

AGENDA
REGULAR MEETING OF THE BOARD OF LAND COMMISSIONERS
July 24, 2017, at 9:00 am
Supreme Court Chambers, Joseph P. Mazurek Building
215 North Sanders, 4th floor
Helena, MT

ACTION ITEMS

- 0717-1 **Timber Sales**
 A. Litl Dry Limited Access
 Benefits: Commons Schools
 Location: Park County
 B. School Gulch Limited Access
 Benefits: Commons Schools
 Location: Gallatin County
 C. South Crow Limited Access
 Benefits: Commons Schools
 Location: Lake County
 APPROVED 5-0
- 0717-2 **Cabin and Home Sites: Set Minimum Bid for Sale**
 Benefits: Montana State University, Common Schools, University of Montana, Montana Tech
 Location: Flathead, Missoula, Lewis & Clark, Gallatin, Dawson, Richland Counties
 APPROVED 5-0
- 0717-3 **Land Banking Parcels: Preliminary Approval for Sale**
 A. Dawson County
 Benefits: Common Schools
 Location: Dawson County
 B. McCone County
 Benefits: Common Schools
 Location: McCone County
 APPROVED 5-0
- 0717-4 **Land Banking Parcels: Set Minimum Bid for Sale**
 A. Park County
 Benefits: University of Montana
 Location: Park County
 B. Teton County
 Benefits: Common Schools
 Location: Teton County
 APPROVED 5-0
- 0717-5 **Land Banking Acquisitions: Preliminary Approval for Purchase**
 A. Angela Farm
 Benefits: TBD
 Location: Rosebud County
 B. Stillwater Lazy-Swift
 Benefits: TBD
 Location: Flathead County
 APPROVED 5-0

0717-6 Easements

Benefits: Commons Schools, Montana Tech, Public Buildings, Public Land Trust, School for Deaf & Blind

Location: Beaverhead, Deer Lodge, Granite, Jefferson, Lewis & Clark, Lincoln, Madison, Missoula, Powell, Ravalli, Richland, Silver Bow, Teton, Toole Counties

APPROVED 5-0

PUBLIC COMMENT

0717-1

Timber Sales

- A. Litl Dry Limited Access
- B. School Gulch Limited Access
- C. South Crow Limited Access

**Land Board Agenda Item
July 24, 2017**

0717-1A Timber Sale: Litl Dry Limited Access

**Location: Park County
Section 36, T02S, R10E**

Trust Benefits: Common Schools

Trust Revenue: \$18,889 (negotiated rate for Limited Access Sale)

Item Summary

Location: The Litl Dry Limited Access Timber Sale is located approximately 6.5 miles southeast of Livingston, Montana.

Size and Scope: The sale includes 1 harvest unit (21 acres) of tractor logging.

Volume: The estimated harvest volume is 1,300 tons (200 MBF) of sawlogs.

Estimated Return: The negotiated sawlog rate is \$14.53 per ton which would generate approximately \$18,889 for the Common School trust and approximately \$1,430 in Forest Improvement fees.

Prescription: This sale has a harvest prescription of seed tree treatment that will improve the health, vigor, and productivity of the forest stands and encourage regeneration to move stands toward the Department of Natural Resources and Conservation's (DNRC) desired future conditions. Timber harvest will remove Douglas-fir, subalpine fir, and lodgepole pine.

Road Construction/Maintenance: DNRC is proposing 905 feet of new temporary road construction and 1.8 miles of road maintenance.

Access: Access has been obtained by the proponent via Temporary Road Use Agreement with the landowners who control existing access roads to this isolated state parcel.

Public Comments: One external comment was received. The Park County Environmental Council was concerned the access road on state land would not be fully rehabilitated. Internal and external issues and concerns were incorporated into project planning and design.

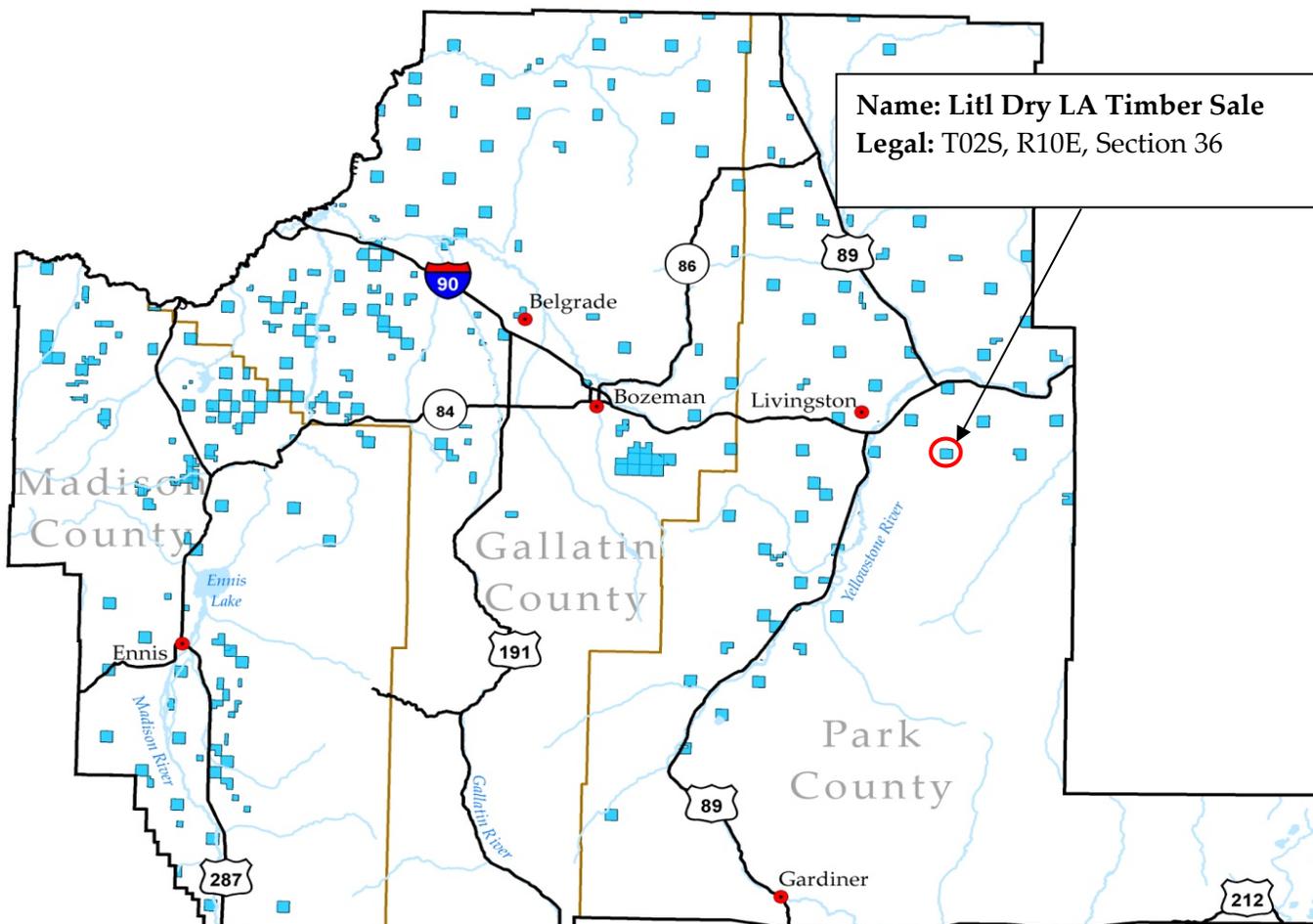
DNRC Recommendation

The director recommends approval of the Litl Dry Limited Access Timber Sale.

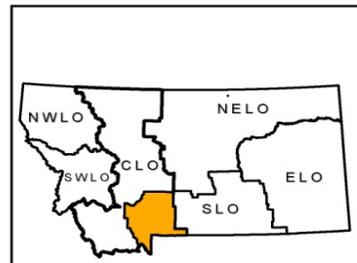
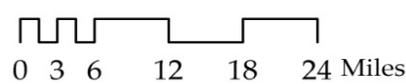
Litl Dry Limited Access Timber Sale Vicinity Map BOZEMAN UNIT



Name: Litl Dry LA Timber Sale
Legal: T02S, R10E, Section 36

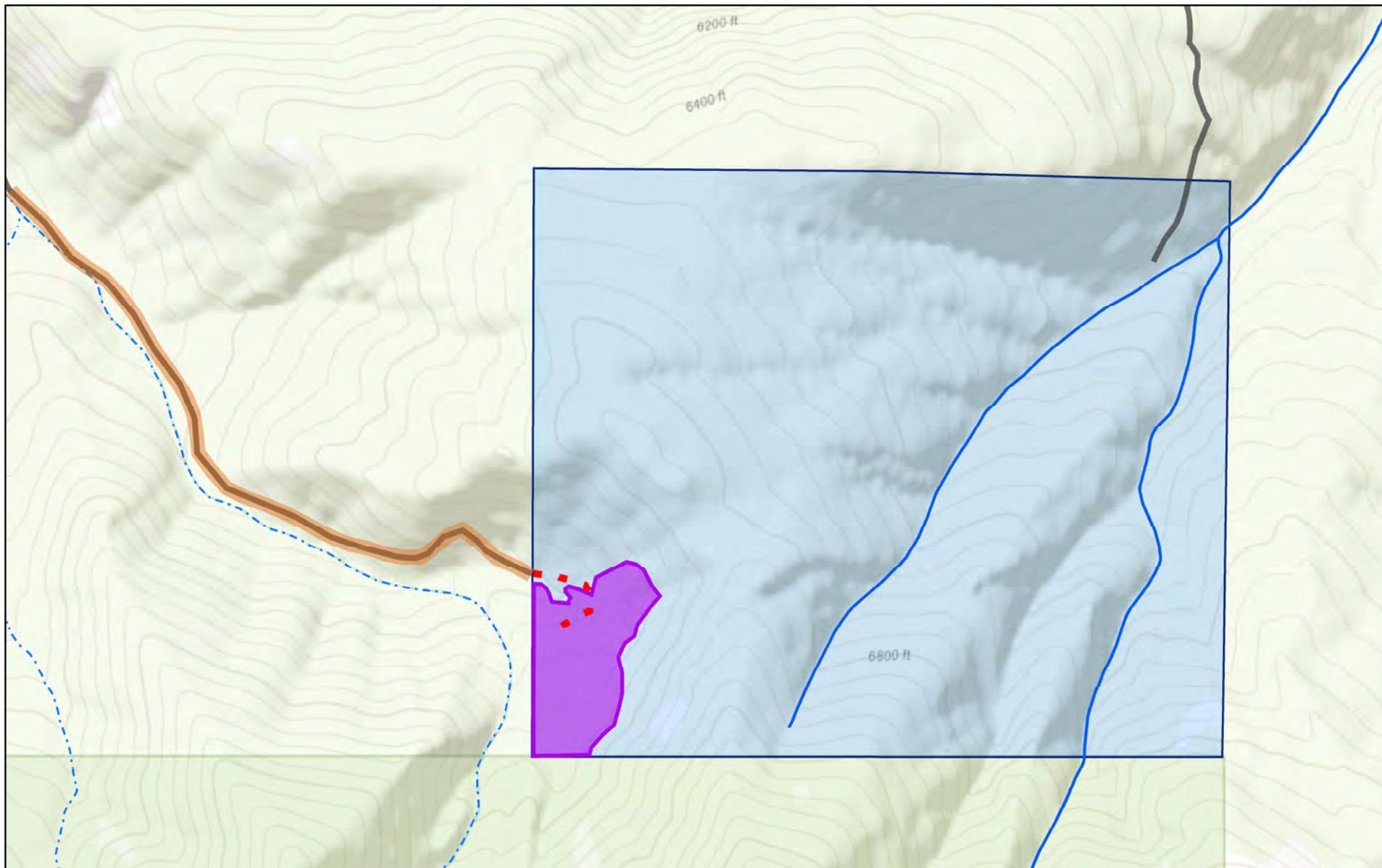


- Towns
- Major Roads
- Rivers
- Water Bodies
- County Border
- State Trust Land

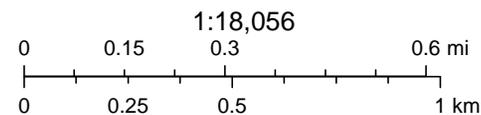


Produced by Montana Department of Natural Resources and Conservation 2013
Datum: NAD 1983 Montana State Plane

Litl Dry Limited Access Timber Sale Harvest Unit and Haul Route Map 0717-1A



- | | | | |
|--|----------------|---|------------------------|
|  | Existing Road |  | Perennial Stream |
|  | New Road |  | Intermittent Stream |
|  | Temporary Road |  | Proposed Harvest Units |
|  | Haul Route |  | DNRC Surface Tracts |



Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey,

Created 7/10/17

**Land Board Agenda Item
July 24, 2017**

0717-1B Timber Sale: School Gulch Limited Access

**Location: Gallatin County
Section 16, T1S, R7E**

Trust Benefits: Common Schools

Trust Revenue: \$58,788 (negotiated rate for Limited Access Sale)

Item Summary

Location: The School Gulch Limited Access Timber Sale is located approximately 11 miles northeast of Bozeman, Montana.

Size and Scope: The sale includes 7 harvest units (243 acres) of tractor logging.

Volume: The estimated harvest volume is 6,532 tons (975 MBF) of sawlogs.

Estimated Return: The negotiated sawlog rate is \$9.00 per ton which would generate approximately \$58,788 for the Common School trust and approximately \$6,990 in Forest Improvement fees.

Prescription: This sale has a harvest prescription of group shelterwood and seed tree treatments that will improve the health, vigor, and productivity of the forest stands and encourage regeneration to move stands toward the Department of Natural Resource and Conservation's (DNRC) desired future conditions. Timber harvest will remove Douglas-fir.

Road Construction/Maintenance: DNRC is proposing 0.9 miles of road reconstruction, 1.8 miles of new restricted road construction, and 3.3 miles of road maintenance.

Access: Access has been obtained by the proponent via Temporary Road Use Agreement with the landowner who controls existing access roads to this isolated state parcel.

Public Comments: Ten comments were received from adjacent landowners and special interest groups. Primary concerns were viewshed, elk and wildlife habitat, public access, economics, loss of property values, over harvesting, DNRC policies, additional traffic, old growth, roads, cumulative effects, noxious weeds, soils, water quality, fish habitat, and slash disposal. The project leader responded to comments and resource concerns were analyzed in the Environmental Assessment. Internal and external issues and concerns were incorporated into project planning and design.

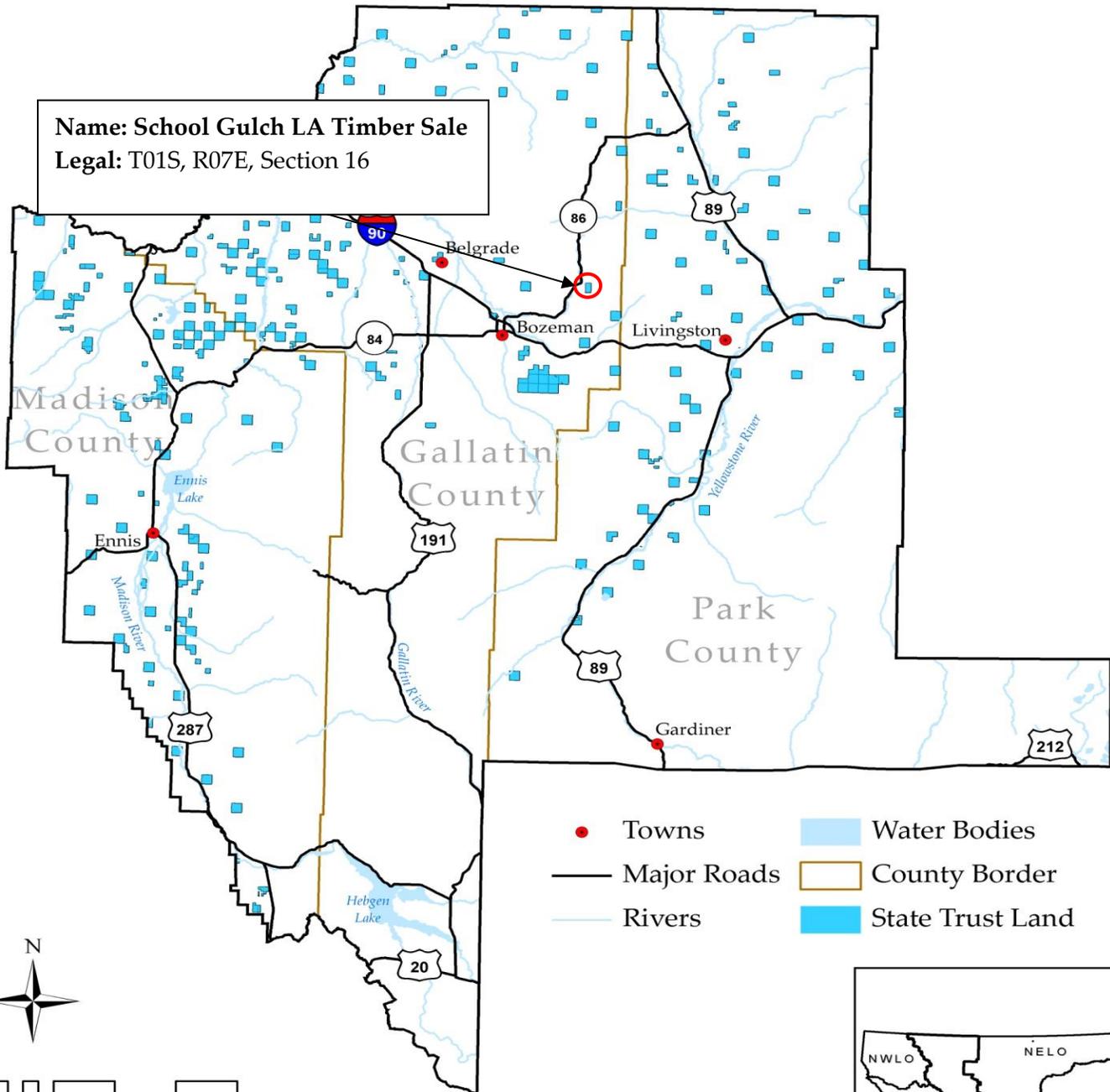
DNRC Recommendation

The director recommends approval of the School Gulch Limited Access Timber Sale.

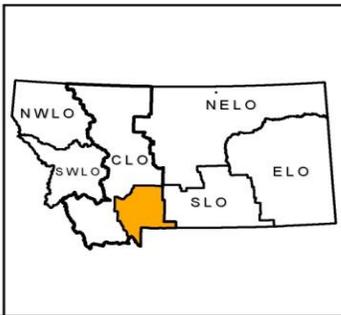
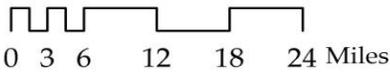
School Gulch Limited Access Timber Sale Vicinity Map BOZEMAN UNIT



Name: School Gulch LA Timber Sale
Legal: T01S, R07E, Section 16

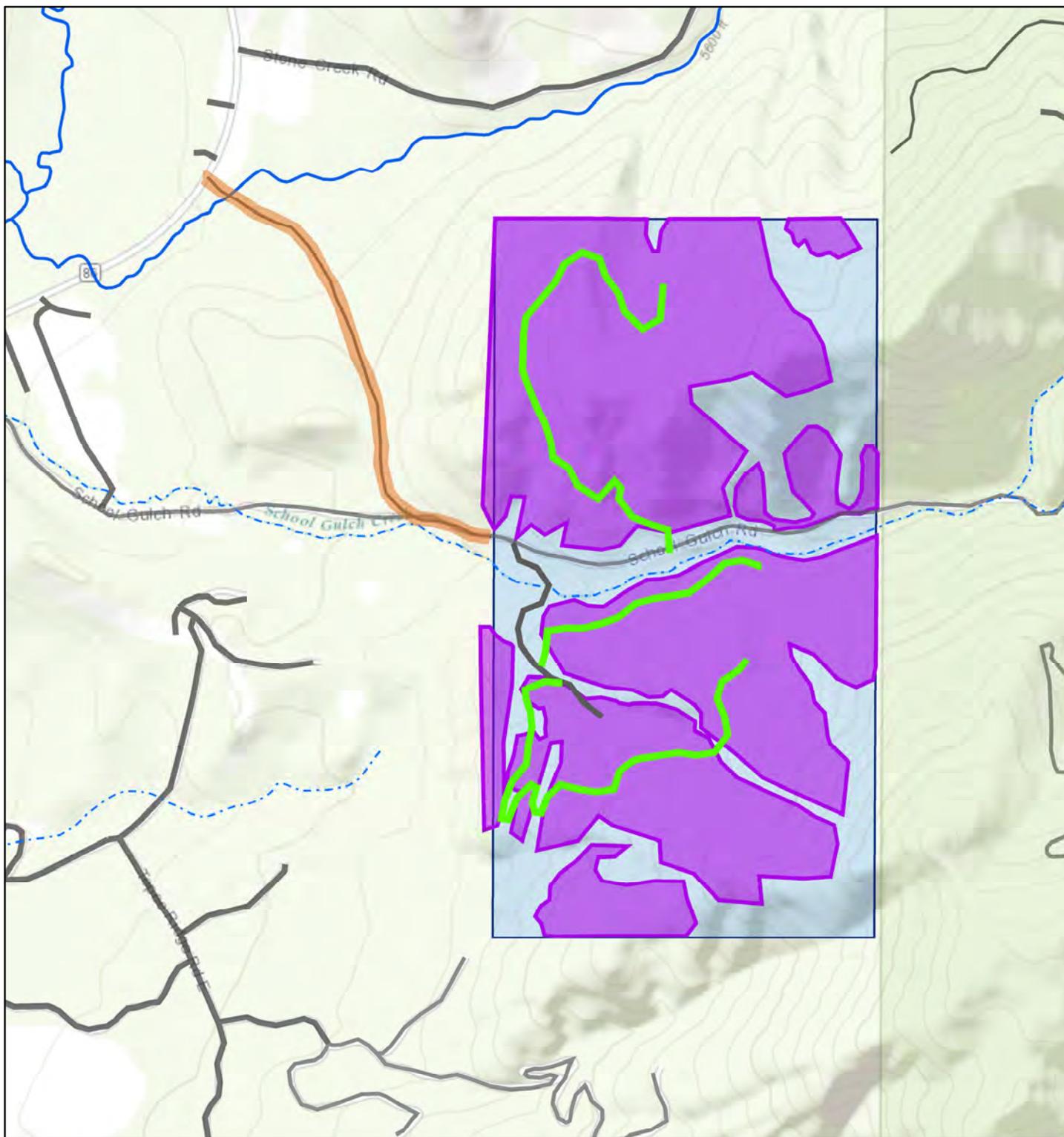


- Towns
- Major Roads
- Rivers
- Water Bodies
- County Border
- State Trust Land

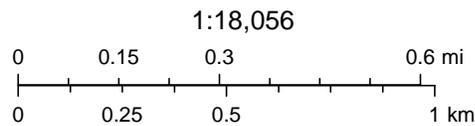


Produced by Montana Department of Natural Resources and Conservation 2013
Datum: NAD 1983 Montana State Plane

School Gulch Limited Access Timber Sale Harvest Unit and Haul Route Map



- Existing Road
- New Road
- Temporary Road
- Haul Route
- Perennial Stream
- Intermittent Stream
- Proposed Harvest Units
- DNRC Surface Tracts



Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

**Land Board Agenda Item
July 24, 2017**

0717-1C Timber Sale: South Crow Limited Access

Location: Lake County
Section 16, T20N, R19W

Trust Benefits: Common Schools

Trust Revenue: \$306,592 (negotiated rate for Limited Access Sale)

Item Summary

Location: The South Crow Limited Access Timber Sale is located approximately 3 miles southeast of Ronan, MT.

