RESOLUTION	APPENDIX C FLATHEAD COUNTY ZONING REGULATION AMENDMENTS	ADOPTED
955C *(zoning maps only)*	Because B-1 and B-2 were previously consolidated, this amendment renamed B-4 to B-3, and B-3 to B-2.	4/21/94
955E	Amending Various Sections.	6/2/94
955G	Section 5.08.020(3)(A) amended to state, "Lots within the cluster subdivision may not exceed a net average of two (2) acres. Section 5.08.020(3)(D) amended to change open space requirements. Section 5.08.020(6) amended by replacing the Density Bonus Allowance Chart.	7/18/94
955I	Amend Section 3.13.030(12) to allow campgrounds/RV parks as a conditional use in R-5 (Two Family Residential)	7/25/94
955K	Add Section 3.32 adding an overlay SC (Scenic Corridor) Zoning Classification.	2/6/95
955M	Amend Various Sections.	7/25/95
955O	Amend Sections: 2.08.020(9) & 2.08.030(1)(E) – protests against amendments to zoning regulations so as to comply with 1995 legislative changes, Amend Section 5.10.020(10) re: Manual Changeable Copy, Section 3.18.020 deleting 20. Pet Shops, Sections: 3.17.030, 3.18.030, 3.27.030, 3.28.030 & 3.29.030 adding use: caretaker's facility, Add Section 4.07, Contractors Storage Yards.	1/16/96
955Q	Add Section 3.33 (LBL) Little Bitterroot Lake Classification.	2/27/96
955S	Amend Sections: 3.04.040.3, 3.05.040.3, 3.06.040.3, 3.07.040.3, 3.08.040.3, 3.09.040.3 & 2.07.040, Reduce side yard setback requirements for existing lots, which are below the minimum lot width.	4/30/96
955U	Amend Sections: 7.13.010(1) & 7.13.010(2) – delete "on a permanent foundation" & amend Section 7.13.010(1)(E) – manufactured home standards & Add Section 7.07 – definition "Foundation, properly engineered".	6/3/96
955W	Amend Section: 3.14.030 allowing "Motor Coach Subd" as conditional use in RC-1 zoning districts; add new Sec. 4.14 conditional use standards for Motor Coach Subd., and adding definition in Sec. 7.13.	8/1/96
955Y	Amend Sections: 3.09.040.4, 3.10.040.4, 3.12.040.4, 3.13.040.4, - Building Heights to allow accessory buildings to be as high as primary buildings. Amend Sections: 3.07.040.2, 3.08.040.2 reducing lot widths in SAG-10 & SAG-5 & Sections: 7.13.010.1.B & 7.13.010.A – defining manufactured homes width. *Administrative clarification, 11/03/11: The above summary of Resolution No. 955Y added to the regulations at that time inaccurately describes its effect on accessory building heights in residential zones, which is clarified as follows: Resolution 955Y amended Section 3.09.040.4 to allow a tiered increase in accessory building height in R-1 zones dependent on the setback distance; and amended Sections 3.10.040.4, 3.11.040.4, 3.12.040.4 and 3.13.040.4 to increase accessory building height in R-2, R-3, R-4 and R-5 zones from 15 to 18 feet.*	12/19/96

RESOLUTION	**FLATHEAD COUNTY ZONING REGULATION AMENDMENTS** *(Continued…)*	**ADOPTED**
955AA	Add Section 3.34 West Valley Zoning District.	4/9/97
955AC	Amend Section 3.17.020 Add theaters housed in permanent indoor structures to list of permitted uses in B-2 (General Business).	4/28/97
955AE	Add Section 3.36 (HD) Hubbard Dam Zoning Classification.	5/5/97
955AG	Add Section 3.37 (RL) Rogers Lake Zoning Classification.	5/27/97
955AI	Amend Sections: 7.15.030, 7.23.010, & 5.08.040, Open Space Text Amendments redefining permitted uses of open space.	9/22/97
955AK	Amend Section 3.27.202 – clarify and expand permitted uses in I-1 (Light Industrial) zoning districts.	11/4/97
955AM	Add Section 3.38 (AL) Ashley Lake Zoning Classification.	12/8/97
955AP	Amend Section 3.18.030 – add duplex dwellings, multi-family dwellings, dwellings in mixed-use buildings and resort dwellings as conditional uses in B-3 zoning districts.	2/18/98
955AR	Amend Section 3.26.020 add single-family, duplex, multi-family and dwellings in mixed-use buildings as permitted uses in CVR zoning district, amend Section 5.01.030, 5.09 and 7.17 to define and clarify the provisions regarding retaining walls.	7/23/98
955AT	Amend Section 5.07 Lots (Flag Lots).	8/24/98
955AV	Amend Section 3.33.060 Special lakefront lot open space development standards (LBL).	9/8/98
955AX	Add Section 3.39 (LL) LaBrant/Lindsey Lane Zoning Classification.	10/5/98
955AZ	Add Section 3.40 (NF) North Fork Zoning Classification.	10/26/98
955BB	Amend Little Bitterroot Lake Zoning Classification.	1/27/99
955BD	Amend Sections 3.20.015, 3.20.020, 3.20.030, and 3.20.040 and delete Section 3.20.050.	2/2/99
955BH	Amend Section 3.13.040(5) R-5, Two Family Residential, increase permitted lot coverage.	3/29/99
955BF	Add new section 2.06.45 Administrative Conditional Use Permit Procedure.	5/25/99
955BJ	Amend 7.04.120 definition of Community Residential Facility, Add Section 5.03, Community Residential Facilities, delete various sections as a result of text amendment and renumber.	5/25/99
955BL	Amend Section 5.11.030, Billboard Signs Requiring a Permit.	11/15/99

RESOLUTION	FLATHEAD COUNTY ZONING REGULATION AMENDMENTS *(Continued…)*	ADOPTED
955BN	Add subsection 10 to Section 5.11.010, Residential Subdivision Signs.	11/15/99
955BR	Amend Ashley Lake Zoning District Regulations, Section 3.38, to clarify the use of Recreation Vehicles.	01/03/00
955BT	Amend Sections 3.27 & 3.28, allowable and conditional uses in I-1 and I-1H districts.	01/03/00
955BV	Amend Section 2.07.040; remove additional 20' required along state & federal roadways in various zoning districts.	01/03/00
955BP	Add Marina definition, add sections 3.31.030(3)(D) Marina PUD Districts and Section 3.31.030(4)(D) Marina PUD District Use Regulations.	01/18/00
955BX	Add Section 3.41, Creating Airport Overlay Zoning District.	01/27/00
955BZ	Amend Section 3.34.030, allowing Class 3 Landfills as a conditional use.	01/27/00
955CB	Amend Section 3.28.050(3)(B) to allow an exemption from landscape requirements in the I-1H zoning district.	01/27/00
955CD	Add Section 3.42, Lakeside Zoning District Classifications, Amend Section 3.31 to include the Lakeside Zone in which a marina PUD may be proposed.	02/24/00
955CF	Add Section 3.33.120 to Little Bitterroot Lake Zoning Classification to allow for temporary recreational vehicle parking and camping.	03/29/00
955CH	Amend Sections 3.04.030(10), 3.05.030(10), 3.06.030(10), 3.07.030(9), 3.08.030(9), 3.09.030(8), 3.10.030(4), 3.11.030(3), 3.12.030(4), 3.13.030(4), 3.14.030(3), & 3.15.030(6) to clarify Community Center building use and add Section 7.04.115 defining Community Center Buildings.	06/15/00
955CJ	Amend numerous sections to include Cellular Towers as permitted and conditional uses and add new Section 5.13, containing Performance Standards for cellular communication towers.	06/15/00
955CL	Amend Section 3.27.020 to add new/used automobile, recreational vehicle, utility trailer, and watercraft sales to I-1 Light Industrial.	09/18/00
955CO	Amend Sections 3.16 by adding branch bank operations to B-1 Neighborhood/Professional Business.	11/16/00
955CQ	Amend Section 3.33.050(5) to change the maximum height of buildings in the Little Bitterroot Lake (LBL) Classification from 30 feet to 35 feet.	11/28/00
955CS	Amend Sections 3.38.020, 3.38.030, and 3.38.065 to clarify the standards for placement of recreational vehicles on a temporary basis in the Ashley Lake Zoning District.	01/9/01

RESOLUTION	FLATHEAD COUNTY ZONING REGULATION AMENDMENTS *(Continued…)*	ADOPTED
955CU	Amend Sections 3.27.020 and 3.28.020 to include high tech industrial business in I-1 and I-1H and amend Chapter VII to add a definition for high tech industrial business.	04/18/01
955CW	Amend Section 3.37.050 to change height restriction in Rogers Lake Zoning Classification from 30 feet to 35 feet.	04/18/01
955CY	Amend Section 3.38.050 to change height restriction in Ashley Lake Zoning Classification from 30 feet to 35 feet.	04/18/01
955DA	Amend Sections 3.38.020 & 3.38.030 to allow Class A & Class B manufactured homes & allow use of two recreational vehicles on an undeveloped tract of land after issuance of an Administrative Conditional Use Permit.	04/18/01
955DC	Add Section 3.17.20 Permitted Uses (B-2) Day care Centers and add Section 3.18.20 Permitted Uses (B-3) Day care centers.	06/26/01
955DE	Remove references to Countywide Administrative Board and Flathead Regional Development Office and replace them with Flathead County Board of Commissioners and Flathead County Planning & Zoning Office.	07/26/01
955DG	Add Section 5.11.020(11)(D) to require that allowed sign area is calculated by measuring only one face of multiple-faced signs.	07/26/01
955DI	Add new Section 3.32.010(2) to allow cellular towers as a permitted use in the Scenic Corridor Zoning Classification, delete Section 3.32.030 under which cellular towers are a conditional use in the Scenic Corridor Zoning Classification, and add Section 5.13.115 setting forth performance standards for cellular towers.	07/26/01
955DK *Reaffirmed* *955EU*	Amend Sections 3.04.040.3, 3.05.040.3, 3.06.040.3, 3.07.040.3, and 3.08.040.3 to decrease the side corner setbacks in the AG-80, AG-40, AG-20, SAG-10 and SAG-5 agricultural zones from 20 feet to 15 feet for nonconforming lots with average widths of less than 200 feet.	12/18/01 0*8/18/03*
955DM *Reaffirmed* *955FM*	Amend Section 3.31.030(4) to allow for an expanded percentage of commercial use in residential or mixed-use Planned Unit Developments.	02/11/02 *09/30/03*
955DO *Reaffirmed* *955EO*	Amend Section 5.09.020 to allow for additional development opportunities for properties that utilize the Cluster Development provisions in the AG (Agricultural) and SAG (Suburban Agricultural) zoning classifications.	02/11/02 *08/12/03*
955DQ *Reaffirmed* *955EM*	Amend Section 3.08.030(24) to allow rodeo arenas as a conditional use in SAG-5 zoning districts.	02/11/02 *08/12/03*
955DS *Reaffirmed* *955FK*	Amend Sections 3.27.020, 3.27.030, 3.28.010, 3.28.020, 3.28.030, 3.29.010, 3.29.020, and 3.29.030, and delete Section 3.28.060 to allow for many commercial and residential uses, as permitted or conditional uses, in all of the industrial zoning districts, i.e., I-1(Light Industrial), I-1H (Light Industrial – Highway), and I-2 (Heavy Industrial).	03/05/02 *08/25/03*

RESOLUTION	FLATHEAD COUNTY ZONING REGULATION AMENDMENTS *(Continued…)*	ADOPTED
955DU *Reaffirmed* *955FC*	Amend Section 2.07.040(4) to remove the 50% restriction on expansion of non-conforming uses and to allow for expansion of nonconforming uses within the confines of the parcel of land.	04/08/02 *08/19/03*
955DW *Reaffirmed* *955 FA*	Amend Section 3.31.030(3)(A) by adding the Lakeside (LS) District to the Residential PUD Districts and Section 3.31.030(4)(A) by adding the Lakeside (LS) District to the Residential PUD District Density @ 15 dwelling units/acre.	04/8/02 *08/19/03*
955DY *Reaffirmed* *955 FG*	Amend Section 3.42.020 & 3.42.030 to allow public schools as a permitted use and private schools as a conditional use in the Lakeside Zoning Classification. Amend Section 7.18 by adding Section 7.18.15 – definition of public schools.	06/13/02 *08/19/03*
955EA *Reaffirmed* *955EY*	Amend Section 7.08.050 to allow for kitchens in guest houses and deleting the requirement that guest houses be used for sleeping quarters only.	07/02/02 *08/19/03*
955EC *Reaffirmed* *955EW*	Amend Section 5.11.040 to allow more signage to advertise permitted and conditional use businesses in B-1 (Neighborhood/Professional Business) zoning districts.	09/03/02 *08/18/03*
955EG *Reaffirmed* *955ES*	Amend Sections 3.09.040, 3.10.040, 3.11.040, 3.12.040, 3.13.040, 3.14.040, and 3.15.040 to increase the maximum fence height for front yards in residential zones (R-1, R-2, R-3, R-4, R-5, RC-1 and RA-1) from 3 feet to 4 feet.	11/27/02 *08/18/03*
955EI *Reaffirmed* *955EQ*	Amend Section 5.11.010(10) to apply sign requirements for subdivision signs to all subdivisions, including commercial and industrial subdivisions, rather than only residential subdivisions, and allow "earth tone" background colors rather than only "brown" backgrounds.	12/30/02 *08/18/03*
955EK *Reaffirmed* *955FE*	Amend Section 7.03.100 Definition of Building Line to allow eaves on buildings to encroach up to two feet into setbacks required in the zoning districts.	03/06/03 *08/19/03*
955FI	Amend Sections 3.12.030, 3.13.030, and 3.15.030 to add Beauty Salons and Barbershops as a conditional use in R-4, R-5 and RA-1 zones.	09/02/03
955FQ	Amend Sections 3.05.020 & 3.06.020 by adding Kennels as a permitted use in AG-40 and AG-20 zones.	12/08/03
955FS	Amend Section 5.11.040(4)(D) and 5.11.040(5)(D) to correct a typographical error to refer to Section 5.11.020(11) rather than Section 5.10.020(11).	12/08/03
955FO	Amend North Fork Zoning Regulations – Section 3.40 by adding Permitted & Conditional Uses – Sections 3.40.020 & 3.40.030; and Add Section 3.40.050 Definitions.	12/24/03

RESOLUTION	FLATHEAD COUNTY ZONING REGULATION AMENDMENTS *(Continued…)*	ADOPTED
955FY	Amend Sections 4.10.010 & 4.10.040 of the Flathead County Zoning Regulations to recognize that the Montana Open Cut Mining Act, due to a statutory change, is now administered by the Montana Department of Environmental Quality rather than the Montana Department of Natural Resources.	05/04/04
955GA	Amend Sections 3.07.040(2) and 3.08.040(2) in the SAG-10 and SAG-5 (respectively) classifications, to allow for lot depth to exceed lot width by more than three times if the average lot width is at least 300 feet (changed from 330 feet).	04/21/04
955GE	Amend Sections 3.12.040.2, 3.13.040.2, & 3.15.040.2 in the R-4, R-5, RA-1 classifications to allow for sub lot minimum width to be 25-feet rather than the 50-foot minimum lot width in order to allow for building of townhouses in the urban density zoning classifications.	07/12/04
955GG	Amend Section 4.13.040 to change the height limitation for mini-storage facilities from one story (18-ft at peak) to two stories (35-ft at peak).	07/22/04
955GM	Added new subsections 9 and 10 to Section 3.03.020 to define those zoning districts that allow residential uses as residential ones for purposes of Section 76-2-209, M.C.A., to delete Section 3.09.030(14) in order to delete extractive industries as a condition use in R-1 zones, and to amend Section 3.07.010 to allow for estate-type residential development in SAG-10 zoning districts, in order that regulation of operations that mine sand and gravel or that mix concrete or batch asphalt may be allowed, conditioned or prohibited in those residential zones.	08/17/05
955GK	Amend Section 3.30.030 by adding Sewage treatment plans as item 18 in the list of Conditional Uses for Public Zoning Districts.	12/14/05
955GO	Amend Section 3.17.020 (B-2, General Business) by adding #34 to include the following uses: Repair of equipment and consumer items such as appliances, clocks and watches, lawn and garden equipment, computers, televisions, shoes, and furniture in an enclosed facility.	12/14/05
955GS	Amend Sections 3.04.040, 3.05.040, 3.06.040, 3.07.040, and 3.08.040 to clarify that residential clustering setbacks for AG and SAG districts found in the performance standards are different from setbacks set forth in the AG and SAG districts where clustering is not employed.	03/04/08
955GU	Amend Section 3.03.020 of the Flathead County Zoning Regulations to redefine what districts are "residential" for purposes of applying the zoning regulations to gravel operations, and clarify that AG-40 (Agricultural) and AG-80 (Agricultural) districts are not residential zones for those purposes and (ii) amend Section 4.10.010 of the Flathead County Zoning Regulations to remove the requirement that a Montana Department of Environmental Quality reclamation contract be executed prior to the issuance of a conditional use permit for gravel operations.	03/20/08

RESOLUTION	FLATHEAD COUNTY ZONING REGULATION AMENDMENTS *(Continued…)*	ADOPTED
955GW	Amend Section 1.04.020 of the Flathead County Zoning Regulations to state as follows: The growth policy and neighborhood plans are not regulatory and do not confer any authority to regulate. The growth policy and neighborhood plans are intended to provide direction and guidance when consideration is given to adopting, amending, and interpreting zoning regulations.	10/09/08
955GY	Amend Section 4.10.040 of the Flathead County Zoning Regulations, setting forth the process by which conditional use permits for gravel permits are issued, by deleting the sentence thereof which requires that "When such a plan is also required by the Open Cut Mining Act, the submitted plan shall have been approved by the Department of Environmental Quality" and replacing it with a sentence that states that "When such a plan is also required by the Open Cut Mining Act, the submitted plan must include all information required by the Department of Environmental Quality for such an application."	10/09/08
955HA	Add Section 3.43 to the Regulations which would define a new zoning classification denominated R-2.5 (Rural Residential) intended for rural, primarily residential areas where larger, estate-type lot sizes are appropriate and where agricultural, silvicultural and horticultural operations are a decreasingly viable land use, and by amending other sections of the Flathead County Zoning Regulations to make references to the new classification where appropriate.	12/08/08
955HC	Section 2.08.020(4) amended to read: Applications shall be reviewed under the regulations in place on the date a complete application is submitted to the Zoning Administrator. Section 3.03.030 to read: In the interpretation of Sections 3.04 through 3.43. Sections 3.31.030(4)(A), 4.03.030, and 7.04.120, are amended by adding a reference to the R- 2.5 classification. Section 3.30.020 is amended by adding the following subsections: 13. Fire Stations and 14. Police Stations. Section 7.07 is amended by adding the following subsection: 7.07.055. Section 7.16 is amended by adding the following subsection: 7.16.075. Section 3.03.020(3) is amended to replace the word "primary" with "principal." Section 7.18.045 is amended by adding front, side, side corner, and rear setback subsections. Section 7.19 is amended by adding the following subsection: 7.19.005. Section 2.08.020(7) is amended in regard to public hearing notice, pursuant to changes to statute made in the 2009 legislative session. Section 2.08.040 is amended regarding zoning amendment criteria, pursuant to changes to statute made in the 2009 legislative session.	01/04/10
955HE	Add Section 7.08.025 to the definitions chapter of the regulations to define "Gravel Extraction" to include mining of gravel and, *inter alia*, the processing of gravel through crushing, screening, asphalt, wash and concrete plants, and transportation and stockpiling of materials on gravel mining sites.	03/01/10

RESOLUTION	FLATHEAD COUNTY ZONING REGULATION AMENDMENTS *(Continued…)*	ADOPTED
Correction of Administrative Error	On July 12, 2004 the Commissioners approved Resolution 955GE amending the R-4, R-5 and RA-1 zones to allow 25' minimum lot widths for sub lots *in addition to* the 50' minimum lot width for standard lots. At that time, the planning office erroneously *replaced* the 50' minimum lot width with a 25' minimum lot width in the text of the zoning regulations. This error was discovered in October of 2010 and the regulations were corrected to accurately reflect the text amendment which was originally approved in 2004.	10/13/10
955HG	Add Section 3.34.030 "Community residential facilities" as a conditional use under the West Valley zoning designation with facilities serving eight or fewer residents eligible for an administrative conditional use permit (defined as Class I facilities according to Section 7.04.120 of the zoning regulations).	11/08/10
955HJ	Amend Section 3.14.030 Conditional Uses under SECTION 3.14 RC-1 RESIDENTIAL CLUSTER replacing #14 "Real estate office" with "Professional Offices".	05/23/11
955HL	Add Section 3.44 to the regulations creating the "B-2HG General Business Highway Greenbelt" zone. Also amend references throughout regulations so existing references to the B-2 zone add the B-2HG zone.	07/27/11
955HN	Various amendments to improve administration of the regulations, including: 1) Eliminate plural endings for words in descriptions of permitted and conditional uses throughout the regulations which erroneously imply that multiple instances of a use are permitted on a single tract of record. 2) Delete the second paragraph of § 3.38.160, which refers to the Ashley Lake Neighborhood Plan for regulatory authority. 3) Add a sentence to § 5.07.010 to clarify that there is no restriction on the number of livestock animals in agricultural zoning districts. 4) Delete the first sentence of § 5.05.030 which removes the one year time-frame to meet 'greenbelt' landscaping requirements.	05/08/12
Correction of Administrative Error	On February 24, 2000 the Flathead County Commissioners approved Resolution #955CD adding a Lakeside (LS) zoning classification to the Flathead County Zoning Regulations. When the LS zoning classification was then codified inserted into the Flathead County Zoning Regulations, it was done so erroneously. The error was discovered on August 07, 2012 during the processing of a Conditional Use Permit. The regulations were administratively amended to reflect the correct codification of the LS zoning classification as it appeared attached to Resolution 955CD.	08/15/12
955HP	Various amendments to improve administration of the regulations, including: 1) Amend § 3.40.030 to add 'Cellular tower' to the list of conditional uses as an administrative conditional use. 2) Amend § 3.04.020, § 3.05.020, § 3.06.020, § 3.07.020, and § 3.08.020 to add 'Livestock' to the list of permitted uses in AG-80, AG-40, AG-20, SAG-10 and SAG-5. 3) Amend § 3.04.020, § 3.05.020, § 3.06.020 and § 3.07.020 by removing Stable from 'Stable, riding academy rodeo arena' and add 'Stable, public and private' to the list of permitted uses in AG-80, AG-40, AG-20 and SAG-10. 4) Amend § 3.08.020 and § 3.08.030 by adding 'Stable, private' to the list of permitted uses in SAG-5 and replacing 'Stable, riding academy rodeo arena' with 'Stable, public' and 'Riding	06/10/14

