson, MT 59860, does hereby convey, release, remise and forever quit claim unto **OTB Development, LLC**, 24 Stratford Dr., Kalispell, MT 59901, any and all interest in the following described property in Lake County, Montana, to-wit:

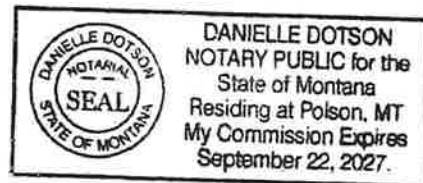
All that portion of the right-of-way for Skyline Drive described in Deed Book K, Page 466, records of Lake County, lying south and west of the north boundary of that portion of Amended Tract A on Certificate of Survey No.6886, records of Lake County, located in the SE1/4 of Section 10, Township 22 North, Range 20 West, P.M.M., Lake County, Montana.

This deed is intended to eliminate any overlap from the old right-of-way for Skyline Drive per Deed Book 5, Page 466 and the right-of-way for the road as currently constructed and shown on Certificate of Survey No.6886, records of Lake County.

SUBJECT TO AND TOGETHER WITH: All reservations, restrictions and easements apparent or of record.

Dated: 11.04, 2025

Gale Decker
For: Lake County



STATE OF MT)
COUNTY OF Lake) SS:

This instrument was acknowledged before me on 11-04-2025,
By Gale Decker as Chairman of Lake County Board of
Commissioners.

Notary Signature: Danielle Dotson

Lake County | Detail

Date: 02/17/26
Time: 04:19:00 pm

LAKE COUNTY TREASURER
106 4TH AVE EAST
POLSON MT 59860

Tax ID: 24102
Type: Real

Name and Address
OTB DEVELOPMENT LLC
24 STRATFORD DR
KALISPELL MT 59901-7566

Property Tax Query TW Range SC Description
22N/20W /15 Geo 3228-15-1-01-13-0000 C.O.S. 6886, ACRES 59.8,
AMND TR A (PORTION IS IN SEC 10) ASSR#0000024102

	YR	Int. Date	Tax Date	Tax Amt	Penalty	Interest	Total Amt
Paid	25	11/10/25	11/30/25	142.63	0.00	0.00	285.25
Paid	25	11/10/25	05/31/26	142.62	0.00	0.00	
Paid	24	10/21/24	12/02/24	136.80	0.00	0.00	273.59
Paid	24	10/21/24	06/02/25	136.79	0.00	0.00	
Paid	23	01/16/24	11/30/23	126.85	2.53	1.63	266.22
Paid	23	01/16/24	05/31/24	126.85	0.00	0.00	
Paid	23	08/12/24	05/31/24	8.04	0.16	0.16	
Paid	22	01/17/23	11/30/22	158.96	3.18	2.08	323.17
Paid	22	01/17/23	05/31/23	158.95	0.00	0.00	
Paid	21	11/01/21	11/30/21	163.68	0.00	0.00	327.34
Paid	21	11/01/21	05/31/22	163.66	0.00	0.00	
Paid	20	11/06/20	11/30/20	164.63	0.00	0.00	329.26
Paid	20	05/19/21	05/31/21	164.63	0.00	0.00	
Paid	19	11/12/19	11/30/19	166.85	0.00	0.00	333.68
Paid	19	11/12/19	05/31/20	166.83	0.00	0.00	
Paid	18	11/07/18	11/30/18	154.06	0.00	0.00	308.10
Paid	18	04/01/19	05/31/19	154.04	0.00	0.00	
Paid	17	11/07/17	11/30/17	155.98	0.00	0.00	311.94
Paid	17	04/30/18	05/31/18	155.96	0.00	0.00	
Paid	16	11/04/16	11/30/16	139.81	0.00	0.00	279.60
Paid	16	04/06/17	05/31/17	139.79	0.00	0.00	
Paid	15	10/29/15	11/30/15	134.33	0.00	0.00	268.66
Paid	15	10/29/15	05/31/16	134.33	0.00	0.00	

GUARANTEE

Issued by

***Flying S Title and Escrow of Montana, Inc.
210 2nd Street East/P.O. Box 910, Polson, MT 59860***

Title Officer: Title Team

Phone: (406)883-5258

FAX: (406)883-3056



First American Title™

Form 5010500 (7-1-14)

Guarantee Number: 501055-1199275-PO

Guarantee Face Page

Issued By

FIRST AMERICAN TITLE INSURANCE COMPANY



First American Title™

First American Title Insurance Company

Dennis J. Gilmore, President

Greg L. Smith, Secretary

This jacket was created electronically and constitutes an original document

SCHEDULE OF EXCLUSIONS FROM COVERAGE OF THIS GUARANTEE

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

GUARANTEE CONDITIONS AND STIPULATIONS

1. DEFINITION OF TERMS.

The following terms when used in the Guarantee mean:

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

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

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

3. NO DUTY TO DEFEND OR PROSECUTE.

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

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

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

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

GUARANTEE CONDITIONS AND STIPULATIONS (Continued)

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

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

5. PROOF OF LOSS OR DAMAGE.

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

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

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

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

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

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

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

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

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

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

7. DETERMINATION AND EXTENT OF LIABILITY.

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

GUARANTEE CONDITIONS AND STIPULATIONS (Continued)

Exclusions From Coverage of This Guarantee.

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

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

8. LIMITATION OF LIABILITY.

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

9. REDUCTION OF LIABILITY OR TERMINATION OF LIABILITY.

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

10. PAYMENT OF LOSS.

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

11. SUBROGATION UPON PAYMENT OR SETTLEMENT.

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

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

12. ARBITRATION.

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

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

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

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

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

14. NOTICES, WHERE SENT.

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



First American Title

Guarantee

Subdivision Guarantee

ISSUED BY

First American Title Insurance Company

GUARANTEE NUMBER

5010500-1199275-PO

Subdivision or Proposed Subdivision: TBD

Order No.: 1199275-PO

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:

OTB Development, LLC, a Montana Limited Liability Company

FOR THE PURPOSES OF AIDING ITS COMPLIANCE WITH LAKE COUNTY SUBDIVISION REGULATIONS,
in a sum not exceeding \$5,000.00.

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

A tract of land in the N $\frac{1}{2}$ NE $\frac{1}{4}$ of Section 15, and the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 10 both in Township 22 North, Range 20 West, P.M.M., more particularly described as Amended Tract A on Certificate of Survey No. 6886, records of Lake County, Montana.

EXCEPTING THEREFROM Lot 1 and Lot 2 on the Plat of Loves Mission View, a subdivision of Lake County, Montana, according to the map or plat thereof on file in the office of the Clerk and Recorder of Lake County, Montana.

(A) Parties having record title interest in said lands whose signatures are necessary under the requirements of Lake 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:

OTB Development, LLC, a Montana Limited Liability Company

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

1. 2025 taxes and special assessments are an accruing lien, amounts not yet determined or payable.

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

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

Year	First Half / Status	Second Half / Status	Parcel Number	Covers
2024	\$136.80 Paid	\$136.79 Paid	24102	Subject Land

2. Paragraphs 1 and 2 of the Exclusions from Coverage are expressly extended to include those laws, ordinances or regulations of an Indian tribe or nation.
3. Public Records as defined in this Policy do not include records of an Indian tribe or nation, or any other repository of Indian Land Records, including, but not limited to the Bureau of Indian Affairs Land Titles and Records Office.

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

4. 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 Lake 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 Lake County.
5. Easement for underground drainage system granted to City of Polson, recorded September 13, 1976 Instrument No. [229462](#) and amendment recorded November 8, 2001 as Instrument No. [420119](#).
6. Reservations contained in Warranty Deed recorded May 31, 1995 as Instrument No. [366199](#).
7. All matters, covenants, conditions, restrictions, easements and any rights, interests or claims which may exist by reason thereof, disclosed by CERTIFICATE OF SURVEY NO'S. [5300](#), [6744](#) AND [6886](#).
8. Easement Agreement upon the terms, conditions and provisions contained therein:
Parties: Jerry Oie, Bill Wilkins, H. Drew Wilkins, Debra Holderman Wilkins and Jensen Backhoe Inc.
Recorded: June 30, 2004, Instrument No. [449304](#)
9. Easement granted to United States of America, recorded January 31, 2005 as Instrument No. [455441](#).
10. Non-exclusive easement, 20 feet in width, for the purpose of constructing, repairing and maintaining a buried water line granted to Northwest Holdings, LLC, recorded April 20, 2007 as Instrument No. [479050](#).
11. Reciprocal Grant of Easement and Agreement upon the terms, conditions and provisions contained therein:
Parties: Jensen Backhoe, Inc., Bill Wilkins, H. Drew Wilkins and Debra Holderman Wilkins
Recorded: November 14, 2007, Instrument No. [484689](#)

Date of Guarantee: July 31, 2025 at 7:30 A.M.

By: 
Authorized Countersignature



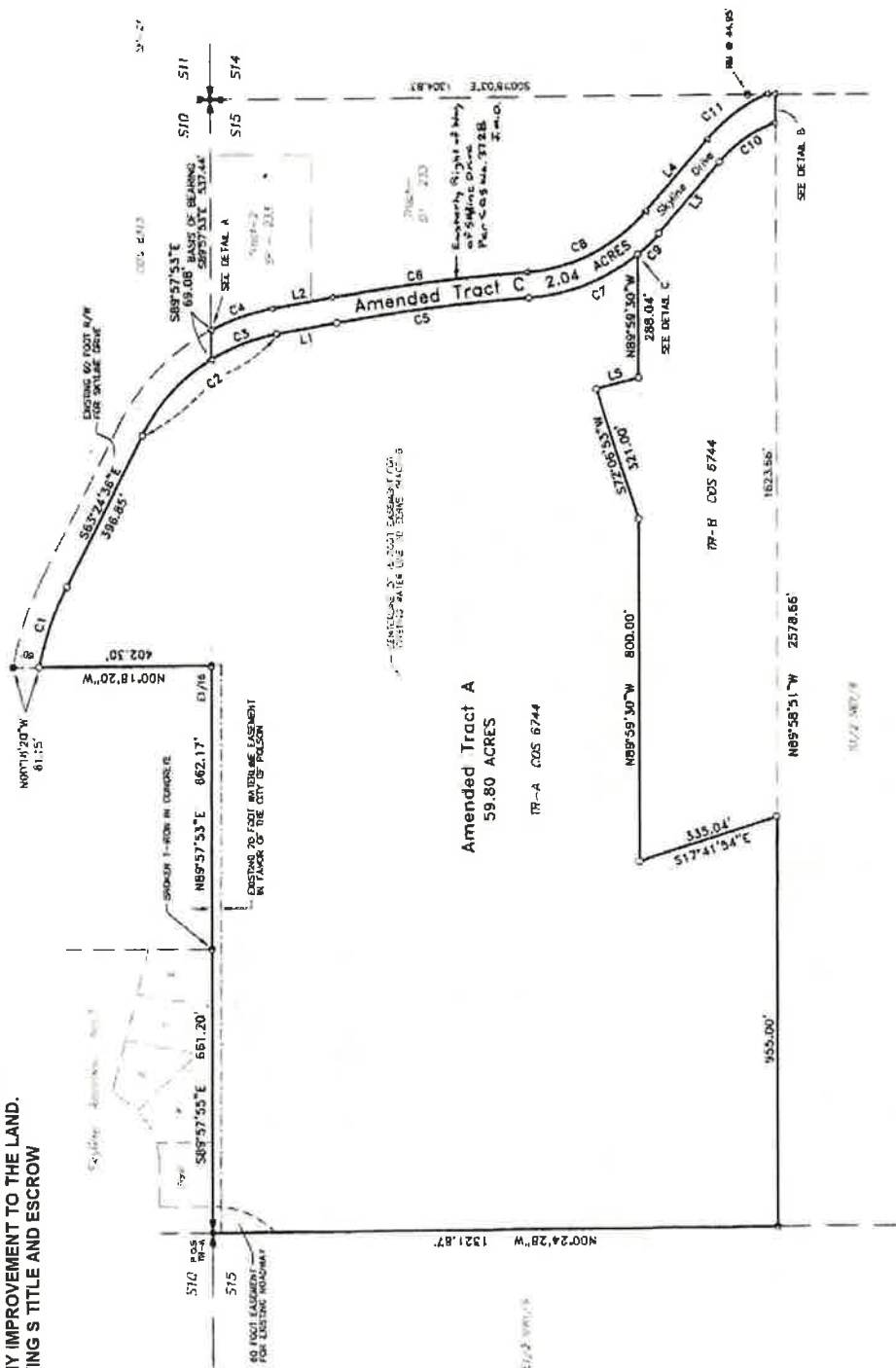
CERTIFICATE OF SURVEY

A PORTION OF THE N1/2, SECTION 15, T.22N., R.20W., P.M.M., AND A PORTION OF THE SE1/4 SE1/4, SECTION 10, T.22N., R.20W., P.M.M., LAKE COUNTY, MONTANA

DATE OF SURVEY: MAY, 2011

PURPOSE: CORRECTION SURVEY. INTENDED TO CORRECT
BOUNDARIES OF TRACTS A & C
REPRESENTED ON COS No.6744

OWNER: BILL WILKINS, H. DREW WILKINS,
DEBRA HODGERMAN WILKINS



DETAIL A
NOT TO SCALE

DETAIL B
NOT TO SCALE

DETAIL C
NOT TO SCALE

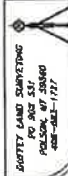
Line	Bearing	Notes
L1	N101°18'27"W	143.57
L2	S101°18'27"E	143.57
L3	N44°35'36"W	217.09
L4	S49°21'35"E	219.39
L5	N74°52'48"W	103.32

515494 CDS
 STATE OF MONTANA, LAKE COUNTY
 RECORDED: 08/08/2011 3:08 PM
 472: 45.50
 BY *[Signature]*

ON 33 F 1

- SET, A 5/8"x24" REBAR W/OPC STAMPED "DUFFEY 1562415"
 FOUND 5/8" REBAR W/OPC BY "WESTER 41305"
 FOUND 5/8" REBAR (NO CAP), OR AS NOTED
 3/8" ANGLE POINT-ONCT, NOTHING SET OR FOUND-
 FOUND 3-1/4" BRASS CAP MONUMENT BY B.L.M.
 FOUND 3-1/4" BRASS CAP MONUMENT BY B.L.M.
 OPC DENOTES ORANGE PLASTIC CAP

UPC DENOTES ORANGE PLASTIC CAP



1/4	1/4	1/4	1/4
SEC.	10	SEC.	15
T. N.	22	T. N.	22
P. W.	20	P. W.	20

SHEET 1 OF 2
CERTIFICATE OF SURVEY NO. 6886 RB

deeds 515695, 515696

A PORTION OF THE N1/2 NE1/4, SECTION 15, T.22N., R.20W., P.M.M., AND A PORTION OF THE SE1/4 SE1/4, SECTION 10, T.22N., R.20W., P.M.M., LAKE COUNTY, MONTANA

PURPOSE: CORRECTION SURVEY, INTENDED TO CORRECT BOUNDARIES OF TRACTS A & C REPRESENTED ON DGS No.6744

PURPOSE OF SURVEY:

THE PURPOSE OF THIS SURVEY IS TO CORRECT THE BOUNDARIES REPRESENTED ON CDS No. 6744 AND
 FILED PURSUANT TO SECTION 76-3-404 (a).

[illegible]

THIS MAP IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY. NO ASSURANCES ARE MADE AS TO THE QUANTITY OF THE AREA, SQUARE FOOTAGE, OR ACREAGE OF THE LAND OR OF ANY IMPROVEMENT TO THE LAND. FLYING S TITLE AND ESCROW

LYNNETTE BILL WALKINS, H. DREW ALLMONS,
DEBRA HOLLERMAN WALKINS

1/4	1/4	15
SEC.	10	SEC.
T. N.	22	T. N.
R. W.	20	R. W.

CERTIFICATE OF SURVEY NO. 10886 RD

31584 C06 Page 9 of 4
STATE OF MONTANA LEGISLATURE
APPROVED: 07/18/2011 1:18 PM. CDR
PAULA A. KELLER CLERK AND PROCLAMER
SEN. RF-CD BY: [Signature]

FOR PUBLICATION

AMERICAN ARMY; VOLUNTARY GOVERNMENT

RECEIVED: 08/08/2011 11:08 AM; REVISED: 08/08/2011 11:08 AM

UNIVERSITY OF CALIFORNIA LIBRARY

DATE: 11.11.2011

12

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7.40 7.1

VALIDATE OF SUPPLY

REPORT OF JURY

[illegible]

After recording return to:
OTB Development LLC
24 Stratford Dr
Kalispell, MT 59901

2024322

WARRANTY DEED

THIS INDENTURE Is made the 8th day of August 2024, by and between,
STEPHEN R. LOVE and SANDI S. LOVE, 8415 W Lake Cochran, Monroe, WA 98272,
Grantors, and **OTB DEVELOPMENT, LLC**, a Montana Limited Liability Company, 24
Stratford Dr, Kalispell, MT 59901, **Grantee**.

WITNESSETH:

That the said Grantors, for and in consideration of the sum of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION**, lawful money of the United States of America to Grantors in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, do by these presents grant, bargain, sell, convey and confirm unto the said Grantee, and to Grantee's successors and assigns forever, all that certain lot, piece or parcel of land, situate, lying and being in the County of Lake, State of Montana, and particularly described as follows:

A tract of land in the N $\frac{1}{2}$ NE $\frac{1}{4}$ of Section 15, and the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 10 both in Township 22 North, Range 20 West, P.M.M., Lake County Montana, further shown and described as being Amended Tract A on Certificate of Survey No. 6886, on file in the office of the Clerk and Recorder of Lake County, Montana.

EXCEPTING THEREFROM Lot 1 and Lot 2 on the Plat of **LOVES MISSION VIEW**, a subdivision of Lake County, Montana, according to the map or plat thereof on file in the office of the Clerk and Recorder of Lake County, Montana.

TOGETHER WITH all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining and the reversion and reversions, remainder or remainders, rents, issues and profits thereof, and also all the right, title, interest and right of homestead property, possession, claim and demand whatsoever, as well in law as in equity of the

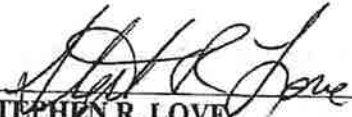
KS

said Grantors of, in or to the said premises, and every part and parcel thereof, with the appurtenances.

TO HAVE AND TO HOLD, all and singular, the above mentioned and described premises, together with the appurtenances unto the said Grantee, and to Grantee's successors and assigns.

And the said Grantors and Grantors' heirs, successors and assigns, do hereby covenant that they will forever **WARRANT AND DEFEND** all right, title and interest in and to the said premises, and the quiet and peaceable possession thereof unto the said Grantee, and to Grantee's successors and assigns against the acts and deeds of the said Grantors and all and every person and persons whomsoever, lawfully claiming or to claim the same.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals the day and year first above written.

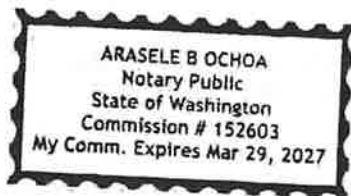

STEPHEN R. LOVE


SANDI S. LOVE

STATE OF WASHINGTON)
County of Shoahomish : SS.

On this 8th day of August 2024, before me, the undersigned, a Notary Public for the State aforesaid, personally appeared **STEPHEN R. LOVE** and **SANDI S. LOVE**, known to me to be the persons described in and 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 date in this certificate first above written.




Notary Public for the State of Washington
Arasele B Ochoa
Printed Name of Notary
Residing at: Monroe, WA
My commission expires: 03/29/2027

Lake County | Detail

Date: 08/04/25
Time: 01:45:37 pm

LAKE COUNTY TREASURER
106 4TH AVE EAST
POLSON MT 59860

Tax ID: 24102
Type: Real

Name and Address
OTB DEVELOPMENT LLC
24 STRATFORD DR
KALISPELL MT 59901-7566

Property Tax Query TW Range SC Description
22N/20W /15 Geo 3228-15-1-01-13-0000 C.O.S. 6886, ACRES 59.8,
AMND TR A (PORTION IS IN SEC 10) ASSR#0000024102

	YR	Int. Date	Tax Date	Tax Amt	Penalty	Interest	Total Amt
Paid	24	10/21/24	12/02/24	136.80	0.00	0.00	273.59
Paid	24	10/21/24	06/02/25	136.79	0.00	0.00	
Paid	23	01/16/24	11/30/23	126.85	2.53	1.63	266.22
Paid	23	01/16/24	05/31/24	126.85	0.00	0.00	
Paid	23	08/12/24	05/31/24	8.04	0.16	0.16	
Paid	22	01/17/23	11/30/22	158.96	3.18	2.08	323.17
Paid	22	01/17/23	05/31/23	158.95	0.00	0.00	
Paid	21	11/01/21	11/30/21	163.68	0.00	0.00	327.34
Paid	21	11/01/21	05/31/22	163.66	0.00	0.00	
Paid	20	11/06/20	11/30/20	164.63	0.00	0.00	329.26
Paid	20	05/19/21	05/31/21	164.63	0.00	0.00	
Paid	19	11/12/19	11/30/19	166.85	0.00	0.00	333.68
Paid	19	11/12/19	05/31/20	166.83	0.00	0.00	
Paid	18	11/07/18	11/30/18	154.06	0.00	0.00	308.10
Paid	18	04/01/19	05/31/19	154.04	0.00	0.00	
Paid	17	11/07/17	11/30/17	155.98	0.00	0.00	311.94
Paid	17	04/30/18	05/31/18	155.96	0.00	0.00	
Paid	16	11/04/16	11/30/16	139.81	0.00	0.00	279.60
Paid	16	04/06/17	05/31/17	139.79	0.00	0.00	
Paid	15	10/29/15	11/30/15	134.33	0.00	0.00	268.66
Paid	15	10/29/15	05/31/16	134.33	0.00	0.00	
Paid	14	12/02/14	11/30/14	179.02	3.58	0.10	361.72
Paid	14	12/02/14	05/31/15	179.02	0.00	0.00	

Lake County | Detail

Date: 08/04/25
Time: 01:46:05 pm

LAKE COUNTY TREASURER
106 4TH AVE EAST
POLSON MT 59860

Tax ID: 24102
Type: Real

Name and Address
OTB DEVELOPMENT LLC
24 STRATFORD DR
KALISPELL MT 59901-7566

Taxes Due Query TW Range SC Description
22N/20W /15 C.O.S. 6886, ACRES 59.8, AMND TR A (PORTION IS IN
SEC 10) ASSR#0000024102 Geo: 3228-15-1-01-13-0000

District	Tax Date	Int Date	PD?	Tax Amt	Penalty	Interest
23P CITY OF POLSON	12/02/24	08/04/25	Y	136.58	0.00	0.00
SOIL SOIL CONSERVATION	12/02/24	08/04/25	Y	0.22	0.00	0.00
23P CITY OF POLSON	06/02/25	08/04/25	Y	136.57	0.00	0.00
SOIL SOIL CONSERVATION	06/02/25	08/04/25	Y	0.22	0.00	0.00
Totals for 24				273.59	0.00	0.00
Total Tax, Penalty and Interest				273.59		

2024 REAL Property Tax Statement

LAKE COUNTY TREASURER

106 4TH AVE EAST

POLSON MT 59860

10/09/24

FORWARDING SERVICE REQUESTED

Tax Payer	Property Description
LOVE STEPHEN R & SANDI S 8415 W LAKE COCHRAN RD MONROE WA 98272-9744	TwN/Rng/Sect 22N/20W /15 C.O.S. 6886, ACRES 59.8, AMND TR A (PORTION IS IN SEC 10) ASSR#0000024102 Acres: 56.49

Tax Payer 24102
School District 23P CITY OF POLS
Taxable Value 470
Geo Code 3228-15-1-01-13-0000
Street: SKYLINE DR

Tax Description	1st Half	2nd Half	Total Tax	Voted *	% of Tax	Tax Amount	Mill Levy
LAND	136.58	136.57	273.15	STATE SCHOOL LEVY	16.32 %	\$44.65	95.000
SOIL CONSERVATION	0.22	0.22	0.44	DISTRICT SCHOOL LEV	26.08 %	\$71.34	151.770
				STATE LEVY - UNIVER	1.03 %	\$2.82	6.000
				COUNTYWIDE EDUCATIO	4.18 %	\$11.44	24.320
1st Half Due (12/02/24)	136.80			Total School	47.61 %	\$130.25	277.090
2nd Half Due (06/02/25)		136.79		County			
Total Bill			273.59	GENERAL FUND	4.21 %	\$11.53	24.540
Please make checks payable to: Lake County Treasurer				POOR	0.35 %	\$0.97	2.060
Include payment stub and write your Tax Payer number				BRIDGE	0.60 %	\$1.63	3.470
on your check.				WEED	0.27 %	\$0.75	1.600
PAYONLINE at HTTP://WWW.LAKEMT.GOV				FAIR	0.14 %	\$0.38	0.800
There is a 3% convenience fee to pay by credit/debit card.				AIRPORT	0.24 %	\$0.66	1.410
Payments made online must be recieved by 5:00 pm MST of the				DISTRICT COURT	0.35 %	\$0.97	2.060
due date.				LIABILITY INSURANCE	0.50 %	\$1.37	2.920
Payments can be made by phone with a credit/debit card with				LIBRARIES	0.02 %	\$0.06	0.130
a 3% convenience fee by calling 406-883-7224 or				AMBULANCE	0.05 %	\$0.14	0.290
406-883-7225. A * in front of a levy means that it was voted				SANITATION	0.34 %	\$0.92	1.950
on at some point in time.				* SENIOR CITIZENS	0.34 %	\$0.94	2.000
DOR property valuation staff may be visiting your property				CO EXTENSION AGENT	0.30 %	\$0.81	1.730
to conduct an on-site review for property tax purposes. You				PUBLIC SAFETY	2.70 %	\$7.40	15.740
or your agent may want to be present. If you wish to make an				PUBLIC SAFETY SPECI	1.32 %	\$3.60	7.660
appointment for the next tax year contact the local DOR				* PUBLIC SAFETY MILL	2.95 %	\$8.08	17.190
office at 406-872-6228.				P E R S	1.86 %	\$5.09	10.830
				HEALTH INSURANCE	0.24 %	\$0.65	1.380
				PERMISSIVE HEALTH I	2.67 %	\$7.31	15.560
				* SEARCH AND RESCUE-L	0.17 %	\$0.47	1.000
				* SEARCH & RESCUE-SWA	0.17 %	\$0.47	1.000
				DISPATCH	0.58 %	\$1.59	3.390
				JUDGMENT LEVY	0.63 %	\$1.73	3.690
				JUDGMENT LEVY-JAIL	2.01 %	\$5.50	11.710
				Total County	23.01 %	\$63.02	134.110
				City			
				* CITY OF POLSON	25.13 %	\$68.76	146.300
				Total City	25.13 %	\$68.76	146.300
				Other			
				* MISSION VALLEY AOUA	1.20 %	\$3.29	7.000
				LAKE COUNTY CEMETER	0.43 %	\$1.18	2.520
				* LAKE COUNTY CEMETER	0.52 %	\$1.41	3.000
				Soil Conservation P	0.01 %	\$0.02	0.040
				SOIL CONSERVATION	0.15 %	\$0.42	0.890
				* NORTH LAKE COUNTY P	1.92 %	\$5.24	11.140
				Total Other	4.23 %	\$11.56	24.590
				Total Bill	100.00 %	\$273.59	582.090

Total if both halves paid: 273.59



Name LOVE STEPHEN R & SANDI S
8415 W LAKE COCHRAN RD
24102

Due 136.80 12/02/24

Return this stub with payment to:

LAKE COUNTY TREASURER

106 4TH AVE EAST

POLSON MT 59860

FORWARDING SERVICE REQUESTED

Total if both halves paid: 273.59



Name LOVE STEPHEN R & SANDI S
8415 W LAKE COCHRAN RD
24102

Due 136.79 06/02/25

Return this stub with payment to:

LAKE COUNTY TREASURER

106 4TH AVE EAST

POLSON MT 59860

FORWARDING SERVICE REQUESTED

Tax Year: 2025

Scale: 1:7845.07 Basemap: Cadastral Application Base Map



Summary

Primary Information

Property Category: RP

Subcategory: Non-Qualified Ag

Geocode: 15-3228-15-1-01-13-0000

Assessment Code: 0000024102

Primary Owner:

OTB DEVELOPMENT LLC

24 STRATFORD DR

KALISPELL, MT 59901-7566

Note: See Owners section for all owners

Property Address:

SKYLINE DR

POLSON, MT 59860

Certificate of Survey: 6886

Legal Description: S15, T22 N, R20 W, C.O.S. 6886, ACRES 56.49, AMND TR A (PORTION IS IN SEC 10)

Last Modified: 7/12/2025 16:40:37 PM



Cadastral Property Report

Tax Year: 2025

General Property Information

Neighborhood: 215.400.1	Property Type: Vacant Land
Living Units: 0	Levy District: 15-0477-23P
Zoning:	Ownership: 100
LinkedProperty: No linked properties exist for this property	
Exemptions: No exemptions exist for this property	
Condo Ownership:	Limited: 0
General: 0	

Property Factors

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

Land Summary

Land Type:	Acres:	Value:
Grazing	0	0
Fallow	0	0
Irrigated	0	0
Continuous Crop		
Wild Hay	0	0
Farmsite	0	0
ROW	0	0
NonQual Land	56.49	3432
Total Ag Land	56.49	3432
Total Forest Land	0	0
Total Market Land	0	0

Deed Information

Deed Date	Book	Page	Recorded Date	Document Number	Document Type
8/12/2024			8/12/2024	612186	Warranty Deed
9/2/2021			9/2/2021	591697	Warranty Deed
3/24/2021			3/24/2021	586793	Other
8/8/2011			8/8/2011	515692	Quit Claim Deed
8/8/2011			8/8/2011	515696	Quit Claim Deed

Owners



Cadastral Property Report

Tax Year: 2025

Party #1

Default Information:	OTB DEVELOPMENT LLC 24 STRATFORD DR KALISPELL, MT 59901-7566
Ownership %:	100
Primary Owner:	Yes
Interest Type:	Fee Simple
Last Modified:	9/3/2024 8:45:10 AM

Appraisals

Appraisal History

Tax Year	Land Value	Building Value	Total Value	Method
2025	3432	0	3432	COST
2024	3111	0	3111	COST
2023	3111	0	3111	COST

Market Land

No market land exists for this parcel

Dwellings

No dwellings exist for this parcel

Other Buildings

No other buildings exist for this parcel

Commercial

Tax Year: 2025

No commercial buildings exist for this parcel

Ag/Forest Land

Ag/Forest Land Item #1

Acre Type: NQ - Non Qualified Ag Land
Class Code: 1701

Irrigation Type: n/a
Timber Zone: n/a

Productivity

Quantity: n/a
Units: Non Qual

Commodity: n/a

Valuation

Acres: 56.49
Value: 3432

Per Acre Value: 60.76

Conservation Easements

No conservation easements exist for this parcel

Disclaimer

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Flying S Title and Escrow of Montana, Inc.

210 2nd Street East/P.O. Box 910

Polson, MT 59860

Phone: (406)883-5258 / Fax: (406)883-3056

PR: AFFGRP

Ofc: 59 (4049)

Invoice

To: Bees Bookkeeping
24 Stratford Dr
Kalispell, MT 59901

Invoice No.: 4049 - 591006547

Date: 08/06/2025

Our File No.: 1199275-PO

Title Officer: Title Team

Escrow Officer:

Customer ID: 1199111

Liability Amounts

Attention: Tiffany Hagen

Your Ref.:

RE: Property:
NHN Skyline Dr, Polson, MT 59860

Buyers: OTB Development, LLC

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

NOTE NEW REMITTANCE ADDRESS, LB# 1083, Flying S Title and Escrow, PO Box 35146

Seattle, WA 98124-5146

EASEMENT

I, CHAS. W. REYNOLDS, JR., Powell Ranger Station, Lolo, Montana, hereinafter referred to as Owner of the land described in Exhibit "A" which is attached hereto and by this reference made a part hereof as though set forth fully at this place, in consideration of Five Hundred and no/100ths Dollars (\$500.00), receipt of which is hereby acknowledged, and other good and valuable consideration, do hereby grant, bargain, sell and convey to the City of Polson, a Municipal Corporation, of Polson, Montana, hereinafter referred to as GRANTEE, the following:

1. The right of location, upon the owner's land as set out in Exhibit "B", one (1) above-ground reservoir tank not to exceed one hundred (100) feet in diameter, which right includes the right to erect, construct, re-construct, replace, remove, maintain and use said reservoir tank.
2. The right to excavate for, install, replace, maintain, and use water mains on property described in Exhibit "B", together with the right of ingress and egress from the above reservoir tank site over and across the land by such route as shall occasion the least practicable damage and inconvenience to GRANTOR.
3. The rights to install, repair, maintain, alter and operate an underground drain system for the said reservoir tank

This permanent easement hereby conveyed is for the benefit of the water system for the City of Polson and is to continue for as long as said water system shall exist.

GRANTEE, hereby agrees that except for construction and placement of the above-mentioned water works, he will do as little damage as possible.

Additionally, GRANTEE hereby agrees to provide owner with one (1) tap on the water main to be constructed across owner's property in order that owner may purchase water from the City for the purpose of watering stock located on the above described premises.

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed this 3rd day of August, 1976.

Charles W. Reynolds, Jr.
Chas. W. Reynolds, Jr.

Norval Mackay
MAYOR - City of Polson

ATTEST:

Indira E. Morton
City Clerk

STATE OF MONTANA)
 : ss.
County of Lake)

On this 3rd day of August, 1976, before me, the undersigned, a Notary Public for the State of Montana, personally appeared Charles W. Reynolds, Jr., Norene Mosley, Mayor of the City of Polson, and Ardath Morton, City Clerk, known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

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



Donald K. Peterson
Notary Public for the State of Montana
Residing at Polson, Montana
My Commission Expires: 7-1-77

EXHIBIT "A"

The North Half of the Northerst Quarter (N1/2NE1/4) and
the Northeast Quarter of the Northwest Quarter (NE1/4NW1/4)
of Section Fifteen (15), Township Twenty-two (22) North,
Range Twenty (20) West, M.P.M., Lake County, Montana.

EXHIBIT "B"

Easement Description:

A water line and access road easement located in Section Fifteen (15), Township twenty-two (22) North, Range Twenty (20) West, P.M.M., being a strip of land 30 feet wide, 15 feet on each side of the following described centerline:

Beginning at the North Quarter Corner of said Section Fifteen, thence N.89°58'W., a distance of 330 feet more or less, to a point being the true point of beginning, thence S.53°52'W., 262 feet, more or less, to a point, thence S.36°08'E. 160 feet, more or less, to a point, said point being the end of this easement.

The above described easement contains 0.29 acres more or less.

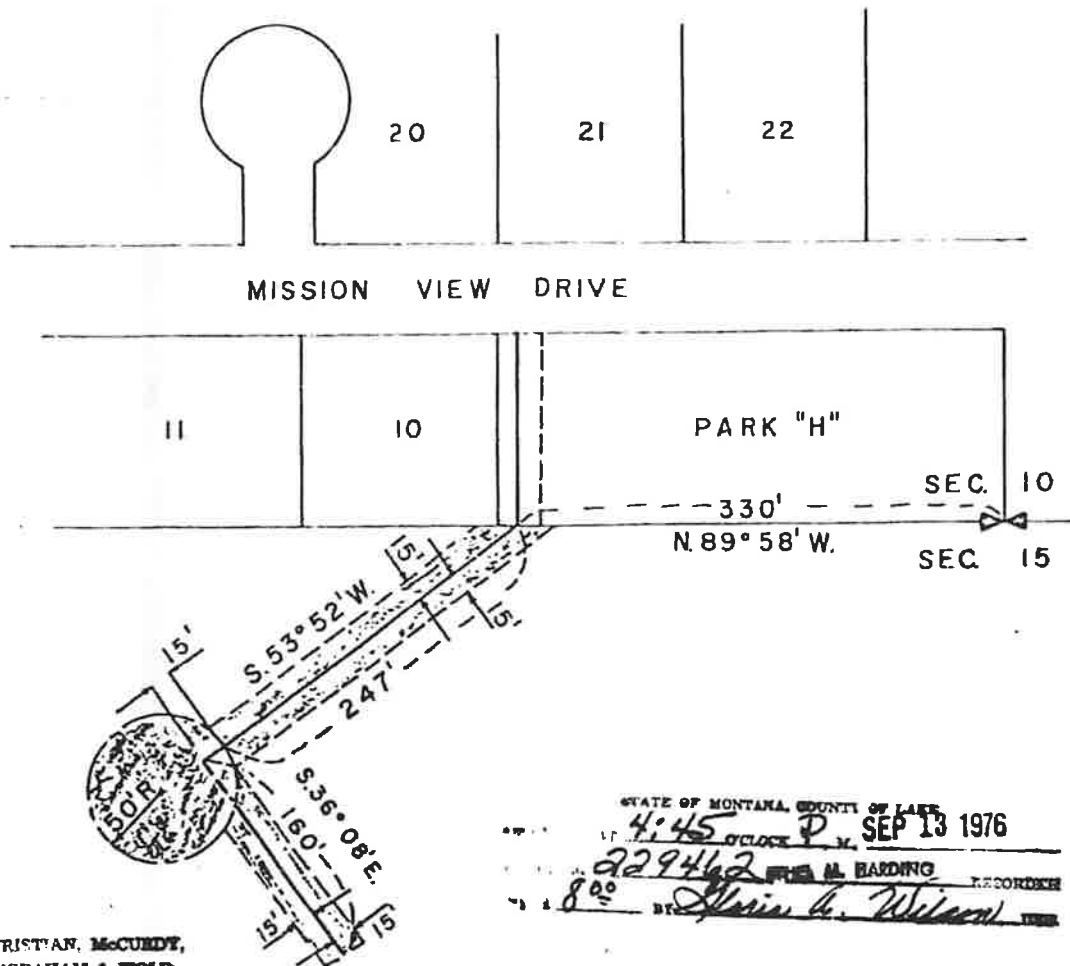
Property Description:

A tract of land located in Section Fifteen, Township Twenty-two North, Range Twenty West, P.M.M., more particularly described as follows:

Beginning at the North Quarter Corner of said Section Fifteen, thence N.89°58'W., a distance of 330.0 feet, more or less, along the common section line to said Section Fifteen and Section Ten, to a point, thence S.53°52'W., a distance of 297.0 feet, more or less, to a point, said point being the true point of beginning and the point of origin of a circular tract of land described by a 50.0 foot radius.

The above described tract contains 0.15 acres, more or less, excluding the tract of land described in the supply line easement.

SKYLINE ADDITION NO. 2



420119

AMENDMENT TO EASEMENT

THIS AGREEMENT is made and entered into on the 7th day of November, 2001, by and between JERRY OIE, of 5088 Trails End Lane, Ronan, Montana 59864, hereinafter referred to as "Grantor" and CITY OF POLSON, a Montana municipal corporation, Polson, Montana, hereinafter referred to as "Grantee";

WHEREAS Grantor is the successor in interest to Chas. W. Reynolds, Jr., the Grantor of an easement recorded in the records of Lake County, Montana under Microfile No. 229462;

WHEREAS the easement referenced above granted an easement for water storage and conveyance to the City of Polson in exchange for the granting of a single water tap for livestock usage;

AND WHEREAS the parties desire to change the consideration of the above easement from livestock use to a domestic use and to change the property which may benefit from this domestic use to a different legal description.

NOW, THEREFORE, for and in consideration of the mutual advantage of the parties and other good and valuable consideration, the receipt of which is hereby acknowledged, the easement recorded under Microfile No. 229462 is hereby amended such that Grantor's consideration for granting said easement shall be one domestic water tap to be used on the following described real property:

Township 22 North, Range 20 West, P.M.M., Lake County, Montana:

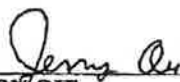
Section 10: SE1/4SE1/4.

Section 15: N1/2NE1/4.

EXCEPTING THEREFROM those lands heretofore conveyed to Flathead County (now Lake County) by deed dated December 19, 1912; recorded July 10, 1914 in Book K Deeds, Page 466, transcribed records of Lake County, Montana.

FURTHER EXCEPTING THEREFROM a portion of the SE1/4SE1/4, Section 10, and a portion of the N1/2NE1/4, Section 15, Township 22 North, Range 20 West, P.M.M., Lake County, Montana, as shown and described on Certificate of Survey No. 3728, on file in the office of the Clerk and Recorder of Lake County, Montana.

all other terms, conditions and requirements of said easement shall remain in full force and effect.


JERRY OIE

CITY OF POLSON

BY:


MIKE LIES, Mayor

420119

STATE OF MONTANA)
:SS.
County of Lake)

On this 7th day of November, 2001, before me, the undersigned, a Notary Public for the State aforesaid, personally appeared JERRY OIE known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

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



Kelly A. Buys
Notary Public for the State of Montana
Residing at: Polson, MT 59860
My Commission Expires: 9/22/02

STATE OF MONTANA)
:SS.
County of Lake)

On this 27 day of November, 2001, before me, the undersigned, a Notary Public for the State aforesaid, personally appeared MIKE LIES, known to me to be the Mayor of City of Polson, and whose name is subscribed to the within instrument, and acknowledged to me that he executed the same in such capacity.

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



Shelly Wheeler
Notary Public for the State of Montana
Residing at: Polson
My commission expires: 9-12-04

After recording, return to: Lake County Abstract & Title Company
314 1st Street East
Polson, MT 59860 01-1266

STATE OF MONTANA, COUNTY OF LAKE

Recorded At: 10:26 o'clock A M. NOV 08 2001

Microfilm 420119 RUTH E. HODGES Recorder

Fees \$ 12.00 By Vicki Riehe Deputy

01-

366199

WARRANTY DEED

THIS INDENTURE, made the 1st day of JUNE, 1990, between CHARLES WILLIAM REYNOLDS, Jr. of Box 158, Frenchtown, Montana, Party of the First Part, and JERRY OIE, of 5088 Trails End, Ronan, Montana, Party of the Second Part;

WITNESSETH, that the said Party of the First Part, for and in consideration of the sum of Ten Dollars (\$10.00), lawful money of the United States of America to him in hand paid by said Party of the Second Part, the receipt whereof is hereby acknowledged; does by these presents grant, bargain, sell, convey, warrant and confirm unto the said Party of the Second Part, and to his heirs and assigns forever, the hereinafter described real estate situated in the City or Town of Polson, County of Lake, and State of Montana, to-wit:

See "Exhibit A" attached hereto and by this reference made a part hereof as though set forth fully at this place.

TOGETHER with all and singular the hereinbefore described premises together with all tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof; and also all the estate, right, title, interest, right of dower and right of homestead, possession, claim and demand whatsoever, as well in law as in equity, of the said Party of the First Part, of, in or to the said premises, and every part and parcel thereof, with the appurtenances thereto belonging, TO HAVE AND TO HOLD, all and singular the above mentioned and described premises unto the said Party of the Second Part, and to his heirs and assigns, forever.

And the said Party of the First Part, and his heirs, do hereby covenant that they will forever WARRANT and DEFEND all right, title and interest in and to the said premises and the quiet and peaceable possession thereof, unto the said Party of the Second Part, his heirs and assigns, against all acts and deeds of the said Party of the First Part, and all and every person and persons whomsoever lawfully claiming or to claim the same.

IN WITNESS WHEREOF, the said Party of the First Part has hereunto set his hand and seal the day and year first hereinbefore written.

Charles William Reynolds, Jr.
Charles William Reynolds, Jr.

STATE OF MONTANA)
: ss
County of Lake)

On this 1st day of JUNE, 1990, before me, the

Please return to: Jerry Oie, 5088 Trails End Lane, Ronan, Mt. 59864

366199

EXHIBIT "A"

The Southeast Quarter of the Southeast Quarter (SE $\frac{1}{4}$ SE $\frac{1}{4}$) of Section 10, and the North Half of the Northeast Quarter (N $\frac{1}{2}$ NE $\frac{1}{4}$) of Section 15, in Township 22 North, Range 20 West, P.M.M., Lake County, Montana

EXCEPTING THEREFROM

A portion of the Southeast Quarter of the Southeast Quarter (SE $\frac{1}{4}$ SE $\frac{1}{4}$) of Section 10, and a portion of the North Half of the Northeast Quarter (N $\frac{1}{2}$ NE $\frac{1}{4}$) of Section 15, all in Township 22 North, Range 20 West, P.M.M., Lake County, Montana, lying Northeasterly of the County Road and being more particularly described as follows:

Beginning at the Section corner common to Sections 10, 11, 14 and 15, Township 22 North, Range 20 West, P.M.M., thence South 0°17'28" East 1305.19 feet along the East boundary of the N $\frac{1}{2}$ NE $\frac{1}{4}$ of Section 15 to the Northeasterly right-of-way boundary of Skyline Drive, a deeded County Road; thence Northwesterly along said right-of-way boundary along a curve to the left with a radius of 396.27 feet and a central angle of 25°30'52" for an arc length of 176.46 feet; thence North 49°23'48" West 219.39 feet along said right-of-way boundary; thence Northwesterly along said right-of-way boundary along a curve to the right with a radius of 407.27 feet and a central angle of 45°18'29" for an arc length of 322.06 feet; thence Northwesterly along said right-of-way boundary along a curve to the left with a radius of 4,222.92 feet and a central angle of 6°15'23" for an arc length of 461.12 feet; thence North 10°20'42" West 143.57 feet along said right-of-way boundary; thence Northwesterly along said right-of-way boundary along a curve to the left with a radius of 500.78 feet and a central angle of 53°06'09" for an arc length of 464.13 feet; thence North 63°26'51" West 396.85 feet along said right-of-way boundary; thence Northwesterly along said right-of-way boundary along a curve to the left with a radius of 804.48 feet and a central angle of 16°11'13" for an arc length of 227.28 feet to intersect the West boundary of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 10; thence North 0°21'32" West 856.51 feet along said boundary; thence North 89°50'33" East 1324.34 feet along the North boundary of said SE $\frac{1}{4}$ SE $\frac{1}{4}$; thence South 0°19'55" East 1324.91 feet along the East boundary of said SE $\frac{1}{4}$ SE $\frac{1}{4}$ to the point of beginning.

Certificate of Survey No. 3728.

TOGETHER WITH a permanent non-exclusive easement for ingress and egress for the benefit of the herein transferred property over and across the following described parcel:

366199
Beginning at the North quarter corner of Section 15, Township 22 North, Range 20 West; thence S. 89° 58' E. 60 feet to a point; thence S. 90° feet to a point; thence N. 89° 58' W. to the east boundary of the Northeast Quarter of the Northwest quarter of Section 15, Township 22 North, Range 20 West to a point; thence North along said East boundary of the Northeast quarter of the Northwest quarter of Section 15, Township 22 North, Range 20 West, to the point of beginning.

RESERVING UNTO GRANTOR a non-exclusive water line and access road easement located in Section 15, Township 22 North, Range 20 West, P.M.M., being a strip of land 30 feet wide immediately South and adjacent to the following described line:

Beginning at the North quarter corner of said Section 15, thence N. 89° 58' W., a distance of 360 feet; thence S. 53° 52' W. 262 feet, more or less, to a point, said point being the end of this easement.

Grantor reserves the right to excavate for, install, replace, maintain, and use water mains on the above described property, together with the right of ingress and egress from the existing reservoir tank site over and across the land by such route as shall occasion the least practicable damage and inconvenience to Grantee. Said easement is for the benefit of all lands adjacent to the herein transferred property presently owned by Grantor and is to be a perpetual easement which shall run with the land and be a burden thereupon.

RESERVING UNTO GRANTOR, his heirs, successors and assigns, the right to the one tap for purposes of watering stock as originally granted in that certain Agreement by and between Grantor and the City of Polson dated the 3rd day of August, 1976, recorded the 13th day of September, 1976, under Microfile No. 229462, records of Lake County, Montana.

SUBJECT TO and TOGETHER WITH easements, reservations, rights of way, restrictions, covenants and agreements, apparent or of record, and reservations contained in the U.S. Government Patent, and assessments of the Flathead Irrigation District and the Flathead Irrigation Project, and appurtenances thereto, within which said lands are situated.

TOGETHER WITH any and all water and water rights.

STATE OF MONTANA, COUNTY OF LAKE

Recorded At B-29 Clerk A MAY 31 '95

Microfilm 366199 WITH E. HODGES

Fees \$ 24.00 By Judy N. Nisley Deputy

Return To: Grantor

PORTION OF
PORTION

DATE: OCTOBER 1954

SKYLINE ADJUSTMENT

REMARKS UNALIGNED CORNER
FOUND AS NOTED

REMARKS 5/4' ON REAR VERTICAL
CAP MARKED ONLY WITH L.A. SET

REMARKS ANGLE POINTS
NOTED FOUND OR SET

REMARKS SECTION CORNER
FOUND AS NOTED

REMARKS 1/4 CORNER
FOUND AS NOTED

REMARKS 1/4 CORNER
FOUND AS NOTED

TREASURER'S CERTIFICATE

STATE OF MONTANA

County of LAKE

I HEREBY CERTIFY That no real property
has been assessed and levied on the lands described
in this within part are delinquent. This Certificate
is made as required by Section 76-3-01 (b), M.C.A.

Dated this NA day of NA, 1954

Patricia J. Cook

Treasurer, Lake County, Montana

N 1/2 NE 1/4

TRACT - 1
71.86 ACRES

N 0°13'44" W 2844.30'

N 88°46'02" V 2040.08'

N 88°47'38" V 2043.78'

TRACT 1

A large tract of land located in the North Quarter of the Northeast Quarter of Section 14, T. 21 N., R. 10 E., S. 14, P. 100, Lake County, Montana, is hereby surveyed and divided into two tracts, to-wit: Tract 1, containing 71.86 acres, and Tract 2, containing 1.14 acres. The survey was made by the Lake County Surveyor, and the results are as follows: The boundary of Tract 1 is as follows: Beginning at a point in the North Quarter of Section 14, T. 21 N., R. 10 E., S. 14, P. 100, Lake County, Montana, and running North 0°13'44" West 2844.30 feet to a point, then North 88°46'02" East 2040.08 feet to a point, then North 88°47'38" East 2043.78 feet to a point, then South 88°47'38" West 2043.78 feet to a point, then South 88°46'02" West 2040.08 feet to a point, then South 0°13'44" East 2844.30 feet to the beginning. The boundary of Tract 2 is as follows: Beginning at a point in the North Quarter of Section 14, T. 21 N., R. 10 E., S. 14, P. 100, Lake County, Montana, and running North 0°13'44" West 2844.30 feet to a point, then North 88°46'02" East 2040.08 feet to a point, then North 88°47'38" East 2043.78 feet to a point, then South 88°47'38" West 2043.78 feet to a point, then South 88°46'02" West 2040.08 feet to a point, then South 0°13'44" East 2844.30 feet to the beginning.

Certification Approved
Planning Director: AS AS
Lake County, Montana

"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."
First American Title Company

SURVEYOR'S CERTIFICATE

APPROVED THIS 14 DAY OF NOVEMBER
STEPHEN H. DAY
LAND SURVEYOR REGISTRATION NO. 0009 LS

FILED FOR RECORD THIS 10 DAY OF APRIL 1954 AT 3:10 O'CLOCK P.M.

CLERK & RECORDER

CERTIFICATE OF SURVEY NO. 5300

Per Public Trustee a Returnment being made to the
donor not state or contain land when yet said is to

CERTIFICATE OF SURVEY

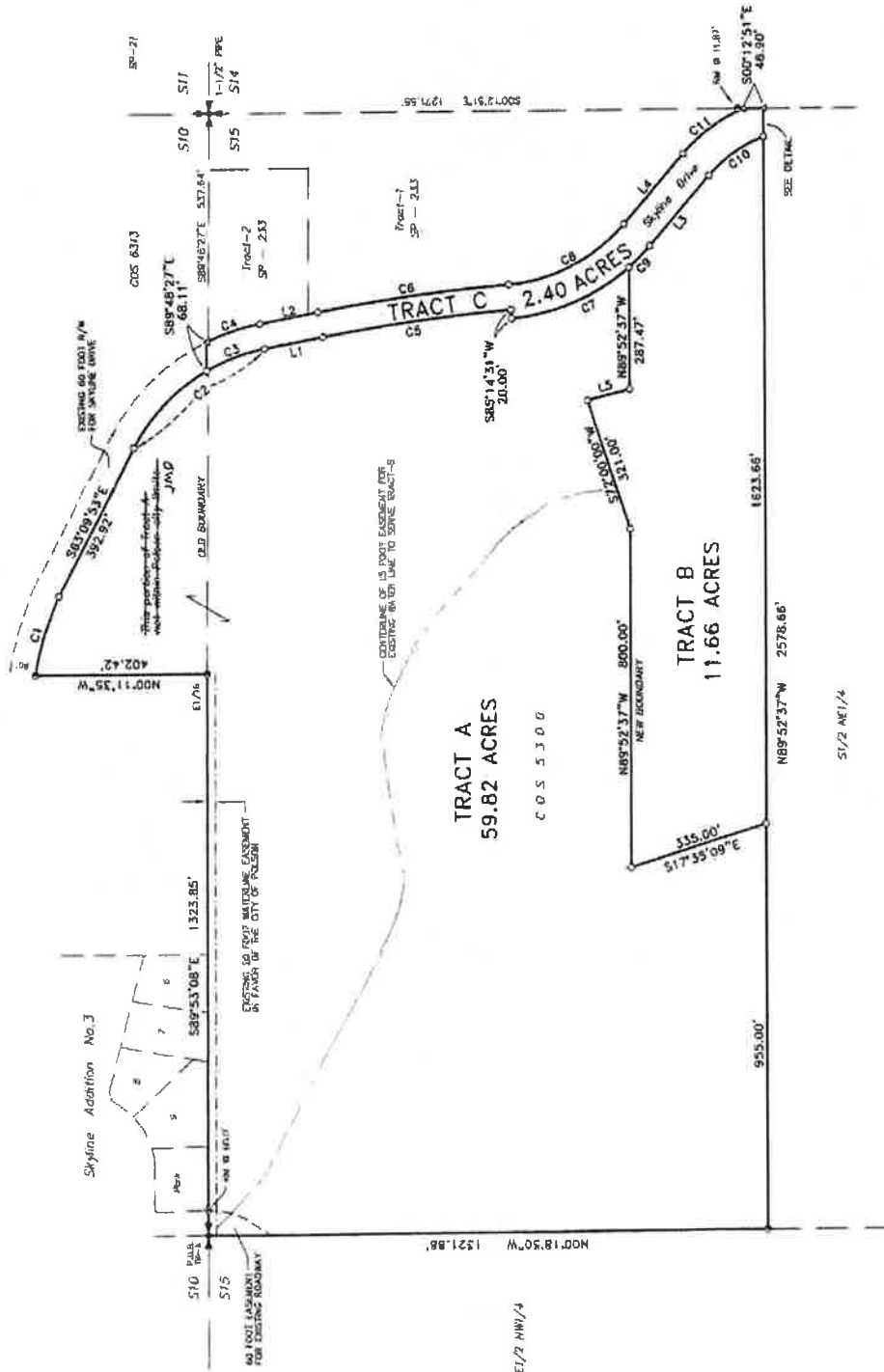
A PORTION OF THE N1/2 NE1/4, SECTION 15, T.22N., R.20W., P.M.M., AND A PORTION OF THE SE1/4 SE1/4, SECTION 10, T.22N., R.20W., P.M.M., CITY OF POLSON, LAKE COUNTY, MONTANA

496802

DATE OF SURVEY: SEPTEMBER, 2008

OWNER: BILL WILKINS, H. DREW WILKINS,
DEBRA HOLDEMAN WILKINS

PURPOSE: BOUNDARY LINE RELOCATION,
CREATION OF PARCEL FOR ROADWAY PURPOSE



LEGEND

- SET, A 5/8"x24" REBAR W/IPC STAMPED "DUFFEY 1502ALS"
- FOUND 5/8" REBAR W/IPC BY "DAY 10997LS"
- FOUND 5/8" REBAR W/IPC BY "WESTER 4130S"
- FOUND 5/8" REBAR (NO CAP)
- △ DENOTES ANGLE POINT ONLY, NOTHING SET OR FOUND
- ⊙ DENOTES POSITION OF 1/4 CORNER DETERMINED FROM FOUND REFERENCE MONUMENT
- ⊕ DENOTES SECTION CORNER FOUND AS NOTED
- ⊗ DENOTES OWNERSHIP TIE

Curve	Chord Brg.	Chord	Radius	Delta	Arc
C1 Non Tangent	57°32'31"E	194.27	744.68	145°59'39"	194.63
C2	53°03'04"E	368.02	440.78	52°13'38"	401.79
C3	82°50'24"W	148.53	440.78	19°08'19"	147.23
C4	51°32'24"E	152.53	500.75	151°22'48"	132.90
C5	80°50'50"W	448.84	416.92	61°05'00"	449.06
C6	50°50'50"E	455.31	422.92	61°05'00"	455.53
C7	82°57'40"W	304.45	487.27	86°24'30"	308.63
C8	57°03'03"E	309.88	487.27	44°13'17"	317.88
C9	84°51'16"W	70.64	487.27	81°04'17"	70.70
C10	83°02'47"W	157.65	316.27	28°51'50"	159.33
C11	53°59'18"E	175.89	396.27	25°56'49"	177.58
C12 (C7+C8+C9)	82°07'03"W	370.75	487.27	44°43'17"	380.33

* BASES OF BEARING IS S89°48'27"E BETWEEN THE E1/16 CORNER AND THE NE SECTION CORNER OF SECTION 15 PER COIS No.5300

1/4	1/4	1/4	1/4
SEC. 10	SEC. 15	SEC. 20	SEC. 25
T. 22 N.	T. 22 N.	T. 22 N.	T. 22 N.
R. 20 W.	R. 20 W.	R. 20 W.	R. 20 W.

DUFFEY LAND SURVEYING
PO BOX 531
POLSON, MONTANA 59650
PHONE 406-337-1727

SHEET 1 OF 2

CERTIFICATE OF SURVEY NO. 6744RB

449304

EASEMENT AGREEMENT

THIS AGREEMENT Is made and entered into this 15TH day of June, 2004, by and between:

JERRY OIE
5088 Trails End Lane
Ronan, MT 59864
hereinafter "Oie"; and

**BILL WILKINS,
H. DREW WILKINS and
DEBRA HOLDERMAN WILKINS**
P.O. Box 383
Polson, MT 59860
hereinafter "Wilkins".

AND

JENSEN BACKHOE ~~BACKHOE~~ INC.
416 Division Street
Polson, MT 59860

WITNESSETH:

THAT WHEREAS, Oie and Wilkins are the Owners of the following described real property located in Lake County, Montana:

The SE1/4SE1/4, Section 10 and N1/2NE1/4, Section 15, in Township 22 North, Range 20 West, P.M.M., Lake County, Montana.

EXCEPTING THEREFROM those lands heretofore conveyed to Flathead County (now Lake County) recorded July 10, 1914 in Book K Deeds, Page 466, transcribed records of Lake County, Montana.

FURTHER EXCEPTING THEREFROM lands shown and described on Certificate of Survey No. 3728, records of Lake County, Montana.

AND WHEREAS, Jensen Backhoe ~~Backhoe~~ Inc. owns the following described real property located in Lake County, Montana:

The SE1/4NE1/4 lying Northerly of the Flathead Irrigation Project Feeder Canal, and the NE1/4NW1/4 all in Section 15, Township 22 North, Range 20 West, P.M.M., Lake County, Montana.

AND WHEREAS, the Parties hereto desire to establish a common road and underground utility easement 60 feet by 60 feet that will serve all of the above described properties.

NOW THEREFORE, For and in consideration of the Sum of **TEN DOLLARS AND OTHER VALUABLE CONSIDERATION *** (\$10.00)**, the parties hereto do hereby grant unto each other and reserve unto themselves, a perpetual road and underground utility easement beginning at the North quarter corner of Section 15, Township 22 North, Range 20 West, P.M.M., Lake County, Montana, thence South a distance of 60 feet; thence East 60 feet; thence North 60

449304

feet to the Southwest corner of Park I of Skyline Addition No. 3, a subdivision of Lake County, Montana; thence West 60 feet to the true point of beginning. Said roadways and underground utility easements shall be for the benefit of all the real property described above.

All parties agree to maintain the easement and any damage to the water line which traverses said easement will be repaired by the party who causes such damage.

This easement agreement shall be binding upon the heirs, personal representatives, successors, and assigns of the respective parties hereto and appurtenant to the properties above described.

IN WITNESS WHEREOF, the parties have hereunto set their hands the day and date set forth below.

Jerry Oie
JERRY OIE

Bill Wilkins
BILL WILKINS

H. Drew Wilkins
H. DREW WILKINS

Debra Holderman Wilkins
DEBRA HOLDERMAN WILKINS

JENSEN BACKHOE ~~CONCRETE~~ INC.

By: *Steve E. Jensen*

Its: *pres.*

STATE OF MONTANA, COUNTY OF LAKE
Recorded At 9:09 O'clock A M JUN 30 2004
Microfilm 449304 RUTH E. HODGES Recorder
Fees \$ 30.00 By *Jerry M. [unclear]* Deputy

449304

STATE OF MONTANA)
: SS.
County of Lake)

On this 29th day of June, 2004, before me, the undersigned, a Notary Public for the State aforesaid, personally appeared JERRY OIE, known to me to be the person described in and whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

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



Kelly A. Buys
NOTARY PUBLIC FOR THE STATE MONTANA
Kelly A. Buys
Printed Name of Notary
Residing at: Polson, MT 59860
My commission expires: 9/22/2006

STATE OF MONTANA)
: SS.
County of Lake)

On this 2nd day of June, 2004, before me, the undersigned, a Notary Public for the State aforesaid, personally appeared BILL WILKINS, known to me to be the person described in and whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

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

Kyle K. Karstens
NOTARY PUBLIC FOR THE STATE MONTANA
Printed Name of Notary
Residing at: _____
My commission expires: _____



KYLE K. KARSTENS
NOTARY PUBLIC for the State of Montana
Residing at Polson, Montana
My Commission Expires 6-30-2007

449304

STATE OF MONTANA)
) SS.
County of Lake)

On this ____ day of June, 2004, before me, the undersigned, a Notary Public for the State aforesaid, personally appeared JERRY OIE, known to me to be the person described in and whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

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

NOTARY PUBLIC FOR THE STATE MONTANA

Printed Name of Notary

Residing at:

My commission expires:

STATE OF MONTANA)
) SS.
County of Lake)

On this 7th day of June, 2004, before me, the undersigned, a Notary Public for the State aforesaid, personally appeared BILL WILKINS, known to me to be the person described in and whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

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

NOTARY PUBLIC FOR THE STATE MONTANA

Printed Name of Notary

Residing at:

My commission expires:



KYLE K. KARSTENS
NOTARY PUBLIC for the State of Montana
Residing at Polson, Montana
My Commission Expires 10-30-2007

449304

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



K. Petersen
NOTARY PUBLIC FOR THE STATE California
K. Petersen
 Printed Name of Notary
 Residing at: 2977 Ygnacio Valley Rd Walnut Creek, CA 94598
 My commission expires: March 17th 2007

On this 29th day of June, 2004, before me, the undersigned, a Notary Public for the State aforesaid, personally appeared Steven C. Jensen, known to me to be the President of JENSEN BACKHOE ~~CONSTRUCTION~~, INC., and whose name is subscribed to the within instrument and acknowledged to me that he executed the same in such capacity.

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



Beth A. Rowley
NOTARY PUBLIC FOR THE STATE MONTANA
Beth A. Rowley
Printed Name of Notary
Residing at: *Polson*
My commission expires: *03/18/2008*

Return to: Steven Jensen
P.O. Box 396
Polson, MT 59860

INDIVIDUAL

455441

Received by BIA:

Date:

OVERHEAD ELECTRIC
RIGHT OF WAY EASEMENT

BILL WILKINS

OR LAKE

State of MT ("Grantor")

In consideration of \$1.00 and other good and valuable consideration, in hand paid, the receipt of which is hereby acknowledged, does hereby grant and convey to the United States of America, and its successors and assigns, an easement 20 feet in width upon which to construct, operate, maintain, replace and remove an electric power line, communication system and necessary appurtenances over, under, along and across that certain real property located in LAKE County, Montana, and particularly described as follows, to wit:

N $\frac{1}{2}$, NE $\frac{1}{4}$ Section 15 Township 22 N North Range 20 W West P.M.M.
SE $\frac{1}{4}$ SE $\frac{1}{4}$ Section 10 T 22 N R 20 W (COS 5300)

Together with reasonable right of ingress to and egress from said right of way over lands of the Grantor using existing roads and trails where practicable, and the right to clear and remove all timber and brush from the right of way and to cut and remove such trees outside of such right of way which may endanger said line or lines.

The Grantor does hereby covenant with the Grantee that they are lawfully seized and possessed of the real estate above described, that they have a good and lawful right to convey it, or any part of thereof.

DATED this 13 day of November, 2003

Bill Wilkins

STATE OF MT

COUNTY OF LAKE ss

On this 13 day of Nov. in the year of 2003, before me DAVID WHITLOCK, a Notary Public in and for said State of Montana, appeared Bill Wilkins, known to me to be the person(s) subscribed to the within instrument and acknowledged to me that they executed the same for the purposes therein stated.



Notary Public for the State of MT
Residing at: Pablo, MT
My commission Expires: 6-21-2007

Filed for record this 31 day of Jan, 2005, at 3:14 o'clock P. M., and recorded in Book Easements of the records of County LAKE, State of Montana.

RUTH E. HODGES

CLERK AND RECORDER

By: Judy Mung

Fee \$60

Folder Name: WILKINS WILLIAM
W.O. Number: 03-0600
Tract Number:
Acquired By: B. BURLAND

Return To:
Mission Valley Power
PO Box 97
Pablo, MT 59855-0097

479050

Return to:
Northwest Holdings, LLC
P.O. Box 129
Polson, MT 59860

STATE OF MONTANA, COUNTY OF LAKE
Recorded At 3:11 O'clock P. M. APR 20 2007
Microfilm 179050 RUTH E. HODGES Recorder
Fees \$ 28.00 By Judy M. Jones Deputy

GRANT OF EASEMENT

THIS GRANT OF EASEMENT AND AGREEMENT, made and entered into this 11th day of April, 2007, by and between Bill Wilkins, as to an undivided one-half (1/2) interest and H. Drew Wilkins and Debra Holderman Wilkins, as joint tenants with rights of survivorship, as to an undivided one-half (1/2) interest, of P.O. box 383, Polson, MT 59860, as Tenants in Common, hereinafter referred to as First Party, and Northwest Holdings, LLC, a Delaware Limited Liability Company, of P.O. Box 129, Polson, Montana 59860, hereinafter referred to as Second Party; and City of Polson, a Municipal corporation, of 106 1st Street East, Polson, Montana 59860 hereinafter referred to as Third Party.

WITNESSETH:

WHEREAS, First Party owns that real property located in Lake County, Montana more particularly described as follows, to-wit:

NW1/4NE1/4 of Section 15, Township 22 North, Range 20 West.

WHEREAS, First Party has agreed to grant Second Party and Third Party an easement, pursuant to the terms set forth below, subject to the interest of Seller in that Contract for Deed above referenced.

NOW THEREFORE in consideration of the promises and covenants herein contained, the sum of Ten and no/100 Dollars (\$10.00), receipt of which is hereby acknowledged and other good and valuable consideration, the parties agree as follows:

1. First Party hereby grants Second Party and Third Party a non-exclusive easement, 20 feet in width, for the purpose of constructing, repairing and maintaining a buried water line. Said Easement shall be adjacent to and parallel with the North boundary line of First Party's property above described. Any work or excavation done by Second Party and Third Party with respect to the installation, maintenance and repair of said water line shall be done in a neat, clean, efficient and timely manner with the least disruption to First Party's property as possible. Second Party and Third Party, in utilizing the Easement, shall immediately repair First Party's property to its condition existing prior to the construction or maintenance of said buried water line at Second Party and Third Party's sole and exclusive expense;
2. The parties understand and agree that Second Party shall be constructing the water line pursuant to standards and specifications adopted by Third Party. Once installed, repair and maintenance of said water line will be the sole and exclusive obligation of Third Party;
3. Second Party and Third Party agree that as a condition to First Party's Grant of Easement set forth herein First Party is entitled to access city water from the buried pipeline to serve First Party's property above described. In the event the buried water pipeline above described is not constructed within four (4) months of the date of this Agreement the Easement granted herein shall terminate and expire by its terms, and First Party's property shall thereafter be unencumbered thereby.
4. Second Party represents to First Party that Jensen Backhoe, Inc. will be installing the buried water pipeline. Second Party will require that Jensen Backhoe, Inc. shall be adequately insured against liability and Third Party claims arising from the construction and

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installation of the buried pipeline across First Party's property and hold First Party harmless therefrom;

5. In the event legal or equitable action is taken to enforce any provision of this Agreement, the prevailing party is to be awarded their court costs and reasonable attorney's fees, all as determined by the appropriate court;

6. This writing constitutes the sole agreement between the parties and no modification hereof shall be binding unless in writing and signed by all parties hereto and attached to this instrument. The parties agree that there are no promises, agreements, understandings or representations of any kind other than those contained in this writing, and no agent has or had authority to obligate any of the parties hereto by any promises, stipulations or conditions not herein expressed.

Time is declared to be the essence as to all of the terms, covenants, and conditions herein contained.

This agreement shall inure to the benefit of and be binding upon the parties and their heirs, personal representatives, administrators, successors and assigns.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement the day and year first above written.

FIRST PARTY:

Bill Wilkins
Bill Wilkins

SECOND PARTY:

Northwest Holdings, LLC, A Delaware
limited liability company

By: D. R. Duty
Dennis R. Duty, Managing Member

H. Drew Wilkins by
H. Drew Wilkins, by Bill Wilkins his
Attorney in fact Bill Wilkins
Debra Holderman Wilkins
Debra Holderman Wilkins, by Bill Wilkins
Her Attorney in fact by Bill Wilkins

THIRD PARTY:

City of Polson, a Municipal Corporation
Limited Liability Company

By: James L. Smith
Mayor

Attest: Ann H. Lueser
City Clerk

479050

STATE OF MONTANA)
: ss
County of Lake)

On this 30th day of March, 2007, before me, the undersigned, personally appeared Bill Wilkins, known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

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



Debbie D. Benson
Signature of Notary Public
Debbie D. Benson
Printed Name of Notary Public
Notary Public for State of Montana
Residing at: Ronan
My Commission expires: Jan 31, 2008

STATE OF Montana)
: ss
County of Lake)

On this 30th day of March, 2007, before me, the undersigned, personally appeared Bill Wilkins as Attorney in Fact for H. Drew Wilkins, known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

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



Debbie D. Benson
Signature of Notary Public
Debbie D. Benson
Printed Name of Notary Public
Notary Public for State of MT
Residing at: Ronan
My Commission expires: Jan 31, 2008

STATE OF Montana)
: ss
County of Lake)

On this 30th day of March, 2007, before me, the undersigned, personally appeared Bill Wilkins as Attorney in Fact for Debra Holderman Wilkins, known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same.

479050

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



STATE OF MONTANA)

County of Lake)

Debbie D. Benson
Signature of Notary Public
Debbie D. Benson
Printed Name of Notary Public
Notary Public for State of MT
Residing at: Conan
My Commission expires: Apr 31, 2008

On this 31st day of March, 2007, before me, the undersigned, personally appeared Dennis R. Duty, known to me to be the Managing Member of the Company that executed the within instrument, and acknowledged to me that said Company executed the same.