Size and Scope: The sale includes 3 harvest units (193 acres) of tractor logging.

Volume: The estimated volume is 11,792 tons (2 MMBF) of sawlogs.

Estimated Return: The negotiated sawlog rate is \$26.00 per ton which will generate approximately \$306,800 for the Common School trust and approximately \$48,819 dollars in Forest Improvement fees.

Prescription: This sale has a harvest prescription of commercial thinning treatment across all harvest units. This treatment will focus on the harvest of insect and disease infested trees and overstocked areas to promote the Department of Natural Resources and Conservation's (DNRC) desired future conditions. Timber harvest will remove ponderosa pine, western larch, and Douglas-fir.

Road Construction/Maintenance: DNRC is proposing 3.1 miles of road maintenance and 0.3 miles of new road construction. Two temporary bridges will also be installed over existing bridges.

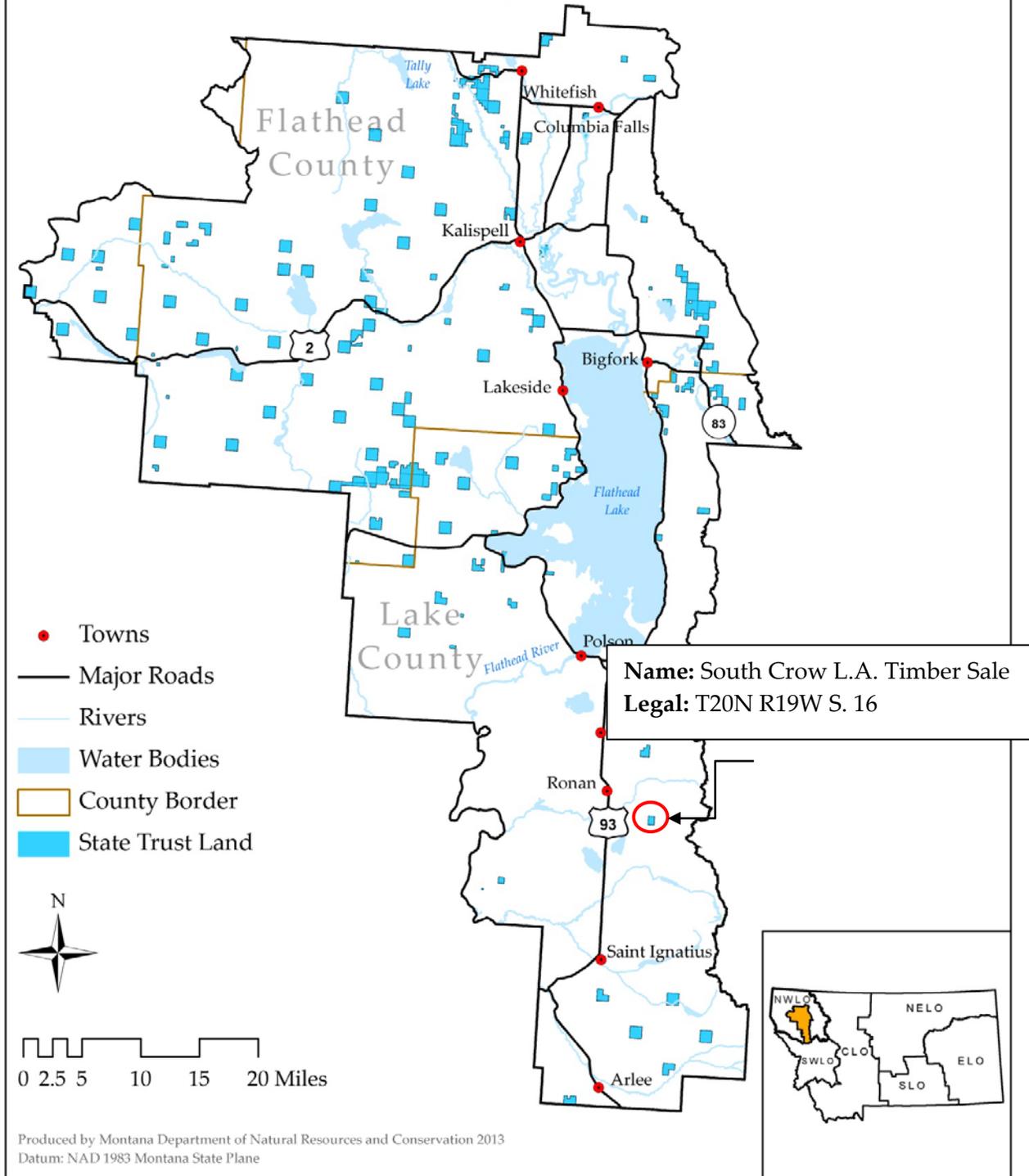
Access: Access has been obtained by the proponent via Temporary Right-of-Way Agreement with the landowner who controls existing access roads to this isolated state parcel.

Public Comments: Six comments were received. Tribal Historic Preservation Offices from the Northern Cheyenne Tribe, Confederated Salish and Kootenai Tribes (CSKT), and Chippewa Cree Tribe expressed concerns that there may be cultural resources in the area. The CSKT Roads Program and Hydrology Program expressed resource protection concerns. CSKT and DNRC hydrologists were consulted in project layout and design. The CSKT Roads Program was consulted and approved the transportation plan for this project. Internal and external concerns were incorporated into project planning and design.

DNRC Recommendation

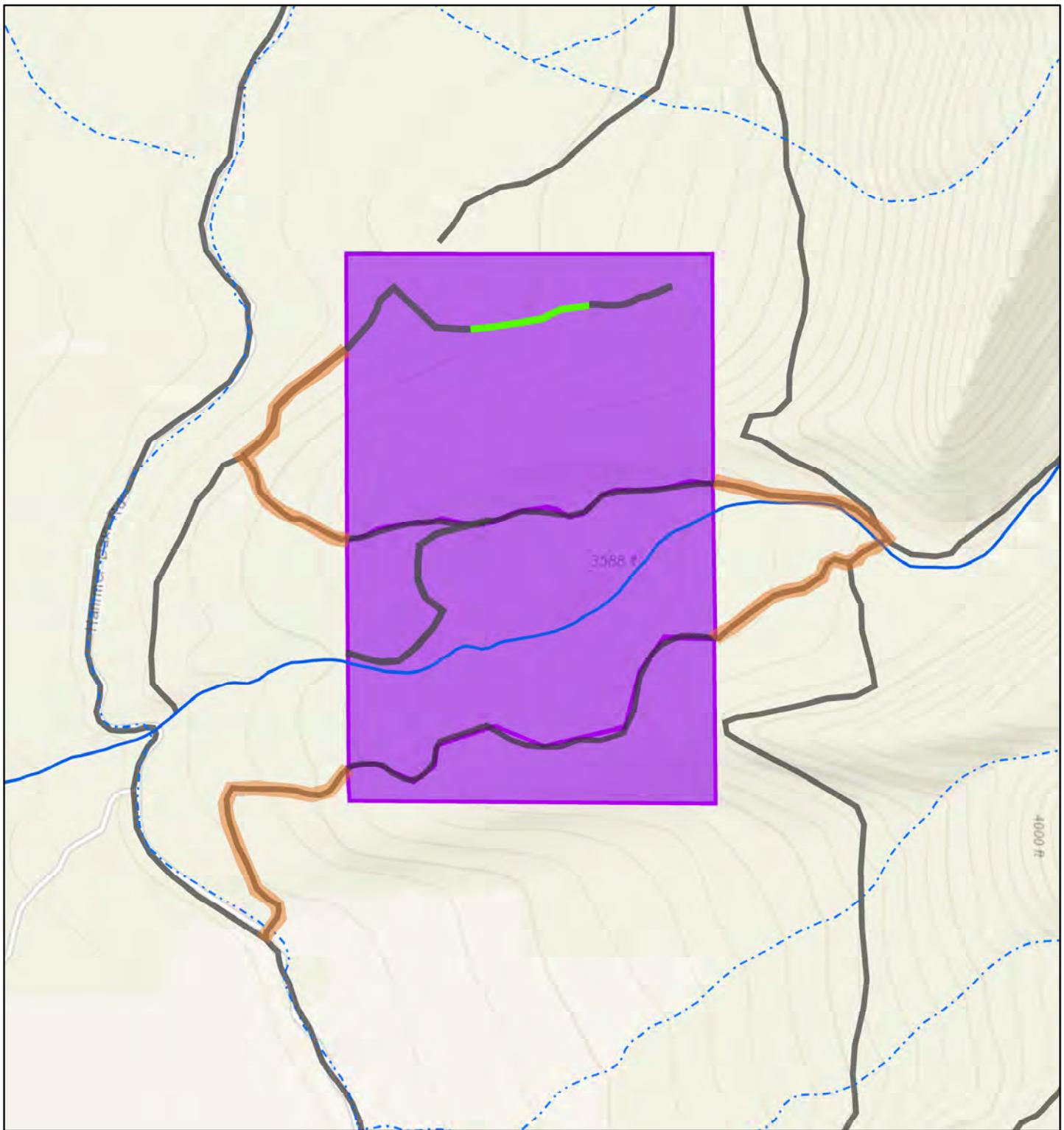
The director recommends approval of the South Crow Limited Access Timber Sale.

South Crow Limited Access Timber Sale Vicinity Map KALISPELL UNIT

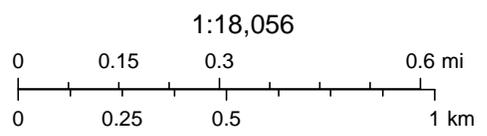


Produced by Montana Department of Natural Resources and Conservation 2013
Datum: NAD 1983 Montana State Plane

South Crow Timber Sale Harvest Unit and Haul Route Map



- Existing Road
- New Road
- Temporary Road
- Haul Route
- Perennial Stream
- Intermittent Stream
- Proposed Harvest Units
- DNRC Surface Tracts



Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

0717-2

Cabin and Home Sites:
Set Minimum Bid for Sale

**Land Board Agenda Item
July 24, 2017**

0717-2 Cabin and Home Sites: Set Minimum Bid for Sale

**Location: Flathead, Missoula, Lewis & Clark, Gallatin, Dawson,
Richland Counties**

**Trust Benefits: Montana Tech, Montana State University 2nd, University of
Montana, Common Schools**

Trust Revenue: \$1,481,678

Item Summary

The Department of Natural Resources and Conservation (DNRC) is requesting to set the minimum bid on 18 cabin sites nominated for sale on Echo Lake in Flathead County, Placid Lake in Missoula County, Lincoln Flats in Lewis & Clark County, and parcels in Gallatin, Dawson, and Richland Counties. These sales were nominated by the lessees in conjunction with the Cabin and Home Site Sale Program.

Sale #	# of Acres	Legal	Nominator	Trust
848	2.111	Lots 1 & 2, Echo Lake, T27N-R19W, Sec. 5 Flathead County	Bradley & Debbie Nay	Montana Tech
852	1.352	Lot 9, Lincoln Flats, T14N-R8W, Sec. 16 Lewis & Clark County	Harold Rapley	Common Schools
853	1.46	Lot 11, Lincoln Flats, T14N-R8W, Sec. 16 Lewis & Clark County	Clifford Schmutzler	Common Schools
855	1.00	Lot 28, Lincoln Flats, T14N- R8W, Sec. 16 Lewis & Clark County	Bret & Sandra Bandt	Common Schools
856	1.00	Lot 26, Lincoln Flats, T14N-R8W, Sec. 16 Lewis & Clark County	Roger & Julee Kranz	Common Schools
857	1.385	Lot 2, Lincoln Flats, T14N-R8W, Sec. 16 Lewis & Clark County	Barbara Davies	Common Schools
858	1.00	Lot 12, Lincoln Flats, T14N-R8W, Sec. 16 Lewis & Clark County	Larry Sheppard	Common Schools
859	1.587	Lot 8, Lincoln Flats, T14N-R8W, Sec. 16 Lewis & Clark County	Wayne & Rachael Sherrill	Common Schools
860	1.066	Lot 29, Lincoln Flats, T14N-R8W, Sec. 16 Lewis & Clark County	Russell Fuller & Taz Harvey	Common Schools

861	1.731	Lot 6, Lincoln Flats, T14N-R8W, Sec. 16 Lewis & Clark County	Linda Hamilton	Common Schools
862	1.112	Lot 27, Lincoln Flats, T14N-R8W, Sec. 16 Lewis & Clark County	Ray & Kylie Pancich	Common Schools
863	1.01	Lot 21, Lincoln Flats, T14N-R8W, Sec. 16 Lewis & Clark County	Lisa & Jim Reynolds	Common Schools
898	1.719	Lot 5, Lincoln Flats, T14N-R8W, Sec. 16 Lewis & Clark County	Gene & Shirley Smith	Common Schools
899	1.003	Lot 51, Lincoln Flats, T14N-R8W, Sec. 16 Lewis & Clark County	Nanette & Morris Wheatley	Common Schools
866	1.001	Lot 5, Placid Lake, T16N-R15W, Sec. 28 Missoula County	Jeffrey L. & Kathleen B. Cunniff Living Trust	Montana State University
867	5.00	An un-surveyed tract in NW4NW4NE4, T1S-R4E, Sec. 8 Gallatin County	Paul Bunn	University of Montana
869	6.35	An un-surveyed tract in NW4NW4SE4, T21N-R55E, Sec. 34 Dawson County	Marcelle M. Warden	Common Schools
870	22.93	An un-surveyed tract in S2S2SE4NW4_ SW4SW4NE4_ W2NW4SE4_NE4SW4, T24N-R54E, Sec. 36 Richland County	Vera Roberts	Common Schools

All parcels are currently leased as cabin/home sites and produce an average income for residential leases statewide.

Each parcel will be sold with the access that is provided to the current lessee under their lease agreement.

Economic Analysis

Short term – The average rates of return are as follows:

Sale #	Rate of Return						
848	2.72%	857	8.89%	862	8.45%	870	1.38%
852	8.45%	858	8.45%	863	7.86%	898	8.89%
853	8.45%	859	8.23%	866	2.1%	899	7.82%
855	8.29%	860	7.89%	867	1.57%		
856	8.45%	861	8.54%	869	0.82%		

Long term – The funds from the sale of these parcels would be combined with other sale funds to purchase replacement lands through the department’s Land Banking program.

Lands purchased are required to have an equal or greater rate of return than the combined lands that generated the sale funds used for the purchase. To date, the average annual rate of return on acquisitions has been 2.72% on acquisitions with income generated from annual lease payments.

Cultural/Paleontological Resources

A Class I level of cultural resource inventory was conducted for the proposed sale. Home sites typically contain numerous structures and the ground surfaces within most home sites have been variously disturbed over the course of many years of occupation and development. This sale will have no effect on state-owned heritage properties.

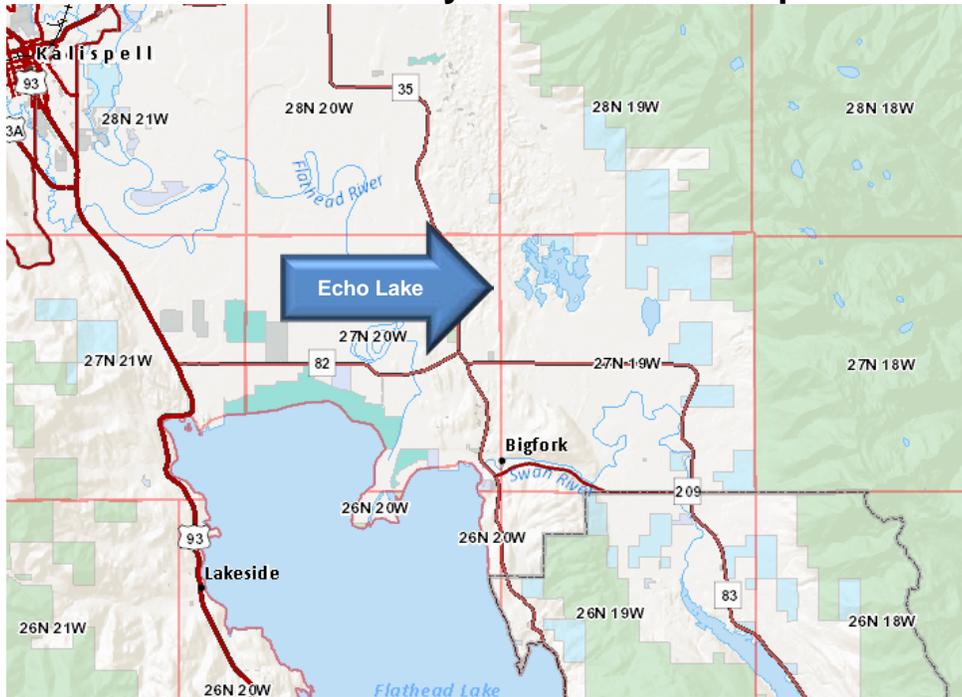
Appraised Values

Sale #	Appraised Value of the Land	Appraised Value of Improvements
848	\$520,000	\$155,000
852	\$20,000	\$78,000
853	\$20,000	\$87,000
855	\$20,000	\$98,000
856	\$20,000	\$85,000
857	\$19,000	\$84,000
858	\$20,000	\$66,000
859	\$20,000	\$121,000
860	\$20,000	\$111,000
861	\$20,000	\$154,000
862	\$20,000	\$103,000
863	\$20,000	\$68,000
898	\$19,000	\$120,000
899	\$20,000	\$113,000
866	\$380,000	\$192,000
867	\$221,228	\$138,772
869	\$22,225	\$68,546
870	\$80,225	\$252,896

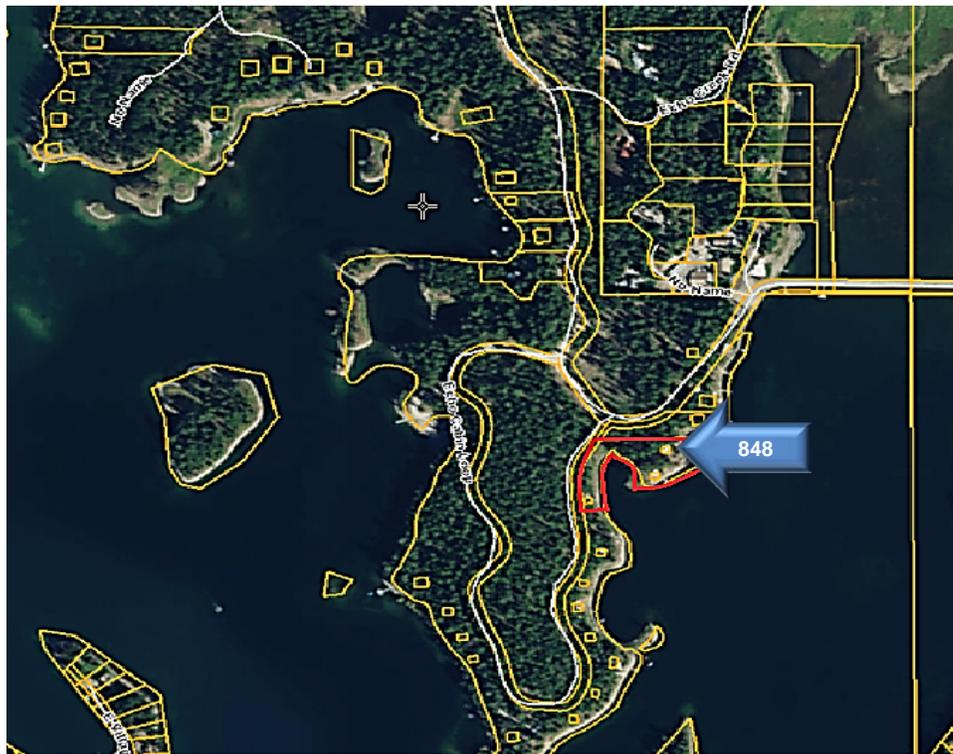
DNRC Recommendation

The director recommends the Land Board set the minimum bids for the cabin and home site lots at the appraised value of land and the maximum value of compensation for the improvements as shown above.