RESOLUTION	FLATHEAD COUNTY ZONING REGULATION AMENDMENTS *(Continued…)*	ADOPTED
	academy, rodeo arena' on the list of conditional uses in SAG-5. 5) Remove restrictions on timing of posting of political signs on all private property in § 5.11.010(8). 6) Amend § 6.16.010 by replacing 'Approach Standards for Montana Highways' with 'Montana Department of Transpiration or Flathead County Road and Bridge Department' and replace the word 'greater' with 'more stringent.' 7) Amend § 1.02.010, § 2.02.040, § 3.01.010, § 3.31.030(3)(A) and § 3.39.110(2) by replacing 'Master Plan' with 'Growth Policy.' 8) Amend § 4.04.010 and § 7.04.025 by replacing 'principal dwelling' with 'principal use.' 9) Amend § 4.04.010(4) to strike all references to deed restrictions. 10) Amend § 5.09.030(7) by replacing 'at least 40 feet from any other boundary of the "parent" tract or adjacent property(ies);' with 'otherwise conform to the minimum setbacks of the district;' and amend § 3.04.040(3), § 3.05.040(3), § 3.06.040(3), § 3.07.040(3), § 3.08.040(3) by removing reference to clustering setbacks.	
Correction of Administrative Error	On June 10, 2014 the Flathead County Commissioners approved Resolution #955HP amending § 3.04.040(3), § 3.05.040(3), § 3.06.040(3), § 3.07.040(3), § 3.08.040(3) by removing reference to clustering setbacks. When § 3.04.040(3), § 3.05.040(3), § 3.06.040(3), § 3.07.040(3), § 3.08.040(3) were then codified and inserted into the Flathead County Zoning Regulations, it was done so erroneously as '***' remained after the reference was removed. This error was discovered in August of 2014 and the regulations were corrected to accurately reflect the text amendment which was originally approved in June of 2014.	08/21/14
955HR	Amend § 3.04.020, § 3.05.020, § 3.06.020, § 3.07.020, §3.08.020, § 3.09.020, and § 3.43.020 to add 'Dwelling unit, accessory (ADU).' to the list of permitted uses. Amend § 3.10.030, § 3.11.030, § 3.12.030, § 3.13.030 and § 3.15.030 to add 'Dwelling unit, accessory (ADU).*' to the list of conditional uses. Add 'Dwelling unit, accessory (ADU).' to § 5.01.020(1) and add 'Dwelling unit, accessory (ADU) requires Administrative Conditional Use Permit.' to § 5.01.020(3). Amend § 5.01.030(7) to read 'Guest houses, caretakers facilities, and accessory dwelling units (ADU) are subject to the same setback requirements as the principal structure.' Add § 6.02.060 to the residential parking requirements. Add § 7.05.150 to the definitions chapter of the regulations to define 'Dwelling unit, accessory (ADU)'.	01/21/15
955HT	Amend § 5.06.020(1)(e) to increase vehicle traffic allowed for a home occupation from 8 all day to 16 vehicle trips all day and remove restriction of 1 at a given time. Amend § 5.06.020(2)(c) to allow between 16 and 32 vehicle trips all day with a conditional use permit. Amend § to remove language from the definition of home occupation. Add § 7.19.045 definition of trips.	05/12/15
955HV	Add Section 3.45, creating Evergreen Enterprise Overlay Zoning District.	02/24/16
Correction of Administrative Error	Amended Section 5.11.010 (10), an error was discovered in March of 2016 under on premise exempt signs size. The correction added the word "square" to read 60 square feet.	03/29/16

RESOLUTION	FLATHEAD COUNTY ZONING REGULATION AMENDMENTS *(Continued…)*	ADOPTED
2416 A	Add Sections 3.46, 3.47, 3.48, 3.49 and 3.50, creating the B-2A Secondary Business District, BMRR Big Mountain Resort Residential, BMV Big Mountain Village, BSD Business Service District and RR-1 Low Density Resort Residential.	04/07/16
Correction of Administrative Error	Amended Sections 3.04.040(3)(b), 3.05.040(3)(b), 3.06.040(3)(b), 3.047.040(3)(b), and 3.08.040(3)(b), an asterisk was removed after the side setback requirement for a detached accessory structure which required a 10 foot setback for a lot with widths between 50 feet and 150 feet and 5 feet for all other lots.	05/04/16
1323C	Amended Section 3.39.020 to remove family hardship dwelling from the list of permitted uses; amend section 3.39.030 to add dwelling unit, accessory (ADU) and dwelling, family hardship to the list of conditional uses; amend Section 3.39.040 to add setbacks to conditions deemed to have "grandfather" rights and to add setbacks from all property lines; amend Section 3.39.120 to add definitions for bed and breakfast, caretaker's facility, dwelling unit, accessory ADU, dwelling, family hardship, and to modify to definition of guest house.	03/08/17
955HX	Amend Sections 3.04, 3.05, 3.06, 3.07, 3.08, 3.09, 3.10, 3.11, 3.12, 3.13, 3.14, 3.15, 3.33, 3.34, 3.37, 3.38, 3.39, 3.42, and 3.43 to add short term rental housing to the list of conditional uses that require administrative conditional use approval. Add Section 4.16 Short Term Rental Housing outlining the minimum conditional use standards for short term rental housing.	08/07/17
955HZ	Add Section 3.51, creating the SWO Highway 93 South Whitefish Overlay.	11/29/17
955IB	Amend various sections, rearranged order of use districts, eliminated use districts, added and deleted definitions.	3/19/19
Correction of Administrative Error	Amended Section 3.25.040(2) and 3.26.040(1), an error was discovered in October of 2019 under Minimum Lot Area. The correction added the word "additional" and "in excessive of one" to read 2,000 square feet for each additional dwelling unit in excessive of one.	10/1/19
955ID	Amend Sections 3.08.040, 3.30.030(11), 3.31.030(10), 3.42.020(14) and (24), and 8.05.160. Remove Sections 3.35.130, 3.35.150, 3.42.030(14), 4.04(1), 4.05.010(7)(C), and (D).	1/14/20
955IF	A complete rewrite of Section 3.34 SC-Scenic Corridor and Section 3.45 PUD-Planned Unit Development, removing the definitions of apartment house, building area or footprint, mean ground level, rooming house, and solid planting, adding a definition of off-premise sign, and moving commercial caretaker's facility in a detached accessory building in conjunction with a business from a conditional use in Section 3.19.030 to a permitted use in Section 3.19.020 in the B-2 General Business Zone.	8/11/20
955IH	Text amendment to Sections 3.20.030 and 8.17.020 to add 'Marina' as a Conditional Use Permit to B-3 zone and to the definition of 'Recreational Area, Commercial.'	11/2/21
9551K	Text amendment to Section 2.08	4/19/22
955IN	Amend Section 5.11 Short-Term Rental Housing to add and amend the minimum conditional use standards for short-term rental housing.	08/31/23

SEARCH

Owner
Search by Owner Name

Geocode
Search by Geocode (ParcelID)

Address
Search by Property Address

Subdivision
Search by Subdivision

Assessment Code
Search by Assessment Code

Certificate
Search by Certificate of Survey

PROPERTY INFORMATION

Property Address: 386 SCHOOL ADDITION RD SOMERS, MT 59932

Geocode: 07-3834-23-4-02-01-0000

Tax Year: 2025

Summary

Primary Information

Property Category: RP

Subcategory: Residential Property

Geocode: 07-3834-23-4-02-01-0000

Assessment Code: 0000974601

Primary Owner:
VISTAS OVER SOMERS LLC
6800 DEERPATH RD STE 100
ELKRIDGE, MD 21075-6253
Note: See Owners section for all owners

Property Address:
386 SCHOOL ADDITION RD
SOMERS, MT 59932

Certificate of Survey: 2838

Legal Description: S23, T27 N, R21 W, ACRES 9.37, TR 7EDB IN NW4SE4 (W/TR 7EX FKA TR 7H)

Last Modified: 1/18/2025 12:55:47 PM

General Property Information

Neighborhood: 207.800.0

Property Type: Vacant Land

Living Units: 0

Levy District: 07-032702-29 - FS

Zoning:

Ownership: 100%

LinkedProperty:

Discover DEQ Map

2/14/2025, 1:58:54 PM

1:9,028

0 0.05 0.1 0.2 mi

0 0.07 0.15 0.3 km

Montana Petroleum Releases

Resolved

Montana State Superfund Unit Facilities

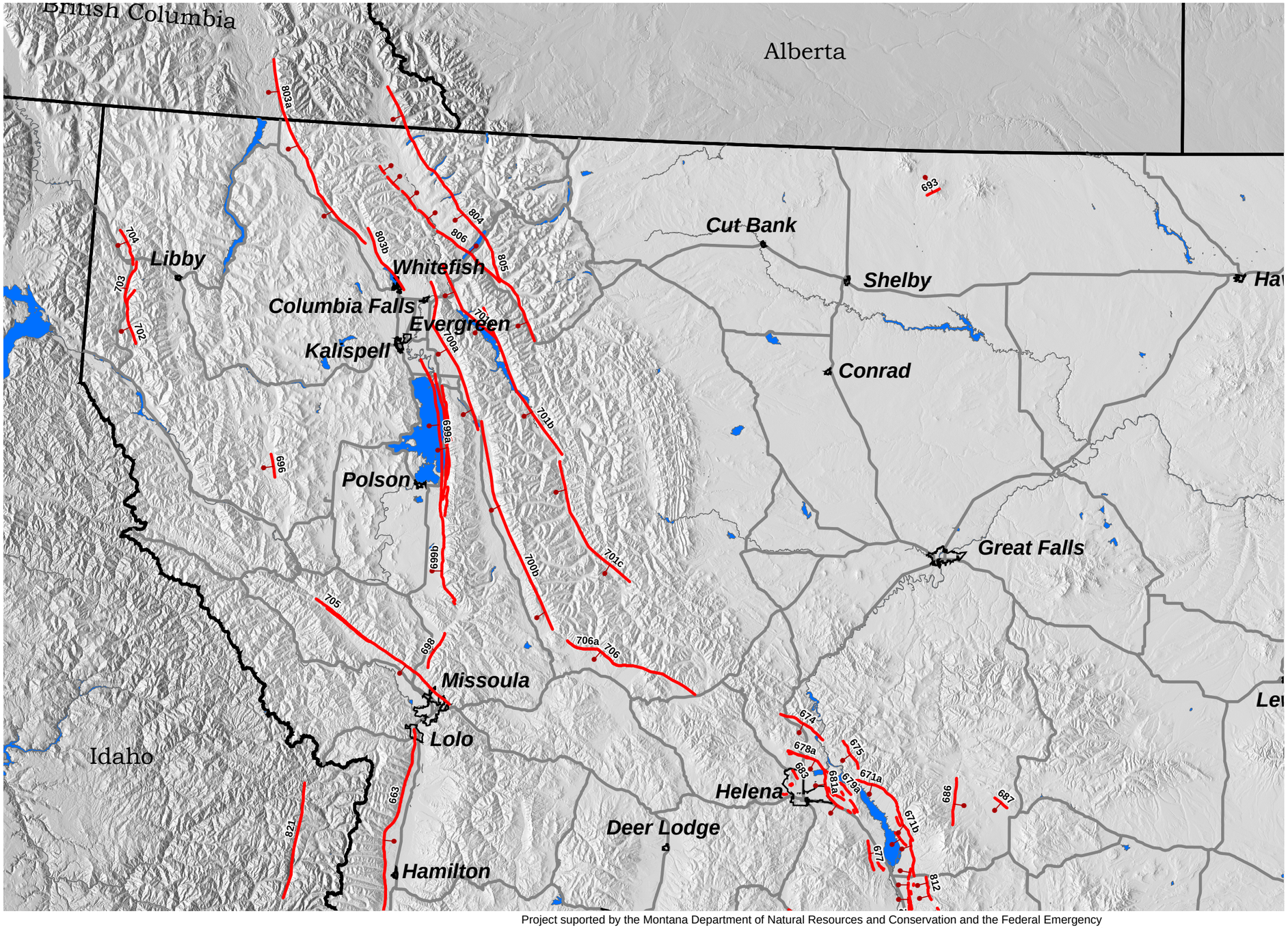
Montana Federal Superfund Project Boundaries

Montana County Boundaries

Montana State Library, Esri Community Maps Contributors, Montana State Library, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph,

Montana DEQ

Plate 2b
Quaternary Faults in Western Montana



MBMG Publication XXX

Probabilistic Earthquake Ground Shaking Maps for the State of Montana

by
Ivan Wong, Susan Olig, Mark Dober,
Douglas Wright, Eliza Nemser, David Lageson,
Walter Silva, Michael Stickney, Michele Lemieux
and Larry Anderson

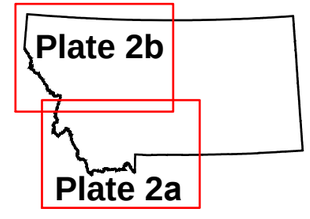
2005

Quaternary Faults
Fault Database modified from Stickney and others, 2000
(See Appendix for other fault map sources)

N
W E
S

0 10 20 40 60 80 Kilometers
0 10 20 40 60 80 Miles

Map Index



Project suported by the Montana Department of Natural Resources and Conservation and the Federal Emergency Management Agency. Basemap data from Montana State Library, Natural Resource Information System, GIS and layout by URS Corporation. Published by Montana Bureau of Mines and Geology.

County Subdivision

Lakeside-Somers CCD, Flathead County, Montana

Lakeside-Somers CCD, Flathead County, Montana is a city, town, place equivalent, and township located in Flathead County, Montana. Lakeside-Somers CCD, Flathead County, Montana has a land area of 94.8 square miles.

// United States / Montana / Flathead County, Montana / Lakeside-Somers CCD, Flathead County, Montana

Display Sources

Populations and People
Total Population
6,185
P1 | 2020 Decennial Census

Income and Poverty
Median Household Income
$72,500
S1901 | 2023 American Community Survey 5-Year Estimates

Education
Bachelor's Degree or Higher
36.0%
S1501 | 2023 American Community Survey 5-Year Estimates

Employment
Employment Rate
57.4%
DP03 | 2023 American Community Survey 5-Year Estimates

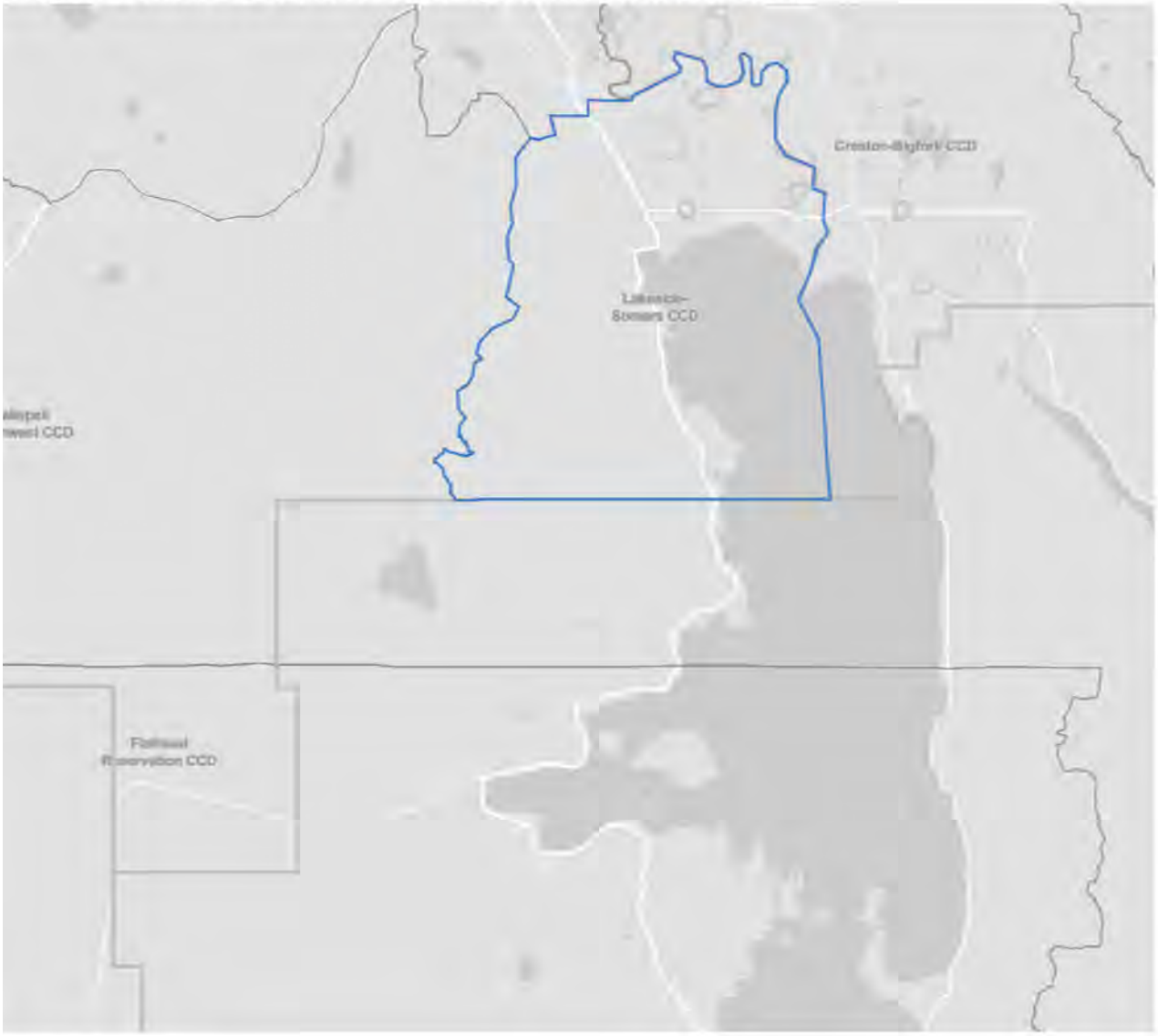
Housing
Total Housing Units
2,962
H1 | 2020 Decennial Census

Health
Without Health Care Coverage
4.0%
S2701 | 2023 American Community Survey 5-Year Estimates

Families and Living Arrangements
Total Households
2,552
DP02 | 2023 American Community Survey 5-Year Estimates

Race and Ethnicity
Hispanic or Latino (of any race)
178
P9 | 2020 Decennial Census

Lakeside-Somers CCD, Flathead County, Montana Reference Map



Source: U.S. Census Bureau

Populations and People

TRS

Legal Location(s) + +/-

T		R		S	QS	Map Link	
0	N	0	E				-

<< < 1 > >>

Zoom

County

City

Address

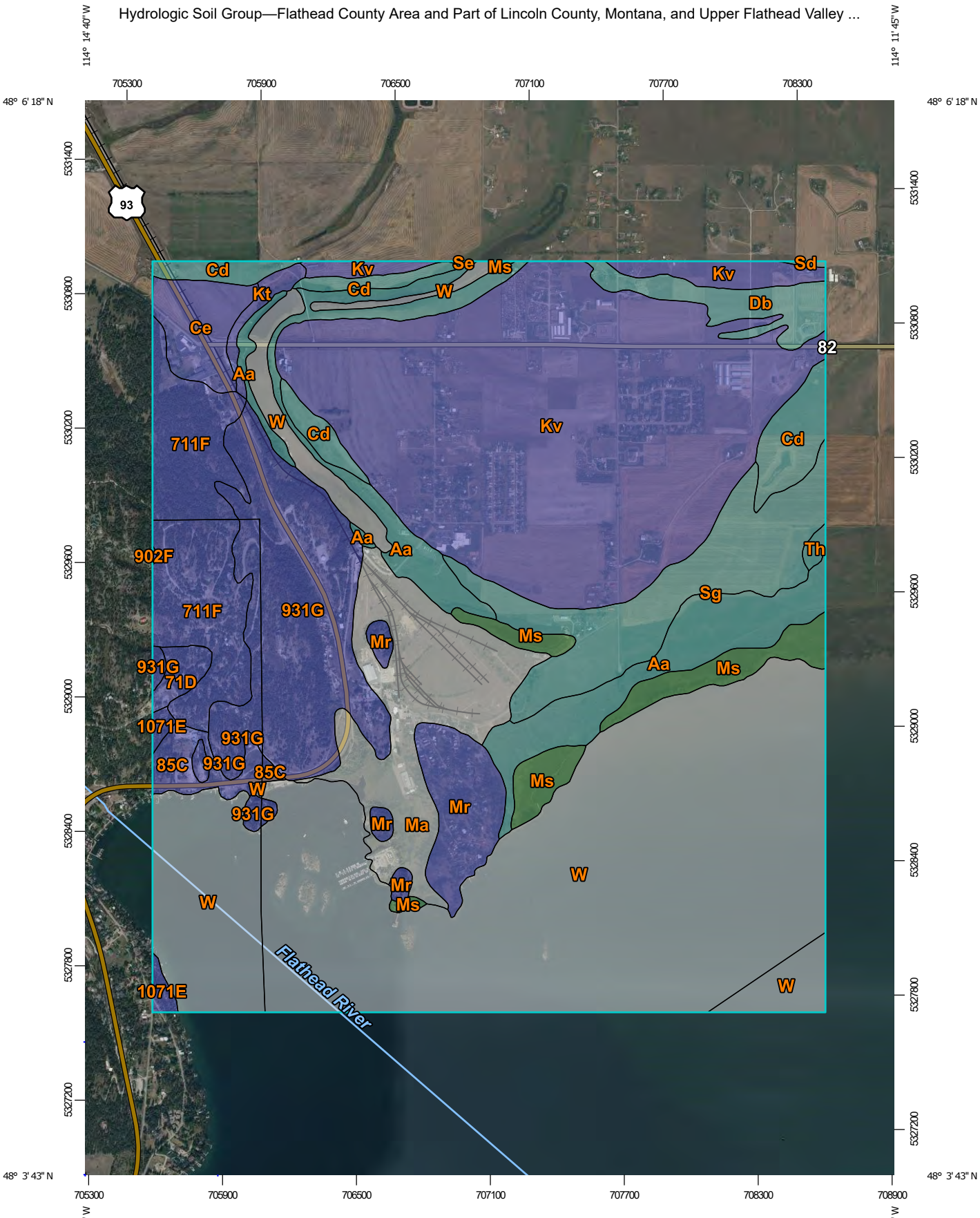
Measurement

Map Layers (Available at scales smaller than 1:288K)

- Historical Site Present
- Inventoried Area Present

Clear

Appendix B: Soil Survey


114° 14' 40" W
114° 11' 45" W
48° 6' 18" N
48° 3' 43" N
705300
705900
706500
707100
707700
708300
708900
5331400
5330800
5330200
5329600
5329000
5328400
5327800
5327200
93
82
Cd
Kv
Se
Ms
Sd
Kt
Cd
W
Db
Ce
Aa
711F
Kv
Cd
902F
Aa
Th
Sg
931G
Mr
Ms
71D
Aa
1071E
85C
Ma
W
Flathead River
N
Map Scale: 1:23,300 if printed on A portrait (8.5" x 11") sheet.
Meters
0 300 600 1200 1800
Feet
0 1000 2000 4000 6000
Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 11N WGS84

MAP LEGEND

Area of Interest (AOI)

- Area of Interest (AOI)

Soils

Soil Rating Polygons

- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Lines

- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Points

- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Water Features

- Streams and Canals

Transportation

- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background

- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at scales ranging from 1:20,000 to 1:24,000.