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



STATE OF MONTANA)

County of Lake)

Debbie D. Benson
Signature of Notary Public
Debbie D. Benson
Printed Name of Notary Public
Notary Public for State of MT
Residing at: Conan
My Commission expires: Apr 31, 2008

On this 1st day of April, 2007, before me, the undersigned Notary Public for the State of Montana, personally appeared Jules Clavatscher and Aggi G. Lesser, known to me to be the Mayor and City Clerk of City of Polson, Montana, the municipal corporation that executed for foregoing instrument and acknowledged to me that such corporation executed the same.

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



Beth A. Smith
Signature of Notary Public
Beth A. Smith
Printed Name of Notary Public
Notary Public for State of MT
Residing at: Polson
My Commission expires: SEP 15 2007

484689

After Recording Return to:

CLINTON J. FISCHER
ATTORNEY AT LAW
P.O. BOX 879
POLSON, MT 59860

STATE OF MONTANA, COUNTY OF LAKE
Recorded At 125 O'clock 11 M NOV 14 2007
Microfilm 484689 RUTH E. HODGES Recorder
Fees \$ 69.00 By [Signature] Deputy

RECIPROCAL GRANT OF EASEMENT & AGREEMENT

THIS RECIPROCAL GRANT OF EASEMENT & AGREEMENT is made and entered into this 9th day of November, 2007, by **JENSEN BACKHOE, INC.**, P.O. Box 396, Polson, MT 59860, hereinafter referred to as "Jensen", and **BILL WILKINS, H. DREW WILKINS and DEBRA HODERMAN WILKINS**, P.O. Box 383, Polson, MT 59860, hereinafter referred to as "Wilkins".

WITNESSETH:

WHEREAS Jensen is the owner of the following described real property:

The NE1/4NW1/4 of Section 15, Township 22 North, Range 20 West, P.M.M., Lake County, Montana.

AND ALSO

The SE1/4NW1/4 of Section 15, Township 22 North, Range 20 West, P.M.M., Lake County, Montana.

EXCEPTING THEREFROM, however, all that portion of the above described, lying in a southerly direction and below the Flathead Irrigation Project Feeder Canal which traverses the above described land.

AND WHEREAS Wilkins is the owner of the following described real property:

Township 22 North, Range 20 West, P.M.M., Lake County, Montana:

Section 10: SE1/4SE1/4.

484689

Section 15: N1/2NE1/4.

EXCEPTING THEREFROM those lands heretofore conveyed to Flathead County (now Lake County) by deed dated December 19, 1912; recorded July 10, 1914 in Book K Deeds, Page 466, transcribed records of Lake County, Montana.

FURTHER EXCEPTING THEREFROM a portion of the SE1/4SE1/4, Section 10, and a portion of the N1/2NE1/4, Section 15, Township 22 North, Range 20 West, P.M.M., Lake County, Montana, as shown and described on Certificate of Survey No. 3728, on file in the office of the Clerk and Recorder of Lake County, Montana.

AND WHEREAS Jensen has proposed to subdivide his above referenced real property and has received Preliminary Plat Approval for the development which will be known as Sky View Subdivision, records of Lake County, Montana (hereinafter referred to as Sky View);

AND WHEREAS Wilkins has proposed to subdivide his real property above referenced and has received Preliminary Plat Approval for the development which will be known as Southern Slope Subdivision, records of Lake County, Montana (hereinafter referred to as Southern Slope);

AND WHEREAS the properties and Subdivisions above referenced join each other and respectively provide the other Subdivision development with secondary access roads for ingress and egress;

AND WHEREAS Jensen desires to immediately proceed with the development of Sky View Subdivision pursuant to Preliminary Plat Approval;

AND WHEREAS Wilkins does not wish to immediately proceed with the development of Southern Slope Subdivision pursuant to Preliminary Plat Approval;

AND WHEREAS Jensen desires to grant Wilkins, their heirs, successors and assigns, and Wilkins desires to grant Jensen, its successors and assigns, reciprocal non-exclusive easements in, over, upon, along and under Sky View and Southern Slope for the roadways and buried utility easements as shown of Exhibit "A" attached hereto, for the mutual and reciprocal benefit of Sky View and Southern Slope;

AND WHEREAS Jensen, its successors and assigns, and Wilkins, their heirs, successors and assigns, shall have the immediate right, privilege and authority to construct, reconstruct, operate, use, repair and maintain said reciprocal roadways and buried utility easements. Jensen, its successors and assigns, shall be responsible for construction and maintenance costs on Sky View and Wilkins, their heirs, successors and assigns, shall be responsible for construction and

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maintenance costs on Southern Slope, unless otherwise provided in the Agreement set forth below.

AND WHEREAS these reciprocal grants of roadways and buried utility easements and obligations are intended to be binding on heirs, successors and assigns.

NOW THEREFORE, in consideration of the covenants and conditions herein contained, the sum of ten (\$10) dollars receipt of which is hereby acknowledged, and other good and valuable consideration, the parties agree as follows:

1. Jensen hereby grants onto Wilkins, their heirs, successors and assigns, and Wilkins hereby grants onto Jensen, its successors and assigns, reciprocal non-exclusive easements in, over, upon, under and along Sky View and Southern Slope for the roadways and utility easements as shown on Exhibit "A" attached hereto and made a part hereof as fully set forth at this place, for the mutual and reciprocal benefit of the Sky View and Southern Slope Subdivisions, Lake County, Montana;
2. Jensen, its successors and assigns, and Wilkins, their heirs, successors and assigns, shall respectively have the right, privilege and authority to construct, reconstruct, operate, use, repair and maintain, said road ways and utility easements;
3. Jensen, its successors and assigns, hereby agrees to be responsible for construction and maintenance costs associated with roadways and utilities on Sky View;
4. Except as provided in paragraph 5. below, Wilkins, their heirs, successors and assigns, hereby agree to be responsible for construction and maintenance costs of the roadways and utilities on Southern Slope;
5. In view of the fact that Wilkins are not proceeding with the Southern Slope development at this time, Jensen may proceed with the construction of the roadways identified on the Preliminary Plat Approval of Southern Slope as set forth on Exhibit "A" attached hereto. Construction, development and maintenance of said roadways by Jensen on Wilkins' Southern Slope property shall be Jensen's sole expense until such time as Wilkins, their heirs, successors and assigns shall develop Southern Slope. At such time Wilkin shall assume responsibility for maintenance of said roadways unless maintenance has been previously assumed by the City of Polson.

Jensen understands that Wilkins, their successors and assigns, may at a future date develop the Southern Slope Subdivision. In such event, it is understood that the roadways referenced herein must be disturbed for the construction and placement of buried utilities. In such event, Wilkins, their successors and assigns will be responsible to pay for the cost of repair of the roadway to the standards set forth in the Preliminary Plat Approval of the Southern Slope and Sky View Subdivisions.

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Prior to construction of the roadway by Jensen on the Southern Slope property, the parties will notify the City of Polson of the current circumstance and the fact that the parties are not developing their respective properties concurrently. The City of Polson must approve the current construction of the roadways upon the Southern Slope Subdivision by Jensen and the fact that Wilkins may, in the future, disturb the road for placement of utilities in conjunction with the development of Southern Slope Subdivision.

Jensen agrees that neither it nor any of its successors or assigns will allow any liens or encumbrances to attach to Wilkins property with regard to the construction of the roadways mentioned herein, and Jensen agrees to indemnify and hold Wilkins harmless from any liens, costs, and encumbrances, claims, damages or causes of action, including attorney's fees, as a result of his construction activities on the Wilkins property. To insure compliance with this provision Jensen will require that in the event it sells or assigns its interest in Sky View, Jensen will require its successor or assigns to bond the cost of construction for that portion of the roadway Jensen is constructing on the Wilkins property;

6. In the event legal or equitable action is taken to enforce any provision of this Agreement, the prevailing party is to be awarded their court costs and reasonable attorneys fees, all as determined by the appropriate court; and
7. Time is declared to be the essence as to all of the terms, covenants, and conditions herein contained.

This Agreement shall inure to the benefit of and be binding upon the parties and their heirs, personal representatives, administrators, successors and assigns.

DATED this 9 day of November, 2007.

JENSEN BACKHOE, INC.

By Steven Jensen

STEVEN JENSEN, President

Bill Wilkins

BILL WILKINS

H. Drew Wilkins

H. DREW WILKINS

484689

Bill Wilkins
BY BILL WILKINS, POWER OF ATTORNEY

Debra Holderman Wilkins
DEBRA HOLDERMAN WILKINS

Bill Wilkins
BY BILL WILKINS, POWER OF ATTORNEY

STATE OF MONTANA)
 : ss
County of Lake)

On this 9th day of November, 2007, before me, the undersigned, personally appeared STEVEN JENSEN, President of JENSEN BACKHOE INC. known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

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


Signature of Notary Public
Clinton J. Fischer
Printed Name of Notary Public
Notary Public for State of MT
Residing at: Polson, Montana
My Commission expires: 2-1-87

STATE OF MONTANA)
 : ss
County of Lake)

484683

On this 9th day of November, 2007, before me, the undersigned, personally appeared **BILL WILKINS** known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

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



Signature of Notary Public
Clinton J. Fischer
Printed Name of Notary Public
Notary Public for State of MT
Residing at: Polson, Montana
My Commission expires: 2-1-81

STATE OF MONTANA)

: ss

County of Lake)

On this 9th day of November, 2007, before me, the undersigned, personally appeared **BILL WILKINS**, Power of Attorney for H. Drew Wilkins and Debra Hoderman Wilkins, known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

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



Signature of Notary Public
Clinton J. Fischer
Printed Name of Notary Public
Notary Public for State of MT
Residing at: Polson, Montana
My Commission expires: 2-1-81

1346889

PROPOSED SKY VIEW MAJOR SUBDIVISION
 PORTIONS OF THE E1/2 NW1/4 SECTION 15, T22N, R22W,
 LAKE COUNTY, MONTANA

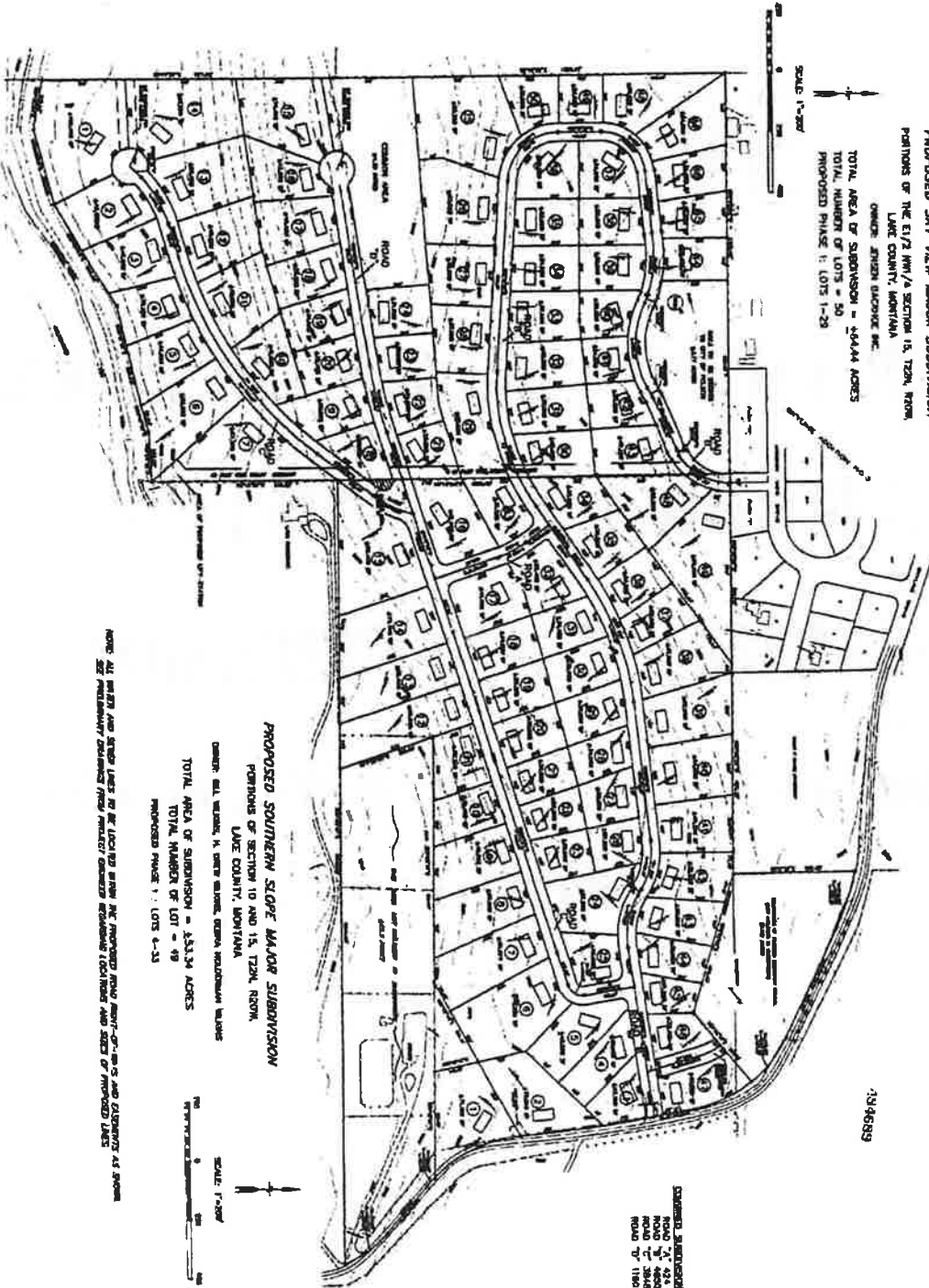
OWNER: JENSEN ESTATE, INC.
 TOTAL AREA OF SUBDIVISION = 454.44 ACRES
 TOTAL NUMBER OF LOTS = 50
 PROPOSED PHASE I: LOTS 1-25

SCALE: 1"=200'

Exhibit "A"

1346889

CONVEYED SUBDIVISION BOUNDARIES
 ROAD "A" 424 LF
 ROAD "B" 384 LF
 ROAD "C" 1184 LF



PROPOSED SOUTHERN SLOPE MAJOR SUBDIVISION
 PORTIONS OF SECTION 10 AND 15, T22N, R22W,
 LAKE COUNTY, MONTANA

OWNER: SELL, WILSON, & SONS, INC., A MONTANA HOLDING COMPANY
 TOTAL AREA OF SUBDIVISION = 453.34 ACRES
 TOTAL NUMBER OF LOTS = 49
 PROPOSED PHASE I: LOTS 1-25

NOTE: ALL BERRY AND SLOPE LOTS TO BE LOCATED BY THE PROPOSED ROAD "A" OF 424 LF AND "B" OF 384 LF
 SEE PRELIMINARY SURVEY AND PLOTTED CORNER LOCATIONS AND SIZES OF IMPROVED LOTS

SCALE: 1"=200'

SECTION 9:

PRELIMINARY COVENANTS, CONDITIONS, & RESTRICTIONS (CC&Rs) FOR SOUTHERN SLOPE SUBDIVISION

Submitted for Preliminary Plat Application

May 2026

After recording, return to:
OTB Development, LLC
24 Stratford Drive
Kalispell, MT 59901

DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS SOUTHERN SLOPE SUBDIVISION

City of Polson, Lake County, Montana

THIS DECLARATION is made this ____ day of _____, 2026, by OTB Development, LLC, hereinafter referred to as "Declarant."

WHEREAS, Declarant is the Owner of certain real property located in the City of Polson, Lake County, Montana, as hereinafter described and commonly known as Southern Slope Subdivision, a subdivision, the plat of which is on file and of record in the office of the County Clerk and Recorder of Lake County, Montana; and

WHEREAS, Declarant is desirous of subjecting said real property to covenants, conditions, and restrictions hereinafter set forth, each of which is and are for the benefit of said property and for each owner thereof, and shall inure to the benefit of and pass with the said property, and each and every parcel thereof, and any owner thereof;

NOW THEREFORE, the Declarant hereby declares that the real property hereinafter described is and shall be held, transferred, sold and conveyed subject to the covenants, conditions and restrictions hereinafter set forth.

ARTICLE I: PROPERTY

The real property which is and shall be held, transferred, sold and conveyed subject to the covenants, conditions, and restrictions hereinafter set forth, is located in Lake County, Montana, in the City of Polson, and is more particularly described as follows to wit:

Southern Slope Subdivision, Phase I, according to the plat thereof on file and of record in the office of the Clerk and Recorder of Lake County, Montana.

*[Phase II will restate to apply to: **Southern Slope Subdivision, Phase II**, according to the*

plat thereof on file and of record in the office of the Clerk and Recorder of Lake County, Montana.]

*[Phase III will restate to apply to: **Southern Slope Subdivision, Phase III**, according to the plat thereof on file and of record in the office of the Clerk and Recorder of Lake County, Montana.]*

ARTICLE II: DEFINITIONS

“Articles of Incorporation” shall mean the Articles of Incorporation of Southern Slope Landowners Association, Inc., as the same may be amended from time to time.

“Association” shall mean Southern Slope Landowners Association, Inc., and its successors and assigns.

“Bylaws” shall mean the Bylaws of Southern Slope Landowners Association, Inc., as the same may be amended from time to time.

“Common Facilities” means the property, infrastructure, and improvements owned by the Association and/or held in common by the Owners, and the parkland dedicated to the City of Polson and maintained by the Association as follows:

1. The “Park” lot as shown on the recorded plat of Southern Slope Subdivision, which has been dedicated to the City of Polson subject to private maintenance by the Southern Slope Landowners Association;
2. Walking paths and trail system within the public street rights-of-ways and within the Park lot;
3. Stormwater retention basins, drainage swales, and associated access road located within easements granted on the final subdivision plat within the Park lot and on the private, numbered lots; and
4. Any private entry monuments and/or lighting systems, common mailbox facilities, mailbox shelters, and all common landscaping and irrigation systems within the Park lot and public street rights-of-ways;

The “Common Facilities” exclude the individual, numbered Lots within the Property, except, however, the stormwater retention facilities and associated access road located within easements granted on the final subdivision plat within the private, numbered lots are part of the Common Facilities.

“Declaration” shall mean this Declaration of Covenants, Conditions, and Restrictions of Southern Slope Subdivision, as it may be amended from time to time.

“Lot” shall mean any individual plot, tract, or parcel of land designated as a numbered lot upon

any recorded subdivision plat map of the Property, including any such land owned by Declarant.

“Owner” shall mean the record owner of fee simple title to any Lot and shall include a person(s), partnership, corporation, limited liability company, trust, or other entity purchasing a Lot under a contract for deed which is recorded (or an abstract of which is recorded) in the records of Lake County, Montana. The term “Owner” shall include Declarant to the extent it is the owner of fee simple title to a Lot.

“Period of Declarant Control” shall mean the period beginning on the date this Declaration is first recorded in the office of the Clerk and Recorder of Lake County, Montana, and ending on the earlier of:

1. the date which is then (10) years later; or
2. the date on which the Declarant has sold or otherwise conveyed ownership to other owners (other than members of OTB Development LLC or any entity of which the members of OTB Development LLC as of the date of this declaration are or may become members of), 75% or more of the Lots within Southern Slope Subdivision, Phases 1 through 3, as platted on said date; or
3. the date on which Declarant notifies the Association in writing that Declarant has elected to terminate the Period of Declarant Control.

After the termination of the Period of Declarant Control, Declarant, if still a Lot Owner, will continue to have all the rights and duties ordinarily given to an Owner under this Declaration.

“Plat” shall mean the final plat map of Southern Slope Subdivision recorded with the office of the Clerk and Recorder of Lake County, Montana. “Plat” also means any amended plat or corrected plat duly recorded with the office of the Clerk and Recorder of Lake County.

“Property” and “Subdivision” shall mean the real property described in Article I above.

ARTICLE III: PURPOSE

This Declaration is established to provide for the orderly development, governance, maintenance, and preservation of Southern Slope Subdivision, including the creation of a uniform plan for the ownership and management of Lots and Common Facilities, the establishment and operation of the Landowners Association, the allocation of maintenance responsibilities, the funding of such obligations through assessments, and the protection and enhancement of property values and the general welfare of the Subdivision, all as covenants running with the land and binding upon all Owners and their successors and assigns.

ARTICLE IV: PROTECTIVE COVENANTS AND RESTRICTIONS

4.1 Permitted Uses

Only the following uses outlined below and contemplated by this Article IV may be allowed on the Lots within the Southern Slope Subdivision:

4.1.1 Single-Family Residential ONLY:

Lots shall be used solely for single-family residential purposes and those uses customarily accessory to single-family residential. Home-based businesses are subject to Section 4.2.

4.1.2 General Building Standards:

All single-family residential dwellings shall be built on site. Any dwelling shall be designed, constructed, maintained, and used such that the minimum interior living area shall be at least 1,200 square feet in size, exclusive of any area directly accessible by exterior doors of sizes accommodating of typical vehicles. Each dwelling shall include a minimum of a two-car garage, preferably attached to the dwelling. All dwellings must be built on a permanent foundation constructed of concrete or masonry block and meet applicable Montana and City of Polson building code requirements.

Each lot developed with a dwelling unit may be permitted up one detached accessory structure with an area of between 200 square feet to 1,000 square feet in size in exterior dimensions, such as a detached garage, storage shed, or workshop, but not additional dwelling units. Detached accessory structures of this nature must be built shall be built on site on a permanent foundation constructed of concrete or masonry block and meet applicable Montana and City of Polson building code requirements.

In addition to the above permitted uses, an exception for one additional, detached accessory structure per dwelling may be made in writing by the Declarant during the Period of Declarant Control or the Board of Directors to allow a small, temporary in nature garden shed, poultry coop, children's playhouse, or similar structure under 200 square feet in area, provided the building is no more than 12 feet in maximum height and not intended for living or commercial use. All poultry coops and related facilities for keeping of chickens/ducks are subject to the requirements of Section 4.6 below.

Exceptions to the above standards for minimum or maximum size requirements may be granted in writing by the Declarant during the Period of Declarant Control or by majority vote of the Association, subject to a determination the residential development plans for the specific project will have a minimal adverse impact on the intentions of the harmonious community planned by the Declarant.

All detached structures must be accessory to the primary use of the property as single-family residential.

4.2 Home Occupations

Home occupations aka home-based businesses within single-family dwellings may be permitted through written approval by the Declarant during the Period of Declarant Control or the Board of Directors under the following conditions:

1. Must be compliant with the Polson city codes;
2. Must produce no additional traffic;

3. Must not have any exterior signage or other observable or detectable features indicative of a use other than single-family residential;
4. Must have no exterior storage; and
5. Shall not otherwise alter the residential character.

4.3 Short-Term Rentals Prohibited

No lot or improvements thereon shall be used for short-term rentals, vacation rentals, public accommodations, or any similar uses. Short-term rental is defined as renting property for a period of less than 30 days.

4.4 RV Use

Temporary structures such as Recreational Vehicles (RVs) (motorhomes, travel trailers, fifth wheels, truck campers, tent trailers, and similar equipment) shall not be used as permanent dwellings or temporary dwellings during or before construction, and are limited to occasional use by the occupants of the primary dwellings or their guests. RVs shall be permitted subject to the following conditions:

1. **Permitted Users:**
RVs may be used on a lot by:
 - a. The lot owner,
 - b. Members of the owner's immediate family (including children), and
 - c. Non-paying guests of the owner.
2. **Duration of Use:**
RV occupancy shall be limited to:
 - a. No more than 10 consecutive days, and
 - b. No more than 30 total days in any calendar year per lot, unless otherwise approved in writing by the Declarant during the Period of Declarant Control or by majority vote of the Association.
3. **No Rental or Commercial Use:**
RVs and spaces shall not be rented, leased, or occupied for compensation.
4. **Utilities and Sanitation:**
 - a. RVs may be connected only to approved utilities serving the lot
 - b. No discharge of wastewater or sewage shall occur except into the municipal sewer system.
 - c. All connections must comply with applicable city, county, and state regulations.
5. **Number and Placement:**
 - a. No more than one (1) RV may be occupied on a lot at any one time unless otherwise approved in writing by the Declarant during the Period of Declarant Control or the Board of Directors.
 - b. RVs must be parked in a location that minimizes visibility from neighboring lots and streets, where reasonably possible.

6. No Permanent Conversion:

RVs shall not be used as a substitute for a dwelling and shall not be permanently installed, skirted, or otherwise modified to function as a residence.

7. Compliance with Laws:

All RV use must comply with applicable zoning, health, motor vehicle and safety regulations.

8. Nuisance Prohibition:

RV use shall not create a nuisance, including excessive noise, traffic, or unsanitary conditions.

4.5 Domestic Animals/Pets

Domestic household pets, including dogs, cats, and other commonly recognized companion animals, may be kept on any lot, provided they are not kept, bred, or maintained for commercial purposes. The Association may develop rules limiting the numbers and types of said domestic animals permitted.

Keeping of domestic pets/animals is subject to the following conditions:

1. No animal or pet may create an annoyance, nuisance or disturbance to neighboring owners. Animals and pets shall be confined to the owner's property in an enclosure which is not unsightly, and which has been constructed in conformity to the provisions herein;
2. Each Owner shall immediately remove and dispose of, in a sanitary manner, all solid waste created by their animals;
3. If a pet engages in any annoying activity, such as excessive barking, biting, harassing persons in the neighborhood, chasing vehicles, eating or disturbing garbage, destroying vegetation or any other obnoxious activity, any complaining owner may give the owner of such animal ten (10) days written notice to restrain the animal from the activity. In such case, the owner shall be required to restrain their animal within a fence, by tether or leash or keep the animal inside their residence. If the owner then fails to comply, any resident may resort to any legal means to remedy the nuisance activities caused by the animal including, but not limited to, having the animal removed by law enforcement authority.

4.6 Keeping of Domestic Poultry and Fowl

Keeping of domestic poultry and fowl is limited to the keeping of chickens and ducks as may be allowed by Polson city code and these covenants, conditions, and restrictions. No other domestic or exotic fowl including but not limited to turkeys, geese, or peacocks are allowed.

Further, keeping of domestic chickens and ducks is subject to the following conditions:

1. Shall be in compliance with the above restrictions for "Domestic Animals/Pets";
2. Approval of the proposed coop, run, and other areas used for the chickens or ducks shall be obtained from the Declarant during the Period of Declarant Control or the Board of Directors prior to installation and occupancy by said chickens/ducks; the Declarant and/or Board shall consider compliance with these covenants, conditions, and restrictions, the proximity to neighbors, and the plans for protection from predators;
3. Shall obtain approval from the City of Polson prior to keeping of chickens/ducks, with that

- approval provided to the Board of Directors prior to occupancy by said chickens/ducks;
4. Inspection of the coop, run, and other areas used for the chickens or ducks shall be conducted by the Board of Directors or representatives prior to occupancy by said chickens/ducks;
 5. No male chickens (roosters) over the age of three months are permitted;
 6. There shall be a strict limit of six adult (aged over six months) chickens and/or ducks on a Lot at all times;
 7. No chickens/ducks may run at large within the subdivision; and
 8. All chickens/ducks must be contained within the Owners' lot boundaries.

4.7 Firewise Standards

All lots shall be developed and maintained in accordance with Firewise USA® standards. Although the Southern Slope Subdivision is situated within open, sloped grasslands rather than dense forest, the risk of wildfire remains significant. Grassland fires can spread rapidly, especially under dry, windy conditions common in northwest Montana, and can threaten homes, infrastructure, and neighboring properties with little warning.

For this reason, Firewise principles have been incorporated into these covenants as a proactive measure to reduce wildfire risk and improve defensibility. By promoting thoughtful building practices, vegetation management, and access and emergency operations considerations, these standards help protect individual properties while strengthening the safety of the community as a whole.

Information about Firewise USA® can be found on the NFPA website www.nfpa.org.

The following Firewise standards are hereby adopted by the Declarant and incorporated into these Covenants, Conditions, and Restrictions for the Southern Slope Subdivision:

4.7.1 Purpose and Intent:

The purpose of these Firewise standards are to implement uniform, mandatory wildfire-mitigation standards for all Lots within the Subdivision.

The intent is to:

- a. reduce ignition potential;
- b. slow or stop wildfire spread;
- c. protect structures from wind-driven grassland fire; and
- d. ensure safe access for firefighting resources operating in sloped terrain.

These requirements run with the land and apply to all Owners, builders, and occupants.

4.7.2 Association Authority:

The Association and its Board of Directors are authorized to adopt, revise, and enforce Firewise standards consistent with Firewise USA® community guidelines and other applicable guidelines, as well as Polson Fire Department recommendations.

4.7.3 Defensible Space Zones:

Given the subdivision's grassland fuels and sloped topography, every Lot shall maintain the following:

- Zone 0 – Immediate Ignition Zone (from 0 to 5 feet around structures)
Required around all structures including homes, garages, decks, and outbuildings.
 - Must be 100% non-combustible (gravel, stone, concrete, pavers).
 - No vegetation capable of vertical fire spread.
 - No mulch, wood chips, bark, or ornamental shrubs.
 - No combustible storage (firewood, lumber, fuel).
- Zone 1 – Home Protection Zone (from 5 to 30 feet around structures)
 - Vegetation must be maintained at 4 inches or less during fire season (April 15–October 31).
 - Grasses must be mowed short, and cured vegetation removed.
 - No continuous grass cover exceeding 6 inches in height at any time.
 - Propane tanks (other than for BBQ or patio kitchen facilities) must be outside of Zone 0 and cleared to mineral soil at least 10 feet around.
- Zone 2 – Extended Grassland Fuel-Reduction Zone (from 30 to 60 feet around structures, and from 30 to 100 feet on downslope sides)
Because fire spreads rapidly uphill, the downslope area below each structure requires enhanced mitigation:
 - Grass must be mowed to 6 inches or less during fire season.
 - Brush, weeds, and invasive fire-prone vegetation must be removed annually.
 - Owners must maintain a “lean and open” fuel profile that slows wind-driven flame advance.

4.7.4 Structure and Building Material Requirements:

- Roofing
 - All structures shall use Class A fire-resistant roofing materials.
 - Wood shakes or shingles (treated or untreated) are prohibited.
- Exterior Walls
 - Permitted materials include: fiber-cement board, stucco, masonry, metal, log, or other ignition-resistant products.
 - Exposed untreated wood siding is prohibited.
- Decks
 - Decks must use ignition-resistant or heavy-timber construction.
 - Deck under-structures must be enclosed with ignition-resistant materials or maintain a non-combustible zone free of vegetation.
- Vents and Openings
All eave, soffit, gable, and foundation vents must use 1/8-inch metal mesh or ember-resistant vents.

4.7.5 Firewood & Combustible Storage:

- Firewood must be stored at least 30 feet from all structures during fire season.
- No outdoor storage of lumber, gasoline, or combustible materials within Zone 0 and Zone

4.7.8 Access, Driveways, and Emergency Operations:

- Driveways are not to be used for the maintenance of vehicles or storage of nonfunctional vehicles, recreational equipment, shipping containers, or storage lockers.
- Driveways shall maintain:
 - Minimum 12-foot clear driving width;
 - Minimum 14-foot vertical clearance; and
 - Turnaround areas are required for driveways >150 feet, with dimensions to be determined by consultation with Polson Fire Department.
- Addressing
Home address number signs must be reflective and visible from the street at all times during and after construction. Numbers shall be a minimum of 4" in height and legible.

4.7.9 Construction-Phase Requirements:

During home/building construction:

- Contractors must keep building sites free of accumulated combustible debris.
- Welding, grinding, or spark-producing work requires on-site extinguishers or water supply.
- Mowed fuel breaks must be maintained around active construction sites.

4.7.10 Association Enforcement, Inspections, and Corrections:

- Inspections
The Board of Directors may conduct inspections before fire season (April–June) to confirm compliance.
- Notice and Correction
Owners will receive written notice of violations and have 21 days to correct the hazard.
- If uncorrected, the Board of Directors may:
 - Enter the Lot and perform necessary mitigation; and
 - Assess all associated costs plus an administrative fee.
- Emergency Authority
During Red Flag Warnings, the Board of Directors may enact temporary rules (e.g., lawn-mowing restrictions, prohibiting open flames or fireworks, etc.).

4.7.11 Prohibited Activities:

The following are prohibited:

- Open flames or fire pits during fire restrictions.
- Unattended burn barrels or yard debris fires.
- Disposal of cigarettes in outdoor receptacles containing combustible material.

4.7.12 Coordination With Local Fire Agencies:

The Association coordinate with the Polson Fire Department and other agencies for community wildfire-preparedness activities.

ARTICLE V: COMMON FACILITIES

Common Facilities: This Article outlines the use and management of the “Park” lot as shown on the recorded plat of Southern Slope Subdivision, walking paths and trails within the public street rights-of-ways and within the Park lot, and any private entry monuments and/or lighting systems, common mailbox facilities, mailbox shelters, and all common landscaping and irrigation systems

within the Park lot and public street rights-of-ways. Further, this Article addresses the Property's drainage facilities, which include the additional Common Facilities associated with stormwater drainage, including the stormwater retention basins, drainage swales, and associated access road located within easements granted on the subdivision plats within the Park lot and on the private, numbered lots, which must be conducted in accordance with the Operations and Maintenance (O&M) Manual and Financial Plan for said maintenance and operation of stormwater-related facilities approved by the City of Polson for the subdivision.

Use of Park: Except as otherwise provided herein, the Park shall be used only for recreational purposes. The Park is dedicated to the City of Polson and permanently set aside for park and recreational uses. Additional uses within the Park may include a community garden and improvements associated with recreation and gardening as specifically allowed by successful vote of the Association members and subject to approval by the City of Polson. The Park is open to the use of the public at their own risk and subject to the laws and regulations of the City of Polson.

Use of walking paths and trails within the public street rights-of-ways: Being within public rights-of-ways dedicated to the City of Polson, the walking paths and trails within the public street rights-of-ways are open to the use of the public at their own risk and subject to the laws and regulations of the City of Polson.

Use of Other Common Facilities: Any other private entry monuments and/or lighting systems, common mailbox facilities, mailbox shelters, and common landscaping and irrigation systems within the Park lot and public street rights-of-ways shall be for the enjoyment and use of the Southern Slope Subdivision Property Owners and Landowners Association.

Improvements, Maintenance, Repair and Replacement Responsibilities: Improvements, maintenance, repair and replacement of the Common Facilities shall be the Association's responsibility, and shall be at the Association's sole cost and expense. Snow and ice shall be removed from the walking paths and trails within the public street rights-of-ways by the Association or the contractors hired by the Association and/or Board of Directors as determined by the Association. All snow and ice shall be removed from walking paths and trails within the public street rights-of-ways within the first 24 hours after any snow or ice deposit.

ARTICLE VI: STREETS AND MAINTENANCE

[Note for preliminary plat review: The subdividers would prefer to dedicate the streets to the City of Polson, to be accepted and fully maintained by the City; however, this document is intended to address the possibility that the City will not fully maintain the streets. If the City Commission determines that the streets will not be fully accepted and maintained by the City, the subdividers would consider a condition of approval as determined by the City of Polson regarding dedication, acceptance, and maintenance of the streets. An option is for the City to adopt a maintenance district specific to this subdivision. The following language is included for consideration by the City of Polson during subdivision review.]

The streets within the subdivision shall be plowed by the Association or the contractors hired by the Association and/or Board of Directors as determined by the Association. The streets dedicated

to the City of Polson are to be maintained and repaired by the City of Polson, but in the event that the Association determines additional minor maintenance or repair is needed to maintain the streets, such as pothole repair, the Board of Directors shall contact the City of Polson to determine maintenance and repair plans and approvals necessary to be undertaken by the Board of Directors at the expense of the Association for any work not to be conducted by the City.

ARTICLE VI: LANDOWNERS ASSOCIATION

6.1 Formation

The Landowners Association shall be organized as a Montana nonprofit corporation and be governed by Bylaws.

6.2 Membership

Every Owner of a Lot shall automatically be a member of the Association. Membership is appurtenant to ownership of a Lot.

6.3 Voting Rights

Each Lot shall be entitled to one (1) vote as outlined by the Bylaws.

6.4 Board of Directors

The Association shall be governed by a Board of Directors as set forth in the Bylaws.

6.5 Declarant Control

Declarant retains control of these covenants, conditions, and restrictions per Article II.

ARTICLE VII: ASSESSMENTS

The Association, through its Board of Directors, levy annual assessments to cover maintenance of Common Facilities and streets, insurance, administrative costs, and other expenses as determined by the Association Bylaws. Special assessments may be levied for unexpected expenses. Nonpayment of assessments may result in late fees, interest, and the Association's right to claim a lien against the Owner of a Lot.

ARTICLE IX: LEGAL EFFECT

Term:

Subject to the Declarant's ability to modify, amend, repeal, add to, and otherwise change the covenants, conditions, and restrictions of this Declaration during the "Period of Declarant Control" defined in Article II, the covenants, conditions, and restrictions of this Declaration shall run with and bind the Property for a term of twenty (20) years from the date this Declaration is recorded, after which time they shall be automatically extended for successive periods of ten (10) years, unless terminated by vote or consent of not less than the Owners of two-thirds (2/3) of all of the Lots that exist at the time.

Amendments:

This Declaration may be amended by the Declarant during the Period of Declarant Control, or at any time by the Association through successful vote of the Owners of two-thirds (2/3) of all of the Lots that exist at the time, either at a meeting of the Association or by written ballot mailed to all the Owners or by a combination of votes at a meeting and by written ballot. Amendments to be effective must be recorded at the office of the Clerk & Recorder of Lake County, Montana by a document showing the amendment made, together with a certification by two officers of the Association's Board of Directors attesting that the amendment received the required approval of the Owners or with a certification by the Declarant that the Period of Declarant Control has not ended. During the Period of Declarant Control, any amendment shall also require the written consent of the Declarant. Amendment to this Declaration shall also require the prior written approval of the Polson City Commissioners.

Enforcement: The Declarant, Board of Directors, and the Association shall have the right (but not the obligation) to enforce by any proceeding at law or in equity all covenants, conditions and restrictions now or hereafter imposed by the provisions of this Declaration. Failure by the Declarant, the Board of Directors, or the Association to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter.

Severability: Invalidation of any covenant, condition or restriction contained in this Declaration by judgment or court order shall in no way affect any of the remaining provisions, which shall remain in full force and effect.

Arbitration: In the event of a dispute under this Declaration, the parties agree that the dispute shall be determined and resolved by binding arbitration. The determination of the arbitrator shall be final and binding upon the parties and their respective successors and assigns. The determination may be filed in a court of competent jurisdiction as a final judgment. The arbitrator is authorized, but not required, in the arbitrator's discretion, to award attorney's fees and costs to the prevailing party. If no such award is made, the costs of the arbitration shall be paid equally by the parties.

Construction/Successors: This Declaration shall be construed pursuant to the laws of Montana. This Declaration runs with the land and is binding upon the heirs and successors in interest of the parties hereto. Declarant may assign its rights as Declarant to a third party purchaser of all or a portion of the Subdivision by a written instrument recorded in the records of Lake County, Montana specifying that Declarant's rights are assigned to the third party purchaser. Such instrument may specify the extent and portion of the rights or interests as a Declarant which are being assigned, in which case the initial Declarant shall retain all other rights as Declarant.

DECLARANT(S):

Tracy Yost, Member of OTB Development, LLC

Date

Park Schara, Member of OTB Development, LLC

Date

IN WITNESS HEREOF, the undersigned has signed this Declaration on the date shown above.

STATE OF MONTANA)
) ss
COUNTY OF LAKE)

On this ____ day of _____, 202____, before me, the undersigned, a Notary Public for the State of Montana, personally appeared Tracy Yost in his capacity as Member of OTB Development, LLC, a Montana Limited Liability Company, who executed the within instrument and acknowledged to me that he executed the same.

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

Signature of Notary Public
Residing at _____, Montana
My Commission expires: ____ / ____ / ____

(NOTARIAL SEAL)

IN WITNESS HEREOF, the undersigned has signed this Declaration on the date shown above.

STATE OF MONTANA)
) ss
COUNTY OF LAKE)

On this ____ day of _____, 202____, before me, the undersigned, a Notary Public for the State of Montana, personally appeared Park Schara in his capacity as Member of OTB Development, LLC, a Montana Limited Liability Company, who executed the within instrument and acknowledged to me that he executed the same.

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

Signature of Notary Public
Residing at _____, Montana
My Commission expires: ____ / ____ / ____

(NOTARIAL SEAL)

SECTION 10:
PRELIMINARY LANDOWNERS
ASSOCIATION BYLAWS FOR
SOUTHERN SLOPE SUBDIVISION

Submitted for Preliminary Plat Application

May 2026

After recording, return to:
OTB Development, LLC
24 Stratford Drive
Kalispell, MT 59901

BYLAWS

OF THE

SOUTHERN SLOPE LANDOWNERS ASSOCIATION, INC.

**Southern Slope Subdivision
City of Polson, Lake County, Montana**

ARTICLE I: NAME AND PURPOSE

1.1 Name

The name of the corporation shall be **Southern Slope Landowners Association, Inc.** ("Association").

1.2 Principal Office

The Association's principal office shall be located at _____ (address), _____ (city), Montana, or at another location designated by the Board of Directors.

1.3 Purpose

The Association is organized to:

- a) Maintain and manage common areas within Southern Slope Subdivision
- b) Enforce the recorded Covenants, Conditions, and Restrictions (CC&Rs)
- c) Promote the health, safety, and welfare of property owners
- d) Collect and manage assessments for maintenance and community improvements

ARTICLE II: MEMBERSHIP

2.1 Members

- a) Every record owner of a lot within Southern Slope Subdivision shall automatically be a member of the Association.
- b) Membership shall be appurtenant to and may not be separated from ownership of a lot.

2.2 Voting Rights

- a) Each lot shall be entitled to one vote.
- b) If multiple persons own a lot, they must determine among themselves how the vote shall be cast.

2.3 Transfer of Membership

Membership automatically transfers upon transfer of lot ownership.

“Period of Declarant Control” shall mean the period beginning on the date this Declaration is first recorded in the office of the Clerk and Recorder of Lake County, Montana, and ending on the earlier of:

1. the date which is then (10) years later; or
2. the date on which the Declarant has sold or otherwise conveyed ownership to other owners (other than members of OTB Development LLC or any entity of which the members of OTB Development LLC as of the date of this declaration are or may become members of), 75% or more of the Lots within Southern Slope Subdivision, Phases 1 through 3, as platted on said date; or
3. the date on which Declarant notifies the Association in writing that Declarant has elected to terminate the Period of Declarant Control.

After the termination of the Period of Declarant Control, Declarant, if still a Lot Owner, will continue to have all the rights and duties ordinarily given to an Owner under this Declaration.

ARTICLE III: MEETINGS OF ASSOCIATION/MEMBERS

3.1 Annual Meeting

- a) An annual meeting of members shall be held each year in an appropriate meeting location in Polson, Montana at a place, date and time determined by the Board.
- b) Purpose:
 - Election of directors
 - Review of finances
 - Discussion of community matters

3.2 Special Meetings

Special meetings may be called by:

- The President of the Board of Directors; or
- Two other members of the Board of Directors; or
- Members holding at least 25% of votes.

3.3 Notice of Meetings

- a) Written notice must be given at least 10 days before a meeting, with 60 days maximum advance notice. The Association President shall prepare and send an agenda with the meeting notice to all members.

- b) Notice may be delivered by:
 - Mail to all members;
 - Email to all members; or
 - Posted community notice.

3.4 Quorum

- a) A quorum shall consist of 25% of the total votes in the Association.
- b) If a quorum is not present, the meeting may be adjourned and reconvened.

ARTICLE IV: BOARD OF DIRECTORS

4.1 Authority

The Board of Directors manages the affairs of the Association, including:

- Maintenance of common areas
- Enforcement of CC&Rs
- Budget and financial management
- Contracting for services

4.2 Number of Directors

The Board shall consist of four (4) to five (5) directors.

4.3 Term of Office

Directors serve two-year staggered terms. This ensures continuity of governance.

4.4 Developer Control

Until 75% of lots are sold, the Declarant (developer) may appoint a majority of the Board.

4.5 Removal of Directors

A director may be removed by a majority vote of members at a meeting called for that purpose.

4.6 Vacancies

Vacancies may be filled by majority vote of the remaining directors until the next annual meeting.

ARTICLE V: BOARD MEETINGS

5.1 Regular Meetings

Regular Board of Directors meetings shall be held at least once per quarter in an appropriate meeting location in Polson, Montana at a place, date and time determined by the Board. For purposes of this requirement, the year is divided into the following four quarters:

- a) Quarter 1: January through March;
- b) Quarter 2: April through June;
- c) Quarter 3: July through September; and
- d) Quarter 4: October through December.

5.2 Special Meetings

Special Board of Directors meetings may be called by:

- Two members of the Board of Directors; or
- Members holding at least one-third of votes.

5.3 Notice of Meetings

- a) Written notice must be given at least 10 days before a meeting, with 60 days maximum advance notice. The Association President shall prepare and send an agenda with the meeting notice to all members of the Association.
- b) Notice may be delivered by:
 - Mail to all members;
 - Email to all members; or
 - Posted community notice.

5.4 Quorum

A majority of directors constitutes a quorum.

5.5 Voting

Board actions require a majority vote of directors present.

ARTICLE VI: BOARD OFFICERS

6.1 Officers

The officers of the Board of Directors shall be:

- President
- Vice President
- Secretary
- Treasurer
- Member at large

The offices of Secretary and Treasurer may be combined.

6.2 Election of Officers

Officers shall be elected annually by the members of the Association, or the members may alternatively vote for Board members with the Board of Directors holding a Board election to determine the officers. To elect each officer of the Board of Directors when elected by the whole Association, an affirmative vote of the majority of votes cast is required. For results to be official, the total votes shall be a quorum, which shall consist of 25% of the total votes in the Association.

For example, if there are 90 total votes within the Association, a minimum of 23 voting members are required to reach a quorum; therefore, a majority of votes of those members would be 12 affirmative votes of the voting members.

6.3 Duties

Officer duties are as follows:

- a) President:
 - Calls for and presides at meetings

- Provides the tie breaking vote, when the other officers hold a tie vote
- Executes documents on behalf of the Association
- b) Vice President:
 - Votes on Board matters except when acting as President
 - Acts in absence of President
- c) Secretary:
 - Votes on Board matters
 - Maintains meeting minutes
 - Keeps official records
- d) Treasurer:
 - Votes on Board matters
 - Maintains financial records
 - Oversees bank accounts
 - Prepares financial reports
- e) Member at large:
 - Votes on Board matters
 - Assists other board members as necessary

In addition to the above duties, the officers shall be responsible for providing notices of meetings to the members of the Association as determined by the Board.

ARTICLE VII: ASSOCIATION POWERS

The Association may:

- Maintain common property
- Contract for landscaping, snow removal, or repairs
- Purchase insurance
- Enforce the CC&Rs
- Levy assessments and fines
- Take other actions as contemplated by the Declaration of Covenants, Conditions, and Restrictions

ARTICLE VIII: ASSESSMENTS

8.1 Annual Assessments

The Board may levy annual assessments to cover:

- Maintenance of Common Facilities and streets
- Insurance
- Administrative costs
- Taxes for the Park and any other Common Facilities subject to taxation

8.2 Special Assessments

- a) Special assessments may be levied for unexpected expenses.
- b) Member approval may be required for large assessments exceeding 25% of the annual budget. Approval of 25% of the membership required for approval of the special

assessment. If after proper notice has been provided, a quorum cannot be reached, the board may call for a special meeting and approve an emergency assessment no greater than \$1,000 per lot with a majority of board members in favor.

8.3 Nonpayment

Unpaid assessments may result in the imposition of the following by the Association:

- Late fees
- Interest
- Right to claim a Lien against the property

ARTICLE IX: RECORDS AND FINANCIAL MANAGEMENT

9.1 Records

The Association shall maintain:

- Meeting minutes
- Financial statements
- Membership lists

9.2 Member Inspection

Members may inspect records with reasonable notice.

9.3 Fiscal Year

The fiscal year shall run January 1 – December 31 unless changed by the Board.

ARTICLE X: COMMITTEES

The Association may establish committees such as:

- Architectural Review Committee
- Landscaping Committee
- Budget Committee

Any such committees operate under Board supervision.

ARTICLE XI: INSURANCE

The Association may maintain insurance including:

- General liability
- Directors and Officers liability
- Property insurance for common areas

Insurance: The Association shall at all times maintain, through insurers licensed in the State of Montana, insurance coverage consistent with customary requirements of the City of Polson and secondary mortgage market guidelines (including those of Fannie Mae and similar lenders), including: (a) Commercial General Liability Insurance covering all Common Facilities and

Association activities (including parkland, mailbox facilities, and snow removal and maintenance of public streets and sidewalks) with limits of not less than \$1,000,000 per occurrence and \$2,000,000 aggregate; (b) Umbrella or Excess Liability Insurance with limits of not less than \$1,000,000 per occurrence; (c) Property Insurance on all insurable Common Facilities and improvements on a replacement cost basis; and (d) Board of Directors and Officers Liability Insurance with limits of not less than \$1,000,000. The Association shall require all contractors to maintain commercially reasonable liability and workers' compensation coverage and to name the Association as an additional insured and may name the City of Polson or other governmental entities as additional insureds when required. The Board shall review such coverage annually and adjust limits as reasonably necessary to address inflation, risk, and applicable lending or governmental requirements.

ARTICLE XII: INDEMNIFICATION

The Association shall indemnify directors and officers to the fullest extent permitted by the Montana Nonprofit Corporation Act, Title 35, Chapter 2 of Montana Code Annotated (MCA), for actions taken in good faith within the scope of their duties.

ARTICLE XIII: AMENDMENT OF BYLAWS

These Bylaws may be amended by the Declarant during the Period of Declarant Control, or at any time by the Association through successful vote of the Owners of two-thirds (2/3) of all of the Lots that exist at the time, either at a meeting of the Association or by written ballot mailed to all the Owners or by a combination of votes at a meeting and by written ballot. Amendments to be effective must be recorded at the office of the Clerk & Recorder of Lake County, Montana by a document showing the amendment made, together with a certification by two officers of the Association's Board of Directors attesting that the amendment received the required approval of the Owners or with a certification by the Declarant that the Period of Declarant Control has not ended. During the Period of Declarant Control, any amendment shall also require the written consent of the Declarant.

ARTICLE XIV: CONFLICT WITH CC&Rs

If any provision of these Bylaws conflicts with the recorded Declaration of Covenants, Conditions, and Restrictions, the CC&Rs shall control.

ARTICLE XV: APPROVAL/SIGNATURES

DECLARANT(S):

Tracy Yost, Member of OTB Development, LLC

Date

Park Schara, Member of OTB Development, LLC

Date

IN WITNESS HEREOF, the undersigned has signed this Declaration on the date shown above.

STATE OF MONTANA)
) ss
COUNTY OF LAKE)

On this ____ day of _____, 202__, before me, the undersigned, a Notary Public for the State of Montana, personally appeared Tracy Yost in his capacity as Member of OTB Development, LLC, a Montana Limited Liability Company, who executed the within instrument and acknowledged to me that he executed the same.

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

Signature of Notary Public
Residing at _____, Montana
My Commission expires: ____ / ____ / ____

(NOTARIAL SEAL)

IN WITNESS HEREOF, the undersigned has signed this Declaration on the date shown above.

STATE OF MONTANA)
) ss
COUNTY OF LAKE)

On this ____ day of _____, 202__, before me, the undersigned, a Notary Public for the State of Montana, personally appeared Park Schara in his capacity as Member of OTB Development, LLC, a Montana Limited Liability Company, who executed the within instrument and acknowledged to me that he executed the same.

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

Signature of Notary Public
Residing at _____, Montana
My Commission expires: ____ / ____ / ____

(NOTARIAL SEAL)

CERTIFICATION

I certify that these Bylaws were adopted by the Board of Directors of the Southern Slope Landowners Association on this ____ day of ____, 20__.

Secretary

Date

President

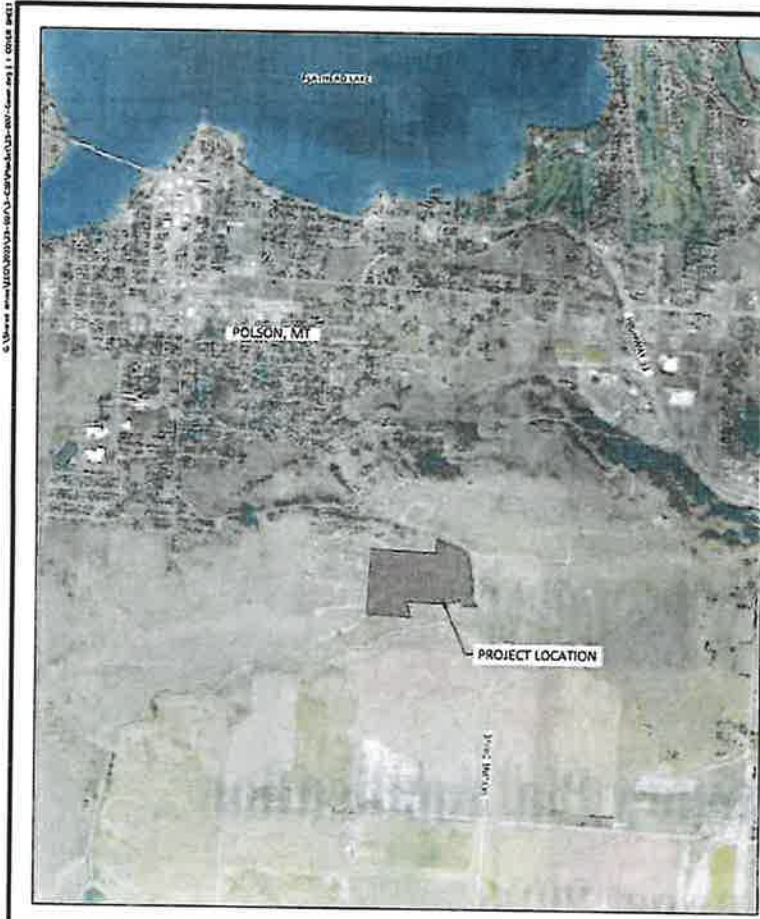
Date

PRELIMINARY

SECTION 11:
CONSTRUCTION PLANS FOR
SOUTHERN SLOPE
SUBDIVISION

Submitted for Preliminary Plat Application

Revised August 2026



LOCATION MAP (NTS)

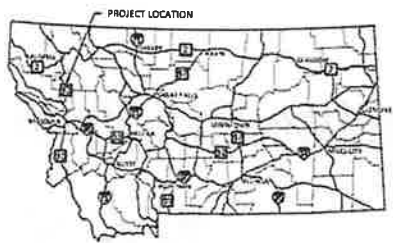
CONSTRUCTION PLANS FOR: SOUTHERN SLOPE SUBDIVISION

OWNED BY:
OTB DEVELOPMENT, LLC

LOCATED IN:
POLSON, MONTANA

SHEET INDEX

1	COVER SHEET	13	ROAD C PLAN & PROFILE STA. 50+75 - END
2	NOTES & ABBREVIATIONS	14	ROAD D PLAN & PROFILE STA. 60+00 - 64+25
3	LEGEND	15	ROAD E PLAN & PROFILE STA. 70+00 - END
4	TYPICAL SECTIONS	16	STORM DRAIN PLAN & PROFILE
5	PLAN & PROFILE SHEET INDEX	17	WATER 1 PLAN & PROFILE
6	ROADWAY CROSS-SECTIONS	18	WATER 2 PLAN & PROFILE
7	ROAD A PLAN & PROFILE STA. 0+00 - END	19	WATER 3 & 4 PLAN & PROFILE
8	ROAD B PLAN & PROFILE STA. 10+00 - 18+00	20	SANITARY 1 PLAN & PROFILE
9	ROAD B PLAN & PROFILE STA. 18+00 - 26+20	21	SANITARY 2 PLAN & PROFILE
10	ROAD B PLAN & PROFILE STA. 26+20 - END	22	SANITARY 3 & 4 PLAN & PROFILE
11	ROAD C PLAN & PROFILE STA. 35+00 - 42+75	23	DETAILS
12	ROAD C PLAN & PROFILE STA. 42+75 - 50+75		



VICINITY MAP

CERTIFICATION
I HEREBY CERTIFY THAT THE ATTACHED PLANS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF MONTANA.

ANDREW D. EVENSEN _____ DATE _____

2 ALL WORK AND MATERIALS INCLUDED IN THESE PLANS SHALL BE SUPPLIED, CONSTRUCTED AND TESTED IN ACCORDANCE WITH THE CITY OF POLSON'S STANDARDS FOR DESIGN AND CONSTRUCTION AND THE MOST CURRENT VERSION OF THE MONTANA PUBLIC WORKS STANDARD SPECIFICATIONS (MPWSS). IF THERE IS A DISCREPANCY, THE CITY STANDARDS SHALL SUPERSEDE MPWSS.

1. THESE NOTES ARE FOR GENERAL REFERENCE IN CONSTRUCTION WITH, AND AS A SUPPLEMENT TO THE WRITTEN SPECIFICATIONS, DETAILS, ADDENDUM AND CHANGE ORDERS ASSOCIATED WITH THE CONTRACT DOCUMENTS. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO'S STANDARD SPECIFICATIONS FOR CONSTRUCTION BASED ON THE LATEST EDITIONS OF THE STANDARD DRAWINGS.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND LICENSES AND PAYING ASSOCIATED FEES AS REQUIRED FOR COMPLETION OF THE PROJECT.
3. CONTRACTOR SHALL PROVIDE THE ENGINEER WITH ONE WEEK NOTICE PRIOR TO BEGINNING CONSTRUCTION ACTIVITIES.
4. THE LOCATION OF EXISTING UTILITIES ARE SHOWN IN AN APPROPRIATE MANNER ON THE ATTACHED DRAWINGS. THE ENGINEER HAS VERIFIED THE OWNER OR ITS REPRESENTATIVE, THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. ALL UTILITIES SHALL BE MARKED USING THE "ONE CALL" NUMBER 1-800-425-5555.

- ALL POWER, TELEPHONE, CABLE, AND GAS UTILITIES WHICH INTERFERE WITH PROPOSED DEVELOPMENT SHALL BE REMOVED OR RELOCATED BY THE UTILITY AT THE OWNER'S EXPENSE, UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NECESSARY UTILITY RELOCATION WORK WITH THE APPROPRIATE UTILITY COMPANY AT NO ADDITIONAL COST TO THE OWNER.
6. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS OF UTILITIES PRIOR TO CONSTRUCTION. IF THE SIZE IS FOUND TO BE DIFFERENT THAN THE CONSTRUCTION PLANS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF THE DISCREPANCY.
7. CONTRACTOR SHALL FIELD VERIFY LINE AND GRADE OF EXISTING CONDUITS AND CABLES PRIOR TO CONSTRUCTION.
8. ALL EXISTING UTILITIES THAT ARE TO BE REMOVED OR RECONSTRUCTED SHALL BE CAPPED AND PLUGGED AT THE TERMINATION POINTS, UNLESS OTHERWISE NOTED.
9. ANY DAMAGE TO EXISTING FACILITIES SHALL BE INCIDENTAL TO THE CONTRACT AND WILL BE THE CONTRACTOR'S RESPONSIBILITY TO RESTORE TO ORIGINAL CONDITION.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MINIMIZING TRACKING OF SOIL AND DEBRIS ON ADJACENT PROPERTIES AND ROADWAYS. TRACKING SHALL BE RESTORED BY THE END OF EACH DAY.
11. ANY DAMAGE SUSTAINED TO MAIL, ROADS AND PROPERTY SHALL BE RESTORED TO EXISTING CONDITION OR BETTER AT THE EXPENSE OF THE CONTRACTOR. REMEDIATION OF THE DAMAGE MAY BE ALLOWED AFTER THE MAJORITY OF HAULING ACTIVITIES HAVE BEEN COMPLETED.
12. IF THE CONTRACTOR EMPLOYED BY THE OWNER IS NOT A LICENSED POWER ENGINEER OR OTHER AUTHORITY, IF THE DAMAGE POSES A SAFETY HAZARD, IT SHALL BE REPAIRED IMMEDIATELY.
13. ALL WASTE AND UNUSED MATERIALS SHALL BE PROPERLY DISPOSED OF AND NOT ALLOWED TO BE CARRIED OFF-SITE BY WIND OR WATER.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR QUALITY CONTROL TO ASSURE THAT ALL ASPECTS OF THE PROJECT ARE CONSTRUCTED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL PROVIDE ALL TESTING AS REQUIRED IN THE SPECIFICATIONS AND MATERIAL SPECIFICATIONS.

1. THE PROJECT SURVEY WAS COMPLETED ON A LOCAL COORDINATE SYSTEM.
2. EXISTING CONTIGUOUS ARE TO EXISTING GROUND. THE INITIAL SITE SURVEY WAS COMPLETED IN 2025 AND MAY HAVE SINCE TRANSFORMED.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SETTING ADDITIONAL CONTROL POINTS, IF NEEDED.

4. CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING AND SETTING CONSTRUCTION STAKES FOR LINES AND GRADES. THE ENGINEER WILL PROVIDE ALIGNMENT, SURFACE & PIPE NETWORK DATA IN XML FORMAT FOR THE CONTRACTOR'S USE AFTER THE BIDDER RECEIVES ELECTRONIC FILE RELEASE AUTHORIZATION ON.
5. CONTRACTOR SHALL MAKE EVERY EFFORT POSSIBLE TO PRESERVE EXISTING SURVEY MONUMENTS, SUCH AS SECTION CORNERS, 1/4 CORNERS, PROPERTY PINS, ETC. IN THE EVENT A MONUMENT IS DESTROYED, MOVED OR OBSTRUCTED, CONTRACTOR SHALL NOTIFY SURVEYOR TO HAVE REPLACED AT CONTRACTOR'S EXPENSE.

1. THE CONTRACTOR WILL BE RESPONSIBLE FOR DEVELOPING A STORM WATER POLLUTION PREVENTION PLAN (SWPPP), AS WELL AS SUBMITTING THE NOTICE OF INTENT (NOI) AND SWPPP TO THE MT DEPARTMENT OF ENVIRONMENTAL QUALITY FOR APPROVAL. ASSOCIATED FEES WILL BE PAID FOR AT THE CONTRACTOR'S EXPENSE. THE SWPPP SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW/APPROVAL PRIOR TO SUBMITTAL TO MDEQ.

3. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL EROSION CONTROL MEASURES AND BEST MANAGEMENT PRACTICES IN ACCORDANCE WITH THE FOLLOWING:
4. TOPSOIL SHALL BE STRIPPED TO FULL DEPTH FROM AREAS INCLUDING GRADING FOR DISTURBANCES AND STOCKPILED FOR REPLACEMENT UNTIL THE CONSTRUCTION ACTIVITY HAS BEEN COMPLETED. STRIPPING SHALL BE "SHOWN TO MINIMUM" BY THE CONTRACTOR.
5. A CONTRACTOR SHALL REMOVE VEGETATION NECESSARY, UNLESS OTHERWISE INDICATED, WITHIN THE CONSTRUCTION AREA TO COMPLETE THE PROJECT AND TO PREPARE THE AREA FOR REUSE. ALL REMOVED MATERIAL SHALL BE PAILED OFF SITE AND DISPOSED OF IN AN ACCEPTABLE MANNER.
6. THE CONTRACTOR SHALL TAKE REASONABLE MEASURES TO PREVENT INTRODUCTION AND SPREAD OF NOxious WEEDS DURING CONSTRUCTION ACTIVITIES.
7. ALL EQUIPMENT ARRIVING ON SITE SHALL BE FREE OF SOIL, SEEDS, AND PLANT MATERIAL. EQUIPMENT USED IN WEED INFESTED AREAS SHALL BE CLEANED AND DECONTAMINATED PRIOR TO LEAVING THE SITE.
8. DISTURBED SITES ASSOCIATED WITH CONSTRUCTION OF ROADS, UTILITIES, AND DRAINAGE FACILITIES SHALL BE STABILIZED AND REVEGETATED WITH CERTIFIED WEED FREE SEED APPROPRIATE FOR THE PROJECT AND AREA. IT IS PRACTICABLE FOLLOWING COMPLETION OF CONSTRUCTION.
9. SOIL STOCKPILES REMAINING LONGER THAN THIRTY (30) DAYS SHALL BE TEMPORARILY STABILIZED WITH MASONRY OR TEMPORARY SEEDING.
10. IF NOxious WEEDS ARE OBSERVED WITHIN CONSTRUCTION DISTURBANCE AREAS, THE CONTRACTOR SHALL IMPLEMENT APPROPRIATE CONTROL MEASURES INCLUDING MECHANICAL WEEDING, HERBICIDE APPLICATIONS IN ACCORDANCE WITH APPLICABLE STATE REGULATIONS.
11. DISTURBED AREAS NOT INCORPORATED INTO ROADWAYS, STRUCTURES, OR OTHER IMPROVEMENTS SHALL BE REVEGETATED WITHIN THE SPECIFIED TIME FRAME.

1. IMPORTED EMBANKMENT MATERIAL SHALL GENERALLY ADHERE TO THE 4" MINUS GRADATION SPECIFIED IN MPWSS SECTION 02234.2A.

3. TYPE A TRENCH BACKFILL SHALL BE PLACED IN MAXIMUM 8-INCH COMPACTED LIFTS WITH 2% PLACEMENT OF OPTIMUM MOISTURE CONTENT, AND COMPACT TO AT LEAST 98 PERCENT MAXIMUM DRY DENSITY DETERMINED BY ASTM D998.
3. TYPE B TRENCH BACKFILL SHALL BE PLACED IN MAXIMUM 8-INCH COMPACTED LIFTS WITH 2% PLACEMENT OF OPTIMUM MOISTURE CONTENT, AND COMPACT TO AT LEAST 95 PERCENT OF MAXIMUM DRY DENSITY DETERMINED BY ASTM D998.
4. FOR ALL F-VI-305 BASE AGGREGATE, CONTRACTION SHALL PROVIDE WATERING AND ROLLING REQUIRED TO OBTAIN A MINIMUM FIELD DENSITY OF 94% OF THE MAXIMUM DRY DENSITY DETERMINED BY ASTM D998 WITH 2% OF OPTIMUM MOISTURE CONTENT.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND

PAYING FOR WATER NECESSARY FOR COMPACTION EFFORTS

6. PONDING OF WATER ON NEW CONCRETE AND/OR ASPHALT SURFACES MAY CONSTITUTE REJECTION OF THE SURFACING BY THE ENGINEER AND REQUIRE REPLACEMENT OF THE AFFECTED AREA.

7. ALL STATION AND OFFSETS FROM STRUCTURES REFER TO THE CENTER OF THE STRUCTURE.

8. THE CONTRACTOR SHALL SUPPLY ALL NECESSARY FITTINGS, COUPLINGS AND APPURTENANCES FOR CONNECTING NEW UTILITIES TO EXISTING UTILITIES. THESE PLANS MAY NOT SHOW ALL NECESSARY COMPONENTS FOR MAKING THE CONNECTIONS.

9. MAINTAIN THE GRADE OF THE WATER MAINS AS SHOWN ON THE PLANS. THE MAXIMUM DEPTH OF BURY TO THE TOP OF PIPE IS 8'-0". ACTUAL BURY DEPTH MAY EXCEED 8'-0" DUE TO ON-SITE CONDITIONS. ALL WATER MAINS SHALL BE COVERED TO 18 INCHES OF COVER MINIMUM. INSULATION AT A THICKNESS OF 1-INCH FOR EACH FOOT (OR PORTION THEREOF) OF INSUFFICIENT DEPTH.
10. MAINS SHALL BE CONSTRUCTED AND TESTED IN ACCORDANCE WITH THE CITY OF POLARIS SPECIFICATIONS AND STANDARD SPECIFICATIONS FOR WATER MAINS. IN THE EVENT OF DISCREPANCY, THE CITY STANDARDS TAKE PRIORITY, FOLLOWED BY STANDARD SPECIFICATIONS. WHERE DISCREPANCIES EXIST, THE CITY STANDARDS TAKE PRIORITY. FOLLOWED BY STANDARD SPECIFICATIONS.
11. CONNECTIONS TO EXISTING WATER MAINS SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF POLARIS STANDARD SPECIFICATIONS FOR ALL EXCAVATION AND BACKFILL/REBEDDING AT THE TAP LOCATION INCLUDING ALL SAFETY REQUIREMENTS. CITY FIELD STAFF WILL SUPPLY AND INSTALL THE TAPPING SADDLE AND TAP.
12. THE LATEST VERSIONS OF ASTM, USSA, AWWA, ETC. SHALL GOVERN WHEN REFERENCE IS MADE.
13. ALL PIPE SHALL BE MARKED WITH THE MANUFACTURER'S STAMP SHOWING THE PIPE SIZE AND PRESSURE RATING OR CLASS. NO SECOND-HAND MATERIALS SHALL BE USED.
14. CAST IRON, DUCTILE IRON, BRASS, STAINLESS STEEL AND COPPER PIPE, FITTINGS AND APPURTEANCES SHALL BE USED. DAMAGED FITTINGS THAT ARE NOT STAINLESS STEEL OR HOPE SHALL BE WRAPPED WITH POLYETHYLENE ENCASEMENT.
15. ALL JOINTS SHALL BE RESTRAINED WITH METALLIC AND NON-METALLIC RESTRAINTS. ALL JOINTS INCLUDING ALL JOINTS ON VPISS MUST BE SEPARATED (MINIMUM 18" SEPARATION).
16. A MINIMUM 20'-0" SEPARATION (MINIMUM 18" SEPARATION) SHALL BE MAINTAINED BETWEEN THE PROPOSED WATER MAIN AND ANY EXISTING SEWER, SEPTIC TANK, OR TREATMENT SYSTEM. THE SEPARATION SHALL BE MEASURED FROM EDGE OF PIPE TO EDGE OF COMPONENT.
17. VERIFY THAT ALL WATER MAIN AND SERVICE CROSSINGS MAINTAIN 18-INCHES OF VERTICAL SEPARATION BETWEEN THE OUTSIDE DIAMETER OF PIPES IN ACCORDANCE WITH THE CITY OF POLARIS STANDARD SPECIFICATIONS. IF SEPARATION IS INADEQUATE, CONTRACTOR SHALL BURY/LOWER WATER LINES AS NECESSARY. SEPARATION SHALL BE INADEQUATE TO THE SEWER INSTALLATION.
18. SOLDERS AND FLUX CONTAINING MORE THAN 0.2 PERCENT LEAD AND PIPE FITTINGS CONTAINING MORE THAN 0.2 PERCENT LEAD SHALL NOT BE USED ON ANY OF THE CONNECTIONS.