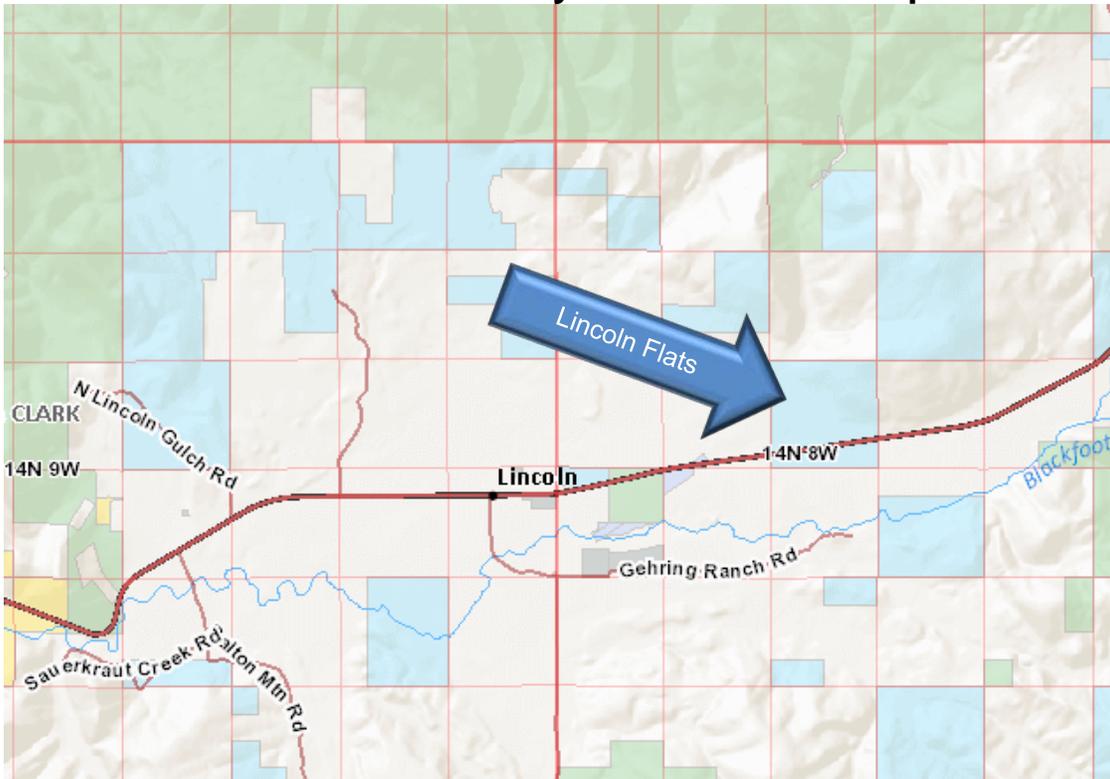
Flathead County Sale Location Map



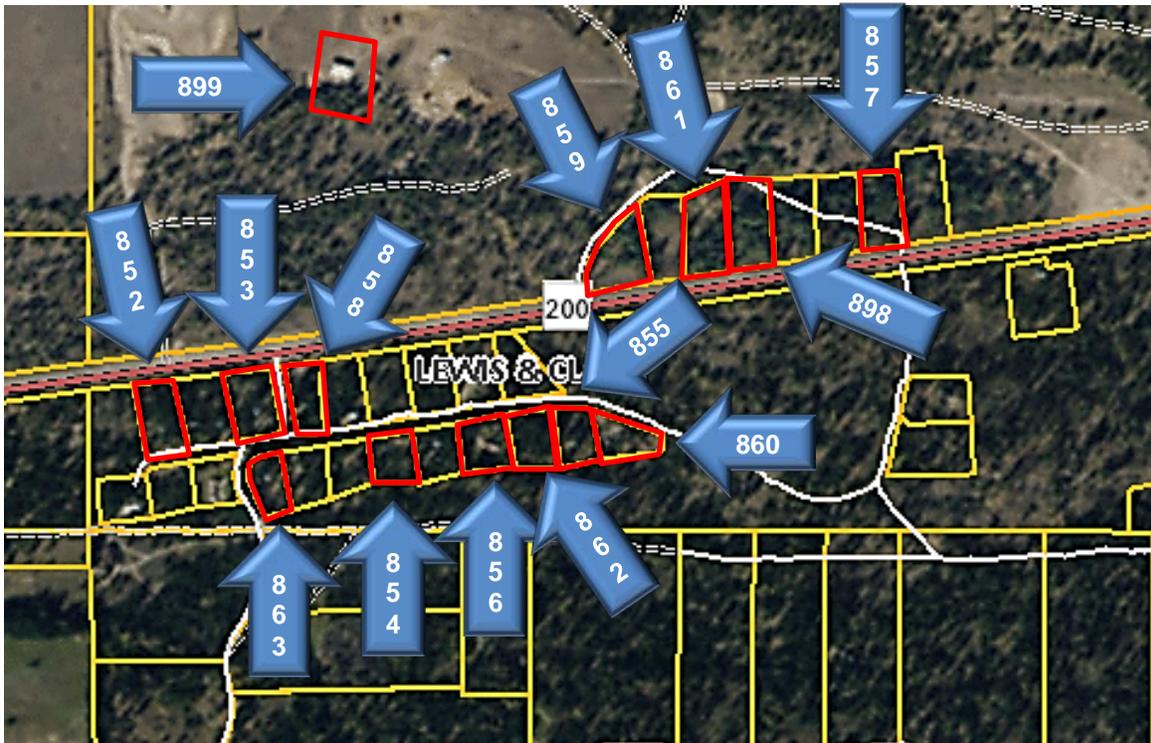
Echo Lake Sale



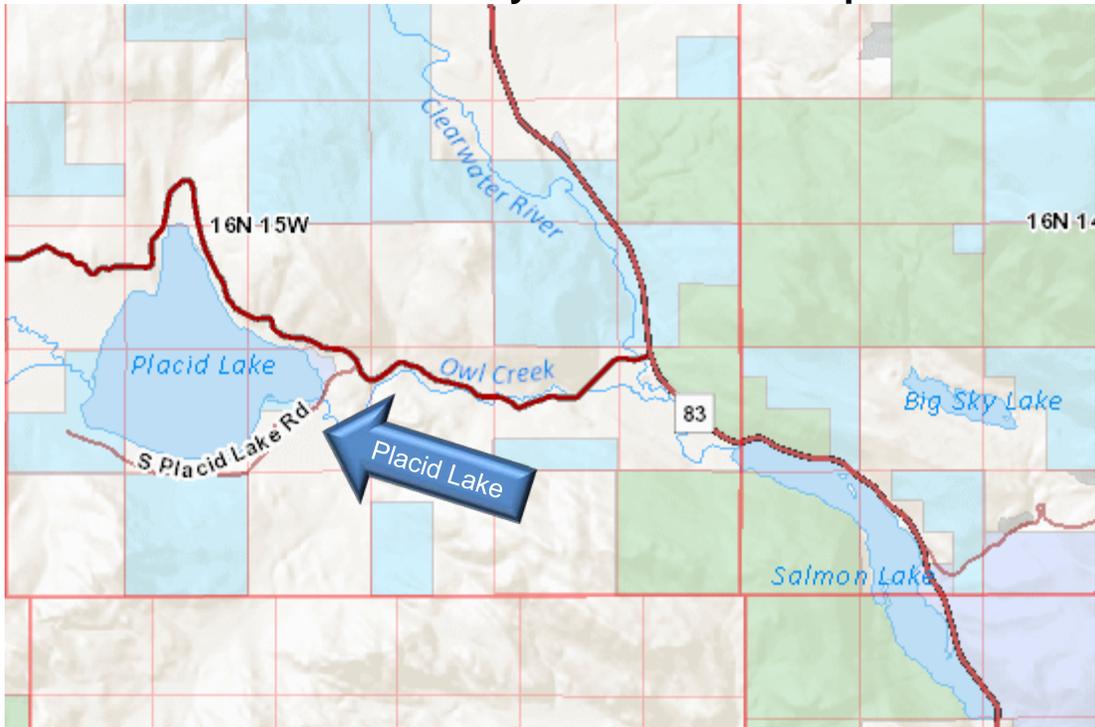
Lewis & Clark County Sales Location Map



Lincoln Flats Sales



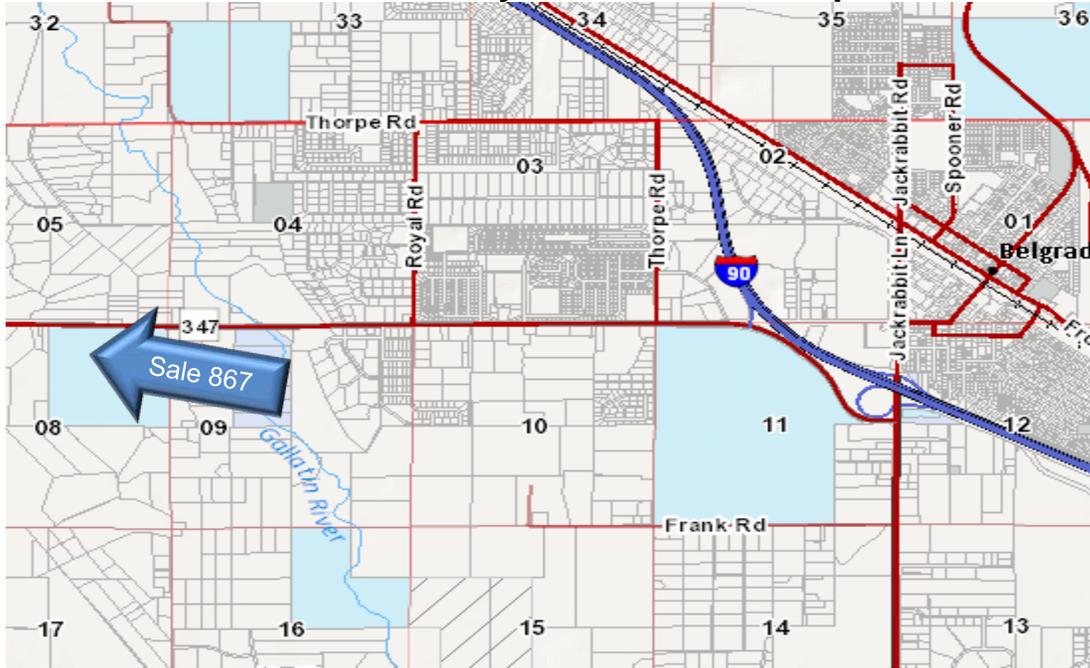
Missoula County Sale Location Map



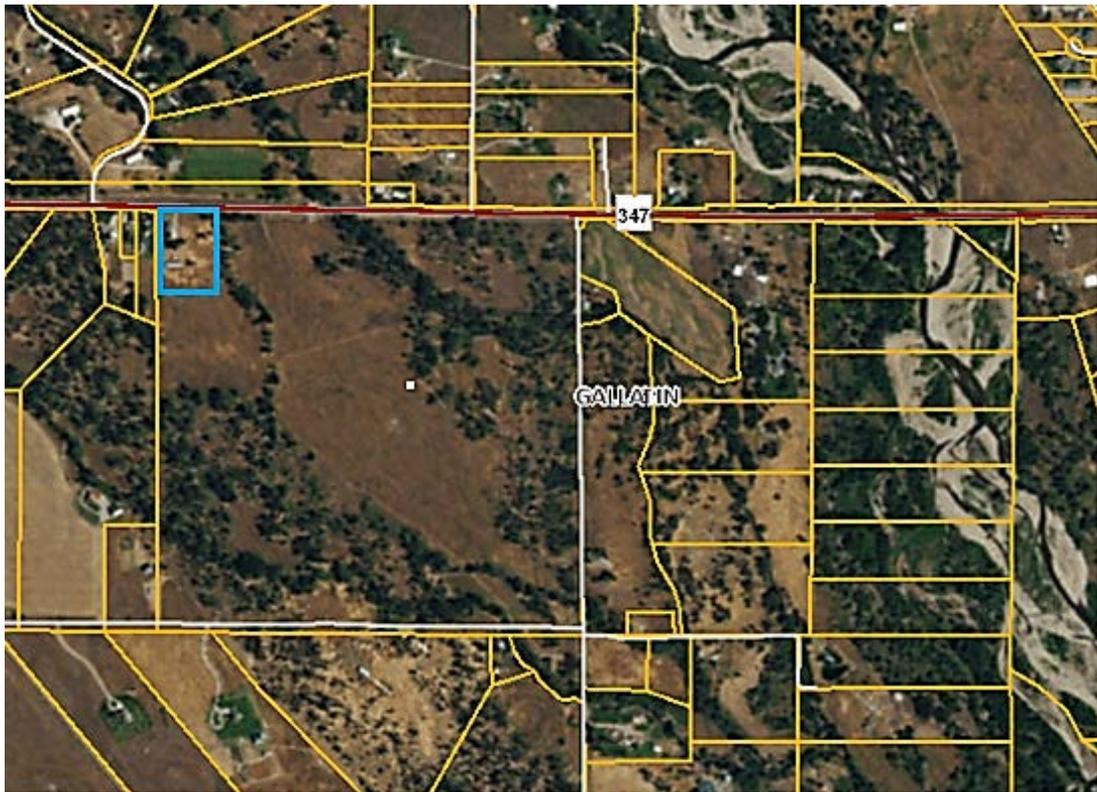
Placid Lake Sale



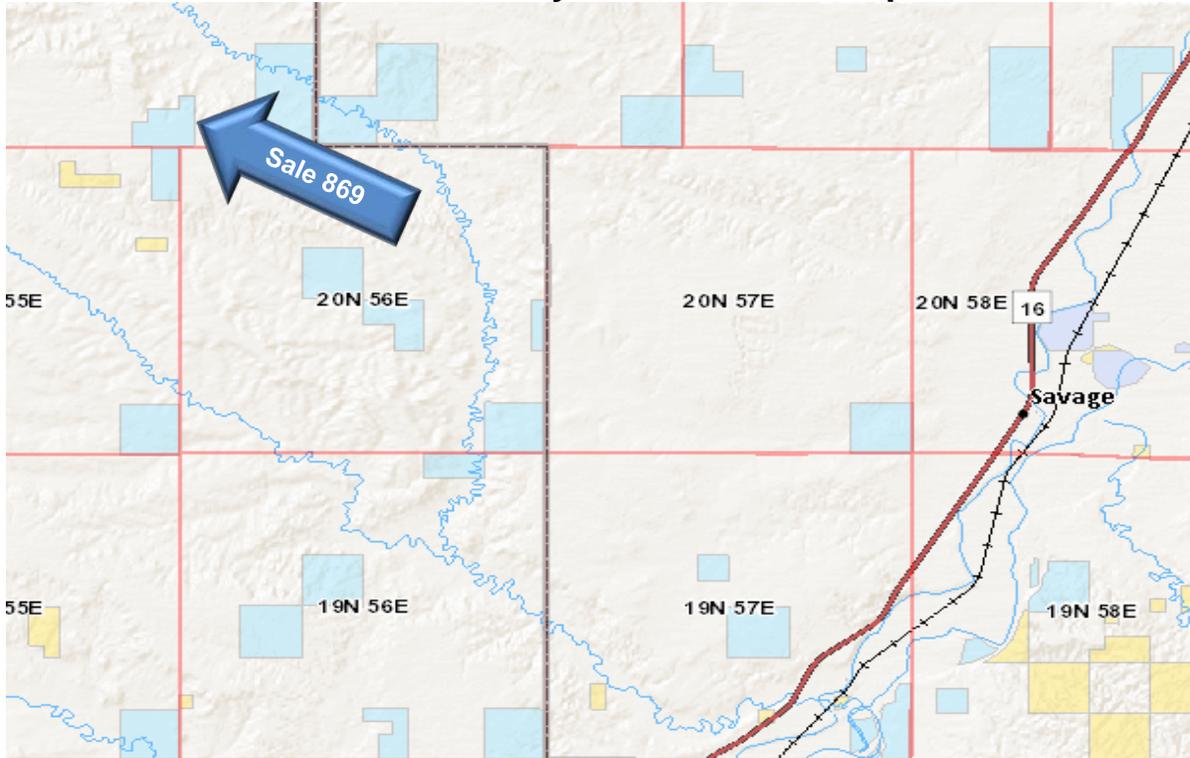
Gallatin County Sale Location Map



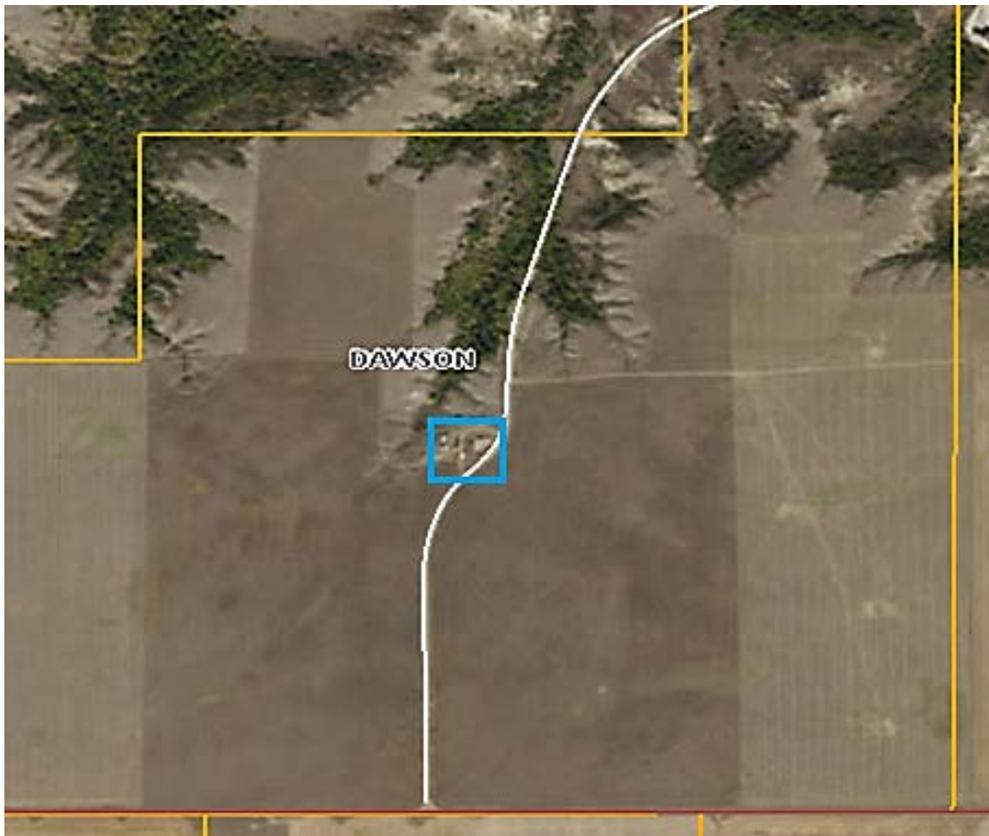
Sale # 867



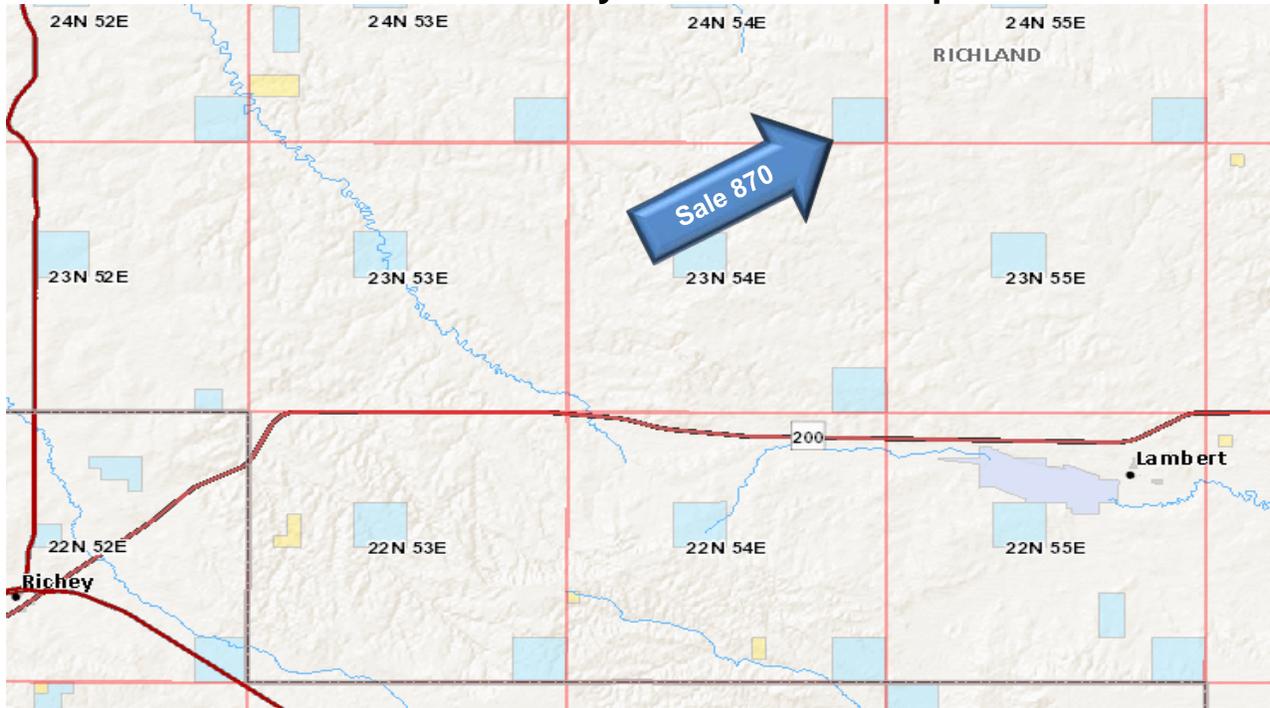
Dawson County Sale Location Map



Sale # 869



Richland County Sale Location Map



Sale # 870



0717-3

Land Banking Parcels: Preliminary Approval for Sale

- A. Dawson County
- B. McCone County

**Land Board Agenda Item
July 24, 2017**

0717-3A Land Banking Parcel: Preliminary Approval for Sale

Location: Dawson County

Trust Benefits: Common Schools

Trust Revenue: appraisal to be completed after preliminary approval

Item Summary

The Department of Natural Resources and Conservation (DNRC) is requesting preliminary approval to sell one parcel totaling approximately 320 acres nominated for sale in Dawson County. The sale was nominated by the lessee and is located approximately 15 miles southwest of Glendive, Montana.