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

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

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

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

Soil Survey Area: Flathead County Area and Part of Lincoln County, Montana
Survey Area Data: Version 20, Aug 28, 2024

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

Your area of interest (AOI) includes more than one soil survey area. These survey areas may have been mapped at different scales, with a different land use in mind, at different times, or at different levels of detail. This may result in map unit symbols, soil properties, and interpretations that do not completely agree across soil survey area boundaries.

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

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

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

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
71D	Kingspoint gravelly silt loam, 4 to 15 percent slopes	B	11.5	0.5%
85C	Kila ashy silt loam, 0 to 8 percent slopes	B	22.9	0.9%
711F	Kingspoint-Rock outcrop-Sharrott complex, 15 to 50 percent slopes	B	75.0	3.0%
902F	Wimper-Rock outcrop-Castner complex 15 to 50 percent slopes	B	0.3	0.0%
931G	Repp-Kingspoint-Rock outcrop complex, 40 to 80 percent slopes	B	36.9	1.5%
1071E	Kingspoint gravelly silt loam, 15 to 30 percent slopes, lake effect	B	7.4	0.3%
W	Water		136.0	5.4%
Subtotals for Soil Survey Area			**290.1**	**11.6%**
Totals for Area of Interest			**2,507.6**	**100.0%**

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
85C	Kila ashy silt loam, 0 to 8 percent slopes	B	1.7	0.1%
711F	Kingspoint-Rock outcrop-Sharrott complex, 15 to 50 percent slopes	B	59.2	2.4%
931G	Repp-Kingspoint-Rock outcrop complex, 40 to 80 percent slopes	B	159.4	6.4%
Aa	Alluvial land, poorly drained	C	149.4	6.0%
Cd	Corvallis silty clay loam, 0 to 3 percent slopes	C	64.1	2.6%
Ce	Creston silt loam, 0 to 3 percent slopes	B	39.3	1.6%
Db	Demers-Kalispell silt loam, 3 to 7 percent slopes	C	39.0	1.6%

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
Kt	Kalispell loam, moderately deep over sand, 12 to 40 percent slopes	B	9.8	0.4%
Kv	Kalispell silt loam, moderately deep over sand, 0 to 7 percent slopes	B	607.0	24.2%
Ma	Made land		147.3	5.9%
Mr	Mountainous land	B	63.7	2.5%
Ms	Muck and peat	A/D	58.1	2.3%
Sd	Somers silt loam, 0 to 3 percent slopes	C	0.9	0.0%
Se	Somers silt loam, 3 to 7 percent slopes	C	0.4	0.0%
Sg	Somers silty clay loam, 0 to 3 percent slopes	C	130.5	5.2%
Th	Tuffit-Somers silty clay loams, 0 to 5 percent slopes	C	3.2	0.1%
W	Water		684.4	27.3%
Subtotals for Soil Survey Area			**2,217.4**	**88.4%**
Totals for Area of Interest			**2,507.6**	**100.0%**

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

Appendix C: Federal Emergency Management Agency Index Map

FEMA Digital Flood Map Products

- **FIRM Panel Image:** Flood Insurance Rate Maps (FIRM) are digital images of flood hazard maps. The images are digital pictures of entire flood map panels that can be viewed and printed from a computer. Most communities and counties have many map panels to cover the entire jurisdiction and an index map that shows the location of each map panel.

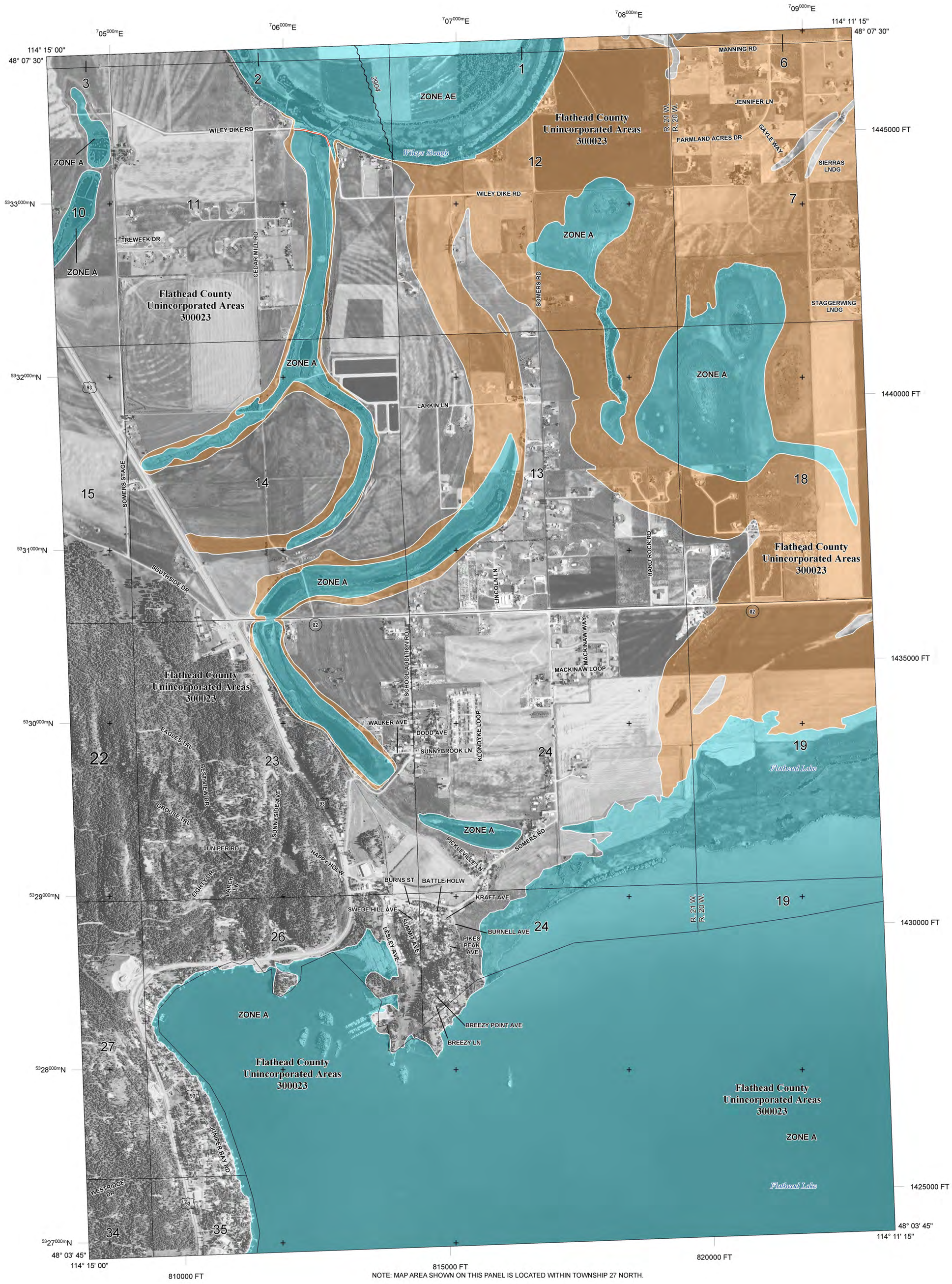
- **FIRM Worldfile:** A TFW or PGW file may accompany your flood hazard map. They are used to help view the flood maps in GIS applications.

FIRM Panel Images are TIF or PNG image files and have file names with a Community or County ID followed by a 4-digital panel number and letter suffix representing a version (e.g. 12345C0123F.tif). The FIRM worldfiles will have the same filenames but with a .tfw or .pgw extension.

FIRM Panel Images can be viewed using most freely available image viewer applications. You can also use the FIRMette-Desktop software available from the FEMA Flood Map Service Center (MSC) website at msc.fema.gov/portal/resources/firmettes. FIRM images can also be viewed in specialized GIS software where the worldfiles are used to make the images compatiable with other GIS data. See the MSC Products and Tools Overview page for more information on avialable data and tools for using FEMA's flood risk data.

For more information on available digital products, visit FEMA's Map Service Center website at https://msc.fema.gov or call the FEMA Map Information eXchange (FMIX) at 877-336-2627.

RiskMAP
Increasing Resilience Together



NOTE: MAP AREA SHOWN ON THIS PANEL IS LOCATED WITHIN TOWNSHIP 27 NORTH.

FLOOD HAZARD INFORMATION

SEE FIS REPORT FOR ZONE DESCRIPTIONS AND INDEX MAP

THE INFORMATION DEPICTED ON THIS MAP AND SUPPORTING DOCUMENTATION ARE ALSO AVAILABLE IN DIGITAL FORMAT AT

HTTP://MSC.FEMA.GOV

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A,V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee See Notes. *Zone X*

OTHER AREAS
- NO SCREEN Areas Determined to be Outside the 0.2% Annual Chance Floodplain *Zone X*
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Accredited or Provisionally Accredited Levee, Dike, or Floodwall
- Non-accredited Levee, Dike, or Floodwall

OTHER FEATURES
- E 18.2 / 17.5 Cross Sections with 1% Annual Chance Water Surface Elevation (BFE)
- 8 Coastal Transect
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature
- 513 Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary

NOTES TO USERS

For information and questions about this map, available products associated with this FIRM including historic versions of this FIRM, how to order products or the National Flood Insurance Program in general, please call the FEMA Map Information eXchange at 1-877-FEMA-MAP (1-877-336-2627) or visit the FEMA Map Service Center website at http://msc.fema.gov. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the website. Users may determine the current map date for each FIRM panel by visiting the FEMA Map Service Center website or by calling the FEMA Map Information eXchange.

Communities annexing land on adjacent FIRM panels must obtain a current copy of the adjacent panel as well as the current FIRM Index. These may be ordered directly from the Map Service Center at the number listed above.

For community and countywide map dates refer to the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in the community, contact your Insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

Base map information shown on this FIRM was provided in digital format by the United States Department of Agriculture (USDA). This information was derived from 2011 National Agriculture Imagery Program (NAIP).

SCALE

N

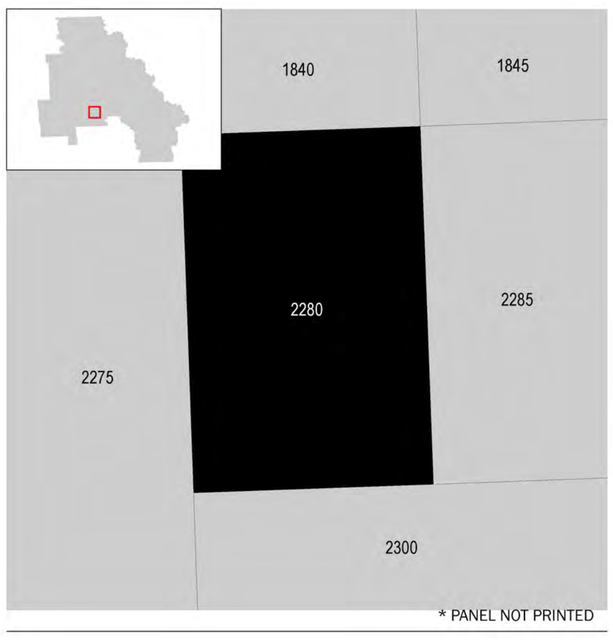
Map Projection:
NAD 1983 UTM Zone 11N;
Western Hemisphere; Vertical Datum: NAVD 88

1 inch = 1,000 feet 1:12,000

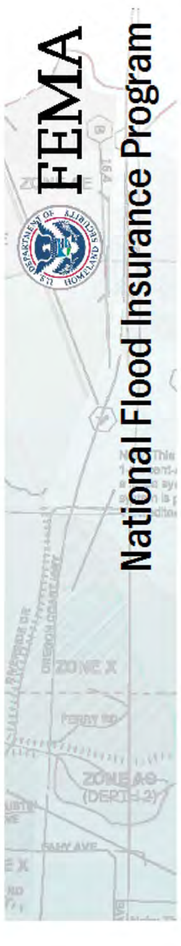
0 1,000 2,000 4,000 Feet

0 250 500 1,000 Meters

PANEL LOCATOR



* PANEL NOT PRINTED



NATIONAL FLOOD INSURANCE PROGRAM
FLOOD INSURANCE RATE MAP

FLATHEAD COUNTY, MONTANA
AND INCORPORATED AREAS

PANEL 2280 OF 3475

FEMA

Panel Contains:

COMMUNITY	NUMBER	PANEL	SUFFIX
FLATHEAD COUNTY	300023	2280	J

VERSION NUMBER
2.2.2.1

MAP NUMBER
30029C2280J

EFFECTIVE DATE
November 04, 2015

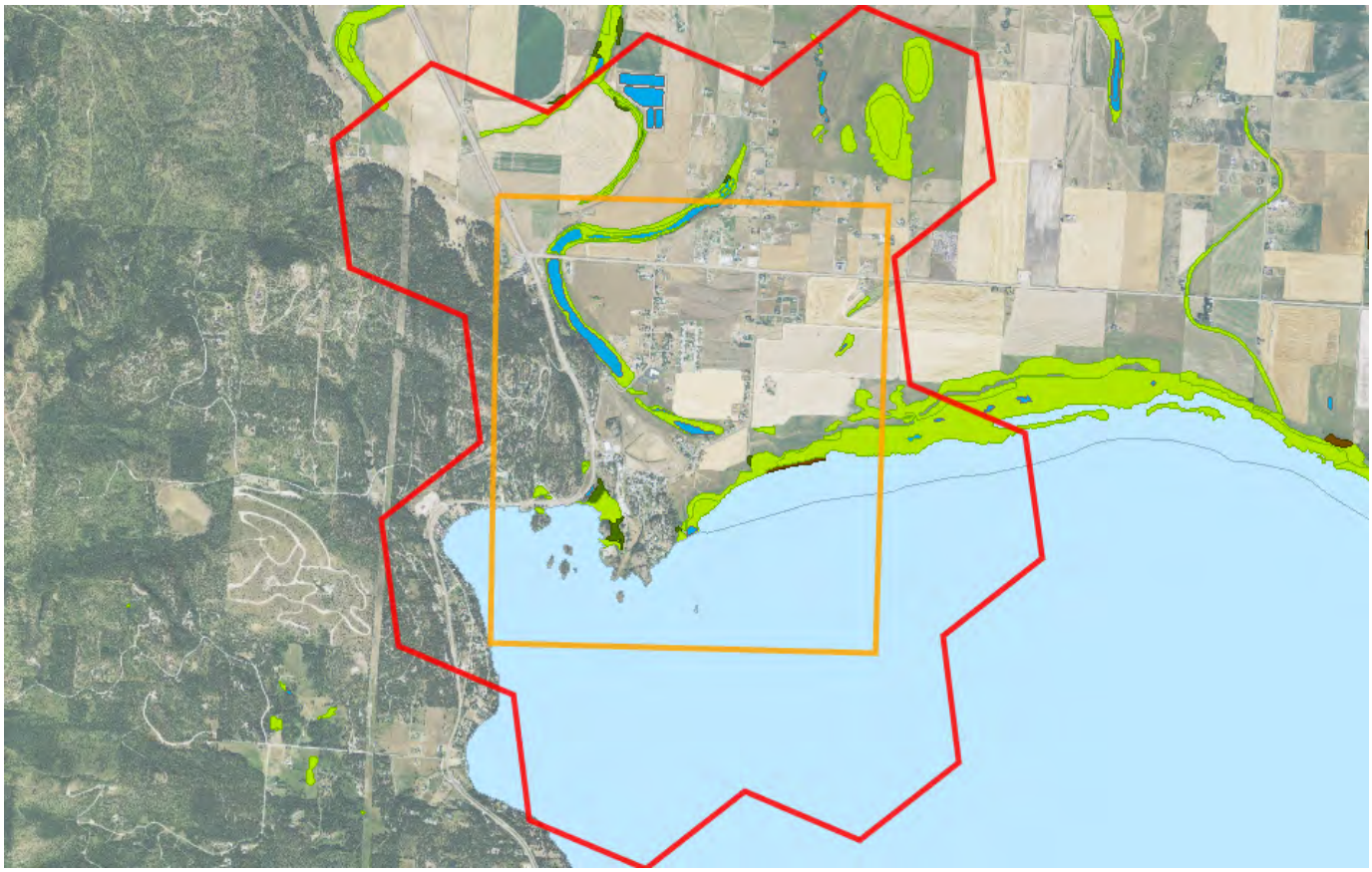
Appendix D: Wetland Areas from Montana Natural Heritage Program

MONTANA STATE LIBRARY
NATURAL HERITAGE PROGRAM
A program of the **Montana State Library's Natural Resource Information System**

Latitude	Longitude
48.05098	-114.18424
48.11537	-114.25395

Wetland and Riparian

Summarized by: *(Custom Area of Interest)*



Wetland and Riparian Mapping

P - Palustrine

UB - Unconsolidated Bottom

F - Semipermanently Flooded	21 Acres	
x - Excavated	**21 Acres**	**PUBFx**

P - Palustrine, UB - Unconsolidated Bottom
Wetlands where mud, silt or similar fine particles cover at least 25% of the bottom, and where vegetation cover is less than 30%.

AB - Aquatic Bed

F - Semipermanently Flooded	41 Acres	
(no modifier)	**17 Acres**	**PABF**
h - Diked/Impounded	**21 Acres**	**PABFh**
x - Excavated	**3 Acres**	**PABFx**
G - Intermittently Exposed	2 Acres	
(no modifier)	**2 Acres**	**PABG**

P - Palustrine, AB - Aquatic Bed
Wetlands with vegetation growing on or below the water surface for most of the growing season.

US - Unconsolidated Shore

C - Seasonally Flooded	3 Acres	
(no modifier)	**3 Acres**	**PUSC**

P - Palustrine, US - Unconsolidated Shore
Wetlands with less than 75% areal cover of stones, boulders, or bedrock. AND with less than 30% vegetative cover AND the wetland is irregularly exposed due to seasonal or irregular flooding and subsequent drying.

EM - Emergent

A - Temporarily Flooded	88 Acres	
(no modifier)	**87 Acres**	**PEMA**
h - Diked/Impounded	**1 Acres**	**PEMAh**
C - Seasonally Flooded	143 Acres	
(no modifier)	**79 Acres**	**PEMC**
d - Partially Drained/Ditched	**6 Acres**	**PEMCd**
h - Diked/Impounded	**52 Acres**	**PEMCh**
x - Excavated	**6 Acres**	**PEMCx**
F - Semipermanently Flooded	94 Acres	
(no modifier)	**<1 Acres**	**PEMF**
h - Diked/Impounded	**94 Acres**	**PEMFh**

P - Palustrine, EM - Emergent
Wetlands with erect, rooted herbaceous vegetation present during most of the growing season.

SS - Scrub-Shrub

P - Palustrine, SS - Scrub-Shrub
Wetlands dominated by woody vegetation less than 6 meters

A - Temporarily Flooded — 10 Acres

(no modifier) **6 Acres** PSSA
h - Diked/Impounded **4 Acres** PSSAh

(20 feet) tall. Woody vegetation includes tree saplings and trees that are stunted due to environmental conditions.

L - Lacustrine (Lakes)

1 - Limnetic

UB - Unconsolidated Bottom

H - Permanently Flooded — 2,317 Acres

h - Diked/Impounded **2,317 Acres** L1UBHh

L - Lacustrine (Lakes), 1 - Limnetic, UB - Unconsolidated Bottom
Deep waterbodies with mud or silt covering at least 25% of the bottom.

2 - Littoral

AB - Aquatic Bed

G - Intermittently Exposed — 190 Acres

h - Diked/Impounded **190 Acres** L2ABGh

L - Lacustrine (Lakes), 2 - Littoral, AB - Aquatic Bed
Shorelines with vegetation growing on or below the water surface for most of the growing season.

Rp - Riparian

2 - Lentic

FO - Forested
(no modifier) **3 Acres** Rp2FO

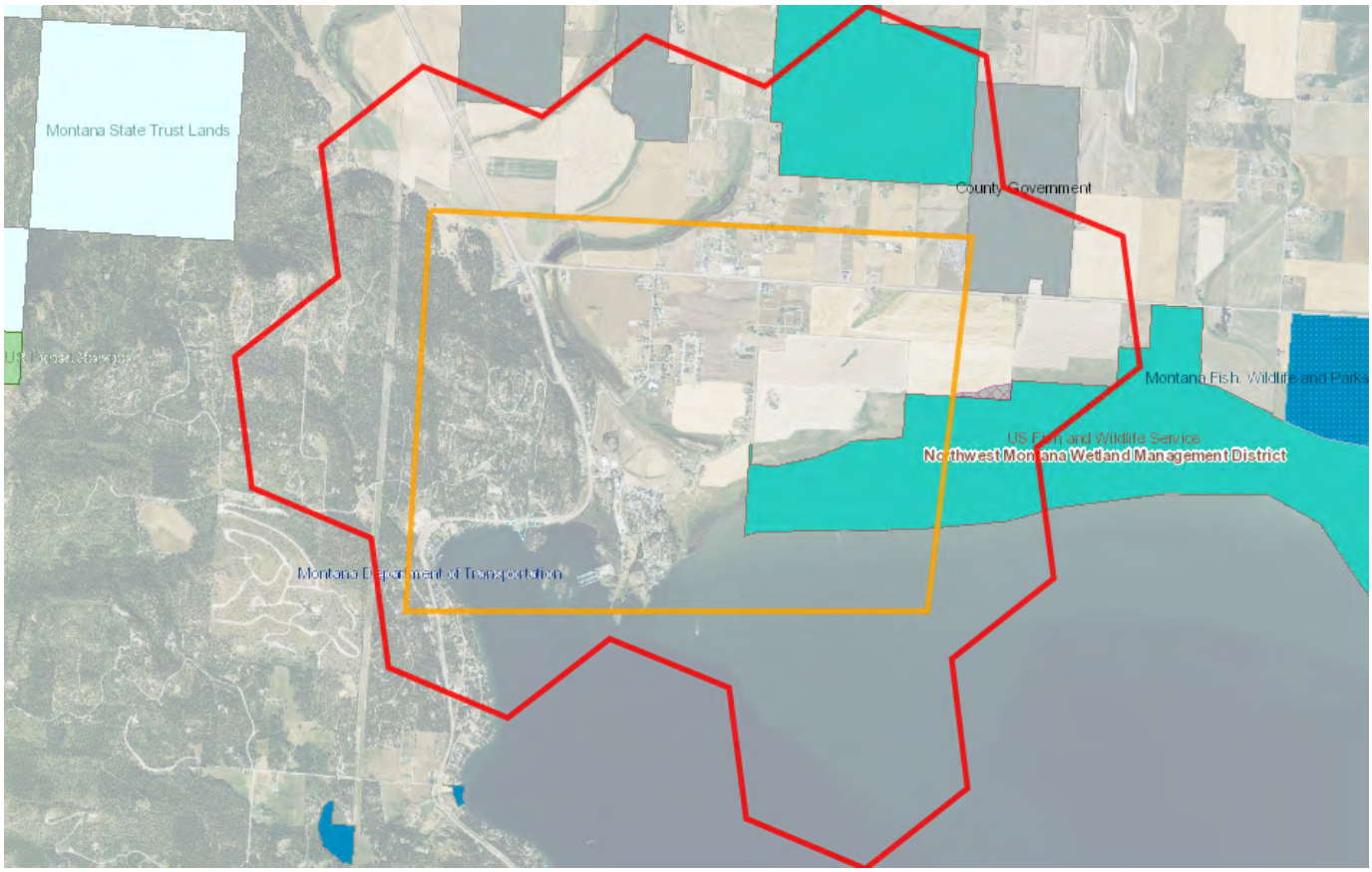
Rp - Riparian, 2 - Lentic, FO - Forested
This riparian class has woody vegetation that is greater than 6 meters (20 feet) tall.