A	ANGLE OF DEFLECTION, DE.G.
APPROX	APPROXIMATE
ASPH	ASPHALT
AVG	AVERAGE
BLDG	BUILDING
BM	BEAM, BENCHMARK
BTM	BOTTOM
BVC	BEGIN VERTICAL CURVE
CI	CAST IRON
CIPC	CAST-IN-PLACE CONCRETE
CI	CONSTRUCTION JOINT, CONT.
JOINT	

- [illegible]

- QHT POINT OF CURVATURE
PCC POINT OF COMPOUND CURVATURE
PFL PLANE, POLYETHYLENE
PP PERPENDICULAR
PI POINT OF INTERSECTION
PIL PROPERTY LINE
PR POINT OF REVERSE CURVATURE
PRELIM PRELIMINARY
PREP PREPARATION
PROP PROPOSED
PRV PRESSURE REDUCING VALVE
PSF POUNDS PER SQUARE FOOT
PSI POUNDS PER SQUARE INCH
PT POINT OF TANGENCY
PVC POLYVINYL CHLORIDE
PVI POINT OF VERTICAL INTERSECTION
PVMAT PAVEMENT
RI, RAD RADIUS
RCF REINFORCED CONCRETE
RCP REINFORCED CONCRETE PIPE
ROCR REDUCED
REBAR REINFORCEMENT BAR
REF REFERENCE
REQ REQUIRED
RR ~~RAILROAD~~
RST REINFORCING STEEL
RUGHT RIGHT-OF-WAY
S/S SOUTH, SANITARY SEWER
S&N SANITARY
SCH SCHEDULE
SD STORM DRAIN
SEWHR SIDEWALK
SE SEASIDE
SECT SECTION
SF SQUARE FOOT
SHT SHEET
SLP SLOPE
SPEC SPECIFICATION
SQ SQUARE
SSTL STAINLESS STEEL
STA STATION
SS STANDARD
STD STANDARD
STR STREET
STL STEEL
STRUCT STRUCTURE
SW SWATH
TB THRU
TBC THRU BACK OF CURB
TEL TELEPHONE
TELEV TELEVISION
THU THROUGH
TYP TYPICAL
UG UNDERGROUND
UGP UNDERGROUND POWER
LGT LIGHT
UTL UTILITY
VB VALVE BOX
VERT VERTICAL
VOL VOLUME
W WASTE, WATER
WTR WATER
W/D WOOD
W/ WITH
W/D WITH-OUT
WL WEIGHT
WV WATER VALVE
XFMR TRANSFORMER
X-ING CROSSING
XS CROSS SECTION

LINES

EXISTING	PROPOSED	DESCRIPTION
		BORING
		MONITORING WELL
		TEST PIT
		BOLLARD
		MAIL BOX
		SIGN
		SIGN-DOUBLE
		DELINEATOR
		VALE POST
		STUMP
		SHRUB/BUSH
		TREE-CONIFER
		TREE-DECIDUOUS

CHANNELIZATION SYMBOLS

EXISTING	FOUND	DESCRIPTION
		QUARTER SECTION CORNER
		SECTION CORNER
		SIXTEENTH SECTION CORNER
		BENCHMARK
		CONTROL POINT
		OWNERSHIP TIE
		PROPERTY PIN

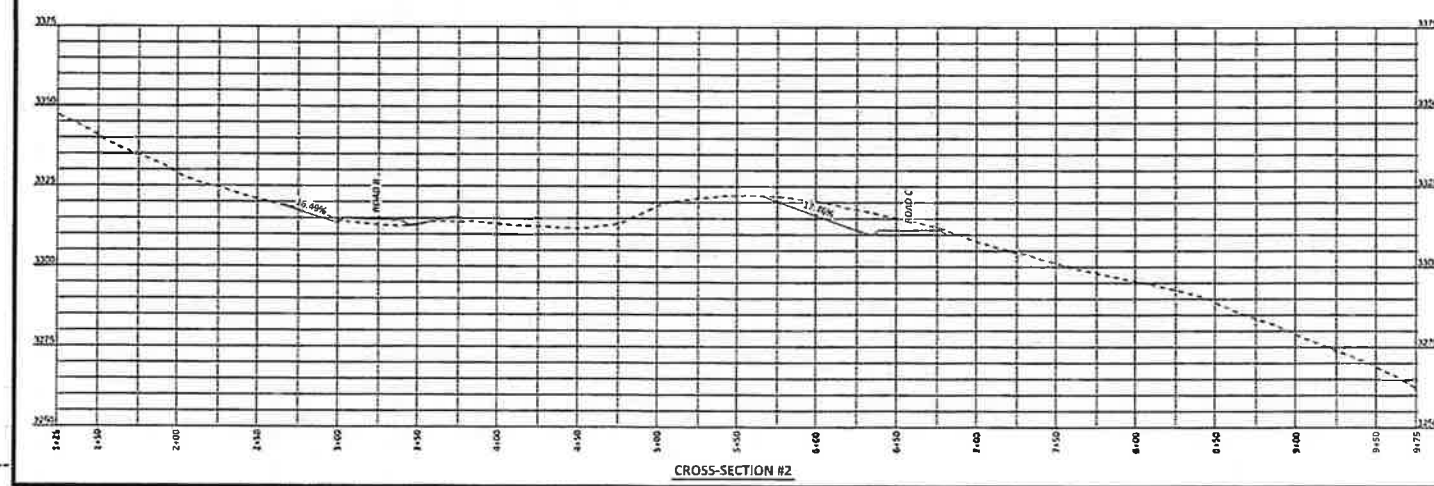
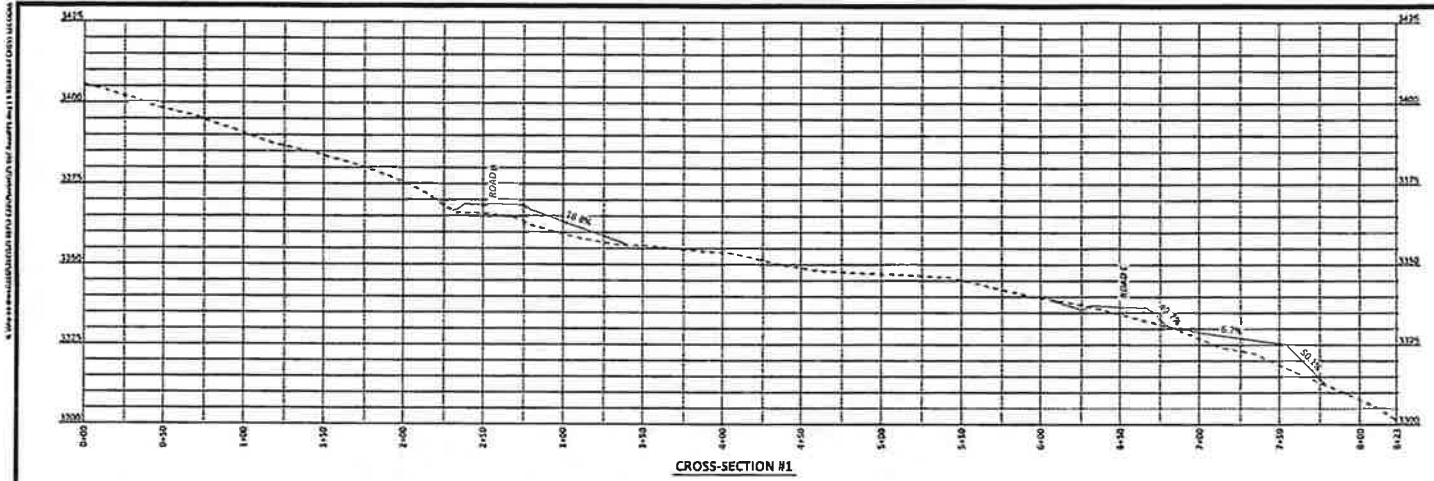
	PROPOSED	DESCRIPTION
		TRAFFIC SIGNAL CABINET TRAFFIC SIGNAL PULL BOX TRAFFIC SIGNAL POLE

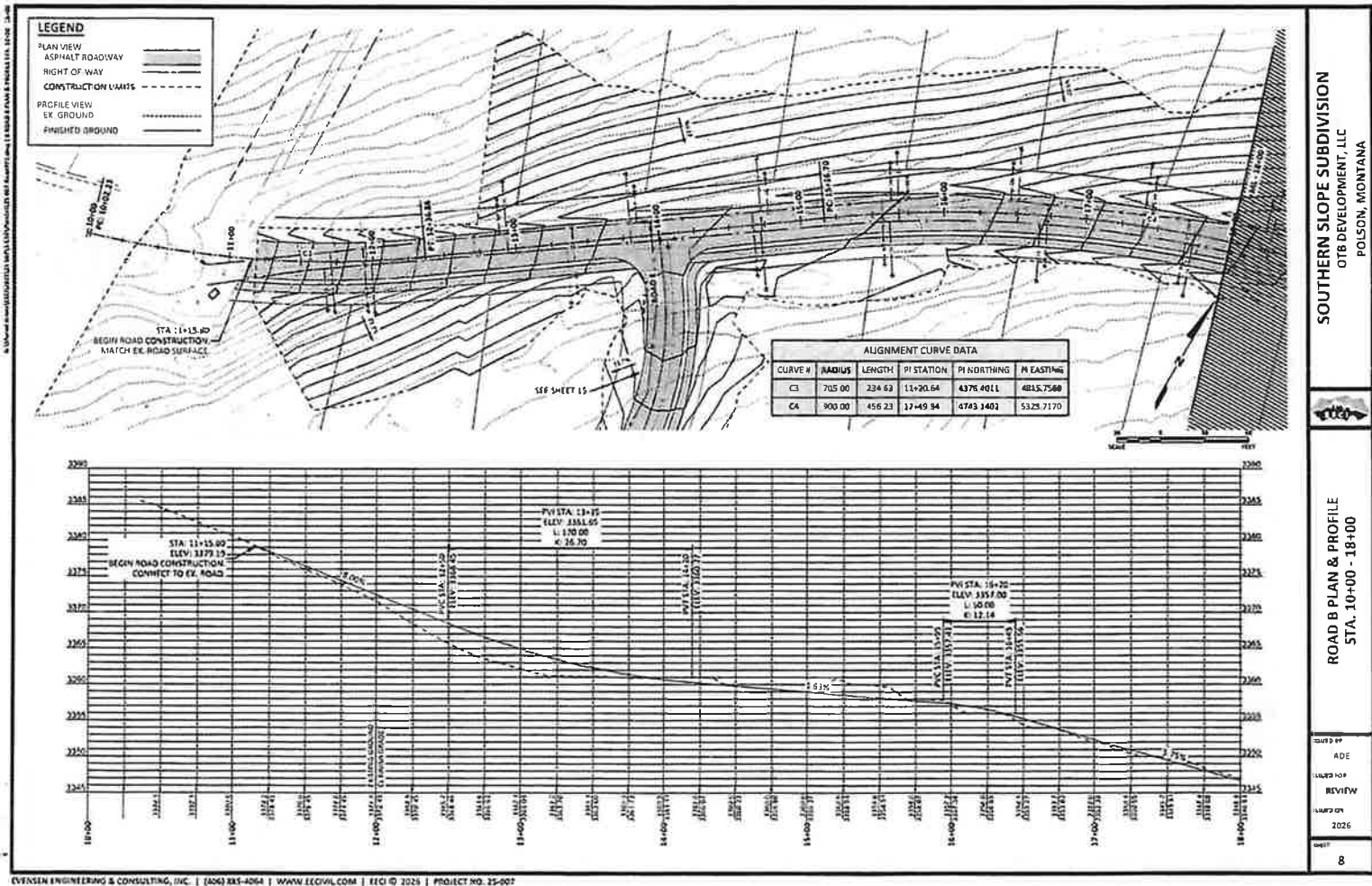
EXISTING	PROPOSED	DESCRIPTION
		BUILDING

	DESCRIPTION
	CABLE TV LINE
	FIBER OPTIC LINE
	GAS LINE
	IRRIGATION LINE
	OVERHEAD POWER
	UNDERGROUND POWER LINE
	SANITARY SEWER
	SANITARY SEWER SERVICE LINE
	SANITARY SEWER FORCE MAIN LINE
	STORM DRAIN LINE
	OVERHEAD TELEPHONE LINE
	UNDERGROUND TELEPHONE LINE
	WATER LINE
	WATER SERVICE LINE
	DITCH
	CHAINLINK FENCE
	BARBED WIRE FENCE
	WOOD FENCE
	FILTER FENCE
	GUARDRAIL
	WATER EDGE
	WETLAND
	RAILROAD
	PROPERTY/LOT LINE
	PROPERTY BASEMENT
	PROPERTY SETBACK
	RIGHT-OF-WAY
	GRAVEL ROAD
	PAVED ROAD
	PAVED ROAD

1. THIS IS A STANDARD LEGEND. THEREFORE, NOT ALL SYMBOLS AND LINES MAY BE USED ON THIS PROJECT.
2. LINE WEIGHT SCALES MAY VARY FROM SHEET TO SHEET TO DRAW SPECIAL EMPHASIS ON THE SUBJECT OF THE SHEET.

SYMBOL	DESCRIPTION
	STORM CURB INLET
	STORM ROUND INLET
	STORM SQUARE INLET
	STORM MANHOLE
	SANITARY CLEANOUT
	SANITARY LAMP HOLE
	SANITARY MANHOLE
	SANITARY TANKS
	SANITARY SERVICE
	STORM POND
	DRAINFIELD
	DRAINAGE DIRECTION ARROW



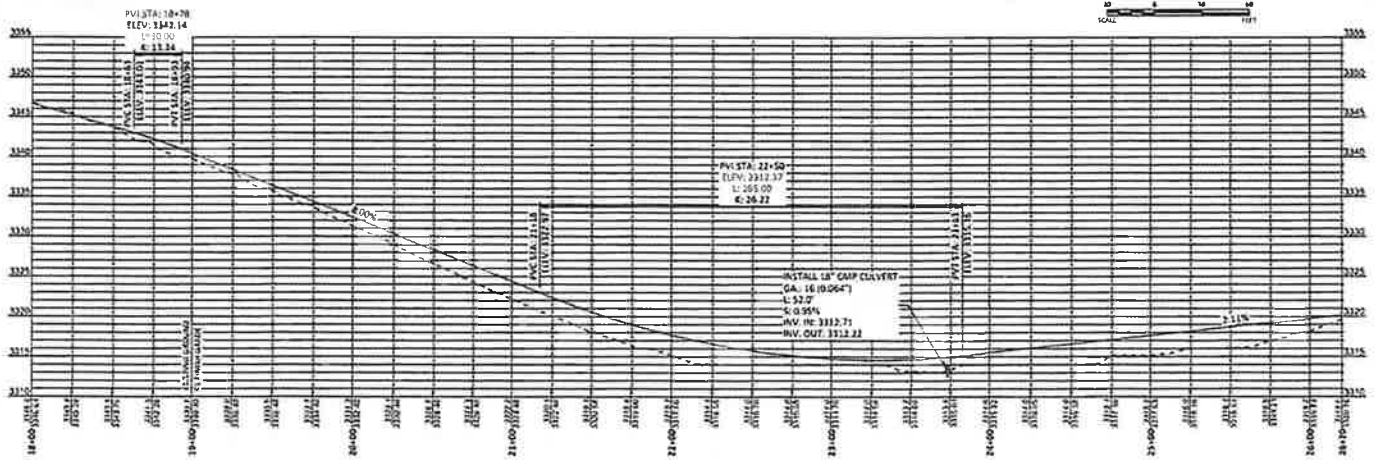
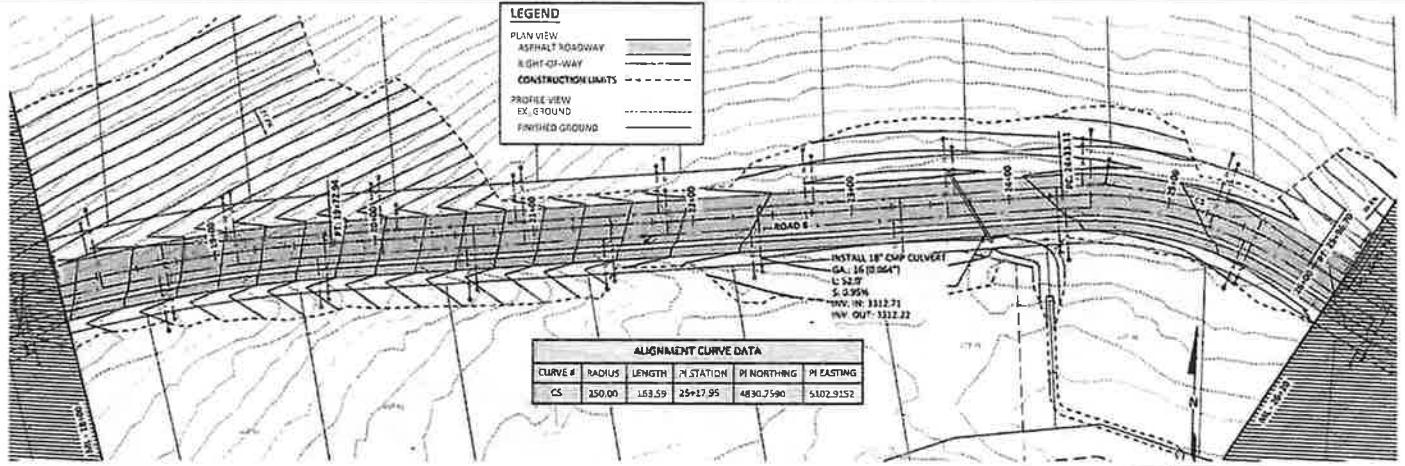


SOUTHERN SLOPE SUBDIVISION
OTB DEVELOPMENT, LLC
POLSON, MONTANA

ROAD B PLAN & PROFILE
STA. 10+00 - 18+00

DATE: 04/25/24
BY: ADE
REVIEW
2024

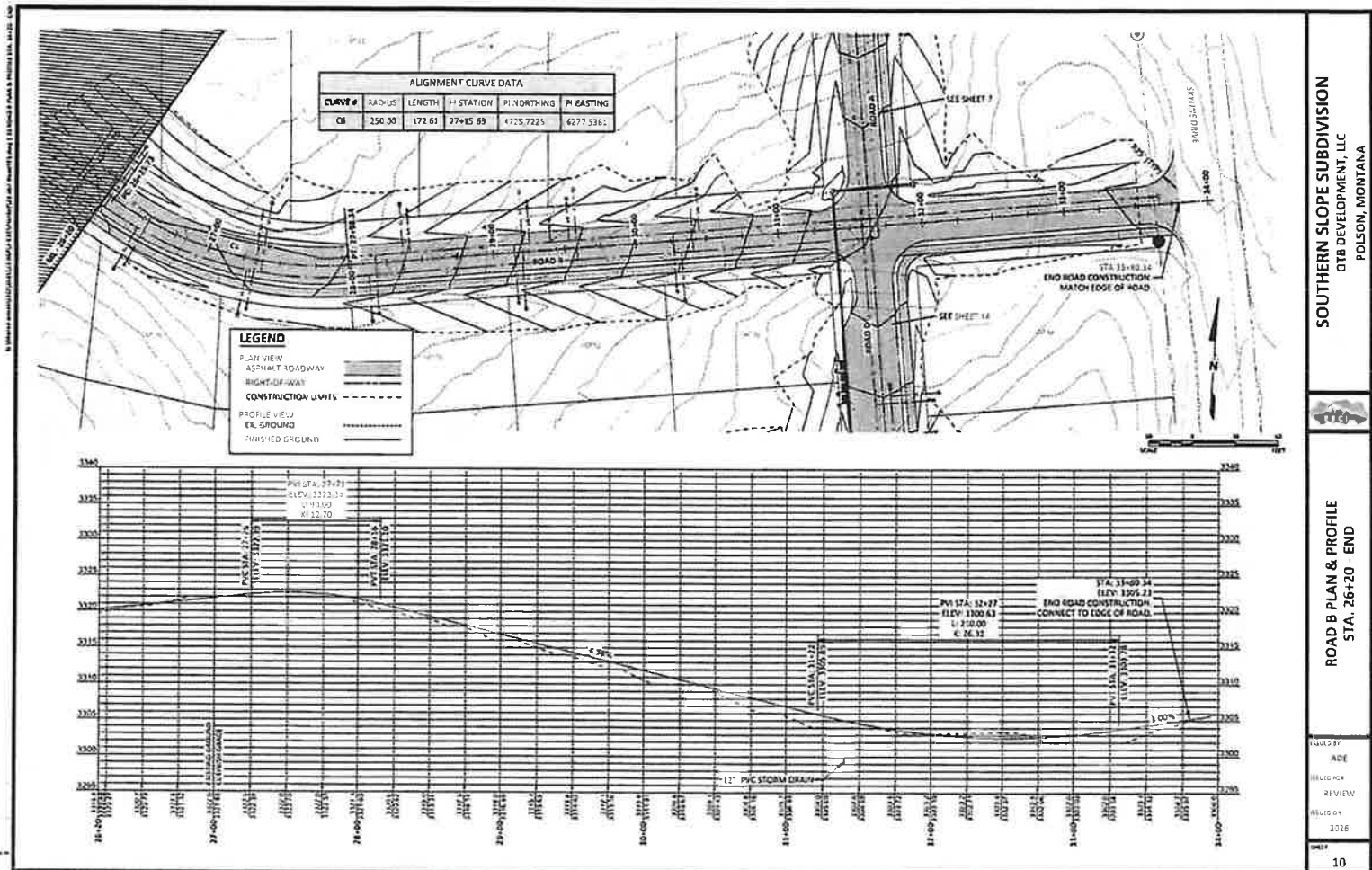
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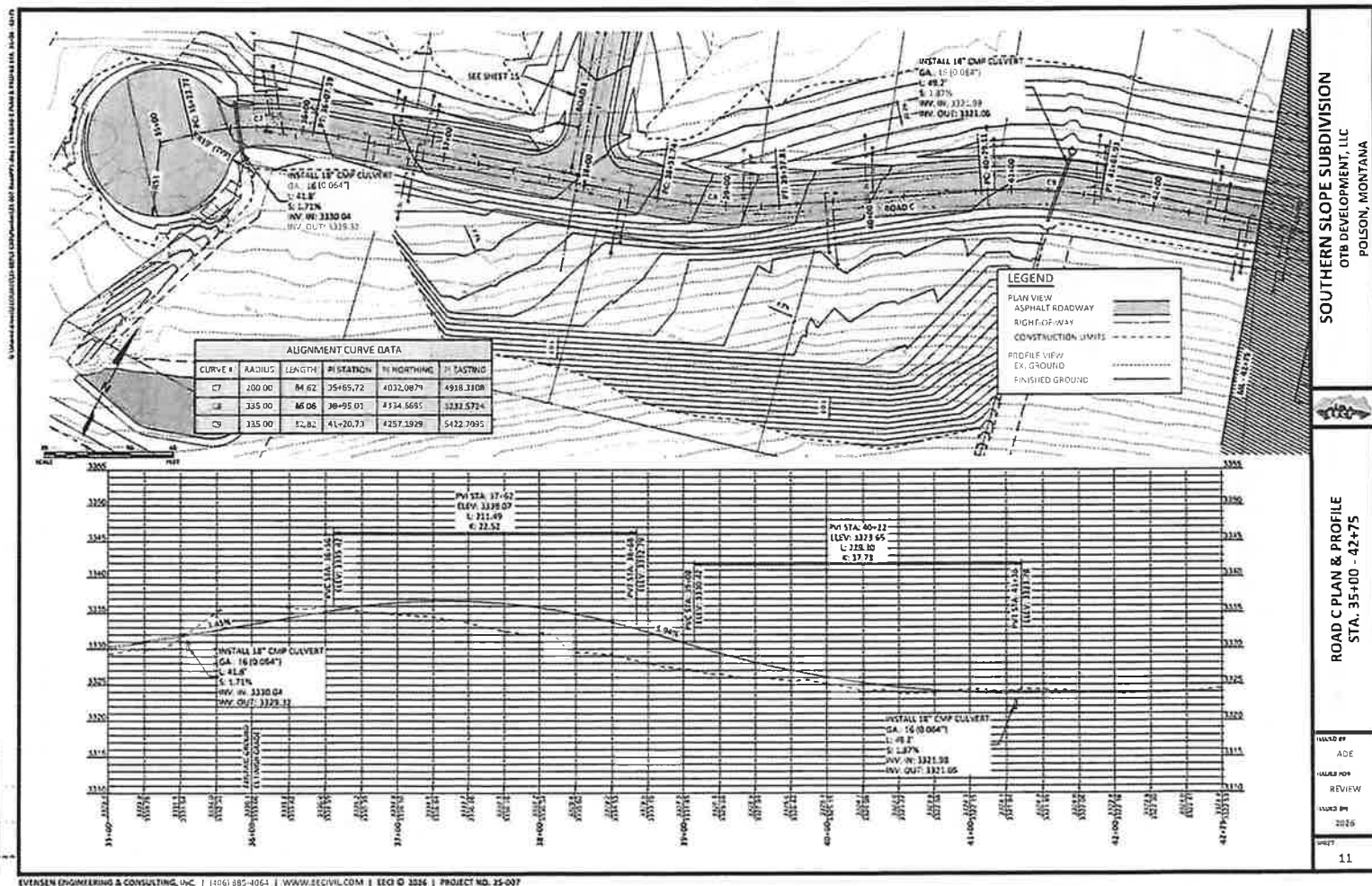


SOUTHERN SLOPE SUBDIVISION
OTB DEVELOPMENT, LLC
POLESON, MONTANA

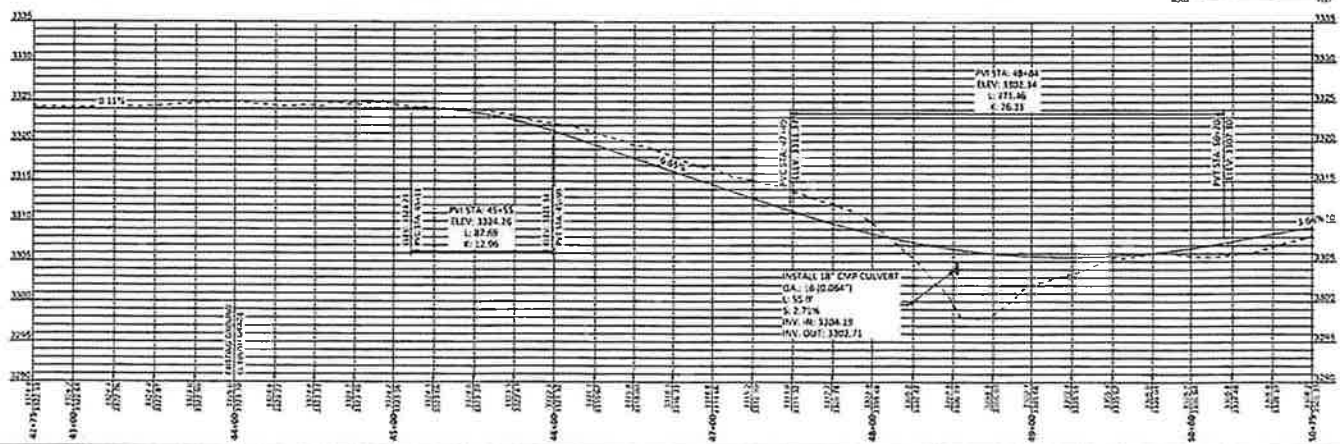
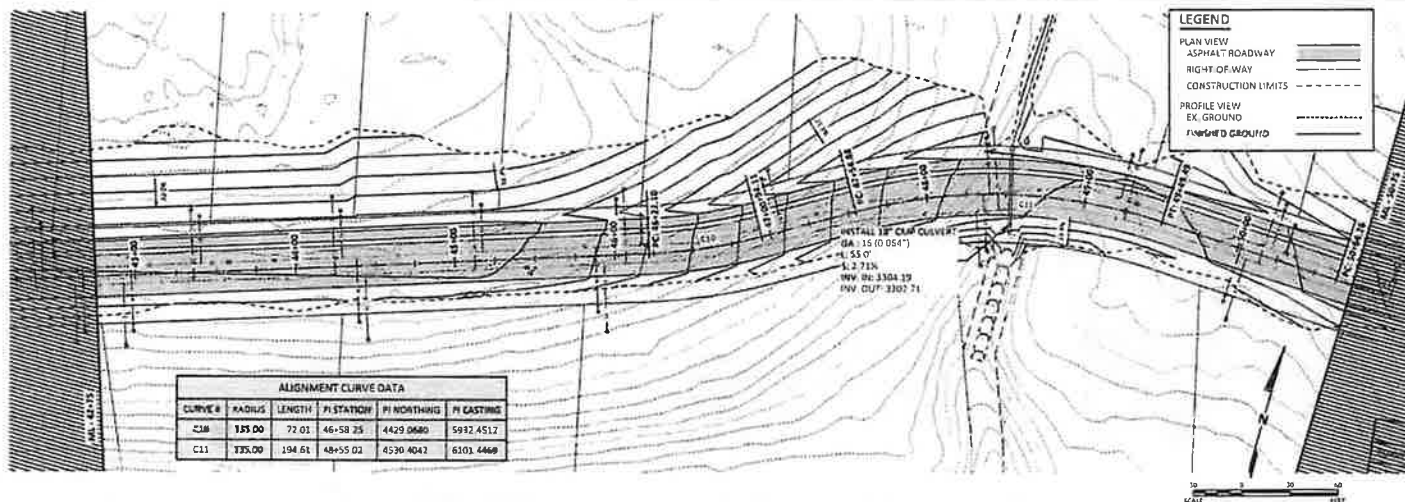
ROAD B PLAN & PROFILE
STA. 18+00 - 26+20

DATE: 01/15/25
ADE: 100
REVIEW: 100
2025
9





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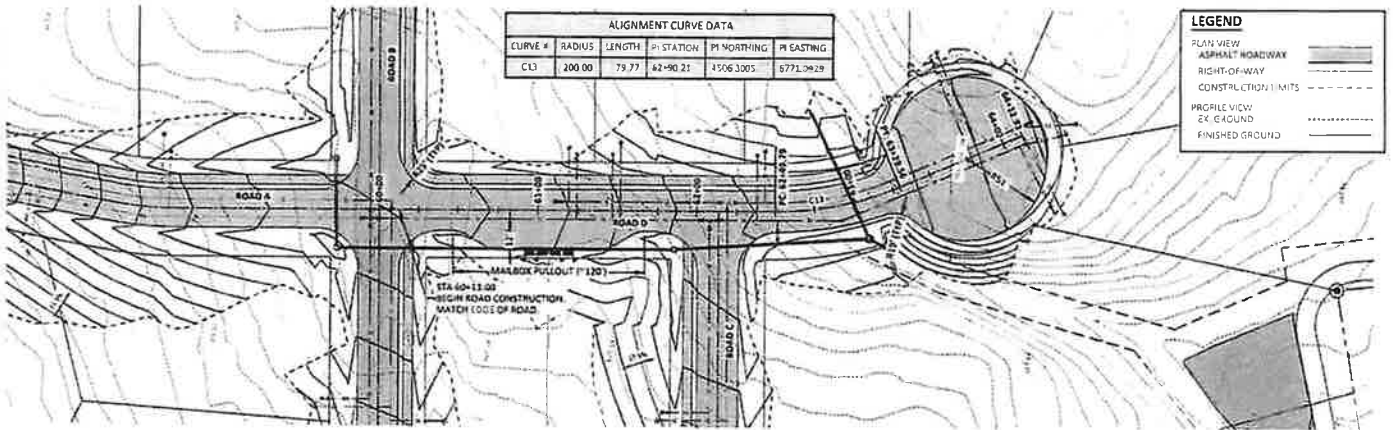
SOUTHERN SLOPE SUBDIVISION
 OTB DEVELOPMENT, LLC
 POLSON, MONTANA

ROAD C PLAN & PROFILE
 STA. 42+75 - 50+75

DESIGNED BY: ADE
 CHECKED BY: REVIEW
 DATE: 2025
 SHEET: 12



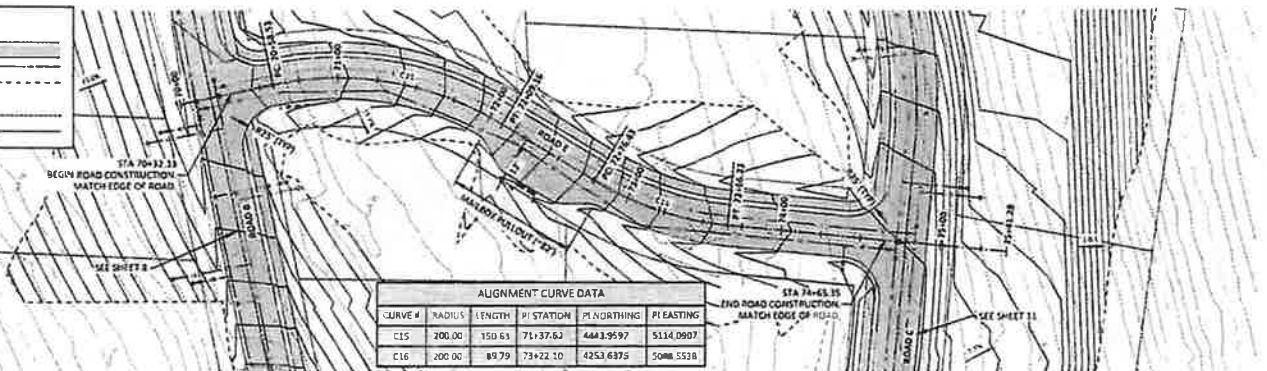
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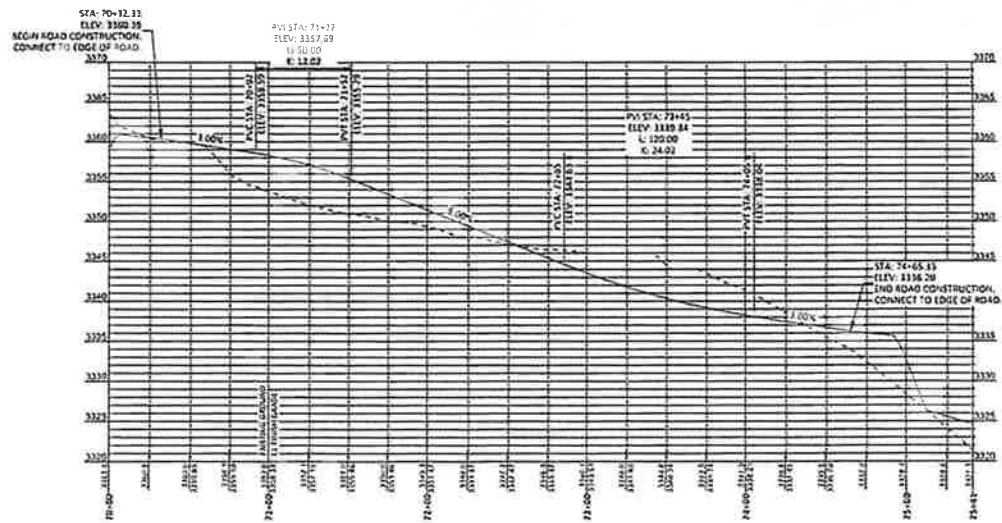
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LEGEND

PLAN VIEW
ALPHAT ROADWAY
RIGHT-OF-WAY
CONSTRUCTION LIMITS
PROFILE VIEW
EX. GROUND
FINISHED GROUND



ALIGNMENT CURVE DATA					
CURVE #	RADIUS	LENGTH	PI STATION	PI NORTHING	PI EASTING
C15	200.00	150.63	71+37.63	4443.9597	5114.0907
C16	200.00	89.79	73+22.10	4253.6375	5086.5538

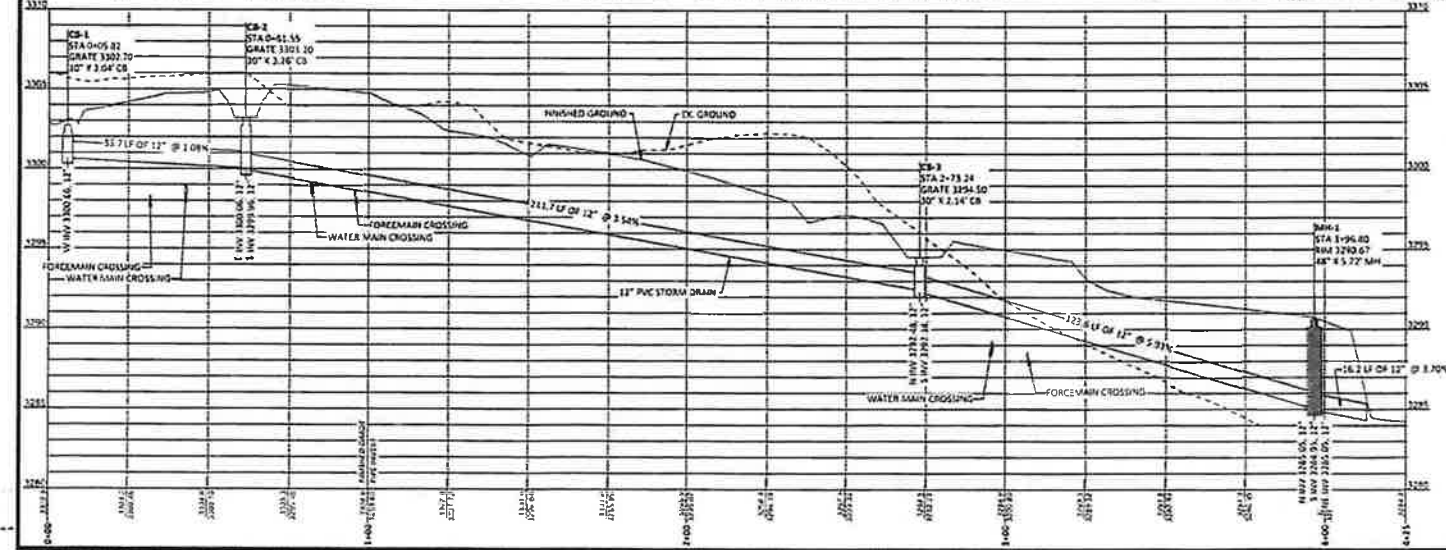
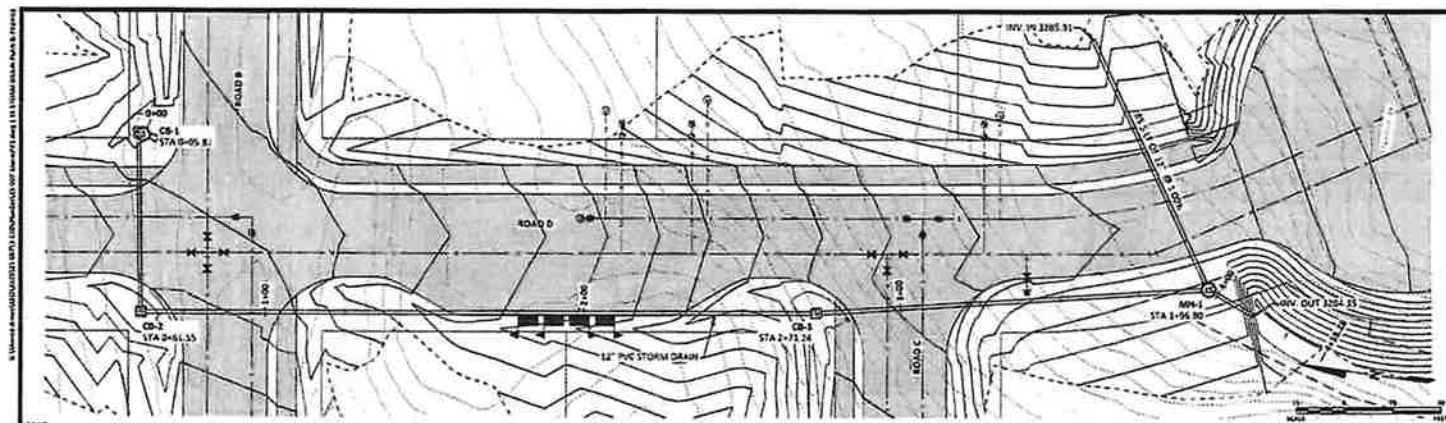


SOUTHERN SLOPE SUBDIVISION
OTB DEVELOPMENT, LLC
POLSON, MONTANA

ROAD E PLAN & PROFILE
STA. 70+00 - END

DATE OF
ADE
REVIEW
2026

15

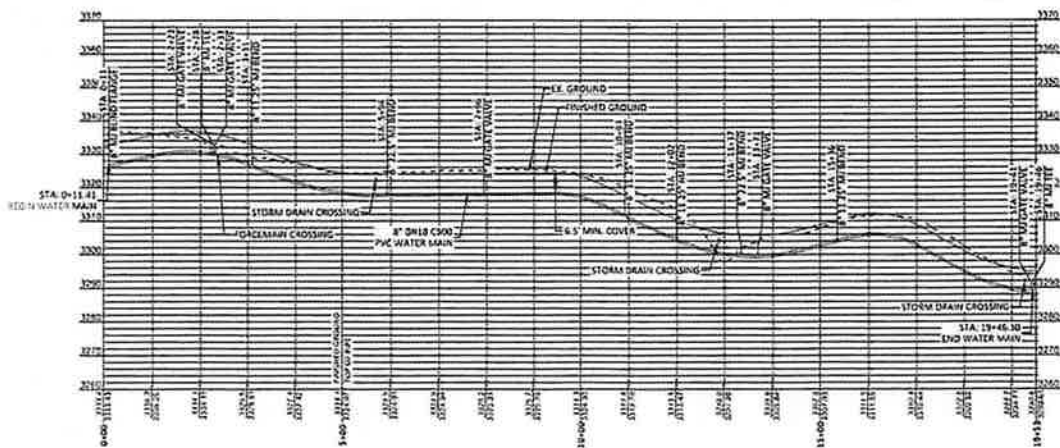


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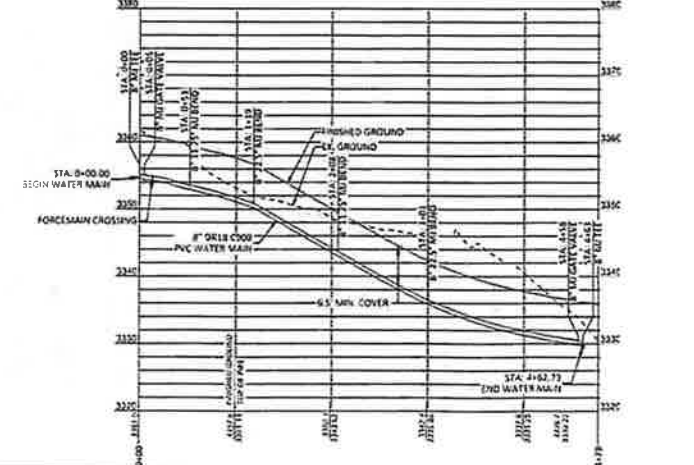
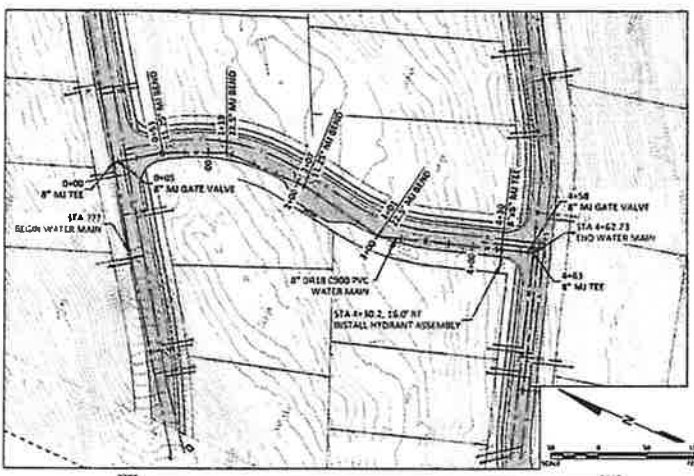
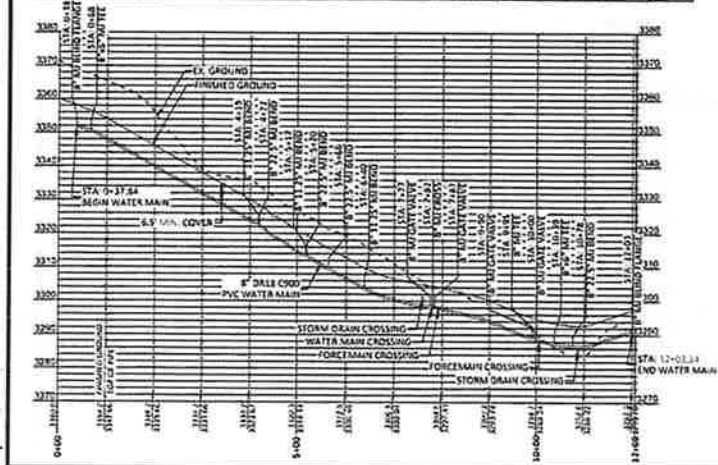
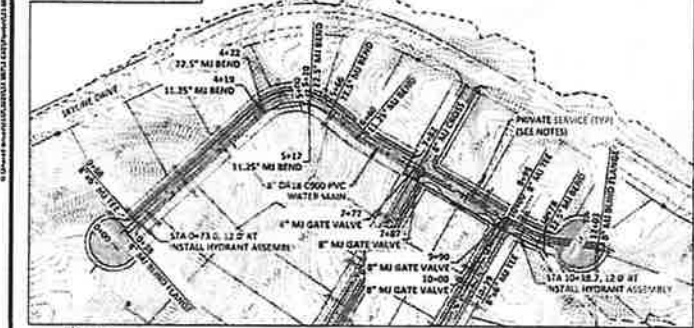
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STORM DRAIN PLAN & PROFILE

DESIGNED BY	ADP
CHECKED BY	REVIEW
DRAWN BY	2326
SHEET	16

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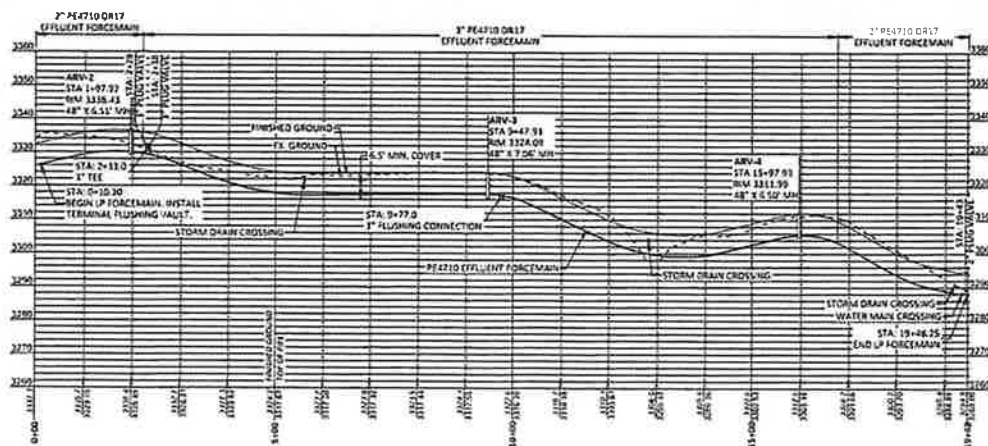
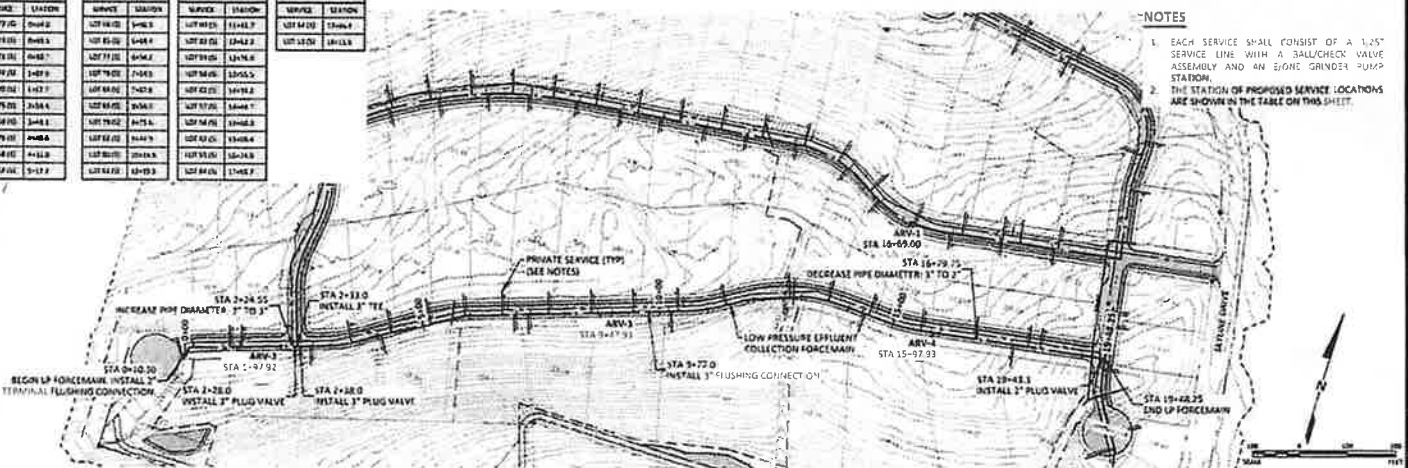
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SEWER	STATION
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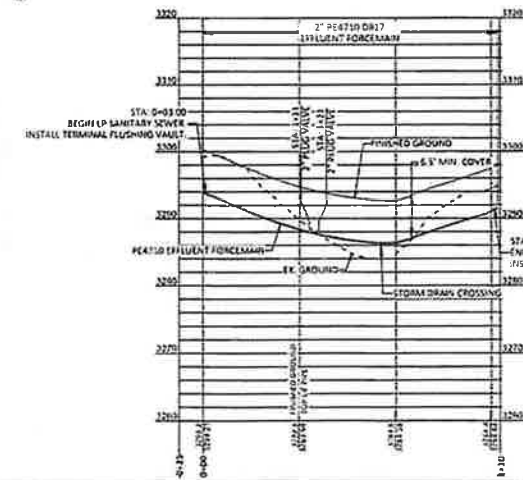
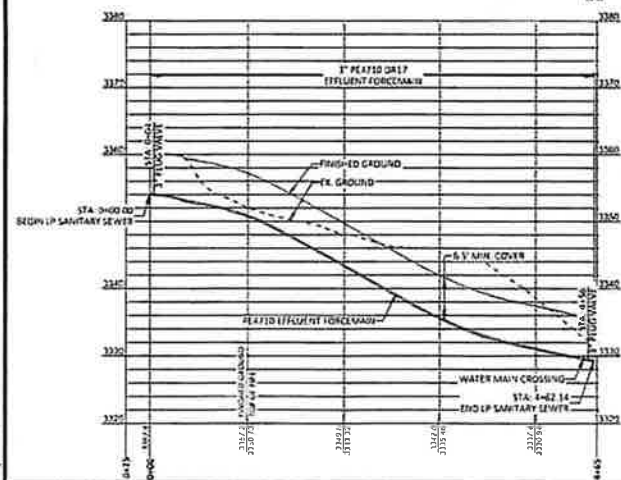


SOUTHERN SLOPE SUBDIVISION
OTB DEVELOPMENT, LLC
POLSON, MONTANA

WATER 3 & 4 PLAN & PROFILE

DESIGNED BY
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CHECKED BY
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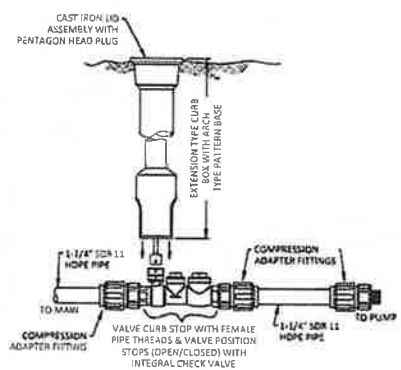
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WARRANT	STATION
1000 00 00	100
1000 00 00	100.2
1000 00 00	100.5
1000 00 00	101.0
1000 00 00	101.5
1000 00 00	102.0

NOTES

1. EACH SERVICE SHALL CONSIST OF A 1.25" SERVICE LINE WITH A BALL/CHECK VALVE ASSEMBLY AND AN E/ONE GRINDER PUMP STATION.
2. THE STATION OF PROPOSED SERVICE LOCATIONS ARE SHOWN IN THE TABLE ON THIS SHEET.

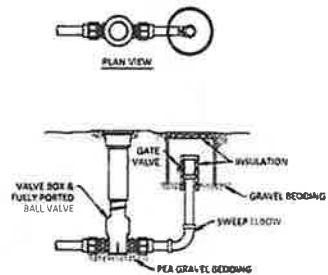
3-INCH
 1/2 SANITARY SEWER
 ALL TERMINAL FLUSHING VAULT.

NOT TO SCALE

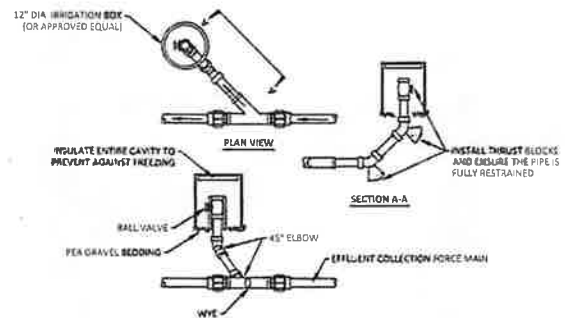


1. STAINLESS STEEL LATERAL KIT
NOT TO SCALE

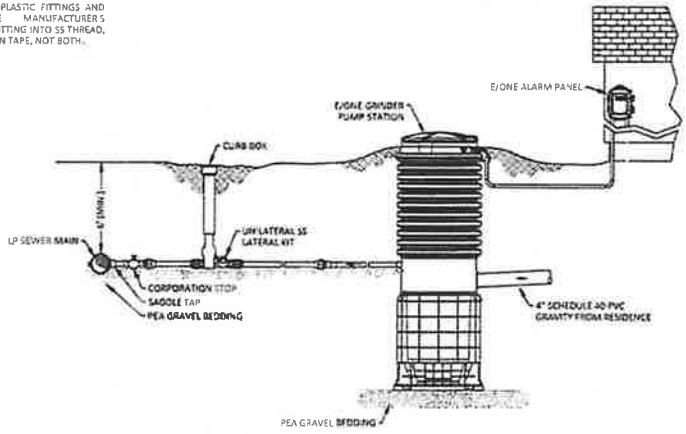
NOTES
1. TO ASSEMBLY, APPLY A DOUBLE LAYER OF TEFLON TAPE AND A LAYER OF PIPE DOPE TO THE THREADS ON THE PLASTIC FITTINGS AND INSTALL PER THE MANUFACTURER'S INSTRUCTIONS. FOR SS FITTING INTO SS THREAD, USE PIPE DOPE OR TEFLON TAPE, NOT BOTH.



2. TERMINAL FLUSHING CONNECTION
NOT TO SCALE



3. FLUSHING CONNECTION
NOT TO SCALE



4. TYPICAL SERVICE INSTALLATION
NOT TO SCALE

SOUTHERN SLOPE SUBDIVISION
OTB DEVELOPMENT, LLC
POLSON, MONTANA

DETAILS

DESIGNED BY
ADE
CHECKED BY
REVIEW
DATE 04
2026

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SECTION 12:
DESIGN REPORT – DRAINAGE
AND STORMWATER;
SOUTHERN SLOPE
SUBDIVISION

Submitted for Preliminary Plat Application

May 2026



Design Report

for

Southern Slope Subdivision

Polson, Montana

Prepared for
OTB Development, LLC
24 Stratford Drive
Kalispell, MT 59901

Prepared by
EECI – Scott Pfahler, PE
PO Box 2677
Bigfork, MT 59911
(406) 461-9573

Prepared on
April, 2026

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1 GENERAL LOCATION & DESCRIPTION

The Southern Slope Subdivision is a 90-lot major subdivision within the Polson city limits. The existing 56.49-acre tract is currently undeveloped, but this project would result in the creation of 90 single-family residential lots as well as a 3.89-acre tract of dedicated park land. The development also includes dedicated city streets within 60-ft right-of-way corridors for access to lots throughout the subdivision. Including access roads, pedestrian paths, residential structures, and driveways, this project is assumed to include construction of approximately 9.8 acres of impervious surfacing. In accordance with Section SM-04 of the City's Standards for Design and Construction, 5,000 SF is the threshold for requiring compliance with the City's "Core Requirements":

1. Drainage Submittal
2. Geotechnical Site Investigation
3. Stormwater Control Facilities
4. Natural and Constructed Conveyance Systems
5. Operation and Maintenance

The purpose of this report is to provide documentation that the proposed subdivision has been designed in accordance with the City's requirements.

The project property is located in Section 15 of Township 22N, Range 20W. It is accessed via Skyline Drive which is a local roadway connected to 1st Street East on the south side of the City. The property is zoned LRZD – Low Density Residential, and it is bordered by residential properties on all sides; the north and south property boundaries are the city limits. The project location is shown in Figure 1.



Figure 1: Vicinity Map

1.1 Owner's Contact Information

Owner: OTB Development LLC

Address: 24 Stratford Drive
Kalispell, MT 59901

2 DRAINAGE BASIN

The project is located at the north end of the Lower Flathead drainage basin (HUC-17010212) which contributes runoff to the Flathead River on the west side of Polson. The subject property is located on the south side of Polson immediately inside the city limits. The topography of the entire property slopes to the south with an average slope of approximately 14 percent.

The property is primarily undeveloped, but there are a couple of gravel access roads which run through the property. Vegetation throughout the property consists of native field grasses. The forest underbrush consists of bushes and native grasses with a few random shrubs/bushes. According to the NRCS Web Soil Survey, the underlying substrate consists of Type B soils which are typically characterized as having moderate infiltration rates. A geotechnical evaluation was conducted by Alpine Geotechnical on October 25, 2025, and the field investigation included three (3) borings and five (5) test pits with depths ranging from 4.0 to 8.9 feet below existing grade. Substrate material throughout the property was found to be fairly consistent. Table 1 includes a summary of the substrate in each test hole of the geotechnical investigation.

Table 1: Geotechnical Test Hole Summary

Test Hole	Layer 1	Layer 2	Layer 3	Layer 4
DH-1	0-5": poorly graded gravel w/ silt & sand	5"-3': silty gravel w/ sand	3'-6.5': silty gravel w/ sand + cobbles & boulders	6.5'-7': poorly graded gravel w/ silt & sand + cobbles & boulders
DH-2	0-3': organic silt topsoil w/ surficial grass	3'-5': sandy silt	5'-6': silty gravel w/ sand + cobbles & boulders	6'-8.9': poorly graded gravel w/ silt & sand + cobbles & boulders
DH-3	0-1.7': organic silt topsoil w/ surficial grass	1.7'-4': silty gravel w/ sand + cobbles & boulders		
TP-1	0-1.3': organic silt topsoil w/ gravel & surficial grass	1.3'-7.5': silty gravel w/ sand + cobbles & boulders		
TP-2	0-8": sandy organic silt topsoil w/ gravel & surficial grass	8"-2': sandy silt	2'-3': sandy silt w/ gravel	3'-7.5': poorly graded gravel w/ silt & sand + cobbles & boulders
TP-3	0-1.5': organic silt topsoil w/ gravel & surficial grass	1.5'-8': poorly graded gravel w/ silt & sand + cobbles & boulders		
TP-4	0-9": organic silt topsoil w/ gravel & surficial grass	9"-6.5': poorly graded gravel w/ silt & sand + cobbles & boulders		
TP-5	0-1.3': organic silt topsoil w/ gravel & surficial grass	1.3'-8.5': poorly graded gravel w/ silt & sand + cobbles & boulders		

The property is not located within a floodplain as shown on FEMA's flood insurance rate map (FIRM).

2.1 Off-site Drainage to the Property

Pre-development drainage subbasins were delineated for the property, and the subbasin boundaries generally match the property boundaries; the upper end of the subbasins only extends a couple hundred feet past the property boundary, so there is very little off-site drainage onto the property. The off-site drainage at the upper end of these subbasins is included in the hydrologic modeling discussed later in this report.

2.2 On-site Drainage from the Property

There are no perennial or intermittent channels on the property. On-site drainage consists of runoff from precipitation which falls directly on the property or immediately uphill within the contributing subbasins. On-site runoff generally consists of sheet flow and shallow concentrated flow; however, runoff does concentrate into several swales at the south end of the property. Runoff exits the south boundary of the property as sheet or shallow concentrated flow or as channelized flow within the swales.

3 DRAINAGE DESIGN CRITERIA

Stormwater infrastructure for development projects which include construction of greater than 5,000 SF of impervious surfacing, such as the proposed subdivision, must be designed in accordance with the following criteria (as stated in the City's Standards for Design & Construction):

- Post-development flow rates exiting the subject property shall not exceed pre-development flow rates during the 2-year and 10-year storm events; however post-development runoff volume may exceed pre-development volume when the down-gradient analysis demonstrates that there will be no adverse impacts.
- Post-development runoff shall leave the property in the same manner and location as it did under pre-development conditions. Flow may not be concentrated onto down-gradient properties where sheet flow occurred under pre-development conditions.
- Infiltration facilities shall be sized to fully infiltrate the post-development NRCS Type 1 10-year, 24-hour design storm, and the design water surface for all facilities shall be the 100-year post-developed water surface elevation.
 - All overflows shall pass the 100-year, 24-hour post-development peak flow rate. The overflow path shall drain toward the natural discharge point of the contributing basin.
- Retention facilities shall be designed to store the 100-year, 24-hour post-development storm events and shall provide an overflow path with capacity to convey the 100-year storm event.
- Detention facilities shall be designed such that the release rate does not exceed the pre-developed conditions for a range of storm events.
- Conveyance structures/facilities shall be designed in accordance with the design events listed in the following table.

Conveyance Facility Capacities

<i>Structure/Facility</i>	<i>Design Event</i>
<i>Natural & Constructed Channels</i>	10-year, 24-hour (post-development)
<i>Culvert</i>	10-year, 24-hour (post-development)
<i>Roadway Gutters</i>	10-year, 24-hour (post-development)
<i>Storm Drain Systems & Inlets*</i>	10-year, 24-hour (post-development)

**Enclosed systems may surcharge drainage structures during events greater than the design storm as long as the overflow path is capable of conveying the 100-year storm event without adverse downstream impacts.*

3.1 Drainage Evaluation Description

A pre-development versus post-development drainage evaluation was performed to determine impacts of the proposed development and to design conveyance and infiltration facilities. Separate hydrologic and hydraulic models of the pre- and post-development conditions were created using Autodesk's Storm and Sanitary Analysis (SSA) software. Model design parameters were selected in accordance with the City's standards and are included in the following table.

Table 2: H&H Model Parameters

<i>Parameter</i>	<i>Input</i>
<i>Hydrology Method</i>	EPA SWMM
<i>Infiltration Method</i>	SCS Curve Number
<i>Link Routing Method</i>	Hydrodynamic
<i>Design Storm Distribution</i>	SCS Type I
<i>2-yr, 24-hr Rainfall Depth</i>	1.41"
<i>10-yr, 24-hr Rainfall Depth</i>	2.00"
<i>100-yr, 24-hr Rainfall Depth</i>	3.03"

The following sections include a description of the pre- and post-development drainage conditions and modeling techniques.

3.2 Pre-Development Drainage Patterns

Under pre-development conditions, stormwater runoff begins as sheet flow at the north end of the property and transitions to shallow-concentrated and channelized flow by the time it exits the south property boundary. The project property can be divided into seven (7) subbasins as shown in the exhibit in Appendix A and described as follows:

- **Subbasin E-1** is located in the southwest corner of the property, and the topography in this basin consists of slopes averaging approximately 16% towards the south and slightly east.
- **Subbasin E-2** is located immediately east of Subbasin E-1 and it extends from the northwest corner of the property to the south property line. There is a shallow natural drainage at the south end of this subbasin which conveys runoff to the southeast. Slopes average approximately 14% within this subbasin, and the topography is sloped toward the southeast.
- **Subbasin E-3** is located at the middle of the subject property and extends approximately 200' north of the north property line. Slopes average approximately 15% within this subbasin, and the topography is sloped toward the south. There is a natural drainage swale at the south end of this subbasin where runoff accumulates, and it is conveyed onto the neighboring property to the south.
- **Subbasin E-4** is located at the northeast end of the property and extends approximately 350' onto the neighboring property to the west. The average slope within this subbasin is approximately 12%, and the topography is sloped to the northeast. Runoff from this subbasin drains into the Skyline Drive right-of-way which borders the property to the north. This runoff drains back onto the subject property at the north end of Subbasin E-5.
- **Subbasin E-5** is located along the east property boundary immediately south of Subbasin E-4. The average slope within this subbasin is approximately 11%, and the topography is sloped to the

southeast. The south boundary of this subbasin is the existing access road which runs through the property. There is a small depression at the southeast corner of this property which serves as an infiltration basin.

- **Subbasin E-6** is located along the east property boundary immediately south of Subbasin E-5. The average slope within this subbasin is approximately 12%, and the topography is sloped to the south. There is a natural drainage swale at the south end of this subbasin where runoff accumulates, and it is conveyed onto the property to the south.
- **Subbasin E-7** is located at the southeast corner of the property. There is a natural high point in the topography which separates this subbasin from Subbasin E-6. The average slope within this subbasin is approximately 12%, and the topography is sloped to the south and slightly west.

3.2.1 Pre-Development Model

As described in Section 3.1, the pre-development conditions were modeled using an H&H model. The pre-development model includes seven (7) subbasins located within the project property. The pre-development subbasins are described in Section 3.2, and characteristics of the subbasins are included in Table 3.

Table 3: Pre-development Subbasin Characteristics

<i>Parameter</i>	<i>Subbasin</i>						
	E-1	E-2	E-3	E-4	E-5	E-6	E-7
<i>Area (ac)</i>	1.54	14.53	28.80	3.91	5.85	7.00	1.36
<i>Impervious Area</i>	0%	0%	0%	0%	0%	0%	0%
<i>Curve Number</i>	69	69	69	69	69	69	69

Subbasin curve numbers were determined based on soil type and land cover. According the NRCS Web Soil Survey and confirmed by the soil profile at the test pit excavations (see Section 2), soils at the project location are Type A and B soils which correspond to high/moderate infiltration rates and relatively low curve numbers. A curve number of 69 was selected for the pre-development conditions which reflects Type B soils and land cover described as “pasture, grassland, or range” in fair condition.

The pre-development model only includes subbasins as there are no runoff storage areas or stormwater infrastructure under pre-development conditions. A schematic of the pre-development model is included in Figure 2, and the pre-development subbasins are shown in the exhibit in Appendix A.

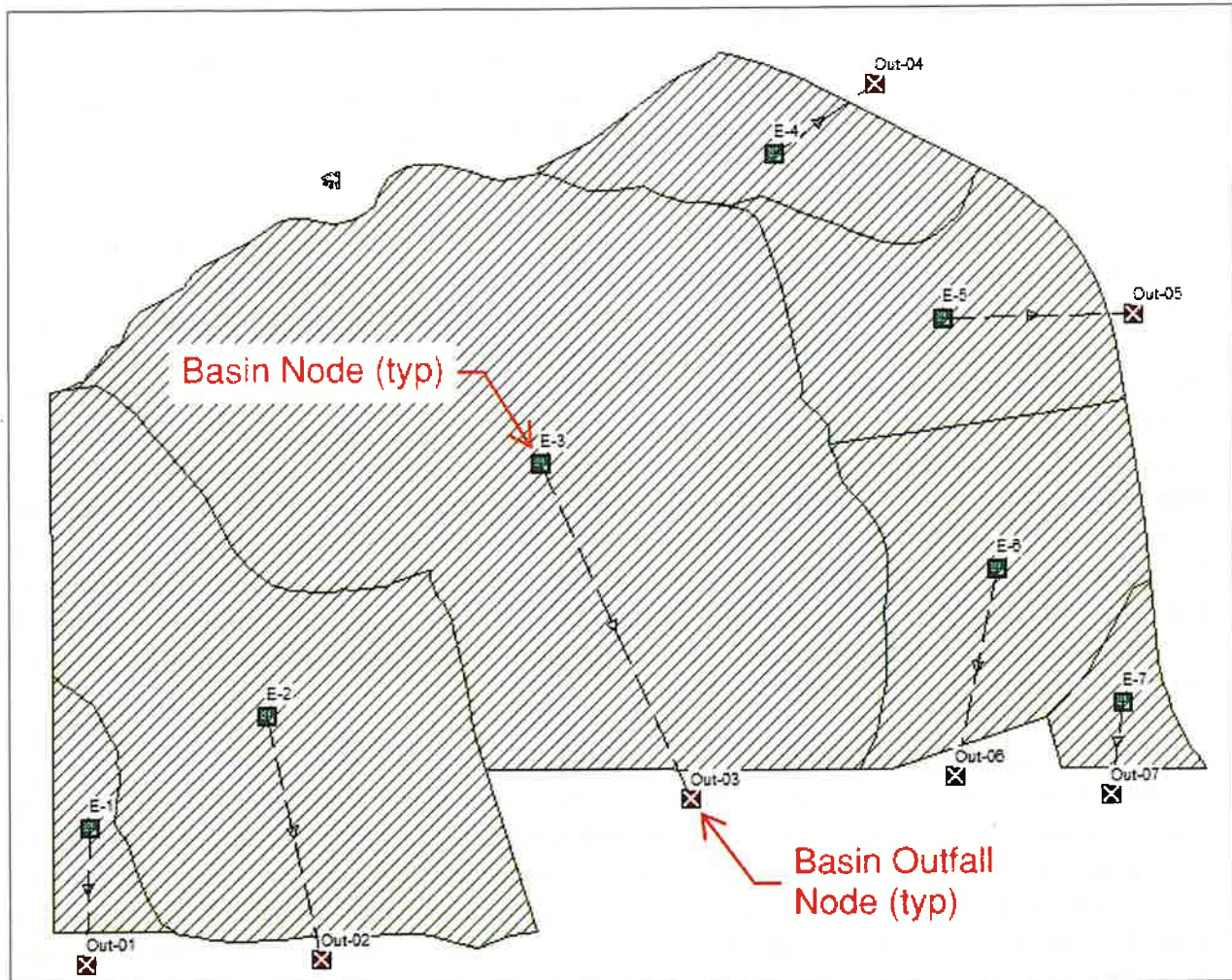


Figure 2: Pre-Development Model Schematic

3.2.2 Pre-Development Model Results

Separate “runs” for the pre-development model were performed for both 24-hour design storm events, 10-year and 100-year. A summary of the runoff results for both storms are included in Table 4.

Table 4: Pre-Development Runoff

<i>Subbasin</i>	<i>Peak Runoff Rate (CFS)</i>		<i>Runoff Volume (CF)</i>	
	10-year	100-year	10-year	100-year
E-1	0.11	1.08	2301	5705
E-2	0.76	6.54	21222	52987
E-3	1.49	12.62	42019	104963
E-4	0.24	2.39	5786	14368
E-5	0.34	3.20	8612	21431
E-6	0.42	4.13	10341	25696
E-7	0.10	1.01	2027	5021
Total	3.46	30.97	92308	230171

Peak runoff flow rates under pre-development conditions are estimated to be 3.5 CFS at the 10-year event and 31 CFS at the 100-year event. Estimated runoff volumes for the property range from 92,308 CF at the 10-year event to 230,171 CF at the 100-year event. Runoff from Subbasin E-4 exits the north property boundary, while runoff from the other subbasins exits the south property boundary.

3.3 Development Mitigation Strategy

The proposed development includes construction of over 5,000 SF of impervious surfacing which will result in additional runoff during precipitation events. The proposed mitigation for the development includes routing all runoff to infiltration basins along the south property boundary. The pre-development drainage patterns will generally be perpetuated under post-development conditions. However, rather than runoff being characterized as sheet flow or shallow concentrated flow, runoff will be captured within roadside ditches and conveyed to either culverts or a storm drain. Crossing culverts and storm drain infrastructure will convey runoff into drainage swales, and the swales will convey runoff to five (5) separate infiltration basins. The infiltration basins will be constructed using berms or the access road embankment built within the natural drainages at the south end of the property. Infiltration basins have been sized in accordance with the requirements stated in Section 3. The earthen berms will block runoff and force it to accumulate on the upgradient side, and runoff will infiltrate at the required design storm events. During larger events, runoff will overtop the berms/embankments at a designated, protected location and exit the south property boundary.