Sale #	# of Acres	Legal	Nominator	Trust
613	320±	S½ T14N-R54E Sec. 36	Tim & Laurie Gibbs	Common Schools

The sale parcel has been used primarily for livestock grazing purposes. The parcel has lower than average productivity for grazing land statewide.

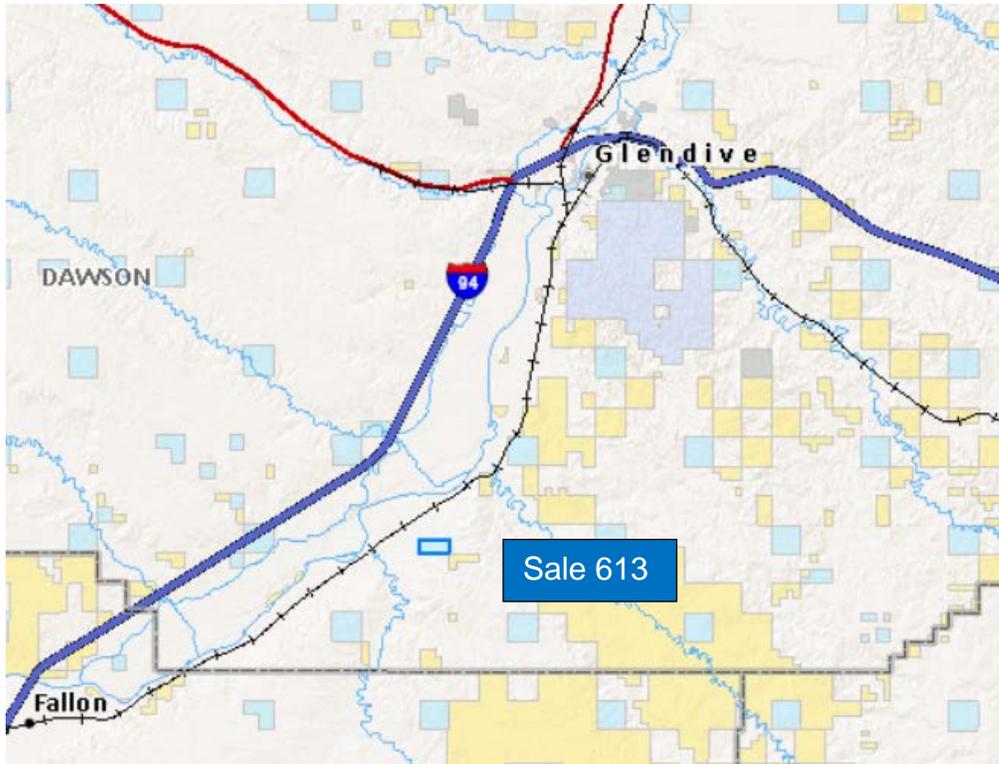
The sale parcel is not legally accessible by the public.

No potentially negative issues were identified through the MEPA process regarding the sale of this parcel.

DNRC Recommendation

The director recommends the Land Board give preliminary approval to sell this parcel.

Dawson County Sale Location Map



Sale #613

S $\frac{1}{2}$

Section 31, T13N-R54E



**Land Board Agenda Item
July 24, 2017**

0717-3B Land Banking Parcel: Preliminary Approval for Sale

Location: McCone County

Trust Benefits: Common Schools

Trust Revenue: appraisal to be completed after preliminary approval

Item Summary

The Department of Natural Resources and Conservation (DNRC) is requesting preliminary approval to sell one parcel totaling approximately 240 acres nominated for sale in McCone County. The sale was nominated by the lessee and is located approximately 10 miles southeast of Wolf Point, Montana.

Sale #	# of Acres	Legal	Nominator	Trust
245	240±	SW¼, W½SE¼ T26N-R48E Sec. 35	Mary Dillon	Common Schools

The sale parcel has been used primarily for livestock grazing purposes. The parcel has average productivity for grazing land statewide.

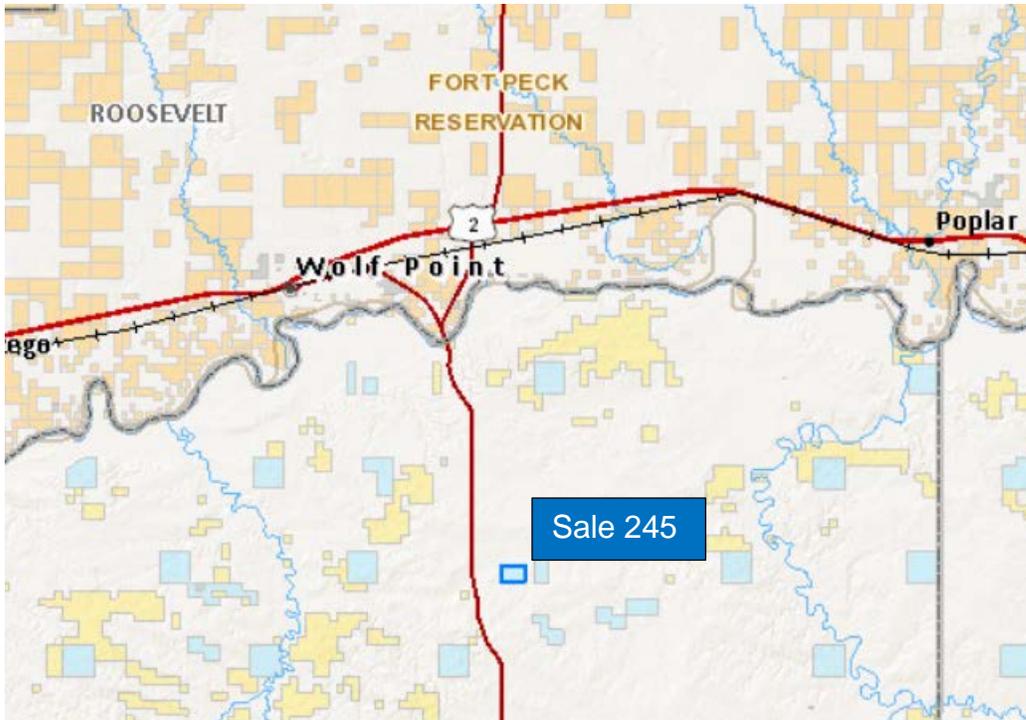
The sale parcel is not legally accessible by the public.

No potentially negative issues were identified through the MEPA process regarding the sale of this parcel.

DNRC Recommendation

The director recommends that the Board give preliminary approval to sell this parcel.

McCone County Sale Location Map



Sale #245
SW¼, W½SE¼
T26N-R48E Sec. 35



0717-4

Land Banking Parcels: Set Minimum Bid for Sale

- A. Park County
- B. Teton County

**Land Board Agenda Item
July 24, 2017**

0717-4A Land Banking Parcel: Set Minimum Bid for Sale

Location: Park County

Trust Benefits: University of Montana

Trust Revenue: \$85,000

Item Summary

The Department of Natural Resources and Conservation (DNRC) is requesting to set the minimum bid to sell one parcel totaling approximately 7.6 acres nominated for sale in Park County. The sale was nominated by DNRC and is located approximately 12 miles south of Livingston.

Sale #	# of Acres	Legal	Nominator	Trust
770	7.6±	an un-surveyed tract in the E½SE¼NE¼ T4S-R9E, Sec 32	DNRC	University of Montana

The sale parcel is used primarily for livestock grazing purposes. The parcel has lower than average productivity for grazing land statewide.

The sale parcel is legally accessible by the public via US Highway 89. However, recreational use is limited by the quality of access, the small size of the parcel and the appearance that the parcel is privately owned because it is fenced in common with the adjacent private land posted with no trespassing signs.

No potentially negative issues were identified through the MEPA process regarding the sale of these parcels.

Economic Analysis

Short term – The average rate of return on the sale parcel is 0.03%. This parcel would continue to receive this return if it remains in state ownership.

Long-term – The funds from the sale of these parcels would be combined with other sale funds to purchase replacement lands through the department's Land Banking program. Lands purchased are required to have an equal or greater rate of return than the combined lands that generated the sale funds used for the purchase. To date, the average annual rate of return on acquisitions has been 2.72% on acquisitions with income generated from annual lease payments.

Cultural/Paleontological Resources

The state parcel proposed for sale was inventoried to Class III standards for cultural and paleontological resources. No cultural or paleontological resources were identified. A formal report of findings has been prepared and filed with the Montana State Historic Preservation Office per the requirements of the Montana State Antiquities Act.

Background

In June 2016, the Land Board granted preliminary approval for this parcel to continue through the Land Banking sale evaluation process.

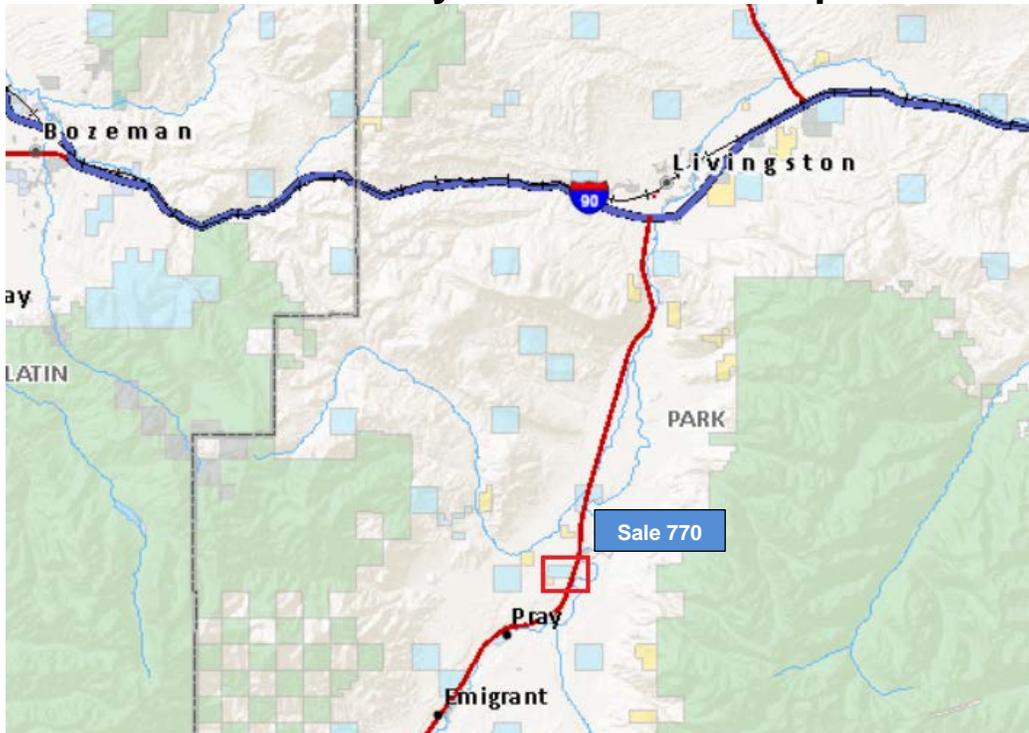
Appraised Value

Sale #	Appraised Value with Access	Recommended Minimum Bid
770	\$85,000	\$85,000

DNRC Recommendation

The director recommends the Land Board set the minimum bid for the parcel at the amount shown above.

Park County Sale Location Map



Sale #770
an un-surveyed tract in the E $\frac{1}{2}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$
Section 32, T4S-R9E



**Land Board Agenda Item
July 24, 2017**

0717-4B Land Banking Parcel: Set Minimum Bid For sale

Location: Teton County

Trust Benefits: Common Schools

Trust Revenue: \$89,000

Item Summary

The Department of Natural Resources and Conservation (DNRC) is requesting to set the minimum bid to sell two parcels totaling approximately 282.08 acres nominated for sale in Teton County. The sales were nominated by the lessee and are located approximately 21 miles northwest of Choteau, Montana.

Sale #	# of Acres	Legal	Nominator	Trust
772	120±	NW¼SW¼, S½SW¼ T27N-R7W, Sec 35	Rockport Colony	Common Schools
773	42.08±	Government Lot 2 T26N-R7W, Sec 2	Rockport Colony	Common Schools

Sale parcel 772 is used primarily for livestock grazing purposes. The parcel has lower than average productivity for grazing land statewide.

Sale parcel 773 includes approximately 9.2 acres of agricultural land and 32.88 acres of grazing land. The parcel has lower than average productivity for agricultural and grazing lands statewide.

Sale parcel 772 is legally accessible by the public. However, overall recreational value is low because the site is adjacent to Rockport Colony's calving barn.

Sale parcel 773 is not legally accessible by the public.

No potentially negative issues were identified through the MEPA process regarding the sale of these parcels.

Economic Analysis

Short term – The average rate of return on the sale parcel 772 is 1.32% and for sale parcel 773 is 0.58% These parcels would continue to receive this return if it remains in state ownership.

Long-term – The funds from the sale of these parcels would be combined with other sale funds to purchase replacement lands through the department's Land Banking program. Lands purchased are required to have an equal or greater rate of return than the combined lands that generated the sale funds used for the purchase. To date, the average annual rate of return on acquisitions has been 2.72% on acquisitions with income generated from annual lease payments.

Cultural/Paleontological Resources

The state parcel proposed for sale was inventoried to Class III standards for cultural and paleontological resources. No cultural or paleontological resources were identified. A formal report of findings has been prepared and filed with the Montana State Historic Preservation Office per the requirements of the Montana State Antiquities Act.

Background

In May 2016, the Land Board granted preliminary approval for these parcels to continue through the Land Banking sale evaluation process.

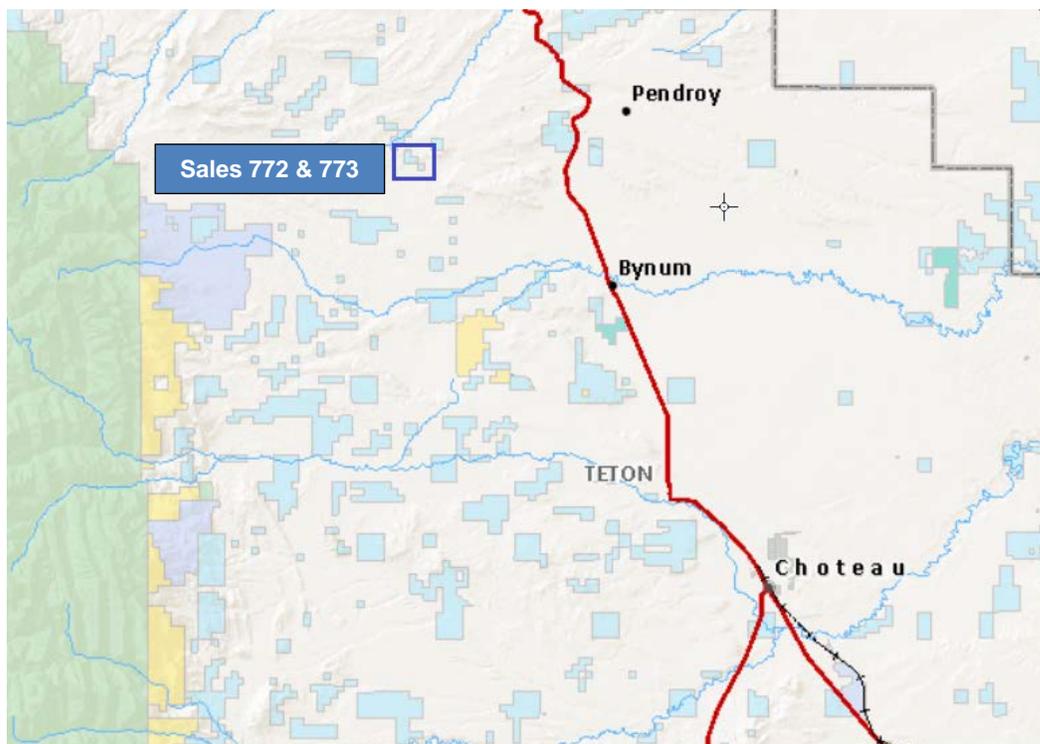
Appraised Value

Sale #	Appraised Value with Access	Recommended Minimum Bid
772	\$66,000	\$66,000
773	\$23,000	\$23,000

DNRC Recommendation

The director recommends the Land Board set the minimum bid for the parcels at the amount shown above.

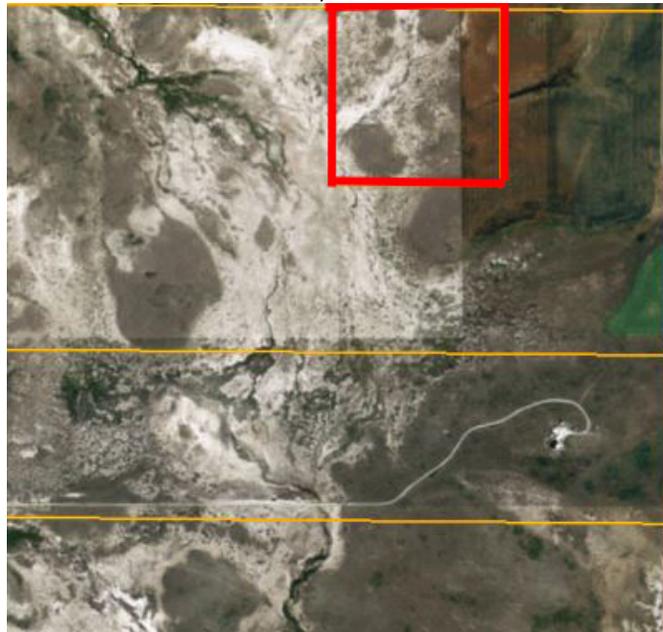
Teton County Sale Location Map



Sale #772
NW $\frac{1}{4}$ SW $\frac{1}{4}$, S $\frac{1}{2}$ SW $\frac{1}{4}$
Section 35, T27N-R7W



Sale #773
Lot 2
Section 2, T26N-R7W



0717-5

Land Banking Acquisitions: Preliminary Approval for Purchase

- A. Angela Farm
- B. Stillwater Lazy-Swift

**Land Board Agenda Item
July 24, 2017**

0717-5A Land Banking Acquisition: Preliminary Approval for Purchase – Angela Farm

Location: Rosebud County

Trust Benefits: TBD

Trust Revenue: N/A

Item Summary

The Department of Natural Resources and Conservation (DNRC) has identified a potential land acquisition of 23,949 acres known as the “Angela Farm” parcel available for sale in Rosebud County.

Proposed Acquisition

These acres include approximately 14,996 acres of dryland agricultural land, 1,300 acres of dryland hay, and 7,653 acres of dryland grazing. The property is for sale for \$15,975,664.

Selection Considerations

DNRC has conducted a review of this tract nominated for acquisition per Administrative Rule 36.25.813 (3).

Access: The property is accessible from Highway 59, Angela Road North and Angela Road South, both county roads.

Revenue: The estimated annual income from the parcel is \$480,000 per year. Income estimates were based on average rate for competitively bid state land leases in Rosebud County. The predicted annual rate of return over a 20 year period is estimated at 3.00%. The dryland agricultural land is typically planted with wheat with a mix of winter wheat, spring wheat, with a summer fallow rotation. Grazing land has above-average stocking rates.

Multiple Uses: The parcel has a variety of natural resource uses including dry land crop and grazing lands. The property also offers wildlife habitat, hunting (big game and upland game birds), and other recreational opportunities. The proposed acquisition adjoins an existing 1,920 acres of trust land and would provide access to two previously inaccessible tracts.

Location: The property is located approximately 30 miles north of Miles City, Montana in Rosebud County.

Cooperation: DNRC will contact FWP Region 7 staff and the Rosebud County Board of County Commissioners to discuss the proposed acquisition prior to the Land Board meeting.

Steps in this process include securing a purchase agreement contingent upon findings of the due diligence as per Land Banking rule ARM 36.25.813 through 815. Due diligence includes a detailed inventory report of the property, appraisal, Phase 1 hazardous materials study, an in-depth financial analysis, and a survey, if needed, followed by final Land Board approval.

DNRC Recommendation

The director recommends preliminary approval of the Angela Farm for further consideration for acquisition.

Angela Farm

Rosebud County, Estimated Price: \$15,975,664

Location: 30 miles North of Miles City, MT in Rosebud County

Acreage: 23,949± deeded acres (14,996± acres Dryland Crop, 1,300 acres dryland hay and 7,653± acres Grazing)

Crop Land: 14,996± acres of dryland crop land. A majority of the acres are planted with spring/winter wheat. Other rotational crops of corn, barley, peas and chickpeas have been planted in the past

Carrying Capacity: There are 7,653± grazing acres currently available.