MONTANA STATE LIBRARY
NATURAL HERITAGE PROGRAM
A program of the **Montana State Library's Natural Resource Information System**

Latitude	Longitude
48.05269	-114.17544
48.11572	-114.26294

Land Management

Summarized by: *(Custom Area of Interest)*



Land Management Summary

	Ownership	Tribal	Easements	Other Boundaries (possible overlap)
Public Lands	1,178 Acres (17%)			
Federal	898 Acres (13%)			
US Fish and Wildlife Services	898 Acres (13%)			
USFWS Owned	898 Acres (13%)			
USFWS Wetland Management Districts				898 Acres
Northwest Montana Wetland Management District				898 Acres
State				
Montana Fish, Wildlife and Parks				
MTFWP Fishing Access Sites				4 Acres
Somers Fishing Access Site				4 Acres
Local	280 Acres (4%)			
Local Government	280 Acres (4%)			
Local Government Owned	280 Acres (4%)			
Conservation Easements			7 Acres (<1%)	
Federal			7 Acres (<1%)	
US Department of Agriculture			7 Acres (<1%)	
Private Lands or Unknown Ownership	5,849 Acres (83%)			

Introduction to Land Management

Within the report area you have requested, land management information is summarized by acres of federal, state, and local government lands, tribal reservation boundaries, private conservation lands, and federal, state, local, and private conservation easements. Acreage for "Owned", "Tribal", or "Easement" categories represents non-overlapping areas that may be totaled. However, "Other Boundaries" represents managed areas such as National Forest boundaries containing private inholdings and other mixed ownership which may cause boundaries to overlap (e.g. a wilderness area within a forest). Therefore, acreages may not total in a straight-forward manner.

Because information on land stewardship is critical to effective land management, the Montana Natural Heritage Program (MTNHP) began compiling ownership and management data in 1997. The goal of the Montana Land Management Database is to manage a single, statewide digital data set that incorporates information from both public and private entities. The database assembles information on public lands, private conservation lands, and conservation easements held by state and federal agencies and land trusts and is updated on a regular basis. Since 2011, the Information Management group in the Montana State Library's Digital Library Division has led the Montana Land Management Database in partnership with the MTNHP.

Public and private conservation land polygons are attributed with the name of the entity that owns it. The data are derived from the statewide Montana Cadastral Parcel layer Conservation easement data shows land parcels on which a public agency or qualified land trust has placed a conservation easement in cooperation with the landowner. The dataset contains no information about ownership or status of the mineral estate. For questions about the dataset or to report errors, please contact the Montana Natural Heritage Program at (406) 444-5363 or mtnhp@mt.gov. You can download various components of the Land Management Database and view associated metadata at the Montana State Library's GIS Data List at the following links:

Public Lands
Conservation Easements
Private Conservation Lands
Managed Areas

Map features in the Montana Land Management Database or summaries provided in this report are not intended as a legal depiction of public or private surface land ownership boundaries and should not be used in place of a survey conducted by a licensed land surveyor. Similarly, map features do not imply public access to any lands. The Montana Natural Heritage Program makes no representations or warranties whatsoever with respect to the accuracy or completeness of this data and assumes no responsibility for the suitability of the data for a particular purpose. The Montana Natural Heritage Program will not be liable for any damages incurred as a result of errors displayed here. Consumers of this information should review or consult the primary data and information sources to ascertain the viability of the information for their purposes.

Introduction to Wetland and Riparian

Within the report area you have requested, wetland and riparian mapping is summarized by acres of each classification present. Summaries are only provided for modern MTNHP wetland and riparian mapping and not for outdated (NWI Legacy) or incomplete (NWI Scalable) mapping efforts; described here. MTNHP has made all three of these datasets and associated metadata available for separate download on the Montana Wetland and Riparian Framework web page.

Wetland and Riparian mapping is one of 15 Montana Spatial Data Infrastructure framework layers considered vital for making statewide maps of Montana and understanding its geography. The wetland and riparian framework layer consists of spatial data representing the extent, type, and approximate location of wetlands, riparian areas, and deep water habitats in Montana.

Wetland and riparian mapping is completed through photointerpretation of 1-m resolution color infrared aerial imagery acquired from 2005 or later. A coding convention using letters and numbers is assigned to each mapped wetland. These letters and numbers describe the broad landscape context of the wetland, its vegetation type, its water regime, and the kind of alterations that may have occurred. Ancillary data layers such as topographic maps, digital elevation models, soils data, and other aerial imagery sources are also used to improve mapping accuracy. Wetland mapping follows the federal Wetland Mapping Standard and classifies wetlands according to the Cowardin classification system of the National Wetlands Inventory (NWI) (Cowardin et al. 1979, FGDC Wetlands Subcommittee 2013). Federal, State, and local regulatory agencies with jurisdiction over wetlands may define and describe wetlands differently than the NWI. Similar coding, based on U.S. Fish and Wildlife Service conventions, is applied to riparian areas (U.S. Fish and Wildlife Service 2009). These are mapped areas where vegetation composition and growth is influenced by nearby water bodies, but where soils, plant communities, and hydrology do not display true wetland characteristics. **These data are intended for use at a scale of 1:12,000 or smaller. Mapped wetland and riparian areas do not represent precise boundaries and digital wetland data cannot substitute for an on-site determination of jurisdictional wetlands.**

See detailed overviews, with examples, of both wetland and riparian classification systems and associated codes as a storymap and companion guide

Literature Cited

Cowardin, L.M., V. Carter, F.C. Golet, and E.T. LaRoe. 1979. Classification of wetlands and deepwater habitats of the United States. U.S. Fish and Wildlife Service, FWS/OBS-79/31. Washington, D.C. 103pp.

Federal Geographic Data Committee. 2013. Classification of wetlands and deepwater habitats of the United States. FGDC-STD-004-2013. Second Edition. Wetlands Subcommittee, Federal Geographic Data Committee and U.S. Fish and Wildlife Service, Washington, D.C.

U.S. Fish and Wildlife Services. 2009. A system for mapping riparian areas in the western United States. Division of Habitat and Resource Conservation, Branch of Resource and Mapping Support, Arlington, Virginia.

Appendix E: Census Data

RACE

United States® Census Bureau

Note: The table shown may have been modified by user selections. Some information may be missing.

DATA NOTES	
TABLE ID:	P1
SURVEY/PROGRAM:	Decennial Census
VINTAGE:	2020
DATASET:	DECENNIALPL2020
PRODUCT:	DEC Redistricting Data (PL 94-171)
UNIVERSE:	Total population
MLA:	U.S. Census Bureau. "RACE." Decennial Census, DEC Redistricting Data (PL 94-171), Table P1, 2020, https://data.census.gov/table/DECENNIALPL2020.P1?q=population of somers montana. Accessed on December 3, 2024.
FTP URL:	https://www2.census.gov/programs-surveys/decennial/2020/data/
API URL:	https://api.census.gov/data/2020/dec/pl
USER SELECTIONS	
GEOS	Somers CDP, Montana
EXCLUDED COLUMNS	None
APPLIED FILTERS	None
APPLIED SORTS	None
PIVOT & GROUPING	
PIVOT COLUMNS	None
PIVOT MODE	Off
ROW GROUPS	None

VALUE COLUMNS	None
WEB ADDRESS	https://data.census.gov/table/DECENNIALPL2020.P1?q=population%20of%20somers%20montana
TABLE NOTES	
	Note: For information on data collection, confidentiality protection, nonsampling error, and definitions, see 2020 Census Redistricting Data (Public Law 94-171) Summary File Technical Documentation.
	For information on the statistical methods used to protect confidentiality in these tables, see Disclosure Avoidance and the 2020 Census.
	Source: U.S. Census Bureau, 2020 Census Redistricting Data (Public Law 94-171)
COLUMN NOTES	None

Table: DECENNIALPL2020.P1

Label	Somers CDP, Montana
Total:	1,049
Population of one race:	995
White alone	985
Black or African American alone	1
American Indian and Alaska Native alone	2
Asian alone	3
Native Hawaiian and Other Pacific Islander alone	0
Some Other Race alone	4
Population of two or more races:	54
Population of two races:	52
White; Black or African American	2
White; American Indian and Alaska Native	27
White; Asian	4
White; Native Hawaiian and Other Pacific Islander	0
White; Some Other Race	17
Black or African American; American Indian and Alaska Native	0
Black or African American; Asian	0
Black or African American; Native Hawaiian and Other Pacific Islander	0
Black or African American; Some Other Race	0

Table: DECENNIALPL2020.P1

Label	Somers CDP, Montana
American Indian and Alaska Native; Asian	0
American Indian and Alaska Native; Native Hawaiian and Other Pacific Islander	0
American Indian and Alaska Native; Some Other Race	1
Asian; Native Hawaiian and Other Pacific Islander	1
Asian; Some Other Race	0
Native Hawaiian and Other Pacific Islander; Some Other Race	0
Population of three races:	2
White; Black or African American; American Indian and Alaska Native	0
White; Black or African American; Asian	0
White; Black or African American; Native Hawaiian and Other Pacific Islander	0
White; Black or African American; Some Other Race	1
White; American Indian and Alaska Native; Asian	0
White; American Indian and Alaska Native; Native Hawaiian and Other Pacific Islander	0

Table: DECENNIALPL2020.P1

Label	Somers CDP, Montana
White; American Indian and Alaska Native; Some Other Race	1
White; Asian; Native Hawaiian and Other Pacific Islander	0
White; Asian; Some Other Race	0
White; Native Hawaiian and Other Pacific Islander; Some Other Race	0
Black or African American; American Indian and Alaska Native; Asian	0
Black or African American; American Indian and Alaska Native; Native Hawaiian and Other Pacific Islander	0
Black or African American; American Indian and Alaska Native; Some Other Race	0
Black or African American; Asian; Native Hawaiian and Other Pacific Islander	0
Black or African American; Asian; Some Other Race	0
Black or African American; Native Hawaiian and Other Pacific Islander; Some Other Race	0

Table: DECENNIALPL2020.P1

Label	Somers CDP, Montana
American Indian and Alaska Native; Asian; Native Hawaiian and Other Pacific Islander	0
American Indian and Alaska Native; Asian; Some Other Race	0
American Indian and Alaska Native; Native Hawaiian and Other Pacific Islander; Some Other Race	0
Asian; Native Hawaiian and Other Pacific Islander; Some Other Race	0
Population of four races:	0
White; Black or African American; American Indian and Alaska Native; Asian	0
White; Black or African American; American Indian and Alaska Native; Native Hawaiian and Other Pacific Islander	0
White; Black or African American; American Indian and Alaska Native; Some Other Race	0
White; Black or African American; Asian; Native Hawaiian and Other Pacific Islander	0

Label	Somers CDP, Montana
White; Black or African American; Asian; Some Other Race	0
White; Black or African American; Native Hawaiian and Other Pacific Islander; Some Other Race	0
White; American Indian and Alaska Native; Asian; Native Hawaiian and Other Pacific Islander	0
White; American Indian and Alaska Native; Asian; Some Other Race	0
White; American Indian and Alaska Native; Native Hawaiian and Other Pacific Islander; Some Other Race	0
White; Asian; Native Hawaiian and Other Pacific Islander; Some Other Race	0
Black or African American; American Indian and Alaska Native; Asian; Native Hawaiian and Other Pacific Islander	0
Black or African American; American Indian and Alaska Native; Asian; Some Other Race	0

Table: DECENNIALPL2020.P1

Label	Somers CDP, Montana
Black or African American; American Indian and Alaska Native; Native Hawaiian and Other Pacific Islander; Some Other Race	0
Black or African American; Asian; Native Hawaiian and Other Pacific Islander; Some Other Race	0
American Indian and Alaska Native; Asian; Native Hawaiian and Other Pacific Islander; Some Other Race	0
Population of five races:	0
White; Black or African American; American Indian and Alaska Native; Asian; Native Hawaiian and Other Pacific Islander	0
White; Black or African American; American Indian and Alaska Native; Asian; Some Other Race	0
White; Black or African American; American Indian and Alaska Native; Native Hawaiian and Other Pacific Islander; Some Other Race	0
White; Black or African American; Asian; Native Hawaiian and Other Pacific Islander; Some Other Race	0

Table: DECENNIALPL2020.P1

Label	Somers CDP, Montana
White; American Indian and Alaska Native; Asian; Native Hawaiian and Other Pacific Islander; Some Other Race	0
Black or African American; American Indian and Alaska Native; Asian; Native Hawaiian and Other Pacific Islander; Some Other Race	0
Population of six races:	0
White; Black or African American; American Indian and Alaska Native; Asian; Native Hawaiian and Other Pacific Islander; Some Other Race	0

Appendix F: Well Logs and Water Information

27N 21W 25 BB

HYDROMETRICS

TEST HOLE LOG

Helena, MT. 0121777

State: Montana County: Flathead Project: BN-Somers Hole Name or Number: S84-14

Legal Location: T 27N R 21W Sec. 25 Tract BB Descriptive Location: West of sump ditch, 15 feet north of road.

Recorded by: DCP Date Hole Started: 5-21-84 Date Hole Completed: 5-23-84 Driller: DN Drilling Company: REA

Drill Method: Auger Drilling Fluids Used: - Pilot Hole Diameter: 6" Reamed Hole Diameter: -

Total Depth Drilled: 15' Total Depth Reamed: - Total Depth Cased Below G.S.: 14.6' Diameter and Type of Casing: 2" PVC

Weight or Gage of Casing: Sch. 40 Interval Perforated or Screened Below G.S.: 9.6-14.6 Target Aquifer: Water Table Packer Type and Depth Below G.S.: Bentonite @ 8-9'

	YES	NO
Well Developed?		X
Well Test Pumped?		X
Water Samples Taken?		X
Material Samples Taken?	X	
E - Logs?		X

Static Water Level: _____ Date: _____

Method Perforated or Screened:

- ____ No casing in hole.
- ____ Open bottom only.
- ____ Slotted with Mill's Knife.
- ____ Slotted with a torch.
- ____ Screened by pulling casing.
- ____ Saw cut
- X Other (specify) Factory slots 0.010

Measuring Point Description/Elevation: Top of steel (plastic 0.40 below steel) MP Height Above (±) or Below G.S.: 2.2

Well Annulus Completion Description: 20/30 silica sand pack 9-15, bentonite above sand, bentonite surface seal.

Remarks: Water at approx. 6 feet, steel cap and concrete collar

PH

From	To	DRILLING LOG Geological, Drilling, and Water Conditions and Sampling
0	2.5	Fill, sandy silt loam, numerous creosote tar spots.
2.5	3	Silt, mottled, creosote spots.
3	4.5	Silt, very fine sandy, black, saturated with creosote.
4.5	11	Sand, very fine grained, silty, mottled gray and yellow-brown, numerous creosote spots.
11	15	Silt, gray, creosote.

260735

Kalispell 27N21W25 BC BB Flathead

Form No. 60-18 (R 2-89)

WELL LOG REPORT 10807 File No. P070098-76LJ

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

1. WELL OWNER
Name Somers Water District

2. CURRENT MAILING ADDRESS
Somers, Montana 59932

3. WELL LOCATION Tank Well
NE ¼ SW ¼ NW ¼ Section 25
Township 27N N/S Range 21W E/W County Flathead
Govn't Lot _____, or Lot _____, Block _____
Subdivision Name _____
Tract Number _____

4. PROPOSED USE: Domestic ☐ Stock ☐ Irrigation ☐
Other ☒ specify Somers Water Supply

5. TYPE OF WORK:

New well	☒	Method: Dug	☐	Bored	☒
Deepened	☐	Cable	☐	Driven	☐
Reconditioned	☐	Rotary	☒	Jetted	☐

6. DIMENSIONS: Diameter of Hole
Dia. 17½ in. from 0 ft. to 438 ft.
Dia. 10 in. from 438 ft. to 660 ft.
Dia. _____ in. from _____ ft. to _____ ft.

7. CONSTRUCTION DETAILS:
Casing; Steel Dia. 12 3/4 from +2 ft. to 438 ft.
Threaded ☐ Welded ☒ Dia. 8 5/8 from 433 ft. to 660 ft.
Type A53B Wall Thickness .375/.250
Casing; Plastic Dia. _____ from _____ ft. to _____ ft.
Weight _____ Dia. _____ from _____ ft. to _____ ft.
PERFORATIONS: Yes ☐ No ☒
Type of perforator used _____
Size of perforations _____ in. by _____ in.
_____ perforations from _____ ft. to _____ ft.
_____ perforations from _____ ft. to _____ ft.
_____ perforations from _____ ft. to _____ ft.
SCREENS: Yes ☒ No ☐
Manufacturer's Name Johnson
Type Louvered Model No. _____
Dia. 8 5/8 Slot size _____ from 446 ft. to 456 ft.
Dia. 8 5/8 Slot size _____ from 547 ft. to 567 ft.
Dia. 8 5/8 Slot size _____ from 635 ft. to 655 ft.
GRAVEL PACKED: Yes ☐ No ☒ Size of gravel _____
Gravel placed from _____ ft. to _____ ft.
GROUTED: To what depth? 438 ft.
Material used in grouting Cement Grout

8. WELL HEAD COMPLETION:
Pitless Adapter ☐ Yes ☒ No

9. PUMP (if installed)
Manufacturer's name Berkeley
Type Subm Model No. 7T350 HP. 30

10. WELL TEST DATA
The information requested in this section is required for all wells. All depth measurements shall be from the top of the well casing.
All wells under 100 gpm must be tested for a minimum of one hour and provide the following information:
a) Air 8 hours Pump 72 hours Bailer _____
b) Static water level immediately before testing 147'6" ft. If flowing; closed-in pressure _____ psi. _____ gpm. Flow controlled by: _____ valve, _____ reducers, _____ other, (specify) _____.
c) Depth at which pump is set for test 405'
d) The pumping rate: 400 gpm.
e) Pumping water level 260 ft. at 72 hrs. after pumping began.
f) Duration of test: Pumping time 72 hrs.
g) Recovery time 71 hrs.
h) Recovery water level 147'11 ft. at 71 hrs. after pumping stopped.

Wells intended to yield 100 gpm or more shall be tested for a period of 8 hours or more. The test shall follow the development of the well, and shall be conducted continuously at a constant discharge at least as great as the intended appropriation. In addition to the above information, water level data shall be collected and recorded on the Department's "Aquifer Test Data" form.

NOTE: All wells shall be equipped with an access port ½ inch minimum or a pressure gauge that will indicate the shut-in pressure of a flowing well. Removable caps are acceptable as access ports.

11. WAS WELL PLUGGED OR ABANDONED? _____ Yes ☒ No
If yes, how? _____

12. WELL LOG

Depth (ft.) From	To	Formation
0	3	Broken gray rock.
3	26	Light to dark gray rock.
26	30	Gray, greenish-gray and brown rock.
30	49	Light to dark gray, brown-gray, green-brown and brown rock.
49	51	Greenish-gray, tan and yellow-brown slightly fractured rock.
51	53	Light to dark gray and tan rock.
53	64	Light to dark gray, greenish-gray and greenish-brown rock.
64	73	Dark gray rock.
73	75	Gray and grayish-tan rock.
75	80	Grayish-green and gray rock.
80	87	Grayish-brown, grayish-tan and gray rock.
87	91	Grayish-green, gray, orange and brown rock. Fractured 87' to 89'.
91	104	Medium to dark gray rock.
104	123	Grayish-tan, grayish brown and dark brown slightly fractured rock.
123	139	Light to dark gray, grayish-brown, greenish-brown rock with some pyrite.
139	157	Greenish-tan, grayish-tan and gray rock.
157	160	Light to dark gray rock.
160	180	Gray, greenish-gray, orange-brown slightly fractured rock with some calcite in fractures. Seep of water.
180	243	Gray, greenish-gray, orange-brown slightly fractured rock with calcite in fractures. Seeps of water.
243	259	Hard dark gray rock.
259	281	Light to dark brown fractured rock with white to orange clay streaks and calcite in fractures. 50 GPM tan silty water.
		Continued on Page 2

ATTACH ADDITIONAL SHEETS IF NECESSARY

13. DATE COMPLETED May 4, 1990 PH

14. DRILLER/CONTRACTOR'S CERTIFICATION
This well was drilled under my jurisdiction and this report is true to the best of my knowledge.

January 25, 1994
Date

Liberty Drilling & Pump Company, Inc.
Firm Name
50 Highway 93 South
Kalispell, Montana 59901
Address

William F. Osborne
Signature William F. Osborne, President License No. 52

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

DNRC

RECEIVED
JAN 27 1994
MONTANA D.N.R.C.
KALISPELL REGIONAL OFFICE

DEPARTMENT—BUREAU COPY

W: 140158

LIBERTY DRILLING & PUMP COMPANY, INC.