3.4 Post-Development Drainage Patterns

Proposed development on the subject property includes construction of asphalt-surface access roads, asphalt-surface pedestrian path, typical residential infrastructure on each lot (house and driveway), and grading to tie the development features into the existing topography. The combined impervious surfacing covers significantly greater than 5,000 SF. Ditches/swales are proposed on the uphill side of the access roads to prevent road overtopping and convey runoff to stormwater infrastructure (culverts or storm drain inlets). For the purpose of sizing the stormwater infrastructure, 13 subbasins have been delineated based on post-development drainage patterns. An exhibit showing the subbasins is included in Appendix A, and following is a description of each subbasin:

- **Subbasin P-1** is located along the north property boundary above the north access road, extending from the north side of the road to approximately 150' north of the property boundary. Runoff within this subbasin drains down the hill and is captured within the ditch on the north side of the road. There is a culvert proposed at the low point in the ditch profile. All runoff within this subbasin drains to the culvert, and the culvert is used to convey runoff to the south side of the road.
- **Subbasin P-2** is located immediately east of Subbasin P-1, and it is bound by access roads to the north, south, and east. There is a high point in the south ditch profile separating this subbasin from Subbasin P-1. Runoff from throughout this subbasin drains into the adjacent roadside ditches, and the ditches convey runoff to a storm drain inlet at the intersection of the south and east roadways. The storm drain runs along the east road corridor and conveys runoff to a natural swale at the south end of the property.
- **Subbasin P-3** is located along the northeast property boundary, and it is bound by Skyline Drive to the north and east and proposed access roads to the south and west. Runoff from throughout this subbasin drains into the adjacent roadside ditches, and the ditches convey runoff to a storm

drain inlet at the intersection of the south and west roadways. The storm drain conveys runoff to a natural swale at the south end of the property.

- **Subbasin P-4** is located along the east property boundary, and it is bound by Skyline Drive to the east and proposed access roads to the north and west. Runoff from throughout this subbasin drains into the adjacent roadside ditches, and the ditches convey runoff to storm drain pipe at the toe of the west access road. The storm drain conveys runoff to a natural swale at the south end of the property.
- **Subbasin P-5** is located at the middle of the subject property toward the east end, and it is bound by proposed access roads to the north, south, and east. Runoff from throughout this subbasin drains into the adjacent roadside ditches, and the ditches convey runoff to a storm drain inlet at the intersection of the south and east roads. The storm drain conveys runoff to a natural swale at the south end of the property.
- **Subbasin P-6** is located at the middle of the subject property, and it is bound by proposed access roads to the north and south. High points in the profile of the south access road ditch separate this subbasin from Subbasins 5 and 7 to the east and west, respectively. Runoff from Subbasin P-1 passes through a culvert at the north end of this subbasin and is conveyed within a proposed swale to the south end of this subbasin. A culvert is proposed at the low point of the ditch profile of the access road to the south to which all the runoff within this subbasin is directed. The culvert conveys runoff to the south side of the road and into Subbasin P-11.
- **Subbasin P-7** is located at the middle of the subject property toward the west end, and it is bound by proposed access roads to the north, south, and west. Runoff from throughout this subbasin drains into the adjacent roadside ditches, and the ditches convey runoff to a proposed culvert at the low point of the ditch profile of the access road to the south. The culvert conveys runoff to the south side of the road and into Subbasin P-10.
- **Subbasin P-8** is located along the west property boundary, and it is bound by proposed access roads to the north, south, and east. Runoff from throughout this subbasin drains into the ditch on the north side of the south access road. There is a culvert proposed at the low point of the ditch profile where runoff exits the subbasin. The culvert directs runoff to the south side of the road and into Subbasin P-9.
- **Subbasin P-9** is located at the southwest corner of the property, and it is bound by the property lines to the south and west, a proposed access road to the north, and Subbasin P-10 to the east. There is a culvert beneath the north access road from which runoff from Subbasin P-8 is conveyed onto this subbasin. Runoff throughout this subbasin drains to the south end of the property where an infiltration basin is proposed.
- **Subbasin P-10** is located along the south property line, and it is bound by a proposed access road to the north and Subbasins P-9 and P-11 to the west and east, respectively. A culvert beneath the north access road conveys runoff from Subbasin P-7 onto this subbasin. Runoff from throughout this subbasin is directed into an infiltration basin at the southeast corner of this subbasin.
- **Subbasin P-11** is located along the south property line, and it is bound by a proposed access road to the north and Subbasins P-10 and P-12 to the west and east, respectively. A culvert beneath the north access road conveys runoff from Subbasin P-6 onto this subbasin. Runoff from throughout this subbasin is directed into an infiltration basin at the south end of this subbasin.
- **Subbasin P-12** is located along the south property line, and it is bound by a proposed access road to the north and Subbasins P-11 and P-13 to the west and east, respectively. A storm drain within

the corridor of the north access road discharges into this subbasin at the north end. Runoff from throughout this subbasin is directed into an infiltration basin at the south end of this subbasin.

- **Subbasin P-13** is located along the south property line, and it is bound by Skyline Drive to the east and Subbasins P-4 and P-12 to the north and west, respectively. Runoff from throughout this subbasin is directed into an infiltration basin at the south end of this subbasin.

3.4.1 Post-Development H&H Model

The post-development subbasins closely match the area of the subbasins included in the pre-development H&H model, but the number of post-development basins is greater because they have been delineated based on the proposed storm drain infrastructure. Characteristics of the modeled subbasins are included in Table 5.

Table 5: Post-development Subbasin Characteristics

<i>Parameter</i>	<i>Subbasin</i>												
	P-1	P-2	P-3	P-4	P-5	P-6	P-7	P-8	P-9	P-10	P-11	P-12	P-13
<i>Area (ac)</i>	14.53	4.16	4.79	2.12	1.81	8.37	3.87	2.40	1.30	5.76	8.92	3.00	1.23
<i>Impervious Area</i>	7%	17%	11%	17%	36%	23%	19%	22%	10%	9%	11%	9%	5%
<i>Curve Number</i>	71.2	74.3	73.6	74.3	80.2	76.3	75	75.9	72.2	71.6	72.5	71.8	70.6

Curve numbers for each subbasin are weighted based on the impervious surfacing (CN=98), gravel surfacing (CN=85), and undeveloped areas (CN=69). Storm drain infrastructure, culverts, drainage swales, and infiltration basins were all included in the model. A weir was set at the top of the berm at the downstream end of each infiltration basin to model overtopping during less frequent storm events. In accordance with the City's infiltration capacity requirements stated in Section 3, the proposed infiltration basins have been sized to infiltrate the runoff volume associated with the post-development 10-year, 24-hour storm event. An infiltration rate of 4 in/hr was modeled within each infiltration basin.

A schematic of the post-development model is included in Figure 3.

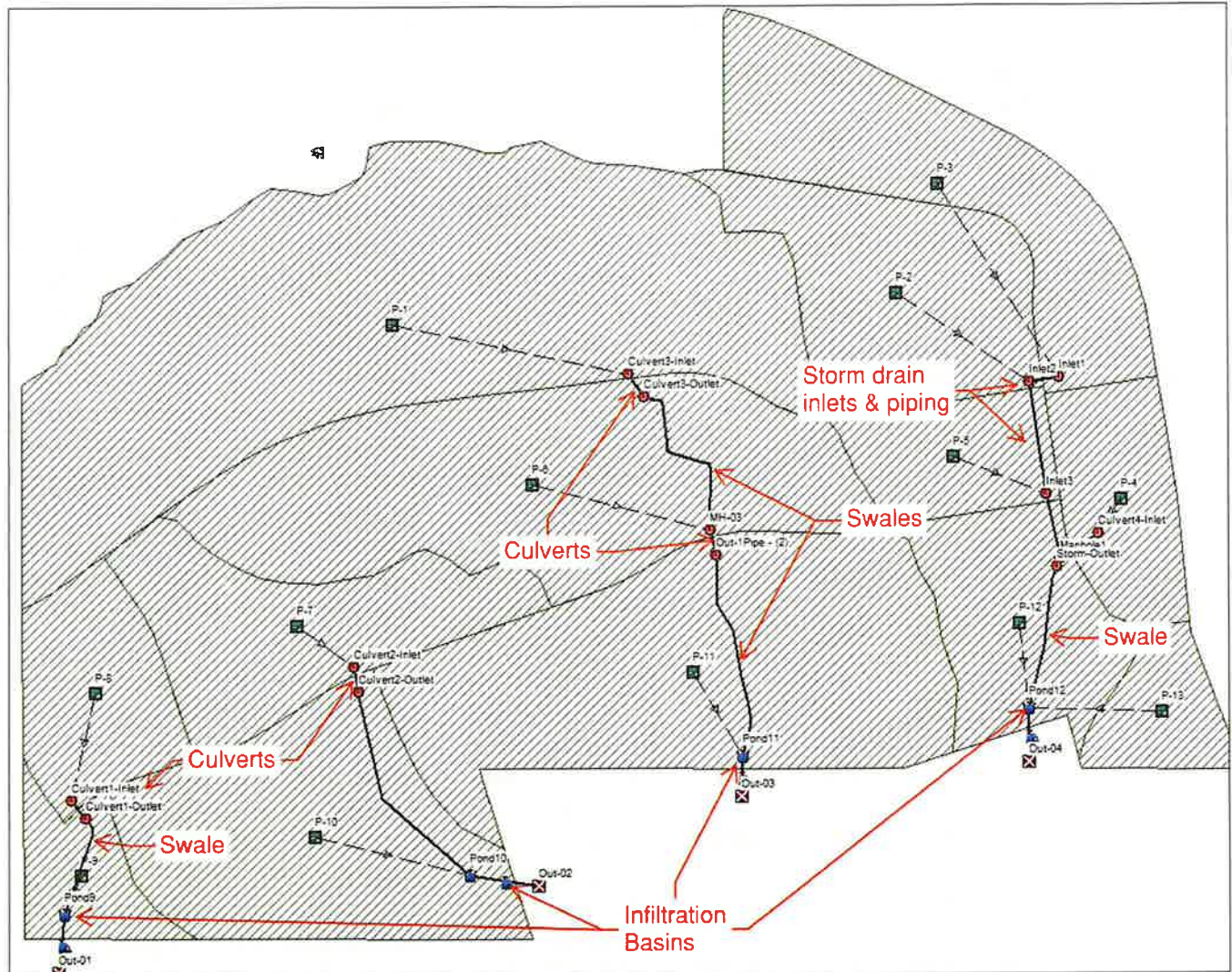


Figure 3: Post-Development Model Schematic

3.4.2 Post Development Model Results

Separate “runs” for the post-development model were performed for both 24-hour design storm events: 10-year and 100-year, and a summary of the runoff results is included in Table 6.

Table 6: Post-Development Runoff

Subbasin	Peak Runoff Rate (CFS)		Runoff Volume (CF)		Runoff Routing Details	
	10-year	100-year	10-year	100-year	10-year	100-year
<i>P-1</i>	1.42	8.92	29591	64635	Routed to pond in P-11 & infiltrated;	Routed to pond in P-11; pond capacity is exceeded & excess flow conveyed off-site;
<i>P-2</i>	1.09	4.47	11340	22524	Routed to pond in P-12 & infiltrated;	Routed to pond in P-12; pond capacity is exceeded & excess flow conveyed off-site;
<i>P-3</i>	1.15	5.18	12405	25022	Routed to pond in P-12 & infiltrated;	Routed to pond in P-12; pond capacity is exceeded & excess flow conveyed off-site;
<i>P-4</i>	0.59	2.34	5782	11479	Routed to pond in P-12 & infiltrated;	Routed to pond in P-12; pond capacity is exceeded & excess flow conveyed off-site;
<i>P-5</i>	1.29	2.58	7056	12749	Routed to pond in P-12 & infiltrated;	Routed to pond in P-12; pond capacity is exceeded & excess flow conveyed off-site;
<i>P-6</i>	2.98	9.54	26135	49956	Routed to pond in P-11 & infiltrated;	Routed to pond in P-11; pond capacity is exceeded & excess flow conveyed off-site;
<i>P-7</i>	1.24	4.43	11085	21696	Routed to pond in P-10 & infiltrated;	Routed to pond in P-10; pond capacity is exceeded & excess flow conveyed off-site;
<i>P-8</i>	0.94	2.90	7332	14087	Routed to pond in P-9 & infiltrated;	Routed to pond in P-9; pond capacity is exceeded & excess flow conveyed off-site;
<i>P-9</i>	0.17	1.20	2935	6188	Routed to pond in P-9 & infiltrated;	Routed to pond in P-9; pond capacity is exceeded & excess flow conveyed off-site;
<i>P-10</i>	0.70	4.25	12466	26639	Routed to pond in P-10 & infiltrated;	Routed to pond in P-10; pond capacity is exceeded & excess flow conveyed off-site;
<i>P-11</i>	1.31	6.55	20733	43288	Routed to pond in P-11 & infiltrated;	Routed to pond in P-11; pond capacity is exceeded & excess flow conveyed off-site;
<i>P-12</i>	0.36	2.86	6544	13958	Routed to pond in P-12 & infiltrated;	Routed to pond in P-12; pond capacity is exceeded & excess flow conveyed off-site;
<i>P-13</i>	0.10	0.98	2325	5221	Routed to pond in P-13 & infiltrated;	Routed to pond in P-13; pond capacity is exceeded & excess flow conveyed off-site;
Total	13.34	56.20	155729	317442		

Runoff from through the subdivision will be routed to infiltration basins at the south end of the property which have been designed to infiltrated the runoff associated with the 10-year design storm. During less frequent, larger events, runoff will exceed the capacity of the infiltration basins. Protected overtopping locations have been designed which will allow runoff to exit the ponds and be conveyed off the property. The overtopping locations have capacity to convey the 100-year peak flow.

3.4.3 Pre-Development vs. Post-Development Runoff

The proposed project will result in additional runoff throughout the property due to the increased impervious area associated with the buildings, driveways, access roads, and walking paths. Table 4 and Table 6 include summaries of pre- and post-development runoff; Table 7 includes a comparison of the peak runoff rates and volumes for the design storm events.

Table 7: Runoff Comparison

<i>Pre-Development</i>					<i>Post-Development</i>					<i>Downstream Pond</i>			
<i>Subbasin*</i>	Peak Runoff Rate (CFS)		Runoff Volume (CF)		<i>Subbasin*</i>	Peak Runoff Rate (CFS)		Runoff Volume (CF)		Peak Runoff Rate (CFS)		Infiltration Volume (CF)	
	10-year	100-year	10-year	100-year		10-year	100-year	10-year	100-year	10-year	100-year	10-year	100-year
<i>E-1</i> (1.54 ac)	0.11	1.08	2301	5705	P-8 (2.40 ac) P-9 (1.30 ac)	0.94 0.17	2.90 1.20	7332 2935	14087 6188	<i>P-9 Pond</i>			
										0	0	10267	20225
<i>E-2</i> (14.53 ac)	0.76	6.54	21222	52987	P-7 (3.87 ac) P-10 (5.76 ac)	1.24 0.70	4.43 4.25	11085 12466	21696 26639	<i>P-10 Pond</i>			
										0	5.47	23551	24647
<i>E-3</i> (28.80 ac)	1.49	12.62	42019	104963	P-1 (14.53 ac) P-6 (8.37 ac) P-11 (8.92 ac)	1.42 2.98 1.31	8.92 9.54 6.55	29591 26135 20733	64635 49956 43288	<i>P-11 Pond</i>			
										0	12.47	76459	79386
<i>E-4</i> (3.91 ac)	0.24	2.39	5786	14368	P-2 (4.16 ac)	1.09	4.47	11340	22524				
<i>E-5</i> (5.85 ac)	0.34	3.20	8612	21431	P-3 (4.79 ac)	1.15	5.18	12405	25022				
<i>E-6</i> (7.00 ac)	0.42	4.13	10341	25696	P-4 (2.12 ac) P-5 (1.81 ac) P-12 (3.00 ac)	0.59 1.29 0.36	2.34 2.58 2.86	5782 7056 6544	11479 12749 13958	<i>P-12 Pond</i>			
										0	12.43	48909	37547
<i>E-7</i> (1.36 ac)	0.10	1.01	2027	5021	P-13 (1.23 ac)	0.10	0.98	2325	5221	<i>P-13 Pond</i>			
										0	0.90	2325	2909
Total	3.46	30.97	92308	230171	Total	13.34	56.20	155729	317442	0.0	31.27	155729	164714

**Pre-development subbasins are comparable (but not exact) to the location and size of post-development subbasins*

In comparison to pre-development, this subdivision is expected to significantly increase runoff rates and volumes. Runoff from the 10-year event is expected to increase by 9.9 CFS and 63,400 CF. Runoff during the 100-year event is expected to increase by 25 CFS and 87,300 CF. Infiltration basins will eliminate runoff for rainfall events up to the 10-year event. During events greater than the 10-year, the capacity of the infiltration basins will be exceeded and there will be runoff from the development.

4 INFILTRATION FACILITIES

Stormwater infiltration basins are proposed along the south boundary of the property. Each basin has been sized to infiltrate the runoff volume associated with the post-development 10-year, 24-hour storm event. Utilizing the H&H model described in Section 3.4.1, the runoff volume from the development was determined to be 155,729 CF. The basins have been designed in accordance with SM-10 Core Requirement #3 of the City's Design and Construction Standards. Included in Table 8, are the applicable City standards for infiltration facilities and a description of how the standard has been addressed.

Table 8: Infiltration Design Standards

Standard	Description of How Standard has been Achieved
Infiltration facilities shall be sized to fully infiltrate the post-development NRCS Type 1 10-year, 24-hour design storm.	An H&H model has been created to simulate runoff throughout the property, including infiltration in the ponds. The ponds will infiltrate the runoff associated with the 10-year storm without overtopping.
All overflows (structure or spillway) shall pass the 100-year, 24-hour developed peak flow rate. The overflow path shall drain toward the natural discharge point of the contributing basin, such that the overflow route or termination of stormwater does not adversely impact down-gradient properties or structures.	A protected overtopping location has been designed for each pond. The designated location will be constructed with riprap for erosion protection and a capacity exceeding the peak flow rate from the 100-year storm. Runoff from the overflow locations will be directed to the existing natural drainages where runoff accumulates under pre-development conditions.
The total post-development discharge flow rate shall be limited to pre-development rates during the 2- and 10-year events.	The infiltration basins have been designed to infiltrate the entire volume of the 10-year post-development storm event.
An access road is required when the stormwater system facilities/structures are located 8 feet or more from an all weather drivable surface.	A 12' access road has been designed along the south property boundary for maintenance of the infiltration basins.

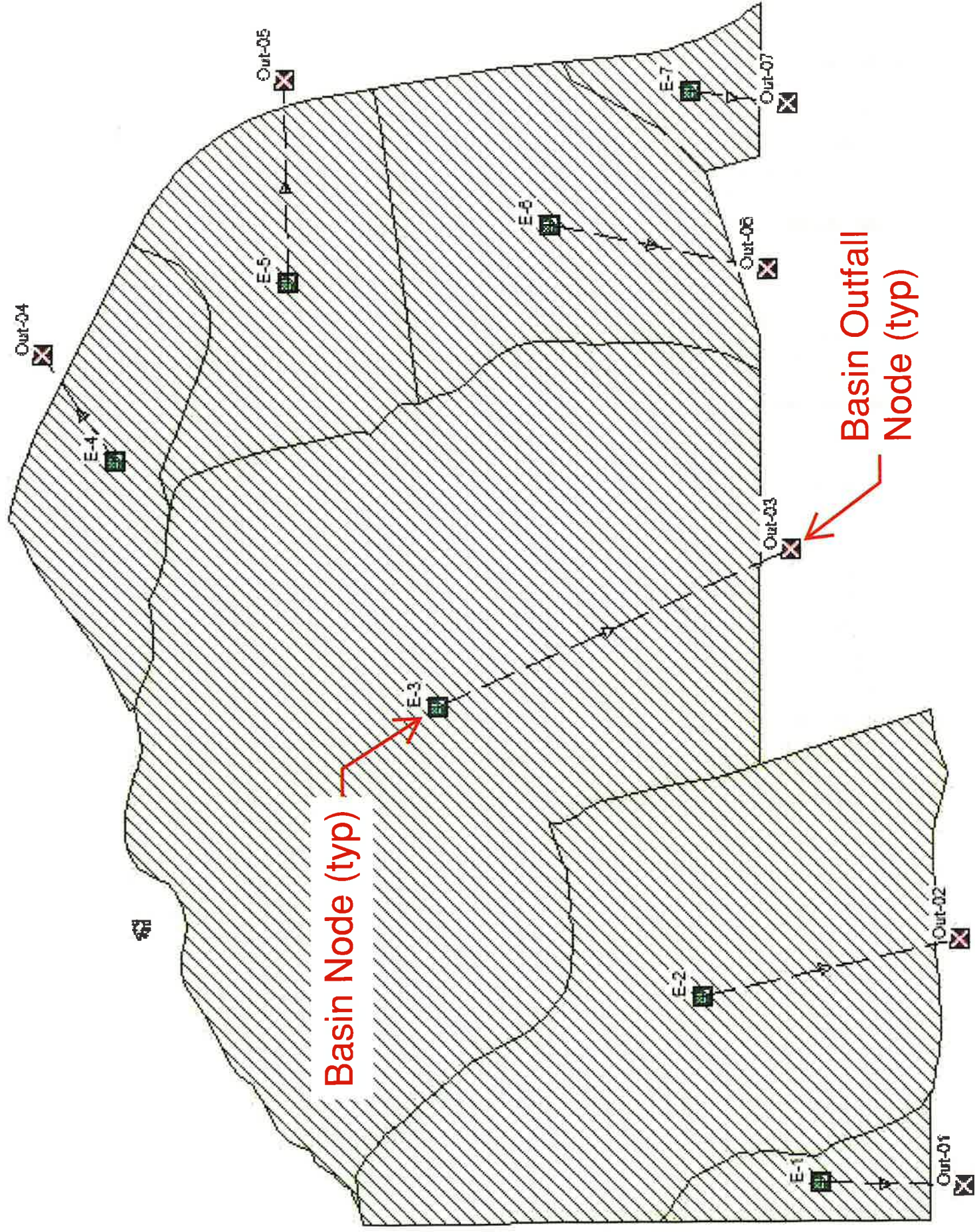
5 CONCLUSION

The Southern Slope Subdivision involves development of a 56.5-acre lot into 90 single-family residential lots including internal city streets and pedestrian paths. A stormwater drainage and mitigation system has been designed in accordance with the City of Polson's Standards for Design and Construction. The system consists of roadside ditches, culverts, storm drain inlets and piping, drainage swales, and infiltration basins.

Appendix A: Drainage Subbasins



Appendix B: H&H Modeling Data



Project Description

File Name 25-007-PreDevelopment1.SPF

Project Options

Flow Units CFS
Elevation Type Elevation
Hydrology Method EPA SWMM
EPA SWMM Infiltration Method SCS Curve Number
Link Routing Method Hydrodynamic
Enable Overflow Ponding at Nodes YES
Skip Steady State Analysis Time Periods ... YES

Analysis Options

Start Analysis On 00:00:00 0:00:00
End Analysis On 00:00:00 0:00:00
Start Reporting On 00:00:00 0:00:00
Antecedent Dry Days 0 days
Runoff (Dry Weather) Time Step 0 01:00:00 days hh:mm:ss
Runoff (Wet Weather) Time Step 0 00:05:00 days hh:mm:ss
Reporting Time Step 0 00:05:00 days hh:mm:ss
Routing Time Step 30 seconds

Number of Elements

	Qty
Rain Gages	1
Subbasins	7
Nodes	7
Junctions	0
Outfalls	7
Flow Diversions	0
Inlets	0
Storage Nodes	0
Links	0
Channels	0
Pipes	0
Pumps	0
Orifices	0
Weirs	0
Outlets	0
Pollutants	0
Land Uses	0

Rainfall Details

SN	Rain Gage ID	Data Source	Data Source ID	Rainfall Type	Rain Units	State	County	Return Period (years)	Rainfall Depth (inches)	Rainfall Distribution
1	Gage-01	Time Series	10-yr	Cumulative	inches	Montana	Lake	10.00	2.00	SCS Ty

Subbasin Summary

SN Subbasin ID	Area (ac)	Impervious Area (%)	Weighted Curve Number	Average Slope (%)	Equivalent Width (ft)	Impervious Area	Pervious Area	Total Rainfall (in)	Total Infiltration (in)	Total Runoff (in)	Total Runoff Volume (ac-in)	Peak Runoff (cfs)	Time of Concentration (days hh:mm:ss)
1 E-1	1.55	0.00	69.00	16.0000	643.00	0.0150	0.1000	2.00	1.5490	0.41	0.63	0.11	0 00:18:01
2 E-2	14.53	0.00	69.00	14.0000	1850.00	0.0150	0.1000	2.00	1.5490	0.40	5.84	0.76	0 00:38:10
3 E-3	28.80	0.00	69.00	15.0000	3369.00	0.0150	0.1000	2.00	1.5490	0.40	11.58	1.49	0 00:39:20
4 E-4	3.91	0.00	69.00	12.0000	1161.00	0.0150	0.1000	2.00	1.5490	0.41	1.60	0.24	0 00:24:03
5 E-5	5.85	0.00	69.00	11.0000	1281.00	0.0150	0.1000	2.00	1.5490	0.41	2.38	0.34	0 00:29:38
6 E-6	7.00	0.00	69.00	12.0000	1835.00	0.0150	0.1000	2.00	1.5490	0.41	2.85	0.42	0 00:25:55
7 E-7	1.36	0.00	69.00	12.0000	776.00	0.0150	0.1000	2.00	1.5490	0.41	0.56	0.10	0 00:16:15

Node Summary

SN ID	Element Type	Invert Elevation	Ground/Rim (Max) Elevation	Initial Water Elevation	Surcharge Elevation	Ponded Area	Peak Inflow	Max HGL Elevation Attained	Max Depth Attained	Freeboard Attained	Min Time of Flooding Occurrence	Total Flooded Volume	Total Time Flooded
		(ft)	(ft)	(ft)	(ft)	(ft²)	(cfs)	(ft)	(ft)	(ft)	(days hh:mm)	(ac-in)	(min)
1	Out-01 Outfall	0.00					0.00	0.00					
2	Out-02 Outfall	0.00					0.00	0.00					
3	Out-03 Outfall	0.00					0.00	0.00					
4	Out-04 Outfall	0.00					0.00	0.00					
5	Out-05 Outfall	0.00					0.00	0.00					
6	Out-06 Outfall	0.00					0.00	0.00					
7	Out-07 Outfall	0.00					0.00	0.00					

Project Description

File Name 25-007-PreDevelopment1.SPF

Project Options

Flow Units CFS
Elevation Type Elevation
Hydrology Method EPA SWMM
EPA SWMM Infiltration Method SCS Curve Number
Link Routing Method Hydrodynamic
Enable Overflow Ponding at Nodes YES
Skip Steady State Analysis Time Periods ... YES

Analysis Options

Start Analysis On 00:00:00 0:00:00
End Analysis On 00:00:00 0:00:00
Start Reporting On 00:00:00 0:00:00
Antecedent Dry Days 0 days
Runoff (Dry Weather) Time Step 0 01:00:00 days hh:mm:ss
Runoff (Wet Weather) Time Step 0 00:05:00 days hh:mm:ss
Reporting Time Step 0 00:05:00 days hh:mm:ss
Routing Time Step 30 seconds

Number of Elements

Qty
Rain Gages 1
Subbasins 7
Nodes 7
 Junctions 0
 Outfalls 7
 Flow Diversions 0
 Inlets 0
 Storage Nodes 0
Links 0
 Channels 0
 Pipes 0
 Pumps 0
 Orifices 0
 Weirs 0
 Outlets 0
Pollutants 0
Land Uses 0

Rainfall Details

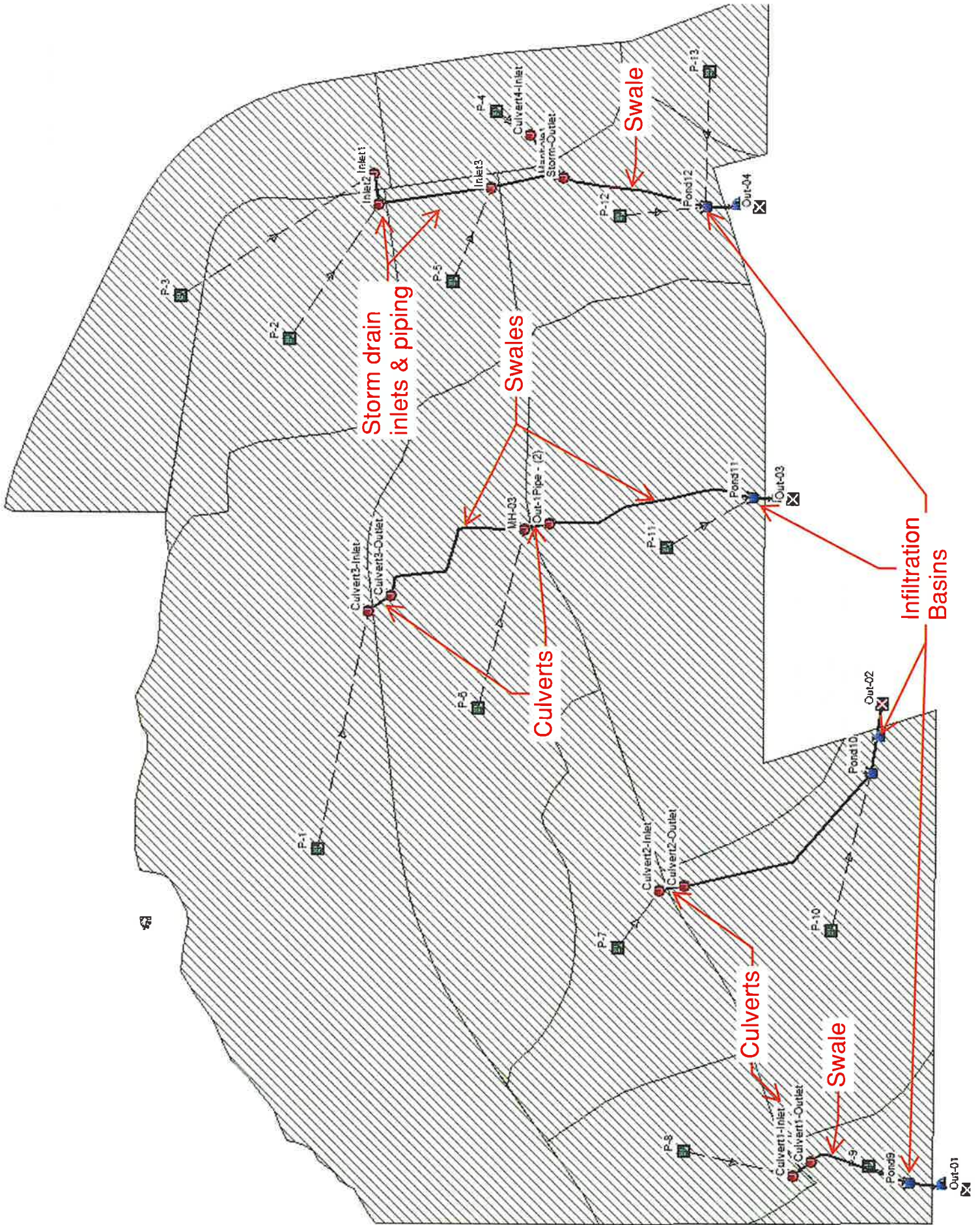
SN	Rain Gage ID	Data Source	Data Source ID	Rainfall Type	Rain Units	State	County	Return Period (years)	Rainfall Depth (inches)	Rainfall Distribution
1	Gage-01	Time Series	100-yr	Cumulative	inches	Montana	Lake	100.00	3.03	SCS Ty

Subbasin Summary

SN Subbasin ID	Area (ac)	Impervious Area (%)	Weighted Curve Number	Average Slope (%)	Equivalent Width (ft)	Impervious Area	Pervious Area	Total Rainfall (in)	Total Infiltration (in)	Total Runoff (in)	Total Runoff Volume (ac-in)	Peak Runoff (cfs)	Time of Concentration (days hh:mm:ss)
1 E-1	1.55	0.00	69.00	16.0000	643.00	0.0150	0.1000	3.03	1.9700	1.02	1.57	1.08	0 00:15:16
2 E-2	14.53	0.00	69.00	14.0000	1850.00	0.0150	0.1000	3.03	1.9840	1.01	14.60	6.54	0 00:32:19
3 E-3	28.80	0.00	69.00	15.0000	3369.00	0.0150	0.1000	3.03	1.9840	1.00	28.92	12.62	0 00:33:18
4 E-4	3.91	0.00	69.00	12.0000	1161.00	0.0150	0.1000	3.03	1.9840	1.01	3.96	2.39	0 00:20:22
5 E-5	5.85	0.00	69.00	11.0000	1281.00	0.0150	0.1000	3.03	1.9840	1.01	5.90	3.20	0 00:25:05
6 E-6	7.00	0.00	69.00	12.0000	1835.00	0.0150	0.1000	3.03	1.9840	1.01	7.08	4.13	0 00:21:56
7 E-7	1.36	0.00	69.00	12.0000	776.00	0.0150	0.1000	3.03	1.9700	1.02	1.38	1.01	0 00:13:45

Node Summary

SN Element ID	Type	Invert Elevation (ft)	Ground/Rim (Max) Elevation (ft)	Initial Water Elevation (ft)	Surcharge Elevation (ft)	Ponded Area (ft²)	Peak Inflow (cfs)	Max HGL Elevation Attained (ft)	Max Depth Attained (ft)	Freeboard Peak Attained (ft)	Min Time of Flooding Occurrence (days hh:mm)	Total Time Flooded Volume (ac-in)
1	Out-01	Outfall	0.00				0.00	0.00				
2	Out-02	Outfall	0.00				0.00	0.00				
3	Out-03	Outfall	0.00				0.00	0.00				
4	Out-04	Outfall	0.00				0.00	0.00				
5	Out-05	Outfall	0.00				0.00	0.00				
6	Out-06	Outfall	0.00				0.00	0.00				
7	Out-07	Outfall	0.00				0.00	0.00				



Project Description

File Name 25-007-PostDevelopment1.SPF

Project Options

Flow Units CFS
Elevation Type Elevation
Hydrology Method EPA SWMM
EPA SWMM Infiltration Method SCS Curve Number
Link Routing Method Hydrodynamic
Enable Overflow Ponding at Nodes YES
Skip Steady State Analysis Time Periods ... YES

Analysis Options

Start Analysis On 00:00:00 0:00:00
End Analysis On 00:00:00 0:00:00
Start Reporting On 00:00:00 0:00:00
Antecedent Dry Days 0 days
Runoff (Dry Weather) Time Step 0 01:00:00 days hh:mm:ss
Runoff (Wet Weather) Time Step 0 00:05:00 days hh:mm:ss
Reporting Time Step 0 00:05:00 days hh:mm:ss
Routing Time Step 30 seconds

Number of Elements

Qty
Rain Gages 1
Subbasins 13
Nodes 24
 Junctions 14
 Outfalls 5
 Flow Diversions 0
 Inlets 0
 Storage Nodes 5
Links 19
 Channels 5
 Pipes 9
 Pumps 0
 Orifices 0
 Weirs 5
 Outlets 0
Pollutants 0
Land Uses 0

Rainfall Details

SN	Rain Gage ID	Data Source	Data Source ID	Rainfall Type	Rain Units	State	County	Return Period (years)	Rainfall Depth (inches)	Rainfall Distribution
1	Gage-01	Time Series	10-yr	Cumulative	inches	Montana	Lake	10.00	2.00	SCS Ty

Subbasin Summary

SN Subbasin ID	Area (ac)	Impervious Area (%)	Weighted Curve Number	Average Slope (%)	Equivalent Width (ft)	Impervious Area	Pervious Area	Total Rainfall (in)	Total Infiltration (in)	Total Runoff (in)	Total Runoff Volume (ac-in)	Peak Runoff (cfs)	Time of Concentration (days hh:mm:ss)
						Manning's Roughness	Manning's Roughness						
1 P-1	14.53	7.00	71.20	17.0000	1698.00	0.0150	0.1000	2.00	1.2490	0.56	8.15	1.42	0 00:36:46
2 P-10	5.76	9.00	71.60	18.0000	941.00	0.0150	0.1000	2.00	1.2170	0.60	3.43	0.71	0 00:29:06
3 P-11	8.92	11.00	72.50	20.0000	1056.00	0.0150	0.1000	2.00	1.1750	0.64	5.71	1.31	0 00:33:39
4 P-12	3.00	9.00	71.80	14.0000	1259.00	0.0150	0.1000	2.00	1.2130	0.60	1.80	0.37	0 00:17:58
5 P-13	1.23	5.00	70.60	13.0000	445.00	0.0150	0.1000	2.00	1.2860	0.52	0.64	0.11	0 00:20:29
6 P-2	4.16	17.00	74.30	14.0000	1142.00	0.0150	0.1000	2.00	1.0740	0.75	3.12	1.09	0 00:21:52
7 P-3	4.79	15.00	73.60	14.0000	1775.00	0.0150	0.1000	2.00	1.1090	0.71	3.42	1.16	0 00:18:43
8 P-4	2.12	17.00	74.30	13.0000	703.00	0.0150	0.1000	2.00	1.0740	0.75	1.59	0.59	0 00:19:52
9 P-5	1.81	36.00	80.20	8.0000	515.00	0.0150	0.1000	2.00	0.7780	1.08	1.94	1.29	0 00:22:01
10 P-6	8.37	23.00	76.30	8.0000	2074.00	0.0150	0.1000	2.00	0.9740	0.86	7.20	2.99	0 00:26:44
11 P-7	3.87	19.00	75.00	9.0000	1456.00	0.0150	0.1000	2.00	1.0390	0.79	3.05	1.24	0 00:20:36
12 P-8	2.40	22.00	75.90	14.0000	728.00	0.0150	0.1000	2.00	0.9920	0.84	2.02	0.94	0 00:19:48
13 P-9	1.30	10.00	72.20	17.0000	372.00	0.0150	0.1000	2.00	1.1930	0.62	0.81	0.18	0 00:20:56

Node Summary

SN	Element ID	Element Type	Invert Elevation	Ground/Rim (Max) Elevation	Initial Water Elevation	Surcharge Elevation	Ponded Area	Peak Inflow	Max HGL Elevation	Max Depth	Freeboard Attained	Min Attained	Time of Peak Flooding Occurrence	Total Flooded Volume	Total Time Flooded
			(ft)	(ft)	(ft)	(ft)	(ft²)	(cfs)	(ft)	(ft)	(ft)	(ft)	(days hh:mm)	(ac-in)	(min)
1	Culvert1-Inlet	Junction	3330.04	3332.40	3330.04	3332.40	10.00	0.94	3330.49	0.00	1.91	0.00	0 00:00	0.00	0.00
2	Culvert1-Outlet	Junction	3329.32	3331.90	3329.32	3331.90	10.00	0.94	3329.40	0.00	2.50	0.00	0 00:00	0.00	0.00
3	Culvert2-Inlet	Junction	3320.44	3322.41	3320.44	3322.41	10.00	1.24	3321.15	0.00	1.26	0.00	0 00:00	0.00	0.00
4	Culvert2-Outlet	Junction	3319.56	3321.65	3319.56	3321.65	10.00	1.23	3319.64	0.00	2.01	0.00	0 00:00	0.00	0.00
5	Culvert3-Inlet	Junction	3312.71	3315.14	3312.71	3315.14	10.00	1.42	3313.29	0.00	1.85	0.00	0 00:00	0.00	0.00
6	Culvert3-Outlet	Junction	3312.23	3314.72	3312.23	3314.72	10.00	1.41	3312.39	0.00	2.33	0.00	0 00:00	0.00	0.00
7	Culvert4-Inlet	Junction	3285.91	3292.36	3285.91	3292.36	10.00	0.59	3286.28	0.00	6.08	0.00	0 00:00	0.00	0.00
8	Inlet1	Junction	3300.66	3302.70	3300.66	3302.70	10.00	1.16	3301.06	0.00	1.64	0.00	0 00:00	0.00	0.00
9	Inlet2	Junction	3299.96	3303.20	3299.96	3303.20	10.00	2.24	3300.34	0.00	2.86	0.00	0 00:00	0.00	0.00
10	Inlet3	Junction	3292.38	3294.50	3292.38	3294.50	10.00	3.37	3292.77	0.00	1.73	0.00	0 00:00	0.00	0.00
11	Manhole1	Junction	3284.95	3290.67	3284.95	3290.67	10.00	3.96	3286.14	0.00	4.53	0.00	0 00:00	0.00	0.00
12	MH-03	Junction	3304.04	3307.00	3304.04	3307.00	10.00	4.28	3305.17	0.00	1.83	0.00	0 00:00	0.00	0.00
13	Out-1Pipe - (2)	Junction	3302.77	3306.21	3302.77	3306.21	10.00	3.73	3302.94	0.00	3.27	0.00	0 00:00	0.00	0.00
14	Storm-Outlet	Junction	3284.35	3289.80	3284.35	3289.80	10.00	3.95	3284.58	0.00	5.22	0.00	0 00:00	0.00	0.00
15	Out-01	Outfall	3310.86					0.00	3310.86						
16	Out-02	Outfall	3251.80					0.24	3251.80						
17	Out-03	Outfall	3256.86					0.77	3256.86						
18	Out-04	Outfall	3273.22					0.89	3273.22						
19	Out-05	Outfall	3269.50					0.03	3269.50						
20	Pond10	Storage Node	3249.61	3252.30	3249.61		10.00	1.76	3251.84					0.00	0.00
21	Pond11	Storage Node	3252.84	3257.36	3252.84		10.00	4.70	3256.94					0.00	0.00
22	Pond12	Storage Node	3269.59	3273.72	3269.59		10.00	4.29	3273.31					0.00	0.00
23	Pond13	Storage Node	3268.26	3270.00	3268.26		10.00	0.11	3269.51					0.00	0.00
24	Pond9	Storage Node	3306.43	3311.36	3306.43		10.00	1.10	3309.15					0.00	0.00

Link Summary

SN ID	Element Type	Element From (Inlet) Node	To (Outlet) Node	Length (ft)	Inlet Invert Elevation (ft)	Outlet Invert Elevation (ft)	Average Slope (%)	Diameter or Height (in)	Manning's Roughness	Peak Flow (cfs)	Design Flow Capacity (cfs)	Peak Flow/Design Flow Ratio	Peak Flow Velocity (ft/sec)	Peak Flow Depth (ft)	Peak Flow Total Depth (ft)
10	Swale1	Channel	Culvert1-Outlet	Pond9	195.46	3329.32	3306.43	11.7100	18.000	0.0240	1.37	39.15	0.03	0.50	0.57
15	Weir-01	Weir	Pond9	Out-01	425.51	3306.43	3310.86	16.4400	18.000	0.0240	0.00				
16	Weir-02	Weir	Pond10	Out-02	336.33	3249.61	3251.80	2.4400	12.000	0.0320	0.24				
17	Weir-03	Weir	Pond11	Out-03	389.81	3252.84	3256.86	12.8100	18.000	0.0240	0.77				
18	Weir-04	Weir	Pond12	Out-04	271.24	3269.59	3273.22	5.4400	12.000	0.0110	0.89				
19	Weir-05	Weir	Pond13	Out-05	211.69	3268.26	3269.50	3.5300	12.000	0.0110	0.03				
7	Pipe3	Pipe	Inlet3	Manhole1	123.57	3292.38	3285.05	5.9300	12.000	0.0110					
8	Pipe5	Pipe	Manhole1	Storm-Outlet	16.25	3284.95	3284.35	3.6900	12.000	0.0110					
9	Pipe4	Pipe	Culvert4-Inlet	Manhole1	85.53	3285.91	3285.05	1.0100	12.000	0.0110					

Junction Input

SN	Element ID	Invert Elevation	Ground/Rim Elevation (Max)	Ground/Rim Offset	Initial Water Elevation	Initial Water Depth	Surcharge Elevation	Surcharge Depth	Ponded Area	Minimum Pipe Cover
		(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft²)	(in)
1	Culvert1-Inlet	3330.04	3332.40	2.36	3330.04	0.00	3332.40	0.00	10.00	0.00
2	Culvert1-Outlet	3329.32	3331.90	2.58	3329.32	0.00	3331.90	0.00	10.00	0.00
3	Culvert2-Inlet	3320.44	3322.41	1.97	3320.44	0.00	3322.41	0.00	10.00	0.00
4	Culvert2-Outlet	3319.56	3321.65	2.09	3319.56	0.00	3321.65	0.00	10.00	0.00
5	Culvert3-Inlet	3312.71	3315.14	2.43	3312.71	0.00	3315.14	0.00	10.00	0.00
6	Culvert3-Outlet	3312.23	3314.72	2.49	3312.23	0.00	3314.72	0.00	10.00	0.00
7	Culvert4-Inlet	3285.91	3292.36	6.45	3285.91	0.00	3292.36	0.00	10.00	0.00
8	Inlet1	3300.66	3302.70	2.04	3300.66	0.00	3302.70	0.00	10.00	0.00
9	Inlet2	3299.96	3303.20	3.24	3299.96	0.00	3303.20	0.00	10.00	0.00
10	Inlet3	3292.38	3294.50	2.12	3292.38	0.00	3294.50	0.00	10.00	0.00
11	Manhole1	3284.95	3290.67	5.72	3284.95	0.00	3290.67	0.00	10.00	0.00
12	MH-03	3304.04	3307.00	2.96	3304.04	0.00	3307.00	0.00	10.00	0.00
13	Out-1Pipe - (2)	3302.77	3306.21	3.44	3302.77	0.00	3306.21	0.00	10.00	0.00
14	Storm-Outlet	3284.35	3289.80	5.45	3284.35	0.00	3289.80	0.00	10.00	0.00

Junction Results

SN Element ID	Peak Inflow (cfs)	Peak Lateral Inflow (cfs)	Max HGL Elevation (ft)	Max HGL Depth (ft)	Max HGL Surcharge Depth (ft)	Max Freeboard (ft)	Min Attained Elevation (ft)	Average HGL Elevation (ft)	Average HGL Depth (ft)	Time of Max HGL Occurrence (days hh:mm)	Time of Peak Flooding Occurrence (days hh:mm)	Total Flooded Volume (ac-in)	Total Time Flooded (min)
1 Culvert1-Inlet	0.94	0.94	3330.49	0.45	0.00	1.91	3330.21	3330.21	0.17	0 10:05	0 00:00	0.00	0.00
2 Culvert1-Outlet	0.94	0.00	3329.40	0.08	0.00	2.50	3329.34	3329.34	0.02	0 10:05	0 00:00	0.00	0.00
3 Culvert2-Inlet	1.24	1.24	3321.15	0.71	0.00	1.26	3320.65	3320.65	0.21	0 10:05	0 00:00	0.00	0.00
4 Culvert2-Outlet	1.23	0.00	3319.64	0.08	0.00	2.01	3319.58	3319.58	0.02	0 10:05	0 00:00	0.00	0.00
5 Culvert3-Inlet	1.42	1.42	3313.29	0.58	0.00	1.85	3313.01	3313.01	0.30	0 10:00	0 00:00	0.00	0.00
6 Culvert3-Outlet	1.41	0.00	3312.39	0.16	0.00	2.33	3312.31	3312.31	0.08	0 10:00	0 00:00	0.00	0.00
7 Culvert4-Inlet	0.59	0.59	3286.28	0.37	0.00	6.08	3286.07	3286.07	0.16	0 10:05	0 00:00	0.00	0.00
8 Inlet1	1.16	1.16	3301.06	0.40	0.00	1.64	3300.80	3300.80	0.14	0 10:05	0 00:00	0.00	0.00
9 Inlet2	2.24	1.09	3300.34	0.38	0.00	2.86	3300.09	3300.09	0.13	0 10:05	0 00:00	0.00	0.00
10 Inlet3	3.37	1.29	3292.77	0.39	0.00	1.73	3292.51	3292.51	0.13	0 10:05	0 00:00	0.00	0.00
11 Manhole1	3.96	0.00	3286.14	1.19	0.00	4.53	3285.21	3285.21	0.26	0 10:05	0 00:00	0.00	0.00
12 MH-03	4.28	2.99	3305.17	1.13	0.00	1.83	3304.44	3304.44	0.40	0 10:06	0 00:00	0.00	0.00
13 Out-1Pipe - (2)	3.73	0.00	3302.94	0.17	0.00	3.27	3302.84	3302.84	0.07	0 10:06	0 00:00	0.00	0.00
14 Storm-Outlet	3.95	0.00	3284.58	0.23	0.00	5.22	3284.42	3284.42	0.07	0 10:05	0 00:00	0.00	0.00

Channel Input

SN Element ID	Length	Inlet		Outlet		Total Drop	Average Shape		Height	Width	Manning's Roughness		Entrance Losses		Exit/Bend Losses		Additional Losses		Initial Flap Flow Gate	
		Invert Elevation	Inlet Invert	Offset	Invert Elevation	Outlet Invert	Drop	Slope												
	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	(%)	(ft)	(ft)										(cfs)
1 Swale1	195.46	3329.32	0.00	3306.43	0.00	22.89	11.7100	Trapezoidal												
2 Swale2	425.51	3319.56	0.00	3249.61	0.00	69.95	16.4400	Trapezoidal												
3 Link-07	336.33	3312.23	0.00	3304.04	0.00	8.19	2.4400	Trapezoidal	1.000	10.000	0.0320	0.5000	0.5000	0.5000	0.0000	0.0000	0.00	No		
4 Swale3	389.81	3302.77	0.00	3252.84	0.00	49.93	12.8100	Trapezoidal												
5 Swale4	271.24	3284.35	0.00	3269.59	0.00	14.76	5.4400	Trapezoidal												

Channel Results

SN Element ID	Peak Flow (cfs)	Time of Peak Flow (days hh:mm)	Design Flow Capacity (cfs)	Peak Flow/Design Flow Ratio	Peak Flow Velocity (ft/sec)	Travel Time (min)	Peak Flow Depth (ft)	Peak Flow Depth/Total Depth Ratio	Total Time Surcharged (min)	Froude Number	Reported Condition
1 Swale1	1.37	0 10:00	39.15	0.03	0.50	11.21	0.57	0.58	0.00	0.13	
2 Swale2											
3 Link-07											
4 Swale3											
5 Swale4											

Pipe Input

SN ID	Element ID	Length (ft)	Inlet		Outlet		Total Drop (ft)	Average Slope (%)	Pipe Diameter or Height (in)	Pipe Width (in)	Manning's Roughness		Entrance Losses		Exit/Bend Losses		Additional Losses		Initial Flap Flow Gate Barrels (cfs)	
			Elevation Offset (ft)	Invert (ft)	Elevation Offset (ft)	Invert (ft)														
1	Culvert3	50.71	3312.71	0.00	3312.23	0.00	0.48	0.9500	CIRCULAR											
2	Culvert4	46.93	3304.04	0.00	3302.77	0.00	1.27	2.7100	CIRCULAR											
3	Culvert2	47.03	3320.44	0.00	3319.56	0.00	0.88	1.8700	CIRCULAR											
4	Culvert1	41.75	3330.04	0.00	3329.32	0.00	0.72	1.7200	CIRCULAR											
5	Pipe1	55.73	3300.66	0.00	3300.06	0.10	0.60	1.0800	CIRCULAR											
6	Pipe2	211.69	3299.96	0.00	3292.48	0.10	7.48	3.5300	CIRCULAR											
7	Pipe3	123.57	3292.38	0.00	3285.05	0.10	7.33	5.9300	CIRCULAR											
8	Pipe5	16.25	3284.95	0.00	3284.35	0.00	0.60	3.6900	CIRCULAR											
9	Pipe4	85.53	3285.91	0.00	3285.05	0.10	0.86	1.0100	CIRCULAR											

Pipe Results

SN Element ID	Peak Time of Flow	Peak Flow Occurrence	Design Flow Capacity	Peak Flow/Design Flow Ratio	Peak Flow Velocity	Travel Time	Peak Flow Depth	Peak Flow Depth/Total Depth Ratio	Total Time Surcharged	Froude Number	Reported Condition
(cfs) (days hh:mm) (cfs) (ft/sec) (min) (ft) (min) (min)											
1 Culvert3											
2 Culvert4											
3 Culvert2											
4 Culvert1											
5 Pipe1											
6 Pipe2											
7 Pipe3											
8 Pipe5											
9 Pipe4											

Storage Nodes

Storage Node : Pond10

Input Data

Invert Elevation (ft) 3249.61
Max (Rim) Elevation (ft) 3252.30
Max (Rim) Offset (ft) 2.69
Initial Water Elevation (ft) 3249.61
Initial Water Depth (ft) 0.00
Ponded Area (ft²) 10.00
Evaporation Loss 0.00

Infiltration/Exfiltration

Exfiltration Rate (in/hr) 4

Storage Area Volume Curves

Storage Curve : Pond10

Stage (ft)	Storage Area (ft ²)	Storage Volume (ft ³)
0	0	0
0.6	558	167.4
1.1	1395	655.65
1.6	2202	1554.9
2.1	3113	2883.65
2.7	4125	5055.05

Storage Node : Pond10 (continued)

Outflow Weirs

SN	Element ID	Weir Type	Flap Gate	Crest Elevation (ft)	Crest Offset (ft)	Length (ft)	Weir Total Height (ft)	Discharge Coefficient
1	Weir-02	Trapezoidal	No	3251.80	2.19	10.00	1.00	3.33

Output Summary Results

Peak Inflow (cfs)	1.76
Peak Lateral Inflow (cfs)	0.71
Peak Outflow (cfs)	0.24
Peak Exfiltration Flow Rate (cfm)	18.54
Max HGL Elevation Attained (ft)	3251.84
Max HGL Depth Attained (ft)	2.23
Average HGL Elevation Attained (ft)	3251.25
Average HGL Depth Attained (ft)	1.64
Time of Max HGL Occurrence (days hh:mm)	0 12:22
Total Exfiltration Volume (1000-ft ³)	21.638
Total Flooded Volume (ac-in)	0
Total Time Flooded (min)	0
Total Retention Time (sec)	0

Storage Node : Pond11

Input Data

Invert Elevation (ft)	3252.84
Max (Rim) Elevation (ft)	3257.36
Max (Rim) Offset (ft)	4.52
Initial Water Elevation (ft)	3252.84
Initial Water Depth (ft)	0.00
Ponded Area (ft²)	10.00
Evaporation Loss	0.00

Infiltration/Exfiltration

Exfiltration Rate (in/hr)	4
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Storage Area Volume Curves
Storage Curve : Pond11

Stage (ft)	Storage Area (ft²)	Storage Volume (ft³)
0	0	0
0.32	54	8.64
1.22	854	417.24
2.12	2976	2140.74
3.02	5990	6175.44
4.02	10462	14401.44

Storage Node : Pond11 (continued)

Outflow Weirs

SN	Element ID	Weir Type	Flap Gate	Crest Elevation (ft)	Crest Offset (ft)	Length (ft)	Weir Total Height (ft)	Discharge Coefficient
1	Weir-03	Trapezoidal	No	3256.86	4.02	10.00	1.00	3.33

Output Summary Results

Peak Inflow (cfs)	4.7
Peak Lateral Inflow (cfs)	1.31
Peak Outflow (cfs)	0.77
Peak Exfiltration Flow Rate (cfm)	60.32
Max HGL Elevation Attained (ft)	3256.94
Max HGL Depth Attained (ft)	4.1
Average HGL Elevation Attained (ft)	3255.98
Average HGL Depth Attained (ft)	3.14
Time of Max HGL Occurrence (days hh:mm)	0 12:45
Total Exfiltration Volume (1000-ft ³)	69.121
Total Flooded Volume (ac-in)	0
Total Time Flooded (min)	0
Total Retention Time (sec)	0

Storage Node : Pond12

Input Data

Invert Elevation (ft)	3269.59
Max (Rim) Elevation (ft)	3273.72
Max (Rim) Offset (ft)	4.13
Initial Water Elevation (ft)	3269.59
Initial Water Depth (ft)	0.00
Ponded Area (ft²)	10.00
Evaporation Loss	0.00

Infiltration/Exfiltration

Exfiltration Rate (in/hr)	4
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Storage Area Volume Curves

Storage Curve : Pond12

Stage	Storage	Storage
(ft)	Area	Volume
	(ft²)	(ft³)
0	0	0
0.85	463	196.78
1.65	1270	889.98
2.45	2650	2457.98
3.25	4000	5117.98
4.15	5780	9518.98

Storage Node : Pond12 (continued)

Outflow Weirs

SN	Element ID	Weir Type	Flap Gate	Crest Elevation (ft)	Crest Offset (ft)	Length (ft)	Weir Total Height (ft)	Discharge Coefficient
1	Weir-04	Trapezoidal	No	3273.22	3.63	10.00	1.00	3.33

Output Summary Results

Peak Inflow (cfs)	4.29
Peak Lateral Inflow (cfs)	0.37
Peak Outflow (cfs)	0.89
Peak Exfiltration Flow Rate (cfm)	27.53
Max HGL Elevation Attained (ft)	3273.31
Max HGL Depth Attained (ft)	3.72
Average HGL Elevation Attained (ft)	3272.47
Average HGL Depth Attained (ft)	2.88
Time of Max HGL Occurrence (days hh:mm)	0 11:04
Total Exfiltration Volume (1000-ft ³)	34.324
Total Flooded Volume (ac-in)	0
Total Time Flooded (min)	0
Total Retention Time (sec)	0

Storage Node : Pond13

Input Data

Invert Elevation (ft)	3268.26
Max (Rim) Elevation (ft)	3270.00
Max (Rim) Offset (ft)	1.74
Initial Water Elevation (ft)	3268.26
Initial Water Depth (ft)	0.00
Ponded Area (ft²)	10.00
Evaporation Loss	0.00

Infiltration/Exfiltration

Exfiltration Rate (in/hr)	4
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Storage Area Volume Curves

Storage Curve : Pond13

Stage	Storage Area	Storage Volume
(ft)	(ft²)	(ft³)
0	0	0
0.25	57	7.13
0.55	155	38.93
1	343	150.98
1.25	526	259.61
1.65	822	529.21

Storage Node : Pond13 (continued)

Outflow Weirs

SN	Element ID	Weir Type	Flap Gate	Crest Elevation (ft)	Crest Offset (ft)	Length (ft)	Weir Total Height (ft)	Discharge Coefficient
1	Weir-05	Trapezoidal	No	3269.50	1.24	10.00	1.00	3.33

Output Summary Results

Peak Inflow (cfs)	0.11
Peak Lateral Inflow (cfs)	0.11
Peak Outflow (cfs)	0.03
Peak Exfiltration Flow Rate (cfm)	2.94
Max HGL Elevation Attained (ft)	3269.51
Max HGL Depth Attained (ft)	1.25
Average HGL Elevation Attained (ft)	3269.12
Average HGL Depth Attained (ft)	0.86
Time of Max HGL Occurrence (days hh:mm)	0 11:04
Total Exfiltration Volume (1000-ft ³)	2.187
Total Flooded Volume (ac-in)	0
Total Time Flooded (min)	0
Total Retention Time (sec)	0

Storage Node : Pond9

Input Data

Invert Elevation (ft)	3306.43
Max (Rim) Elevation (ft)	3311.36
Max (Rim) Offset (ft)	4.93
Initial Water Elevation (ft)	3306.43
Initial Water Depth (ft)	0.00
Ponded Area (ft²)	10.00
Evaporation Loss	0.00

Infiltration/Exfiltration

Exfiltration Rate (in/hr)	4
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Storage Area Volume Curves

Storage Curve : Pond9

Stage	Storage	Storage
(ft)	Area	Volume
	(ft²)	(ft³)
0	0	0
1	190	95
2	913	646.5
2.9	1810	1871.85
3.9	3122	4337.85
4.9	4326	8061.85

Storage Node : Pond9 (continued)

Outflow Weirs

SN	Element ID	Weir Type	Flap Gate	Crest Elevation (ft)	Crest Offset (ft)	Length (ft)	Weir Total Height (ft)	Discharge Coefficient
1	Weir-01	Trapezoidal	No	3310.86	4.43	10.00	1.00	3.33

Output Summary Results

Peak Inflow (cfs)	1.1
Peak Lateral Inflow (cfs)	0.18
Peak Outflow (cfs)	0
Peak Exfiltration Flow Rate (cfm)	9.12
Max HGL Elevation Attained (ft)	3309.15
Max HGL Depth Attained (ft)	2.72
Average HGL Elevation Attained (ft)	3308.48
Average HGL Depth Attained (ft)	2.05
Time of Max HGL Occurrence (days hh:mm)	0 14:18
Total Exfiltration Volume (1000-ft ³)	10.256
Total Flooded Volume (ac-in)	0
Total Time Flooded (min)	0
Total Retention Time (sec)	0

Project Description

File Name 25-007-PostDevelopment1.SPF

Project Options

Flow Units CFS
Elevation Type Elevation
Hydrology Method EPA SWMM
EPA SWMM Infiltration Method SCS Curve Number
Link Routing Method Hydrodynamic
Enable Overflow Ponding at Nodes YES
Skip Steady State Analysis Time Periods ... YES

Analysis Options

Start Analysis On 00:00:00 0:00:00
End Analysis On 00:00:00 0:00:00
Start Reporting On 00:00:00 0:00:00
Antecedent Dry Days 0 days
Runoff (Dry Weather) Time Step 0 01:00:00 days hh:mm:ss
Runoff (Wet Weather) Time Step 0 00:05:00 days hh:mm:ss
Reporting Time Step 0 00:05:00 days hh:mm:ss
Routing Time Step 30 seconds

Number of Elements

Qty
Rain Gages 1
Subbasins 13
Nodes 24
 Junctions 14
 Outfalls 5
 Flow Diversions 0
 Inlets 0
 Storage Nodes 5
Links 19
 Channels 5
 Pipes 9
 Pumps 0
 Orifices 0
 Weirs 5
 Outlets 0
Pollutants 0
Land Uses 0

Rainfall Details

SN	Rain Gage ID	Data Source	Data Source ID	Rainfall Type	Rain Units	State	County	Return Period (years)	Rainfall Depth (inches)	Rainfall Distribution
1	Gage-01	Time Series	100-yr	Cumulative	inches	Montana	Lake	100.00	3.03	SCS Ty

Subbasin Summary

SN	Subbasin ID	Area	Impervious Area	Weighted Curve Number	Average Slope	Equivalent Width	Impervious Area	Pervious Area	Total Rainfall Infiltration	Total Runoff	Total Runoff Volume	Peak Runoff	Time of Concentration
		(ac)	(%)	(%)	(%)	(ft)			(in)	(in)	(ac-in)	(cfs)	(days h:mm:ss)
1	P-1	14.53	7.00	71.20	17.0000	1698.00	0.0150	0.1000	3.03	1.6160	1.23	17.81	8.93
2	P-10	5.76	9.00	71.60	18.0000	941.00	0.0150	0.1000	3.03	1.5710	1.27	7.34	4.25
3	P-11	8.92	11.00	72.50	20.0000	1056.00	0.0150	0.1000	3.03	1.5100	1.34	11.92	6.55
4	P-12	3.00	9.00	71.80	14.0000	1259.00	0.0150	0.1000	3.03	1.5640	1.28	3.85	2.86
5	P-13	1.23	5.00	70.60	13.0000	445.00	0.0150	0.1000	3.03	1.6690	1.17	1.44	0.98
6	P-2	4.16	17.00	74.30	14.0000	1142.00	0.0150	0.1000	3.03	1.3650	1.49	6.21	4.47
7	P-3	4.79	15.00	73.60	14.0000	1775.00	0.0150	0.1000	3.03	1.4160	1.44	6.89	5.19
8	P-4	2.12	17.00	74.30	13.0000	703.00	0.0150	0.1000	3.03	1.3650	1.49	3.16	2.34
9	P-5	1.81	36.00	80.20	8.0000	515.00	0.0150	0.1000	3.03	0.9410	1.94	3.51	2.58
10	P-6	8.37	23.00	76.30	8.0000	2074.00	0.0150	0.1000	3.03	1.2200	1.64	13.76	9.54
11	P-7	3.87	19.00	75.00	9.0000	1456.00	0.0150	0.1000	3.03	1.3140	1.54	5.98	4.43
12	P-8	2.40	22.00	75.90	14.0000	728.00	0.0150	0.1000	3.03	1.2460	1.62	3.88	2.90
13	P-9	1.30	10.00	72.20	17.0000	372.00	0.0150	0.1000	3.03	1.5350	1.31	1.70	1.20
													0 00:17:44

Node Summary

SN Element ID	Element Type	Invert Elevation	Ground/Rim (Max) Elevation	Initial Water Elevation	Surcharge Elevation	Ponded Area	Peak Inflow	Max HGL Elevation	Max Depth	Min Attained	Time of Peak Flooding Occurrence	Total Flooded Volume	Total Time Flooded
		(ft)	(ft)	(ft)	(ft)	(ft²)	(cfs)	(ft)	(ft)	(ft)	(days h:mm)	(ac-in)	(min)
1 Culvert1-Inlet	Junction	3330.04	3332.40	3330.04	3332.40	10.00	2.90	3330.94	0.00	1.46	0 00:00	0.00	0.00
2 Culvert1-Outlet	Junction	3329.32	3331.90	3329.32	3331.90	10.00	2.89	3329.48	0.00	2.42	0 00:00	0.00	0.00
3 Culvert2-Inlet	Junction	3320.44	3322.41	3320.44	3322.41	10.00	4.43	3325.74	3.33	0.00	0 10:00	0.03	15.00
4 Culvert2-Outlet	Junction	3319.56	3321.65	3319.56	3321.65	10.00	4.28	3319.73	0.00	1.92	0 00:00	0.00	0.00
5 Culvert3-Inlet	Junction	3317.71	3315.14	3312.71	3315.14	10.00	8.93	3315.45	0.31	0.00	0 10:00	0.00	7.00
6 Culvert3-Outlet	Junction	3312.23	3314.72	3312.23	3314.72	10.00	8.90	3312.68	0.00	2.04	0 00:00	0.00	0.00
7 Culvert4-Inlet	Junction	3285.91	3292.36	3285.91	3292.36	10.00	2.34	3292.67	0.31	0.00	0 10:02	0.00	6.00
8 Inlet1	Junction	3300.66	3302.70	3300.66	3302.70	10.00	5.18	3311.56	8.86	0.00	0 09:56	0.06	16.00
9 Inlet2	Junction	3299.96	3303.20	3299.96	3303.20	10.00	9.01	3310.56	7.36	0.00	0 10:00	0.13	15.00
10 Inlet3	Junction	3292.38	3294.50	3292.38	3294.50	10.00	10.17	3301.59	7.09	0.00	0 09:56	0.16	19.00
11 Manhole1	Junction	3284.95	3290.67	3284.95	3290.67	10.00	11.74	3292.41	1.74	0.00	0 10:00	0.03	15.00
12 MH-03	Junction	3304.04	3307.00	3304.04	3307.00	10.00	17.62	3309.34	2.34	0.00	0 10:00	1.01	35.00
13 Out-1Pipe - (2)	Junction	3302.77	3306.21	3302.77	3306.21	10.00	12.63	3303.12	0.00	3.09	0 00:00	0.00	0.00
14 Storm-Outlet	Junction	3284.35	3289.80	3284.35	3289.80	10.00	11.70	3284.77	0.00	5.03	0 00:00	0.00	0.00
15 Out-01	Outfall	3310.86					0.00	3310.86					
16 Out-02	Outfall	3251.80					5.47	3251.80					
17 Out-03	Outfall	3256.86					12.47	3256.86					
18 Out-04	Outfall	3273.22					12.43	3273.22					
19 Out-05	Outfall	3269.50					0.90	3269.50					
20 Pond10	Storage Node	3249.61	3252.30	3249.61		10.00	8.48	3252.10				0.00	0.00
21 Pond11	Storage Node	3252.84	3257.36	3252.84		10.00	18.46	3257.37				0.00	2.00
22 Pond12	Storage Node	3269.59	3273.72	3269.59		10.00	14.10	3273.73				0.00	1.00
23 Pond13	Storage Node	3268.26	3270.00	3268.26		10.00	0.98	3269.59				0.00	0.00
24 Pond9	Storage Node	3306.43	3311.36	3306.43		10.00	4.05	3310.44				0.00	0.00

Link Summary

SN ID	Element Type	From (Inlet) Node	To (Outlet) Node	Length (ft)	Inlet Invert Elevation (ft)	Outlet Invert Elevation (ft)	Average Slope (%)	Diameter or Height (in)	Manning's Roughness	Peak Flow (cfs)	Design Flow Capacity (cfs)	Peak Flow/ Design Flow Ratio	Peak Flow Velocity (ft/sec)	Peak Flow Depth (ft)
1	Culvert1	Pipe	Culvert1-Inlet	41.75	3330.04	3329.32	1.7200	18.000	0.0240	2.89	7.47	0.39	5.61	0.53
2	Culvert2	Pipe	Culvert2-Inlet	47.03	3320.44	3319.56	1.8700	12.000	0.0240	4.28	2.64	1.62	8.93	0.58
3	Culvert3	Pipe	Culvert3-Inlet	50.71	3312.71	3312.23	0.9500	18.000	0.0240	8.90	5.54	1.61	7.30	0.98
4	Culvert4	Pipe	MH-03	46.93	3304.04	3302.77	2.7100	18.000	0.0240	12.63	9.36	1.35	11.05	0.92
5	Pipe1	Pipe	Inlet1	55.73	3300.66	3300.06	1.0800	12.000	0.0110	4.77	4.37	1.09	6.07	1.00
6	Pipe2	Pipe	Inlet2	211.69	3299.96	3292.48	3.5300	12.000	0.0110	7.90	7.91	1.00	10.06	1.00
7	Pipe3	Pipe	Inlet3	123.57	3292.38	3285.05	5.9300	12.000	0.0110	9.84	10.26	0.96	12.53	1.00
8	Pipe4	Pipe	Culvert4-Inlet	85.53	3285.91	3285.05	1.0100	12.000	0.0110	2.34	4.22	0.56	2.98	1.00
9	Pipe5	Pipe	Manhole1	16.25	3284.95	3284.35	3.6900	12.000	0.0110	11.70	8.09	1.45	19.56	0.71
10	Link-07	Channel	Culvert3-Outlet	336.33	3312.23	3304.04	2.4400	12.000	0.0320	8.86	39.15	0.23	1.97	0.73
11	Swale1	Channel	MH-03	195.46	3329.32	3306.43	11.7100	18.000	0.0320	2.86	195.18	0.01	0.54	0.83
12	Swale2	Channel	Pond9	425.51	3319.56	3249.61	16.4400	12.000	0.0320	4.25	101.72	0.04	1.26	0.58
13	Swale3	Channel	Culvert2-Outlet	389.81	3302.77	3252.84	12.8100	12.000	0.0320	12.63	89.79	0.14	3.11	0.67
14	Swale4	Channel	Out-1Pipe - (2)	271.24	3284.35	3269.59	5.4400	12.000	0.0320	11.70	58.52	0.20	2.68	0.71
15	Weir-01	Weir	Storm-Outlet											
16	Weir-02	Weir	Pond9		3306.43	3310.86				0.00				
17	Weir-03	Weir	Pond10		3249.61	3251.80				5.47				
18	Weir-04	Weir	Pond11		3252.84	3256.86				12.47				
19	Weir-05	Weir	Pond12		3269.59	3273.22				12.43				
20	Weir-06	Weir	Out-03		3268.26	3269.50				0.90				