Stockwater: There are numerous water rights for wells, springs, and other surface water sources that supply both domestic and stockwater needs on the property.

Irrigation: None

Timber: None

Fencing: The entire ranch perimeter is fenced. In addition, there is some interior fencing associated with the grazing lands. The fencing appears to be in good condition.

Improvements: The property has a 2011 model modular home along with 300K bushel capacity grain storage bins.

County/Taxes: \$40,783 in 2015

Precipitation: 10-14 inch precipitation zone

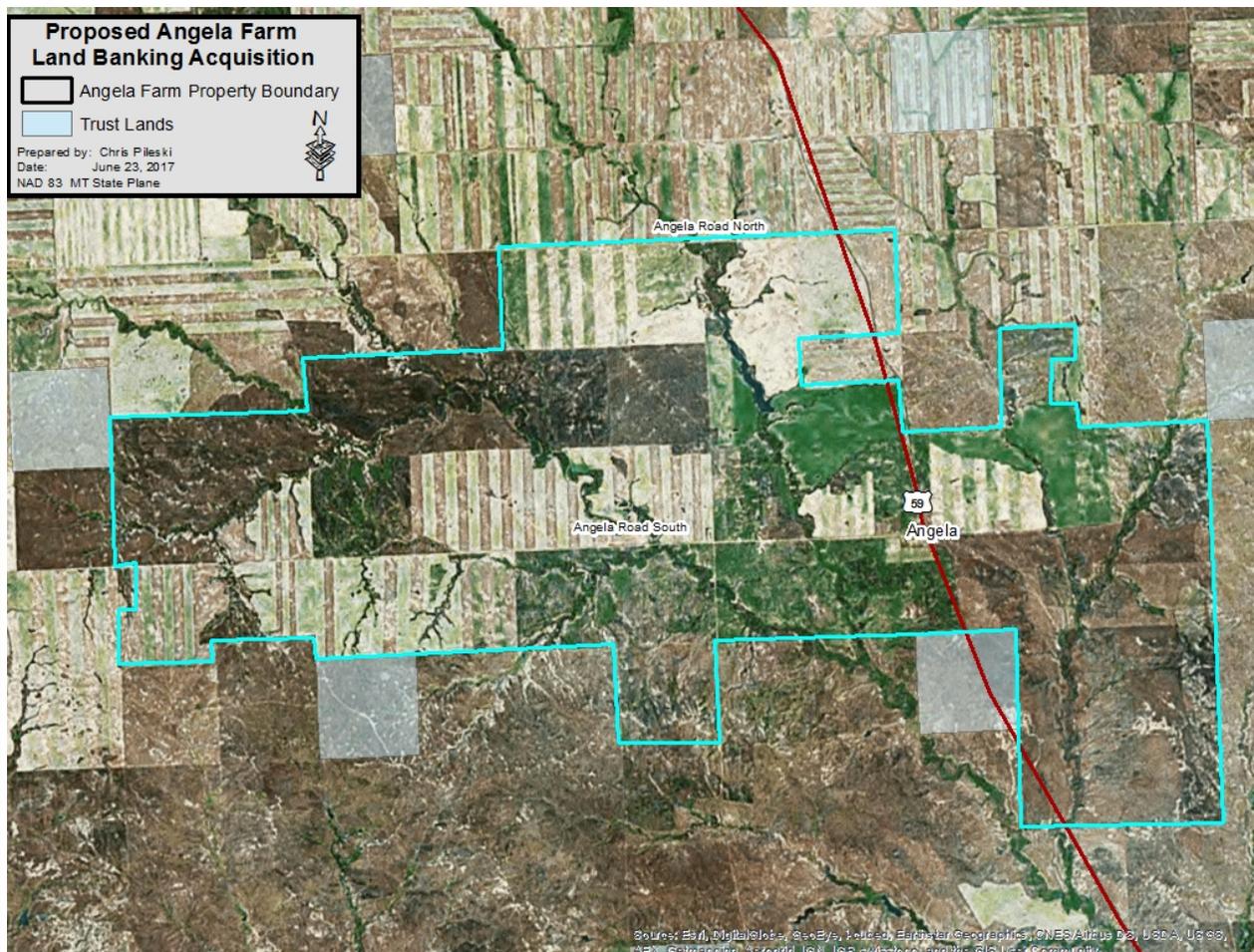


Angela Farm

Comments: The 23,949± acre Angela Farm presents an opportunity to purchase a productive, predominantly dryland agricultural property in northern Rosebud County. The proposed acquisition would also provide access to two previously inaccessible parcels of State Trust lands totaling 1,280 acres. These previously inaccessible tracts along with another accessible State Trust Land parcel would create a 25,869± acre block of legally accessible trust land, accessible by two county roads and Highway 59. The property supports antelope, deer, waterfowl and upland game bird hunting opportunities, as well as hiking and bird watching.

Revenue projections for agriculture and grazing lease estimate annual revenue to the Trust beneficiary of \$480,000. The dryland agricultural land is mainly planted in wheat with a mix of winter wheat, spring wheat and summer fallow rotation. The projected revenue would result in a rate of return of 3.00%. The sellers are not interested in leasing back the land and it is expected that the state would put the parcels out for bid for a new lessee. There are other viable and similar farming operations in the immediate vicinity of the property which should ensure competitive bidding potential for those agricultural leases.

This area is a productive dryland agricultural area and would provide additional income diversity for the Trust beneficiary.



**Land Board Agenda Item
July 24, 2017**

0717-5B Land Banking Acquisition: Preliminary Approval for Purchase – Stillwater Lazy-Swift

Location: Flathead County

Trust Benefits: TBD

Trust Revenue: N/A

Item Summary

The Department of Natural Resources and Conservation (DNRC) has identified a potential land acquisition of 13,398 acres of forestland known as the “Stillwater Lazy-Swift”. This property has become available to the state through an option agreement held between Weyerhaeuser and the Trust for Public Lands. The property is the surrounded by the Stillwater State Forest in Flathead County.

Proposed Acquisition

There are several partners involved in this strategic acquisition: Trust for Public Lands (TPL), Montana Fish, Wildlife & Parks (FWP), USFS, USFWS, DNRC, and BPA are all collaborating to fund, purchase, and block-up the Stillwater State Forest. The property is located approximately 12 miles northwest of Whitefish. This is some of the most productive forestland in Montana and will provide future sustainable timber management opportunities for the state’s forest management program and area mill sustainability. Approximately \$30 million of public and private funding will go toward the conservation easements held by FWP and BPA. DNRC is evaluating this purchase at approximately \$5 million, which includes a donation from BPA to the state of 3,180 acres known as the Swift Creek Block.

Selection Considerations

DNRC has conducted a review of this tract nominated for acquisition per Administrative Rule 36.25.813 (3).

Access: The property is accessible with existing roads: Upper Whitefish Road (a high standard road accessing the north half and northwest portion), Lower Whitefish Road (a medium standard road accessing the entire east half), and the Lupfer Loop Road (a medium standard road accessing the south half of the block). The state will exchange permanent easement for all lawful purposes with Weyerhaeuser to be finalized upon the sale of this property to TPL.

Revenue: The annual rate of return, over a 60-year period, is estimated at between 2.6%-4.4%.

Multiple Uses: This property is very important for year-around public access and recreation. The Stillwater State Forest area holds exceptional and diverse wildlife habitat essential to multiple species such as grizzly bear, lynx, bull trout, and westslope cutthroat trout. It is a unique opportunity for state ownership and for future public recreation.

Location: The property is located approximately 12 miles northwest of the City of Whitefish and 2 miles east of the Town of Olney, MT

Cooperation: DNRC has worked cooperatively with Weyerhaeuser, Trust for Public Lands, Montana Fish, Wildlife & Parks, USFS, US Fish and Wildlife Service, and BPA to evaluate the proposed acquisition. Both DNRC and FWP have held public hearings on the access road agreements and proposed Conservation Easements. Public acceptance has been very favorable and supportive of this regionally significant property being placed into the state ownership as a working forest with emphasis on conservation and recreation.

Steps in this process include:

- TPL completes acquisition from Weyerhaeuser with FWP and BPA conservation easements to be placed on the lands at closing.
- DNRC secures a purchase agreement with TPL contingent upon findings of the due diligence and conservation easement review as per Land Banking ARM 36.25.813 through 815. Due diligence includes a detailed inventory report of the property, appraisal, Phase 1 hazardous materials study, along with an in-depth financial analysis, followed by final Land Board approval.

DNRC Recommendation

The director recommends preliminary approval of the Stillwater Lazy-Swift property for further consideration for acquisition.

Stillwater Lazy-Swift

Flathead County, Estimated Price \$5,000,000

Location: This is a large block of land consisting of 21 sections located approximately 12 miles northwest of Whitefish, MT in Flathead County.

Acreage: 13,398 deeded acres of timberland

Forest Products:

*Current standing Volume: ~13 MMBF

*Annual Sustainable Yield: 1.73 MMBF

*Standing Volume Estimate @ 35 years: 64.0 MMBF (Lazy Block – 49.66, Swift Block – 14.37)

Estimated 35 year rate of return is 2.6%



Access: The state has completed an Easement Exchange Agreement with specific all lawful road easements with Weyerhaeuser to be finalized upon the sale of the property to Trust for Public Lands.

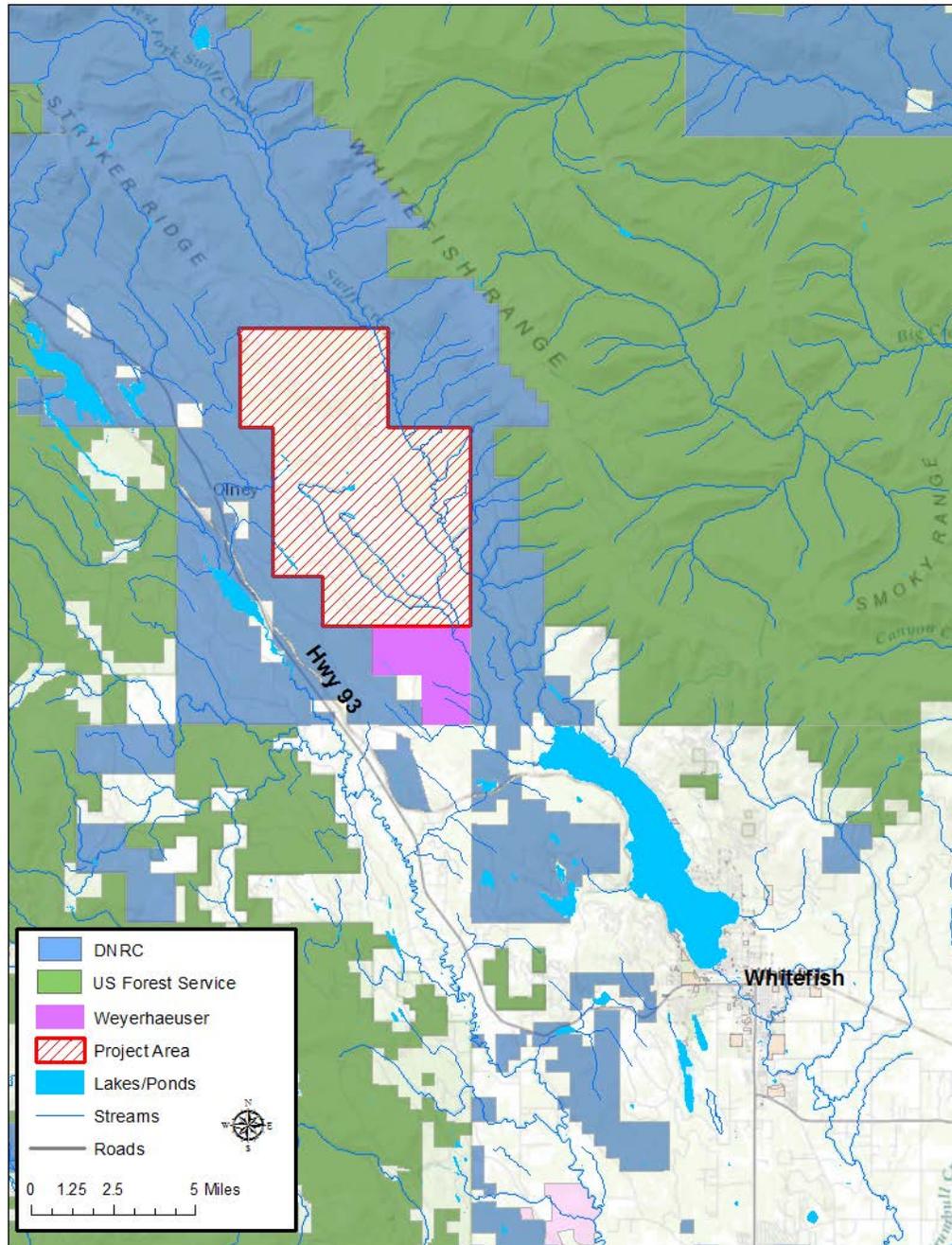
Improvements: Over 20 miles of main arterial (high standard) and secondary (low standard) forest and public roads, stream crossings (bridges and culverts).

County/Taxes: There will be an anticipated loss of county tax revenue with the state acquisition of this parcel of approximately \$18,500 per year based on 2016 assessment.

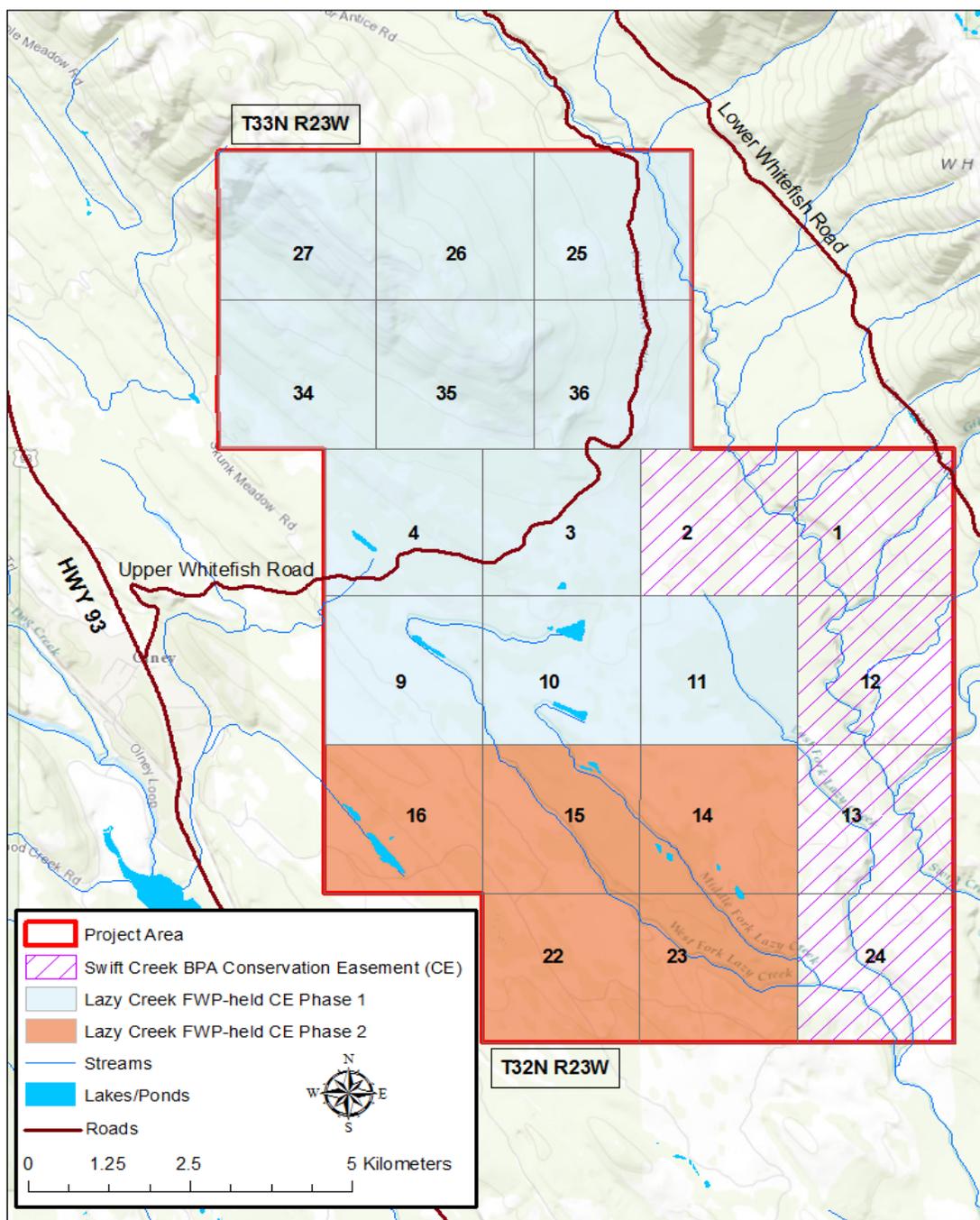
Other Amenities: There is significant public access and use within this large land inholding surrounded by the Stillwater State Forest. This property is also an important “watershed property” for the City of Whitefish.

Conservation: MT FWP will hold a USFS Forest Legacy Conservation Easement on 10,200 acres known as the “Upper Whitefish-Lazy Block”, and BPA will hold a Conservation Easement on 3,200 acres in the southeast portion known as the “Swift Creek Block”. The “Swift Creek Block” will be donated to DNRC.

Stillwater Lazy-Swift



Stillwater Lazy-Swift



0717-6

Easements

**Land Board Agenda Item
July 24, 2017**

0717-6 Easements

Location: Beaverhead, Deer Lodge, Granite, Jefferson, Lewis & Clark, Lincoln, Madison, Missoula, Powell, Ravalli, Richland, Silver Bow, Teton, Toole Counties

Trust Benefits: Common Schools, Montana Tech, Public Buildings, Public Land Trust, School for Deaf & Blind

Trust Revenue: Common Schools = \$39,542
Montana Tech = \$420
Public Buildings = \$6262
Public Land Trust = \$14,790
School for Deaf & Blind = \$193

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Rights of Way Applications

July 24, 2017

APPLICANTS AND RIGHTS OF WAY INFORMATION

Applicant: Northwestern Energy
11 East Park
Butte, MT 59701

Application No.: 17433
R/W Purpose: a 12.47kV overhead electric distribution line
Lessee Agreement: N/A (Historic)
Acreage: 2.36
Compensation: \$1534.00
Legal Description: 30-foot strip through N2NW4, SE4NW4,
Sec. 16, Twp. 9N, Rge. 9W, Powell County
Trust Beneficiary: Common Schools

Item Summary

Northwestern Energy has made application for multiple overhead electric distribution and transmission lines and natural gas pipelines that were constructed on state lands many years ago without proper authorization from the Land Board. Pursuant to §77-1-130, MCA Northwestern Energy is requesting recognition of these overhead electric distribution and transmission lines and natural gas pipelines as historic rights of ways.

DNRC Recommendation

The director recommends approval of this historic right of way for Northwestern Energy.