3850 Highway 93 South Kalispell, Montana 59901
Ph. (406) 752-2809 Fax (406) 756-0029

281 - 298 Hard dark gray rock.
298 - 301 Fractured light to dark gray rock with brown seams. 10 to 15 gallons per minute water.
301 - 329 Hard dark gray rock with calcite seams.
329 - 362 Fractured light to dark green rock with brown seams. 75+ gallons per minute water.
362 - 428 Hard dark green and dark gray rock.
428 - 446 Hard light to dark gray rock.
446 - 467 Fractured gray rock with brown seams. Some calcite in fractures. 75 to 100 gallons per minute water.
467 - 546 Hard to medium hard dark gray rock.
546 - 567 Dark gray rock with some brown seams - rock is slightly fractures. 25+ gallons per minute water.
567 - 601 Dark gray and dark green rock in alternate layers.
601 - 635 Hard light to dark gray rock with calcite seams.
635 - 640 Heavily fractured light to dark gray rock. 200+ gallons per minute water.
640 - 655 Slightly fractured dark to light gray rock. 75+ gallons per minute water.
655 - 660 Hard dark to light gray rock.

029 27N 21W 26 AAD FLATHEAD

Use No.....

RECEIVED
AUG 4 1970
Montana Bureau of Mines and Geology

GW 2 (1)

T 27 R 21 -26

County Flathead

STATE OF MONTANA
ADMINISTRATOR OF GROUNDWATER (WR)
OFFICE OF STATE ENGINEER

059123

Notice of Completion of Groundwater Appropriation by Means of Well

(Under Chapter 237, Montana Session Laws, 1961)

Top of Ground

(Elev. above sea level 2980)

1ft Top soil
Cobbles + Clay
11ft
Boulders
15 ft
Rock
42 ft suppose
Rock
Water

Owner Myrtle Byrle Burgess Address Somers, Mont

Driller Homer McCarty Address 945 = 8th St. W.

Date of Notice of Appropriation of Groundwater.....

Date well started May 25/70 Date Completed June 10/70

Type of well Drilled (dug, driven, bored or drilled) Equipment Used 24 W Bucyrus Erie (Churn, drill, rotary or other)

Water Use: Domestic [X] Municipal [ ] Other [X] Irrigation [ ]
Industrial [ ] Drainage [ ] Stock [ ]

Indicate on the diagram the character and thickness of the different strata met with in drilling, such as soil, clay, shale, gravel, rock or sand, etc. Show depth at which water is encountered, thickness and character of water-bearing strata and height to which water rises in the well.

Size of Drilled Hole	Size and Weight of Casing	From (Feet)	To (Feet)	PERFORATIONS Kind Size	From (Feet)	To (Feet)
7" OD	23#		24			

N / W / E / S

NE ¼ NE Sec. 26 T. 27 R. 21

Indicate location of well and place of use, if possible. Each small square represents 10 acres.

134 ft
Show exact depth of bottom.

Static Water Level for non-flowing Well 19 feet.

Shut-in Pressure for Flowing Well.....

Pumping Water Level 35 feet at 25 gal. per minute.

Discharge in gal. per min. of flowing well.....

How Tested Bailer Length of Test 2 hrs.

Remarks: (Gravel packing, cementing, packers, type of shutoff, location of place of use of groundwater if not at well, and any other similar pertinent information, including number of acres irrigated, if used for irrigation) PH

18
Driller's License Number

Homer McCarty
Driller's Signature

This form to be prepared by driller, and three copies to be filed by the owner with the County Clerk and Recorder in the county in which the well is located.

Please answer all questions. If not applicable, so state, otherwise the form will be returned.

Original to the County Clerk and Recorder; duplicate to the State Engineer; Triplicate to the Montana Bureau of Mines and Geology and Quadruplicate for the Appropriator.

m! 81008

Kalispell 27N21W26AUCD Flathead

Form No. 603 (R 2-89)

WELL LOG REPORT 101808 File No. PD70098-76LJ

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

1. WELL OWNER
Name Somers Water District

2. CURRENT MAILING ADDRESS
Somers, Montana 59932

3. WELL LOCATION Yacht Club Well
¼ SE ¼ NE ¼ Section 26
Township 27N N/S Range 21W E/W County Flathead
Govn't Lot _____, or Lot _____, Block _____
Subdivision Name _____
Tract Number 1 GACA

4. PROPOSED USE: Domestic ☐ Stock ☐ Irrigation ☐
Other ☒ specify Somers Water Supply

5. TYPE OF WORK:

		Method:	Dug	Bored	Jetted
New well	☒		☐	☒	
Deepened	☐		Cable ☐	Driven ☐	
Reconditioned	☐		Rotary ☒	Jetted ☐	

6. DIMENSIONS: Diameter of Hole
Dia. 17½ in. from 0 ft. to 213 ft.
Dia. 10 in. from 213 ft. to 362 ft.
Dia. _____ in. from _____ ft. to _____ ft.

7. CONSTRUCTION DETAILS:
Casing; Steel Dia. 12 3/4 from +5 ft. to 213 ft.
Threaded ☐ Welded ☒ Dia. 8 5/8 from 211 ft. to 362 ft.
Type A538 Wall Thickness .375/.250
Casing; Plastic Dia. _____ from _____ ft. to _____ ft.
Weight _____ Dia. _____ from _____ ft. to _____ ft.

PERFORATIONS: Yes ☒ No ☐
Type of perforator used Mills Knife
Size of perforations 1/4 in. by 2½ in.
468 perforations from 237 ft. to 275 ft.
60 perforations from 289 ft. to 294 ft.
288 perforations from 335 ft. to 359 ft.

SCREENS: Yes ☐ No ☒
Manufacturer's Name _____
Type _____ Model No. _____
Dia. _____ Slot size _____ from _____ ft. to _____ ft.
Dia. _____ Slot size _____ from _____ ft. to _____ ft.

GRAVEL PACKED: Yes ☐ No ☒ Size of gravel _____
Gravel placed from _____ ft. to _____ ft.

GROUTED: To what depth? 213 ft.
Material used in grouting Cement Grout

8. WELL HEAD COMPLETION:
Pitless Adapter ☐ Yes ☒ No

9. PUMP (if installed)
Manufacturer's name Berkeley
Type Subm Model No. 7T350 HP. 30

10. WELL TEST DATA
The information requested in this section is required for all wells. All depth measurements shall be from the top of the well casing.
All wells under 100 gpm must be tested for a minimum of one hour and provide the following information:
a) Air 6 hours Pump 32 hours Bailer _____
b) Static water level immediately before testing 216 ft. If flowing; closed-in pressure _____ psi. _____ gpm.
Flow controlled by: _____ valve, _____ reducers, _____ other, (specify) _____
c) Depth at which pump is set for test 168'
d) The pumping rate: 400 gpm.
e) Pumping water level 69'09½ ft. at 24 hrs. after pumping began.
f) Duration of test: Pumping time 24 hrs.
g) Recovery time 6 hrs.
h) Recovery water level 216 ft. at 6 hrs. after pumping stopped.

Wells intended to yield 100 gpm or more shall be tested for a period of 8 hours or more. The test shall follow the development of the well, and shall be conducted continuously at a constant discharge at least as great as the intended appropriation. In addition to the above information, water level data shall be collected and recorded on the Department's "Aquifer Test Data" form.

NOTE: All wells shall be equipped with an access port ½ inch minimum or a pressure gauge that will indicate the shut-in pressure of a flowing well. Removable caps are acceptable as access ports.

11. WAS WELL PLUGGED OR ABANDONED? _____ Yes X No
If yes, how? _____

12. WELL LOG

Depth (ft.) From	To	Formation
0	9	Bricks, sawdust & metal mixed in gravel, broken rock & clay matrix.
9	10	Tan clay.
10	24	Wet sandy tan clay.
24	31	Broken gray rock with clay seams. 15 to 30 GPM dirty water.
31	42	Broken greenish-gray rock.
42	46	Hard dark gray rock.
46	51	Fractured dark gray rock with calcite seams. 5 to 10 GPM water.
51	73	Hard dark gray rock.
73	80	Fractured gray rock with orange clay in fractures. 5 to 10 GPM silty, dirty water.
80	94	Hard light gray rock.
94	96	Clay or gouge filled fractures.
96	104	Hard dark gray rock.
104	118	Fractured dark gray rock with tan to brown clay or gouge in fractures.
118	121	Fractured dark gray rock with brown clay or gouge in fractures.
121	129	Dark gray rock.
129	148	Broken dirty gray rock with soft white clay seams or gouge.
148	170	Dark gray rock.
170	181	Fractured dark green rock with streaks of calcite. 20 to 25 GPM dirty water.
181	187	Hard greenish-gray rock.
187	212	Badly fractured green rock with gray clay or gouge. 50 to 75 GPM dirty water.
212	219	Hard green rock.
219	237	Fractured green rock with soft white & brown clay or gouge in fractures. 40 to 50 GPM dirty water.
		Continued on Page 2

ATTACH ADDITIONAL SHEETS IF NECESSARY PH

13. DATE COMPLETED May 4, 1990

14. DRILLER/CONTRACTOR'S CERTIFICATION
This well was drilled under my jurisdiction and this report is true to the best of my knowledge.

January 26, 1994
Date

Liberty Drilling & Pump Company, Inc.
Firm Name
3850 Highway 93 South
Kalispell, Montana 59901
Address

William F. Osborne #52
Signature William F. Osborne License No.

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

DEPARTMENT - BUREAU COPY

MW 120159

LIBERTY DRILLING & PUMP COMPANY, INC.

3850 Highway 93 South Kalispell, Montana 59901
Ph. (406) 752-2809 Fax (406) 756-0029

January 26, 1994
Somers Water District - Yacht Club Well
State Well Log

237 - 276	Fractured greenish-gray rock with calcite and quartz seams. 100+ gallons per minute water.
276 - 289	Dark gray rock.
289 - 294	Fractured greenish-gray rock with brown clay or gouge in fractures. 60 to 90 gpm water.
294 - 305	Greenish-gray rock.
305 - 336	Hard dark gray rock.
336 - 360	Fractured greenish-gray rock with brown clay or gouge in fractures. 250+ gallons per minute water.
360 - 362	Brown clay or gouge.

Note: A cement plug was placed in the bottom of the eight inch casing to prevent clay or gouge at 362' from entering the well.

140159

Appendix G: Tank As-Builts

ABBREVIATIONS

OFFICIALS

AC – ASBESTOS CONCRETE
APPROX – APPROXIMATELY
AVE – AVENUE
AWWA – AMERICAN WATER WORKS ASSOCIATION
CI – CAST IRON
CL – CENTER LINE
CP – CONTROL POINT
DEQ – DEPARTMENT OF ENVIRONMENTAL QUALITY
DIA – DIAMETER
DI – DUCTILE IRON
ELEV – ELEVATION
EOA – EDGE OF ASPHALT
EOP – EDGE OF PATH
EX – EXISTING
FIN – FINISH
FHWA – FEDERAL HIGHWAY ADMINISTRATION
LF – LINEAL FEET
MAX – MAXIMUM
MIN – MINIMUM
MDT – MONTANA DEPARTMENT OF TRANSPORTATION
MANF. – MANUFACTURER
MPWSS – MONTANA PUBLIC WORKS STANDARD SPECIFICATIONS
MUTCD – MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES
OSHA – OCCUPATIONAL SAFETY & HEALTH ADMINISTRATION
PP – POWER POLE
PSI – POUNDS PER SQUARE INCH
REC'D – RECOMMENDED
REQ'S – REQUIREMENTS
ROW – RIGHT OF WAY
STA – STATION
STD – STANDARD
ST – STREET
SW – SOUTHWEST
TYP – TYPICAL
HWY – HIGHWAY

SCHEDULE OF DRAWINGS

SHEET	DESCRIPTION
1	COVER SHEET
2	VICINITY SHEET
3	TANK SITE & GRADING
4	TANK SITE PROFILE
5	TANK DETAIL
6	TANK SITE PIPING
7	TRANSMISSION MAIN PLAN & PROFILE
7.1	TRANSMISSION MAIN SLOPE ANCHOR
8	SCHOOL ADDITION ROAD PLAN & PROFILE
9	TANK SITE VALVE BUILDING
10	EXISTING TANK SITE VALVE HOUSE STRUCTURAL PLANS

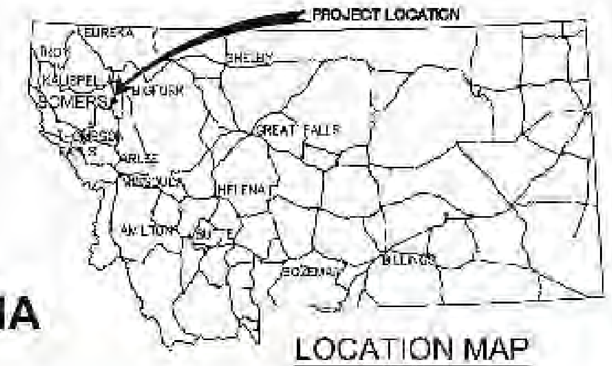
CONSTRUCTION PLANS FOR

SOMERS WATER TANK & WATER IMPROVEMENTS

SOMERS WATER & SEWER DISTRICT, FLATHEAD COUNTY, MONTANA

RECORD DRAWINGS - MARCH 2023

VICINITY MAP
NO SCALE



LOCATION MAP
NO SCALE

The above project was completed in substantial accordance with the plans and specifications approved by the department and there are no deviations from the design standards of the applicable circulars other than those previously approved by the department pursuant to ARM 17.38.101.

MONTANA
SHARI ANN JOHNSON
NO. 13285 PE
3/30/23
LICENSED
PROFESSIONAL ENGINEER

NO SCALE

UTILITY LOCATION

THE LOCATIONS OF UNDERGROUND UTILITIES REPRESENTED ON THIS DRAWING HAVE BEEN DETERMINED FROM A FIELD SURVEY AND FROM RECORDS OBTAINED FROM THE VARIOUS UTILITY COMPANIES. THE NUMBER AND LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN ARE FOR INFORMATIONAL PURPOSES ONLY. THE CONTRACTOR SHALL MAKE HIS OWN INVESTIGATION TO OBTAIN THE EXACT INFORMATION NECESSARY TO PROTECT OR ACCESS ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL CALL THE FOLLOWING NUMBER FOR ASSISTANCE: 406-755-8344 OR 800-551-8344.
"CALL BEFORE YOU DIG"

Designed: SAJ	Date: 2/11/20
Revisions: SAJ 11/7/20 ASBUILT 3/30/23	
SURVEY PREPARED BY: WILLIAM BRECKENRIDGE, PLS	

SOMERS NEW WATER TANK IMPROVEMENTS
SOMERS WATER & SEWER DISTRICT, MONTANA

COVER

SHARI A JOHNSON & ASSOCIATES ENGINEERING PLLC
Engineering@SAJmontana.com
406-261-3019

Sheet Number:
1
of 10

NO SCALE

VICINITY MAP

NO SCALE

LEGEND:

- CONTROL POINT
- EX. WATER METER
- SANITARY MANHOLE
- EX. WATER VALVE
- PHONE PEDESTAL
- TV PEDESTAL
- POWER POLE
- NEW GATE VALVE
- NEW WATER VALVE
- NEW WATER REDUCER
- NEW FIRE HYDRANT / BLOWOFF
- NEW AIR RELEASE VALVE
- NEW WATER LINE
- EXISTING WATER LINE
- EXISTING SEWER LINE
- OVERHEAD PHONE/CABLE
- OVERHEAD POWER
- OVERHEAD POWER
- NEW EASEMENT
- EXISTING FENCE
- BURIED TELEPHONE
- BURIED FIBER OPTIC
- BURIED TELEPHONE/CABLE

GENERAL NOTES:

1. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES IN WRITING AND SHALL BE RESPONSIBLE FOR SECURING THE EXACT LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO BEGINNING EXCAVATION.
2. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE REQUIREMENTS OF PERMITS OBTAINED FOR PROJECT CONSTRUCTION.
3. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL MATERIALS, EQUIPMENT, AND LABOR FOR A COMPLETE FUNCTIONING PROJECT
4. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING, REPLACING, OR REPAIRING EXISTING UTILITIES (DRY & WET)
5. ALL WORK SHALL BE IN COMPLIANCE WITH MONTANA PUBLIC WORK STANDARD SPECIFICATIONS (MPWSS), 6TH EDITION, DEQ, AWWA, OSHA, & ALL RELEVANT LOCAL, STATE, & FEDERAL REGULATIONS.
6. EXISTING UTILITIES SHOWN ARE TO BEST KNOWLEDGE AVAILABLE. UTILITIES NOT SHOWN DO NOT ALLEVIATE CONTRACTOR FROM CONTRACT PROVISIONS. NO ADDITIONAL PAYMENTS WILL BE MADE FOR NON-DISCLOSED, UNDISCOVERED, OR UNKNOWN UTILITIES OR SERVICES
7. CONTRACTOR TO COORDINATE WITH NW ENERGY & FLATHEAD ELECTRIC PRIOR & DURING CONSTRUCTION. ANY BLASTING MUST BE COORDINATED WITH CONTRACT SPECIFICATIONS & UTILITY MONITORING REQUIREMENTS.
8. ENTIRE PROJECT IS SUBJECT TO CURRENT AMERICAN IRON & STEEL REQUIREMENTS, INCLUDING NUTS AND BOLTS. THE PREVIOUS NUT & BOLT WAIVER HAS EXPIRED.

WATER NOTES:

1. PLANS INDICATE EXISTING PIPES TYPES & SIZE, BUT ACCURACY IS UNKNOWN. CONTRACTOR TO FIELD VERIFY ALL PIPE TYPE, SIZES & LOCATIONS WHERE NECESSARY TO SUCCESSFULLY COMPLETE CONTRACT WORK. NO ADDITIONAL PAYMENTS WILL BE MADE FOR NON-DISCLOSED, UNDISCOVERED, OR UNKNOWN UTILITIES OR SERVICES.
2. MEGALUGS (OR APPROVED EQUAL) TO BE USED WITH MECHANICAL JOINTS & THRUST BLOCKS TO BE IN ACCORDANCE WITH MPWSS.
3. PIPE AND PIPE FITTINGS CONTAINING MORE THAN 0.25 PERSENT LEAD MUST NOT BE USED. ALL PRODUCTS MUST COMPLY WITH ANSI/NSF STANDARDS.
4. .SOLDERS AND FLUX CONTAINING MORE THAN 0.2 PERCENT LEAD AND PIPE FITTINGS CONTAINING MORE THAN 0.25 PERCENT LEAD MUST NO BE USED ON SERVICE CONNECTIONS.

Date 2/11/20

Designed SAJ

Revisions SAJ 11/7/20 ASBUILT 3/30/23

SURVEY PREPARED BY:
WILLIAM BRECKENRIDGE, PLS

SOMERS NEW WATER TANK IMPROVEMENTS
SOMERS WATER & SEWER DISTRICT, MONTANA

VICINITY MAP

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ASSOCIATES ENGINEERING
PLLC

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406-261-3019

Sheet Number:

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1 IN = 20 FT

APPROXIMATE CUT LINE FOR FLAT WORK AREA

PROPERTY BOUNDARY, TYP

500,000 GAL TANK
DIAM = 61FT (INTERNAL)
HEIGHT TO OVERFLOW = 23FT

SAFETY CAGE & LADDER LOCATION

OVERFLOW INLET STRUCTURE WITH CONCRETE APRON 10" SDR35 PVC PIPE DRAIN TO DAYLIGHT

DAYLIGHT DRAIN PIPES. 12" DEEP RIP RAP UNDERLAIN BY FABRIC. SLOPE 3:1 MAX

56"X84" ELECTRICAL VAULT & TRANSFORM, COORDINATE LOCATION WITH FEC

FUTURE CONDUIT STUB

20FT EASEMENT CENTERLINE & BOUNDARY, TYP

INSTALL 4" CONDUIT WITH $\frac{1}{4}$ PULL ROPE 42" DEEP, 4' OFFSET FROM WATER

VALVE CONTROL BUILDING SEE SHEET 6

FILL SLOPES TO BE BENCHED. SEE SHEET 4

12" PINE TYP TREE

DRAINAGE GRADE DIRECTION

STA 1+00

STA 1+50

STA 2+00

S 13°49'22" E 233.25'

N 76°06'01" E 140.06'

S 13°53'15" E 233.28'

N 12°54'57" W 73.88'

S 12°54'57" E 66.08'

S 89°58'46

70.03'

NOTES:

1. SITE PREPARATION & SITE PROTECTION SHALL CONFORM TO GEOTECHNICAL REPORT & CONTRACT DOCUMENTS
2. MATERIAL STORAGE, TRANSPORT & PLACEMENT SHALL CONFORM TO GEOTECHNICAL REPORT & CONTRACT DOCUMENTS. .
3. CONTRACTOR TO REMOVE, DE-LIMB, AND STOCKPILE TREES AT A SITE DESIGNATED BY THE DISTRICT
4. ALL PIPES TO BE BURIED 6.5 FT MIN (INSULATION BOARD TO BE APPROVED BY ENGINEER)
5. GRADE SITE TO DRAIN AS NOTED BY FLOW ARROWS
6. CONTAIN ALL DEBRIS FROM GRUBBING AND BLASTING WITHIN PROPERTY BOUNDARIES UNLESS OTHERWISE APPROVED BY ENGINEER & DISTRICT