Junction Input

SN Element ID	Invert Elevation (ft)	Ground/Rim (Max) Elevation (ft)	Ground/Rim (Max) Offset (ft)	Initial Water Elevation (ft)	Initial Water Depth (ft)	Surcharge Elevation (ft)	Surcharge Depth (ft)	Ponded Area (ft²)	Minimum Pipe Cover (in)
1 Culvert1-Inlet	3330.04	3332.40	2.36	3330.04	0.00	3332.40	0.00	10.00	0.00
2 Culvert1-Outlet	3329.32	3331.90	2.58	3329.32	0.00	3331.90	0.00	10.00	0.00
3 Culvert2-Inlet	3320.44	3322.41	1.97	3320.44	0.00	3322.41	0.00	10.00	0.00
4 Culvert2-Outlet	3319.56	3321.65	2.09	3319.56	0.00	3321.65	0.00	10.00	0.00
5 Culvert3-Inlet	3312.71	3315.14	2.43	3312.71	0.00	3315.14	0.00	10.00	0.00
6 Culvert3-Outlet	3312.23	3314.72	2.49	3312.23	0.00	3314.72	0.00	10.00	0.00
7 Culvert4-Inlet	3285.91	3292.36	6.45	3285.91	0.00	3292.36	0.00	10.00	0.00
8 Inlet1	3300.66	3302.70	2.04	3300.66	0.00	3302.70	0.00	10.00	0.00
9 Inlet2	3299.96	3303.20	3.24	3299.96	0.00	3303.20	0.00	10.00	0.00
10 Inlet3	3292.38	3294.50	2.12	3292.38	0.00	3294.50	0.00	10.00	0.00
11 Manhole1	3284.95	3290.67	5.72	3284.95	0.00	3290.67	0.00	10.00	0.00
12 MH-03	3304.04	3307.00	2.96	3304.04	0.00	3307.00	0.00	10.00	0.00
13 Out-1Pipe - (2)	3302.77	3306.21	3.44	3302.77	0.00	3306.21	0.00	10.00	0.00
14 Storm-Outlet	3284.35	3289.80	5.45	3284.35	0.00	3289.80	0.00	10.00	0.00

Junction Results

SN Element ID	Peak Inflow (cfs)	Peak Lateral Inflow (cfs)	Max HGL Elevation	Max HGL Depth	Max Surchage Depth	Max Freeboard	Min Average HGL Elevation	Average HGL Depth	Time of Max HGL Occurrence	Time of Peak Flooding Occurrence	Total Flooded Volume (ac-in)	Total Time Flooded (min)
1 Culvert1-Inlet	2.90	2.90	3330.94	0.90	0.00	1.46	3330.28	0.24	0 10:00	0 00:00	0.00	0.00
2 Culvert1-Outlet	2.89	0.00	3329.48	0.16	0.00	2.42	3329.36	0.04	0 10:00	0 00:00	0.00	0.00
3 Culvert2-Inlet	4.43	4.43	3325.74	5.30	3.33	0.00	3320.85	0.41	0 10:01	0 10:00	0.03	15.00
4 Culvert2-Outlet	4.28	0.00	3319.73	0.17	0.00	1.92	3319.60	0.04	0 10:01	0 00:00	0.00	0.00
5 Culvert3-Inlet	8.93	8.93	3315.45	2.74	0.31	0.00	3313.22	0.51	0 10:05	0 10:00	0.00	7.00
6 Culvert3-Outlet	8.90	0.00	3312.68	0.45	0.00	2.04	3312.35	0.12	0 10:05	0 00:00	0.00	0.00
7 Culvert4-Inlet	2.34	2.34	3292.67	6.76	0.31	0.00	3286.40	0.49	0 10:05	0 10:02	0.00	6.00
8 Inlet1	5.18	5.18	3311.56	10.90	8.86	0.00	3301.16	0.50	0 10:05	0 09:56	0.06	16.00
9 Inlet2	9.01	4.47	3310.56	10.60	7.36	0.00	3300.45	0.49	0 10:05	0 10:00	0.13	15.00
10 Inlet3	10.17	2.58	3301.59	9.21	7.09	0.00	3292.87	0.49	0 10:05	0 09:56	0.16	19.00
11 Manhole1	11.74	0.00	3292.41	7.46	1.74	0.00	3285.63	0.68	0 10:05	0 10:00	0.03	15.00
12 MH-03	17.62	9.54	3309.34	5.30	2.34	0.00	3304.86	0.82	0 10:09	0 10:00	1.01	35.00
13 Out-1Pipe - (2)	12.63	0.00	3303.12	0.35	0.00	3.09	3302.88	0.11	0 10:09	0 00:00	0.00	0.00
14 Storm-Outlet	11.70	0.00	3284.77	0.42	0.00	5.03	3284.45	0.10	0 10:06	0 00:00	0.00	0.00

Channel Input

SN Element ID	Length	Inlet Invert Elevation	Inlet Invert Offset	Outlet Invert Elevation	Outlet Invert Offset	Total Drop	Average Shape Slope	Height	Width	Manning's Roughness	Entrance Losses	Exit/Bend Losses	Additional Losses	Initial Flap Flow Gate
	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	(%)	(ft)	(ft)					(cfs)
1 Link-07	336.33	3312.23	0.00	3304.04	0.00	8.19	2.4400 Trapezoidal	1.000	10.000	0.0320	0.5000	0.5000	0.0000	0.00 No
2 Swale1	195.46	3329.32	0.00	3306.43	0.00	22.89	11.7100 Trapezoidal	1.500	13.000	0.0320	0.5000	0.5000	0.0000	0.00 No
3 Swale2	425.51	3319.56	0.00	3249.61	0.00	69.95	16.4400 Trapezoidal	1.000	10.000	0.0320	0.5000	0.5000	0.0000	0.00 No
4 Swale3	389.81	3302.77	0.00	3252.84	0.00	49.93	12.8100 Trapezoidal	1.000	10.000	0.0320	0.5000	0.5000	0.0000	0.00 No
5 Swale4	271.24	3284.35	0.00	3269.59	0.00	14.76	5.4400 Trapezoidal	1.000	10.000	0.0320	0.5000	0.5000	0.0000	0.00 No

Channel Results

SN Element ID	Peak Flow (cfs)	Time of Peak Flow Occurrence (days hh:mm)	Design Flow Capacity (cfs)	Peak Flow/ Design Flow Ratio	Peak Flow Velocity (ft/sec)	Travel Time (min)	Peak Flow Depth (ft)	Peak Flow Depth/ Total Depth Ratio	Total Time Surcharged (min)	Froude Number	Reported Condition
1 Link-07	8.86	0 10:05	39.15	0.23	1.97	2.85	0.73	0.73	0.00	0.16	
2 Swale1	2.86	0 10:00	195.18	0.01	0.54	6.03	0.83	0.55	0.00	0.01	
3 Swale2	4.25	0 10:01	101.72	0.04	1.26	5.63	0.58	0.59	0.00	0.04	
4 Swale3	12.63	0 10:09	89.79	0.14	3.11	2.09	0.67	0.67	0.00	0.16	
5 Swale4	11.70	0 10:06	58.52	0.20	2.68	1.69	0.71	0.71	0.00	0.11	

Pipe Input

SN Element ID	Length (ft)	Inlet		Outlet		Total Drop (ft)	Average Pipe Slope (%)	Pipe Diameter or Height (in)		Manning's Roughness	Entrance Losses		Exit/Bend Losses	Additional Losses	Initial Flow Gate	No. of Barrels	
		Elevation (ft)	Invert (ft)	Elevation (ft)	Invert (ft)			Pipe Diameter (in)	Pipe Height (in)		Losses	Losses					
1 Culvert1	41.75	3330.04	0.00	3329.32	0.00	0.72	1.7200	CIRCULAR	18.000	0.0240	0.5000	0.5000	0.0000	0.0000	0.00	No	1
2 Culvert2	47.03	3320.44	0.00	3319.56	0.00	0.88	1.8700	CIRCULAR	12.000	0.0240	0.5000	0.5000	0.0000	0.0000	0.00	No	1
3 Culvert3	50.71	3312.71	0.00	3312.23	0.00	0.48	0.9500	CIRCULAR	18.000	0.0240	0.5000	0.5000	0.0000	0.0000	0.00	No	1
4 Culvert4	46.93	3304.04	0.00	3302.77	0.00	1.27	2.7100	CIRCULAR	18.000	0.0240	0.5000	0.5000	0.0000	0.0000	0.00	No	1
5 Pipe1	55.73	3300.66	0.00	3300.06	0.10	0.60	1.0800	CIRCULAR	12.000	0.0110	0.5000	0.5000	0.0000	0.0000	0.00	No	1
6 Pipe2	211.69	3299.96	0.00	3292.48	0.10	7.48	3.5300	CIRCULAR	12.000	0.0110	0.5000	0.5000	0.0000	0.0000	0.00	No	1
7 Pipe3	123.57	3292.38	0.00	3285.05	0.10	7.33	5.9300	CIRCULAR	12.000	0.0110	0.5000	0.5000	0.0000	0.0000	0.00	No	1
8 Pipe4	85.53	3285.91	0.00	3285.05	0.10	0.86	1.0100	CIRCULAR	12.000	0.0110	0.5000	0.5000	0.0000	0.0000	0.00	No	1
9 Pipe5	16.25	3284.95	0.00	3284.35	0.00	0.60	3.6900	CIRCULAR	12.000	0.0110	0.5000	0.5000	0.0000	0.0000	0.00	No	1

Pipe Results

SN Element ID	Peak Flow (cfs)	Time of Peak Flow Occurrence (days h:mm)	Design Flow Capacity (cfs)	Peak Flow/Design Flow Ratio	Peak Flow Velocity (ft/sec)	Travel Time (min)	Peak Flow Depth (ft)	Peak Flow Depth/Total Depth Ratio	Total Time Surcharged (min)	Froude Number	Reported Condition
1 Culvert1	2.89	0 10:00	7.47	0.39	5.61	0.12	0.53	0.35	0.00	1.19	Calculated
2 Culvert2	4.28	0 10:01	2.64	1.62	8.93	0.09	0.58	0.59	0.00	1.59	> CAPACITY
3 Culvert3	8.90	0 10:05	5.54	1.61	7.30	0.12	0.98	0.65	0.00	1.26	> CAPACITY
4 Culvert4	12.63	0 10:09	9.36	1.35	11.05	0.07	0.92	0.62	0.00	1.65	> CAPACITY
5 Pipe1	4.77	0 10:12	4.37	1.09	6.07	0.15	1.00	1.00	16.00	1.28	SURCHARGED
6 Pipe2	7.90	0 10:04	7.91	1.00	10.06	0.35	1.00	1.00	16.00	2.41	SURCHARGED
7 Pipe3	9.84	0 10:06	10.26	0.96	12.53	0.16	1.00	1.00	20.00	2.22	SURCHARGED
8 Pipe4	2.34	0 10:00	4.22	0.56	2.98	0.48	1.00	1.00	24.00	0.40	SURCHARGED
9 Pipe5	11.70	0 10:05	8.09	1.45	19.56	0.01	0.71	0.71	0.00	2.72	> CAPACITY

Storage Nodes

Storage Node : Pond10

Input Data

Invert Elevation (ft) 3249.61
Max (Rim) Elevation (ft) 3252.30
Max (Rim) Offset (ft) 2.69
Initial Water Elevation (ft) 3249.61
Initial Water Depth (ft) 0.00
Ponded Area (ft²) 10.00
Evaporation Loss 0.00

Infiltration/Exfiltration

Exfiltration Rate (in/hr) 4

Storage Area Volume Curves

Storage Curve : Pond10

Stage (ft)	Storage Area (ft ²)	Storage Volume (ft ³)
0	0	0
0.6	558	167.4
1.1	1395	655.65
1.6	2202	1554.9
2.1	3113	2883.65
2.7	4125	5055.05

Storage Node : Pond10 (continued)

Outflow Weirs

SN	Element ID	Weir Type	Flap Gate	Crest Elevation (ft)	Crest Offset (ft)	Length (ft)	Weir Total Height (ft)	Discharge Coefficient
1	Weir-02	Trapezoidal	No	3251.80	2.19	10.00	1.00	3.33

Output Summary Results

Peak Inflow (cfs)	8.48
Peak Lateral Inflow (cfs)	4.25
Peak Outflow (cfs)	5.47
Peak Exfiltration Flow Rate (cfm)	20.98
Max HGL Elevation Attained (ft)	3252.1
Max HGL Depth Attained (ft)	2.49
Average HGL Elevation Attained (ft)	3251.49
Average HGL Depth Attained (ft)	1.88
Time of Max HGL Occurrence (days hh:mm)	0 10:09
Total Exfiltration Volume (1000-ft ³)	24.647
Total Flooded Volume (ac-in)	0
Total Time Flooded (min)	0
Total Retention Time (sec)	0

Storage Node : Pond11

Input Data

Invert Elevation (ft)	3252.84
Max (Rim) Elevation (ft)	3257.36
Max (Rim) Offset (ft)	4.52
Initial Water Elevation (ft)	3252.84
Initial Water Depth (ft)	0.00
Ponded Area (ft²)	10.00
Evaporation Loss	0.00

Infiltration/Exfiltration

Exfiltration Rate (in/hr)	4
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Storage Area Volume Curves
Storage Curve : Pond11

Stage (ft)	Storage Area (ft²)	Storage Volume (ft³)
0	0	0
0.32	54	8.64
1.22	854	417.24
2.12	2976	2140.74
3.02	5990	6175.44
4.02	10462	14401.44

Storage Node : Pond11 (continued)

Outflow Weirs

SN	Element ID	Weir Type	Flap Gate	Crest Elevation (ft)	Crest Offset (ft)	Length (ft)	Weir Total Height (ft)	Discharge Coefficient
1	Weir-03	Trapezoidal	No	3256.86	4.02	10.00	1.00	3.33

Output Summary Results

Peak Inflow (cfs)	18.46
Peak Lateral Inflow (cfs)	6.55
Peak Outflow (cfs)	12.47
Peak Exfiltration Flow Rate (cfm)	70.93
Max HGL Elevation Attained (ft)	3257.37
Max HGL Depth Attained (ft)	4.53
Average HGL Elevation Attained (ft)	3256.38
Average HGL Depth Attained (ft)	3.54
Time of Max HGL Occurrence (days hh:mm)	0 10:23
Total Exfiltration Volume (1000-ft ³)	79.387
Total Flooded Volume (ac-in)	0
Total Time Flooded (min)	2
Total Retention Time (sec)	0

Storage Node : Pond12

Input Data

Invert Elevation (ft)	3269.59
Max (Rim) Elevation (ft)	3273.72
Max (Rim) Offset (ft)	4.13
Initial Water Elevation (ft)	3269.59
Initial Water Depth (ft)	0.00
Ponded Area (ft²)	10.00
Evaporation Loss	0.00

Infiltration/Exfiltration

Exfiltration Rate (in/hr)	4
---------------------------------	---

Storage Area Volume Curves
Storage Curve : Pond12

Stage	Storage Area	Storage Volume
(ft)	(ft²)	(ft³)
0	0	0
0.85	463	196.78
1.65	1270	889.98
2.45	2650	2457.98
3.25	4000	5117.98
4.15	5780	9518.98

Storage Node : Pond12 (continued)

Outflow Weirs

SN	Element	Weir	Flap	Crest	Crest	Length	Weir Total	Discharge
ID		Type	Gate	Elevation	Offset		Height	Coefficient
				(ft)	(ft)	(ft)	(ft)	
1	Weir-04	Trapezoidal	No	3273.22	3.63	10.00	1.00	3.33

Output Summary Results

Peak Inflow (cfs)	14.1
Peak Lateral Inflow (cfs)	2.86
Peak Outflow (cfs)	12.43
Peak Exfiltration Flow Rate (cfm)	32.14
Max HGL Elevation Attained (ft)	3273.73
Max HGL Depth Attained (ft)	4.14
Average HGL Elevation Attained (ft)	3272.78
Average HGL Depth Attained (ft)	3.19
Time of Max HGL Occurrence (days hh:mm)	0 10:08
Total Exfiltration Volume (1000-ft ³)	37.547
Total Flooded Volume (ac-in)	0
Total Time Flooded (min)	1
Total Retention Time (sec)	0

Storage Node : Pond13

Input Data

Invert Elevation (ft)	3268.26
Max (Rim) Elevation (ft)	3270.00
Max (Rim) Offset (ft)	1.74
Initial Water Elevation (ft)	3268.26
Initial Water Depth (ft)	0.00
Ponded Area (ft²)	10.00
Evaporation Loss	0.00

Infiltration/Exfiltration

Exfiltration Rate (in/hr)	4
---------------------------	---

Storage Area Volume Curves

Storage Curve : Pond13

Stage	Storage Area	Storage Volume
(ft)	(ft²)	(ft³)
0	0	0
0.25	57	7.13
0.55	155	38.93
1	343	150.98
1.25	526	259.61
1.65	822	529.21

Storage Node : Pond13 (continued)

Outflow Weirs

SN	Element ID	Weir Type	Flap Gate	Crest Elevation (ft)	Crest Offset (ft)	Length (ft)	Weir Total Height (ft)	Discharge Coefficient
1	Weir-05	Trapezoidal	No	3269.50	1.24	10.00	1.00	3.33

Output Summary Results

Peak Inflow (cfs)	0.98
Peak Lateral Inflow (cfs)	0.98
Peak Outflow (cfs)	0.9
Peak Exfiltration Flow Rate (cfm)	3.27
Max HGL Elevation Attained (ft)	3269.59
Max HGL Depth Attained (ft)	1.33
Average HGL Elevation Attained (ft)	3269.28
Average HGL Depth Attained (ft)	1.02
Time of Max HGL Occurrence (days hh:mm)	0 10:01
Total Exfiltration Volume (1000-ft³)	2.909
Total Flooded Volume (ac-in)	0
Total Time Flooded (min)	0
Total Retention Time (sec)	0

Storage Node : Pond9

Input Data

Invert Elevation (ft)	3306.43
Max (Rim) Elevation (ft)	3311.36
Max (Rim) Offset (ft)	4.93
Initial Water Elevation (ft)	3306.43
Initial Water Depth (ft)	0.00
Ponded Area (ft²)	10.00
Evaporation Loss	0.00

Infiltration/Exfiltration

Exfiltration Rate (In/hr)	4
---------------------------	---

Storage Area Volume Curves

Storage Curve : Pond9

Stage	Storage Area	Storage Volume
(ft)	(ft²)	(ft³)
0	0	0
1	190	95
2	913	646.5
2.9	1810	1871.85
3.9	3122	4337.85
4.9	4326	8061.85

Storage Node : Pond9 (continued)

Outflow Weirs

SN	Element ID	Weir Type	Flap Gate	Crest Elevation (ft)	Crest Offset (ft)	Length (ft)	Weir Total Height (ft)	Discharge Coefficient
1	Weir-01	Trapezoidal	No	3310.86	4.43	10.00	1.00	3.33

Output Summary Results

Peak Inflow (cfs)	4.05
Peak Lateral Inflow (cfs)	1.2
Peak Outflow (cfs)	0
Peak Exfiltration Flow Rate (cfm)	18.23
Max HGL Elevation Attained (ft)	3310.44
Max HGL Depth Attained (ft)	4.01
Average HGL Elevation Attained (ft)	3309.55
Average HGL Depth Attained (ft)	3.12
Time of Max HGL Occurrence (days hh:mm)	0 13:44
Total Exfiltration Volume (1000-ft ³)	20.226
Total Flooded Volume (ac-in)	0
Total Time Flooded (min)	0
Total Retention Time (sec)	0

SECTION 13:
DESIGN REPORT –
WATER MAIN EXTENSIONS;
SOUTHERN SLOPE
SUBDIVISION

Submitted for Preliminary Plat Application

May 2026



Design Report

for

Southern Slope Subdivision

Water Main Extensions

Polson, Montana

Prepared for
OTB Development LLC
24 Stratford Drive
Kalispell, MT 59901

Prepared by
EECI – Scott Pfahler, PE
PO Box 2677
Bigfork, MT 59911
(406) 461-9573

Prepared on
April, 2026

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1 GENERAL LOCATION & DESCRIPTION

The Southern Slope Subdivision is a 90-lot major subdivision within the Polson city limits. The existing 56.49-acre tract is currently undeveloped, but this project would result in the creation of 90 single-family residential lots as well as a 3.89-acre tract of dedicated park land. The development includes public roadways within 60-ft right-of-way corridors for access to lots throughout the subdivision. Water main extensions connected to the City of Polson's Public Water System (MT0000308) are proposed to serve the development.

The purpose of this report is to present the design conditions and proposed infrastructure necessary to construct the water main extensions and services for the subdivision in accordance with MCA 17.38.101 and the MDEQ Circular 1.

The project property is located in Section 15 of Township 22N, Range 20W. It is accessed via Skyline Drive which is a local roadway connected to 1st Street East on the south side of the City. The property is zoned LRZD – Low Density Residential, and it is bordered by residential properties on all sides; the north and south property boundaries are the city limits.

1.1 Owner's Contact Information

Owner: OTB Development LLC

Address: 24 Stratford Drive
Kalispell, MT 59901

2 EXTENT OF WATER WORKS SYSTEM

This project is located within the City of Polson, and the City's water system serves an area of approximately 4.1 square miles and includes approximately 2,600 service connections. The system is sourced by eight (8) supply wells six (6) reservoirs with a combined storage capacity of over 3 million gallons. The distribution system consists of three (3) zones: lower, middle, and upper. The proposed subdivision is located in the upper zone. There is an existing 8-inch main within the Skyview Subdivision which has a dead-end located at the west boundary of the subject property. Similarly, there is a 6-inch main within the Skyline Drive corridor which has a dead-end located at the east boundary of the subject property.

The proposed project includes construction of an access road running through the middle of the property, connecting to Skyview Lane to the west and Skyline Drive to the east. A parallel roadway is proposed approximately 300' to the south with connecting roads between the two main corridors. Three (3) additional short streets extend to the northeast, southeast, and southwest terminating in cul-de-sacs. Eight-inch water main extensions are proposed within all road corridors, and the main within the primary road corridor includes a connection to the existing water mains east and west of the subject property. Most of the water mains will be looped, but there will be short dead-end mains extending to the cul-de-sacs. One-inch service lines with meter pits will serve each of the 90 residential lots. Fire hydrants are proposed throughout this subdivision to provide the necessary fire protection.

3 ALTERNATE PLANS

Several alternate extension layouts were evaluated to minimize earthwork while maintaining looping and service to all lots; however, the selected layout was determined to be the most efficient to serve the proposed lot layout. The selected main alignments follow the proposed road corridors to reduce earthwork and to keep the water mains in the road right-of-way, avoiding separate easements. The proposed looped layout was selected because it provides redundancy, adequate pressure, and turnover of water to alleviate stagnation concerns.

4 SITE CONDITIONS

The property is located on a south-facing hillside which slopes from north to south with approximately 150' of elevation difference and slopes averaging approximately 14%. The east/west road corridors partially follow contour lines, but the elevation difference in those corridors is also significant (40'-70'). Vegetation on the property consists of moderately dense native grasses and a few small trees/shrubs.

A geotechnical evaluation was conducted by Alpine Geotechnical on October 25, 2025, and the field investigation included three (3) borings and five (5) test pits with depths ranging from 4.0 to 8.9 feet below existing grade. Substrate material throughout the property was found to be fairly consistent, including a layer of topsoil underlain by gravel with silt, sand and some cobbles and boulders. No indication of high groundwater was observed in any of the test holes, and well logs in the area indicate static water levels are sufficiently below utility trench elevations. The investigation indicates that the substrate is suitable for utility installation.

The property is not located within the floodplain.

5 WATER USE DATA

5.1 Projected Water Demand

The estimated service population for this development is based on the Montana 2023 census data including 2.4 persons per dwelling unit. Presented in Table 1 is a breakdown of the projected demands of the proposed system based on the service population. The average lawn size for each lot is assumed to be 2600 SF (~0.06 acres). The peak day demand has been assumed to be two times the Average Day Demand (ADD), and the peak instantaneous demand has been assumed to be 10 times the ADD.

Table 1: Estimated Water System Demands

Source	No. of Units	Unit Demand	Source Demand
Domestic Demand			
Dwelling Units	90	100 gpcd ¹ x 2.4 people	21600 gpd
Irrigation Demand²			
Lot	90	0.06 acres x 2.5 AF/acre/season	28940 gpd ³
Total Average Day Demand (ADD)	1	-	50540 gpd
Total ADD in gpm	20 hr/day	1200 min/day	42.1 gpm
Peak Day Demand	1	2*ADD	84.2 gpm
Peak Instantaneous Demand	1	10*ADD	421 gpm

1. Per Circular DEQ-3, Part 3.2.1.2.a.

2. Assumes 2.5 acre-feet/season/1-acre of lawn & garden area per MT DNRC.

3. The assumed irrigation period encompasses 152 days (May 1 – September 30).

Based on the estimated population and associated per capita demand, this subdivision will have an average day demand (ADD) of 42.1 gpm (0.468 gpm per dwelling unit). Using the peak factor of 10, the peak instantaneous demand is estimated to be 421 gpm (4.68 gpm per dwelling unit).

To verify the estimated peak instantaneous demand based on service population, a water supply fixture unit (WSFU) analysis was conducted utilizing values provided in the Uniform Plumbing Code. Assuming irrigation demands will occur at off-peak periods conducive to watering (early morning/late evening), the fixture unit analysis does not account for irrigation demands. A summary of the WSFU analysis is provided in Table 2 and Figure 1.

Table 2: Estimated Water System Demands (Fixture Unit Analysis)

Fixture Unit	No. of Fixtures/Unit	Fixture Units/Source	Total WSFU/Unit	Total WSFU/Subdivision (90 Dwelling Units)
Full-bath (water closet, bathtub, lavatory)	2	3.6	7.2	648
Half-bath (water closet & lavatory)	1	2.6	2.6	234
Hose bib	1	2.5	2.5	225
Kitchen (dishwasher & sink)	1	2.5	2.5	225
Laundry (clothes washer & laundry tub)	1	2.5	2.5	225
Total WSFU	-	-	17.3	1557

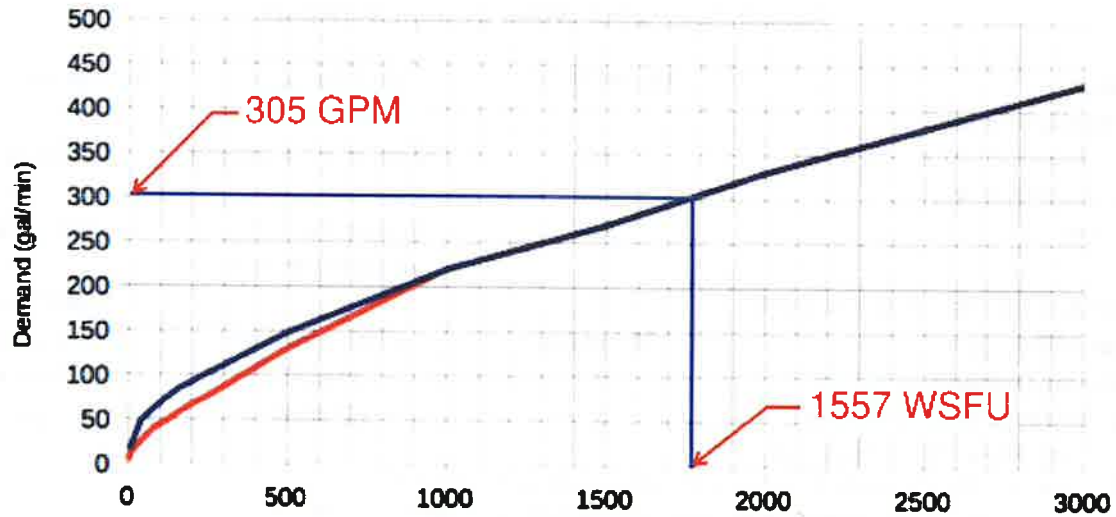


Figure 1: Water Supply Fixture Unit Conversion

Based on the estimated fixture units (FUs) in each dwelling unit, the total development will have 1557 WSFUs which corresponds to a peak instantaneous demand of 305 gpm (3.4 gpm per dwelling unit). Using the peaking factor of 10, the average daily demand (ADD) is estimated to be 30.5 gpm (0.34 gpm per dwelling unit). To maintain conservatism, the results of the per capita demand analysis were used to evaluate the system.

5.2 Supply Yield

The City of Polson provided water system model data for the fire hydrants in the project vicinity, and the model data for the nearest hydrants are included in Table 3. This data was used to model system pressures throughout the proposed development as discussed in Section 6.

Table 3: Fire Hydrant Flow Test Results

Location	Static Pressure	Flow Rate @ 20 psi
124 Skyview Lane (immediately west of property)	83 psi	1552 gpm
Skyview Lane (immediately east of property)	51 psi	2104 gpm

Information regarding the proposed subdivision has been submitted to the City, and the City has provided a “will serve” letter stating that their system has capacity to serve the development. The “will serve” letter is included in Appendix A.

6 FLOW REQUIREMENTS

6.1 Distribution System Hydraulics

Per Circular DEQ 1 Part 8.2.1, the minimum pressure under all demand conditions must be 20 psi with a normal working pressure between 60-80 psi; however, the minimum working pressure is 35 psi. The proposed main extension includes a connection to the 8-inch main in Skyview Lane at the west end of the project and the 8-inch main in Skyline Drive at the east end of the project. The 8-inch main proposed between these two connection points is approximately 2,295 feet. A tee fitting is proposed approximately 220 feet east of the Skyview Lane connection for a 420-ft north/south extension which ends at a tee for further extension to the east and west. From this tee, the west extension is a dead-end (cul-de-sac) approximately 220 feet in length, and the east extension is 1720 feet connecting to a tee on a north/south extension. From there, a 215-ft north extension completes the loop back to the primary main extension, terminating in a cross fitting connection, and the 200-ft south extension is a dead-end within a cul-de-sac. The cross on the primary main connects to a 745-ft dead-end extension which terminates at a cul-de-sac to the northwest.

For fire protection, the City has a flow rate goal of 1,000 gpm (minimum) for a 2-hour period. Three (3) hydraulic models were developed using EPANET 2.2 software to verify system pressure and flow at the following demand scenarios:

- **Average Demand:** This model includes nodes at the service connection for each lot throughout the subdivision. The average day demand (ADD) described in Section 5.1 was specified as the demand at each node. During this scenario, the pressure throughout the system ranges from 83.0 psi to 120.7 psi with the lowest pressure at the connection to the City's main on the west side of the development (highest elevation on the property) and the highest pressure at the east end of the development (lowest elevation on the property). The pressures throughout the system exceed the recommended maximum working pressure (60 – 80 psi) as stated in Circular DEQ-1. Therefore, a pressure reducing valve (PRV) must be added to the system during final design. The model layout with the location of several pressures within the system are shown in Figure 2.

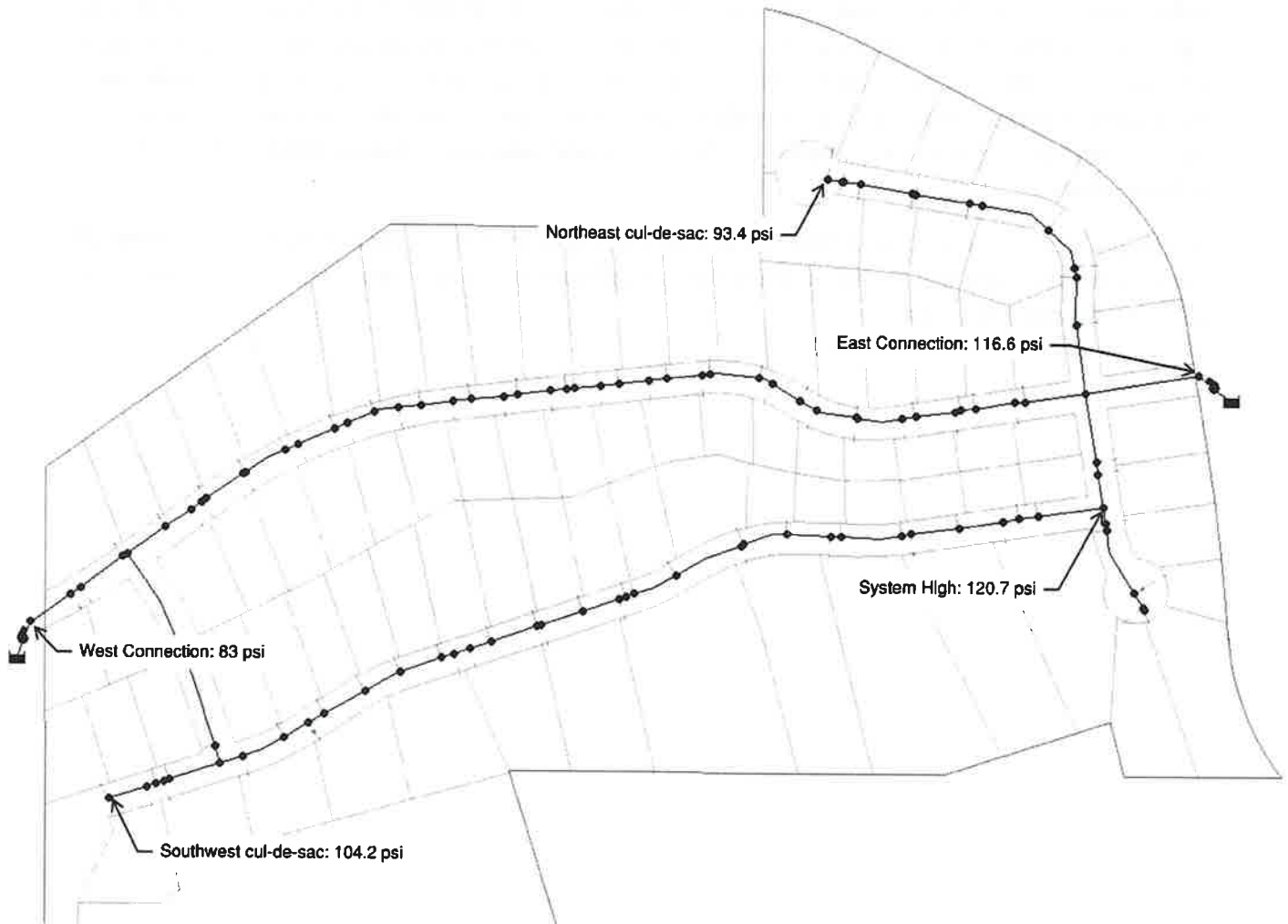


Figure 2: Average Day Demand System Pressures

- **Peak Demand:** This model included nodes at the service connection for each lot throughout the subdivision. The peak instantaneous demand (PID) described in Section 5.1 was specified as the demand at each node. During this scenario, the pressure throughout the system ranges from 77.3 psi to 114.8 psi with the lowest pressure at the connection to the City's main on the west side of the development (highest elevation on the property) and the highest pressure at the east end of the development (lowest elevation on the property). The pressures throughout the system exceed the recommended maximum working pressure (60 – 80 psi) as stated in Circular DEQ-1. Therefore, a pressure reducing valve (PRV) must be added to the system during final design. The model layout with the location of several pressures within the system are shown in Figure 3.

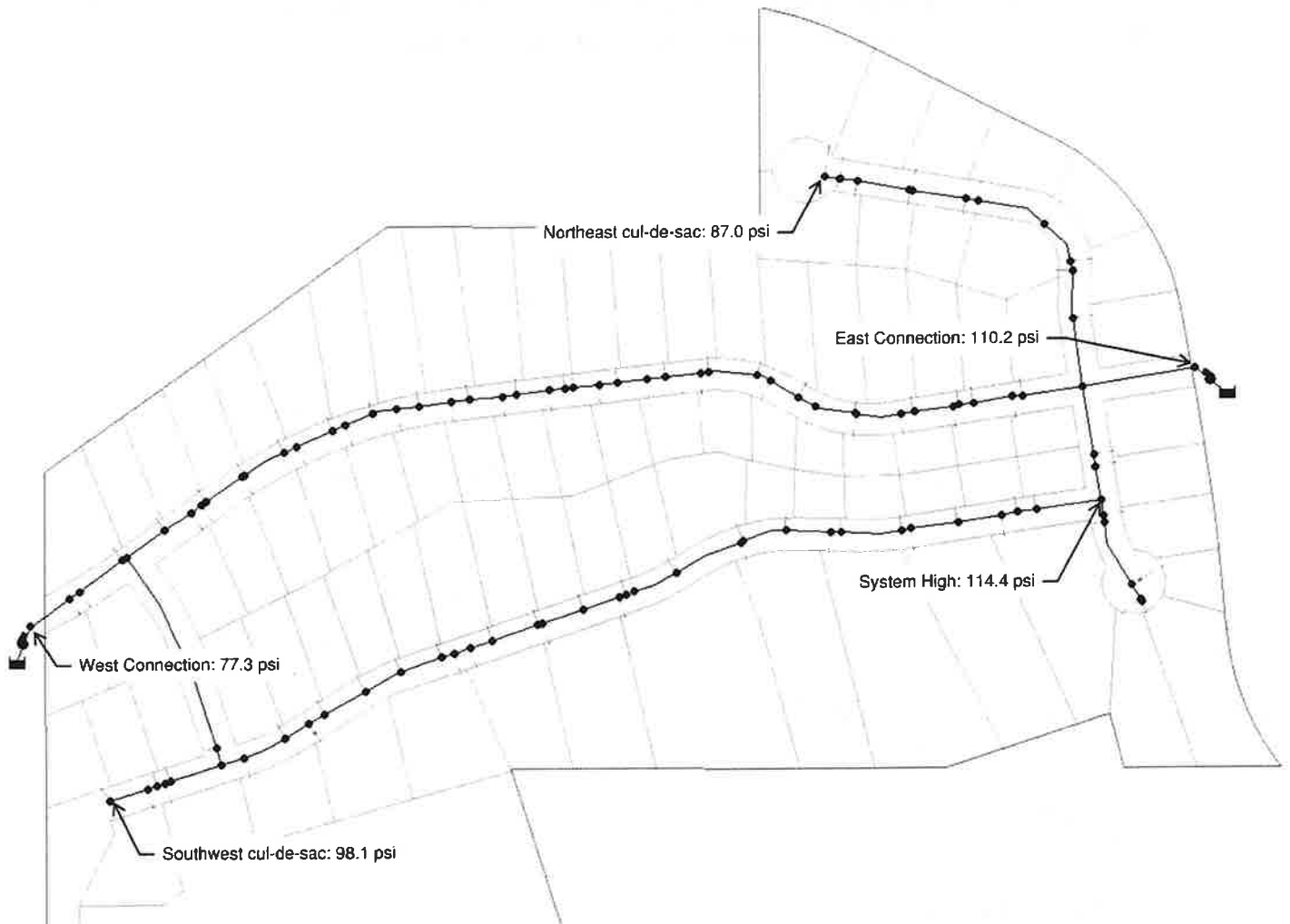


Figure 3: Peak Instantaneous Demand System Pressures

- **Fire Flow Demand:** This model included nodes at the service connection for each lot throughout the subdivision as well as nodes at the connection for the fire hydrant leads within the property. The average day demand (ADD) described in Section 5.1 was specified as the demand at each node, and a demand of 1,000 gpm was added to the node of each fire hydrant lead, as separate runs. Modeling a flow at the fire hydrant located near the southeast cul-de-sac results in the lowest system pressures. During this scenario, the pressure throughout the system ranges from 52.9 psi to 84.3 psi with the lowest pressure at the connection to the City's main on the west side of the development (highest elevation on the property) and the highest pressure at the fire hydrant lead where the fire flow was specified (approximately the lowest elevation on the property). This model will have to run again once the pressure reducing valve (PRV) has been added to the design. The model layout with the location of several pressures within the system are shown in Figure 4.

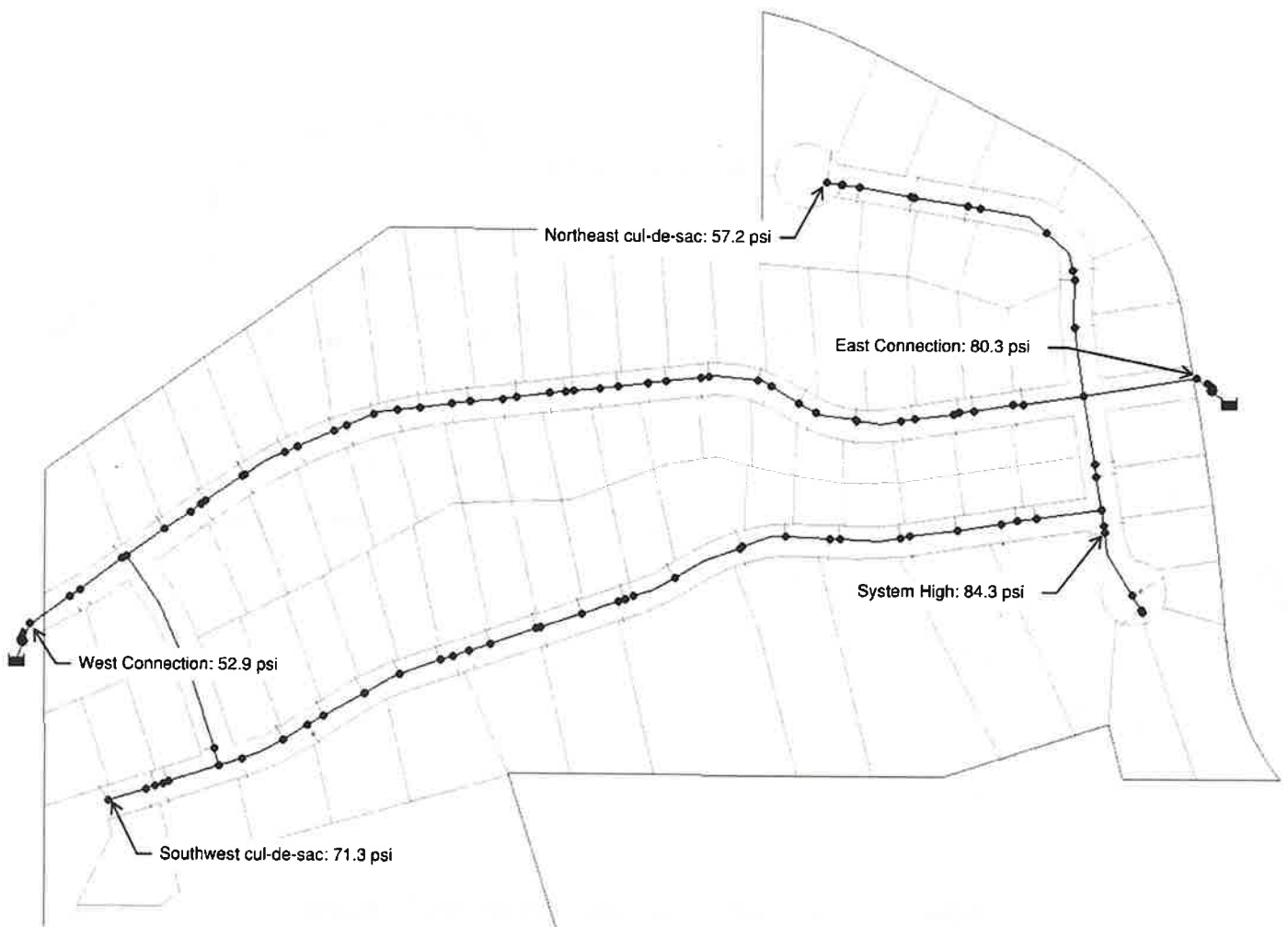
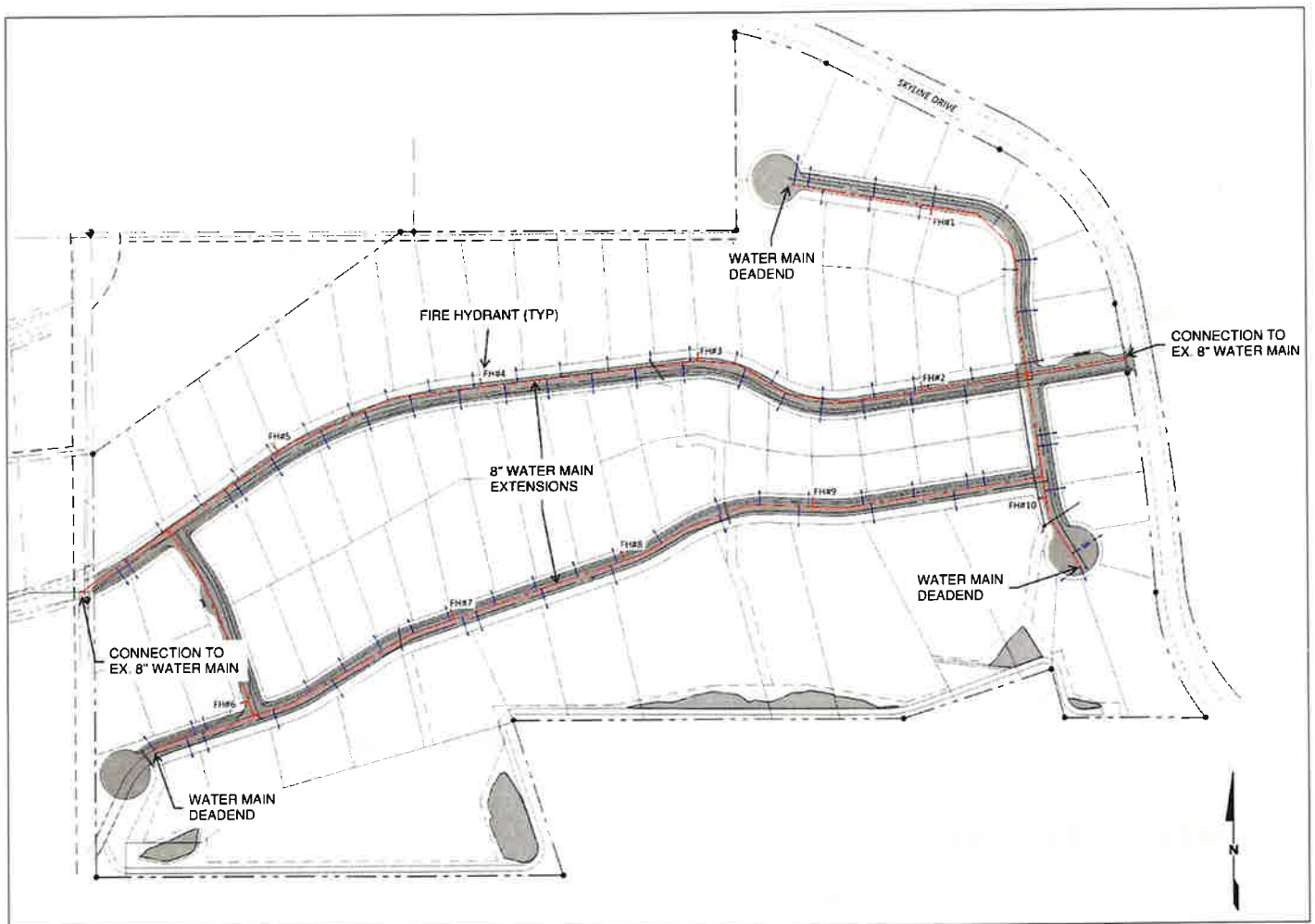


Figure 4: Fire Flow Demand System Pressures

The proposed water main extension layout is shown in Figure 5.

Figure 5: Water Main Extension Layout



7 SOURCES OF SUPPLY

The City of Polson water system is supplied by eight (8) wells and six (6) reservoirs with a combined storage capacity of over 3 million gallons.

8 TREATMENT PROCESSES

There are no additional treatment processes proposed as a result of the water main extensions for this development.

9 SEWAGE SYSTEM AVAILABLE

The City of Polson operates a wastewater collection system serving approximately 2,600 customers with a demand of over 555,000 gallons per day. The collection system is connected to the wastewater treatment plant. The City has a lift station located immediately west of the proposed subdivision within the Skyview Lane corridor; the lift station is the proposed connection location for the subdivision

wastewater system. The on-site wastewater system is proposed to consist of small diameter, low-pressure forcemains within the road corridors and 1.25-inch service lines extended to each lot. Individual services will include a check valve and an E/One grinder pump station. Gravity service lines will extend from residences to the grinder pump stations where feasible.

10 WASTE DISPOSAL

The proposed main extension is not anticipated to result in any additional waste.

11 AUTOMATION

The proposed main extension will not result in any changes to the automation of the City's water system.

12 PROJECT SITES

The following factors were considered in selection of the project site:

- Property size and cost
- Property zoning
- Availability of public utilities

The Owner was unable to find other properties meeting the listed criteria.

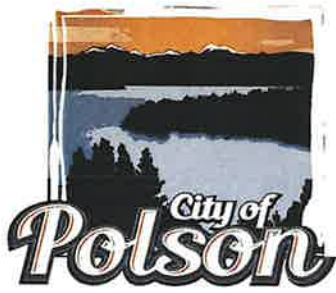
13 FINANCING

Construction of the water system will be paid for by the developer. A construction cost estimate is included in Appendix B. Following construction, the extensions will be owned and maintained by the City. Operation and maintenance of the system is paid for by the fees associated with being a customer of the City.

14 FUTURE EXTENSIONS

Future extension of the proposed main extensions is not anticipated.

Appendix A: City of Polson “will serve” Letter



CITY OF POLSON

City Engineer

106 1st Street E. | Polson, MT 59860

T: 406.203.2451

E: Zachary.Maassen@hdrinc.com

W: www.cityofpolson.com

July 14, 2025

Joel Nelson
Geopland LLC
PO Box 72
Polson, MT 59860
Joel@geopland.com
406.261.3021

RE: Southern Slope Subdivision – ‘Will Serve Letter’

Dear Joel,

In regard to our preliminary discussions referencing your planned development, ‘Southern Slope Subdivision’, the City of Polson has determined it appropriate to provide water and wastewater services to your development. These City services will be granted with the subsequent ‘Adequate Capacity Letter’ upon your submission and approval, from both the City and Montana DEQ, of the final plans, specifications, and design report. Please note that this letter does not guarantee capacity in the City’s associated infrastructure and will have an expiration date of three years from the date of this letter.

Please let me know if you have any further questions or concerns.

Best regards,

Zachary Maassen, PE, PMP
City Engineer
HDR Engineering, Inc.
#406-203-2451

CC: Rickey Schultz, PE; Ashley Walker; Rob Edington

Appendix B: Construction Cost Estimate

ENGINEER'S OPINION OF POTENTIAL PROJECT COST



OWNER	OTB Development LLC
PROJECT NAME	Southern Slope Subdivision
LOCATION	Polson, MT
ENGINEER	Evensen Engineering & Consulting, Inc.
ESTIMATE DATE	March 27, 2026
PROJECT NO.	25-007

PRELIMINARY QUANTITIES					ENGINEER'S ESTIMATE	
TASK NO.	ITEM NO.	ITEM DESCRIPTION	QUANTITY	UNIT	UNIT COST	COST
1	CONSTRUCTION COSTS					
	1.01	MOBILIZATION	1	LS	8000	\$ 8,000.00
	1.02	TAXES, BONDS, & INSURANCE	1	LS	5000	\$ 5,000.00
	1.03	GENERAL REQUIREMENTS	1	LS	5000	\$ 5,000.00
	1.04	WATER MAIN CONNECTION	2	LS	9000	\$ 18,000.00
	1.05	8" DR18 C900 PVC PIPE	5819	LF	50	\$ 290,950.00
	1.06	8"x6" MJ TEE	10	EA	4500	\$ 45,000.00
	1.07	8" MJ TEE	5	EA	4800	\$ 24,000.00
	1.08	8" MJ BENDS	22	EA	4000	\$ 88,000.00
	1.09	8" MJ BLIND FLANGE	3	EA	4000	\$ 12,000.00
	1.10	WATER SERVICE LINE	90	EA	900	\$ 81,000.00
	1.11	8" MJ GATE VALVE	16	EA	2500	\$ 40,000.00
	1.12	FIRE HYDRANT ASSEMBLY (INCLUDES 6" VALVE)	10	EA	5000	\$ 50,000.00
	1.13	4" BLOWOFF HYDRANT ASSEMBLY	0	EA	4000	\$ -
TASK 1 SUBTOTAL					\$	666,950.00
PROJECT SUBTOTAL					\$	666,950.00
CONTINGENCY					10.00%	\$ 66,695.00
TOTAL ANTICIPATED PROJECT COST					\$	733,645.00

Appendix C: Water Main Extension Checklist



PERMITTING & COMPLIANCE DIVISION

◆ *Water Main* Extension and Replacement◆

CERTIFIED CHECKLIST

August 8, 2014 Edition

CHECKLIST SUBMITTAL INSTRUCTIONS:

This checklist procedure may be used when the conditions listed below are met. Checklist submittals can only be used for water main extensions or replacements subject to review under DEQ-1, Chapter 8. Construction is unlawful until approval of the checklist is granted by the department, normally issued in a letter to the design engineer submitting the plans and specifications. Use of the main is unlawful until the department receives a certifying letter in accordance with ARM 17.38.101. The department must approve any deviation requests. Normally, complete submittals will be reviewed by the Department within 10 working days. Deviation requests may result in slower turn-around.

Required Documentation: *Checklists submitted without all of the required documentation will be considered incomplete and will not be processed until all of the required information has been submitted.*

1. A certified checklist form signed and stamped by the professional engineer responsible for the design of the project. All sections of the certified checklist must be completed.
2. Three sets of plans and specifications stamped and signed by the professional engineer responsible for the design of the project.
3. An engineering report presenting, at a minimum, the information required in section 1.1.1 through 1.1.14. of DEQ-1. The engineering report must include all applicable analysis and supporting assumptions, such as fire flows, etc.
4. A map showing the location of the proposed water main in relation to the rest of the distribution system and the sewer collection system.
5. Owner certification that a professional engineer will be retained for construction inspection and will certify completion in accordance with the approved plans and prepare as-builts for submittal to the department within 90 days of project completion.
6. An approval letter from a professional engineer (other than the design engineer) who is employed directly or retained by the owner of the public water system providing service to the proposed water main. The letter must state the system approves of the extension and the system has adequate capacity and pressure to accommodate the extension. Signature on the Municipal Facilities Exclusion checklist does not fulfill this requirement. This approval letter is not required if:
 - a. The proposed water main extension is part of a water utility master plan previously approved by the department within the past ten years, and the department concurs the master plan appropriately covers the extension. A copy of the applicable portion of this master plan must be submitted with the checklist; or
 - b. The water main replaces an exiting main and is equal to or greater than the existing pipe. An approval letter from the owner of the system providing service must be submitted with the checklist.

The fee for processing main extensions can be found in ARM 17.38.106.

Completed checklist submittals may be mailed to: Department of Environmental Quality, Permitting & Compliance Division, Public Water and Subdivisions Bureau, Metcalf Building, P.O. Box 200901, Helena, MT 59620-0901; or for those systems served by the Kalispell Office: Department of Environmental Quality, Public Water Supply Section, 109 Cooperative Way, Suite 105, Kalispell, MT 59901; or for those systems served by the Billings Office: Department of Environmental Quality, Public Water and Subdivisions Bureau, Airport Business Park 1P-9, 1371 Rimtop Drive, Billings, MT 59105-1978. Questions can be answered by writing the above address or calling (406) 444-4400 in Helena, (406) 755-8971 in Kalispell and (406) 247-4455 in Billings.

**DEPARTMENT OF ENVIRONMENTAL QUALITY
WATER MAIN CERTIFIED CHECKLIST**

Project Name Southern Slope Subdivision

Location Polson **County** Lake

Public Supply Owner City of Polson

Developer OTB Development LLC

Address 24 Stratford Drive, Kalispell, MT 59901

Engineer Evensen Engineering & Consulting, Inc.

Address PO Box 2677, Bigfork, MT 59911

Will this project trigger a Sanitation Act review under MCA 76-4?
If so, has a Municipal Facilities Exclusion form been filed?

☒ Yes ☐ No
☐ Yes ☒ No

REQUIRED DOCUMENTATION:

Checklists submitted without all of the required documentation will be considered incomplete and will not be processed until all of the required information has been submitted.

Included?

Y No

- ☒ ☐ Three sets of plans and specifications stamped and signed by the professional engineer responsible for the design of the project.
- ☒ ☐ An engineering report presenting, at a minimum, the information required in section 1.1.1 through 1.1.14. of DEQ-1. The engineering report must include all applicable analysis and supporting assumptions, such as fire flows, etc.
- ☒ ☐ A map showing the location of the proposed water main in relation to the rest of the distribution system and the sewer collection system.
- ☒ ☐ Owner certification that a professional engineer will be retained for construction inspection and will certify completion in accordance with the approved plans and prepare as-builts for submittal to the Department within 90 days of project completion.
- ☒ ☐ Review Fee as specified in ARM 17.38.106.
- ☒ ☐ Capacity Certification (one of the following is required):
 - ☐ This is a water main extension that is part of a water utility master plan approved by the department within the past ten years. A copy of the applicable portion of this master plan is included; or
 - ☐ This is a water main replacement of an existing pipe and the pipe diameter is equal to or greater than the existing pipe. An approval letter from the owner of the system providing service is included; or
 - ☒ All other extensions: An approval letter from a professional engineer (other than the design engineer) who is employed directly or retained by the owner of the public water system providing service to the proposed water main is included. The letter must state the system approves of the extension and the system has adequate capacity and pressure to accommodate the extension. Signature on the Municipal Facilities Exclusion checklist does not fulfill this requirement.

DESIGN STANDARDS

Check "yes" when all the requirements of the section are satisfied. Check "N/A" when the section is not applicable and explain why the section is not applicable.

Section 8.1.1 ☒ **Yes** ☐ **N/A** ☐ **Deviation (include Deviation Form)**
If N/A, Explain _____

Section 8.1.2 ☐ **Yes** ☒ **N/A** ☐ **Deviation (include Deviation Form)**
If N/A, Explain There is no indication that the groundwater is contaminated by organic compounds.

Section 8.1.3 ☐ **Yes** ☒ **N/A** ☐ **Deviation (include Deviation Form)**
If N/A, Explain Used materials are not proposed.

Section 8.1.4 ☒ **Yes** ☐ **N/A** ☐ **Deviation (include Deviation Form)**
If N/A, Explain _____

Section 8.2.1 ☒ **Yes** ☐ **N/A** ☐ **Deviation (include Deviation Form)**
If N/A, Explain _____

Section 8.2.2 ☒ **Yes** ☐ **N/A** ☐ **Deviation (include Deviation Form)**
If N/A, Explain _____

Section 8.2.3 ☒ **Yes** ☐ **N/A** ☐ **Deviation (include Deviation Form)**
If N/A, Explain _____

Section 8.2.4 ☐ **Yes** ☒ **N/A** ☐ **Deviation (include Deviation Form)**
If N/A, Explain The short dead-end mains are acceptable to the City of Polson. The pressures throughout the system are acceptable, and the number of services throughout the development will prevent stagnation in the dead end mains.

Section 8.3 ☒ **Yes** ☐ **N/A** ☐ **Deviation (include Deviation Form)**
If N/A, Explain _____

Section 8.4.1 ☒ **Yes** ☐ **N/A** ☐ **Deviation (include Deviation Form)**
If N/A, Explain _____

Section 8.4.2 ☒ **Yes** ☐ **N/A** ☐ **Deviation (include Deviation Form)**
If N/A, Explain _____

Section 8.4.3 ☒ **Yes** ☐ **N/A** ☐ **Deviation (include Deviation Form)**
If N/A, Explain _____

Section 8.4.4 ☒ **Yes** ☐ **N/A** ☐ **Deviation (include Deviation Form)**
If N/A, Explain _____

Section 8.5.1 ☐ **Yes** ☒ **N/A** ☐ **Deviation (include Deviation Form)**
If N/A, Explain New air relief, vacuum relief, and combination air/vacuum relief valves are not proposed.

Section 8.5.2 ☐ **Yes** ☒ **N/A** ☐ **Deviation (include Deviation Form)**
If N/A, Explain New air relief, vacuum relief, and combination air/vacuum relief valves are not proposed.

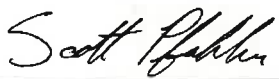
Section 8.6 ☐ **Yes** ☒ **N/A** ☐ **Deviation (include Deviation Form)**
If N/A, Explain Chambers, pits, or manholes for valves, blow-offs, meters, or other appurtenances are not proposed.

Section 8.7.1 If N/A, Explain	☒ Yes	☐ N/A	☐ Deviation (include Deviation Form)
Section 8.7.2 If N/A, Explain	☒ Yes	☐ N/A	☐ Deviation (include Deviation Form)
Section 8.7.3 If N/A, Explain	☒ Yes	☐ N/A	☐ Deviation (include Deviation Form)
Section 8.7.4 If N/A, Explain	☒ Yes	☐ N/A	☐ Deviation (include Deviation Form)
Section 8.7.5 If N/A, Explain	☐ Yes	☒ N/A	☐ Deviation (include Deviation Form)
Fusible pipe is not proposed.			
Section 8.7.6 If N/A, Explain	☒ Yes	☐ N/A	☐ Deviation (include Deviation Form)
Section 8.7.7 If N/A, Explain	☒ Yes	☐ N/A	☐ Deviation (include Deviation Form)
Section 8.7.8 If N/A, Explain	☒ Yes	☐ N/A	☐ Deviation (include Deviation Form)
Section 8.7.9 If N/A, Explain	☒ Yes	☐ N/A	☐ Deviation (include Deviation Form)
Section 8.8.2 If N/A, Explain	☒ Yes	☐ N/A	☐ Deviation (include Deviation Form)
Section 8.8.3 If N/A, Explain	☒ Yes	☐ N/A	☐ Deviation (include Deviation Form)
Section 8.8.4 If N/A, Explain	☒ Yes	☐ N/A	☐ Deviation (include Deviation Form)
Section 8.8.5 If N/A, Explain	☒ Yes	☐ N/A	☐ Deviation (include Deviation Form)
Section 8.8.6 If N/A, Explain	☐ Yes	☒ N/A	☐ Deviation (include Deviation Form)
No other sources of contamination have been identified in the area.			
Section 8.9.1 If N/A, Explain	☐ Yes	☒ N/A	☐ Deviation (include Deviation Form)
There are no above-water crossings proposed.			
Section 8.9.2 If N/A, Explain	☐ Yes	☒ N/A	☐ Deviation (include Deviation Form)
There are no underwater crossings proposed.			
Section 8.10.1 If N/A, Explain	☒ Yes	☐ N/A	☐ Deviation (include Deviation Form)

Section 8.10.2	☐ Yes	☒ N/A	☐ Deviation (include Deviation Form)
If N/A, Explain <u>The use of cooling water is not proposed.</u>			
Section 8.10.3	☐ Yes	☒ N/A	☐ Deviation (include Deviation Form)
If N/A, Explain <u>There are no interconnections proposed between potable water supplies.</u>			
Section 8.11.1	☒ Yes	☐ N/A	☐ Deviation (include Deviation Form)
If N/A, Explain _____			
Section 8.11.2	☒ Yes	☐ N/A	☐ Deviation (include Deviation Form)
If N/A, Explain _____			
Section 8.13	☐ Yes	☒ N/A	☐ Deviation (include Deviation Form)
If N/A, Explain <u>There are no water loading stations proposed.</u>			
Section 8.14	☐ Yes	☒ N/A	☐ Deviation (include Deviation Form)
If N/A, Explain <u>Abandonment of water mains is not proposed.</u>			
Section 8.15	☐ Yes	☒ N/A	☐ Deviation (include Deviation Form)
If N/A, Explain <u>Temporary water distribution is not proposed.</u>			

CERTIFYING STATEMENT

I certify that I have examined the above checklist and supporting documentation and attachments and find this information to be correct, true and complete. I find the plans and specifications for the above reference project to be in compliance with the Department of Environmental Quality Circular DEQ 1 as specified above.

 _____ (Signature of Professional Engineer)	3/27/2026 _____ (Date Signed)
--	-------------------------------------

Montana P.E. Number 23811-PE

PE Stamp

SECTION 14:
DESIGN REPORT –
SEWER MAIN EXTENSIONS;
SOUTHERN SLOPE
SUBDIVISION

Submitted for Preliminary Plat Application

May 2026



Design Report

for

Southern Slope Subdivision

Sewer Main Extension

Polson, Montana

Prepared for
OTB Development LLC
24 Stratford Drive
Kalispell, MT 59901

Prepared by
EECI – Scott Pfahler, PE
PO Box 2677
Bigfork, MT 59911
(406) 461-9573

Prepared on
April, 2026

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1 PROBLEM DEFINED

The Southern Slope Subdivision is a 90-lot major subdivision within the Polson city limits. The existing 56.49-acre tract is currently undeveloped, but this project would result in the creation of 90 single-family residential lots as well as a 3.89-acre tract of dedicated park land. The development includes public roadways within 60-ft right-of-way corridors. The proposed water system consists of water main extensions connected to the City of Polson's Public Water System (MT0000308). The proposed sewer system consists of small diameter, low-pressure sewer forcemains with individual service lines extended to Environment One Corporation (E/One) grinder pump stations on each lot.

The project property is located on a hill which slopes from north to south at an average grade of approximately 14 percent. Due to the terrain, gravity service lines and mains are not feasible. Therefore, grinder pump stations are proposed on each individual lot. Wastewater from each residence will be conveyed to the private grinder pump stations; from there, 1.5-inch pressure service lines will convey wastewater to main lines located in the road corridors. The main lines, consisting of 2"-4" diameter forcemains, will convey wastewater to the City's existing lift station located within the Skyview Subdivision immediately west of the subject property.

The purpose of this report is to present the design conditions and justification necessary to construct the sewer main extensions to serve the development in accordance with ARM 17.38.101 and MDEQ Circular 2.

The project property is located in Section 15 of Township 22N, Range 20W. It is accessed via Skyline Drive which is a local roadway connected to 1st Street East on the south side of the City. The property is zoned LRZD – Low Density Residential, and it is bordered by residential properties on all sides; the north and south property boundaries are the city limits.

1.1 Owner's Contact Information

Owner: OTB Development LLC
Address: 24 Stratford Drive
Kalispell, MT 59901

2 DESIGN CONDITIONS

2.1 Hydraulic Flows

Excluding irrigation, the wastewater flow should match closely to water demand experienced by the proposed development. Each dwelling unit is proposed to consist of 3 bedrooms. Therefore, in accordance with Circular DEQ-4, the projected average daily wastewater flow from each dwelling unit is 300 gallons per day (gpd), and the average flow from the subdivision is 27,000 gpd (300 gpd x 90 lots).

Peak hourly flow (PHF) is the largest flow parameter the proposed sewer and downstream infrastructure should experience from the proposed connection. Per Appendix C of Montana DEQ Circular 2, Section C.31, the peaking factor for the peak hourly flow is calculated as a function of the number of proposed dwelling units. Applying Equation B.3-1 with the number of proposed residences, 90, the peak design flow is estimated to be 65 gpm:

$$Q_{PHF} = 20 + 0.5 \times 90 = \underline{65 \text{ gpm}}$$

There are no upstream, undeveloped properties that would utilize common sanitary collection facilities with the proposed development. Therefore, there are no future flows expected with this development.

2.2 Waste Loads

The organic and nutrient waste loads were calculated utilizing the per capita loading rates presented in MDEQ Circular 2, Section 11.253 and the developed population of 216 people (90 living units at 2.4 people per unit). The anticipated waste loads are summarized in the following table.

Table 1: Average Daily Waste Loads

Parameter	Per Capita Load (lbs./day)	Anticipated Load (lbs./day)
Biochemical Oxygen Demand (BOD ₅)	0.20	43.2
Total Suspended Solids (TSS)	0.22	47.5
Total Nitrogen (TN)	0.033	7.1
Total Phosphorus (TP)	0.009	1.94

3 IMPACT ON EXISTING WASTEWATER FACILITIES

3.1 Skyview Lift Station

The Skyview lift station is located with the Skyview Subdivision immediately west of the proposed development. According to the City's 2021 Wastewater System Preliminary Engineering Report (PER), the Skyview lift station includes 2 pumps and was constructed in 2010 with a capacity of 250 gpm; the 2021 peak hourly flow was 10.8 gpm, and the estimated 2026 peak hourly flow is 28.2 gpm. Considering future growth, the peak hourly flow at this lift station is projected to be 66.9 gpm by 2041. Therefore, the Skyview lift station has capacity to accommodate the estimated 65 gpm associated with the proposed development.

3.2 Receiving Mains

The Skyview lift station discharges into an 8-inch gravity main within Mission View Drive approximately 550' to the north. The 8-inch line runs to the west end of Mission View Drive and then north where the grade increases. The 660-ft section within Mission View Drive has been identified as under capacity and is recommended to be increased to 10-inch diameter. This project was classified as "low" priority in the 2021 PER. The proposed project may increase the priority of the Mission View Drive sewer project.

3.3 Wastewater Treatment Plant

All wastewater within the City limits is conveyed to the Wastewater Resource Recovery Facility (WRRF) which finished construction and began operation in 2019. The WRRF consists of a headworks (rotary drum screen and grit removal), sequencing batch reactors, ultraviolet disinfection, aerobic digesters, and provisions for sludge dewatering. The WRRF has a peak hour capacity of 1,650 gpm, and the City has stated in its "will serve" letter (Appendix A) that the facility can accommodate projected flows from the proposed subdivision.

4 PROJECT DESCRIPTION

The proposed project consists of installing 2"-4" low pressure forcemains within the proposed road corridors and connecting to the City's Skyview lift station immediately west of the project. Private E/One grinder pump stations installed on each lot will pump wastewater to the forcemains and the lift station. The sewer system has been modeled by E/One to determine mainline pipe diameters required for conveyance capacity at high flows and to maintain scour velocities during low flows. The hydraulic analysis from E/One is included in Appendix B.

Construction of gravity sewer mains was determined to be unfeasible due to the topography of the property, unless a central lift station was constructed at the south end of the property. Individual private grinder pump stations were determined to be the most efficient configuration for the project.

5 DRAWINGS

Drawings showing the proposed route of the sewer main extensions and the details of construction are included with the regulatory submittal. The following figure shows the extent of the proposed wastewater system.

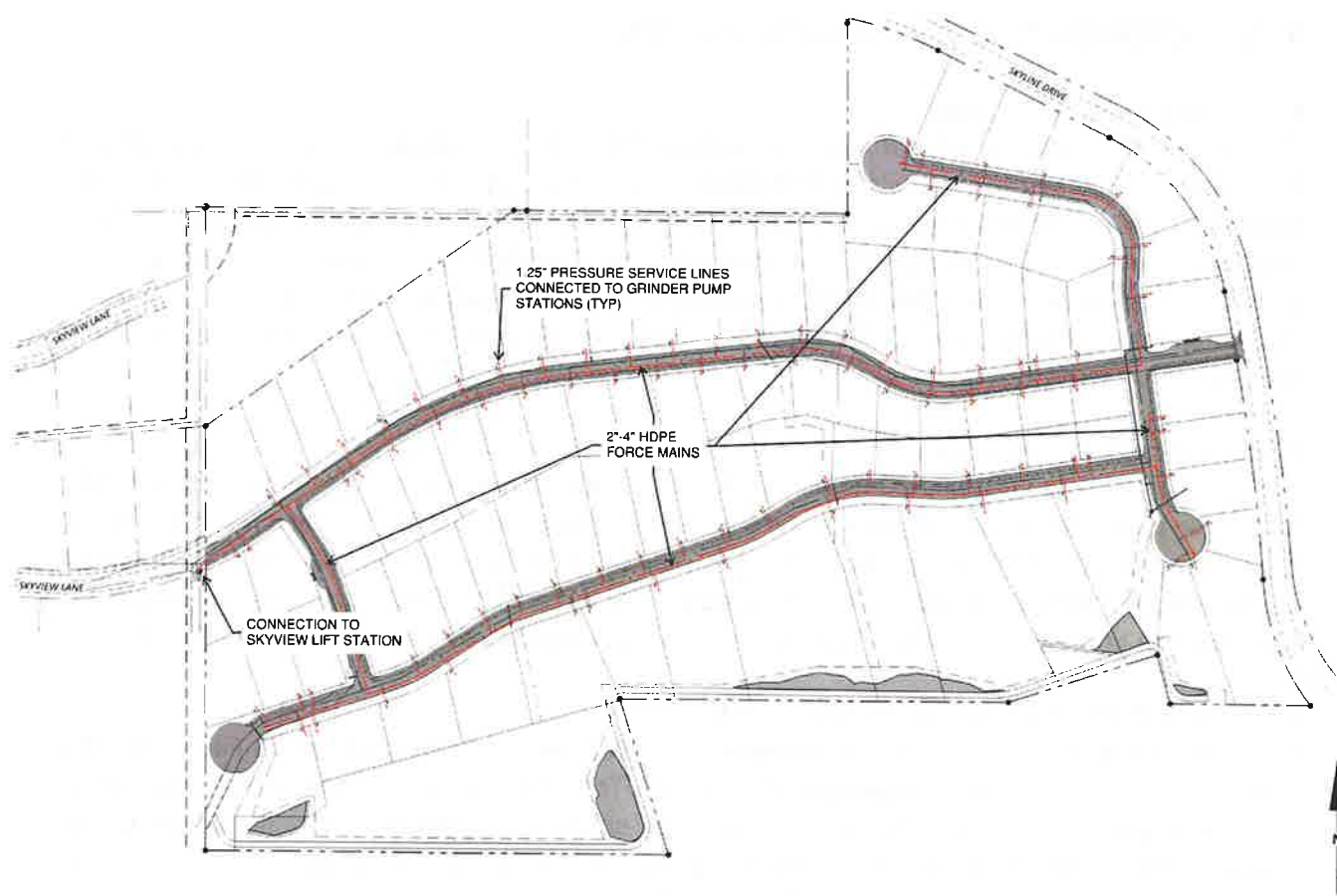


Figure 1: Proposed Sewer Main Extensions

6 DESIGN CRITERIA

The design criteria associated with this project is provided in Circular DEQ-2 Chapter 49 and Appendix C (grinder pump systems are considered an Alternative Collection System). The City of Polson Design and Construction Standards and the Montana Public Works Standard Specifications are the governing specifications; these specifications meet the material product and installation standards set forth in Circular DEQ-2 (i.e. trenching, bedding, testing, etc.). The primary design parameters are summarized in the following tables.