Rights of Way Applications

July 24, 2017

APPLICANTS AND RIGHTS OF WAY INFORMATION

Applicant: Northwestern Energy
11 East Park
Butte, MT 59701

Application No.: 17489
R/W Purpose: a 230kV overhead electric transmission line
Lessee Agreement: N/A (Historic)
Acreage: 0.28
Compensation: \$420.00
Legal Description: 100-foot strip through SE4SE4, Sec. 6, Twp. 14N, Rge. 7W,
Lewis & Clark County
Trust Beneficiary: Montana Tech

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DNRC Recommendation

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Rights of Way Applications

July 24, 2017

APPLICANTS AND RIGHTS OF WAY INFORMATION

Applicant: Northwestern Energy
11 East Park
Butte, MT 59701

Application No.: 17574
R/W Purpose: a 24.94kV overhead electric distribution line
Lessee Agreement: N/A (Historic)
Acreage: 0.03
Compensation: \$100.00
Legal Description: 10-foot strip across the Clark Fork River in SE4NW4, Sec. 4,
Twp. 7N, Rge. 9W, Powell County
Trust Beneficiary: Public Land Trust

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Rights of Way Applications

July 24, 2017

APPLICANTS AND RIGHTS OF WAY INFORMATION

Applicant: Northwestern Energy
11 East Park
Butte, MT 59701

Application No.: 17575
R/W Purpose: a 24.94kV overhead electric distribution line
Lessee Agreement: N/A (Historic)
Acreage: 0.02
Compensation: \$100.00
Legal Description: 10-foot strip across the Clark Fork River in NE4SE4, Sec. 4,
Twp. 8N, Rge. 9W, Powell County
Trust Beneficiary: Public Land Trust

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Rights of Way Applications

July 24, 2017

APPLICANTS AND RIGHTS OF WAY INFORMATION

Applicant: Northwestern Energy
11 East Park
Butte, MT 59701

Application No.: 17576
R/W Purpose: a 24.94kV overhead electric distribution line
Lessee Agreement: N/A (Historic)
Acreage: 3.6
Compensation: \$2340.00
Legal Description: 30-foot strip through E2E2, Sec. 16, Twp. 8N, Rge. 9W,
Powell County
Trust Beneficiary: Common Schools

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Rights of Way Applications

July 24, 2017

APPLICANTS AND RIGHTS OF WAY INFORMATION

Applicant: Northwestern Energy
11 East Park
Butte, MT 59701

Application No.: 17577
R/W Purpose: a 12.47kV overhead electric distribution line
Lessee Agreement: N/A (Historic)
Acreage: 3.64
Compensation: \$2366.00
Legal Description: 30-foot strip through S2S2, Sec. 36, Twp. 8N, Rge. 9W,
Powell County
Trust Beneficiary: Common Schools

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Rights of Way Applications

July 24, 2017

APPLICANTS AND RIGHTS OF WAY INFORMATION

Applicant: Northwestern Energy
11 East Park
Butte, MT 59701

Application No.: 17578
R/W Purpose: a 24.94kV buried electric distribution line
Lessee Agreement: N/A (Historic)
Acreage: 0.55
Compensation: \$358.00
Legal Description: 30-foot strip through SE4NE4, NE4SE4, Sec. 22, Twp. 8N,
Rge. 10W, Powell County
Trust Beneficiary: Common Schools

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Rights of Way Applications

July 24, 2017

APPLICANTS AND RIGHTS OF WAY INFORMATION

Applicant: Northwestern Energy
11 East Park
Butte, MT 59701

Application No.: 17579
R/W Purpose: a 12.47kV overhead electric distribution line
Lessee Agreement: N/A (Historic)
Acreage: 1.94
Compensation: \$1261.00
Legal Description: 30-foot strip through E2SE4, Sec. 14, Twp. 9N, Rge. 9W,
Powell County
Trust Beneficiary: Common Schools

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Rights of Way Applications

July 24, 2017

APPLICANTS AND RIGHTS OF WAY INFORMATION

Applicant: Northwestern Energy
11 East Park
Butte, MT 59701

Application No.: 17580
R/W Purpose: a 161kV overhead electric transmission line
Lessee Agreement: N/A (Historic)
Acreage: 17.43
Compensation: \$12,201.00
Legal Description: 80-foot strip through SW4NE4, W2SE4, Sec. 9 & SE4NW4,
W2NE4, W2SE4, Sec. 16, Twp. 1S, Rge. 9W, Silver Bow County
Trust Beneficiary: Common Schools

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Rights of Way Applications

July 24, 2017

APPLICANTS AND RIGHTS OF WAY INFORMATION

Applicant: Northwestern Energy
11 East Park
Butte, MT 59701

Application No.: 17584
R/W Purpose: a 161kV overhead electric transmission line
Lessee Agreement: N/A (Historic)
Acreage: 0.09
Compensation: \$158.00
Legal Description: 30-foot strip across the Clark Fork River in W2NE4, Sec. 31,
Twp. 10N, Rge. 10W, Powell County
Trust Beneficiary: Public Land Trust

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Rights of Way Applications

July 24, 2017

APPLICANTS AND RIGHTS OF WAY INFORMATION

Applicant: Northwestern Energy
11 East Park
Butte, MT 59701

Application No.: 17586
R/W Purpose: a 230kV overhead electric transmission line
Lessee Agreement: N/A (Historic)
Acreage: 1.99
Compensation: \$1294.00
Legal Description: 100-foot strip through NW4NW4, Sec. 16, Twp. 3N, Rge. 9W,
Silver Bow County
Trust Beneficiary: Common Schools

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Rights of Way Applications

July 24, 2017

APPLICANTS AND RIGHTS OF WAY INFORMATION

Applicant: Northwestern Energy
11 East Park
Butte, MT 59701

Application No.: 17592
R/W Purpose: a 69kV overhead electric transmission line
Lessee Agreement: N/A (Historic)
Acreage: 2.94
Compensation: \$1764.00
Legal Description: 40-foot strip through NE4SE4, S2SE4, Sec. 25, Twp. 2N,
Rge. 9W, Silver Bow County
Trust Beneficiary: Common Schools

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Rights of Way Applications

July 24, 2017

APPLICANTS AND RIGHTS OF WAY INFORMATION

Applicant: Northwestern Energy
11 East Park
Butte, MT 59701

Application No.: 17593
R/W Purpose: a 69kV overhead electric transmission line
Lessee Agreement: N/A (Historic)
Acreage: 3.27
Compensation: \$1962.00
Legal Description: 60-foot strip through E2SE4, Sec. 35, Twp. 2N, Rge. 9W,
Silver Bow County
Trust Beneficiary: Common Schools

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Rights of Way Applications

July 24, 2017

APPLICANTS AND RIGHTS OF WAY INFORMATION

Applicant: Northwestern Energy
11 East Park
Butte, MT 59701

Application No.: 17594
R/W Purpose: a 100kV overhead electric transmission line with a 24.94kV
underbuilt distribution line
Lessee Agreement: N/A (Historic)
Acreage: 0.19
Compensation: \$333.00
Legal Description: 30-foot strip across the Clark Fork River in NE4NW4, Sec. 4,
Twp. 7N, Rge. 9W, Powell County
Trust Beneficiary: Public Land Trust

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Rights of Way Applications

July 24, 2017

APPLICANTS AND RIGHTS OF WAY INFORMATION

Applicant: Northwestern Energy
11 East Park
Butte, MT 59701

Application No.: 17615
R/W Purpose: a 24.94kV overhead electric distribution line
Lessee Agreement: N/A (Historic)
Acreage: 0.19
Compensation: \$124.00
Legal Description: 30-foot strip through NW4NW4, Sec. 32, Twp. 9N, Rge. 9W,
Powell County
Trust Beneficiary: Common Schools

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Rights of Way Applications

July 24, 2017

APPLICANTS AND RIGHTS OF WAY INFORMATION

Applicant: Northwestern Energy
11 East Park
Butte, MT 59701

Application No.: 17616
R/W Purpose: a 24.94kV overhead electric distribution line
Lessee Agreement: N/A (Historic)
Acreage: 0.02
Compensation: \$100.00
Legal Description: 10-foot strip across the Clark Fork River in NE4NW4, NW4NE4,
Sec. 33, Twp. 9N, Rge. 9W, Powell County
Trust Beneficiary: Public Land Trust

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Rights of Way Applications

July 24, 2017

APPLICANTS AND RIGHTS OF WAY INFORMATION

Applicant: Northwestern Energy
11 East Park
Butte, MT 59701

Application No.: 17617
R/W Purpose: a 24.94kV overhead electric distribution line
Lessee Agreement: N/A (Historic)
Acreage: 0.02
Compensation: \$100.00
Legal Description: 10-foot strip across the Clark Fork River in SE4NW4, Sec. 23,
Twp. 9N, Rge. 10W, Powell County
Trust Beneficiary: Public Land Trust

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Rights of Way Applications

July 24, 2017

APPLICANTS AND RIGHTS OF WAY INFORMATION

Applicant: Northwestern Energy
11 East Park
Butte, MT 59701

Application No.: 17618
R/W Purpose: a 24.94kV overhead electric distribution line
Lessee Agreement: N/A (Historic)
Acreage: 0.03
Compensation: \$100.00
Legal Description: 10-foot strip across the Clark Fork River in NW4NW4, Sec. 23,
Twp. 9N, Rge. 10W, Powell County
Trust Beneficiary: Public Land Trust

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Rights of Way Applications

July 24, 2017

APPLICANTS AND RIGHTS OF WAY INFORMATION

Applicant: Northwestern Energy
11 East Park
Butte MT 59701

Application No.: 17619
R/W Purpose: a 14.4kV overhead electric distribution line
Lessee Agreement: N/A (Historic)
Acreage: 0.03
Compensation: \$100.00
Legal Description: 10-foot strip across the Clark Fork River in NE4SW4, Sec. 24,
Twp. 9N, Rge. 10W, Powell County
Trust Beneficiary: Public Land Trust

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Rights of Way Applications

July 24, 2017

APPLICANTS AND RIGHTS OF WAY INFORMATION

Applicant: Northwestern Energy
11 East Park
Butte, MT 59701

Application No.: 17620
R/W Purpose: a 24.94kV overhead electric distribution line
Lessee Agreement: N/A (Historic)
Acreage: 5.73
Compensation: \$5730.00
Legal Description: 30-foot strip through SW4SW4, Sec. 17 & NW4NW4, S2NW4, NE4SW4, NW4SE4, S2SE4, Sec. 18, Twp. 9S, Rge. 7W; NE4NE4, Sec. 13, Twp. 9S, Rge. 8W, Beaverhead County
Trust Beneficiary: Common Schools

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DNRC Recommendation

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Rights of Way Applications

July 24, 2017

APPLICANTS AND RIGHTS OF WAY INFORMATION

Applicant: Northwestern Energy
11 East Park
Butte, MT 59701

Application No.: 17624
R/W Purpose: a 100kV overhead electric transmission line
Lessee Agreement: N/A (Historic)
Acreage: 0.2
Compensation: \$130.00
Legal Description: 60-foot strip through NW4SW4, Sec. 34, Twp. 6N, Rge. 9W,
Deer Lodge County
Trust Beneficiary: Common Schools

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DNRC Recommendation

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Rights of Way Applications

July 24, 2017

APPLICANTS AND RIGHTS OF WAY INFORMATION

Applicant: Northwestern Energy
11 East Park
Butte, MT 59701

Application No.: 17625
R/W Purpose: a 161kV overhead electric transmission line
Lessee Agreement: N/A (Historic)
Acreage: 0.69
Compensation: \$518.00
Legal Description: 80-foot strip through NW4NE4, Sec. 11, Twp. 15S, Rge. 7W,
Beaverhead County
Trust Beneficiary: Public Buildings

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DNRC Recommendation

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Rights of Way Applications

July 24, 2017

APPLICANTS AND RIGHTS OF WAY INFORMATION

Applicant: Northwestern Energy
11 East Park
Butte, MT 59701

Application No.: 17626

R/W Purpose: a 69kV overhead electric transmission line with a 12.47kV distribution line underbuilt

Lessee Agreement: N/A (Historic)

Acreage: 2.92

Compensation: \$2044.00

Legal Description: 40-foot strip through SE4NW4, N2SW4, Sec. 32, Twp. 6S, Rge. 7W, Beaverhead County

Trust Beneficiary: Common Schools

Item Summary

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DNRC Recommendation

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Rights of Way Applications

July 24, 2017

APPLICANTS AND RIGHTS OF WAY INFORMATION

Applicant: Northwestern Energy
11 East Park
Butte, MT 59701

Application No.: 17627
R/W Purpose: a 69kV overhead electric transmission line
Lessee Agreement: N/A (Historic)
Acreage: 3.61
Compensation: \$2527.00
Legal Description: 40-foot strip through E2NW4, NW4NE4, NW4SW4, Sec. 6,
Twp. 1S, Rge. 9W, Silver Bow County
Trust Beneficiary: Common Schools

Item Summary

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DNRC Recommendation

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Rights of Way Applications

July 24, 2017

APPLICANTS AND RIGHTS OF WAY INFORMATION

Applicant: Northwestern Energy
11 East Park
Butte, MT 59701

Application No.: 17628
R/W Purpose: a 100kV overhead electric transmission line
Lessee Agreement: N/A (Historic)
Acreage: 0.07
Compensation: \$123.00
Legal Description: 30-foot strip across the Clark Fork River in NW4NW4, Sec. 9,
Twp. 10N, Rge. 12W, Granite County
Trust Beneficiary: Public Land Trust

Item Summary

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DNRC Recommendation

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Rights of Way Applications

July 24, 2017

APPLICANTS AND RIGHTS OF WAY INFORMATION

Applicant: Northwestern Energy
11 East Park
Butte, MT 59701

Application No.: 17629
R/W Purpose: a 100kV overhead electric transmission line
Lessee Agreement: N/A (Historic)
Acreage: 0.11
Compensation: \$193.00
Legal Description: 30-foot strip across the Clark Fork River in NW4NE4, Sec. 31,
Twp. 10N, Rge. 10W, Powell County
Trust Beneficiary: Public Land Trust

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Rights of Way Applications

July 24, 2017

APPLICANTS AND RIGHTS OF WAY INFORMATION

Applicant: Northwestern Energy
11 East Park
Butte, MT 59701

Application No.: 17630
R/W Purpose: a 100kV overhead electric transmission line
Lessee Agreement: N/A (Historic)
Acreage: 5.58
Compensation: \$3627.00
Legal Description: 60-foot strip through NW4NW4, N2NE4, SE4NE4, Sec. 16,
Twp. 3N, Rge. 9W, Silver Bow County
Trust Beneficiary: Common Schools

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APPLICANTS AND RIGHTS OF WAY INFORMATION

Applicant: Northwestern Energy
11 East Park
Butte, MT 59701

Application No.: 17631
R/W Purpose: a 230kV overhead electric transmission line
Lessee Agreement: N/A (Historic)
Acreage: 0.06
Compensation: \$105.00
Legal Description: 30-foot strip across the Clark Fork River in NE4NE4, Sec. 28,
Twp. 10N, Rge. 11W, Powell County
Trust Beneficiary: Public Land Trust

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Rights of Way Applications

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APPLICANTS AND RIGHTS OF WAY INFORMATION

Applicant: Northwestern Energy
11 East Park
Butte, MT 59701

Application No.: 17632
R/W Purpose: a 2" buried natural gas distribution pipeline
Lessee Agreement: N/A (Historic)
Acreage: 0.35
Compensation: \$193.00
Legal Description: 20-foot strip through SE4SE4, Sec. 30, Twp. 2N, Rge. 4W,
Jefferson County
Trust Beneficiary: School For Deaf & Blind

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APPLICANTS AND RIGHTS OF WAY INFORMATION

Applicant: Northwestern Energy
11 East Park
Butte, MT 59701

Application No.: 17633
R/W Purpose: a 2" buried natural gas distribution pipeline
Lessee Agreement: N/A (Historic)
Acreage: 0.03
Compensation: \$100.00
Legal Description: 20-foot strip across the Jefferson River in SE4SW4, Sec. 10,
Twp. 1N, Rge. 4W, Jefferson & Madison Counties
Trust Beneficiary: Public Land Trust

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APPLICANTS AND RIGHTS OF WAY INFORMATION

Applicant: Northwestern Energy
11 East Park
Butte, MT 59701

Application No.: 17634
R/W Purpose: a 4" buried natural gas distribution pipeline
Lessee Agreement: N/A (Historic)
Acreage: 0.05
Compensation: \$100.00
Legal Description: 20-foot strip across the Clark Fork River in SE4NW4, Sec. 4,
Twp. 7N, Rge. 9W, Powell County
Trust Beneficiary: Public Land Trust

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Rights of Way Applications

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APPLICANTS AND RIGHTS OF WAY INFORMATION

Applicant: Northwestern Energy
11 East Park
Butte, MT 59701

Application No.: 17635
R/W Purpose: a 4" buried natural gas distribution pipeline
Lessee Agreement: N/A (Historic)
Acreage: 0.04
Compensation: \$100.00
Legal Description: 20-foot strip across the Clark Fork River in SW4SW4, Sec. 33,
Twp. 8N, Rge. 9W, Powell County
Trust Beneficiary: Public Land Trust

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Rights of Way Applications

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APPLICANTS AND RIGHTS OF WAY INFORMATION

Applicant: Northwestern Energy
11 East Park
Butte, MT 59701

Application No.: 17636
R/W Purpose: a 12" buried natural gas transmission pipeline
Lessee Agreement: N/A (Historic)
Acreage: 0.07
Compensation: \$123.00
Legal Description: 50-foot strip across the Clark Fork River in NE4SW4, Sec. 21,
Twp. 8N, Rge. 9W, Powell County
Trust Beneficiary: Public Land Trust

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Rights of Way Applications

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APPLICANTS AND RIGHTS OF WAY INFORMATION

Applicant: Northwestern Energy
11 East Park
Butte, MT 59701

Application No.: 17637
R/W Purpose: a 12" buried natural gas transmission pipeline
Lessee Agreement: N/A (Historic)
Acreage: 0.12
Compensation: \$210.00
Legal Description: 50-foot strip across the Clark Fork River in SE4NE4, Sec. 21,
Twp. 11N, Rge. 15W, Granite County
Trust Beneficiary: Public Land Trust

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APPLICANTS AND RIGHTS OF WAY INFORMATION

Applicant: Northwestern Energy
11 East Park
Butte, MT 59701

Application No.: 17638
R/W Purpose: a 4" buried natural gas distribution pipeline
Lessee Agreement: N/A (Historic)
Acreage: 0.43
Compensation: \$280.00
Legal Description: 20-foot strip through NW4NW4, Sec. 36, Twp. 10N, Rge. 10W,
Powell County
Trust Beneficiary: Common Schools

Item Summary

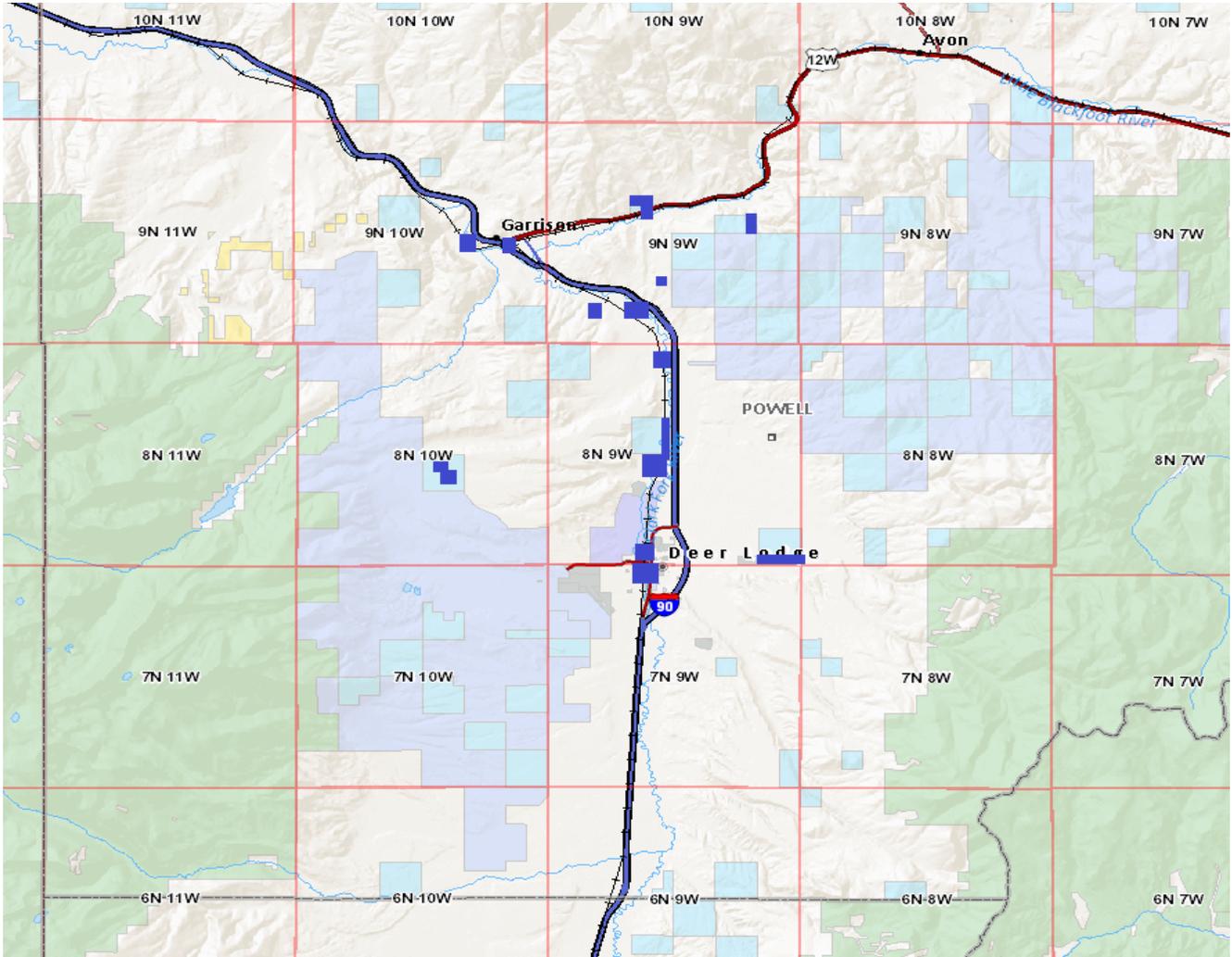
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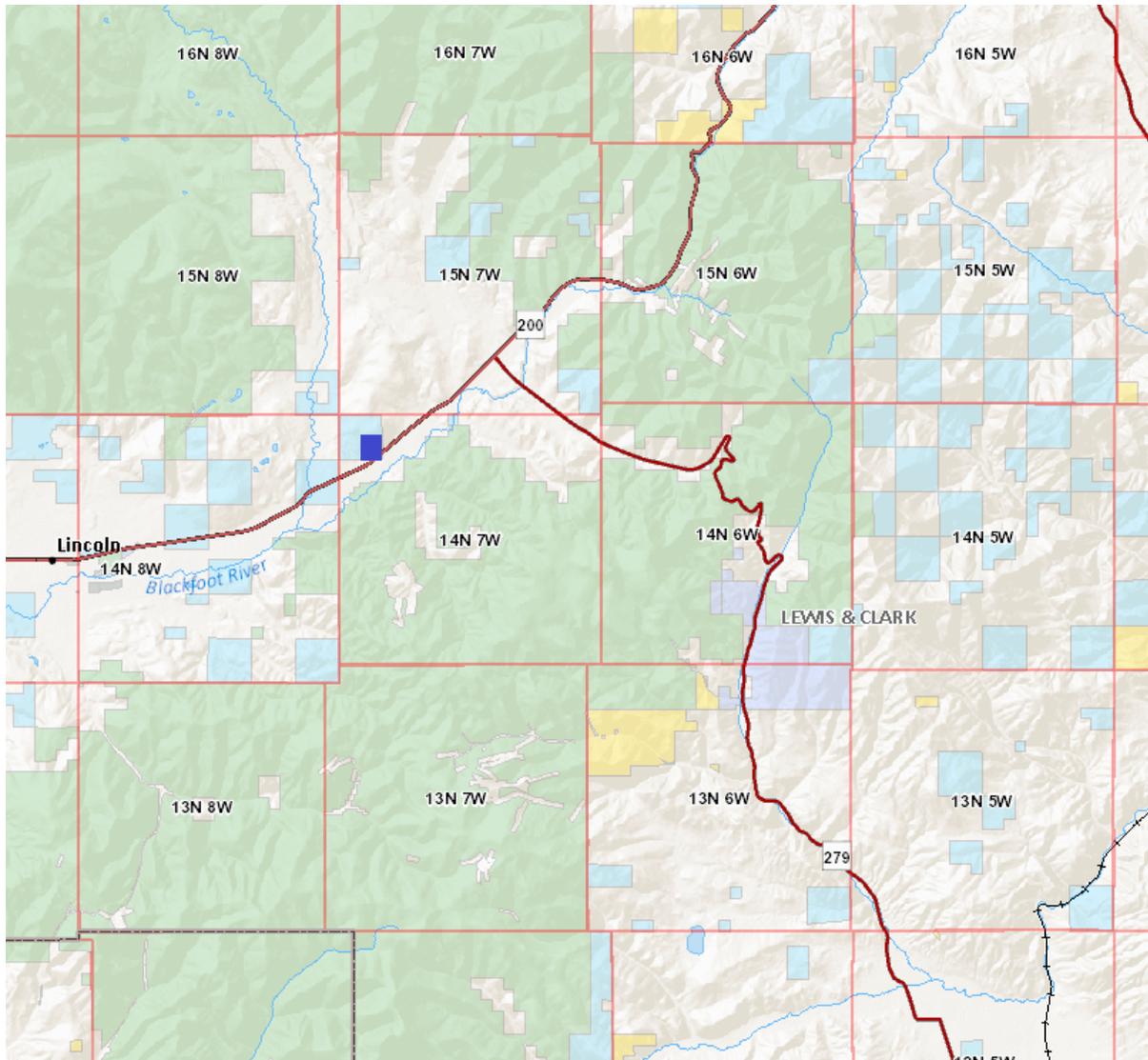
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Application Numbers 17433, 17574-17579, 17594, 17615-17619, 17634-17636,
Northwestern Energy