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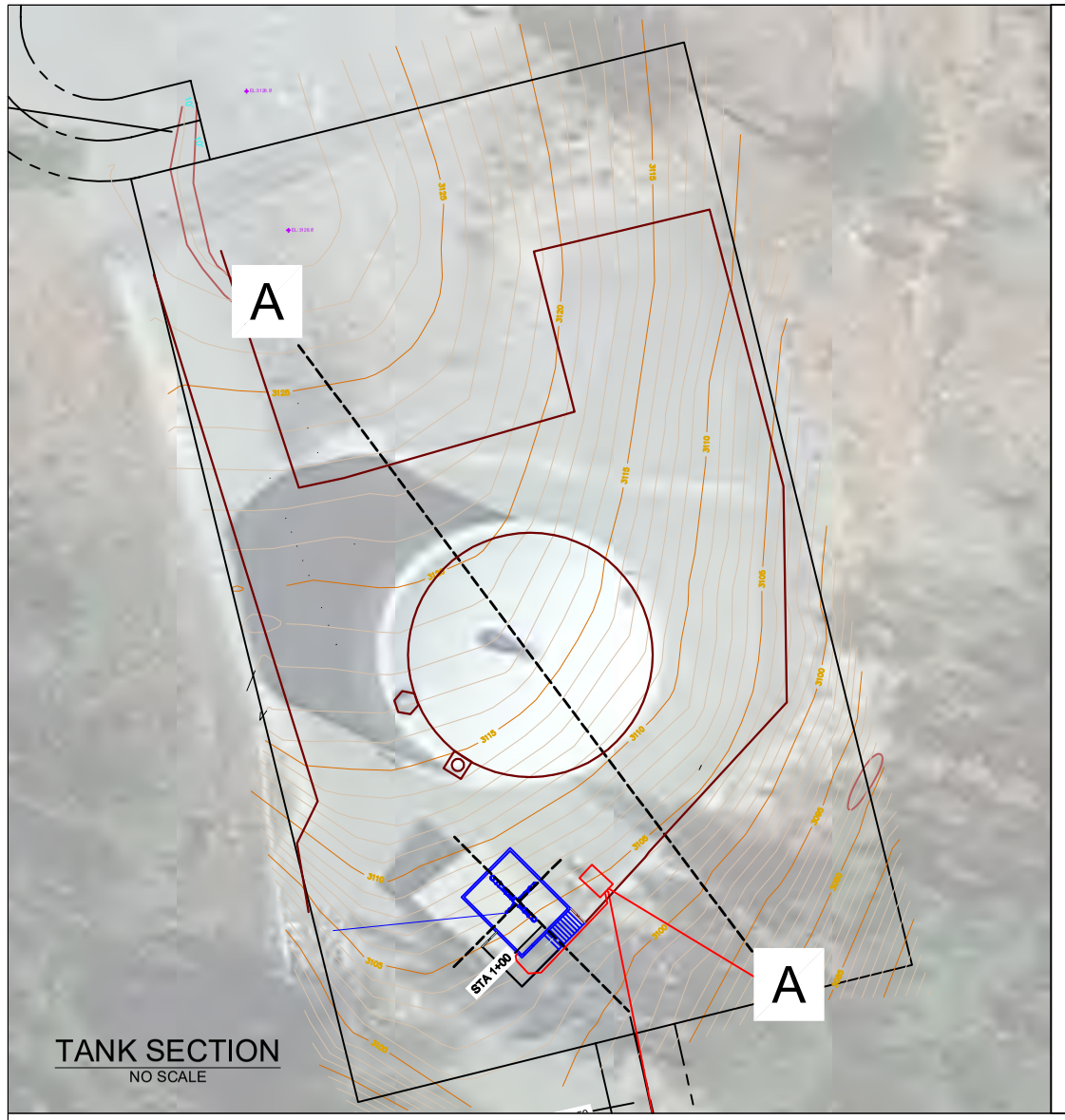
SOMERS NEW WATER TANK IMPROVEMENTS
SOMERS WATER & SEWER DISTRICT, MONTANA

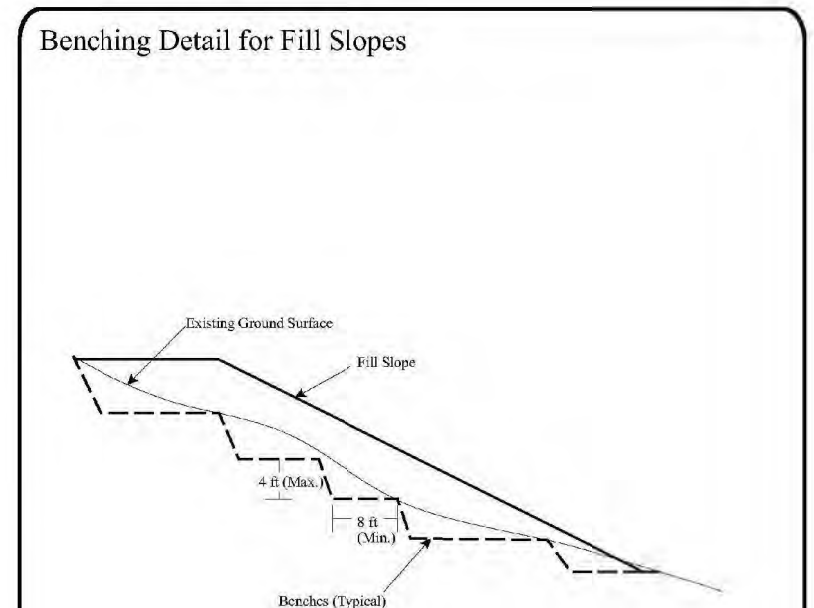
TANK SITE & GRADING

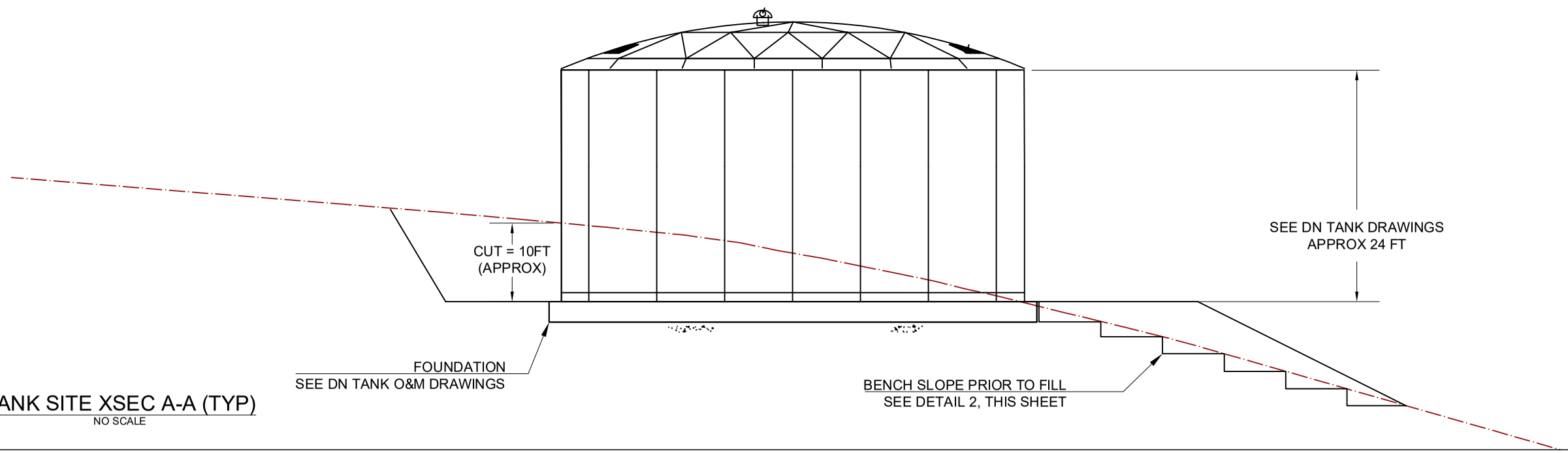
Date
Designed SAJ 2/11/20
Revisions SAJ 11/7/20 ASBUILT 3/30/23

SURVEY PREPARED BY:
WILLIAM BRECKENRIDGE, PLS



TANK SECTION
NO SCALE





TANK SITE XSEC A-A (TYP)
NO SCALE

Date
Designed SAJ 2/11/20
Revisions SAJ 11/7/20 ASBUILT 3/30/23

SURVEY PREPARED BY:
WILLIAM BRECKENRIDGE, PLS

SOMERS NEW WATER TANK IMPROVEMENTS
SOMERS WATER & SEWER DISTRICT, MONTANA

TANK PROFILE

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PLLC

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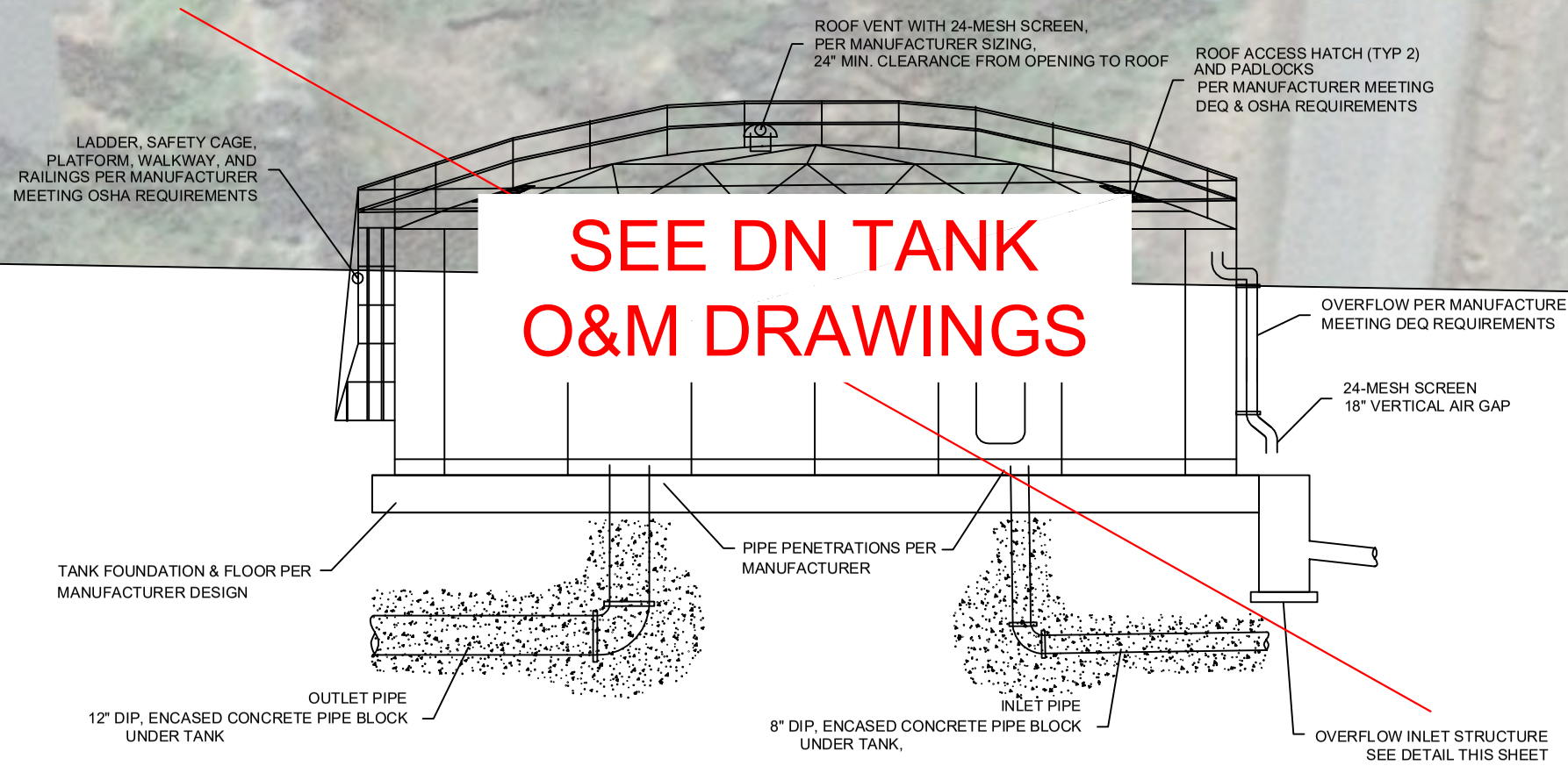
Sheet Number: 4.1 of 10	SHARI A JOHNSON & ASSOCIATES ENGINEERING PLLC	SOMERS NEW WATER TANK IMPROVEMENTS SOMERS WATER & SEWER DISTRICT, MONTANA	Date Designed SAJ 2/11/20 Revisions SAJ 11/7/20 ASBUILT 3/30/23
	Engineering@SAJmontana.com 406-261-3019	TANK MILESTONES (SEE PHOTO FILE)	SURVEY PREPARED BY: WILLIAM BRECKENRIDGE, PLS



STORAGE TANK TYPICAL SECTION
NO SCALE

NOTES:

1. PIPING AND TANK APPURTENANCES ARE SHOWN FOR ILLUSTRATIVE CAPACITY ONLY. APPROXIMATE ORIENTATION IS AS FOLLOWS (EXACT POSITIONING TO BE DETERMINED BY SHOP DRAWINGS)

0 DEG	NORTH
90 DEG	INLET IN
180 DEG	HATCH DOOR
150 DEG	LADDER CAGE

SEE DN TANK
O&M DRAWINGS

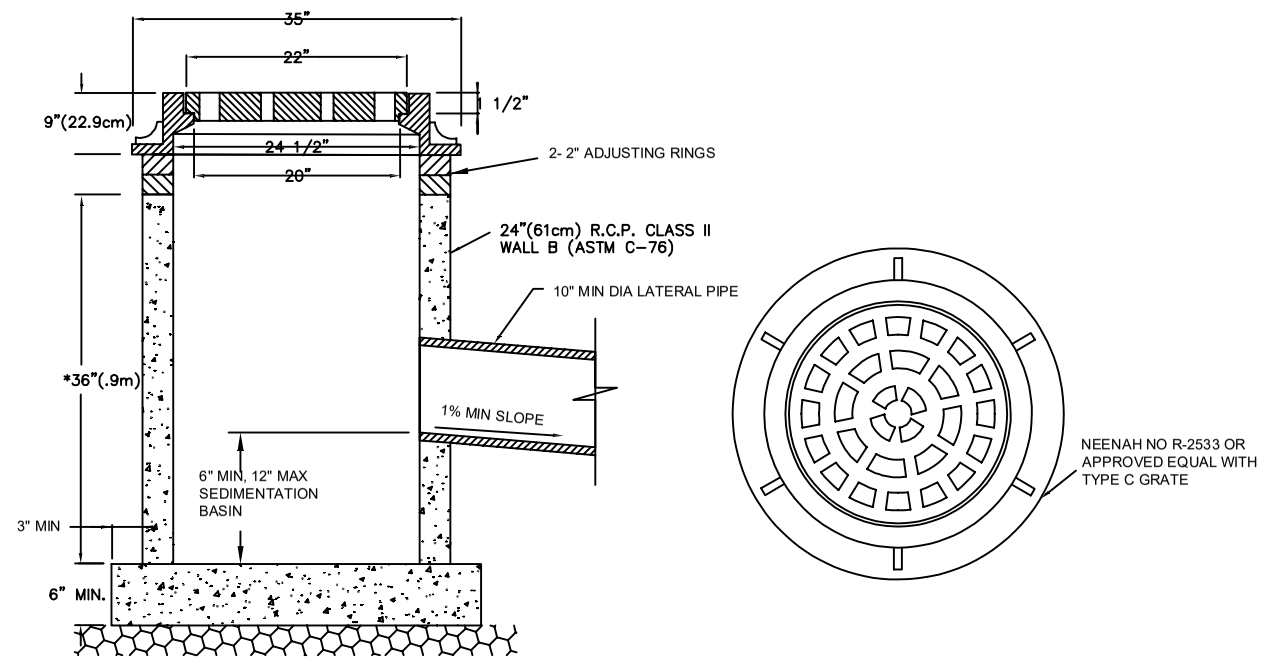
2. D

3. ENGINEER.

4. TANK FLOOR PER MANUFACTURERS REQUIREMENTS AND ENGINEER APPROVAL AS TO TYPE.

5. TANK FOUNDATION BY TANK MANUFACTURER'S REQUIREMENTS, TO BE DESIGNED BY LICENSED MONTANA STRUCTURAL ENGINEER

6. 2-INCH MINIMUM SILT STOP AROUND OUTLET, PER MANUFACTURER



OVERFLOW INLET DETAIL
NO SCALE

Date
Designed SAJ 2/11/20
Revisions SAJ 11/7/20 ASBUILT 3/30/23

SURVEY PREPARED BY:
WILLIAM BRECKENRIDGE, PLS

SOMERS NEW WATER TANK IMPROVEMENTS
SOMERS WATER & SEWER DISTRICT, MONTANA

TANK PROFILE

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PLLC
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406-261-3019

Sheet Number:
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INSTALLED SOLID SLEEVE

INLET/ OUTLET POSITION PER TANK MANUFACTURER

INSTALLED SOLID SLEEVE

S 13°49'22" E 233.25'

S 13°53'15" E 233.28'

1 IN = 20 FT

12" - 90 DEG BEND
GATE VALVE & BOX

STA 10+60

250,000 GAL TANK
DIAM = 60FT
FINISH FLOOR = 3110

STA 20+60

8" - 90 DEG BEND
GATE VALVE & BOX

12" PIPE PVC C900 DR 18
APPROX. 75 LF
VALVE BUILDING TO TANK

8" - PIPE PVC C900 DR18
APPROX 80LF
VALVE BUILDING TO TANK

12" - 45 DEG BEND

8" - 45 DEG BEND

STA 10+40

STA 20+40

10FT MIN OFFSET
TO PIPE (TYP)

STA 10+20

STA 20+20

STA 10+00

STA 20+00

56"X84" ELECTRICAL
VAULT &
TRANSFORM

STA 1+00

4" - DRAIN, SCH 80
45 DEG BEND
DAYLIGHT TO DRAIN
FLAPPER PLATE ON END W/
INSERTABLE/REMOVABLE 24-MESH SCREEN

4" - PIPE, PVC C900 DR18
45 DEG BEND
DAYLIGHT TO DRAIN
FLAPPER PLATE ON END W/
INSERTABLE/REMOVABLE 24-MESH SCREEN
12" AIR GAP ABOVE GROUND ELEV

N 76°06'01" E 140.06'

70.03'

20FT EASEMENT
CENTERLINE & BOUNDARY, TYP

STA 1+50

VALVE CONTROL BUILDING
SEE SHEET 6

N 12°54'57" W 73.88'

S 12°54'57" E 66.08'

INSTALL 4" CONDUIT
WITH $\frac{1}{4}$ PULL ROPE
42" DEEP, 4' OFFSET FROM WATER

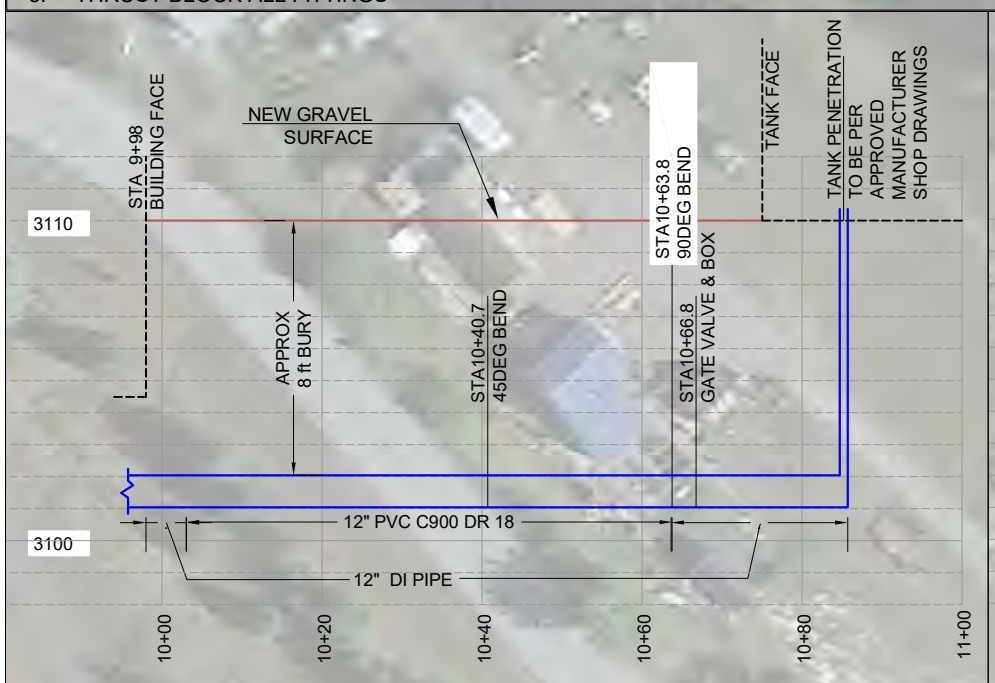
TRANSMISSION MAIN
SEE SHEETS 7 & 8

FINISHED
GRAVEL SURFACE

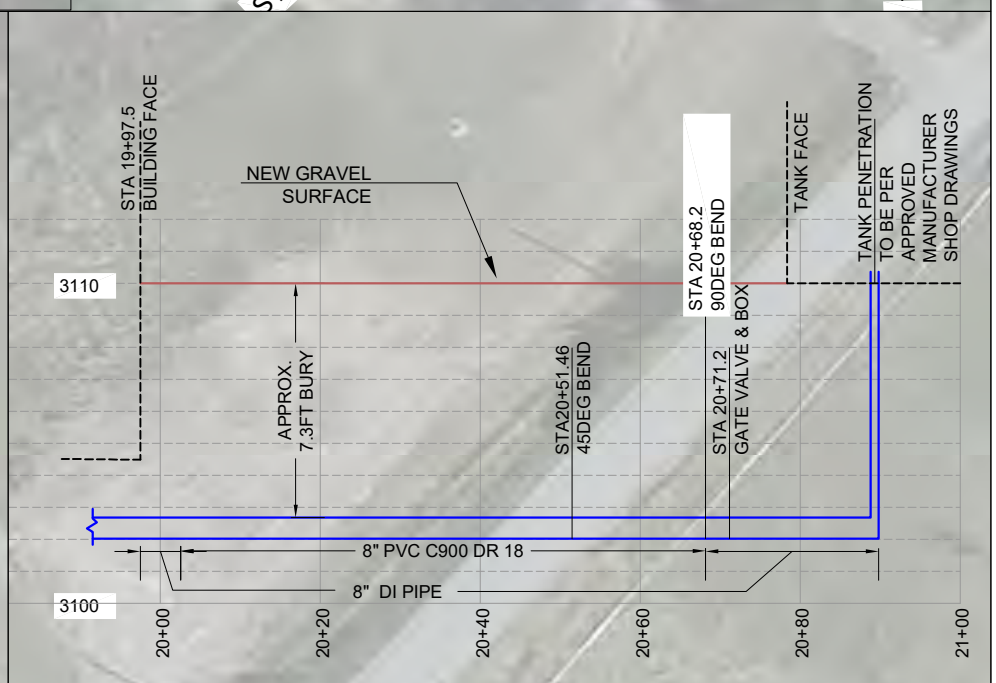
TANK AREA

NOTES:

1. ALL PIPES TO BE BURIED 6.5 FT MIN OR AS OTHERWISE NOTED (INSULATION BOARD TO BE APPROVED BY ENGINEER)
2. ALL BURIED DI PIPE TO BE BE MECHANICAL JOINT.
3. DI PIPE & MECHANICAL JOINTS (MEGA LUG OR EQUAL) REQUIRED ON ALL PIPE UNDER & WITHIN 10 FEET OF BUILDING OR TANK FACES
4. ENCASE ALL PIPE UNDER STRUCTURES WITH FLOWABLE FILL AND PROVIDE A MINIMUM OF 8" COVER IN ALL DIRECTIONS.
5. THRUST BLOCK ALL FITTINGS



OUTLET PIPE PROFILE



INLET PIPE PROFILE

Sheet Number: 9 of 10

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SOMERS NEW WATER TANK IMPROVEMENTS
SOMERS WATER & SEWER DISTRICT, MONTANA