Table 2: Forcemain Design Criteria

Parameter	MDEQ Standard (DEQ-2, Ch. 49 & Appendix C)	Standard Value	Provided Value	Standard Met?
Horizontal Separation	38.31	10'	10.3' min.	Yes
Vertical Separation	38.32	18"	21"	Yes
Mainline velocity	49.1	2.0 ft/s (min)	2.2-3.6 ft/s	Yes
Minimum Depth	49.6	6' Bury (min.)	6' min.	Yes
Mainline diameter	C.65	1.5" (min.)	2"-4"	Yes
Wet well inlet pipes extended below low water elevation	C.74			Yes
Service line diameter	C.75	1.25" (min.)	1.25"	Yes
Isolation valves placed upstream of pipe intersection	C.76			Yes
Pig ports installed at end of lines & line size changes	C.77			Yes
ARVs @ high points	C.78			Yes

The supporting main sizing calculations are provided in Appendix B.

7 SITE INFORMATION

The forcemains will be constructed within the road corridors which run both east/west and north/south. The property is located on a south-facing hillside which slopes from north to south with approximately 150' of elevation difference and slopes averaging approximately 14%. The east/west road corridors partially follow contour lines, but the elevation difference in those corridors is also significant (40'-70'). Vegetation on the property consists of moderately dense native grasses and a few small trees/shrubs.

A geotechnical evaluation was conducted by Alpine Geotechnical on October 25, 2025, and the field investigation included three (3) borings and five (5) test pits with depths ranging from 4.0 to 8.9 feet below existing grade. Substrate material throughout the property was found to be fairly consistent, including a layer of topsoil underlain by gravel with silt, sand and some cobbles and boulders. No indication of high groundwater was observed in any of the test holes, and well logs in the area indicate static water levels

are sufficiently below utility trench elevations. The investigation indicates that the substrate is suitable for utility installation.

The property is not located within the floodplain.

8 ALTERNATIVE SELECTION/ANALYSIS

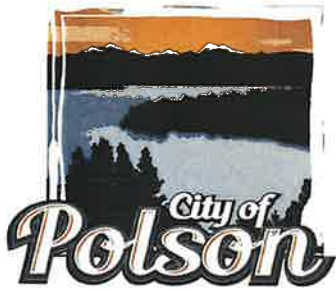
This property is located within the City limits and within 500' of the City's system; therefore, a connection to the City's system is required. A wastewater system including gravity mains with an on-site lift station was evaluated, but it was significantly more expensive and less efficient. The gravity mains would have to be installed within the road corridors and extended to the south end of the property, then a lift station and forcemain would be required to transport wastewater back to the northwest end of the property to tie to the Skyview lift station.

The selected layout was determined to be the most efficient to serve the proposed lot layout. The selected main alignments follow the proposed road corridors to reduce earthwork and to keep the sewer mains within the road right-of-way, avoiding separate easements. The individual grinder pump stations and connected forcemains are a more efficient solution to serve this higher density subdivision on a property with considerable terrain.

9 ENVIRONMENTAL IMPACTS

There will be some short-term negative impacts resulting from construction, such as dust production and potential stormwater contamination. However, the total project area is over an acre and will be subject to a MPDES permit for construction activities, which will mitigate the impacts. There are no known long-term environmental impacts.

Appendix A: Will Serve Letter



CITY OF POLSON

City Engineer

106 1st Street E. | Polson, MT 59860

T: 406.203.2451

E: Zachary.Maassen@hdrinc.com

W: www.cityofpolson.com

July 14, 2025

Joel Nelson
Geopland LLC
PO Box 72
Polson, MT 59860
Joel@geopland.com
406.261.3021

RE: Southern Slope Subdivision – ‘Will Serve Letter’

Dear Joel,

In regard to our preliminary discussions referencing your planned development, ‘Southern Slope Subdivision’, the City of Polson has determined it appropriate to provide water and wastewater services to your development. These City services will be granted with the subsequent ‘Adequate Capacity Letter’ upon your submission and approval, from both the City and Montana DEQ, of the final plans, specifications, and design report. Please note that this letter does not guarantee capacity in the City’s associated infrastructure and will have an expiration date of three years from the date of this letter.

Please let me know if you have any further questions or concerns.

Best regards,

Zachary Maassen, PE, PMP
City Engineer
HDR Engineering, Inc.
#406-203-2451

CC: Rickey Schultz, PE; Ashley Walker; Rob Edington

Appendix B: Supporting Calculations



eone
PROPOSED DRAINAGE SYSTEM
EXISTING DRAINAGE SYSTEM
PROPOSED DRAINAGE SYSTEM
PROPOSED DRAINAGE SYSTEM



Environment One Corporation

Pressure Sewer Preliminary

Cost and Design Analysis

For

Southern Slope Major Subdivision, MT

Prepared For:

MT

USA

Tel:

Fax:

Prepared By: M. Crowley

November 13, 2025

Southern Slope Major Subdivision, MT

Prepared by : M. Crowley

On: November 13, 2025

Notes :

Analysis based upon drawings and data provided. Station recommendations are preliminary.

GPD values impact retention times only, not line sizing or hydraulics. GP laterals to be 1.25".

Analysis valid only with pipe type listed.

General recommendations for valve placement are: clean out valves at intervals of approximately 1,000 ft and at branch ends and junctions; isolation valves at branch junctions; and air release valves at changes in grade of 20 to 25 ft or more and/or at intervals of 2,000 to 2,500 ft. Lateral kits comprised of a ball and check valve are required to be installed between the pump discharge and street main on all installations. Laterals should be located as close to the public right of way as possible.

Quantities of grinder pumps, pipe, and valves are indicated on the cost page. The model of grinder pump(s) indicated is based upon the initial information provided to us but may not be the most appropriate for the specific location or requirements of the project. Costs of these items and their installation are best obtained from sources in your region. We recommend you contact your local distributor of Environment One products for additional recommendations.

11.13.2025 - Initial analysis.

<<<<< END OF NOTES >>>>>

PRELIMINARY PRESSURE SEWER - PIPE SIZING AND BRANCH ANALYSIS

Southern Slope Major Subdivision, MT

Prepared By:
M. Crowley

November 13, 2025

Zone Number	Connects to Zone	Number of Pumps in Zone	Accum Pumps in Zone	Gals/day per Pump	Max Flow Per Pump (gpm)	Max Sim Ops	Max Flow (GPM)	Pipe Size (inches)	Max Velocity (FPS)	Length of Main this Zone	Friction Factor (ft/100 ft)	Loss This Zone	Accum Friction Loss (feet)	Max Main Elevation	Minimum Pump Elevation	Static Head (feet)	Total Dynamic Head (ft)
This spreadsheet was calculated using pipe diameters for: SDR11HDPE																	
1.00	2.00	3	3	200	11.00	2	22.00	2.00	2.38	158.00	1.80	2.84	53.22	3,381.00	3,356.00	25.00	78.22
2.00	3.00	6	9	200	11.00	3	33.00	2.00	3.57	401.00	3.81	15.27	50.38	3,381.00	3,316.00	65.00	115.38
3.00	4.00	9	18	200	11.00	4	44.00	3.00	2.19	653.00	0.98	6.42	35.11	3,381.00	3,310.00	71.00	106.11
4.00	5.00	12	30	200	11.00	5	55.00	3.00	2.74	551.00	1.49	8.18	28.69	3,381.00	3,313.00	68.00	96.69
5.00	15.00	19	49	200	11.00	6	66.00	3.00	3.29	871.00	2.08	18.13	20.51	3,381.00	3,318.00	63.00	83.51
6.00	8.00	4	4	200	11.00	3	33.00	2.00	3.57	192.00	3.81	7.31	48.16	3,381.00	3,290.00	91.00	139.16
7.00	8.00	2	2	200	11.00	2	22.00	2.00	2.38	100.00	1.80	1.80	42.65	3,381.00	3,294.00	87.00	129.65
8.00	9.00	3	9	200	11.00	3	33.00	2.00	3.57	271.00	3.81	10.32	40.85	3,381.00	3,301.00	80.00	120.85
9.00	10.00	9	18	200	11.00	4	44.00	3.00	2.19	636.00	0.98	6.25	30.53	3,381.00	3,300.00	81.00	111.53
10.00	11.00	12	30	200	11.00	5	55.00	3.00	2.74	632.00	1.49	9.39	24.28	3,381.00	3,315.00	66.00	90.28
11.00	14.00	3	33	200	11.00	6	66.00	3.00	3.29	176.00	2.08	3.66	14.89	3,381.00	3,320.00	61.00	75.89
12.00	13.00	3	3	200	11.00	2	22.00	2.00	2.38	93.00	1.80	1.67	17.74	3,381.00	3,329.00	52.00	69.74
13.00	14.00	2	5	200	11.00	3	33.00	2.00	3.57	127.00	3.81	4.84	16.07	3,381.00	3,329.00	52.00	68.07
14.00	15.00	0	38	200	11.00	6	66.00	3.00	3.29	425.00	2.08	8.85	11.23	3,381.00	3,329.00	52.00	63.23
15.00	15.00	3	90	200	11.00	8	88.00	4.00	2.65	228.00	1.04	2.38	2.38	3,381.00	3,365.00	16.00	18.38

Friction loss calculations were based on a Constant for inside roughness "C" of: 120

PRELIMINARY PRESSURE SEWER - ACCUMULATED RETENTION TIME(HR)
Southern Slope Major Subdivision, MT

November 13, 2025

Prepared By:
M. Crowley

Zone Number	Connects to Zone	Accumulated Total of Pumps this Zone	Pipe Size (inches)	Gallons per 100 lineal feet	Length of Zone	Capacity of Zone	Average Daily Flow	Average Fluid Changes per Day	Average Retention Time (Hr)	Accumulated Retention Time (Hr)
This spreadsheet was calculated using pipe diameters for: SDR11HDPE										
Gals per Day per Dwelling										
1.00	2.00	3	2.00	15.40	158.00	24.34	600	24.65	0.97	4.87
2.00	3.00	9	2.00	15.40	401.00	61.77	1,800	29.14	0.82	3.90
3.00	4.00	18	3.00	33.47	653.00	218.54	3,600	16.47	1.46	3.08
4.00	5.00	30	3.00	33.47	551.00	184.40	6,000	32.54	0.74	1.62
5.00	15.00	49	3.00	33.47	871.00	291.49	9,800	33.62	0.71	0.88
6.00	8.00	4	2.00	15.40	192.00	29.57	800	27.05	0.89	4.54
7.00	8.00	2	2.00	15.40	100.00	15.40	400	25.97	0.92	4.58
8.00	9.00	9	2.00	15.40	271.00	41.74	1,800	43.12	0.56	3.65
9.00	10.00	18	3.00	33.47	636.00	212.85	3,600	16.91	1.42	3.10
10.00	11.00	30	3.00	33.47	632.00	211.51	6,000	28.37	0.85	1.68
11.00	14.00	33	3.00	33.47	176.00	58.90	6,600	112.05	0.21	0.83
12.00	13.00	3	2.00	15.40	93.00	14.32	600	41.89	0.57	1.66
13.00	14.00	5	2.00	15.40	127.00	19.56	1,000	51.12	0.47	1.09
14.00	15.00	38	3.00	33.47	425.00	142.23	7,600	53.43	0.45	0.62
15.00	15.00	90	4.00	55.31	228.00	126.11	18,000	142.73	0.17	0.17

SECTION 15:
GEOTECHNICAL INVESTIGATION
REPORT FOR
SOUTHERN SLOPE SUBDIVISION

Submitted for Preliminary Plat Application

May 2026

GEOTECHNICAL INVESTIGATION REPORT

Southern Slope Major Subdivision Polson, Montana

Alpine Geotechnical Project No. 25-876
November 12, 2025



Prepared for:

Endev Development Service

Prepared by:



120 Round Stone Drive, Suite 101
Kalispell, Montana 59901
406.257.6479



November 12, 2025

To: Endev Development Service

Attn: John Looper
johnl@endevservices.com

Re: Report of Subdivision Geotechnical Investigation
Southern Slope Major Subdivision
Skyline Drive and Skyview Lane
Polson, Montana

Dear John Looper:

Alpine Geotechnical, LLC (Alpine) has completed the geotechnical investigation for the initial phase of development located on Skyline Drive on the south side of Polson, Montana. We were asked to provide geotechnical information and recommendations needed to assist with the design, development, and construction of the subdivision phase of this project. Therefore, general site grading, underground utilities, and roadways are the focus of this report. The results of our field investigation, observations, exploration location plan, and boring logs are included in this report. Our services were provided in accordance with our proposal dated August 12, 2025 and subsequent authorization to proceed.

We appreciate the opportunity to be of service to you during the design phase of your project, and look forward to assisting you during the construction phase. If you have any questions concerning this report, or if we may be of further service to you, please contact us.

Sincerely,
ALPINE GEOTECHNICAL, LLC

A handwritten signature in black ink, appearing to read "Kagan Rutz".

Kagan Rutz, P.E.
Principal/Senior Engineer



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SUMMARY OF KEY GEOTECHNICAL CONSIDERATIONS

Based on the information obtained from our subsurface, the site can be properly developed for the proposed project with implementation of the recommendations contained in this report. The following is a summary of Alpine's key geotechnical considerations and recommendations for development.

- Subsurface conditions across the site can be generalized as organic silt topsoil and sandy silt on top of glacial till gravel. The organic silt topsoil is 8 inches to 3 feet thick. The sandy silt is typically found in isolated, low-lying, existing drainage areas below the topsoil and extends to depths ranging from 3 to 5 feet below the existing grade. The native gravel is dense to very dense and extends to the total depth explored at this time, 8.9 feet below the existing grade. The exploration logs in **Appendix A** should be reviewed for comprehensive subsurface descriptions.
- Static groundwater was not encountered in any of the borings or test pits at the time of exploration.
- The recommended pavement section for roadways and parking areas is 4 inches of asphalt pavement, 3 inches of crushed base course, and a minimum of 6 inches of subbase course placed atop a geotextile fabric over properly prepared native subgrade. In areas where the subgrade is dense gravel the subbase and geotextile fabric can be omitted.
- Close monitoring of the construction operations discussed herein will be essential in achieving the design foundation support for both site embankments and pavement improvements. It is therefore critical that Alpine Geotechnical be retained to provide observation/testing during the earthwork portion of the project to help ensure satisfactory performance.

This summary should be used in conjunction with the entire report for design purposes. It should be recognized that details were not included or fully developed in this section, and the report must be read in its entirety for a comprehensive understanding of the items contained herein. The section titled **CLOSURE/LIMITATIONS** should be read for an understanding of the report limitations.

GEOTECHNICAL INVESTIGATION REPORT

**Southern Slope Major Subdivision
Polson, Montana**

**Alpine Geotechnical Project No. 25-876
November 12, 2025**

INTRODUCTION

Alpine Geotechnical has completed a subsurface investigation for the planned Southern Slope Major Subdivision site in Polson, Montana. A total of three (3) borings were drilled and five (5) test pits were observed to investigate subsurface conditions for the planned development. The purpose of this report is to describe the subsurface conditions encountered in the borings and test pits, present the test data, and provide geotechnical recommendations based upon our analysis for subdivision infrastructure design and construction, mass grading, underground utilities, and pavements.

PROJECT INFORMATION

The project includes development of a 56.49-acre parcel located on Skyline Drive in Polson, Montana. The site has several existing roads but additional roads and infrastructure are planned for the proposed subdivision. The subdivision will contain 90 individual lots. The subdivision phase of this project includes site grading, installation of underground utilities, and construction of paved roadways and hardscapes.

EXPLORATION PROCEDURES

Field Exploration

Subsurface exploration took place October 28, 2025, and included three (3) borings, designated DH-1 through DH-3, and five (5) test pits, designated as TP-1 through TP-5, taken across the site to depths ranging from 4.0 to 8.9 feet below existing grade. An exploration location plan and individual boring logs are included in **Appendix A**. The explorations were shallower than the proposed depth of 15 feet because of refusal in dense gravelly soils with cobbles and boulders at depth.

The borings were advanced using a truck-mounted, rotary drill rig (Diedrich D-50) using continuous flight hollow-stem augers owned and operated by Alpine Geotechnical. The test pits were excavated using a Kubota KX040 compact excavator owned and operated by Alpine Geotechnical. Test pits were excavated in areas inaccessible by our truck mounted drill rig. Representative samples were obtained by split-barrel sampling methods in general accordance with ASTM D1586, where the standard penetration resistance value (SPT-N) is recorded by

counting the number of blows required to advance a standard 2-inch outside diameter split-barrel sampler a distance of 12 inches following the initial 6-inch seating penetration. The energy in the SPT test is delivered by a 140-pound hammer with a free fall of 30 inches. The SPT-N value is used to estimate the in-situ relative density of cohesionless soils and consistency of cohesive soils. Collected samples were tagged for identification, sealed to reduce moisture loss, and taken to our laboratory for further examination, testing, and classification. Information provided on the boring logs attached to this report includes soil descriptions, consistency evaluations, boring depths, sampling intervals, and groundwater conditions. The drill crew backfilled each boring with auger cuttings at the conclusion of each boring.

A field log of each boring and test pit was prepared by our staff geoscientist. These logs included visual classifications of the subsurface materials encountered during drilling as well as interpretation of the subsurface conditions between samples. Final boring logs included with this report represent field visual classifications, modified as needed based on laboratory tests of the samples. The logs also contain the field SPT results, natural moisture content, groundwater information, and any boring-specific comments. Based on our field classifications and laboratory test results, the estimated group symbol for each stratum is shown on the logs, according to the Unified Soil Classification System (USCS).

SITE CONDITIONS

Based on our observations and review of the topographic map provided, the site contains undulating terrain, and slopes generally downward to the south and east across the property. The total elevation relief across the property is approximately 130 feet. Skyview Lane runs west to east across the property and currently has a gravel surface. The vegetation across the site is made up of grasses and shrubs. The property is surrounded by residential properties to the north and west, and agricultural properties to the east and the south.

SUBSURFACE CONDITIONS

Geology

The project site is located in the town of Polson, Montana, which lies in the Mission Valley. The nearby Mission Range was formed during Tertiary tectonic activity in which Precambrian Belt rocks were faulted and uplifted. Pleistocene glaciation advanced generally southward towards Polson, depositing generally competent till soils beneath the base of the ice sheet. The Flathead Lobe Glacier of the Cordilleran Ice Sheet advanced as far south as Polson and terminated along the south Polson Hill near the project site. As the glaciers retreated, a sequence of lacustrine and outwash alluvial soils were deposited as meltwater was discharged from the glacier. The specific project site sits on top of a terminal moraine for the Flathead valley. The site has limited fine-grained deposits atop dense to very dense glacial till.

Soil Conditions

Based on the results of the borings, general subsurface conditions across the site can be summarized as organic silt topsoil and sandy silt atop glacial till gravels. The surficial organic topsoil ranges in depth from 8 inches to 3 feet thick. Below the topsoil in locally low areas, DH-2 and TP-2, there is soft to medium stiff sandy silt extending to 3.0 to 5.0 feet below the existing grade.

The native gravel starts at depths ranging from 0.5 to 5 feet below the existing grade. The upper native gravel contains more fines and is classified as a silty gravel with sand, but transitions to poorly graded gravel with silt and sand with depth. The native gravel is dense to very dense, based on Standard Penetration Test (SPT) N-Values ranging from 38 to 80+ blows per foot. All native gravel contains cobbles and boulders. The native gravel extends to at least 8.9 feet below the existing grade, the total depth explored at this time. The boring logs in **Appendix A** should be reviewed for comprehensive subsurface descriptions at each investigation location.

Laboratory Testing

Representative portions of each recovered sample obtained during the field investigation were sealed in air tight containers and transported to our laboratory for further visual and laboratory examination. Each sample obtained during the field investigation was tested for natural moisture content and selected samples were also tested for particle size (ASTM C136 & C117), standard proctor (ASTM D698), and California Bearing Ratio (ASTM D1883) to aid in soil classification. Complete results of the laboratory tests are attached in **Appendix B**. Based on our field classifications and laboratory test results, the estimated group symbol for each stratum is shown on the logs, according to the Unified Soil Classification System (USCS). A brief description of the USCS is attached to this report in **Appendix B**, along with General Notes that provide explanation of the USCS.

Particle size testing (ASTM C117 & C136) test results from selected recovered samples are as follows:

Location	Depth (ft)	Passing No. 4 (%)	Passing No. 200 (%)	Classification
DH-1	5.0	56	23	Silty gravel with sand (GM)
DH-3	2.5	41	20	Silty gravel with sand (GM)
TP-1	1.3	30	15	Silty gravel with sand (GM)
Bulk-1	0.7	91	55	Sandy silt (ML)
Bulk-2	3.0	46	11	Poorly graded gravel with silt and sand (GP-GM)

A laboratory maximum density and optimum water content test (ASTM D698) was performed on bulk subgrade samples of sandy silt and poorly graded gravel with silt and sand. These results indicate a maximum dry density of 114.9 pcf and optimum water content of 11.4% for the sandy

silt and a maximum dry density of 145.6 pcf and optimum water content of 4.2% for the poorly graded gravel with silt and sand. A California Bearing Ratio (CBR) test on the bulk sample of sandy silt indicated a CBR value of 14.5% for subgrade compacted to 95% of a standard Proctor (ASTM D698) maximum dry density.

Groundwater Conditions

The borings and test pits were observed while drilling and immediately after completion for the presence and level of groundwater. Shallow static groundwater was not encountered in any borings or test pits, with a maximum depth of 8.9 feet below the existing grade, at the time of exploration.

It should be recognized that fluctuations of the groundwater table will occur due to seasonal variations in the amount of rainfall, runoff, and other hydrologic factors not evident at the time the borings were performed. Therefore, groundwater levels during construction or at other times in the future may vary relative to the conditions indicated on the logs. The potential for seasonal groundwater perching should be considered when developing the design and construction plans for the project.

ENGINEERING RECOMMENDATIONS

Geotechnical Considerations

From a geotechnical perspective, the proposed subdivision roadway and utility infrastructure project can be installed by open trench excavation methods, provided the recommendations presented in this report are considered and all applicable excavation safety regulations are followed. The excavations for utility installation will be conducted primarily in dense to very dense gravel with cobbles and boulders. Based on the blow counts from the borings and observations from the test pits, the soils on site can be characterized as OSHA Type B excavation soils. It should be noted that gravel, cobble, and boulder sized particles typically are disturbed during trenching operations, which can create risk of instability and sloughing. Care should be exercised to ensure all loosened coarse particles are removed during excavation to minimize the potential for works to be impacted by falling rocks during utility installation. The excavation is expected to be moderately difficult in the upper 7 to 8 feet, and very difficult below that depth where cobbles and boulder content increases. Difficult excavation conditions should only occur in gravity sewer or storm drainage utilities that are deeper than 8 feet, which may or may not be needed on this project.

The native, inorganic soils are suitable to be used as trench backfill, provided they are processed and placed according to the **Earthwork** section of this report. Water conditioning, wetting, or drying should be anticipated based on the moisture contents that were measured. However, the magnitude of wetting or drying of backfill soils to facilitate compaction will depend on the timeframe of construction and moisture conditions at that time. The organic topsoil materials encountered in the upper zones of the soil profile are not acceptable for use as backfill, and should

not be used as trench backfill, but can be placed atop the trench to match the existing topsoil thickness in non-pavement or other non-hardscaped areas.

Site Preparation

To prepare the site for construction, all existing near-surface topsoil/organic matter, and surficial weeds/grasses should be completely removed under all hardscapes. The topsoil is up to 3 feet thick on the site. Any previously placed fill should be removed and replaced with Engineered Fill or Structural Fill below any hardscapes. The native subgrade (gravel or sandy silt) once encountered should be water conditioned and thoroughly recompacted to recover excavation disturbance. The subgrade in roadway and parking areas should be proof load tested using rubber-tired construction equipment and should be stable under that loading.

Earthwork

Excavated materials not suitable for use as backfill should be disposed of off-site. The exposed subgrade should be stable under the loading of construction equipment, thoroughly recompacted, and tested by Alpine personnel prior to fill placement. Depending on the season of construction and other factors, such as defined haul routes, instability may develop that will require subgrade stabilization. Our engineering staff should be consulted if this situation develops to provide stabilization recommendations, such as subexcavation and replacement, or geotextile/geogrid reinforcement.

The soft to medium stiff sandy silt subgrade, found in isolated, low-lying areas, will be prone to wetting induced collapse; therefore, proper preparation of these soils will be critical to minimize excessive settlement. The sandy silt subgrade should be thoroughly moisture conditioned, recompacted to at least 95% of the maximum ASTM D698 dry density and separated from the structural fill by Geotextile fabric (Propex Geotex 200 ST or Alpine approved equivalent). Alternatively, a subgrade stabilization course of 2-inch crushed coarse aggregate (CCA) can be used. CCA should be clean, angular, and have a reasonable size distribution (i.e. grading) in the coarse fraction above the No. 4 sieve, and have less than 5 percent passing the No. 4.

Native sandy silt can be used as backfill for utility trenches, provided they are placed, water conditioned, and compacted according to this **Earthwork** section. Based on our investigation, there should be limited amounts of native silt encountered on this project. The native gravel may be used as site fill for utility trench backfill and below hardscapes to reach the final grade if processed and placed in accordance with this report. Processing involves removing all oversized cobbles larger than 4 inches, and any organics and unsuitable materials such as roots, wood, construction debris. This processed native gravel is referred to as Engineered Fill in this report. If there is not enough native gravel on site to meet the final grade below all the hardscapes we recommend importing Structural Fill. Structural Fill is defined below.

Structural Fill for soil replacement and backfill should be developed from reliable source(s) approved by Alpine Geotechnical and meeting the following gradation and composition requirements:

Screen or Sieve Size	Percent Passing by Weight
3-inch	100
1 1/2-inch	85-100
No. 4	30-60
No. 200	10 maximum

- The sand, gravel, and cobble-size particles comprising the fill must be hard, durable rock materials that will not degrade by moistening or under mechanical action of the compacting equipment; i.e. not shale or other clayey rock types.
- The binder/fines fraction should have maximum Liquid Limit and Plasticity Index values of 25 and 10 percent respectively.
- No frozen, organic, or other deleterious materials should be present in the fill aggregate.

The soil's water content at the time of compaction should be in the range specified in the following table. Some moisture conditioning of on-site soils may be required to achieve adequate compaction; wetting or drying may be required depending on the natural soil moisture conditions at the time of construction. All fill materials should be placed and compacted in horizontal lifts. The fill lifts should not exceed 12 inches in loose thickness for heavy compaction equipment, and 6 inches for smaller equipment such as large vibratory plates and jumping jacks used in foundation and utility excavations. Small vibratory plate compactors should be used in landscaped areas only. Typically, sheepsfoot compactors are best suited for fine-grained, cohesive soils and vibratory, smooth-drum compactors are needed for coarse-grained soils. All fill material should be compacted as specified in the table below.

Fill Material Type		Laboratory Compaction Characteristics of Soil using Standard Effort (ASTM D-698)	
		Minimum Percent Compaction	Moisture content range, from optimum
Structural Fill*	Fill beneath hardscapes	95%	Workable, generally within 3% of optimum *
Engineered Fill* Processed on-site native gravel	Fill beneath hardscapes	95%	-3% to +3% specific evaluation for each material
General Fill** On-site native sandy silt	Below unimproved landscaped areas	90%	

* The gradation of a granular material may affect its stability and the moisture content required for proper compaction. Samples of all proposed fill materials should be submitted to Alpine Geotechnical for testing and approval prior to use.

** The native sandy silt soils will be difficult to place as backfill for utility trenches. It is critical that they be properly moisture conditioned to within 3% of optimum water content at the time of compaction. Excessive settlement will occur if these materials are not placed properly and tested for density and moisture during fill placement.

At a minimum, excavations should be performed in accordance with OSHA 29 CFR, Part 1926, Subpart P, "Excavations" and its appendices, and in accordance with any applicable local, state, and federal safety regulations. The contractor should be aware that slope height, slope inclination, and excavation depth should in no instance exceed those specified by these safety regulations. Flatter slopes than those dictated by these regulations may be required depending upon the soil/groundwater conditions encountered and other external factors. These regulations are strictly enforced and if they are not followed, the owner, contractor, and/or earthwork and utility subcontractor could be liable and subject to substantial penalties. Under no circumstances should the information provided in this report be interpreted to mean that Alpine Geotechnical is responsible for construction site safety or the contractor's activities. Construction site safety is the sole responsibility of the contractor who shall also be solely responsible for the means, methods, and sequencing of the construction operations. Our engineering staff will be available during construction to provide guidance, if requested in connection with agreed construction phase work by Alpine Geotechnical.

Pavements

Prior to placing any additional fill for pavement section construction, the existing subgrade materials should be stable under rubber-tired construction equipment, including dump truck traffic. Areas that are shown to be unstable during this proof loading operation indicate that deeper subgrade deficiencies may exist, and these areas should be repaired under the direction of our geotechnical engineer or designated representative. The requirements of a suitable fill and its placement are discussed in the **Earthwork** section of this report.

Unsuitable material encountered below the subgrade and/or subbase course level should be further undercut and replaced with Structural Fill or suitable onsite fill based on observation by our geotechnical engineer. The upper 1 foot of subgrade material below the subexcavation depth should be compacted to at least 95% of the maximum dry density per ASTM D698. Localized instability of the native sandy silt subgrade may develop during construction when subjected to repetitive dump truck and equipment traffic. A geotextile separation fabric (Propex Geotex 200 ST) should be placed atop properly prepared subgrade in these areas. Isolated areas may need geogrid in order to provide adequate stability to compact the subbase course. Additionally, a defined equipment haul route using geotextile, geogrid, and a thickened gravel section should be considered to minimize the potential for widespread subgrade instability to develop. Alternatively, 2" crushed coarse aggregate subgrade stabilization can be used in this area in lieu of geotextile and geogrid, followed by a subbase course.

The design approach used to develop the following tables for the flexible surfacing was based on the American Association of State Highway and Transportation Officials (AASHTO) 1993 Guide for Design of Pavement Structures, Chapter 4 Low Volume Road Design. We used structural coefficients of the Montana Department of Transportation and our local experience. Specific information regarding anticipated vehicle types, axle loads and traffic volumes was not provided. In developing our recommendations, we have assumed that traffic will consist primarily of automobile traffic and a limited number of delivery trucks and trash removal trucks. If heavier vehicle types or higher traffic volumes are expected, Alpine Geotechnical should be afforded the opportunity to review, and possibly revise, these assumptions and recommendations.

The design of pavement thickness was based on the approach described above and on the following parameters:

- Stable subgrade as previously detailed and verified by proof-loading with rubber-tired construction equipment and dump truck traffic.
- Recompaction of subgrade to the recommended density
- Placement of geotextile fabric atop properly prepared native sandy silt subgrade (where encountered).
- Any required fill is placed in accordance with the **Earthwork** section of this report.
- Flexible Pavement Design Catalog assuming a maximum of 10 ESAL's per day over the service life and a CBR of 14.5%.
- A service life of 30 years.

As a minimum, we suggest the following typical pavement section options be considered:

Typical Pavement Section Thickness

Traffic Area	Asphalt Concrete Surface Course	Crushed Base Course	*Subbase Course	Total Thickness
Roadways and Parking	4 inches	3 inches	6 inches	13 inches

**Subbase Course and geotextile fabric can be omitted where dense native gravel subgrade is present at the subgrade level*

We recommend our technical staff be afforded the opportunity to evaluate the existing subgrade materials during construction. We also recommend field density testing be performed of all fill placed to achieve final subgrade elevation as well as subbase and base course materials.

Pavement sections based upon a more detailed pavement design could be provided if specific traffic loading, frequencies, and desired pavement design life are provided. The pavement section provided is based on design traffic loading as discussed and is not intended for nor should it be construed to be a construction platform either in full or partial section. Construction use is likely to exert heavier and higher frequency axle/wheel loads under adverse weather or channelized traffic conditions than assumed in this forgoing design. If construction access/haul load sections are desired, additional geotechnical input based on construction traffic will be required. Pavements subjected to higher traffic volumes than assumed above may require thicker pavement sections. The above section represents the minimum thickness for in-service use and, as such, periodic maintenance should be anticipated.

Aggregate base course should meet Montana Public Works Specification Section 02235 (6th Edition) for Crushed Base Course, 1 ½ inch or ¾ inch minus and compacted to at least 95% of the maximum ASTM D698 dry density.

Long term pavement performance will be dependent upon several factors, including maintaining subgrade moisture levels and providing for preventive maintenance. The following recommendations should be considered the minimum:

- Site grading at a minimum 2% grade away from the pavements
- The subgrade and the pavement surface have a minimum ¼ inch per foot slope to promote proper surface drainage
- Consider appropriate edge drainage and pavement underdrain systems
- Apply joint sealant and seal cracks regularly

Preventive maintenance should be planned and provided through an on-going pavement management program. Preventive maintenance activities are intended to slow the rate of pavement deterioration, and to preserve the pavement investment. Preventive maintenance consists of both localized maintenance (e.g., crack and joint sealing and patching) and global maintenance (e.g., surface sealing). Preventive maintenance is usually the first priority when implementing a planned pavement maintenance program and provides the highest return on investment for pavements. Prior to implementing any maintenance, additional engineering observation is recommended to determine the type and extent of preventive maintenance.

CLOSURE/LIMITATIONS

Alpine Geotechnical should be retained to review the final design plans and specifications so comments can be made regarding interpretation and implementation of our geotechnical

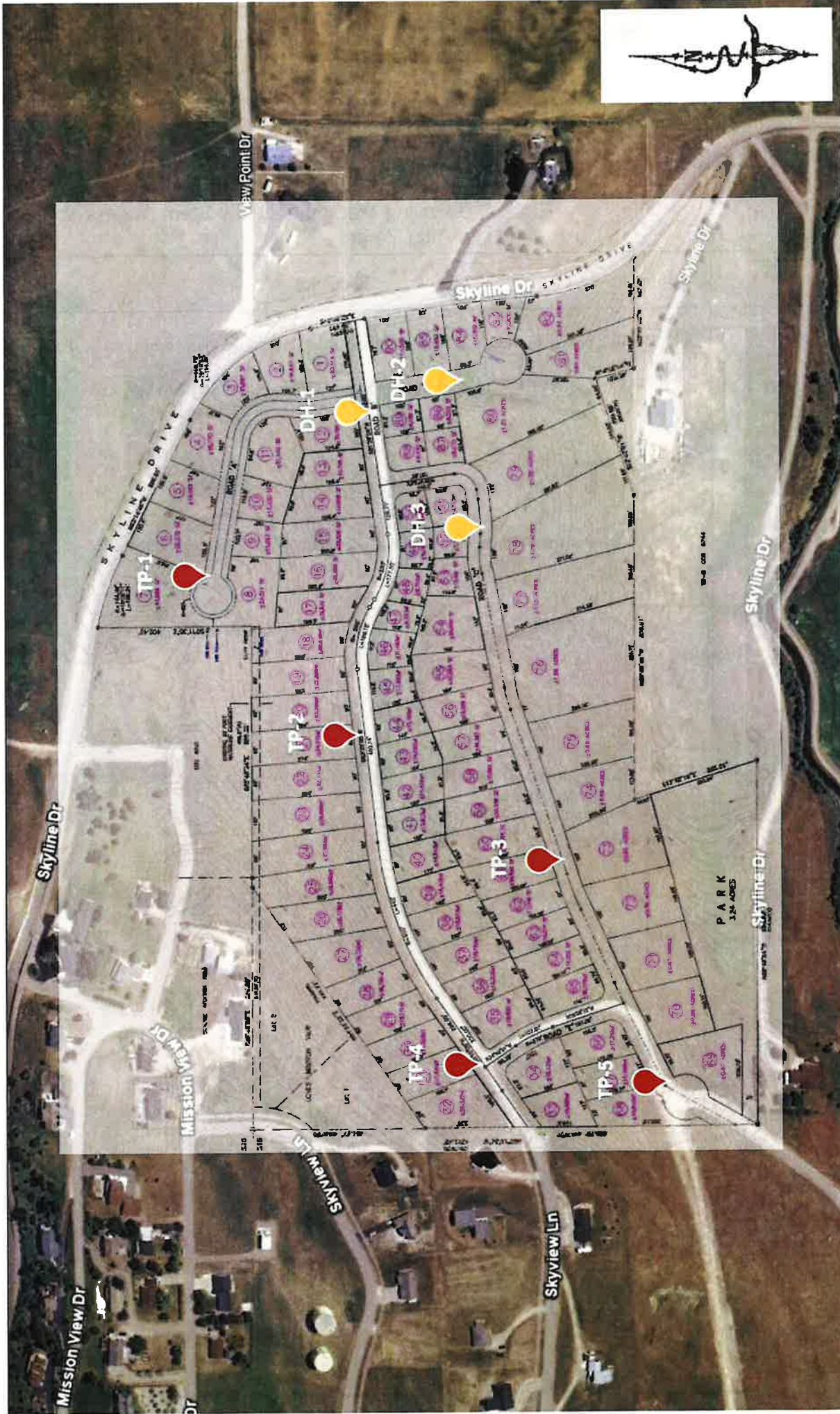
recommendations in the design and specifications. Alpine Geotechnical also should be retained to provide observation and testing services during site preparation, removal of unsuitable soils, foundation preparation/construction, and backfilling of excavations and other earth-related construction phases of the project.

The analysis and recommendations presented in this report are based upon the data obtained from the borings performed at the indicated locations and from other information discussed in this report. This report does not reflect variations that may occur between boring locations, across the site, or due to the modifying effects of weather. The nature and extent of such variations may not become evident until construction has commenced. If variations appear, Alpine should be immediately notified so that further evaluation and supplemental recommendations can be provided.

This report has been prepared for the exclusive use of our client for specific application to the project discussed and has been prepared in accordance with generally accepted geotechnical engineering practices. No warranties, either expressed or implied, are intended or made. Site safety, excavation support, and dewatering requirements are the responsibility of others. In the event that changes in the nature, design, or location of the project as outlined in this report are planned, the conclusions and recommendations contained in this report shall not be considered valid unless Alpine Geotechnical reviews the changes and either verifies or modifies the conclusions of this report in writing.



APPENDIX A



Project No. 25-876		Exploration Location Plan		Exhibit
Scale NTS		Southern Slope Major Subdivision		
Date 10-28-25		Polson, Montana		
ALPINE GEOTECHNICAL 120 Round Stone Drive Kalispell, MT 59901 PH. (406) 257-6479		A-0		

BORING LOG

NO.: DH-1

Project: Southern Slope Major Subdivision
 Client: OTB Development
 Coordinates: 47.673839, -114.137834
 Driller: Alpine Geotechnical
 Drill Rig: Diedrich D50
 Depth to Water- Initial ∇ : N/E

Project No.: 25-876
 Date: 10-28-25
 Elevation: Exsiting
 Logged By: Elisha Sutton
 Drilling Method: Hollow Stem Augers
 After 24 hrs ∇ :

Depth (ft)	Moisture Content (%)	N Value	Standard Penetration Test	USCS	Description
0	2	47	18	FILL GM	Fill, poorly graded gravel with silt and sand, brown/red/blue, moist, dense, base course, 5" thick Silty GRAVEL with sand, dark brown/red/blue, moist, dense to very dense
	4		20		
1			27		
2					
3	4	47	16		
	4		21		
4			26		Color change to brown/red/yellow with cobbles and boulders below 3.0'
5	4	50+	45		
			50		
6			5"		
7	5	50+	50	GP-GM	Poorly graded GRAVEL with silt and sand, brown/red, moist, very dense, with cobbles and boulders Auger refusal at 7.0' End of Boring DH-1 at 7.0'
			5"		
8					
9					
10					
11					
12					
13					

BORING LOG

NO.: DH-2

Project: Southern Slope Major Subdivision
 Client: OTB Development
 Coordinates: 47.673169, -114.137488
 Driller: Alpine Geotechnical
 Drill Rig: Diedrich D50
 Depth to Water- Initial ∇ : N/E

Project No.: 25-876
 Date: 10-28-25
 Elevation: Exsiting
 Logged By: Elisha Sutton
 Drilling Method: Hollow Stem Augers
 After 24 hrs ∇ :

Depth (ft)	Moisture Content (%)	N Value	Standard Penetration Test	USCS	Description
0	13	5		OL	Organic SILT topsoil with surficial grass trace roots, dark brown, moist, medium stiff, 3.0' thick
1					
2					
3	3	4		ML	Sandy SILT, dark brown to light brown, moist, soft, trace roots to 4.0'
4					
5	2	38		GM	Silty GRAVEL with sand, brown/red, moist, dense, with cobbles and boulders
6	3			GP-GM	Poorly graded GRAVEL with silt and sand, brown/red/blue, moist, dense to very dense, with cobbles and boulders
7					
8	4	80+			
9					Auger refusal at 8.9' End of Boring DH-2 at 8.9'
10					
11					
12					
13					

BORING LOG

NO.: DH-3

Project: Southern Slope Major Subdivision
 Client: OTB Development
 Coordinates: 47.673029, -114.139060
 Driller: Alpine Geotechnical
 Drill Rig: Diedrich D50
 Depth to Water- Initial ∇ : N/E

Project No.: 25-876
 Date: 10-28-25
 Elevation: Exsiting
 Logged By: Elisha Sutton
 Drilling Method: Hollow Stem Augers
 After 24 hrs ∇ :

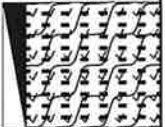
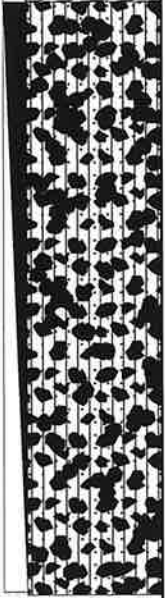
Depth (ft)	Moisture Content (%)	N Value	Standard Penetration Test	USCS	Description
0	14	10		OL	Organic SILT topsoil trace gravel with surficial grass, dark brown, moist, stiff, 1.7' thick
1					
2				GM	Silty GRAVEL with sand, brown/red/blue, moist, very dense, with cobbles and boulders
3	2	58			Auger refusal at 3.0'; Redrilled 3 borings within vacinity with same refusal
4					End of Boirng DH-3 at 4.0'
5					
6					
7					
8					
9					
10					
11					
12					
13					

TEST PIT LOG

NO.: TP-1

Project: Southern Slope Major Subdivision
 Client: OTB Development
 Coordinates: 47.675003, -114.139568
 Excavator: Kubota KX 040
 Depth to Water Table: ∇ N/E

Project No.: 25-876
 Date: 10-28-25
 Elevation: Exsiting
 Logged By: Elisha Sutton

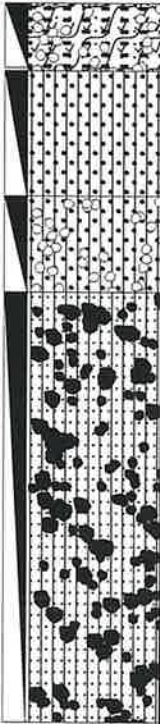
Depth (ft)	Moisture Content (%)	Soil Symbols			USCS	Description
		Sample Type	Soil Strata	Water Table		
0	13				OL	Organic SILT topsoil with gravel and surficial grass, dark brown, moist, stiff, 1.3' thick
1	4				GM	Silty GRAVEL with sand, brown/red/blue, moist, dense to very dense, with cobbles and boulders
2						
3						
4						
5						
6						
7						
8						Excavator refusal at 7.5' End of Excavation TP-1 at 7.5'
9						
10						
11						
12						
13						

TEST PIT LOG

NO.: TP-2

Project: Southern Slope Major Subdivision
 Client: OTB Development
 Coordinates: 47.673931, -114.141300
 Excavator: Kubota KX 040
 Depth to Water Table: ∇ N/E

Project No.: 25-876
 Date: 10-28-25
 Elevation: Exsiting
 Logged By: Elisha Sutton

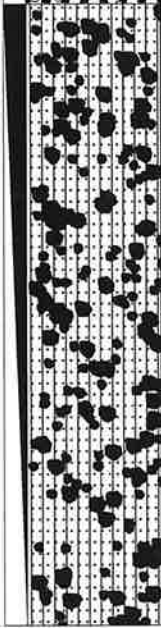
Depth (ft)	Moisture Content (%)	Soil Symbols			USCS	Description
		Sample Type	Soil Strata	Water Table		
0	10				OL	Sandy organic SILT topsoil with gravel and surficial grass, dark brown, moist, medium stiff, 8" thick
1	8				ML	Sandy SILT, brown/tan/grey, moist, medium stiff
2	4					With gravel below 2.0'
3	4				GP-GM	Poorly graded GRAVEL with silt and sand, brown/red/blue, moist, dense, with cobbles and boulders
4						
5						
6						
7						
8						Excavator refusal at 7.5' End of Excavation TP-2 at 7.5'
9						
10						
11						
12						
13						

TEST PIT LOG

NO.: TP-3

Project: Southern Slope Major Subdivision
 Client: OTB Development
 Coordinates: 47.672464, -114.142663
 Excavator: Kubota KX 040
 Depth to Water Table: ∇ N/E

Project No.: 25-876
 Date: 10-28-25
 Elevation: Exsiting
 Logged By: Elisha Sutton

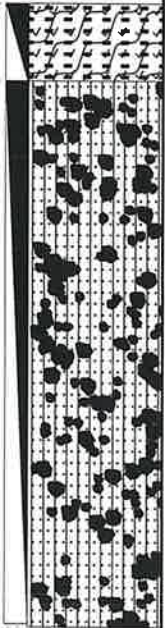
Depth (ft)	Moisture Content (%)	Soil Symbols			USCS	Description
		Sample Type	Soil Strata	Water Table		
0	10				OL	Organic SILT topsoil with gravel and surficial grass, dark brown, moist, stiff, 1.5' thick
1						
2	4				GP-GM	Poorly graded GRAVEL with silt and sand, brown/red/blue, moist, dense to very dense, with cobbles and boulders
3						
4						
5						
6						
7						
8						Excavator refusal at 8.0' End of Excavation TP-3 at 8.0'
9						
10						
11						
12						
13						

TEST PIT LOG

NO.: TP-4

Project: Southern Slope Major Subdivision
 Client: OTB Development
 Coordinates: 47.673073, -114.144803
 Excavator: Kubota KX 040
 Depth to Water Table: ∇ N/E

Project No.: 25-876
 Date: 10-28-25
 Elevation: Exsiting
 Logged By: Elisha Sutton

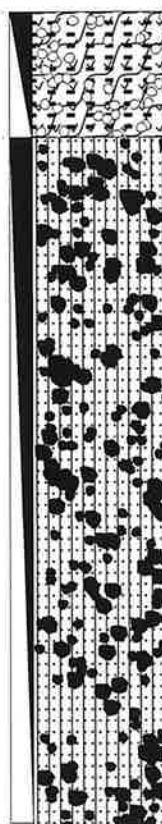
Depth (ft)	Moisture Content (%)	Soil Symbols			USCS	Description
		Sample Type	Soil Strata	Water Table		
0	13				OL	Organic SILT topsoil with gravel and surficial grass, dark brown, moist, medium stiff, 9" thick
1	4				GP-GM	Poorly graded GRAVEL with silt and sand, brown/red/blue, moist, dense to very dense, with cobbles and boulders
2						
3						
4						
5						
6						
7						Excavator refusal at 6.5' End of Excavation TP-4 at 6.5'
8						
9						
10						
11						
12						
13						

TEST PIT LOG

NO.: TP-5

Project: Southern Slope Major Subdivision
 Client: OTB Development
 Coordinates: 47.671696, -114.145032
 Excavator: Kubota KX 040
 Depth to Water Table: ∇ N/E

Project No.: 25-876
 Date: 10-28-25
 Elevation: Exsiting
 Logged By: Elisha Sutton

Depth (ft)	Moisture Content (%)	Soil Symbols			USCS	Description
		Sample Type	Soil Strata	Water Table		
0	11				OL	Organic SILT topsoil with gravel and surficial grass, dark brown, moist, stiff, 1.3' thick
1	4				GP-GM	Poorly graded GRAVEL with silt and sand, brown/red/blue, moist, dense to very dense, with cobbles and boulders
2						
3						
4						
5						
6						
7						
8						
9						
10						
11						
12						
13						
Excavation refusal at 8.5'						
End of Excavation TP-5 at 8.5'						





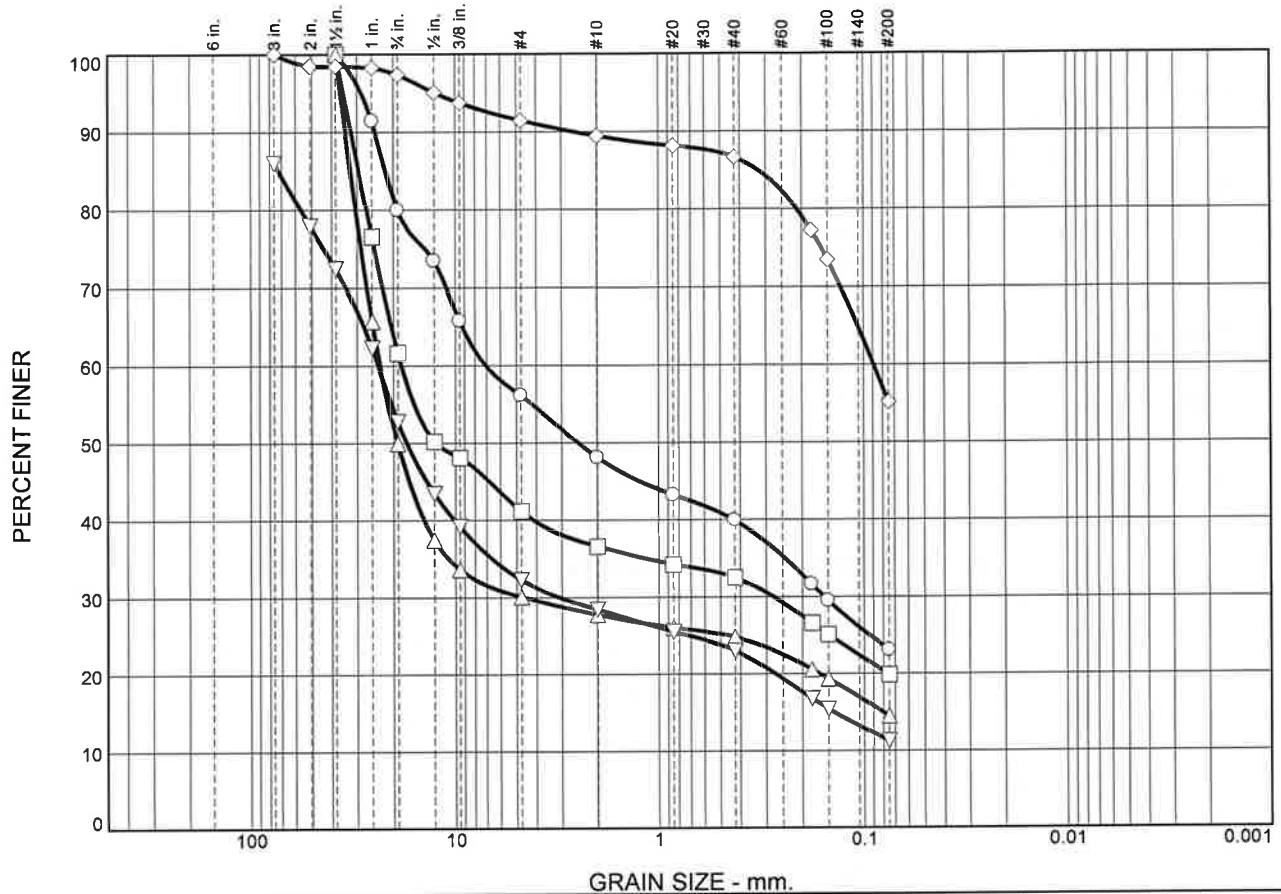






APPENDIX B

Particle Size Analysis



LABORATORY MOISTURE DENSITY RELATIONSHIP

Curve No.: 3763

Project No.: 25-876

Date: 10-28-25

Project: Southern Slope Major Subdivision

Client: OTB Development

Source of Sample: BULK-1 Depth: 0.7

Sample Number: 3763

Remarks: Sample contained 9% oversized above #4 sieve:
9% oversized correction applied

MATERIAL DESCRIPTION

Description: Sandy SILT

Classifications -

USCS: ML

AASHTO: A-4(0)

Nat. Moist. =

Sp.G. = 2.65

Liquid Limit = NV

Plasticity Index =

% < No.200 = 55 %

ROCK CORRECTED TEST RESULTS	UNCORRECTED
Maximum dry density = 114.9 pcf	111.5 pcf
Optimum moisture = 11.4 %	12.5 %

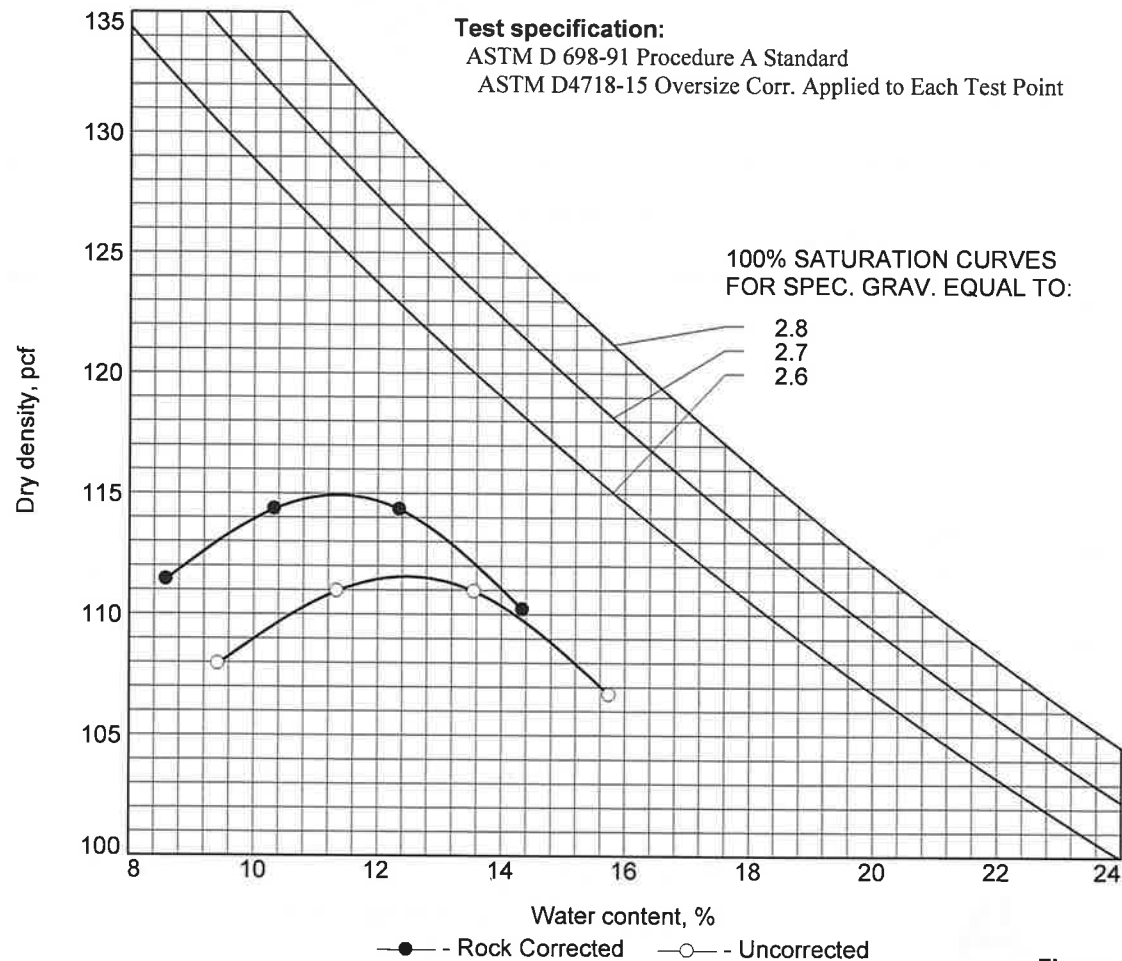


Figure B-2

LABORATORY MOISTURE DENSITY RELATIONSHIP

Curve No.: 3764

Date: 10-28-25

Project No.: 25-876

Project: Southern Slope Major Subdivision

Client: OTB Development

Source of Sample: BULK-2 Depth: 3.0

Sample Number: 3764

Remarks: Sample contained 47% oversized;
Maximum 30% oversized correction applied per ASTM D4718

MATERIAL DESCRIPTION

Description: Poorly graded GRAVEL with silt and sand

Classifications -

USCS: GP-GM

AASHTO: A-1-a

Nat. Moist. =

Sp.G. = 2.65

Liquid Limit = NV

Plasticity Index = NP

% < No.200 = 11 %

ROCK CORRECTED TEST RESULTS	UNCORRECTED
Maximum dry density = 145.6 pcf	131.6 pcf
Optimum moisture = 4.2 %	7.8 %

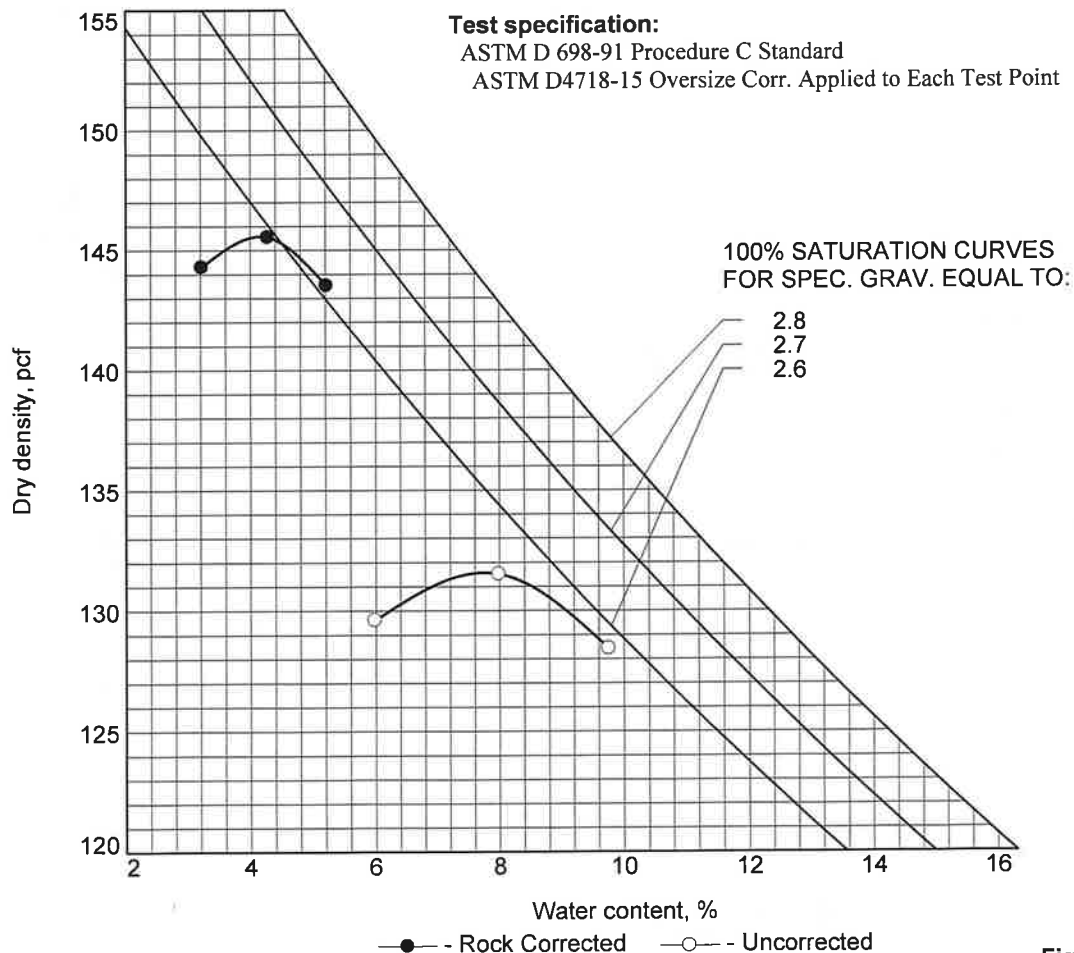
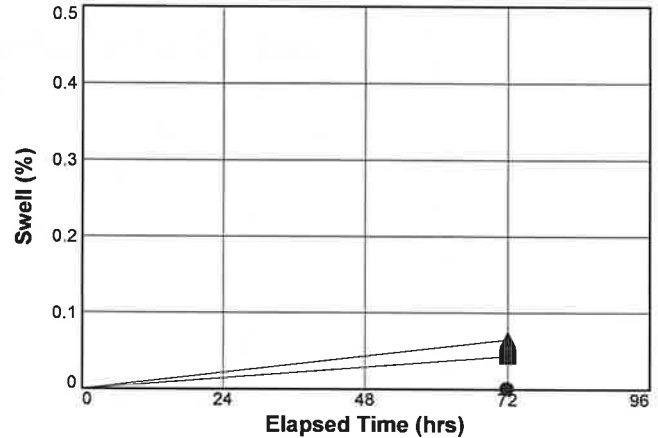
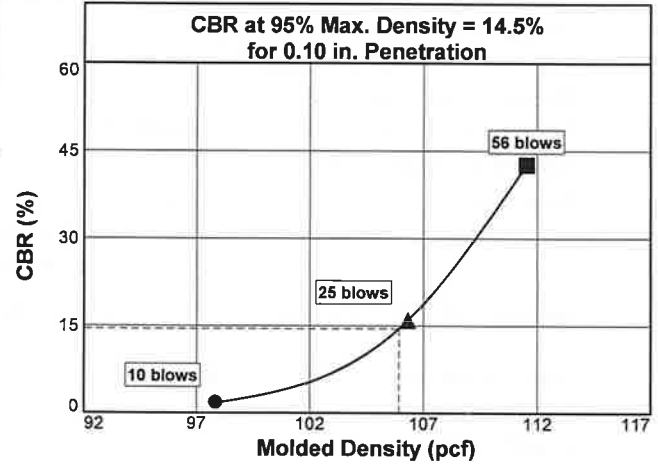
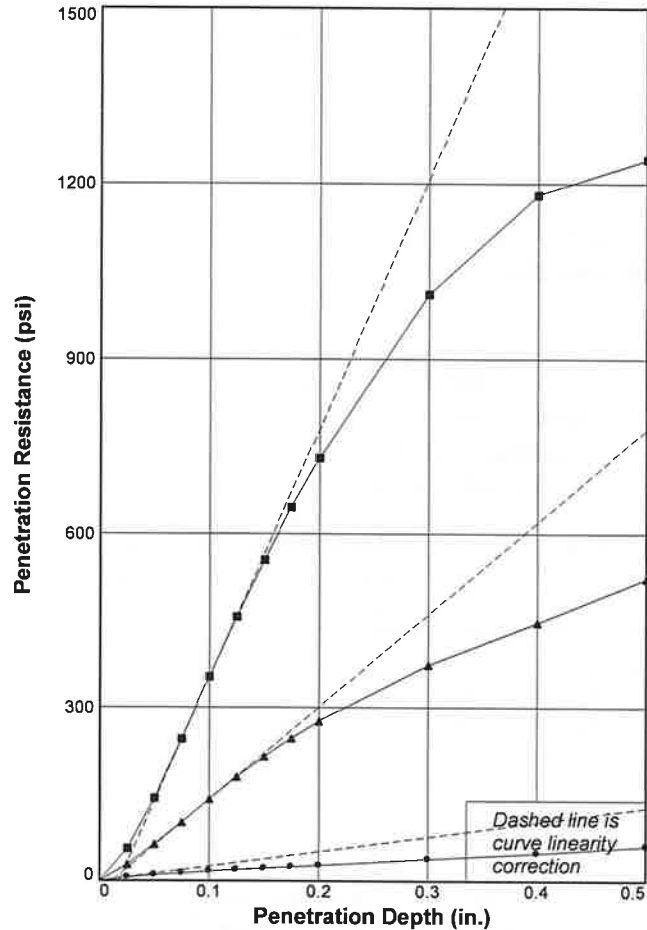


Figure B-3

BEARING RATIO TEST REPORT

ASTM D1883-14



	Molded			Soaked			CBR (%)		Linearity Correction (in.)	Surcharge (lbs.)	Max. Swell (%)
	Density (pcf)	Percent of Max. Dens.	Moisture (%)	Density (pcf)	Percent of Max. Dens.	Moisture (%)	0.10 in.	0.20 in.			
1 ○	97.9	87.8	12.5	97.9	87.8	19.1	1.7	1.8	0.000	27.62	0
2 △	106.3	95.3	12.5	106.2	95.3	16.0	15.9	19.2	0.012	27.63	0.1
3 □	111.5	100	12.5	111.5	100	13.8	42.6	52.0	0.018	27.62	0
Material Description							USCS	Max. Dens. (pcf)	Optimum Moisture (%)	LL	PI
Sandy SILT							ML	111.5	12.5	NV	NP

Project No: 25-876

Project: Southern Slope Major Subdivision

Source of Sample: BULK-1 **Depth:** 0.7

Sample Number: 3763

Date Sampled: 10-28-25

Date Received: 10-28-25



Test Description/Remarks:

Test Run Saturated

Figure B-4



APPENDIX C

UNIFIED SOIL CLASSIFICATION SYSTEM

Criteria for Assigning Group Symbols and Group Names Using Laboratory Tests ^A					Soil Classification	
					Group Symbol	Group Name ^B
Coarse Grained Soils: More than 50% retained on No. 200 sieve	Gravels: More than 50% of coarse fraction retained on No. 4 sieve	Clean Gravels: Less than 5% fines ^C	$Cu \geq 4$ and $1 \leq Cc \leq 3$ ^E	GW	Well-graded gravel ^F	
			$Cu < 4$ and/or $1 > Cc > 3$ ^E	GP	Poorly graded gravel ^F	
		Gravels with Fines: More than 12% fines ^C	Fines classify as ML or MH	GM	Silty gravel ^{F,G,H}	
			Fines classify as CL or CH	GC	Clayey gravel ^{F,G,H}	
	Sands: 50% or more of coarse fraction passes No. 4 sieve	Clean Sands: Less than 5% fines ^D	$Cu \geq 6$ and $1 \leq Cc \leq 3$ ^E	SW	Well-graded sand ^I	
			$Cu < 6$ and/or $1 > Cc > 3$ ^E	SP	Poorly graded sand ^I	
		Sands with Fines: More than 12% fines ^D	Fines classify as ML or MH	SM	Silty sand ^{G,H,I}	
			Fines Classify as CL or CH	SC	Clayey sand ^{G,H,I}	
Fine-Grained Soils: 50% or more passes the No. 200 sieve	Silts and Clays: Liquid limit less than 50	Inorganic:	$PI > 7$ and plots on or above "A" line ^J	CL	Lean clay ^{K,L,M}	
			$PI < 4$ or plots below "A" line ^J	ML	Silt ^{K,L,M}	
		Organic:	Liquid limit - oven dried	< 0.75	OL	Organic clay ^{K,L,M,N}
			Liquid limit - not dried			Organic silt ^{K,L,M,O}
	Silts and Clays: Liquid limit 50 or more	Inorganic:	PI plots on or above "A" line	CH	Fat clay ^{K,L,M}	
			PI plots below "A" line	MH	Elastic Silt ^{K,L,M}	
		Organic:	Liquid limit - oven dried	< 0.75	OH	Organic clay ^{K,L,M,P}
			Liquid limit - not dried			Organic silt ^{K,L,M,Q}
Highly organic soils:	Primarily organic matter, dark in color, and organic odor			PT	Peat	

^A Based on the material passing the 3-in. (75-mm) sieve

^B If field sample contained cobbles or boulders, or both, add "with cobbles or boulders, or both" to group name.

^C Gravels with 5 to 12% fines require dual symbols: GW-GM well-graded gravel with silt, GW-GC well-graded gravel with clay, GP-GM poorly graded gravel with silt, GP-GC poorly graded gravel with clay.

^D Sands with 5 to 12% fines require dual symbols: SW-SM well-graded sand with silt, SW-SC well-graded sand with clay, SP-SM poorly graded sand with silt, SP-SC poorly graded sand with clay

$$^E Cu = D_{60}/D_{10} \quad Cc = \frac{(D_{30})^2}{D_{10} \times D_{60}}$$

^F If soil contains $\geq 15\%$ sand, add "with sand" to group name.

^G If fines classify as CL-ML, use dual symbol GC-GM, or SC-SM.

^H If fines are organic, add "with organic fines" to group name.

^I If soil contains $\geq 15\%$ gravel, add "with gravel" to group name.

^J If Atterberg limits plot in shaded area, soil is a CL-ML, silty clay.

^K If soil contains 15 to 29% plus No. 200, add "with sand" or "with gravel," whichever is predominant.

^L If soil contains $\geq 30\%$ plus No. 200 predominantly sand, add "sandy" to group name.

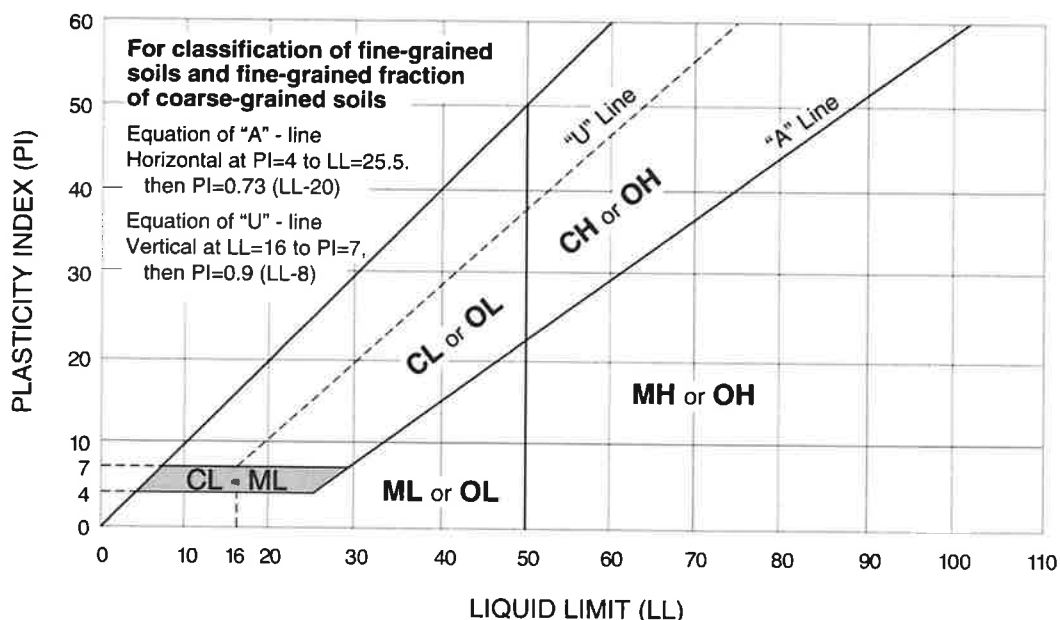
^M If soil contains $\geq 30\%$ plus No. 200, predominantly gravel, add "gravelly" to group name.