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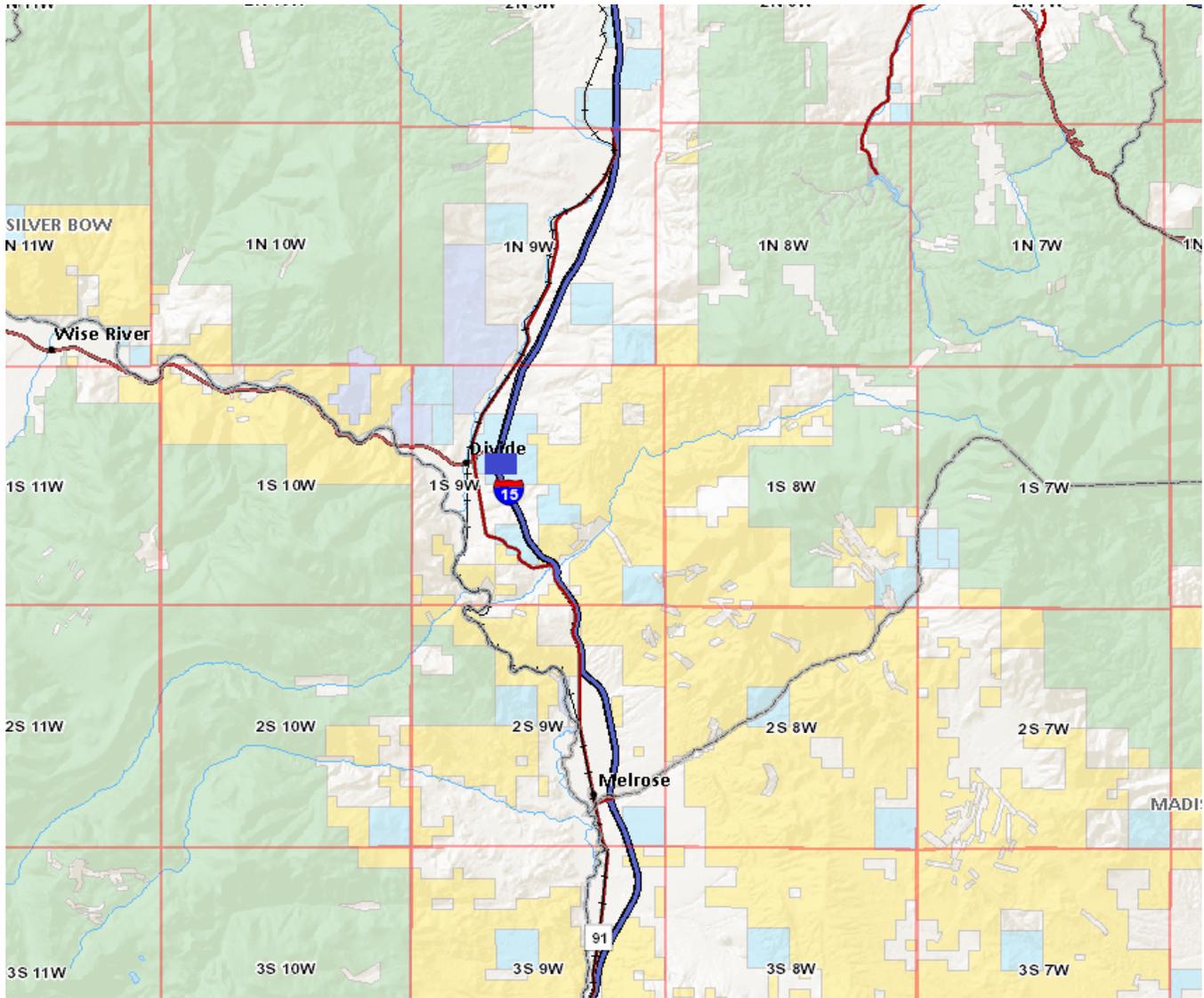
July 24, 2017



Application Number 17489 – Northwestern Energy

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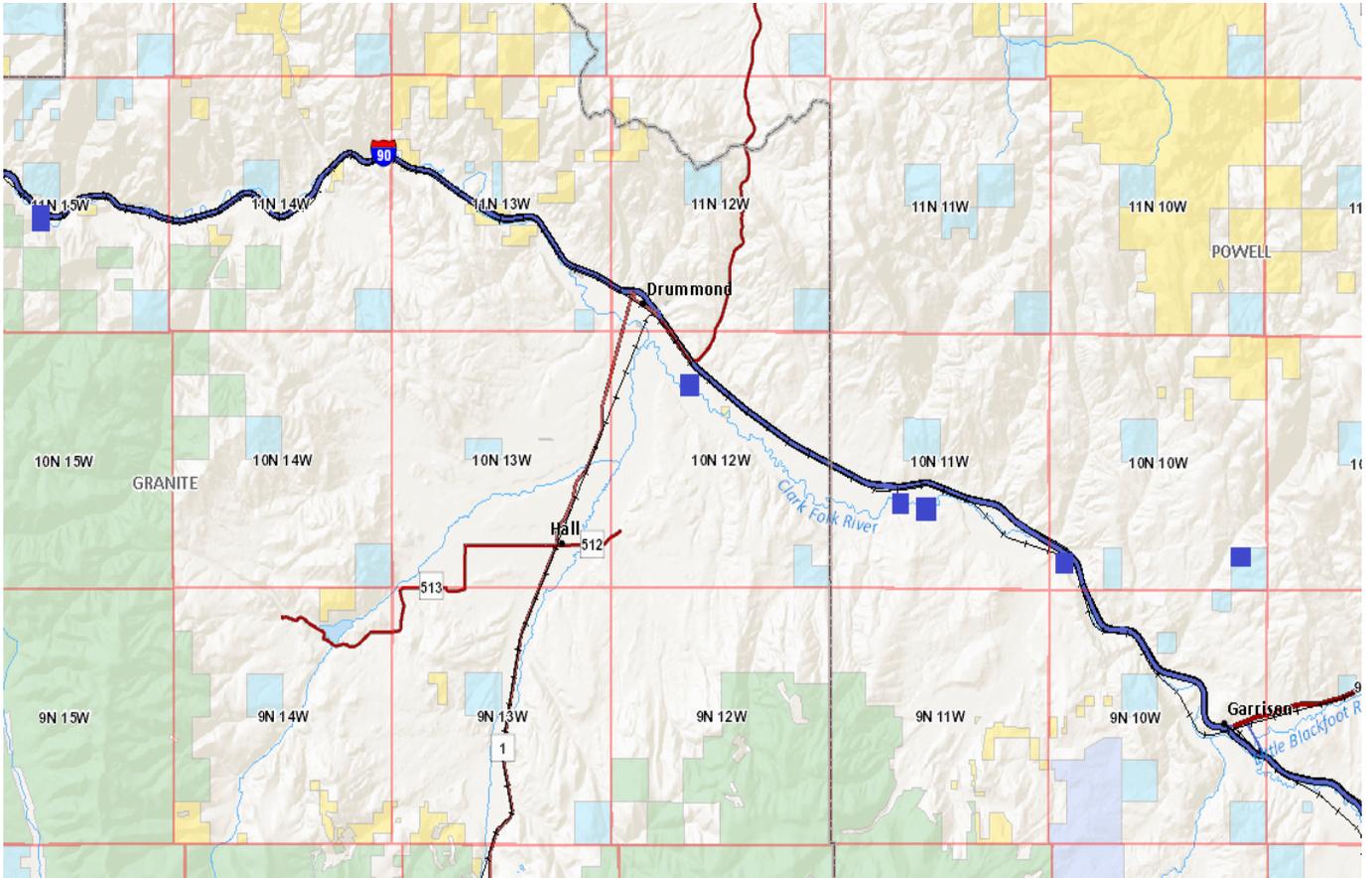
July 24, 2017



Application Numbers 17580 & 17627, Northwestern Energy

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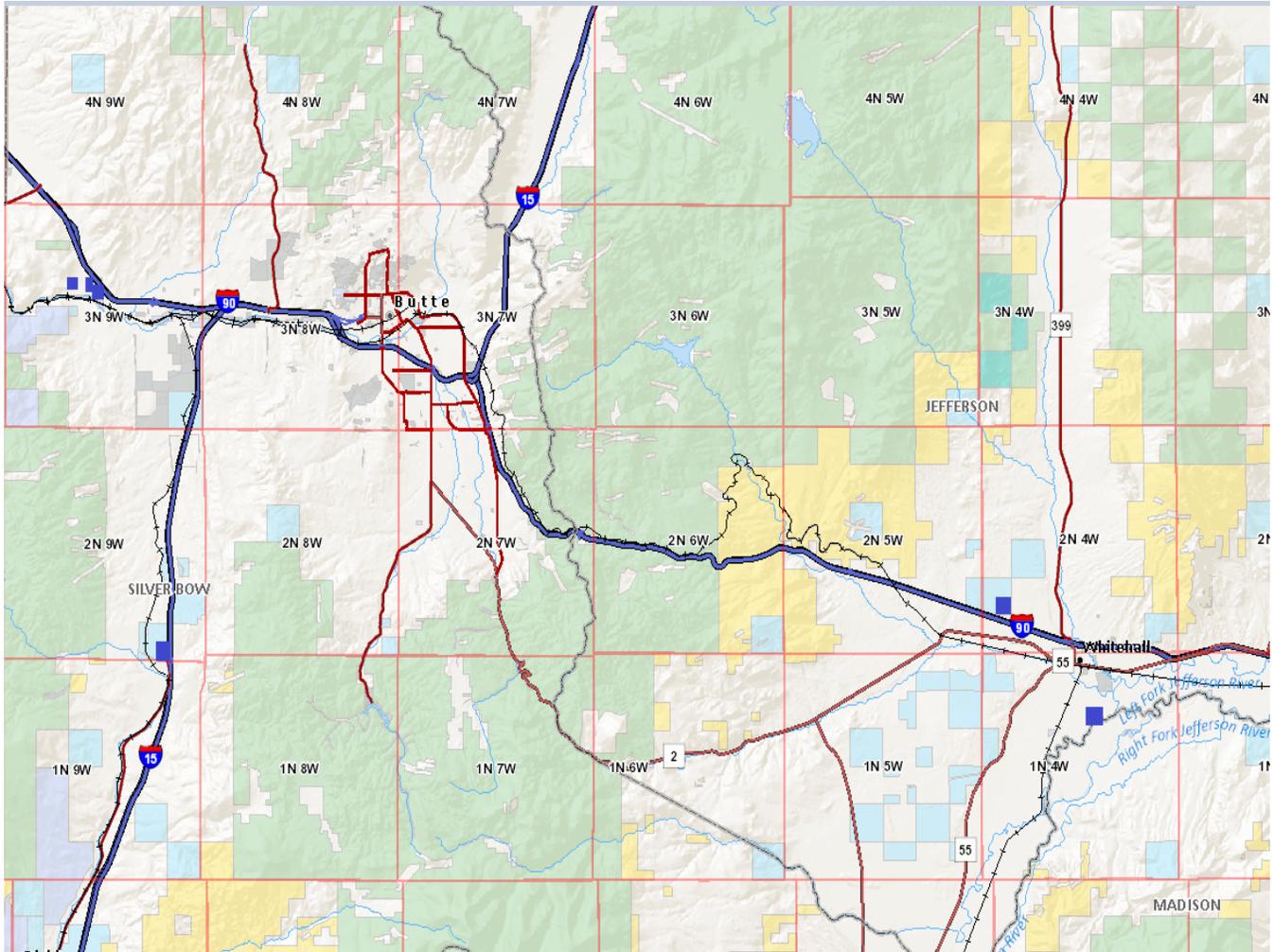
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Application Numbers 17584, 17628, 17629, 17631, 17637, 17638, Northwestern Energy, map 4

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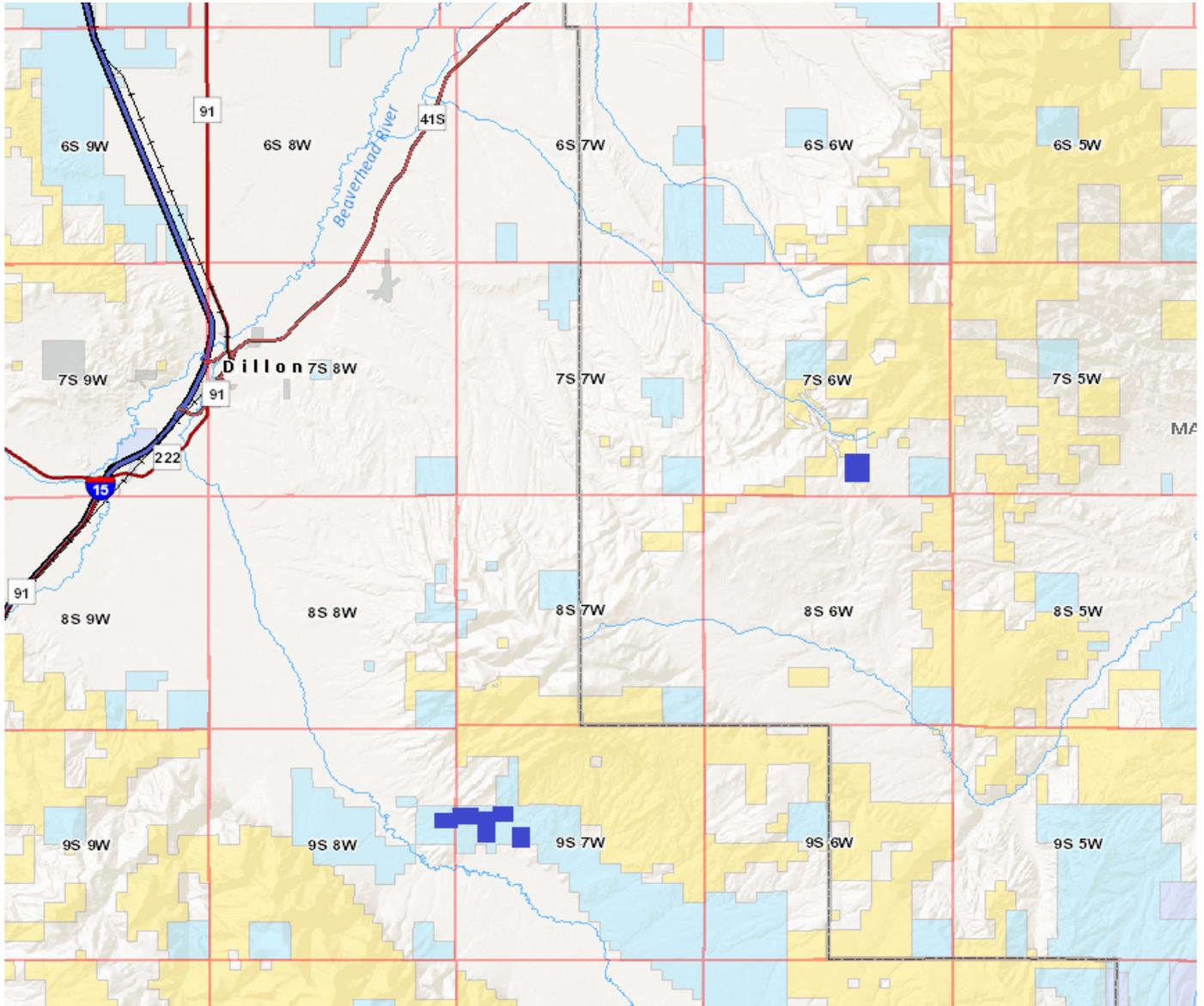
July 24, 2017



Application Numbers 17586, 17592, 17593, 17630, 17632, 17633, Northwest Energy

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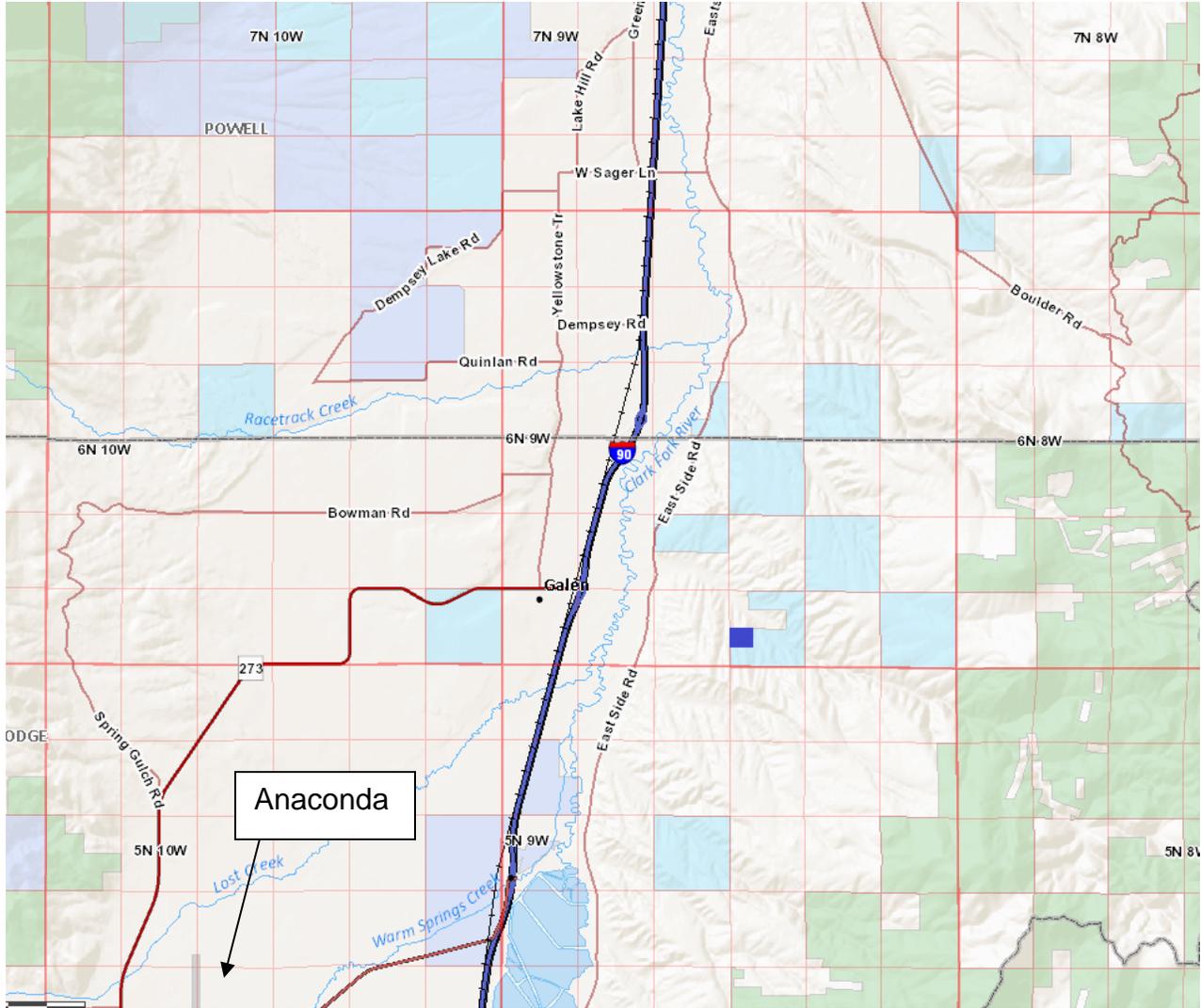
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Application Numbers 17620 & 17626, Northwestern Energy