TANK PIPE PROFILE

Date
Designed SAJ 2/11/20
Revisions SAJ 11/7/20 ASBUILT 3/30/23

SURVEY PREPARED BY:
WILLIAM BRECKENRIDGE, PLS

OUTLET PIPE PROFILE

INLET PIPE PROFILE

Sheet Number: 6.1 of 10	SHARI A JOHNSON & ASSOCIATES ENGINEERING PLLC Engineering@SAJmontana.com 406-261-3019	SOMERS NEW WATER TANK IMPROVEMENTS SOMERS WATER & SEWER DISTRICT, MONTANA TANK PIPE (SEE PHOTO FILE)	Date Designed SAJ 2/11/20 Revisions SAJ 11/7/20 ASBUILT 3/30/23 SURVEY PREPARED BY: WILLIAM BRECKENRIDGE, PLS

TANK OVERFLOW BASIN/PIPE

VALVE HOUSE TANK DRAIN & FLOOR DRAIN

VALVE HOUSE DRAINS TO RIP RAP

Sheet Number: 6.2 of 10

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SOMERS NEW WATER TANK IMPROVEMENTS
SOMERS WATER & SEWER DISTRICT, MONTANA

DRAINS

Date
Designed SAJ 2/11/20
Revisions SAJ 11/7/20 ASBUILT 3/30/23

SURVEY PREPARED BY:
WILLIAM BRECKENRIDGE, PLS

STA 1+04: 22.5 DEG VERT BEND

STA 1+08: 11.25 DEG BEND

STA 1+32: 11.25 DEG VERT BEND
22.5 DEG BEND

STA 1+74: 11.25 DEG VERT BEND

STA 1+97: 22.5 DEG BEND

STA 2+05: 45 DEG BEND

INSTALL 4" CONDUIT
WITH 1/4" PULL ROPE
42" DEEP, 4' OFFSET FROM WATER

EASEMENT (TYP)
30FT ALONG SCHOOL ADD'N RD

EXIST. 8" WATER, PVC

EXIST. SANITARY SEWER FORCE MAIN

STA 6+35: 12X12X12 TEE

STA 6+15: BLOW-OFF FIRE HYDRANT

STA 5+76: 45 DEG VERT BEND

STA 5+46: 45 DEG VERT BEND

STA 5+37: 45 DEG VERT BEND

STA 5+20: 45 DEG VERT BEND

EASEMENT CENTERLINE

10 FT

10 FT

N 76°03'11" E 140.96'

70.03'

N 12°54'57" W 73.98'

S 12°54'57" E 69.99'

N 89°58'46" E 146.95'

154.49'

S 89°58'46" W 167.79'

S 89°42'12" E ±221.5'

164.18'

N 89°42'12" W ±221'

STA 1+00

STA 1+50

STA 2+00

STA 2+50

STA 3+00

STA 3+50

STA 4+00

STA 4+50

STA 5+00

STA 5+50

STA 6+00

STA 6+50

STA 7+00

STA 7+50

I IN = 40 FT

VALVE HOUSE

FINISHED GROUND

ENCASED FITTING FOR SLOPE RESTRAINT

APPROX.LOCATION SLOPE RESTRAINT:
CONCRETE BLOCK IN ROCK TRENCH
SLOPED TO DRAIN TRENCH WATER TO SURFACE

MATCH POINT, SHEET 8

CONNECT TO EXISTING
TWO 45 DEG BENDS
12" GATE VALVE
8X12 REDUCER

EXIST.GROUND

ELECTRICAL CONDUIT 4" SCH40
4FT OFFSET FROM WATER
42" BURY DEPTH

ENCASED FITTING FOR SLOPE RESTRAINT

12-INCH WATER MAIN, PVC C900 DR18

SANITARY SEWER FORCE MAIN
MAINTAIN 18" CLEARANCE

3100

3000

2900

1+00

2+00

3+00

4+00

5+00

6+00

STA 1+02
BUILDING FACE

STA 1+05.5
11.25 DEG VERT. BEND

STA 1+08.1
11.25 DEG BEND

STA 1+74.1
11.25 DEG BEND

STA 1+97.2
22.55 DEG BEND

STA 2+05
45 DEG BEND

STA 5+20
45 DEG VERT. BEND

STA 5+37
45 DEG VERT. BEND

STA 5+46
22.5 DEG VERT. BEND

STA 5+76
22.5 DEG VERT. BEND

STA 6+20
BLOW-OFF HYDRANT

STA 6+35: MATCH SHEET 8, NORTH
TEE
CONNECT TO EXISTING, SOUTH
TWO 45 DEG BENDS
12" GATE VALVE
8X12 REDUCER

NOTES STATIONS 1+00 TO 6+00:

1. BURY DEPTH TO BE 6.5 FT (PROVIDE VERT BENDS AS NECESSARY TO MEET ALLOWABLE PIPE DEFLECTION)
2. ALL PIPE TO BE "RESTRAINED JOINT PIPE"
3. PIPE SLOPE ANCHORS TO BE INSTALLED PER SHEET 7.1
4. ALL JOINTS TO BE MECHANICAL RESTRAINED JOINTS WITH THRUST RESTRAINT
5. TRENCH COMPACTION TO MEET TYPE A, MPWSS SPECIFICATIONS WITHIN 50 LF EACH WAY OF ANY VERTICAL BEND

Date 2/11/20
Designed SAJ
Revisions SAJ 11/7/20 ASBUILT 3/30/23

SURVEY PREPARED BY:
WILLIAM BRECKENRIDGE, PLS

SOMERS NEW WATER TANK IMPROVEMENTS
SOMERS WATER & SEWER DISTRICT, MONTANA

TRANSMISSION MAIN

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ASSOCIATES ENGINEERING
PLLC

Engineering@SAJmontana.com
406-261-3019

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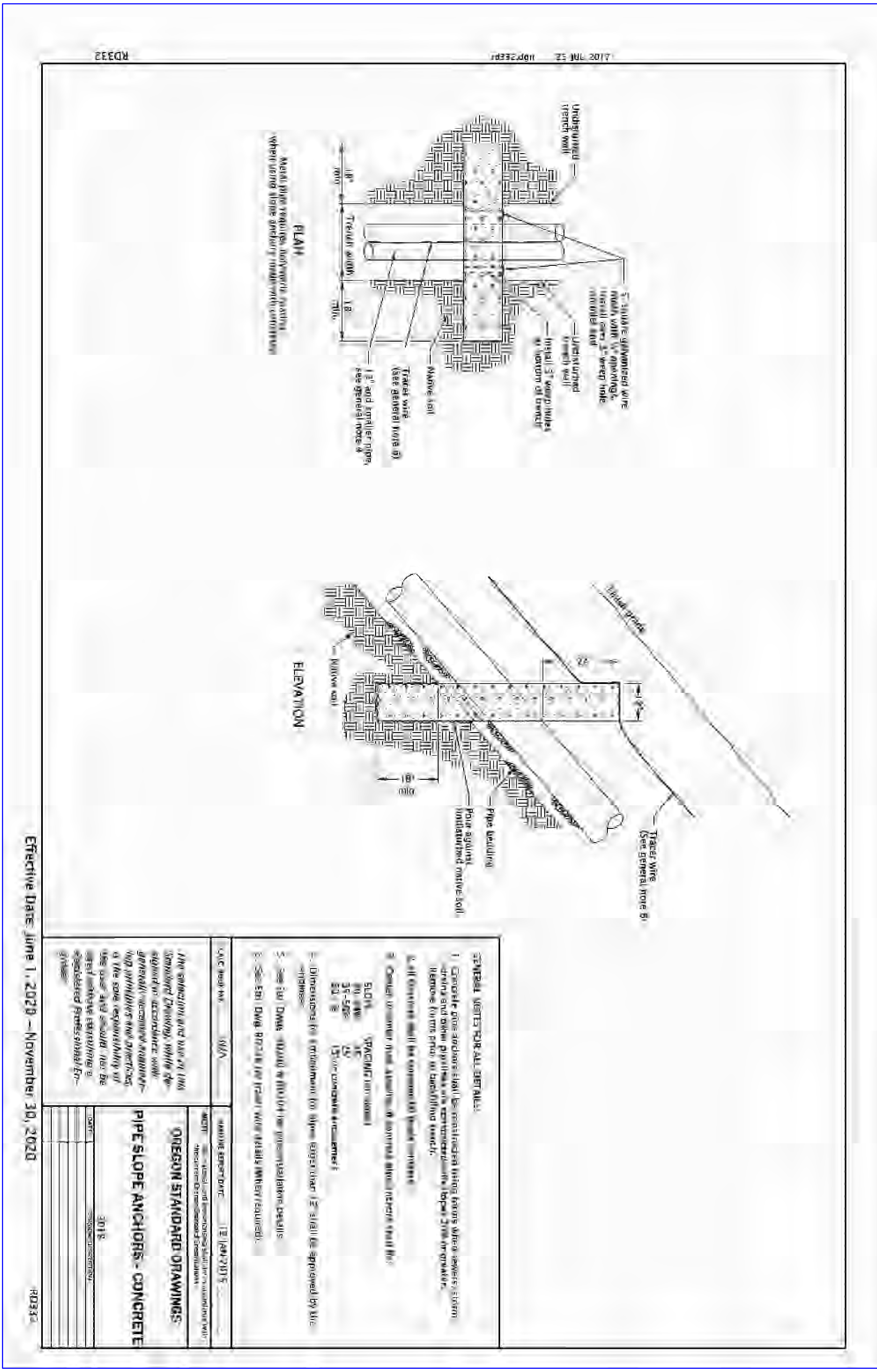
of 10



Sheet Number: 7.1 of 10	SHARI A JOHNSON & ASSOCIATES ENGINEERING PLLC	SOMERS NEW WATER TANK IMPROVEMENTS SOMERS WATER & SEWER DISTRICT, MONTANA
	Engineering@SAJmontana.com 406-261-3019	TRANSMISSION MAIN ANCHOR

		Date
Designed	SAJ	2/11/20
Revisions	SAJ 11/7/20 ASBUILT 3/30/23	

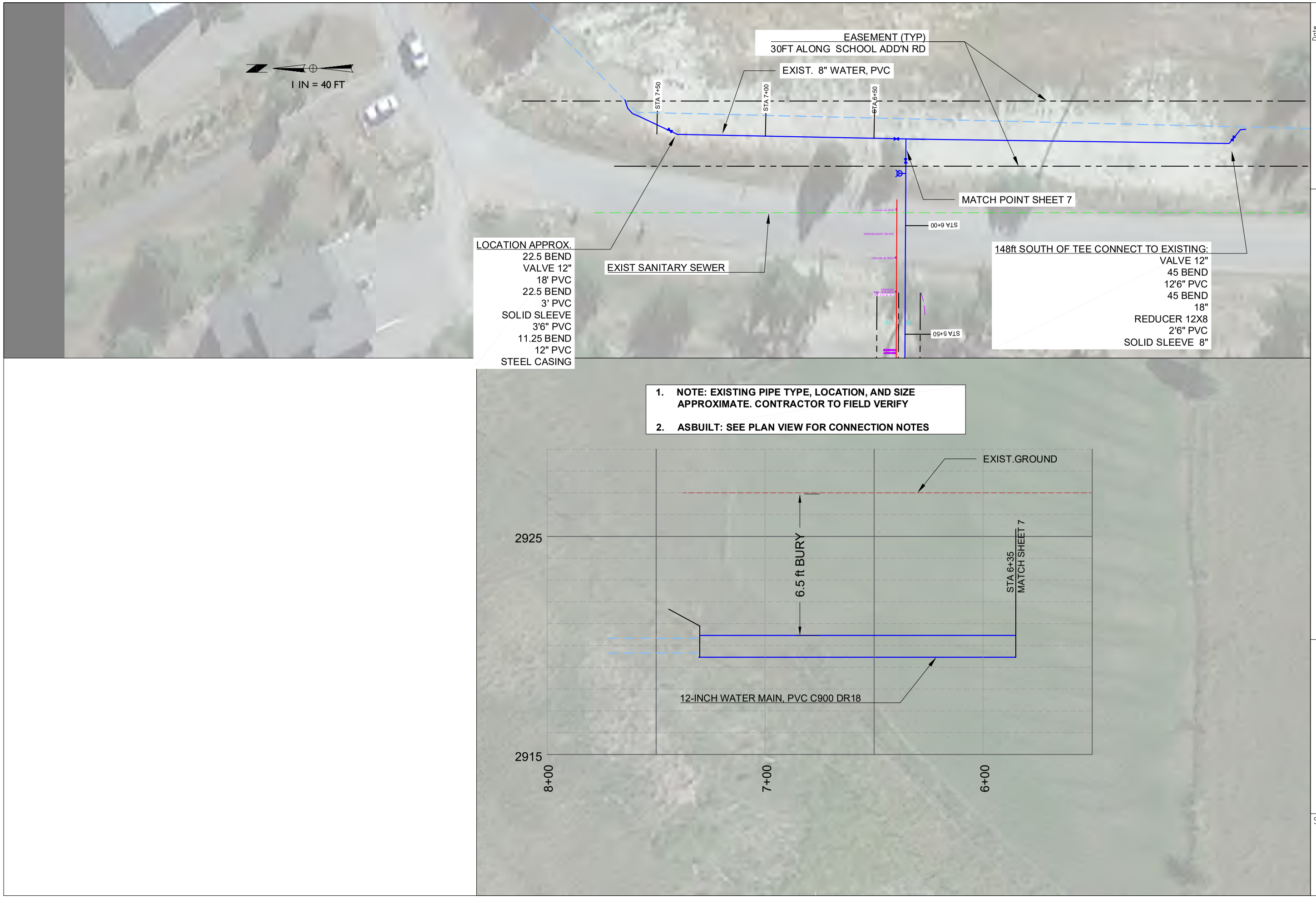
SURVEY PREPARED BY:
WILLIAM BRECKENRIDGE, PLS

ABOVE: RESTRAINED PIPE LEAVING VALVE HOUSE

LEFT: TRANSMISSION MAIN LOOKING EAST

CONCRETE SLOPE RESTRAINT (TYP)

Sheet Number: 7.2 of 10	SHARI A JOHNSON & ASSOCIATES ENGINEERING PLLC Engineering@SAJmontana.com 406-261-3019	SOMERS NEW WATER TANK IMPROVEMENTS SOMERS WATER & SEWER DISTRICT, MONTANA RESTRAINTS - TRANSMISSION MAIN (SEE PHOTO FILE)	Date Designed SAJ 2/11/20 Revisions SAJ 11/7/20 ASBUILT 3/30/23 SURVEY PREPARED BY: WILLIAM BRECKENRIDGE, PLS



Date 2/11/20

Designed SAJ

Revisions SAJ 11/7/20 ASBUILT 3/30/23

SURVEY PREPARED BY:
WILLIAM BRECKENRIDGE, PLS

SOMERS NEW WATER TANK IMPROVEMENTS
SOMERS WATER & SEWER DISTRICT, MONTANA

TRANSMISSION MAIN

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Sheet Number:

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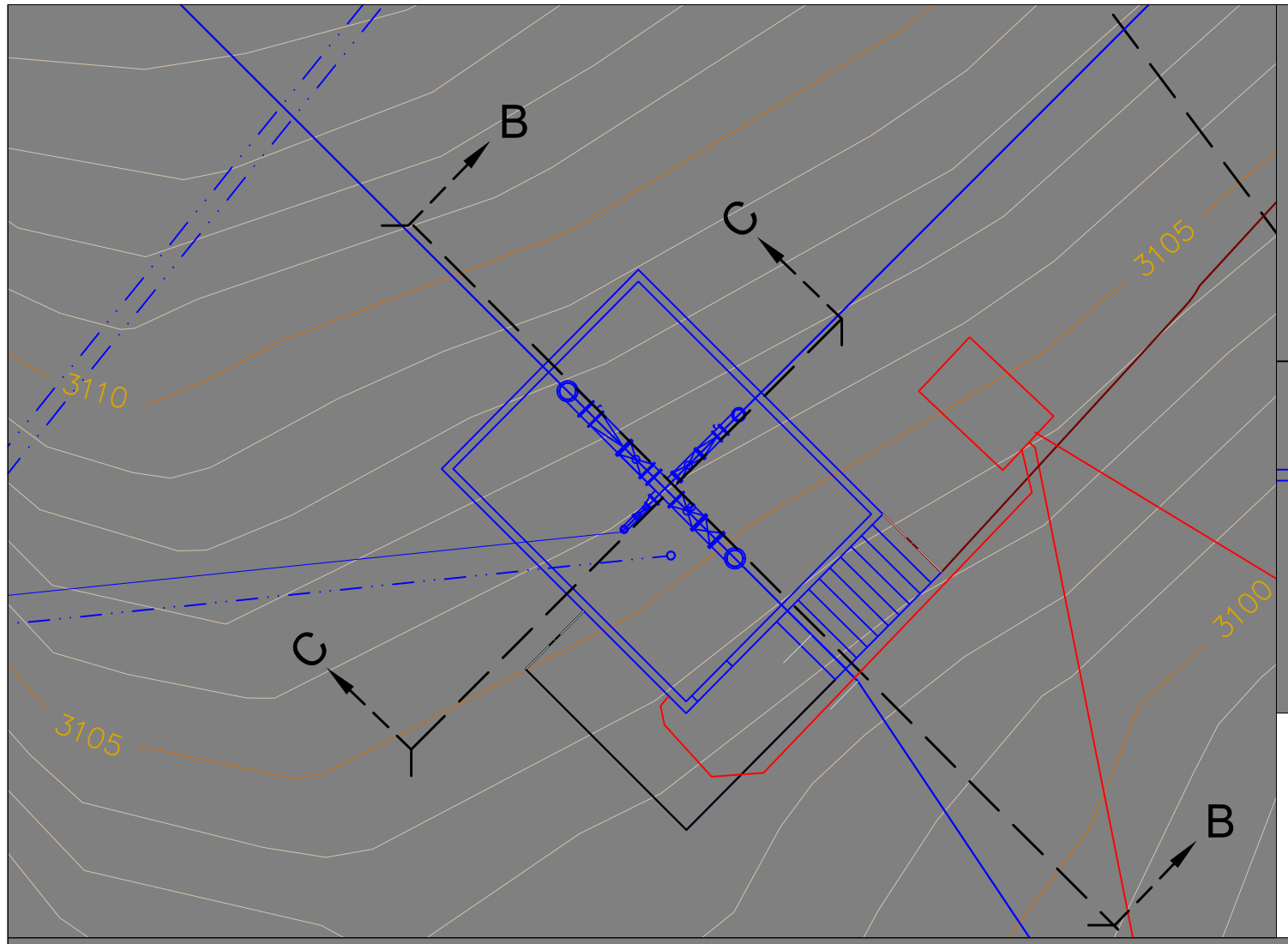
ABOVE:TANK MAIN CROSSING SCHOOL ADDITION ROAD

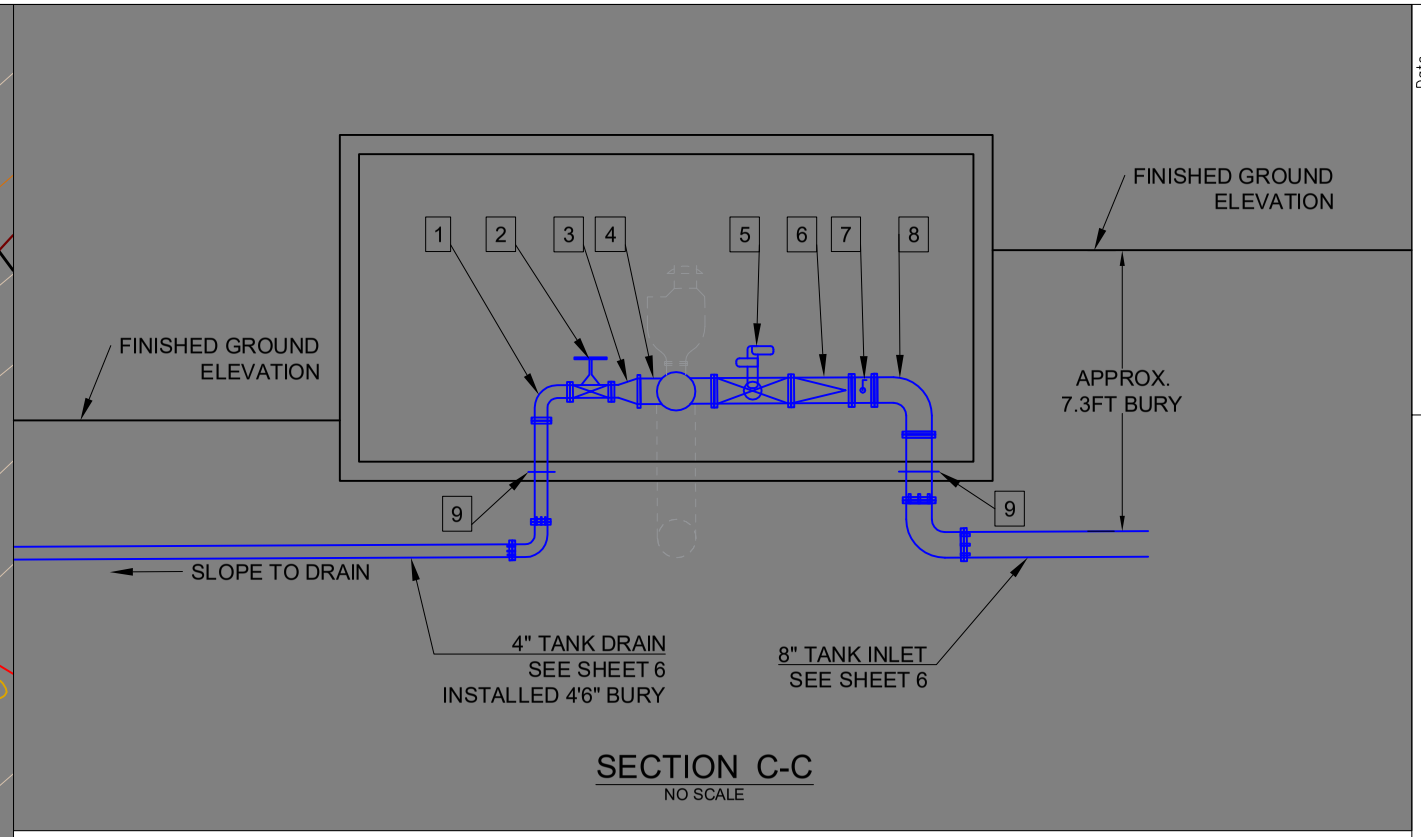
LEFT:HYDRANT ON TANK MAIN TEE TO CONNECT TO MAIN LINE (LOOKING WEST)