^N PI ≥ 4 and plots on or above "A" line.

^O PI < 4 or plots below "A" line.

^P PI plots on or above "A" line.

^Q PI plots below "A" line.



CONSISTENCY OF FINE-GRAINED SOILS

<u>Unconfined Compressive Strength, Q_u, psf</u>	<u>Standard Penetration or N-value (SS) Blows/Ft.</u>	<u>Consistency</u>
< 500	0 - 1	Very Soft
500 - 1,000	2 - 4	Soft
1,000 - 2,000	4 - 8	Medium Stiff
2,000 - 4,000	8 - 15	Stiff
4,000 - 8,000	15 - 30	Very Stiff
8,000+	> 30	Hard

RELATIVE DENSITY OF COARSE-GRAINED SOILS

<u>Standard Penetration or N-value (SS) Blows/Ft.</u>	<u>Relative Density</u>
0 - 3	Very Loose
4 - 9	Loose
10 - 29	Medium Dense
30 - 50	Dense
> 50	Very Dense

RELATIVE PROPORTIONS OF SAND AND GRAVEL

<u>Descriptive Term(s) of other constituents</u>	<u>Percent of Dry Weight</u>
Trace	< 15
With	15 - 29
Modifier	≥ 30

GRAIN SIZE TERMINOLOGY

<u>Major Component of Sample</u>	<u>Particle Size</u>
Boulders	Over 12 in. (300mm)
Cobbles	12 in. to 3 in. (300mm to 75mm)
Gravel	3 in. to #4 sieve (75mm to 4.75mm)
Sand	#4 to #200 sieve (4.75 to 0.075mm)
Silt or Clay	Passing #200 Sieve (0.075mm)

RELATIVE PROPORTIONS OF FINES

<u>Descriptive Term(s) of other constituents</u>	<u>Percent of Dry Weight</u>
Trace	< 5
With	5 - 12
Modifier	> 12

PLASTICITY DESCRIPTION

<u>Term</u>	<u>Plasticity Index</u>
Non-plastic	0
Low	1-10
Medium	11-30
High	> 30

SECTION 16:

TRAFFIC IMPACT STUDY FOR

SOUTHERN SLOPE SUBDIVISION

Submitted for Preliminary Plat Application

May 2026



Southern Slope Major Subdivision Traffic Impact Study Update

Polson, Montana



Prepared For:

**OTB Development LLC
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Kalispell, MT59901**

March 2026

130 South Howie Street
Helena, Montana 59601
406-459-1443

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APPENDIX A – TRAFFIC DATA
 APPENDIX B – TRAFFIC MODEL
 APPENDIX C – LOS CALCULATIONS

Traffic Impact Study

Southern Slope Major Subdivision

Polson, Montana

A. EXECUTIVE SUMMARY

The Southern Slope Major Subdivision is currently proposed for construction along Skyview Lane in the southern portion of Polson, Montana. The site is located adjacent to the Skyview Subdivision. The Southern Slope Major Subdivision would include up to 90 single-family residential lots. Once completed, the project would produce up to 849 new daily vehicle trips. As proposed, the Southern Slope Major Subdivision will not create any roadway capacity issues in this area. The existing STOP controlled intersections on Skyline Drive and First Street will function adequately through full build-out of the project with no modifications. Travel speeds along Skyline Drive under poor roadway conditions have contributed to accidents in the past five years. While this does not indicate that the roadway is “unsafe,” it does emphasize a need for good winter maintenance practices and strict enforcement of the 25 MPH speed limit. Additional warning signs along this roadway may also improve driver awareness. The recommended mitigation measures for the Sky View & Southern Slope Major Subdivision are as follows:

- The lot on the northwest corner of the new development’s eastern entrance at Skyview Lane should be landscaped to ensure sufficient sight distance (350-400 feet) to the north on Skyline Drive.
- Install appropriate curve warning signs and intersection warning signs along Skyline Drive to improve driver awareness of possible hazards.

B. PROJECT DESCRIPTION

This document studies the possible effects on the surrounding road system from the development of the Southern Slope Major Subdivision southeast of Polson, Montana. The development site is located south of Skyline Drive in Sections 10 and 15, Township 22 North, Range 20 West adjacent to the Skyline Addition No. 3 Subdivision. This 56.49-acre parcel would be developed to include 90 single-family residential lots. This project was originally planned for construction in 2005 along with the Skyline subdivision to the west of the project site. Between 2005 and 2010, only Phase 1 of the Skyline subdivision was completed and includes the planned internal road network. Within the Skyline subdivision, 15 of the 26 platted residential lots have been constructed as of 2025. This report updates the existing and projected traffic impacts from these projects and identifies any additional mitigation measures that may be required in this area.

C. EXISTING CONDITIONS

The proposed development property currently consists of undeveloped land characterized by rolling hills at the top of a ridge overlooking Flathead Lake and the Mission Mountains. The property is located to the south and west of Skyline Drive. Primary access to the site would be via Skyline Drive serving both Mission View Drive and Skyview Lane. Skyview Lane will provide the most direct access to the project site from the east. Secondary access would be through Mission View Drive to Skyline Drive to the north.

Adjacent Roadways

Skyview Lane is a two-lane local road that begins at a STOP controlled intersection with Mission View Drive and continues south before looping through the Skyline subdivision. This route will service the proposed development and terminates at a STOP controlled intersection with Skyline Drive to the east. The road is comprised of a 26-foot paved surface, transitioning to a gravel surface along the final 1,000-foot undeveloped segment leading to the intersection with Skyline Drive.

Figure 1 - Proposed Development



Mission View Drive is a 26-foot two-lane paved local road is under STOP sign control beginning at the intersection with Skyline Drive. It loops through a residential development before reconnecting to itself just south of the intersection with Skyline Drive.

Skyline Drive is a two-lane roadway that is an extension of First Street East and extends to the southeast. The road proceeds upward on a curvilinear alignment for one mile to crest a hill overlooking the City of Polson. Mission View Drive and Skyview Drive connect to Skyview Drive near the crest of this hill. The road then continues in a southerly direction into the rural agricultural areas of Lake County south of Polson. The roadway has a paved width of 22-24 feet with narrow shoulders. The posted speed limit is 25 MPH and increases to 35 MPH just east of the intersection with Mission View Drive. Traffic counts gathered in July 2025 indicate that the roadway carries approximately 2,196 Vehicles Per Day (VPD) west of Mission View Drive.

First Street East is an urban two-lane north/south minor collector route that passes through the City of Polson. The intersection with US Hwy 93 is under traffic signal control. The southern end of the road has a rural cross section and a paved width of 24 feet. Near the Western Montana Medical Clinic the road widens to 38 feet wide with 2-foot curb & gutters. North of 7th Avenue the road widens to 56 feet with angle parking and sidewalks along both sides of the road. The intersection with 7th Avenue is currently controlled by an all-way STOP. The roadway currently carries approximately 3,600 VPD south of 13th Avenue.

Traffic Counts

In July 2025 Abelin Traffic Services (ATS) conducted turning movement counts at intersections of 1st Street East with 7th Avenue East, 13th Avenue East, and 17th Avenue East, Mission View Drive with Skyline Drive, and Skyline Drive with Skyview Drive. The raw traffic data was evaluated for seasonal variation in accordance with data gathered from MDT's permanent count site #A-73 on MT 35 (2.5-miles east of Polson) for the month of July. This count site indicated that the data collected in July 2025 is approximately 168% of the Average Annual Daily Traffic (AADT) volume in the area. To provide a more conservative analysis no adjustment factor was applied. The raw traffic data is included in **Appendix A** of the report.

ATS gathered a 24-hour volume/spot speed count on Skyline Drive west of the intersection with Mission View Drive. The bi-directional 85th percentile speed was 33 MPH and the average speed was 30 MPH. The pace of the traffic stream was 25 MPH – 35 MPH. The prevailing travel speeds are above the posted 25 MPH speed limit on this section. Daily traffic data was also collected along First Street East south of 17th Avenue. The bi-directional 85th percentile speed along this section was 32 MPH and the average speed was 27 MPH. The pace of the traffic stream was 22 MPH – 32 MPH. The prevailing travel speeds hover just above the posted 25 MPH speed limit along this section.

Historic Traffic Data

Abelin Traffic Services obtained historic traffic data for area roadways from the Montana DOT which is presented in **Table 1**. The traffic data history for this area indicates that traffic volumes on the US Hwy 93 and roadways with the city of Polson have increased about 2.5% annually over the last ten years.

Table 1 – Historic Average Daily Traffic Data

Location	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
US Hwy 93 Flathead Rv. Br. #24-2-021	8,661	8,592	7,661	10,623	5,266	6,087	8,324	8,557	8,643	11,507
US Hwy 93 btwn Main & 1 st St E #24-2-020	9,764	9,686	9,579	11,409	10,661	12,332	11,925	13,215	13,347	11,337
US Hwy 93 btwn 5 th E & 2 nd E #24-2-032	12,960	12,856	12,187	12,419	12,240	13,906	13,447	13,825	13,963	15,836
US Hwy 93 – East of 8 th St E #24-2-019	13,647	13,538	12,957	13,203	11,894	13,330	12,890	15,095	15,246	18,447
Main St btwn 3 rd & 4 th Aves #24-2-022	2,415	2,429	2,092	2,798	2,837	3,135	2,299	2,343	2,404	5,006
Main St btwn 6 th & 7 th Aves #24-2-033	2,276	2,290	1,885	1,915	1,942	2,146	1,704	1,736	4,194	1,460
7 th Ave W – West of 6 th St W #24-2-024	1,854	1,865	1,895	1,925	1,952	2,168	2,099	2,737	2,808	2,873

Crash Data

ATS reviewed crash data from MDT's public crash site to report the conflict experience within the study area over the 5-year period from (2020-2024). This database provides insight to identify crash trends which may point to potential geometric, traffic control, and roadway characteristic deficiencies. Crash statistics are expressed as a rate of crashes per million vehicles entering (MVE) an intersection or per million vehicle miles traveled (MVMT) along a given segment. Crash rates at rural and urban intersections in Montana typically range from 0.5 to 1.5 crashes per MVE. The vehicle crash numbers and rates from the MDT database are shown in **Table 4**.

There were 12 crashes (1.86 crashes per MVMT) reported along 1st Street East south of the intersection with US Hwy 93. Ten of those crashes were concentrated within the densely developed downtown commercial area of Polson between the intersection with 4th Avenue East and Division Street. Eight crashes (0.75 crashes per MVMT) were reported along the Skyline Drive study segment from the end of 1st Street East to the Pablo Feeder Canal. Only one of which appeared to be intersection related. There were no reported conflicts on either Mission View Drive or Skyview Lane within the data set. Most of the crashes that occurred along Skyline Drive occurred in the winter months between November and March, indicating that road conditions likely contribute to the vehicle crash trends on this road.

Level of Service

Using the data collected for this project, ATS conducted a Level of Service (LOS) analysis at area intersections. This evaluation was conducted in accordance with the procedures outlined in the Transportation Research Board's *Highway Capacity Manual (HCM) - Special Report 209* and the Synchro 12 traffic modeling software. Intersections are graded from A to F representing the average delay that a vehicle entering an intersection can expect. Typically, a LOS of C or better is considered acceptable for peak-hour conditions.

Table 2 shows the existing 2025 conditions and **Table 3** shows the projected 2030 LOS for the AM and PM peak hours without the traffic from the Southern Slope Major Subdivision. The LOS calculations are included in **Appendix C**. **Table 2** shows that all of the intersections in the area are currently operating at acceptable levels at LOS A and B under average annual daily traffic conditions with the existing traffic controls. No intersections are experiencing excessive delay and roadway modifications are not currently warranted to enhance capacity. The projected LOS will change only slightly by 2030 with an additional 0.1 to 0.5 seconds of delay at the approaches to these intersections with the anticipated background traffic volume growth in this area.

Table 2 – Existing 2025 Level of Service Summary

Intersection	AM Peak Hour		PM Peak Hour	
	Delay (Sec.)	LOS	Delay (Sec.)	LOS
Skyline Drive & Mission View Drive*	9.8/9.1	A/A	10.1/10.0	B/B
First Street East & 17th Avenue*	10.3/10.4	B/B	11.3/10.6	B/B
First Street East & 13th Avenue*	9.7/10.4	A/B	10.1/8.9	B/A
First Street East & 7th Avenue	8.4	A	9.2	A

* Westbound/Eastbound or Northbound/Southbound Side Street LOS and Delay.

Table 3 – Project 2030 No-Build Level of Service Summary

Intersection	AM Peak Hour		PM Peak Hour	
	Delay (Sec.)	LOS	Delay (Sec.)	LOS
Skyline Drive & Mission View Drive*	9.9/9.1	A/A	10.4/10.3	B/B
First Street East & 17th Avenue*	10.6/10.6	B/B	11.9/10.9	B/B
First Street East & 13th Avenue*	9.9/10.8	A/B	10.4/9.1	B/A
First Street East & 7th Avenue	8.7	A	9.7	A

* Westbound/Eastbound or Northbound/Southbound Side Street LOS and Delay.

D. PROPOSED DEVELOPMENT

The Southern Slope Major Subdivision currently under consideration would encompass 56.49 acres of undeveloped land and be developed into 90 single-family residential lots. This development is located in the southeastern portion of the city of Polson adjacent to the Skyview Phase 1 subdivision. Primary access to the site would be provided through the intersection of Skyline Drive with Skyview Lane on the east side of the development located 280 feet south of Viewpoint Drive. Secondary access would be provided through Mission View Drive to Skyview Drive from the west. The project would reconstruct the current gravel section of Skyview Lane to City of Polson urban standards. Full build-out of the development is expected within the next five years. For this reason, a planning horizon of 2030 was used for this report. The layout of the proposed subdivision is shown in **Figure 2**.

E. TRIP GENERATION AND ASSIGNMENT

ATS performed a trip generation analysis to determine the anticipated future traffic volumes from the proposed development using the trip generation rates contained in *Trip Generation* (Institute of Transportation Engineers, Eleventh Edition). These rates are the national standard and are based on the most current information available to planners. A vehicle “trip” is defined as any trip that either begins or ends at the development site. Based on field observations and the typical nature of residential developments, ATS determined that the critical traffic impacts on the intersections and roadways would occur during the weekday morning and evening peak hours. At full build-out in 2030 the proposed development would produce 63 AM peak hour trips, 85 PM peak hour trips, and 849 daily trips. These trips were added to the anticipated traffic from the 11 remaining undeveloped residential lots within the Skyview Phase 1 subdivision. The trip generation rates and totals are shown in **Table 4**.

Figure 2 – Proposed Subdivision

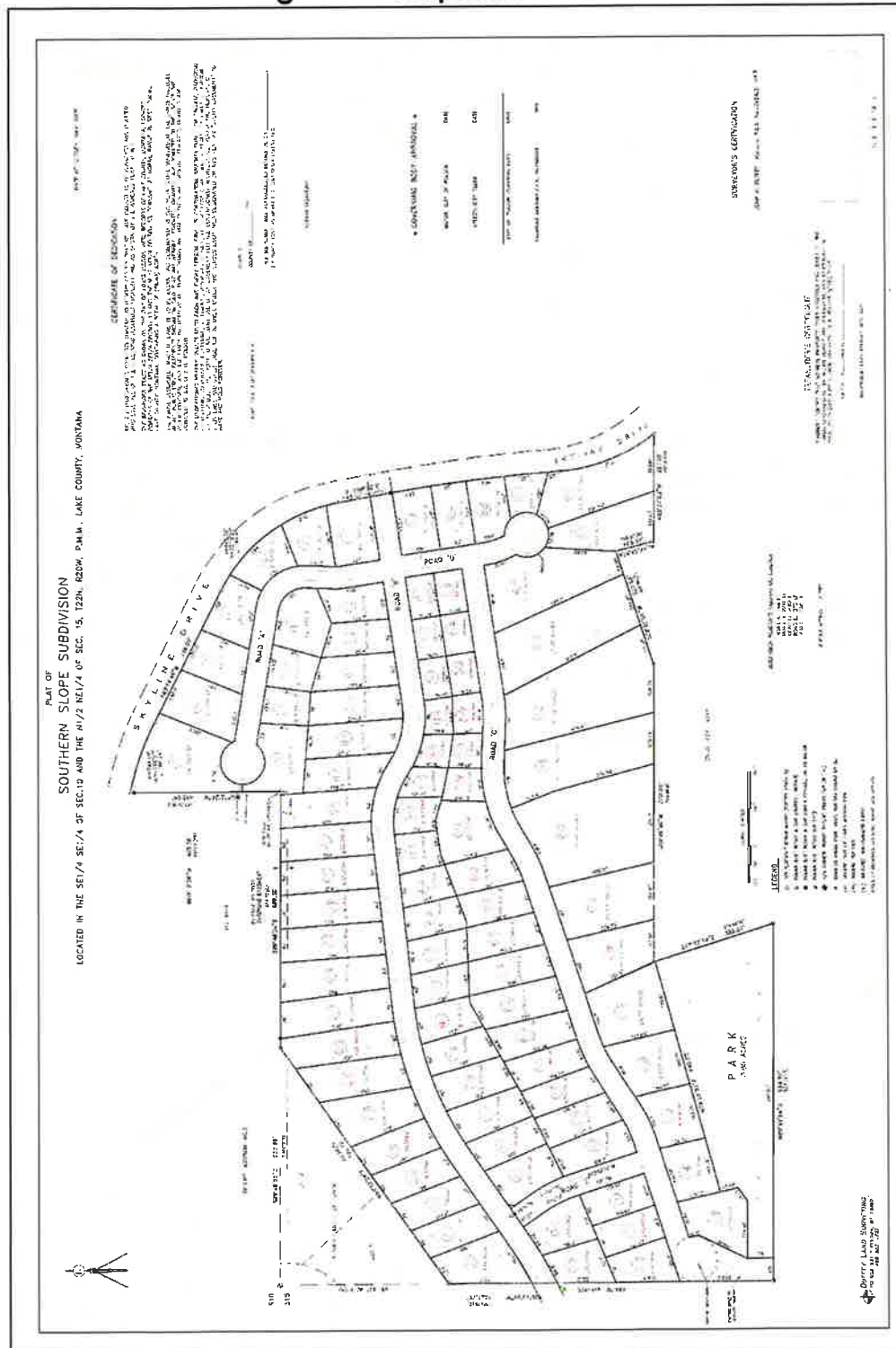
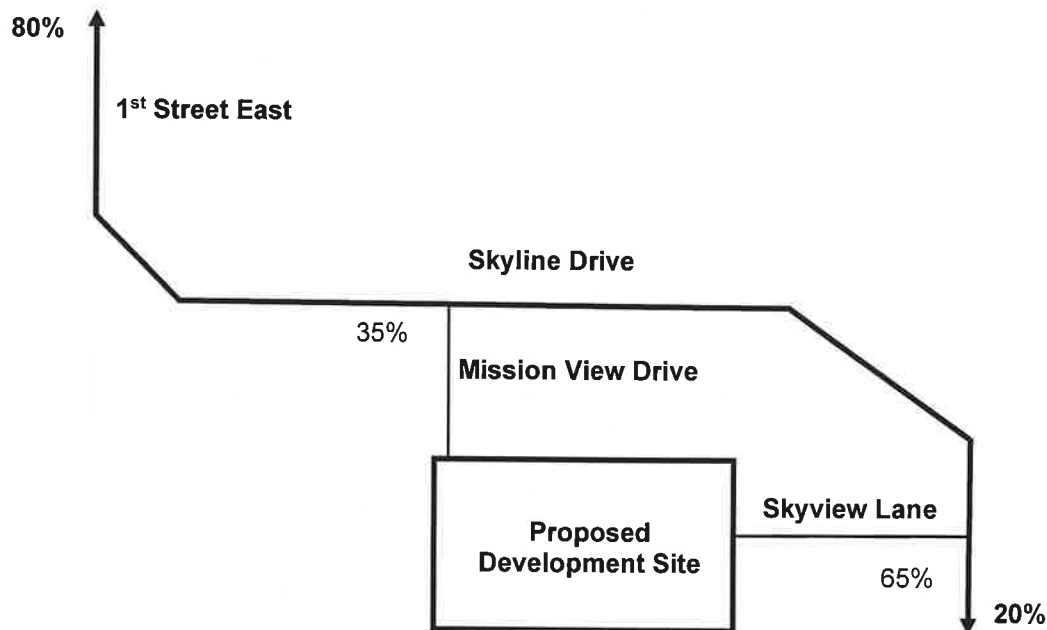


Table 4 - Trip Generation Rates

Single Family Residential	Units	AM Peak Hour Trip Ends per Unit	Total AM Peak Hour Trip Ends	PM Peak Hour Trip Ends per Unit	Total PM Peak Hour Trip Ends	Weekday Trip Ends per Unit	Total Weekday Trip Ends
Skyview Ph 1 (Unbuilt)	11	0.70	8 (2in/6out)	0.94	10 (6in/4out)	9.43	104
Southern Slope Major	90	0.70	63 (16in/47out)	0.94	85 (54in/31out)	9.43	849
Total	101		71 (18in/53out)		95 (60in/35out)		953

F. TRIP DISTRIBUTION

The traffic distribution and assignment for the proposed subdivision was based on the existing ADT volumes along the adjacent roadways and the peak-hour turning volumes. **Figure 3** shows the trip distribution by roadway and the overall trip distribution characteristics. Site-generated traffic volumes are shown on figures in **Appendix B**. Traffic is expected to distribute 80% to/from the west on Skyline Drive and 20% to the south on Skyline Drive. It is anticipated that 35% of the traffic from the development will use Mission View Drive to reach Skyline Drive due to the fact that the travel distance and travel time is higher when traveling into Polson from the middle of the Southern Slope subdivision using Mission View Drive.

Figure 3- Trip Distribution

G. TRAFFIC IMPACTS OUTSIDE OF THE DEVELOPMENT

Using the trip generation and trip distribution numbers, ATS determined the future Level of Service for the intersections along First Street East and Skyline Drive. The anticipated LOS at these intersections for 2030 conditions with the proposed development is shown in **Table 5**. These calculations are based on the projected model volumes included in **Appendix B** of this report.

Table 5 – Project 2030 Level of Service Summary With Development

Intersection	AM Peak Hour		PM Peak Hour	
	Delay (Sec.)	LOS	Delay (Sec.)	LOS
Skyline Drive & Mission View Drive*	10.7/9.4	B/A	11.7/10.8	B/B
First Street East & 17th Avenue*	11.3/11.3	B/B	12.8/11.6	B/B
First Street East & 13th Avenue*	10.1/11.3	B/B	10.8/9.2	B/A
First Street East & 7th Avenue	9.0	A	10.3	B
Skyline Drive & Skyline Lane	10.1	B	10.7	B

* Westbound/Eastbound or Northbound/Southbound Side Street LOS and Delay.

As the tables show, the development of the Southern Slope Major Subdivision will increase traffic delay slightly (0.1-1.0 seconds) at the study intersections and all intersections will continue to function at LOS B or better with current configurations. Traffic volume increases on the surrounding road network will be 200 to 700 VPD and total traffic volumes along Skyview Lane and Mission View Drive will be less than 1,000 VPD which is well within the normal capacity of a local roadway. Traffic volumes on the southern portions of First Street and Skyline Drive will increase by approximately 10-20%. No roadway improvements would be required to improve the roadway capacity with the planned Southern Slope Major Subdivision.

Travel speeds along Skyline Drive under poor roadway conditions have contributed to accidents that have occurred in the past five years. While this does not indicate that the roadway is “unsafe,” it does show a need for good winter maintenance practices and strict enforcement of the 25 MPH speed limit. Additional warning signs along this roadway may also improve driver awareness. Additionally, the lot on the northwest corner of the new development’s eastern entrance at Skyview Lane should be landscaped to ensure sufficient sight distance (350-400 feet) to the north on Skyline Drive.

H. IMPACT SUMMARY & RECOMMENDATIONS

As proposed, the Southern Slope Major Subdivision will not create any roadway capacity issues in this area. The existing STOP controlled intersections on Skyline Drive and First Street will function adequately through full build-out of the project with no modifications. Travel speeds along Skyline Drive under poor roadway conditions have contributed to the accidents in the past five years. While this does not indicate that the roadway is “unsafe,” it does emphasize a need for good winter maintenance practices and strict enforcement of the 25 MPH speed limit. Additional warning signs along this roadway may also improve driver awareness. The recommended mitigation measures for the Sky View & Southern Slope Major Subdivision are as follows:

- The lot on the northwest corner of the new development’s eastern entrance at Skyview Lane should be landscaped to ensure sufficient sight distance (350-400 feet) to the north on Skyline Drive.
- Install appropriate curve warning signs and intersection warning signs along Skyline Drive to improve driver awareness of possible hazards.

APPENDIX A

Traffic Data

All Vehicles

Date _____

July 16 and 17, 2025

Northbound

[illegible]

Turning Movement Count

All Vehicles

Location

Polson - First and 13th

Date

July 16 and 17, 2025

	Northbound				Southbound				Eastbound				Westbound				TOTAL
	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	
7:00 - 7:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:15 - 7:30	2	20	0	0	0	5	1	0	0	0	1	0	0	0	2	0	31
7:30 - 7:45	1	24	0	0	0	12	3	0	1	0	2	0	0	1	0	0	44
7:45 - 8:00	3	45	0	0	0	33	4	0	1	0	1	0	1	0	0	0	88
8:00 - 8:15	4	21	0	0	0	14	2	0	1	0	1	0	0	0	0	0	43
8:15 - 8:30	0	28	0	0	0	15	1	0	1	0	2	0	0	0	0	0	47
8:30 - 8:45	1	23	0	0	1	21	1	0	1	1	2	0	0	0	0	0	51
8:45 - 9:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:00 - 9:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:15 - 9:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:30 - 9:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:45 - 10:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00 - 10:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:15 - 10:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30 - 10:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45 - 11:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00 - 11:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:15 - 11:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30 - 11:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45 - 12:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:00 - 12:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15 - 12:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30 - 12:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45 - 1:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:00 - 1:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:15 - 1:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:30 - 1:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:45 - 2:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:00 - 2:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:15 - 2:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:30 - 2:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:45 - 3:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:00 - 3:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:15 - 3:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:30 - 3:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:45 - 4:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:00 - 4:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:15 - 4:30	1	34	0	0	0	29	2	0	1	0	5	0	0	0	0	0	72
4:30 - 4:45	2	33	0	0	0	41	0	0	4	0	5	0	0	0	0	0	85
4:45 - 5:00	6	28	0	0	0	39	3	0	3	0	6	0	0	0	0	0	85
5:00 - 5:15	1	30	1	0	1	47	2	0	5	0	8	0	0	0	1	0	96
5:15 - 5:30	3	36	0	0	1	28	3	0	1	0	6	0	0	0	1	0	79
5:30 - 5:45	2	38	0	0	1	26	2	0	1	0	2	0	0	0	0	0	72
5:45 - 6:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6:00 - 6:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6:15 - 6:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6:30 - 6:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6:45 - 7:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	26	360	1	0	4	310	24	0	20	1	41	0	1	1	4	0	793
PHF																	
AM Peak	8	117	0	0	1	83	8	0	4	1	6	0	1	0	0	0	229
PM Peak	12	127	1	0	2	155	8	0	13	0	25	0	0	0	2	0	345

Turning Movement Count

All Vehicles

Location

Polson - First and 17th/16th

Date

July 16 and 17, 2025

	Northbound				Southbound				Eastbound				Westbound				TOTAL
	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	
7:00 - 7:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:15 - 7:30	3	9	0	0	0	3	4	0	6	0	6	0	2	1	0	0	34
7:30 - 7:45	4	17	1	0	0	8	5	0	11	1	2	0	5	0	1	0	55
7:45 - 8:00	3	30	3	0	0	10	7	0	10	3	12	0	2	3	2	0	85
8:00 - 8:15	9	25	1	0	0	17	10	0	11	2	8	0	2	4	1	0	90
8:15 - 8:30	2	17	1	0	0	4	4	0	9	2	10	0	1	4	1	0	55
8:30 - 8:45	4	17	0	0	0	12	4	0	7	0	7	0	0	1	1	0	53
8:45 - 9:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:00 - 9:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:15 - 9:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:30 - 9:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:45 - 10:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00 - 10:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:15 - 10:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30 - 10:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45 - 11:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00 - 11:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:15 - 11:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30 - 11:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45 - 12:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:00 - 12:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15 - 12:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30 - 12:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45 - 1:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:00 - 1:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:15 - 1:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:30 - 1:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:45 - 2:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:00 - 2:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:15 - 2:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:30 - 2:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:45 - 3:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:00 - 3:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:15 - 3:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:30 - 3:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:45 - 4:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:00 - 4:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:15 - 4:30	3	19	1	0	3	20	10	0	7	0	0	0	4	1	5	0	73
4:30 - 4:45	6	16	2	0	3	25	10	0	7	5	2	0	3	0	5	0	84
4:45 - 5:00	3	21	0	0	6	31	15	0	6	1	8	0	0	0	0	0	91
5:00 - 5:15	7	19	2	0	4	39	13	0	7	3	6	0	2	2	3	0	107
5:15 - 5:30	7	25	2	0	3	19	14	0	18	4	6	0	0	0	2	0	100
5:30 - 5:45	11	25	4	0	1	13	11	0	9	5	6	0	2	2	0	0	89
5:45 - 6:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6:00 - 6:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6:15 - 6:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6:30 - 6:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6:45 - 7:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	62	240	17	0	20	201	107	0	108	26	73	0	23	18	21	0	916

AM Peak	18	89	6	0	0	39	26	0	41	8	32	0	10	11	5	0	285	PHF	0.79
PM Peak	28	90	8	0	14	102	53	0	40	13	26	0	4	4	5	0	387		0.90

All Vehicles

Date

July 16/17 2025

[illegible]

Turning Movement Count

All Vehicles

Location

Polson - Skyview and Skyline

Date

July 16 2025

	Northbound				Southbound				Eastbound				Westbound				TOTAL
	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	
7:00 - 7:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:15 - 7:30	0	10	0	0	0	16	0	0	0	0	0	0	0	0	0	0	26
7:30 - 7:45	0	16	0	0	0	13	0	0	0	0	0	0	0	0	0	0	29
7:45 - 8:00	0	32	0	0	0	23	0	0	0	0	0	0	0	0	0	0	55
8:00 - 8:15	0	17	0	0	0	23	0	0	0	0	0	0	0	0	0	0	40
8:15 - 8:30	0	20	0	0	0	11	0	0	0	0	0	0	0	0	0	0	31
8:30 - 8:45	0	16	0	0	0	19	0	0	0	0	0	0	0	0	0	0	35
8:45 - 9:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:00 - 9:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:15 - 9:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:30 - 9:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:45 - 10:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00 - 10:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:15 - 10:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30 - 10:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45 - 11:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00 - 11:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:15 - 11:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30 - 11:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45 - 12:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:00 - 12:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15 - 12:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30 - 12:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45 - 1:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:00 - 1:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:15 - 1:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:30 - 1:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:45 - 2:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:00 - 2:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:15 - 2:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:30 - 2:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:45 - 3:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:00 - 3:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:15 - 3:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:30 - 3:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:45 - 4:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:00 - 4:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:15 - 4:30	0	18	0	0	0	17	0	0	0	0	0	0	0	0	0	0	35
4:30 - 4:45	0	20	0	0	0	22	0	0	0	0	1	0	0	0	0	0	43
4:45 - 5:00	0	25	0	0	0	34	0	0	0	0	0	0	0	0	0	0	59
5:00 - 5:15	1	35	0	0	0	38	0	0	0	0	0	0	0	0	0	0	74
5:15 - 5:30	1	29	0	0	0	20	0	0	0	0	0	0	0	0	0	0	50
5:30 - 5:45	0	39	0	0	0	18	0	0	0	0	0	0	0	0	0	0	57
5:45 - 6:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6:00 - 6:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6:15 - 6:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6:30 - 6:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6:45 - 7:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	2	277	0	0	0	254	0	0	0	0	1	0	0	0	0	0	534
AM Peak	0	85	0	0	0	76	0	0	0	0	0	0	0	0	0	0	161
PM Peak	2	128	0	0	0	110	0	0	0	0	0	0	0	0	0	0	240

PHF

0.73

0.81

For Project:

Project Notes:

Location/Name:

Report Generated:

Speed Intervals

Time Intervals

Traffic Report From

85th Percentile Speed

85th Percentile Vehicles

Max Speed

Total Vehicles

AADT:

PolsonFirst

Merged

9/11/2025

1 MPH

Instant

7/16/2025

32 MPH

3344

49 MPH

3934

3631

2:44:58 PM

9:00:00 AM

on

7/16/2025

through

7/17/2025

10:59:59 AM

7:11:59 PM

Volumes -

weekly counts

Average Daily

AM Peak

PM Peak

Speed

Speed Limit:

85th Percentile Speed:

50th Percentile Speed:

10 MPH Pace Interval:

Average Speed:

Time	5 Day	7 Day
11:00 AM	1967	1967
AM Peak	257	257
5:00 PM	331	331
PM Peak		

35

32

27

22.0 MPH

27.08

to

32.0 MPH

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
N/A	N/A	152	67	N/A	N/A	N/A
N/A	N/A	5.3	6.3	N/A	N/A	N/A
N/A	N/A	37.9	38.0	N/A	N/A	N/A
N/A	N/A	27.1	27.1	N/A	N/A	N/A

Class Counts

VEH_SM

VEH_MED

VEH_LG

[VEH_SM=motorcycle,

VEH_MED = sedan,

VEH_LG = truck]

Number	%
82	2.1
3761	95.6
91	2.3

Merged Monthly Counts
PolsonFirst

from Wed-Jul-16-2025-09-00-AM to Thu-Jul-17-2025-10-59-AM

Hour	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday	Week Day Avg	Weekend Avg	Week Day 85% Avg Speed
0 - 1	*	*	*	15	*	*	*	15	0	35
1 - 2	*	*	*	11	*	*	*	11	0	33
2 - 3	*	*	*	10	*	*	*	10	0	25
3 - 4	*	*	*	8	*	*	*	8	0	36
4 - 5	*	*	*	5	*	*	*	5	0	26
5 - 6	*	*	*	33	*	*	*	33	0	29
6 - 7	*	*	*	125	*	*	*	125	0	32.6
7 - 8	*	*	*	202	*	*	*	202	0	32.7
8 - 9	*	*	*	213	*	*	*	213	0	31.9
9 - 10	*	*	18	238	*	*	*	128	0	30.4
10 - 11	*	*	207	210	*	*	*	208.5	0	30.6
11 - 12	*	*	257	*	*	*	*	257	0	32.7
12 - 13	*	*	302	*	*	*	*	302	0	30.9
13 - 14	*	*	260	*	*	*	*	260	0	31
14 - 15	*	*	259	*	*	*	*	259	0	30.5
15 - 16	*	*	268	*	*	*	*	268	0	30.9
16 - 17	*	*	300	*	*	*	*	300	0	31.6
17 - 18	*	*	331	*	*	*	*	331	0	30.9
18 - 19	*	*	221	*	*	*	*	221	0	32
19 - 20	*	*	126	*	*	*	*	126	0	29.9
20 - 21	*	*	120	*	*	*	*	120	0	31.8
21 - 22	*	*	96	*	*	*	*	96	0	31
22 - 23	*	*	64	*	*	*	*	64	0	33
23 - 24	*	*	35	*	*	*	*	35	0	33.5
Totals	0	0	2864	1070	0	0	0			
% of Total	0%	0%	72.8%	27.2%	0%	0%	0%			

For Project:

Project Notes:

Location/Name:

Report Generated:

Speed Intervals

Time Intervals

Traffic Report From

85th Percentile Speed

85th Percentile Vehicles

Max Speed

Total Vehicles

AADT:

PoisonSkyline

Merged

9/11/2025

1 MPH

Instant

7/16/2025

33 MPH

2100

52 MPH

2471

2196

2:45:30 PM

9:00:00 AM

on

through

7/17/2025

12:33:57 AM

11:59:59 AM

Volumes -

weekly counts

Average Daily

AM Peak

PM Peak

Speed

Speed Limit:

85th Percentile Speed:

50th Percentile Speed:

10 MPH Pace Interval:

Average Speed:

Count over limit

% over limit

Avg Speeder

Avg Speed

Class Counts

VEH_SM

VEH_MED

VEH_LG

[VEH_SM=motorcycle,

VEH_MED = sedan,

VEH_LG = truck]

Time	5 Day	7 Day
Average Daily	1235	1235
7:00 AM	137	137
5:00 PM	201	201

35
33
30
25.0 MPH
29.87
to
35.0 MPH

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
N/A	N/A	100	54	N/A	N/A	N/A
N/A	N/A	5.7	7.6	N/A	N/A	N/A
N/A	N/A	37.4	37.8	N/A	N/A	N/A
N/A	N/A	29.9	29.8	N/A	N/A	N/A

Number	%
37	1.5
2389	96.7
45	1.8
VEH_MED = sedan, VEH_LG = truck]	

Merged Monthly Counts
PolsonSkyline

from Wed-Jul-16-2025-09-00-AM to Thu-Jul-17-2025-11-59-AM

Hour	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday	Week Day Avg	Weekend Avg	Week Day 85% Avg Speed
0 - 1	*	*	*	13	*	*	*	13	0	28
1 - 2	*	*	*	9	*	*	*	9	0	42
2 - 3	*	*	*	9	*	*	*	9	0	31
3 - 4	*	*	*	5	*	*	*	5	0	35
4 - 5	*	*	*	6	*	*	*	6	0	38
5 - 6	*	*	*	15	*	*	*	15	0	33.5
6 - 7	*	*	*	99	*	*	*	99	0	34.3
7 - 8	*	*	*	137	*	*	*	137	0	33.8
8 - 9	*	*	*	128	*	*	*	128	0	32.8
9 - 10	*	*	35	141	*	*	*	88	0	32.4
10 - 11	*	*	113	143	*	*	*	128	0	32.8
11 - 12	*	*	169	9	*	*	*	89	0	30.9
12 - 13	*	*	188	*	*	*	*	188	0	31.9
13 - 14	*	*	165	*	*	*	*	165	0	33.1
14 - 15	*	*	156	*	*	*	*	156	0	32.8
15 - 16	*	*	170	*	*	*	*	170	0	33.1
16 - 17	*	*	180	*	*	*	*	180	0	32.6
17 - 18	*	*	201	*	*	*	*	201	0	33.1
18 - 19	*	*	121	*	*	*	*	121	0	33.7
19 - 20	*	*	73	*	*	*	*	73	0	33
20 - 21	*	*	72	*	*	*	*	72	0	33.5
21 - 22	*	*	54	*	*	*	*	54	0	34
22 - 23	*	*	34	*	*	*	*	34	0	32.7
23 - 24	*	*	26	*	*	*	*	26	0	31
Totals	0	0	1757	714	0	0	0			
% of Total	0%	0%	71.1%	28.9%	0%	0%	0%			

APPENDIX B

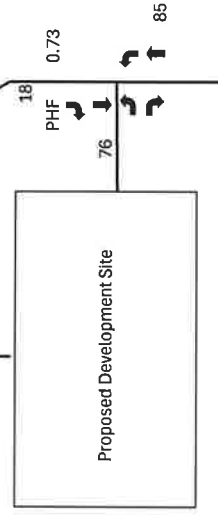
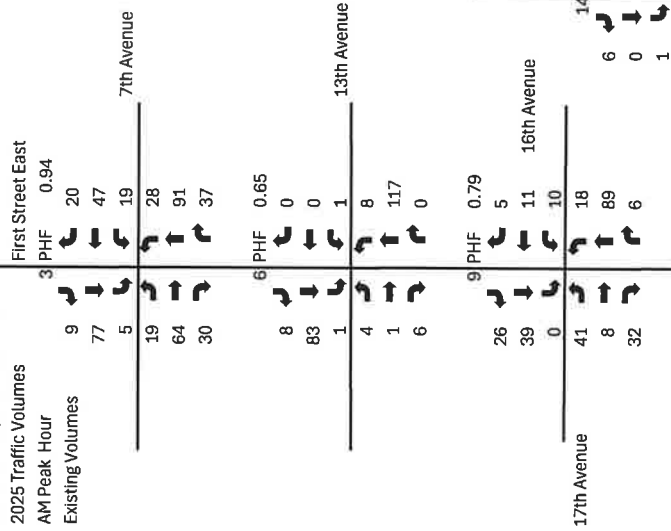
Traffic Model

Southern Slopes Subdivision

2025 Traffic Volumes

AM Peak Hour

Existing Volumes

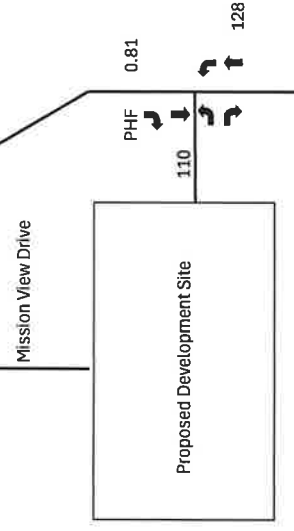
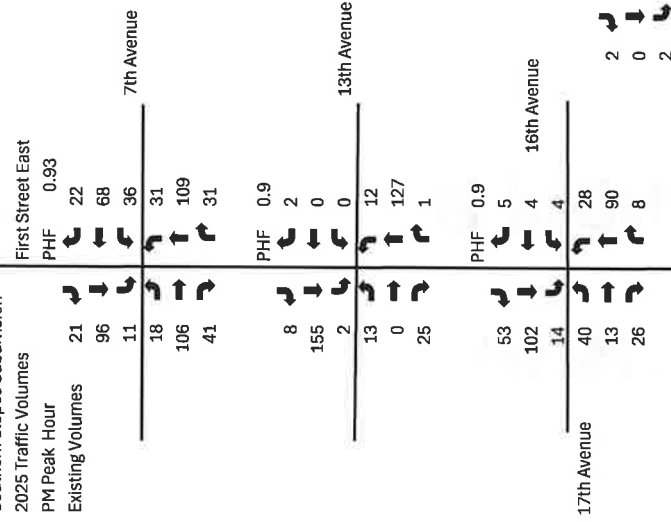


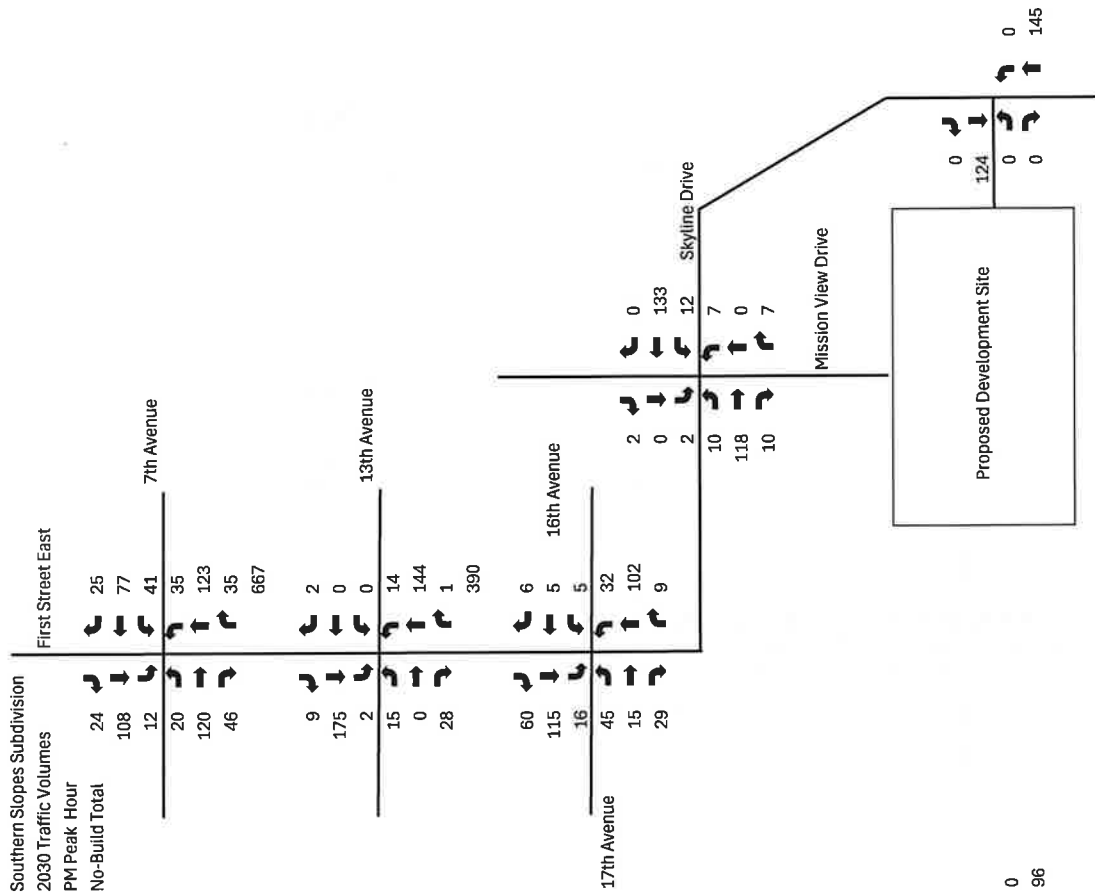
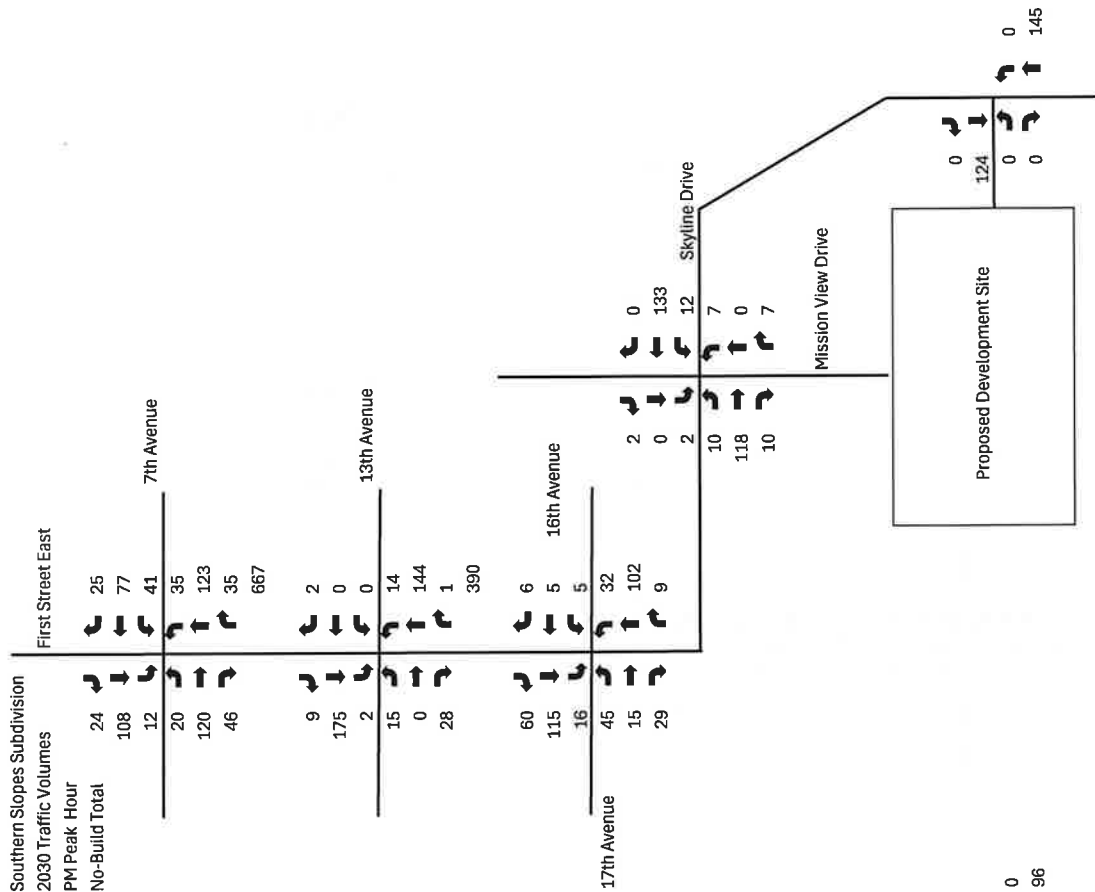
Southern Slopes Subdivision

2025 Traffic Volumes

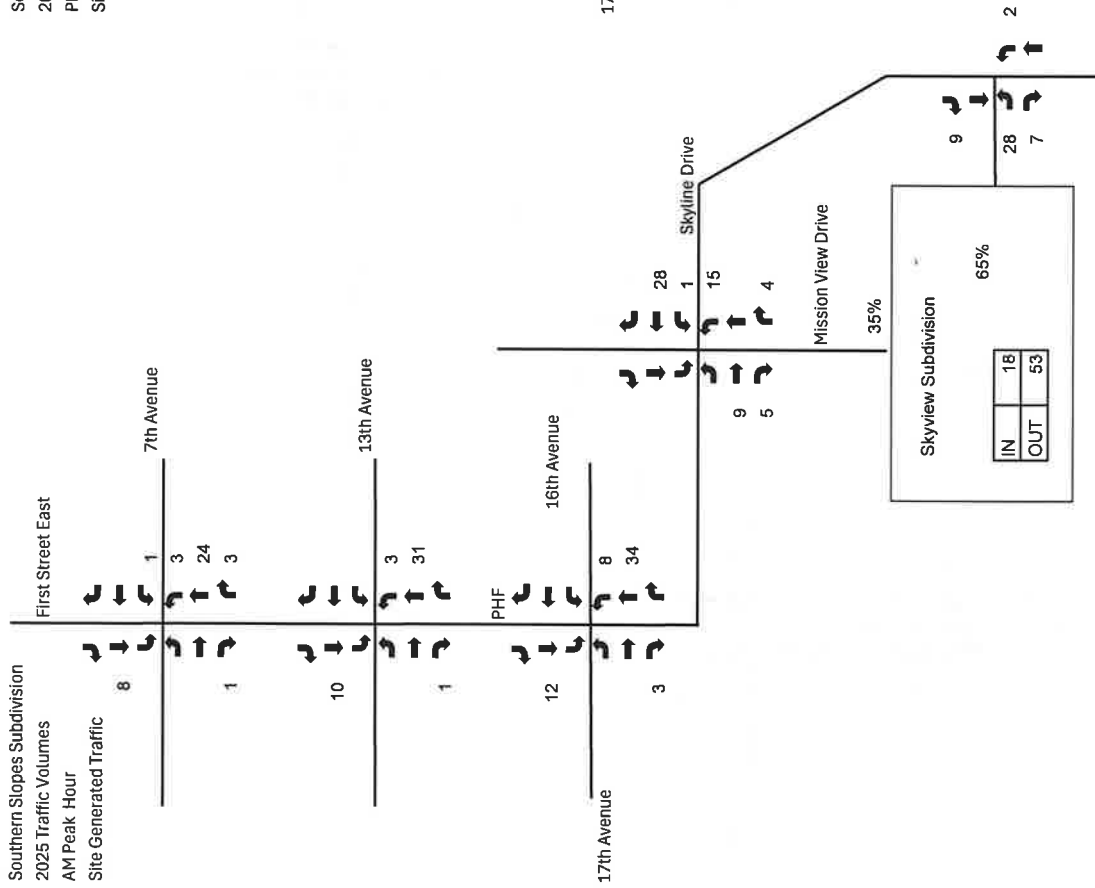
PM Peak Hour

Existing Volumes

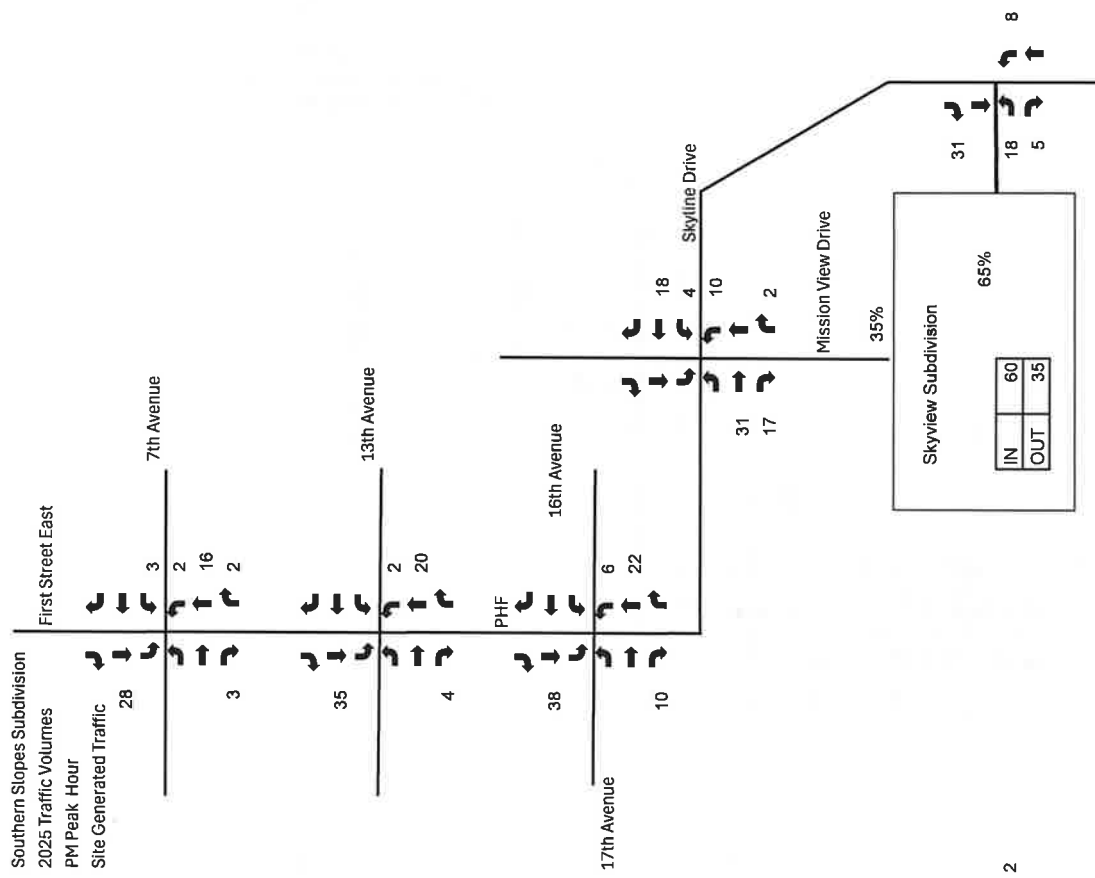




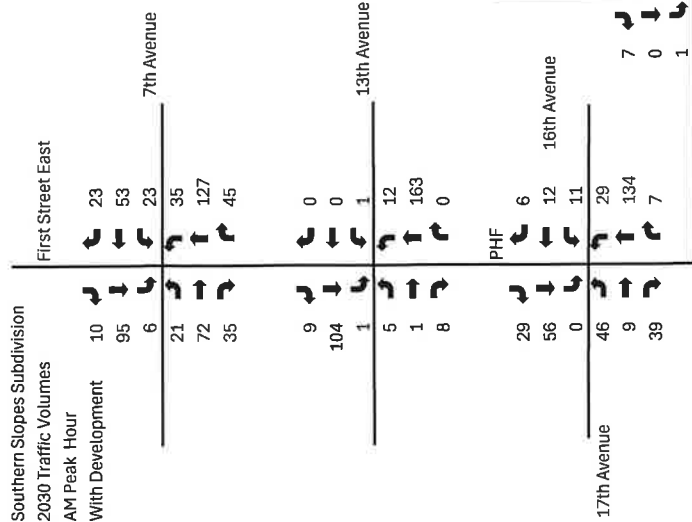
Southern Slopes Subdivision
2025 Traffic Volumes
AM Peak Hour
Site Generated Traffic



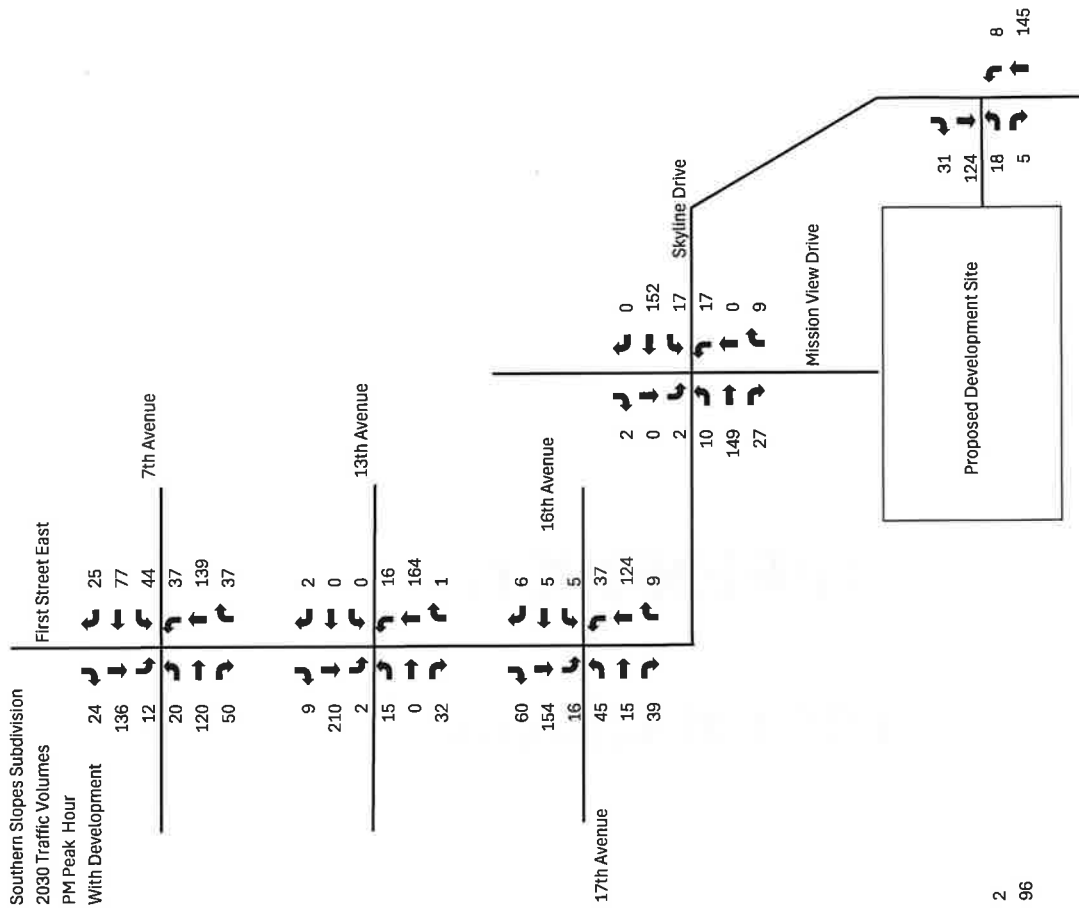
Southern Slopes Subdivision
2025 Traffic Volumes
PM Peak Hour
Site Generated Traffic



Southern Slopes Subdivision
2030 Traffic Volumes
AM Peak Hour
With Development



Southern Slopes Subdivision
2030 Traffic Volumes
PM Peak Hour
With Development



APPENDIX C

LOS Calculations

Intersection

Intersection Delay, s/veh	8.4
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	19	64	30	19	47	20	28	91	37	5	77	9
Future Vol, veh/h	19	64	30	19	47	20	28	91	37	5	77	9
Peak Hour Factor	0.92	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	21	68	32	20	50	21	30	97	39	5	82	10
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay, s/veh	8.4	8.2	8.6	8.2
HCM LOS	A	A	A	A

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	18%	17%	22%	5%
Vol Thru, %	58%	57%	55%	85%
Vol Right, %	24%	27%	23%	10%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	156	113	86	91
LT Vol	28	19	19	5
Through Vol	91	64	47	77
RT Vol	37	30	20	9
Lane Flow Rate	166	121	91	97
Geometry Grp	1	1	1	1
Degree of Util (X)	0.204	0.151	0.116	0.123
Departure Headway (Hd)	4.433	4.52	4.583	4.567
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	810	794	781	785
Service Time	2.457	2.547	2.613	2.594
HCM Lane V/C Ratio	0.205	0.152	0.117	0.124
HCM Control Delay, s/veh	8.6	8.4	8.2	8.2
HCM Lane LOS	A	A	A	A
HCM 95th-tile Q	0.8	0.5	0.4	0.4

Intersection												
Int Delay, s/veh	0.8											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↕			↕			↕			↕		
Traffic Vol, veh/h	4	1	6	1	0	0	8	117	0	1	83	8
Future Vol, veh/h	4	1	6	1	0	0	8	117	0	1	83	8
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	79	79	79	79	79	79	79	79	79	79	79	79
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	5	1	8	1	0	0	10	148	0	1	105	10

Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	281	281	110	277	286	148	115	0	0	148	0	0
Stage 1	113	113	-	168	168	-	-	-	-	-	-	-
Stage 2	168	168	-	108	118	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	671	627	943	676	623	899	1474	-	-	1433	-	-
Stage 1	892	802	-	834	759	-	-	-	-	-	-	-
Stage 2	834	759	-	897	798	-	-	-	-	-	-	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	666	622	943	663	618	899	1474	-	-	1433	-	-
Mov Cap-2 Maneuver	666	622	-	663	618	-	-	-	-	-	-	-
Stage 1	891	801	-	827	753	-	-	-	-	-	-	-
Stage 2	827	753	-	888	797	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	9.66	10.44	0.48	0.08
HCM LOS	A	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	115	-	-	787	663	19	-	-
HCM Lane V/C Ratio	0.007	-	-	0.018	0.002	0.001	-	-
HCM Ctrl Dly (s/v)	7.5	0	-	9.7	10.4	7.5	0	-
HCM Lane LOS	A	A	-	A	B	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0.1	0	0	-	-

Intersection

Int Delay, s/veh 4.3

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↕			↕			↕			↕		
Traffic Vol, veh/h	41	8	32	10	11	5	18	89	6	0	39	26
Future Vol, veh/h	41	8	32	10	11	5	18	89	6	0	39	26
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	79	79	79	79	79	79	79	79	79	92	79	79
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	52	10	41	13	14	6	23	113	8	0	49	33

Major/Minor	Minor2		Minor1		Major1		Major2		Major2		Major2	
Conflicting Flow All	231	232	66	216	244	116	82	0	0	120	0	0
Stage 1	66	66	-	162	162	-	-	-	-	-	-	-
Stage 2	165	166	-	54	82	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	724	668	998	740	658	936	1515	-	-	1467	-	-
Stage 1	945	840	-	840	764	-	-	-	-	-	-	-
Stage 2	837	761	-	958	827	-	-	-	-	-	-	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	692	658	998	688	647	936	1515	-	-	1467	-	-
Mov Cap-2 Maneuver	692	658	-	688	647	-	-	-	-	-	-	-
Stage 1	945	840	-	827	752	-	-	-	-	-	-	-
Stage 2	803	749	-	908	827	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	10.29	10.36	1.18	0
HCM LOS	B	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	283	-	-	783	705	1467	-	-
HCM Lane V/C Ratio	0.015	-	-	0.131	0.047	-	-	-
HCM Ctrl Dly (s/v)	7.4	0	-	10.3	10.4	0	-	-
HCM Lane LOS	A	A	-	B	B	A	-	-
HCM 95th %tile Q(veh)	0	-	-	0.4	0.1	0	-	-

Intersection

Int Delay, s/veh 1.3

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↕			↕			↕			↕		
Traffic Vol, veh/h	2	68	7	5	86	0	10	0	4	1	0	6
Future Vol, veh/h	2	68	7	5	86	0	10	0	4	1	0	6
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	74	74	74	74	74	74	74	74	74	74	74	74
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	3	92	9	7	116	0	14	0	5	1	0	8

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	116	0	0	101	0	0	232	232	97	227	236	116
Stage 1	-	-	-	-	-	-	102	102	-	130	130	-
Stage 2	-	-	-	-	-	-	130	130	-	97	107	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	1472	-	-	1491	-	-	723	668	960	728	664	936
Stage 1	-	-	-	-	-	-	904	811	-	874	789	-
Stage 2	-	-	-	-	-	-	874	789	-	909	807	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	1472	-	-	1491	-	-	712	664	960	719	660	936
Mov Cap-2 Maneuver	-	-	-	-	-	-	712	664	-	719	660	-
Stage 1	-	-	-	-	-	-	902	809	-	870	785	-
Stage 2	-	-	-	-	-	-	862	785	-	902	805	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	0.19	0.41	9.8	9.05
HCM LOS			A	A

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	769	46	-	-	99	-	-	897
HCM Lane V/C Ratio	0.025	0.002	-	-	0.005	-	-	0.011
HCM Ctrl Dly (s/v)	9.8	7.4	0	-	7.4	0	-	9.1
HCM Lane LOS	A	A	A	-	A	A	-	A
HCM 95th %tile Q(veh)	0.1	0	-	-	0	-	-	0

Intersection

Intersection Delay, s/veh	9.2
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	18	106	41	36	68	22	31	109	31	11	96	21
Future Vol, veh/h	18	106	41	36	68	22	31	109	31	11	96	21
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	19	114	44	39	73	24	33	117	33	12	103	23
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay, s/veh	9.3	9.1	9.4	9
HCM LOS	A	A	A	A

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	18%	11%	29%	9%
Vol Thru, %	64%	64%	54%	75%
Vol Right, %	18%	25%	17%	16%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	171	165	126	128
LT Vol	31	18	36	11
Through Vol	109	106	68	96
RT Vol	31	41	22	21
Lane Flow Rate	184	177	135	138
Geometry Grp	1	1	1	1
Degree of Util (X)	0.244	0.234	0.184	0.185
Departure Headway (Hd)	4.786	4.751	4.881	4.836
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	747	750	730	736
Service Time	2.846	2.811	2.945	2.9
HCM Lane V/C Ratio	0.246	0.236	0.185	0.188
HCM Control Delay, s/veh	9.4	9.3	9.1	9
HCM Lane LOS	A	A	A	A
HCM 95th-tile Q	1	0.9	0.7	0.7

Intersection												
Int Delay, s/veh	1.5											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↕			↕			↕			↕		
Traffic Vol, veh/h	13	0	25	0	0	2	12	127	1	2	155	8
Future Vol, veh/h	13	0	25	0	0	2	12	127	1	2	155	8
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	90	90	90	90	90	90	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	14	0	28	0	0	2	13	141	1	2	172	9

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	349	350	177	345	354	142	181	0	0	142	0	0
Stage 1	181	181	-	168	168	-	-	-	-	-	-	-
Stage 2	168	169	-	177	186	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	606	574	866	609	571	906	1394	-	-	1441	-	-
Stage 1	821	750	-	834	759	-	-	-	-	-	-	-
Stage 2	834	759	-	825	746	-	-	-	-	-	-	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	597	567	866	583	564	906	1394	-	-	1441	-	-
Mov Cap-2 Maneuver	597	567	-	583	564	-	-	-	-	-	-	-
Stage 1	819	748	-	825	751	-	-	-	-	-	-	-
Stage 2	823	751	-	797	745	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	10.08	8.98	0.65	0.09
HCM LOS	B	A		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	154	-	-	751	906	22	-	-
HCM Lane V/C Ratio	0.01	-	-	0.056	0.002	0.002	-	-
HCM Ctrl Dly (s/v)	7.6	0	-	10.1	9	7.5	0	-
HCM Lane LOS	A	A	-	B	A	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0.2	0	0	-	-

Intersection												
Int Delay, s/veh	3.5											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↕			↕			↕			↕		
Traffic Vol, veh/h	40	13	26	4	4	5	28	90	8	14	102	53
Future Vol, veh/h	40	13	26	4	4	5	28	90	8	14	102	53
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	90	90	90	90	90	90	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	44	14	29	4	4	6	31	100	9	16	113	59

Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	338	345	143	318	370	104	172	0	0	109	0	0
Stage 1	174	174	-	167	167	-	-	-	-	-	-	-
Stage 2	164	171	-	152	203	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	615	578	905	634	560	950	1405	-	-	1482	-	-
Stage 1	828	755	-	835	760	-	-	-	-	-	-	-
Stage 2	838	757	-	851	733	-	-	-	-	-	-	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	586	558	905	578	540	950	1405	-	-	1482	-	-
Mov Cap-2 Maneuver	586	558	-	578	540	-	-	-	-	-	-	-
Stage 1	818	746	-	816	743	-	-	-	-	-	-	-
Stage 2	808	739	-	798	725	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	11.33	10.55	1.69	0.62
HCM LOS	B	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	394	-	-	657	664	140	-	-
HCM Lane V/C Ratio	0.022	-	-	0.134	0.022	0.01	-	-
HCM Ctrl Dly (s/v)	7.6	0	-	11.3	10.5	7.5	0	-
HCM Lane LOS	A	A	-	B	B	A	A	-
HCM 95th %tile Q(veh)	0.1	-	-	0.5	0.1	0	-	-

Intersection

Int Delay, s/veh 1.2

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↕			↕			↕			↕		
Traffic Vol, veh/h	9	104	9	11	118	0	6	0	6	2	0	2
Future Vol, veh/h	9	104	9	11	118	0	6	0	6	2	0	2
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	78	78	78	78	78	78	78	78	78	78	78	78
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	12	133	12	14	151	0	8	0	8	3	0	3

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	151	0	0	145	0	0	342	342	139	336	347	151
Stage 1	-	-	-	-	-	-	162	162	-	179	179	-
Stage 2	-	-	-	-	-	-	179	179	-	156	168	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	1430	-	-	1437	-	-	612	580	909	618	576	895
Stage 1	-	-	-	-	-	-	840	764	-	822	751	-
Stage 2	-	-	-	-	-	-	822	751	-	846	759	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	1430	-	-	1437	-	-	599	569	909	601	565	895
Mov Cap-2 Maneuver	-	-	-	-	-	-	599	569	-	601	565	-
Stage 1	-	-	-	-	-	-	833	757	-	813	743	-
Stage 2	-	-	-	-	-	-	811	743	-	831	753	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	0.56	0.64	10.09	10.04
HCM LOS			B	B

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	722	131	-	-	153	-	-	719
HCM Lane V/C Ratio	0.021	0.008	-	-	0.01	-	-	0.007
HCM Ctrl Dly (s/v)	10.1	7.5	0	-	7.5	0	-	10
HCM Lane LOS	B	A	A	-	A	A	-	B
HCM 95th %tile Q(veh)	0.1	0	-	-	0	-	-	0

Intersection

Intersection Delay, s/veh 8.7

Intersection LOS A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	21	72	34	21	53	23	32	103	42	6	87	10
Future Vol, veh/h	21	72	34	21	53	23	32	103	42	6	87	10
Peak Hour Factor	0.92	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	23	77	36	22	56	24	34	110	45	6	93	11
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay, s/veh	8.6	8.5	9	8.5
HCM LOS	A	A	A	A