CONNECTION NORTH END

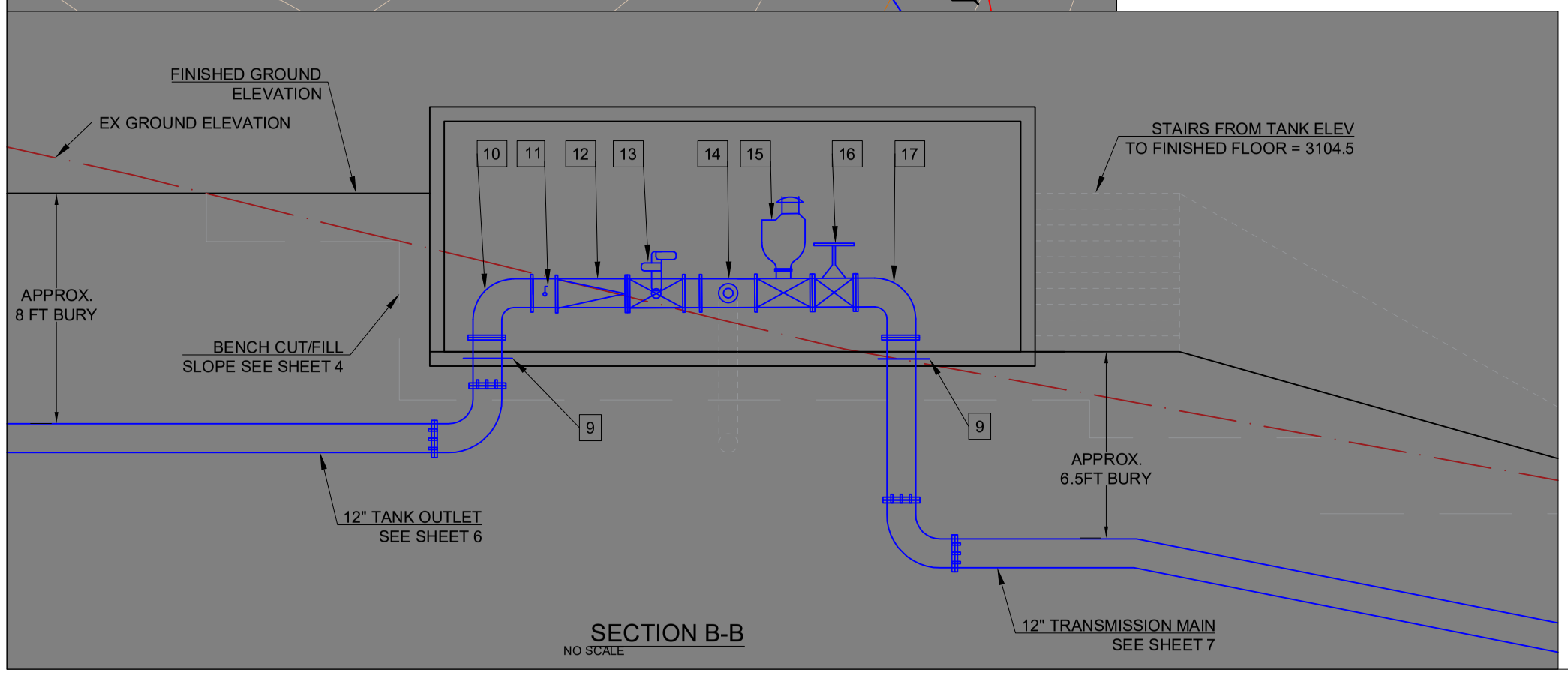
CONNECTION SOUTH END

Sheet Number: 8.1 of 10	SHARI A JOHNSON & ASSOCIATES ENGINEERING PLLC Engineering@SAJmontana.com 406-261-3019	SOMERS NEW WATER TANK IMPROVEMENTS SOMERS WATER & SEWER DISTRICT, MONTANA SCHOOL ADDITION RD CONNECTIONS	Date Designed SAJ 2/11/20 Revisions SAJ 11/7/20 ASBUILT 3/30/23 SURVEY PREPARED BY: WILLIAM BRECKENRIDGE, PLS





SECTION C-C
NO SCALE



SECTION B-B
NO SCALE

NOTES SECTION C-C:

1. 4" 90 DEG ELBOW
2. 4" GATE VALVE (NORMALLY CLOSED)
3. 8X4 REDUCER
4. 12X8 CROSS-
5. 8" CLASS 150, MOTOR ACTUATED BALL VALVE, VAL-MATIC SERIES 4000 OR EQUIVALENT
6. 8" CHECK VALVE
7. SMOOTH NOSE SAMPLING TAP
8. 8" 90 DEG ELBOW
9. 10 PIPE PENETRATION PIPE FLANGE

NOTES SECTION B-B:

10. 12" 90 DEG ELBOW
11. SMOOTH NOSE SAMPLING TAP
12. 12" CHECK VALVE
13. 12"CLASS 150, MOTOR ACTUATED BALL VALVE, VAL-MATIC SERIES 4000 OR EQUIVALENT
14. 12X6 CROSS
15. 6" CLASS 150, DEZURIK AIR/VAC RELEASE, SINGLE BODY MODEL 150C OR EQUIVALENT. PROVIDE DOWNWARD FACING, SCREENED RELIEF PIPE PER DEQ-1, 8.5.2.
16. 12" GATE VALVE
17. 12" 90 DEG ELBOW

Date
Designed SAJ 2/11/20
Revisions SAJ 11/7/20 ASBUILT 3/30/23

SURVEY PREPARED BY:
WILLIAM BRECKENRIDGE, PLS

SOMERS NEW WATER TANK IMPROVEMENTS
SOMERS WATER & SEWER DISTRICT, MONTANA

VALVE HOUSE - NEW TANK SITE

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406-261-3019

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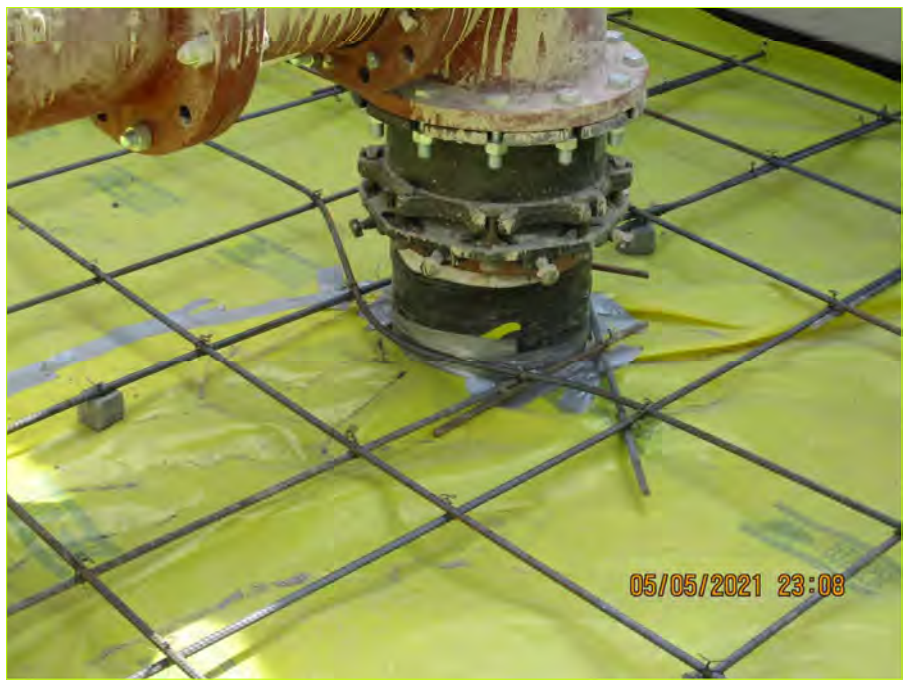

VALVE HOUSE PIPE PENETRATIONS

VALVE HOUSE FOUNDATION DRAIN

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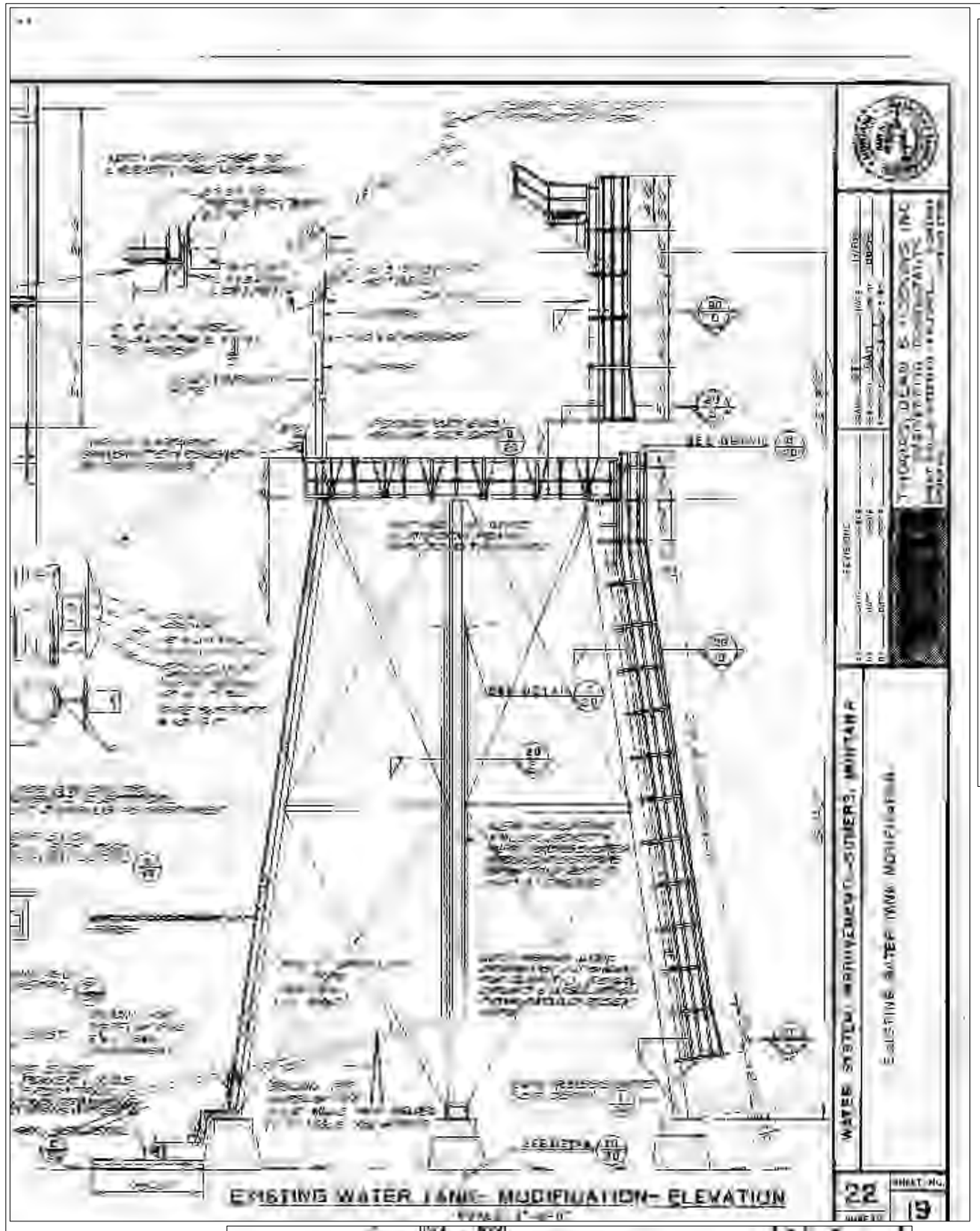
SOMERS NEW WATER TANK IMPROVEMENTS
SOMERS WATER & SEWER DISTRICT, MONTANA

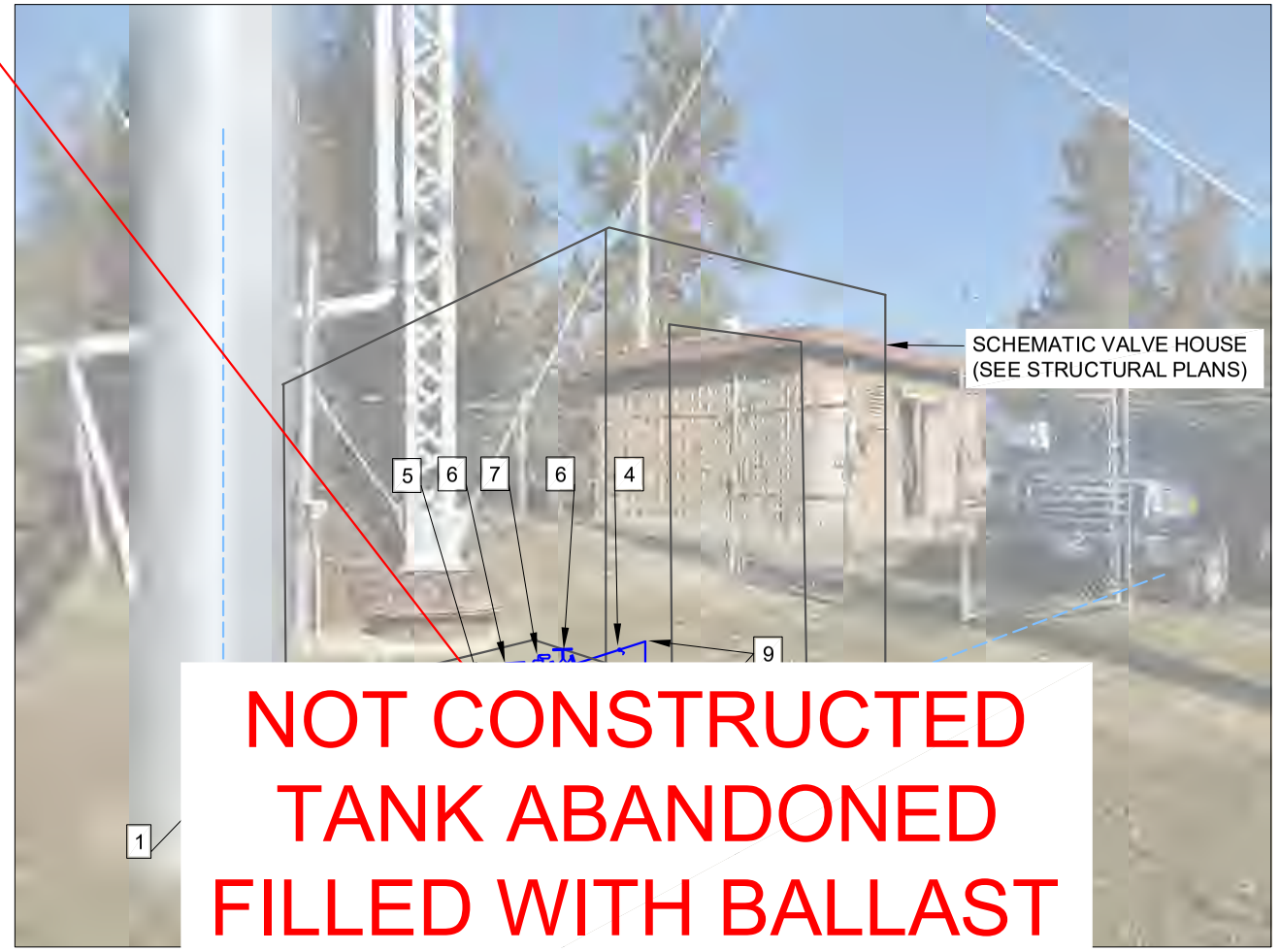
VALVE HOUSE PIPE PENETRATIONS

Date
Designed SAJ 2/11/20
Revisions SAJ 11/7/20 ASBUILT 3/30/23

SURVEY PREPARED BY:
WILLIAM BRECKENRIDGE, PLS



EXISTING TANK RECORD DRAWINGS (no scale)



NOT CONSTRUCTED
TANK ABANDONED
FILLED WITH BALLAST
PER STRUCTURAL
EVALUATION

1. 10" SUPPORTED 90 DEG ELBOW INCLUDING CONCRETE PAD OR OTHER FOUNDATION SUPPORT AS RECOMMENDED BY MANUFACTURER.
2. RE-INSULATE EXPOSED PIPE & FITTINGS WITH EXISTING HEAT TAPE SYSTEM
3. RE-ESTABLISH HEAT TAPE PROTECTION ON NEW & EXISTING EXPOSED PIPES
4. SMOOTH NOSE SAMPLING TAP
5. 10x8 REDUCER
6. 8" GATE VALVES (TWO
7. 8" CLASS 150, MOTOR ACTUATED BALL VALVE, VAL-MATIC SERIES 4000 OR EQUIVALENT
8. BUILDING FLOOR/WALL PENETRATION
9. 8" 90 DEG ELBOWS (TWO)
10. CONNECT TO EXISTING 8" WATER LINE (VERIFY PIPE SIZE, LOCATION & TYPE)
11. DI PIPE & MECHANICAL JOINTS (MEGA LUG OR EQUAL) REQUIRED ON ALL PIPE UNDER & WITHIN 10 FEET OF BUILDING OR TANK FACES

Date
Designed SAJ 2/11/20
Revisions SAJ 11/7/20 ASBUILT 3/30/23

SURVEY PREPARED BY:
WILLIAM BRECKENRIDGE, PLS

SOMERS NEW WATER TANK IMPROVEMENTS
SOMERS WATER & SEWER DISTRICT, MONTANA

EXISTING TANK VALVE HOUSE

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of 10

Appendix H: Audited Financial Statement

SOMERS WATER & SEWER DISTRICT, MONTANA

AUDITED FINANCIAL STATEMENTS

June 30, 2021

JCCS

SOMERS WATER & SEWER DISTRICT, MONTANA
CONTENTS

SOMERS WATER & SEWER DISTRICT, MONTANA
ORGANIZATION
June 30, 2021

DISTRICT TRUSTEES

Jonathan Fetter-Vorm	President
Bob Foley	Trustee
Margery Fox	Trustee
Duane Howell	Trustee
Karen Rhodes	Trustee

DISTRICT OFFICIALS

Andy Loudermilk	Manager/Operator
Kerah Harmon	Secretary

To the District Trustees
Somers County Water & Sewer District, Montana

INDEPENDENT AUDITORS' REPORT

Report on the Financial Statements

We have audited the accompanying financial statements of the business-type activities, each major fund, and the aggregate remaining fund information of the Somers County Water & Sewer District, as of and for the year ended June 30, 2021, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditors' Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to the financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions
In our opinion the financial statements referred to above present fairly, in all material respects, the respective financial position of the business-type activities, each major fund, and the aggregate remaining fund information of the Somers County Water & Sewer District, as of June 30, 2021, and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters
Required Supplementary Information
Accounting principles generally accepted in the United States of America require that the schedules of proportionate share of the net pension liability, and the schedules of contributions and the related notes on pages 28 through 31 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Government Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Management has omitted the Management Discussion and Analysis that accounting principles generally accepted in the United States of America require to be presented to supplement the basic financial statements. Such missing information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for pacing the basic financial statements in an appropriate operational, economic, or historical context. Our opinion on the basic financial statements is not affected by this missing information.

Other Reporting Required by Government Auditing Standards
In accordance with *Government Auditing Standards*, we have also issued our report dated May 27, 2022, on our consideration of the Somers County Water & Sewer District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Somers County Water & Sewer District's internal control over financial reporting and compliance.

Junkermier, Clark, Campanella, Stevens, P.C.

Great Falls, Montana
May 27, 2022

SOMERS WATER & SEWER DISTRICT, MONTANA
STATEMENT OF NET POSITION - PROPRIETARY FUNDS
June 30, 2021

	Water	Sewer	Total
ASSETS			
Current assets			
Cash and cash equivalents	$ 181,352	$ 731,349	$ 912,701
Restricted cash and cash equivalents	20,618	-	20,618
Accounts receivable, net	19,115	18,232	37,347
Advance to other funds - current	-	10,444	10,444
Due from other governments	616,741	-	616,741
	837,826	760,025	1,597,851
Noncurrent assets			
Advances to other funds	-	192,494	192,494
Capital assets - land	146,058	-	146,058
Capital assets - construction in progress	1,620,075	-	1,620,075
Capital assets - depreciable, net	1,017,999	1,071,071	2,089,070
	2,784,132	1,263,565	4,047,697
Total assets	3,621,958	2,023,590	5,645,548
Deferred outflows of resources			
Pension	15,516	15,516	31,032
Total assets and deferred outflows of resources	$ 3,637,474	$ 2,039,106	$ 5,676,580
LIABILITIES			
Current liabilities			
Accounts payable	$ 616,741	$ -	$ 616,741
Accrued payroll	760	1,898	2,658
Refunds payable	173	5	178
Advances payable - current	10,444	-	10,444
Due to other governments	-	3	3
Current portion of long-term capital liabilities	540,000	-	540,000
Total current liabilities	1,168,118	1,906	1,170,024
Noncurrent liabilities			
Advances payable	192,494	-	192,494
Noncurrent portion of long-term capital liabilities	1,081,693	-	1,081,693
Net pension liability	18,868	18,869	37,737
	1,293,055	18,869	1,311,924
Total liabilities	2,461,173	20,775	2,481,948
Deferred inflows of resources			
Pension	540	540	1,080
NET POSITION			
Net investment in capital assets	1,162,439	1,071,071	2,233,510
Restricted for debt covent	20,618	-	20,618
Unrestricted	(7,296)	946,720	939,424
Total net position	1,175,761	2,017,791	3,193,552
Total liabilities, deferred inflows, and net position	$ 3,637,474	$ 2,039,106	$ 5,676,580

See notes to financial statements.

SOMERS WATER & SEWER DISTRICT, MONTANA
STATEMENT OF REVENUES, EXPENSES, AND CHANGE IN FUND NET POSITION - PROPRIETARY FUNDS
June 30, 2021

	Water	Sewer	Total
Operating revenues			
Charges for services	$ 182,156	$ 274,446	$ 456,602
Miscellaneous revenue	22,050	453	22,503
	204,206	274,899	479,105
Operating expenses			
Personal services	64,818	64,809	129,627
Supplies	20,275	14,383	34,658
Purchased services	38,574	97,235	135,809
Fixed charges	3,546	3,126	6,672
Depreciation	57,969	68,423	126,392
	185,182	247,976	433,158
Operating income	19,024	26,923	45,947
Non-operating revenues (expenses)			
Intergovernmental	1,051	1,051	2,102
Investment	1,107	4,236	5,343
Debt service interest expense	(4,023)	(20)	(4,043)
	(1,865)	5,267	3,402
Change in net position	17,159	32,190	49,349
Net position - beginning of year	1,226,478	2,017,072	3,243,550
Restatements	(67,876)	(31,471)	(99,347)
Net position - beginning of year - restated	1,158,602	1,985,601	3,144,203
Net position - end of year	$ 1,175,761	$ 2,017,791	$ 3,193,552

See notes to financial statements.