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	18%	17%	22%	6%
Vol Thru, %	58%	57%	55%	84%
Vol Right, %	24%	27%	24%	10%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	177	127	97	103
LT Vol	32	21	21	6
Through Vol	103	72	53	87
RT Vol	42	34	23	10
Lane Flow Rate	188	136	103	110
Geometry Grp	1	1	1	1
Degree of Util (X)	0.237	0.174	0.134	0.142
Departure Headway (Hd)	4.522	4.625	4.692	4.671
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	793	774	763	766
Service Time	2.555	2.663	2.733	2.709
HCM Lane V/C Ratio	0.237	0.176	0.135	0.144
HCM Control Delay, s/veh	9	8.6	8.5	8.5
HCM Lane LOS	A	A	A	A
HCM 95th-tile Q	0.9	0.6	0.5	0.5

Intersection												
Int Delay, s/veh	0.8											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	5	1	7	1	0	0	9	132	0	1	94	9
Future Vol, veh/h	5	1	7	1	0	0	9	132	0	1	94	9
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	79	79	79	79	79	79	79	79	79	79	79	79
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	6	1	9	1	0	0	11	167	0	1	119	11
Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	317	317	125	312	323	167	130	0	0	167	0	0
Stage 1	127	127	-	190	190	-	-	-	-	-	-	-
Stage 2	190	190	-	122	133	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	636	599	926	641	595	877	1455	-	-	1411	-	-
Stage 1	877	791	-	812	743	-	-	-	-	-	-	-
Stage 2	812	743	-	882	786	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	630	593	926	627	589	877	1455	-	-	1411	-	-
Mov Cap-2 Maneuver	630	593	-	627	589	-	-	-	-	-	-	-
Stage 1	876	790	-	805	737	-	-	-	-	-	-	-
Stage 2	805	737	-	871	786	-	-	-	-	-	-	-
Approach	EB		WB		NB		SB					
HCM Ctrl Dly, s/v	9.87		10.75		0.48		0.07					
HCM LOS	A		B									
Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR				
Capacity (veh/h)	115	-	-	756	627	17	-	-				
HCM Lane V/C Ratio	0.008	-	-	0.022	0.002	0.001	-	-				
HCM Ctrl Dly (s/v)	7.5	0	-	9.9	10.8	7.6	0	-				
HCM Lane LOS	A	A	-	A	B	A	A	-				
HCM 95th %tile Q(veh)	0	-	-	0.1	0	0	-	-				

Intersection												
Int Delay, s/veh	4.4											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	46	9	36	11	12	6	20	101	7	0	44	29
Future Vol, veh/h	46	9	36	11	12	6	20	101	7	0	44	29
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	79	79	79	79	79	79	79	79	79	92	79	79
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	58	11	46	14	15	8	25	128	9	0	56	37
Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	260	261	74	244	275	132	92	0	0	137	0	0
Stage 1	74	74	-	183	183	-	-	-	-	-	-	-
Stage 2	186	187	-	61	92	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	693	643	988	710	632	917	1502	-	-	1447	-	-
Stage 1	935	833	-	819	748	-	-	-	-	-	-	-
Stage 2	816	745	-	950	818	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	658	632	988	653	621	917	1502	-	-	1447	-	-
Mov Cap-2 Maneuver	658	632	-	653	621	-	-	-	-	-	-	-
Stage 1	935	833	-	804	735	-	-	-	-	-	-	-
Stage 2	778	731	-	894	818	-	-	-	-	-	-	-
Approach	EB		WB		NB		SB					
HCM Ctrl Dly, s/v	10.63		10.61		1.16		0					
HCM LOS	B		B									
Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR				
Capacity (veh/h)	278	-	-	755	679	1447	-	-				
HCM Lane V/C Ratio	0.017	-	-	0.153	0.054	-	-	-				
HCM Ctrl Dly (s/v)	7.4	0	-	10.6	10.6	0	-	-				
HCM Lane LOS	A	A	-	B	B	A	-	-				
HCM 95th %tile Q(veh)	0.1	-	-	0.5	0.2	0	-	-				

Intersection

Int Delay, s/veh 1.4

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	2	77	8	6	97	0	11	0	5	1	0	7
Future Vol, veh/h	2	77	8	6	97	0	11	0	5	1	0	7
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	74	74	74	74	74	74	74	74	74	74	74	74
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	3	104	11	8	131	0	15	0	7	1	0	9

Major/Minor	Major1		Major2		Minor1		Minor2					
Conflicting Flow All	131	0	0	115	0	0	262	262	109	257	268	131
Stage 1	-	-	-	-	-	-	115	115	-	147	147	-
Stage 2	-	-	-	-	-	-	147	147	-	109	120	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	1454	-	-	1474	-	-	691	643	944	696	638	918
Stage 1	-	-	-	-	-	-	890	800	-	855	775	-
Stage 2	-	-	-	-	-	-	855	775	-	896	796	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	1454	-	-	1474	-	-	678	638	944	686	633	918
Mov Cap-2 Maneuver	-	-	-	-	-	-	678	638	-	686	633	-
Stage 1	-	-	-	-	-	-	888	799	-	850	771	-
Stage 2	-	-	-	-	-	-	842	771	-	888	795	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	0.17	0.43	9.99	9.14
HCM LOS			A	A

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	744	41	-	-	105	-	-	881
HCM Lane V/C Ratio	0.029	0.002	-	-	0.006	-	-	0.012
HCM Ctrl Dly (s/v)	10	7.5	0	-	7.5	0	-	9.1
HCM Lane LOS	A	A	A	-	A	A	-	A
HCM 95th %tile Q(veh)	0.1	0	-	-	0	-	-	0

Intersection

Intersection Delay, s/veh 9.7

Intersection LOS A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	20	120	46	41	77	25	35	123	35	12	108	24
Future Vol, veh/h	20	120	46	41	77	25	35	123	35	12	108	24
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	22	129	49	44	83	27	38	132	38	13	116	26
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay, s/veh	9.8	9.5	10	9.5
HCM LOS	A	A	A	A

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	18%	11%	29%	8%
Vol Thru, %	64%	65%	54%	75%
Vol Right, %	18%	25%	17%	17%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	193	186	143	144
LT Vol	35	20	41	12
Through Vol	123	120	77	108
RT Vol	35	46	25	24
Lane Flow Rate	208	200	154	155
Geometry Grp	1	1	1	1
Degree of Util (X)	0.284	0.272	0.215	0.215
Departure Headway (Hd)	4.929	4.896	5.034	4.989
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	722	726	704	711
Service Time	3.012	2.98	3.124	3.077
HCM Lane V/C Ratio	0.288	0.275	0.219	0.218
HCM Control Delay, s/veh	10	9.8	9.5	9.5
HCM Lane LOS	A	A	A	A
HCM 95th-tile Q	1.2	1.1	0.8	0.8

Intersection

Int Delay, s/veh 1.5

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↕			↕			↕			↕		
Traffic Vol, veh/h	15	0	28	0	0	2	14	144	1	2	175	9
Future Vol, veh/h	15	0	28	0	0	2	14	144	1	2	175	9
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	0	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	90	90	90	90	90	90	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	17	0	31	0	0	2	16	160	1	2	194	10

Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	395	396	199	391	401	161	204	0	0	161	0	0
Stage 1	204	204	-	192	192	-	-	-	-	-	-	-
Stage 2	191	192	-	199	209	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	565	541	842	569	538	884	1367	-	-	1418	-	-
Stage 1	798	733	-	810	742	-	-	-	-	-	-	-
Stage 2	811	741	-	803	729	-	-	-	-	-	-	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	555	533	842	540	530	884	1367	-	-	1418	-	-
Mov Cap-2 Maneuver	555	533	-	540	530	-	-	-	-	-	-	-
Stage 1	797	732	-	800	733	-	-	-	-	-	-	-
Stage 2	799	732	-	772	728	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	10.41	9.08	0.67	0.08
HCM LOS	B	A		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1WBLn1	SBL	SBT	SBR
Capacity (veh/h)	158	-	-	713	884	19	-
HCM Lane V/C Ratio	0.011	-	-	0.067	0.003	0.002	-
HCM Ctrl Dly (s/v)	7.7	0	-	10.4	9.1	7.5	0
HCM Lane LOS	A	A	-	B	A	A	A
HCM 95th %tile Q(veh)	0	-	-	0.2	0	0	-

Intersection												
Int Delay, s/veh	3.7											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↕			↕			↕			↕		
Traffic Vol, veh/h	45	15	29	5	5	6	32	102	9	16	115	60
Future Vol, veh/h	45	15	29	5	5	6	32	102	9	16	115	60
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	90	90	90	90	90	90	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	50	17	32	6	6	7	36	113	10	18	128	67

Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	384	391	161	361	419	118	194	0	0	123	0	0
Stage 1	197	197	-	189	189	-	-	-	-	-	-	-
Stage 2	187	194	-	172	230	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	574	545	884	595	525	933	1379	-	-	1464	-	-
Stage 1	805	738	-	812	743	-	-	-	-	-	-	-
Stage 2	815	740	-	830	714	-	-	-	-	-	-	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	541	522	884	533	503	933	1379	-	-	1464	-	-
Mov Cap-2 Maneuver	541	522	-	533	503	-	-	-	-	-	-	-
Stage 1	794	728	-	790	723	-	-	-	-	-	-	-
Stage 2	780	719	-	771	704	-	-	-	-	-	-	-

Approach	EB		WB		NB		SB	
HCM Ctrl Dly, s/v	11.97		10.96		1.72		0.63	
HCM LOS	B		B					

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	396	-	-	615	621	141	-	-
HCM Lane V/C Ratio	0.026	-	-	0.161	0.029	0.012	-	-
HCM Ctrl Dly (s/v)	7.7	0	-	12	11	7.5	0	-
HCM Lane LOS	A	A	-	B	B	A	A	-
HCM 95th %tile Q(veh)	0.1	-	-	0.6	0.1	0	-	-

Intersection												
Int Delay, s/veh	1.2											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	10	118	10	12	133	0	7	0	7	2	0	2
Future Vol, veh/h	10	118	10	12	133	0	7	0	7	2	0	2
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	78	78	78	78	78	78	78	78	78	78	78	78
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	13	151	13	15	171	0	9	0	9	3	0	3

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	171	0	0	164	0	0	385	385	158	378	391	171
Stage 1	-	-	-	-	-	-	183	183	-	201	201	-
Stage 2	-	-	-	-	-	-	201	201	-	177	190	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	1407	-	-	1414	-	-	574	549	888	579	545	873
Stage 1	-	-	-	-	-	-	818	748	-	801	735	-
Stage 2	-	-	-	-	-	-	801	735	-	825	743	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	1407	-	-	1414	-	-	559	537	888	561	533	873
Mov Cap-2 Maneuver	-	-	-	-	-	-	559	537	-	561	533	-
Stage 1	-	-	-	-	-	-	810	740	-	791	726	-
Stage 2	-	-	-	-	-	-	789	726	-	808	736	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	0.55	0.63	10.39	10.31
HCM LOS			B	B

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	686	128	-	-	149	-	-	683
HCM Lane V/C Ratio	0.026	0.009	-	-	0.011	-	-	0.008
HCM Ctrl Dly (s/v)	10.4	7.6	0	-	7.6	0	-	10.3
HCM Lane LOS	B	A	A	-	A	A	-	B
HCM 95th %tile Q(veh)	0.1	0	-	-	0	-	-	0

Intersection

Intersection Delay, s/veh	9
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	21	72	35	23	53	23	35	127	45	6	95	10
Future Vol, veh/h	21	72	35	23	53	23	35	127	45	6	95	10
Peak Hour Factor	0.92	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	23	77	37	24	56	24	37	135	48	6	101	11
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay, s/veh	8.8	8.6	9.4	8.7
HCM LOS	A	A	A	A

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	17%	16%	23%	5%
Vol Thru, %	61%	56%	54%	86%
Vol Right, %	22%	27%	23%	9%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	207	128	99	111
LT Vol	35	21	23	6
Through Vol	127	72	53	95
RT Vol	45	35	23	10
Lane Flow Rate	220	137	105	118
Geometry Grp	1	1	1	1
Degree of Util (X)	0.279	0.179	0.14	0.155
Departure Headway (Hd)	4.56	4.724	4.802	4.731
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	786	757	744	756
Service Time	2.599	2.772	2.852	2.776
HCM Lane V/C Ratio	0.28	0.181	0.141	0.156
HCM Control Delay, s/veh	9.4	8.8	8.6	8.7
HCM Lane LOS	A	A	A	A
HCM 95th-tile Q	1.1	0.6	0.5	0.5

Intersection												
Int Delay, s/veh	0.8											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↕			↕			↕			↕		
Traffic Vol, veh/h	5	1	8	1	0	0	12	163	0	1	104	9
Future Vol, veh/h	5	1	8	1	0	0	12	163	0	1	104	9
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	79	79	79	79	79	79	79	79	79	79	79	79
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	6	1	10	1	0	0	15	206	0	1	132	11

Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	377	377	137	372	382	206	143	0	0	206	0	0
Stage 1	140	140	-	237	237	-	-	-	-	-	-	-
Stage 2	237	237	-	135	146	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	581	555	911	585	551	834	1440	-	-	1365	-	-
Stage 1	863	781	-	766	709	-	-	-	-	-	-	-
Stage 2	766	709	-	868	777	-	-	-	-	-	-	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	573	548	911	570	544	834	1440	-	-	1365	-	-
Mov Cap-2 Maneuver	573	548	-	570	544	-	-	-	-	-	-	-
Stage 1	862	780	-	757	701	-	-	-	-	-	-	-
Stage 2	757	701	-	857	776	-	-	-	-	-	-	-

Approach	EB		WB		NB		SB	
HCM Ctrl Dly, s/v	10.09		11.33		0.52		0.07	
HCM LOS	B		B					

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	123	-	-	724	570	16	-	-
HCM Lane V/C Ratio	0.011	-	-	0.024	0.002	0.001	-	-
HCM Ctrl Dly (s/v)	7.5	0	-	10.1	11.3	7.6	0	-
HCM Lane LOS	A	A	-	B	B	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0.1	0	0	-	-

Intersection												
Int Delay, s/veh	4.3											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↕			↕			↕			↕		
Traffic Vol, veh/h	46	9	39	11	12	6	29	134	7	0	56	29
Future Vol, veh/h	46	9	39	11	12	6	29	134	7	0	56	29
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	79	79	79	79	79	79	79	79	79	92	79	79
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	58	11	49	14	15	8	37	170	9	0	71	37

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	340	341	89	324	355	174	108	0	0	178	0	0
Stage 1	89	89	-	247	247	-	-	-	-	-	-	-
Stage 2	251	252	-	77	108	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	614	581	969	629	570	869	1483	-	-	1397	-	-
Stage 1	918	821	-	756	702	-	-	-	-	-	-	-
Stage 2	753	699	-	932	806	-	-	-	-	-	-	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	576	565	969	569	555	869	1483	-	-	1397	-	-
Mov Cap-2 Maneuver	576	565	-	569	555	-	-	-	-	-	-	-
Stage 1	918	821	-	736	682	-	-	-	-	-	-	-
Stage 2	710	679	-	873	806	-	-	-	-	-	-	-

Approach	EB			WB			NB			SB		
HCM Ctrl Dly, s/v	11.29	-	-	11.32	-	-	1.28	-	-	0	-	-
HCM LOS	B	-	-	B	-	-	-	-	-	-	-	-

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	304	-	-	691	606	1397	-	-
HCM Lane V/C Ratio	0.025	-	-	0.172	0.061	-	-	-
HCM Ctrl Dly (s/v)	7.5	0	-	11.3	11.3	0	-	-
HCM Lane LOS	A	A	-	B	B	A	-	-
HCM 95th %tile Q(veh)	0.1	-	-	0.6	0.2	0	-	-

Intersection												
Int Delay, s/veh	1.8											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	2	86	13	7	125	0	26	0	8	1	0	7
Future Vol, veh/h	2	86	13	7	125	0	26	0	8	1	0	7
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	74	74	74	74	74	74	74	74	74	74	74	74
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	3	116	18	9	169	0	35	0	11	1	0	9

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	169	0	0	134	0	0	318	318	125	309	327	169
Stage 1	-	-	-	-	-	-	130	130	-	188	188	-
Stage 2	-	-	-	-	-	-	188	188	-	122	139	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	1409	-	-	1451	-	-	635	598	926	643	591	875
Stage 1	-	-	-	-	-	-	873	788	-	814	745	-
Stage 2	-	-	-	-	-	-	814	745	-	883	781	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	1409	-	-	1451	-	-	622	593	926	630	586	875
Mov Cap-2 Maneuver	-	-	-	-	-	-	622	593	-	630	586	-
Stage 1	-	-	-	-	-	-	871	787	-	808	739	-
Stage 2	-	-	-	-	-	-	799	739	-	870	780	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	0.15	0.4	10.73	9.37
HCM LOS			B	A

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	674	35	-	-	95	-	-	834
HCM Lane V/C Ratio	0.068	0.002	-	-	0.007	-	-	0.013
HCM Ctrl Dly (s/v)	10.7	7.6	0	-	7.5	0	-	9.4
HCM Lane LOS	B	A	A	-	A	A	-	A
HCM 95th %tile Q(veh)	0.2	0	-	-	0	-	-	0

Intersection						
Int Delay, s/veh	1.6					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	28	7	2	96	86	9
Future Vol, veh/h	28	7	2	96	86	9
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	73	73	73	73	73	73
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	38	10	3	132	118	12
Major/Minor	Minor2	Major1		Major2		
Conflicting Flow All	261	124	130	0	-	0
Stage 1	124	-	-	-	-	-
Stage 2	137	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	728	927	1455	-	-	-
Stage 1	902	-	-	-	-	-
Stage 2	890	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	726	927	1455	-	-	-
Mov Cap-2 Maneuver	726	-	-	-	-	-
Stage 1	900	-	-	-	-	-
Stage 2	890	-	-	-	-	-
Approach	EB	NB		SB		
HCM Ctrl Dly, s/v	10.06	0.15		0		
HCM LOS	B					
Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR	
Capacity (veh/h)	37	-	759	-	-	
HCM Lane V/C Ratio	0.002	-	0.063	-	-	
HCM Ctrl Dly (s/v)	7.5	0	10.1	-	-	
HCM Lane LOS	A	A	B	-	-	
HCM 95th %tile Q(veh)	0	-	0.2	-	-	

Intersection

Intersection Delay, s/veh 10.3

Intersection LOS B

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↔			↔			↔			↔	
Traffic Vol, veh/h	20	120	50	44	77	25	37	139	37	12	136	24
Future Vol, veh/h	20	120	50	44	77	25	37	139	37	12	136	24
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	22	129	54	47	83	27	40	149	40	13	146	26
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay, s/veh	10.3	9.9	10.6	10.1
HCM LOS	B	A	B	B

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	17%	11%	30%	7%
Vol Thru, %	65%	63%	53%	79%
Vol Right, %	17%	26%	17%	14%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	213	190	146	172
LT Vol	37	20	44	12
Through Vol	139	120	77	136
RT Vol	37	50	25	24
Lane Flow Rate	229	204	157	185
Geometry Grp	1	1	1	1
Degree of Util (X)	0.325	0.292	0.231	0.266
Departure Headway (Hd)	5.115	5.139	5.304	5.179
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	703	701	677	694
Service Time	3.142	3.166	3.333	3.208
HCM Lane V/C Ratio	0.326	0.291	0.232	0.267
HCM Control Delay, s/veh	10.6	10.3	9.9	10.1
HCM Lane LOS	B	B	A	B
HCM 95th-ile Q	1.4	1.2	0.9	1.1

Intersection												
Int Delay, s/veh	1.5											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↕			↕			↕			↕		
Traffic Vol, veh/h	15	0	32	0	0	2	16	164	1	2	210	9
Future Vol, veh/h	15	0	32	0	0	2	16	164	1	2	210	9
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	90	90	90	90	90	90	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	17	0	36	0	0	2	18	182	1	2	233	10

Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	461	462	238	456	466	183	243	0	0	183	0	0
Stage 1	243	243	-	218	218	-	-	-	-	-	-	-
Stage 2	218	219	-	238	248	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	511	497	801	515	494	860	1323	-	-	1392	-	-
Stage 1	761	705	-	784	722	-	-	-	-	-	-	-
Stage 2	785	722	-	765	701	-	-	-	-	-	-	-
Platoon blocked, %								-	-	-	-	-
Mov Cap-1 Maneuver	501	489	801	483	486	860	1323	-	-	1392	-	-
Mov Cap-2 Maneuver	501	489	-	483	486	-	-	-	-	-	-	-
Stage 1	759	704	-	772	712	-	-	-	-	-	-	-
Stage 2	771	711	-	730	700	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	10.8	9.2	0.69	0.07
HCM LOS	B	A		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	159	-	-	672	860	16	-	-
HCM Lane V/C Ratio	0.013	-	-	0.078	0.003	0.002	-	-
HCM Ctrl Dly (s/v)	7.8	0	-	10.8	9.2	7.6	0	-
HCM Lane LOS	A	A	-	B	A	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0.3	0	0	-	-

Intersection

Int Delay, s/veh 3.6

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↕			↕			↕			↕		
Traffic Vol, veh/h	45	15	39	5	5	6	37	124	9	16	154	60
Future Vol, veh/h	45	15	39	5	5	6	37	124	9	16	154	60
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	90	90	90	90	90	90	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	50	17	43	6	6	7	41	138	10	18	171	67

Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	463	470	204	440	498	143	238	0	0	148	0	0
Stage 1	240	240	-	225	225	-	-	-	-	-	-	-
Stage 2	223	230	-	215	273	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	509	492	836	527	474	905	1329	-	-	1434	-	-
Stage 1	763	707	-	778	718	-	-	-	-	-	-	-
Stage 2	780	714	-	787	684	-	-	-	-	-	-	-
Platoon blocked, %								-	-	-	-	-
Mov Cap-1 Maneuver	476	468	836	460	451	905	1329	-	-	1434	-	-
Mov Cap-2 Maneuver	476	468	-	460	451	-	-	-	-	-	-	-
Stage 1	752	697	-	751	693	-	-	-	-	-	-	-
Stage 2	742	690	-	718	674	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	12.8	11.64	1.7	0.52
HCM LOS	B	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1WBLn1	SBL	SBT	SBR
Capacity (veh/h)	387	-	-	571	560	119	-
HCM Lane V/C Ratio	0.031	-	-	0.193	0.032	0.012	-
HCM Ctrl Dly (s/v)	7.8	0	-	12.8	11.6	7.5	0
HCM Lane LOS	A	A	-	B	B	A	A
HCM 95th %tile Q(veh)	0.1	-	-	0.7	0.1	0	-

Intersection												
Int Delay, s/veh	1.4											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↕			↕			↕			↕		
Traffic Vol, veh/h	10	149	27	17	152	0	17	0	9	2	0	2
Future Vol, veh/h	10	149	27	17	152	0	17	0	9	2	0	2
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	78	78	78	78	78	78	78	78	78	78	78	78
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	13	191	35	22	195	0	22	0	12	3	0	3

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	195	0	0	226	0	0	472	472	208	455	490	195
Stage 1	-	-	-	-	-	-	234	234	-	238	238	-
Stage 2	-	-	-	-	-	-	238	238	-	217	251	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	1378	-	-	1343	-	-	502	490	832	515	479	846
Stage 1	-	-	-	-	-	-	769	711	-	765	708	-
Stage 2	-	-	-	-	-	-	765	708	-	786	699	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	1378	-	-	1343	-	-	486	476	832	494	465	846
Mov Cap-2 Maneuver	-	-	-	-	-	-	486	476	-	494	465	-
Stage 1	-	-	-	-	-	-	761	704	-	751	695	-
Stage 2	-	-	-	-	-	-	749	695	-	766	691	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	0.41	0.78	11.74	10.82
HCM LOS			B	B

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	568	94	-	-	181	-	-	624
HCM Lane V/C Ratio	0.059	0.009	-	-	0.016	-	-	0.008
HCM Ctrl Dly (s/v)	11.7	7.6	0	-	7.7	0	-	10.8
HCM Lane LOS	B	A	A	-	A	A	-	B
HCM 95th %tile Q(veh)	0.2	0	-	-	0	-	-	0

Intersection

Int Delay, s/veh 0.9

Movement	EBL	EBR	NBL	NBT	SBT	SBR
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Lane Configurations						
Traffic Vol, veh/h	18	5	8	145	124	31
Future Vol, veh/h	18	5	8	145	124	31
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	81	81	81	81	81	81
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	22	6	10	179	153	38

Major/Minor	Minor2	Major1	Major2
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Conflicting Flow All	371	172	191	0	-	0
Stage 1	172	-	-	-	-	-
Stage 2	199	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	630	871	1382	-	-	-
Stage 1	858	-	-	-	-	-
Stage 2	835	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	625	871	1382	-	-	-
Mov Cap-2 Maneuver	625	-	-	-	-	-
Stage 1	851	-	-	-	-	-
Stage 2	835	-	-	-	-	-

Approach	EB	NB	SB
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HCM Ctrl Dly, s/v	10.65	0.4	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
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Capacity (veh/h)	94	-	666	-	-
HCM Lane V/C Ratio	0.007	-	0.043	-	-
HCM Ctrl Dly (s/v)	7.6	0	10.7	-	-
HCM Lane LOS	A	A	B	-	-
HCM 95th %tile Q(veh)	0	-	0.1	-	-

SECTION 17:
FLOODPLAIN AND
FEMA FIRM PANEL FOR
SOUTHERN SLOPE SUBDIVISION

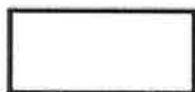
Submitted for Preliminary Plat Application

May 2026

SOUTHERN SLOPE SUBDIVISION

Floodplain:

To address the Floodplain Provisions of Sec. 6.06.810 of the Polson Development Code's subdivision regulations, below is an excerpt of the attached FEMA Flood Insurance Rate Map (FIRM) Panel 0545C, for the communities of Lake County (Community Number 300155) and the City of Polson (#300119), Montana. Both maps show the approximate location of the Southern Slope Subdivision outlined in **RED**. The subject land is located in "OTHER AREAS", which includes Zone X, being "Areas determined to be outside the 0.2% annual chance floodplain" and Zone D, being "Areas in which flood hazards are undetermined, but possible". The land is located outside the Special Flood Hazard Areas (SFHAs). As such, and due to the lack of proximity to live streams without official floodway delineations or studies, Sec. 6.06.810 of the PDC regarding Floodplain Provisions does not apply, and the land is not subject to flooding.



OTHER AREAS

ZONE X

Areas determined to be outside the 0.2% annual chance floodplain.

ZONE D

Areas in which flood hazards are undetermined, but possible.

SECTION 18:
WATER RIGHTS AND IRRIGATION
INFORMATION FOR
SOUTHERN SLOPE SUBDIVISION

**Submitted for Preliminary Plat Application,
sufficiency review response**

August 2026

Water Rights and Irrigation information for Southern Slope Subdivision

Item #5 of the June 11, 2026 Sufficiency Review letter by the City of Polson requests the following to be addressed: “**Water rights.** Provide confirmation that the proposed subdivision does not have water rights or is proposing irrigation under the Flathead Indian Irrigation Project (FIIP) (PMC Sec. 6.06.890, 6.06.900, 6.06.910).”

The proposed subdivision has no groundwater wells or access to irrigation water. There are no known water rights associated with the property. Below are the results of a search on Montana DNRC's Water Rights Query System (<https://gis.dnrc.mt.gov/apps/WRQS>) for the subject property by Geocode (no results found as of 8-3-2026):

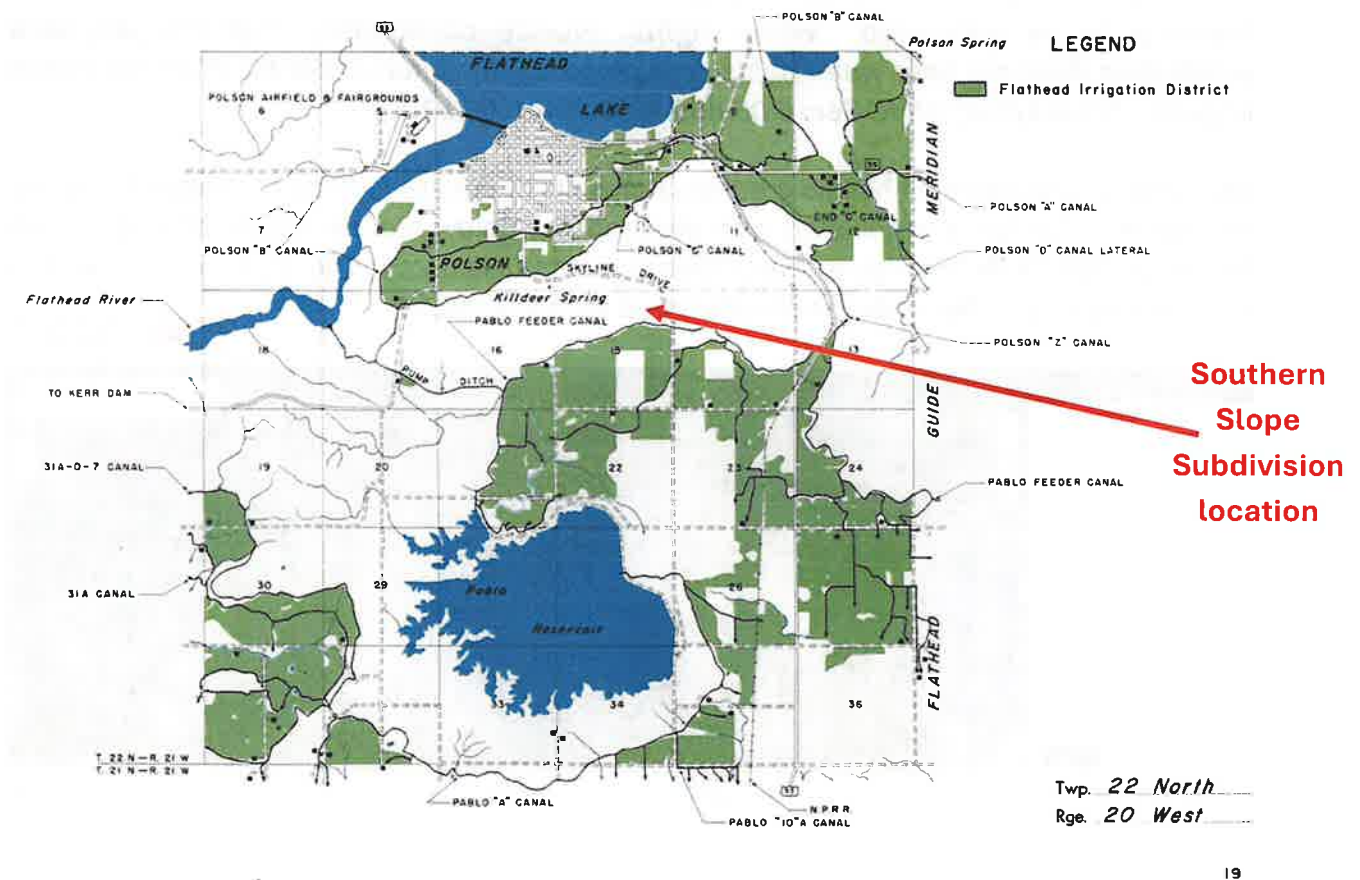


The subject property is also not irrigated under the Flathead Indian Irrigation Project (FIIP) or any other irrigation entity. The land proposed for subdivision is not assessed FIIP O&M fees, and is not proposed to become irrigated.

Please see the attached subject property's 2025 tax statement that shows there are no Flathead Irrigation O&M fees assessed. For comparison, also attached is a tax statement for a nearby tract that is assessed Flathead Irrigation O&M fees. These are intended to show the subject property is not a part of the FIIP.

The fact that the property is not irrigated under the FIIP is further supported by the Water Resources Survey for Lake County, Montana published by the State Engineer's Office in 1963 that can be viewed at the following link: https://dnrc.mt.gov/_docs/water/Survey-Books/LakeWRS_1963.pdf As depicted by the below snapshot of the page 19 map (page 82 of the PDF document), the land above the Pablo Feeder Canal in Section 15 was not irrigated, whereas some land below the canal was part of the Flathead Irrigation District of the Flathead Indian Irrigation Project (FIIP). Although the 1963 document is over 60 years old, it

is a good resource to this day to find historical information regarding irrigated land in Lake County.



If anything else is needed regarding #5 of the Sufficiency Review letter, please do not hesitate to reach out.

2025 REAL Property Tax Statement

LAKE COUNTY TREASURER

106 4TH AVE EAST

POLSON MT 59860

10/01/25

FORWARDING SERVICE REQUESTED

Tax Payer	Property Description
OTB DEVELOPMENT LLC 24 STRATFORD DR KALISPELL MT 59901-7566	Twn/Rng/Sect 22N/20W /15 C.O.S. 6886, ACRES 59.8, AMND TR A (PORTION IS IN SEC 10) ASSR#0000024102 Acres: 56.49

Tax Payer 24102
School District 23P CITY OF POLS
Taxable Value 492
Geo Code 3228-15-1-01-13-0000
Street: SKYLINE DR

Tax Description	1st Half	2nd Half	Total Tax	Voted *	% of Tax	Tax Amount	Mill	Levy
LAND	142.39	142.38	284.77					
SOIL CONSERVATION	0.24	0.24	0.48					
1st Half Due (11/30/25)	142.63							
2nd Half Due (05/31/26)		142.62						
Total Bill			285.25					
Please make checks payable to: Lake County Treasurer Include payment stub and write your Tax Payer number on your check. ***PAYONLINE at HTTP://WWW.LAKEMT.GOV*** There is a 3% convenience fee to pay by credit/debit card. Payments made online must be recieved by 5:00 pm MST of the due date. Payments can be made by phone with a credit/debit card with a 3% convenience fee by calling 406-883-7224 or 406-883-7225. A * in front of a levy means that it was voted on at some point in time. DOR property valuation staff may be visiting your property to conduct an on-site review for property tax purposes. You or your agent may want to be present. If you wish to make an appointment for the next tax year contact the local DOR office at 406-872-6228.								
STATE SCHOOL LEVY	16.38 %					\$46.74	95.000	
DISTRICT SCHOOL LEV	25.17 %					\$71.79	145.900	
STATE LEVY - UNIVER	1.03 %					\$2.95	6.000	
COUNTYWIDE EDUCATIO	4.55 %					\$12.97	26.380	
Total School	47.13 %					\$134.45	273.280	
County								
GENERAL FUND	4.17 %					\$11.90	24.230	
POOR	0.21 %					\$0.59	1.190	
BRIDGE	0.33 %					\$0.93	1.900	
WEED	0.38 %					\$1.07	2.180	
FAIR	0.11 %					\$0.31	0.630	
AIRPORT	0.15 %					\$0.44	0.890	
DISTRICT COURT	0.15 %					\$0.44	0.890	
YOUTH COURT	0.01 %					\$0.03	0.060	
LIABILITY INSURANCE	0.84 %					\$2.41	4.890	
LIBRARIES	0.02 %					\$0.07	0.140	
AMBULANCE	0.05 %					\$0.13	0.260	
PUBLIC HEALTH	0.30 %					\$0.87	1.760	
SANITATION	0.20 %					\$0.56	1.130	
SENIOR CITIZENS	0.33 %					\$0.93	1.900	
CO EXTENSION AGENT	0.21 %					\$0.61	1.230	
PUBLIC SAFETY	1.72 %					\$4.92	10.010	
PUBLIC SAFETY SPECI	1.26 %					\$3.58	7.280	
PUBLIC SAFETY MILL	2.82 %					\$8.03	16.320	
P E R S	1.37 %					\$3.92	7.970	
HEALTH INSURANCE	0.30 %					\$0.85	1.730	
PERMISSIVE HEALTH I	2.75 %					\$7.85	15.950	
SEARCH AND RESCUE-L	0.16 %					\$0.47	0.950	
SEARCH & RESCUE-SWA	0.16 %					\$0.47	0.950	
DISPATCH	1.63 %					\$4.65	9.460	
JUDGMENT LEVY	0.66 %					\$1.89	3.850	
JUDGMENT LEVY-JAIL	1.82 %					\$5.19	10.540	
Total County	22.11 %					\$63.11	128.290	
City								
* CITY OF POLSON	27.17 %					\$77.50	157.530	
Total City	27.17 %					\$77.50	157.530	
Other								
* MISSION VALLEY AQUA	1.16 %					\$3.30	6.700	
LAKE COUNTY CEMETER	0.43 %					\$1.23	2.490	
* LAKE COUNTY CEMETER	0.00 %					\$0.00		
Soil Conversation P	0.01 %					\$0.02	0.040	
SOIL CONSERVATION	0.16 %					\$0.46	0.940	
* NORTH LAKE COUNTY P	1.82 %					\$5.18	10.520	
Total Other	3.58 %					\$10.19	20.690	
Total Bill	100.00 %					\$285.25	579.790	

NOTE: No Flathead Irrigation O & M

Total if both halves paid: 285.25



Name OTB DEVELOPMENT LLC
24 STRATFORD DR
24102

Due 142.63 11/30/25

Return this stub with payment to:

LAKE COUNTY TREASURER

106 4TH AVE EAST

POLSON MT 59860

FORWARDING SERVICE REQUESTED

Total if both halves paid: 285.25



Name OTB DEVELOPMENT LLC
24 STRATFORD DR
24102

Due 142.62 05/31/26

Return this stub with payment to:

LAKE COUNTY TREASURER

106 4TH AVE EAST

POLSON MT 59860

FORWARDING SERVICE REQUESTED

2025 REAL Property Tax Statement

LAKE COUNTY TREASURER

106 4TH AVE EAST

POLSON MT 59860

10/01/25

FORWARDING SERVICE REQUESTED

Tax Payer	Property Description
CAFFREY CHARLES E JR	Twn/Rng/Sect 22N/20W /15
%LAKE LAND COMPANY	SESW NESW TR IN SENW 92 ACS
PO BOX 96	Acres: 92.00
POLSON MT 59860-0096	

Tax Payer	187
School District	23PC POLSON RURAL
Taxable Value	1,151
Geo Code	3228-15-1-01-06-0000
Street:	CAFFREY RD

Tax Description	1st Half	2nd Half	Total Tax	Voted *	% of Tax	Tax Amount	Mill Levy
LAND	261.72	261.70	523.42	STATE SCHOOL LEVY	2.81 %	\$109.34	95.000
SOIL CONSERVATION	0.57	0.56	1.13	DISTRICT SCHOOL LEV	4.32 %	\$167.92	145.900
FLATHEAD IRRIG O & M	1,680.51	1,680.51	3,361.02	STATE LEVY - UNIVER	0.18 %	\$6.91	6.000
				COUNTYWIDE EDUCATIO	0.78 %	\$30.36	26.380
1st Half Due (11/30/25)	1,942.80			Total School	8.09 %	\$314.53	273.280
2nd Half Due (05/31/26)		1,942.77		County	0.72 %	\$27.90	24.230
Total Bill			3,885.57	GENERAL FUND	0.59 %	\$22.75	19.770
Please make checks payable to: Lake County Treasurer				ROAD	0.04 %	\$1.37	1.190
Include payment stub and write your Tax Payer number				POOR	0.06 %	\$2.19	1.900
on your check.				BRIDGE	0.06 %	\$2.51	2.180
PAYONLINE at HTTP://WWW.LAKEMT.GOV				WEED	0.02 %	\$0.73	0.630
There is a 3% convenience fee to pay by credit/debit card.				FAIR	0.03 %	\$1.02	0.890
Payments made online must be recieved by 5:00 pm MST of the				AIRPORT	0.03 %	\$1.02	0.890
due date.				DISTRICT COURT	0.00 %	\$0.07	0.060
Payments can be made by phone with a credit/debit card with				YOUTH COURT	0.00 %	\$5.63	4.890
a 3% convenience fee by calling 406-883-7224 or				LIABILITY INSURANCE	0.14 %	\$0.16	0.140
406-883-7225. A * in front of a levv means that it was voted				LIBRARIES	0.00 %	\$0.30	0.260
on at some point in time.				AMBULANCE	0.01 %	\$1.78	1.550
DOR property valuation staff may be visiting your property				COUNTY PLANNING	0.05 %	\$2.03	1.760
to conduct an on-site review for property tax purposes. You				PUBLIC HEALTH	0.05 %	\$1.30	1.130
or your agent may want to be present. If you wish to make an				SANITATION	0.03 %	\$2.19	1.900
appointment for the next tax year contact the local DOR				* SENIOR CITIZENS	0.06 %	\$1.42	1.230
office at 406-872-6228.				CO EXTENSION AGENT	0.04 %	\$11.52	10.010
				PUBLIC SAFETY	0.30 %	\$8.38	7.280
				PUBLIC SAFETY SPECI	0.22 %	\$18.78	16.320
				* PUBLIC SAFETY MILL	0.48 %	\$9.17	7.970
				P E R S	0.24 %	\$1.99	1.730
				HEALTH INSURANCE	0.05 %	\$18.36	15.950
				PERMISSIVE HEALTH I	0.47 %	\$1.09	0.950
				* SEARCH AND RESCUE-L	0.03 %	\$1.09	0.950
				* SEARCH & RESCUE-SWA	0.03 %	\$10.89	9.460
				DISPATCH	0.28 %	\$4.43	3.850
				JUDGMENT LEVY	0.11 %	\$12.13	10.540
				JUDGMENT LEVY-JAIL	0.31 %	\$172.20	149.610
				Total Countv	4.45 %		
				Other			
				* POLSON RURAL FIRE V	0.10 %	\$3.97	3.450
				* POLSON RURAL FIRE V	0.13 %	\$5.23	4.540
				* POLSON RURAL FIRE	0.12 %	\$4.80	4.170
				* MISSION VALLEY AQUA	0.20 %	\$7.71	6.700
				* LAKE COUNTY CEMETER	0.07 %	\$2.87	2.490
				* LAKE COUNTY CEMETER	0.00 %	\$0.00	0.040
				Soil Conversation P	0.00 %	\$0.05	0.940
				SOIL CONSERVATION	0.03 %	\$1.08	0.940
				* NORTH LAKE COUNTY P	0.31 %	\$12.11	10.520
				Total Other	0.96 %	\$37.82	32.850
				Fees			
				FLATHEAD O & M	86.50 %	\$3,361.02	0.000
				Total Fees	86.50 %	\$3,361.02	0.000
				Total Bill	100.00 %	\$3,885.57	455.740

Total if both halves paid: 3,885.57



Name CAFFREY CHARLES E JR
%LAKE LAND COMPANY
187

Due 1,942.80 11/30/25

Return this stub with payment to:
LAKE COUNTY TREASURER
106 4TH AVE EAST
POLSON MT 59860
FORWARDING SERVICE REQUESTED

Total if both halves paid: 3,885.57



Name CAFFREY CHARLES E JR
%LAKE LAND COMPANY
187

Due 1,942.77 05/31/26

Return this stub with payment to:
LAKE COUNTY TREASURER
106 4TH AVE EAST
POLSON MT 59860
FORWARDING SERVICE REQUESTED

CITY COMMISSION

SUPPLEMENTAL
PAGE(S)

OCTOBER 5, 2026
AGENDA

(Any questions or follow-up please
contact City Manager)



September 30, 2026

To: Mayor, City Commission, & Community
From: George Simpson, Interim City Manager

RE: FAQs on Closing SID #42 Streetscape

The City of Polson is completing the closeout of Special Improvement District 42 (SID 42), also known as Streetscape, and is taking steps to return the district's remaining funds to qualifying taxpayers. As the City has worked through the closeout, questions have arisen regarding the amount of money remaining, who is eligible for a refund, property ownership records, and several financial entries that may appear confusing when viewed individually. This Frequently Asked Questions document provides a straightforward explanation of the closeout process, the financial records, and the proposed refunds, with the goal of giving taxpayers a clear understanding of what happened to SID 42 funds and how the remaining balance will be handled.

Frequently Asked Questions Special Improvement District # 42 (SID 42) Streetscape

Refunds

How much money will taxpayers receive?

Approximately \$30,000 remaining in the SID 42 Fund will be distributed among taxpayers who currently own and have owned effected properties for the final five years of the fund. Based on the current calculation, individual refund payments are estimated to be one-half of the last payment made by the property owner. The exact amount will depend on the City's final reconciliation and identification of eligible property owners.

Why is the City refunding taxpayers for the last five years instead of only the last year?

The City has determined that SID 42 assessments were collected more than loan replacement requirements over a period of several years, rather than the final year the district was in service. For that reason, the City proposes refunds that are based on qualifying ownership during the final five years of the fund rather than only the final year.

When will refunds be issued?

The City is conducting research to properly identify eligible recipients and ensure that payments are made accurately. Refund payments are expected to be made within the coming months. The City is working to complete the process with a focus on accuracy rather than speed.



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Property Ownership and Addresses

Some addresses on the City's anticipated refund spreadsheet are incorrect. What is the City doing about that?

The City is working to verify property information and obtain accurate mailing addresses for refund recipients. Property owners who believe their information is incorrect should work with the City to provide the appropriate information so that the City's records can be updated. Inquiries specific to SID 42 can be emailed to SID42@cityofpolson.com.

What if the current property owner is different from the owner listed on the City's spreadsheet?

The spreadsheet was compiled using property ownership information provided by Lake County and the State. Refund payments will be made to the legally listed owner or entity based on the City's verification process. If ownership information appears to be incorrect, the City will work to verify the appropriate legal owner before issuing payment.

Understanding the Approximately \$30,000 Remaining in SID 42

Is there any money not accounted for in SID 42?

No. All revenues, expenditures, and transfers in Fund 3542 (SID 42) have been recorded. Financial reports for FY 24-25 are enclosed.

The approximately \$30,000 represents the remaining net cash associated with SID 42. The confusion arose primarily because the SID's money was held in two separate cash accounts in Fund 3542 (SID 42). The timing of the final loan payment and year-end accounting entries caused one of those accounts to show a negative balance. The two accounts were:

- Interest & Sinking Account — used for debt payments.
- Revenue Bond Reserve Account — money held in reserve for the debt.

Looking at only one of these accounts does not provide a complete picture of the SID's financial position.

Why did one account show a negative balance?

At the end of FY 2024-25, the Interest & Sinking Account by itself did not contain enough cash to cover the final loan payment. The City's cash report therefore showed the Interest & Sinking Account with a negative balance of approximately \$7,200. At the same time, the Revenue Bond Reserve Account contained approximately \$37,500. When the two accounts are considered together, the SID 42 Fund had a positive net cash position of approximately \$30,000. In simple terms:



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Interest & Sinking Account: approximately -\$7,200
Revenue Bond Reserve Account: approximately +\$37,500
Combined net cash: approximately +\$30,000

The negative balance in the Interest & Sinking Account did not mean that SID 42 had lost money. It reflected how the SID 42 Fund's cash was divided between its accounts and how the final debt payment was recorded at year-end.

Why wasn't another full assessment collected in FY 2024-25?

The final SID 42 loan payment was lower than the amount that was collected for the district over the life of SID 42. Because the SID 42 loan was paid off early and the final payment could be covered by cash already available within the SID 42 Fund, the final loan payment was not assessed to property owners or collected as part of the FY 2024-25 assessment.

In other words, the City did not collect another full assessment in FY 2024-25 because the debt was being paid off early and the final payment could be covered by money already held by the SID.

The Short-Term Interfund Loan

Why did the City's financial records show a short-term loan?

Because the Interest & Sinking Account showed a negative balance at year-end, the City's external auditors advised the City to record a short-term loan from the General Fund. This was an accounting and cash-balancing measure used to address the negative balance in the Interest & Sinking Account for year-end reporting purposes. It did not mean that SID 42 money was unaccounted for.

Was the short-term loan permanent?

No. The short-term loan was subsequently addressed through a reversing entry in July 2025, also in accordance with the City's external auditor's advice. The transaction remains reflected in the City's financial records, but it should not be interpreted as a permanent transfer of SID 42 cash to another fund.

Closing SID 42

What happened when the City began the process of closing SID 42?

During FY 2025-26, budget amendments were authorized for Fund 3542 to provide the authority necessary to transfer cash between Fund 3542 (SID 42) and Fund 3500 (Special Assessment Debt Revolving Fund) if City Administration determined that such a transfer was appropriate as part of the final closure of the SID.



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Rather than transferring the remaining cash, City Administration chose to bring a refund proposal to the City Commission. The proposal provides for refunds to taxpayers who meet the established criteria as previously identified in this document.

The remaining SID 42 cash was not transferred to another fund. The City was, and continues to, determine how the remaining balance should be handled as part of the formal closure of the district.

Where is the money now?

As of September 2026, approximately \$30,000 in net cash remains associated with Fund 3542 (SID 42). That is consistent with the financial position at the end of FY 2024-25: although one individual SID cash account showed a negative balance during the year-end closing process, the combined cash position of the Interest & Sinking and Revenue Bond Reserve accounts was positive. The City intends to use the remaining cash for the approved refund process for qualifying taxpayers.

What the Financial Records Show

Why might the financial records look confusing?

Government accounting often separates money into individual accounts for specific purposes. In the case of SID 42, looking at only the Interest & Sinking Account can make the financial position appear different than it actually was. The complete picture is obtained by considering the relevant Fund 3542 SID cash accounts. The simplest way to understand the situation is there are many accounts in 3542, only cash matters.

1. SID 42 had collected assessments over the life of the district to pay its debt.
2. The loan was paid off early.
3. The final loan payment was lower than the amount that had already been collected.
4. The Interest & Sinking Account did not, by itself, contain enough cash to cover the final payment at year-end.
5. The Revenue Bond Reserve Account contained sufficient cash to cover the difference.
6. The two accounts together represented approximately \$30,000 in net cash.
7. A temporary interfund accounting entry was made based on the City's auditors' guidance.
8. That entry was subsequently reversed in July 2025.
9. Approximately \$30,000 remained associated with SID 42 as of September 2026.

Accordingly, the financial records should be understood as reflecting a year-end accounting and cash-allocation issue—not a reallocation of SID 42 funds.

Transparency and Future Special Improvement Districts

What is the City doing to prevent similar confusion in the future?



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The City recognizes that financial transparency means more than making financial records available. Financial information should also be presented in a way that residents can understand. For future special improvement districts, the City can improve transparency by providing a clear reconciliation of the entire district rather than presenting individual account balances.

What should a future SID financial report show?

A year-end report for a special assessment district should clearly identify:

- Interest & Sinking cash
- Reserve cash
- Total/net cash available
- Outstanding debt, if any
- Any interfund loans or temporary accounting entries

A reconciliation report showing the entire fund would make it immediately clear when a negative balance in one account does not mean that the overall fund is negative.

How can unexpected financial balances be explained more clearly moving forward?

When a financial report contains an unexpected account balance, the City should provide a short plain-English explanation alongside the financial information. For example:

The negative balance shown in the Interest & Sinking Account does not represent a cash deficit in SID 42. The SID's Revenue Bond Reserve Account contained sufficient cash to offset the negative balance, resulting in approximately \$30,000 of net cash in the Fund. This type of explanation can help residents understand the financial information without requiring them to interpret municipal accounting terminology.

How should SID or debt service interfund loans be explained?

When a temporary interfund transaction occurs, the City should clearly identify:

- Why the transaction was necessary
- The amount and date
- Whether it was temporary
- When it was reversed or otherwise resolved
- Where the corresponding cash ultimately resides

A simple transaction timeline can also make the sequence much easier to understand.

What should be explained when a SID is nearing its final year?

The City should explain the relationship between the final assessment and the final debt payment before the financial statements are released. For example, in the case of SID 42, property owners could reasonably ask: *"Why wasn't the final loan payment assessed?"*



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The answer is that the debt was being paid off early and the final payment could be covered by cash already available within the SID. Providing that explanation when the final assessment is calculated would help prevent confusion.

A Proposed SID Closeout Checklist

Before declaring a future special improvement district closed, City staff could publicly reconcile:

- Final debt payment
- Final assessments collected
- Interest earned
- Reserve balance
- Remaining cash
- Outstanding liabilities
- Interfund transactions
- Proposed disposition of remaining cash

The City could also provide a one-page “*Special Assessment District Financial Closeout*” report. At the top of that report, the financial picture could be summarized simply:

Beginning cash + assessments + other revenues – debt payments – other expenditures = ending cash

The actual figures could then be provided below, followed by a plain-English explanation of any unusual accounting entries or transactions. For SID 42, such a report could have summarized the situation as follows:

The Interest & Sinking Account temporarily showed a negative balance because the final debt payment exceeded the cash remaining in that individual account. The SID’s Revenue Bond Reserve Account had sufficient cash to cover the difference. When the two accounts were considered together, Fund 3542 had approximately \$30,000 in net cash. The temporary interfund accounting entry was reversed in July 2025. Approximately \$30,000 remained associated with the fund as of September 2026.

Financial Transparency Going Forward

The City’s goal is not simply to make financial records available. The goal is to make those records understandable. When a government financial report contains a number that looks unusual, even when the number is the result of a legitimate accounting process, the City should explain that number when the report is published.

For future special improvement districts, clearer reconciliation, consistent terminology, transaction timelines, and plain-English explanations can help residents understand both what the City’s financial records show and why they show it.

City of Polson, Montana
Interim City Manager
Chief of Police George Simpson



(406) 883-8207
citymanager@cityofpolson.com
106 1st St. E. Polson, MT 59860

September 30, 2026

For SID 42, the key point is straightforward. All money assessed and collected for SID 42 is accounted for. Approximately \$30,000 in net cash remained associated with SID 42 (during FY24-25), and the City is using a refund process to return those remaining funds to qualifying taxpayers.

Where can I find more information on City finances?

Anyone can access city financial information at www.cityofpolson.com/administration. Annual financial reports, budgets, and audit reports can be found on the left side of the screen under the tab identified as *Financial Reports*.

It is important that the community understands every year the City is audited by an independent firm. The audit report along with the annual budget is submitted to both the state and federal governments.

Respectfully,



George Simpson
Interim City Manager

Encl: FY 24-25 Accts.

09/24/26
14:44:09

CITY OF POLSON
Cash Report
For the Accounting Period: 5/25

Page: 3 of 4
Report ID: L160

Fund/Account	Beginning Balance	Received	Transfers In	Disbursed	Transfers Out	Ending Balance
3542 SID #42 Streetscape Main St. Imp. Project						
101010 Cash - Sinking and Interest	-7,221.01	28.54	0.00	0.00	0.00	-7,192.47
102220 Cash - Revenue Bond Reserve	37,500.00	0.00	0.00	0.00	0.00	37,500.00
Total Fund	30,278.99	28.54				30,307.53
5010 Golf Fund						
101000 Cash - Operating	1,663,215.05	249,777.70	944.60	48,933.14	166,271.27	1,698,732.94
102216 Cash - Rev Bond Sinking &	17,752.53	0.00	0.00	0.00	0.00	17,752.53
102230 Cash - Surplus Reserve	156,720.41	1,750.22	0.00	0.00	0.00	158,470.63
102240 Cash - Replace/Deprec	25,140.40	0.00	0.00	0.00	0.00	25,140.40
103010 Cash Drawer	750.00	0.00	0.00	0.00	0.00	750.00
Total Fund	1,863,578.39	251,527.92	944.60	48,933.14	166,271.27	1,900,846.50
5201 Water Impact Fees						
102250 Cash - Impact	1,144,921.13	11,009.06	0.00	0.00	0.00	1,155,930.19
5210 Water Fund						
101000 Cash - Operating	2,994,431.19	85,652.34	4,959.68	48,388.86	224,188.13	2,812,466.22
101100 Investment - STIP	500,000.00	0.00	0.00	0.00	0.00	500,000.00
102216 Cash - Rev Bond Sinking &	13,945.00	0.00	0.00	0.00	0.00	13,945.00
102220 Cash - Revenue Bond Reserve	16,910.00	0.00	0.00	0.00	0.00	16,910.00
102230 Cash - Surplus Reserve	189,976.60	3,843.88	0.00	0.00	0.00	193,820.48
102240 Cash - Replace/Deprec	863,238.55	0.00	0.00	0.00	0.00	863,238.55
103010 Cash Drawer	200.00	0.00	0.00	0.00	0.00	200.00
Total Fund	4,578,701.34	89,496.22	4,959.68	48,388.86	224,188.13	4,400,580.25
5301 Sewer Impact Fees						
102250 Cash - Impact	242,733.08	2,142.52	0.00	0.00	0.00	244,875.60
5310 Sewer Fund						
101000 Cash - Operating	3,650,954.77	156,388.74	37,291.49	144,739.66	496,326.32	3,203,569.02
101100 Investment - STIP	500,000.00	0.00	0.00	0.00	0.00	500,000.00
102216 Cash - Rev Bond Sinking &	302,400.00	0.00	0.00	0.00	0.00	302,400.00
102220 Cash - Revenue Bond Reserve	385,759.00	0.00	0.00	0.00	0.00	385,759.00
102240 Cash - Replace/Deprec	1,320,844.71	5,334.36	0.00	0.00	0.00	1,326,179.07
Total Fund	6,159,958.48	161,723.10	37,291.49	144,739.66	496,326.32	5,717,907.09
7075 City Court Trust Account						
102260 Cash - Court Trust Account	8,029.99	978.00	0.00	0.00	0.00	9,007.99
7120 Fire Disability & Pension (Third Class City)						
101000 Cash - Operating	1.41	22,933.00	0.00	0.00	22,933.00	1.41
7910 Payroll Fund						
101000 Cash - Operating	4,368.90	0.00	311,473.11	305,670.82	0.00	10,171.19
7930 Claims						
101000 Cash - Operating	877,991.78	0.00	1,030,764.34	1,716,772.74	0.00	191,983.38
7940 Treasurer Suspense Fund						
101000 Cash - Operating	35.00	0.00	0.00	0.00	0.00	35.00
Totals	19,505,613.77	980,228.88	1,395,774.78	2,280,817.75	1,395,774.78	18,205,024.90

*** Transfers In and Transfers Out columns should match, with the following exceptions:

- 1) Cancelled electronic checks increase the Transfers In column. Disbursed column will be overstated by the same amount and will not balance to the Redeemed Checks List.
- 2) Payroll Journal Vouchers including local deductions with receipt accounting will reduce the Transfers Out column by the total amount of these checks.

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CITY OF POLSON
Cash Report
For the Accounting Period: 6/25

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Report ID: L160

Fund/Account	Beginning Balance	Received	Transfers In	Disbursed	Transfers Out	Ending Balance
3542 SID #42 Streetscape Main St. Imp. Project						
101010 Cash - Sinking and Interest	-7,192.47	26.91	0.00	0.00	0.00	-7,165.56
102220 Cash - Revenue Bond Reserve	37,500.00	0.00	0.00	0.00	0.00	37,500.00
Total Fund	30,307.53	26.91				30,334.44
5010 Golf Fund						
101000 Cash - Operating	1,698,732.94	300,127.59	1,486.01	46,463.71	178,087.04	1,775,795.79
102216 Cash - Rev Bond Sinking &	17,752.53	0.00	0.00	0.00	0.00	17,752.53
102230 Cash - Surplus Reserve	158,470.63	3,425.33	0.00	0.00	0.00	161,895.96
102240 Cash - Replace/Deprec	25,140.40	0.00	0.00	0.00	0.00	25,140.40
103010 Cash Drawer	750.00	0.00	0.00	0.00	0.00	750.00
Total Fund	1,900,846.50	303,552.92	1,486.01	46,463.71	178,087.04	1,981,334.68
5201 Water Impact Fees						
102250 Cash - Impact	1,155,930.19	34,877.13	0.00	0.00	0.00	1,190,807.32
5210 Water Fund						
101000 Cash - Operating	2,812,466.22	102,033.53	23,699.26	396.78	489,876.29	2,447,925.94
101100 Investment - STIP	500,000.00	0.00	0.00	0.00	0.00	500,000.00
102216 Cash - Rev Bond Sinking &	13,945.00	0.00	0.00	0.00	0.00	13,945.00
102220 Cash - Revenue Bond Reserve	16,910.00	0.00	0.00	0.00	0.00	16,910.00
102230 Cash - Surplus Reserve	193,820.48	7,042.46	0.00	0.00	0.00	200,862.94
102240 Cash - Replace/Deprec	863,238.55	0.00	0.00	0.00	0.00	863,238.55
103010 Cash Drawer	200.00	0.00	0.00	0.00	0.00	200.00
Total Fund	4,400,580.25	109,075.99	23,699.26	396.78	489,876.29	4,043,082.43
5301 Sewer Impact Fees						
102250 Cash - Impact	244,875.60	15,604.14	0.00	0.00	0.00	260,479.74
5310 Sewer Fund						
101000 Cash - Operating	3,203,569.02	153,083.15	6,522.85	199.64	42,052.35	3,320,923.03
101100 Investment - STIP	500,000.00	0.00	0.00	0.00	0.00	500,000.00
102216 Cash - Rev Bond Sinking &	302,400.00	0.00	0.00	0.00	0.00	302,400.00
102220 Cash - Revenue Bond Reserve	385,759.00	0.00	0.00	0.00	0.00	385,759.00
102240 Cash - Replace/Deprec	1,326,179.07	9,421.37	0.00	0.00	0.00	1,335,600.44
Total Fund	5,717,907.09	162,504.52	6,522.85	199.64	42,052.35	5,844,682.47
7075 City Court Trust Account						
102260 Cash - Court Trust Account	9,007.99	0.00	0.00	1,955.00	0.00	7,052.99
7120 Fire Disability & Pension (Third Class City)						
101000 Cash - Operating	1.41	0.00	0.00	0.00	0.00	1.41
7910 Payroll Fund						
101000 Cash - Operating	10,171.19	0.00	327,649.86	339,231.78	980.97	-2,391.70
7930 Claims						
101000 Cash - Operating	191,983.38	0.00	717,032.29	703,719.37	0.00	205,296.30
7940 Treasurer Suspense Fund						
101000 Cash - Operating	35.00	0.00	0.00	0.00	0.00	35.00
Totals	18,205,024.90	1,949,633.76	1,257,118.18	1,131,316.58	1,258,099.15	19,022,361.11

*** Transfers In and Transfers Out columns should match, with the following exceptions:

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CITY OF POLSON
Cash Report
For the Accounting Period: 13/25

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Report ID: L160

Fund/Account	Beginning Balance	Received	Transfers In	Disbursed	Transfers Out	Ending Balance
3542 SID #42 Streetscape Main St. Imp. Project						
101010 Cash - Sinking and Interest	-7,165.56	7,165.56	0.00	0.00	0.00	0.00
102220 Cash - Revenue Bond Reserve	37,500.00	0.00	0.00	0.00	0.00	37,500.00
Total Fund	30,334.44	7,165.56				37,500.00
5010 Golf Fund						
101000 Cash - Operating	1,775,795.79	0.00	0.00	30,340.44	0.00	1,745,455.35
102216 Cash - Rev Bond Sinking &	17,752.53	0.00	0.00	0.00	0.00	17,752.53
102230 Cash - Surplus Reserve	161,895.96	0.00	0.00	0.00	0.00	161,895.96
102240 Cash - Replace/Deprec	25,140.40	0.00	0.00	0.00	0.00	25,140.40
103010 Cash Drawer	750.00	0.00	0.00	0.00	0.00	750.00
Total Fund	1,981,334.68			30,340.44		1,950,994.24
5201 Water Impact Fees						
102250 Cash - Impact	1,190,807.32	0.00	0.00	0.00	0.00	1,190,807.32
5210 Water Fund						
101000 Cash - Operating	2,447,925.94	3,305.88	0.00	0.00	0.00	2,451,231.82
101100 Investment - STIP	500,000.00	0.00	0.00	0.00	0.00	500,000.00
102216 Cash - Rev Bond Sinking &	13,945.00	0.00	0.00	156.00	0.00	13,789.00
102220 Cash - Revenue Bond Reserve	16,910.00	0.00	0.00	68.00	0.00	16,842.00
102230 Cash - Surplus Reserve	200,862.94	0.00	0.00	0.00	0.00	200,862.94
102240 Cash - Replace/Deprec	863,238.55	0.00	0.00	0.00	0.00	863,238.55
103010 Cash Drawer	200.00	0.00	0.00	0.00	0.00	200.00
Total Fund	4,043,082.43	3,305.88		224.00		4,046,164.31
5301 Sewer Impact Fees						
102250 Cash - Impact	260,479.74	0.00	0.00	0.00	0.00	260,479.74
5310 Sewer Fund						
101000 Cash - Operating	3,320,923.03	2,448.75	0.00	300.00	0.00	3,323,071.78
101100 Investment - STIP	500,000.00	0.00	0.00	0.00	0.00	500,000.00
102216 Cash - Rev Bond Sinking &	302,400.00	300.00	0.00	0.00	0.00	302,700.00
102220 Cash - Revenue Bond Reserve	385,759.00	0.00	0.00	0.00	0.00	385,759.00
102240 Cash - Replace/Deprec	1,335,600.44	0.00	0.00	0.00	0.00	1,335,600.44
Total Fund	5,844,682.47	2,748.75		300.00		5,847,131.22
7075 City Court Trust Account						
102260 Cash - Court Trust Account	7,052.99	0.00	0.00	0.00	0.00	7,052.99
7120 Fire Disability & Pension (Third Class City)						
101000 Cash - Operating	1.41	0.00	0.00	0.00	0.00	1.41
7910 Payroll Fund						
101000 Cash - Operating	-2,391.70	0.00	0.00	0.00	0.00	-2,391.70
7930 Claims						
101000 Cash - Operating	205,296.30	0.00	0.00	0.00	0.00	205,296.30
7940 Treasurer Suspense Fund						
101000 Cash - Operating	35.00	0.00	0.00	0.00	0.00	35.00
Totals	19,022,361.11	94,011.36	0.00	94,011.36	0.00	19,022,361.11

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Fund/Account	Beginning Balance	Received	Transfers In	Disbursed	Transfers Out	Ending Balance
2386 Excavation Permits Revenue						
101000 Cash - Operating	58,996.25	353.61	0.00	0.00	0.00	59,349.86
2390 Drug Forfeiture Fund						
101000 Cash - Operating	18,069.53	28.32	0.00	0.00	0.00	18,097.85
2391 DUI Court Fee Fund						
101000 Cash - Operating	12,219.56	26.10	0.00	0.00	400.00	11,845.66
2394 Building Code Enforcement						
101000 Cash - Operating	391,173.02	34,008.16	0.00	0.74	14,970.45	410,209.99
2395 Tree Fund						
101000 Cash - Operating	10,917.75	9.92	0.00	0.00	23.50	10,904.17
2398 Credit Card Fees						
101000 Cash - Operating	6,126.38	98.75	0.00	697.27	0.00	5,527.86
2401 Light Maintenance District #19						
101000 Cash - Operating	18,028.49	1,575.30	0.00	0.00	1,892.80	17,710.99
2402 Light Maintenance District #20						
101000 Cash - Operating	3,943.91	166.27	0.00	0.00	786.89	3,323.29
2500 Weed Cleanup Maintenance Fund						
101000 Cash - Operating	22,425.83	20.38	0.00	0.00	0.00	22,446.21
2510 Sidewalk Loan Fund						
101000 Cash - Operating	89,634.83	81.49	0.00	0.00	50,344.50	39,371.82
2702 Fire Training Center Donations						
101000 Cash - Operating	252.16	0.23	0.00	0.00	0.00	252.39
2703 Fire Memb. Donation Fund						
101000 Cash - Operating	5,085.79	4.62	0.00	0.00	0.00	5,090.41
2705 Downtown Christmas Light Fund						
101000 Cash - Operating	924.55	0.84	0.00	0.00	0.00	925.39
2720 Police Donations						
101000 Cash - Operating	11,585.18	10.53	0.00	0.00	0.00	11,595.71
2810 Police Training Fund						
101000 Cash - Operating	208.03	0.19	0.00	0.00	0.00	208.22
2820 Gas Apportionment Tax Fund						
101000 Cash - Operating	528,661.56	18,223.27	0.00	0.00	1,146.46	545,738.37
2821 Gas Tax- Special Street Allocation Program						
101000 Cash - Operating	672.48	0.61	0.00	0.00	0.00	673.09
2822 SB536 & HB76 One Time Road Allocations						
101000 Cash - Operating	318,368.33	0.00	0.00	0.00	0.00	318,368.33
2916 COPS Grant						
101000 Cash - Operating	0.00	0.00	0.00	0.00	25,400.00	-25,400.00
2943 RCDI/Growth Policy						
101000 Cash - Operating	202.12	0.19	0.00	0.00	0.00	202.31
3500 SPECIAL ASSESSMENT DEBT-Revolving Fund						
101000 Cash - Operating	164,202.40	149.17	0.00	0.00	0.00	164,351.57
3542 SID #42 Streetscape Main St. Imp. Project						
101010 Cash - Sinking and Interest	0.00	27.59	0.00	7,165.56	0.00	-7,137.97
102220 Cash - Revenue Bond Reserve	37,500.00	0.00	0.00	0.00	0.00	37,500.00
Total Fund	37,500.00	27.59		7,165.56		30,362.03

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CITY OF POLSON
Detail Ledger Query
For the Accounting Periods: 7/25 - 7/25

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Report ID: L091

Funds 3542-3542

Fund/Account/ Doc/Line #	Description	Vendor/Receipt From	Acct. Period	Debit	Credit	Ending Balance
3542 SID #42 Streetscape Main St. Imp. Project						
101010 Cash - Sinking and Interest						
IA 250701 79 Interest Allocation			7/25	2.56		
IA 250702 79 Interest Allocation			7/25	25.03		
JV 25-1R 3 SID #42 Streetscape Main St. I			7/25		7,165.56	
Account Total:				27.59	7,165.56	7,137.97 CR
117122 2022 Special Assessments Receivable						
JV 25-23R 92 2022 Special Assessments Recei			7/25			
Account Total:						
117123 2023 Special Assessments Receivable						
JV 25-23R 91 2023 Special Assessments Recei			7/25			
Account Total:						
119000 Special Assess Defer Rec. Princ.						
JV 25-23R 93 Special Assess Defer Rec. Prin			7/25			431.17 DB
Account Total:						
211100 Due to General All-Purpose Fund						
JV 25-1R 4 SID #42 Streetscape Main St. I			7/25	7,165.56		
Account Total:				7,165.56		
223300 Deferred Assessment Revenue						
JV 25-23R 90 Deferred Assessment Revenue			7/25			
Account Total:						431.17 CR
371010 Interest-Operating						
IA 250701 80 Interest Allocation			7/25		2.56	
IA 250702 80 Interest Allocation			7/25		25.03	
Account Total:					27.59	27.59 CR
Fund Total:				7,193.15	7,193.15	
Grand Total:				7,193.15	7,193.15	

Fund/Account/ Doc/Line #	Description	Vendor/Receipt From	Acct. Period	Debit	Credit	Ending Balance
3542 SID #42 Streetscape Main St. Imp. Project						
101010 Cash - Sinking and Interest						
JV 25-01A 5 Cash - Sinking and Interest			13/25	7,165.56		
117122 2022 Special Assessments Receivable						
	Account Total:	7,165.56 CR		7,165.56		
JV 25-32 92 2022 Special Assessments Recei			13/25	77.90		
117123 2023 Special Assessments Receivable						
	Account Total:	77.90 CR		77.90		
JV 25-32 91 2023 Special Assessments Recei			13/25	185.23		
119000 Special Assess Defer Rec. Princ.						
	Account Total:	185.23 CR		185.23		
JV 25-32 93 Special Assess Defer Rec. Prin			13/25		62,868.51	
JV 25-07A 2 Special Assess Defer Rec. Prin			13/25		583.93	
211100 Due to General All-Purpose Fund						
	Account Total:	63,883.61 DB			63,452.44	431.17 DB
JV 25-01A 6 Due to General All-Purpose Fun			13/25		7,165.56	
223300 Deferred Assessment Revenue						
	Account Total:				7,165.56	7,165.56 CR
JV 25-32 90 Deferred Assessment Revenue			13/25			
JV 25-07A 1 Deferred Assessment Revenue			13/25			
	Account Total:	63,620.48 CR		63,189.31		431.17 CR
	Fund Total:			70,618.00		
	Grand Total:			70,618.00		