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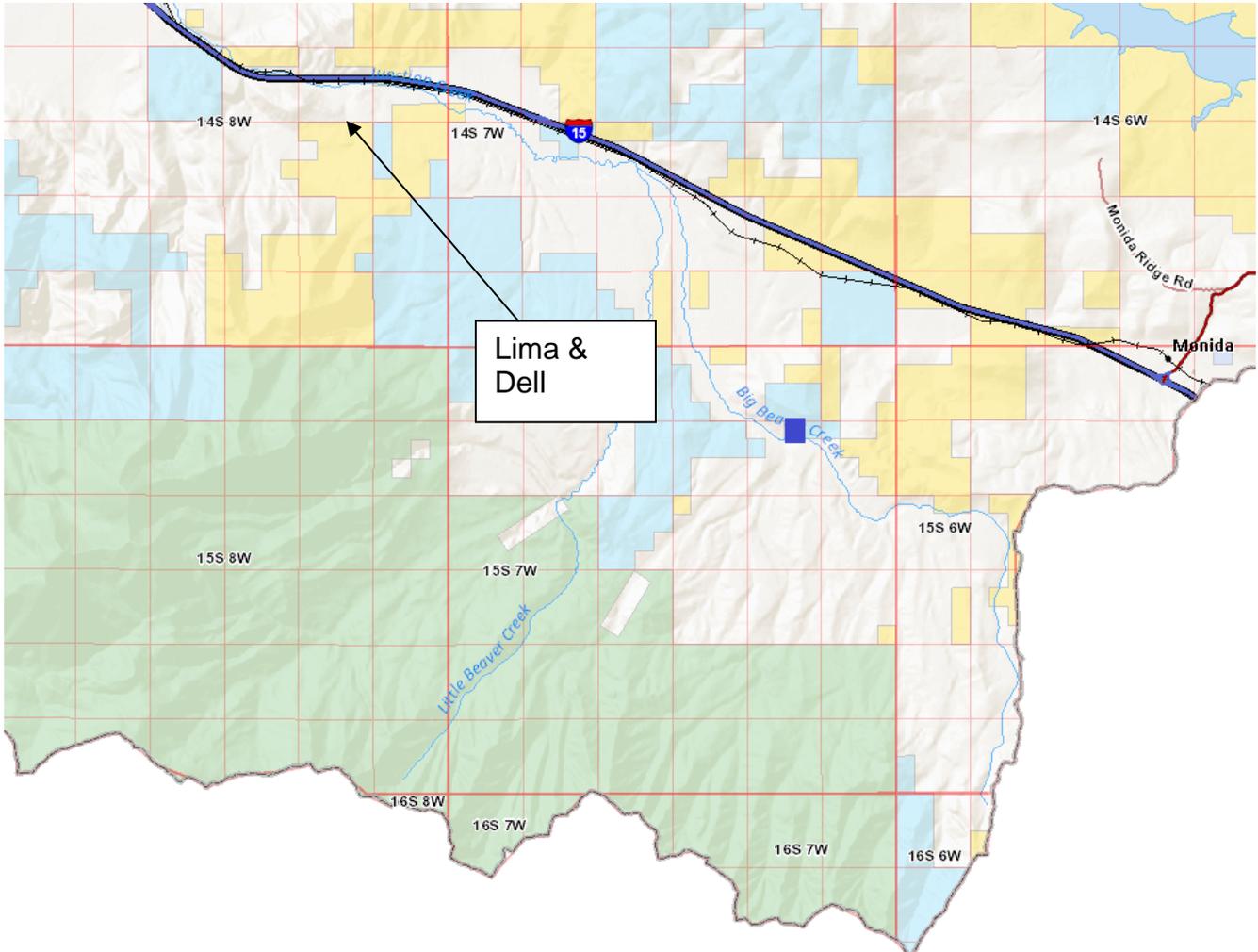
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Application Number 17624, Northwestern Energy

Rights of Way Applications

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Application Number 17625, Northwestern Energy

Rights of Way Applications

July 24, 2017

APPLICANTS AND RIGHTS OF WAY INFORMATION

Applicant: Charter Communications
333 1st Ave E
Kalispell, MT 59901

Application No.: 17848
R/W Purpose: three buried fiber optic cables and one coaxial cable, including a 14" pipeline; 10" pipeline and 8" pipeline
Lessee Agreement: N/A (Navigable River)
Acreage: 0.15
Compensation: \$10,459
Legal Description: 20-foot strip across the Clark Fork River in NE4NE4, Sec. 20, Twp. 13N, Rge. 19W, Missoula County
Trust Beneficiary: Public Land Trust

Item Summary

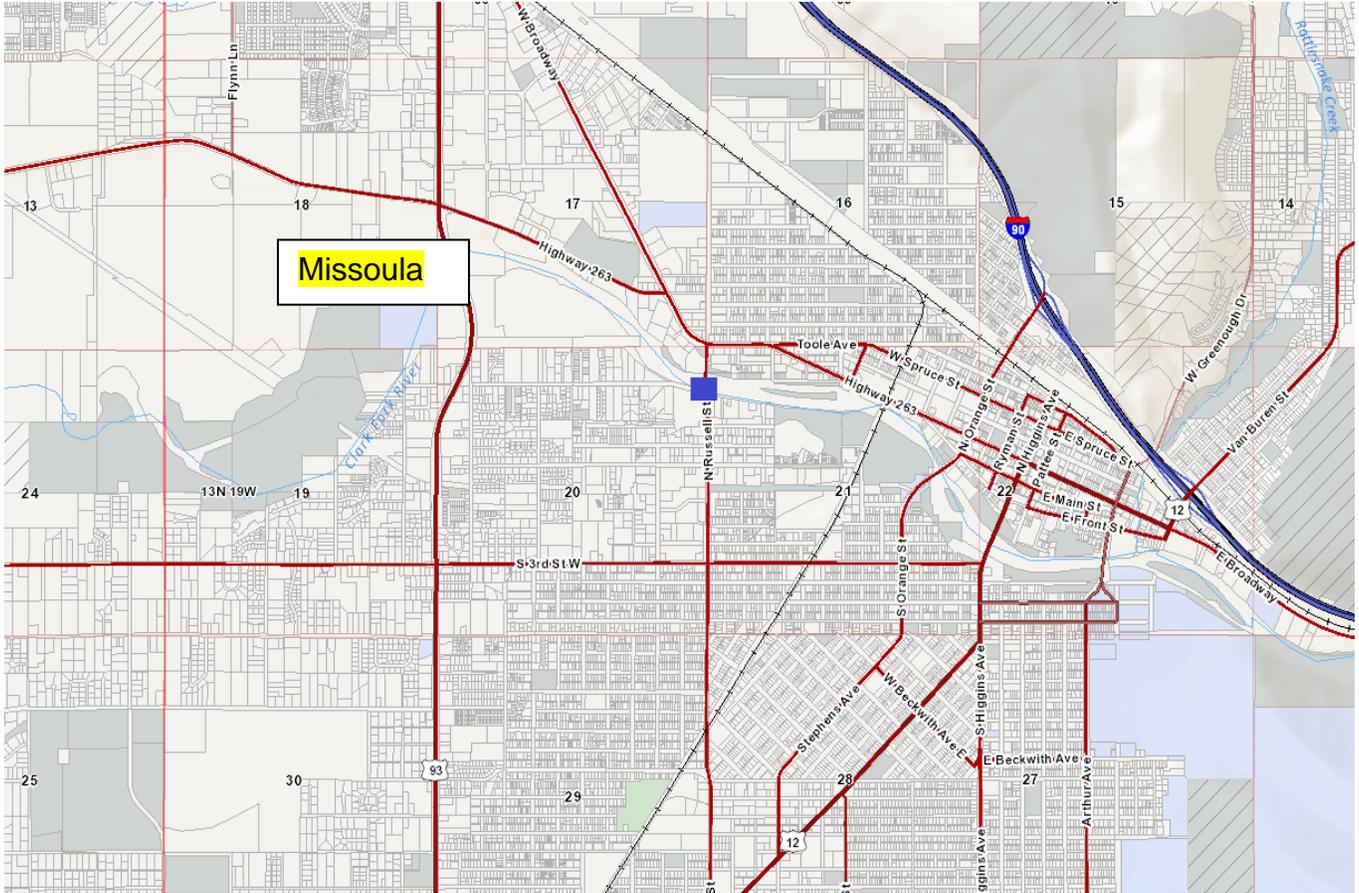
Charter Communications has made application for three fiber optic and one coaxial cable to be installed under the Clark Fork River within an existing abandoned city sanitation pipe. This project is a planned relocation resulting from construction of the new Russell Street Bridge in Missoula by the MDT. Using existing infrastructure (abandoned city sanitation pipe) became the preferred alternative for several reasons, including MDT policy of not allowing utilities to be attached to new bridges and the City of Missoula's 2015 Growth Policy which discourages installation of new overhead utility facilities. As part of the relocation, the City of Missoula has given ownership of the existing abandoned sanitation pipelines to Charter Communications. There are currently three sewer pipes: one 14-inch, one 10-inch, and one 8-inch pipe. The three fiber optic and single coaxial cables will be inserted within individual 2-inch conduits and placed in the 14-inch pipe. Charter anticipates utilizing the 10-inch pipeline in the future, leaving the 8-inch pipeline in its current abandoned status. All three sanitation pipelines have been purged and filled with a grout material and are within the requested 20-foot easement corridor. The City of Missoula did not have an existing easement for the sanitation pipelines crossing the river.

DNRC Recommendation

The director recommends approval of these fiber optic and coaxial cables under the Clark Fork River.

Rights of Way Applications

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Application Number 17848, Charter Communications

Rights of Way Applications

July 24, 2017

APPLICANTS AND RIGHTS OF WAY INFORMATION

Applicant: Department of Transportation
PO Box 201001
Helena, MT 59620

Application No.: 17905
R/W Purpose: a public pedestrian bridge
Lessee Agreement: N/A (Navigable River)
Acreage: 0.8
Compensation: \$2060.00
Legal Description: a tract of land across the Bitterroot River in U.S. Government Lot 3,
Sec. 6, Twp. 6N, Rge. 20W, Ravalli County
Trust Beneficiary: Public Land Trust

Item Summary

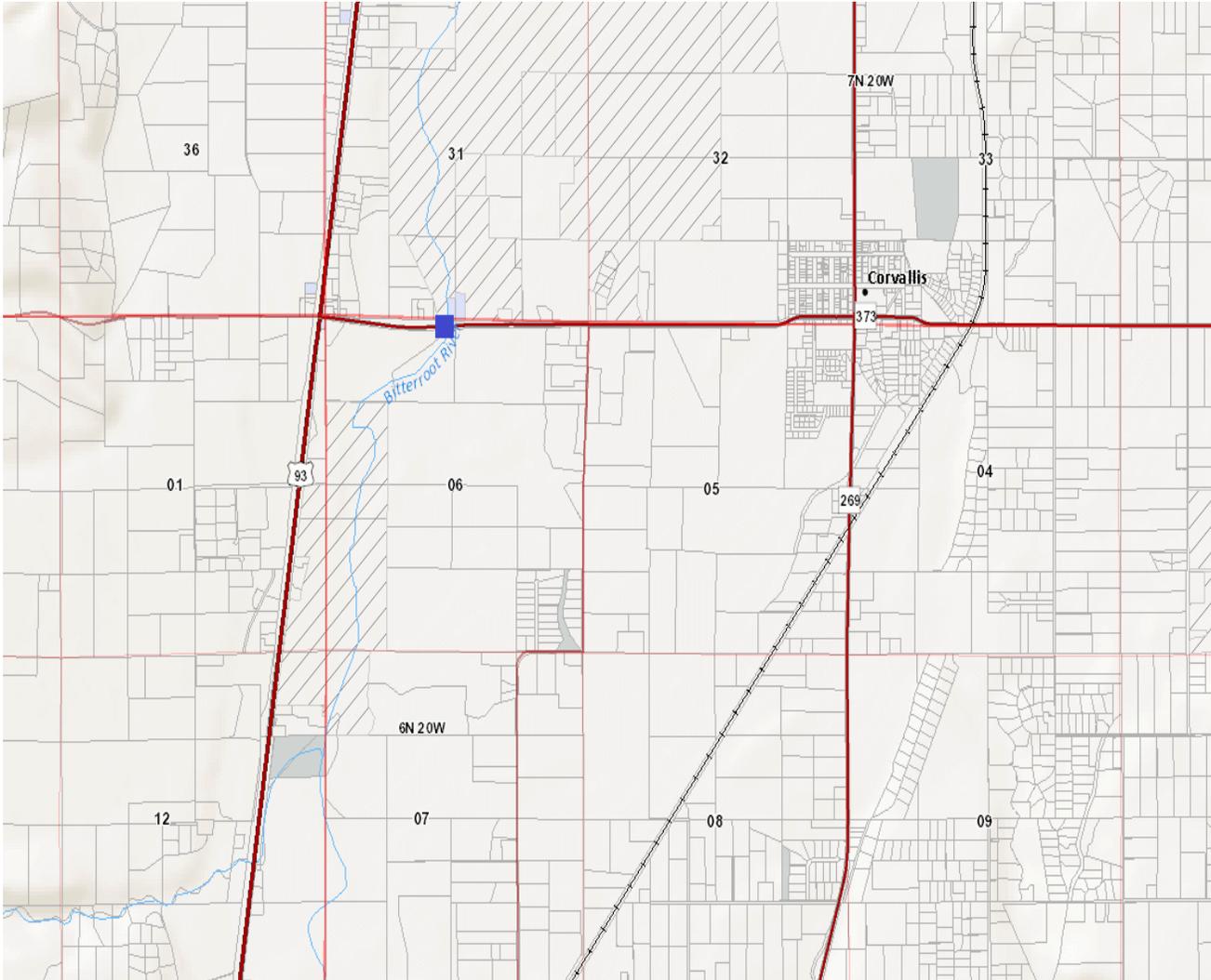
The Department of Transportation has made application for a pedestrian bridge over the Bitterroot River. The scope of this project is to provide safe pedestrian/bicycle crossing over the river and connect to the existing separated trail system along the Montana Secondary Route 373. The existing trail gap creates a safety concern for non-motorized users as they are required to cross the river via the vehicular bridge, which has narrow shoulders.

DNRC Recommendation

The director recommends approval of this pedestrian bridge.

Rights of Way Applications

July 24, 2017



Application Number 17905, Department of Transportation

Rights of Way Applications

July 24, 2017

APPLICANTS AND RIGHTS OF WAY INFORMATION

Applicant: Department of Transportation
 PO Box 201001
 Helena, MT 59620

Application No.: 18010
 R/W Purpose: highway construction and maintenance, including occupancy by public utilities
 Lessee Agreement: ok
 Acreage: 0.84
 Compensation: \$500.00
 Legal Description: a tract of land in the SE4NE, Sec. 11 & a tract of land in the S2NW4, Sec. 12, Twp. 31N, Rge. 2E, Toole County
 Trust Beneficiary: Public Buildings

Item Summary

The Department of Transportation has made application for a highway project known as Galata E & W. The scope of the project is to reconstruct an approximate 8.25 mile section of US Highway 2 located in Toole and Liberty counties. Work will include excavation and obliteration of the current roadway, replacement of the bridge over the West Fork of Willow Creek, widening of the highway, installation of new asphalt pavement, signage, and pavement markings. The fundamental purpose of this project is to improve the safety and drivability of the roadway for the traveling public.

DNRC Recommendation

The director recommends approval of this highway reconstruction application.

Rights of Way Applications

July 24, 2017

APPLICANTS AND RIGHTS OF WAY INFORMATION

Applicant: Department of Transportation
PO Box 201001
Helena, MT 59620

Application No.: 18011
R/W Purpose: highway construction and maintenance, including occupancy by
public utilities
Lessee Agreement: ok
Acreage: 0.89
Compensation: \$500.00
Legal Description: a tract of land in the NE4NE4, Sec. 8 & NW4NW4, Sec. 9,
Twp. 31N, Rge. 3E, Toole County
Trust Beneficiary: Public Buildings

Item Summary

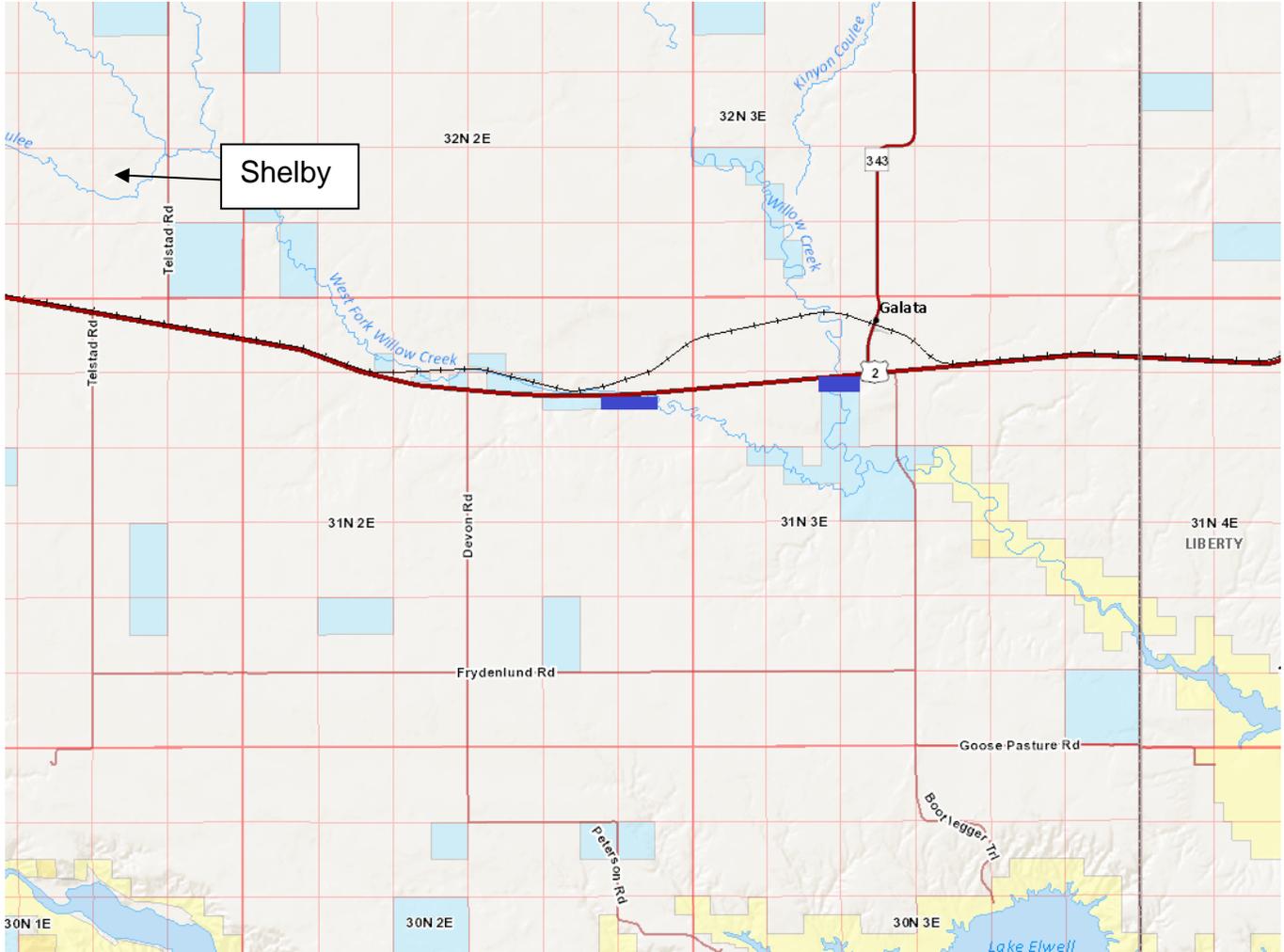
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Application Numbers 18010 & 18011, Department of Transportation

Rights of Way Applications

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APPLICANTS AND RIGHTS OF WAY INFORMATION

Applicant: Three Rivers Telephone Cooperative, Inc.
PO Box 429
Fairfield, MT 59436

Application No.: 18013
R/W Purpose: a buried telecommunications cable
Lessee Agreement: ok
Acreage: 0.19
Compensation: \$298.00
Legal Description: 20-foot strip through SW4SE4 and across the Teton River in the SE4SW4, Sec. 32, Twp. 25N, Rge. 8W, Teton County
Trust Beneficiary: Public Buildings & Public Land Trust

Item Summary

Three Rivers Telephone Cooperative, Inc., has made application for a buried telecommunications cable. The purpose of the project is to provide Fiber to the Home (FTTH) facilities capable of providing telephony, high-speed data, and broadband services. Currently the rural Choteau exchange is serviced by aging copper cables that have reached their useful life limit, preventing Three Rivers from being able to fulfill service requests, including full deployment of DSL services. The proposed facilities will be buried fiber optic cables placed within existing cable corridors along state highway or county road rights-of-way both in public rights-of-way and utilizing some private easements. Buried placement of new facilities will be through the use of plowing, trenching and boring, where appropriate, and for the most part with the use of a vibratory plow drawn by a crawler tractor. This involves insertion of the cable to a depth of 36" to 42" through a temporary surface opening of approximately 6" in width.

DNRC Recommendation

The director recommends approval of this buried telecommunications cable request.

Rights of Way Applications

July 24, 2017

APPLICANTS AND RIGHTS OF WAY INFORMATION

Applicant: Three Rivers Telephone Cooperative, Inc.
PO Box 429
Fairfield, MT 59436

Application No.: 18014
R/W Purpose: a buried telecommunications cable
Lessee Agreement: ok
Acreage: 2.33
Compensation: \$3961.00
Legal Description: 20-foot strip through N2N2, Sec. 34, Twp. 25N, Rge. 8W,
Teton County
Trust Beneficiary: Public Buildings

Item Summary

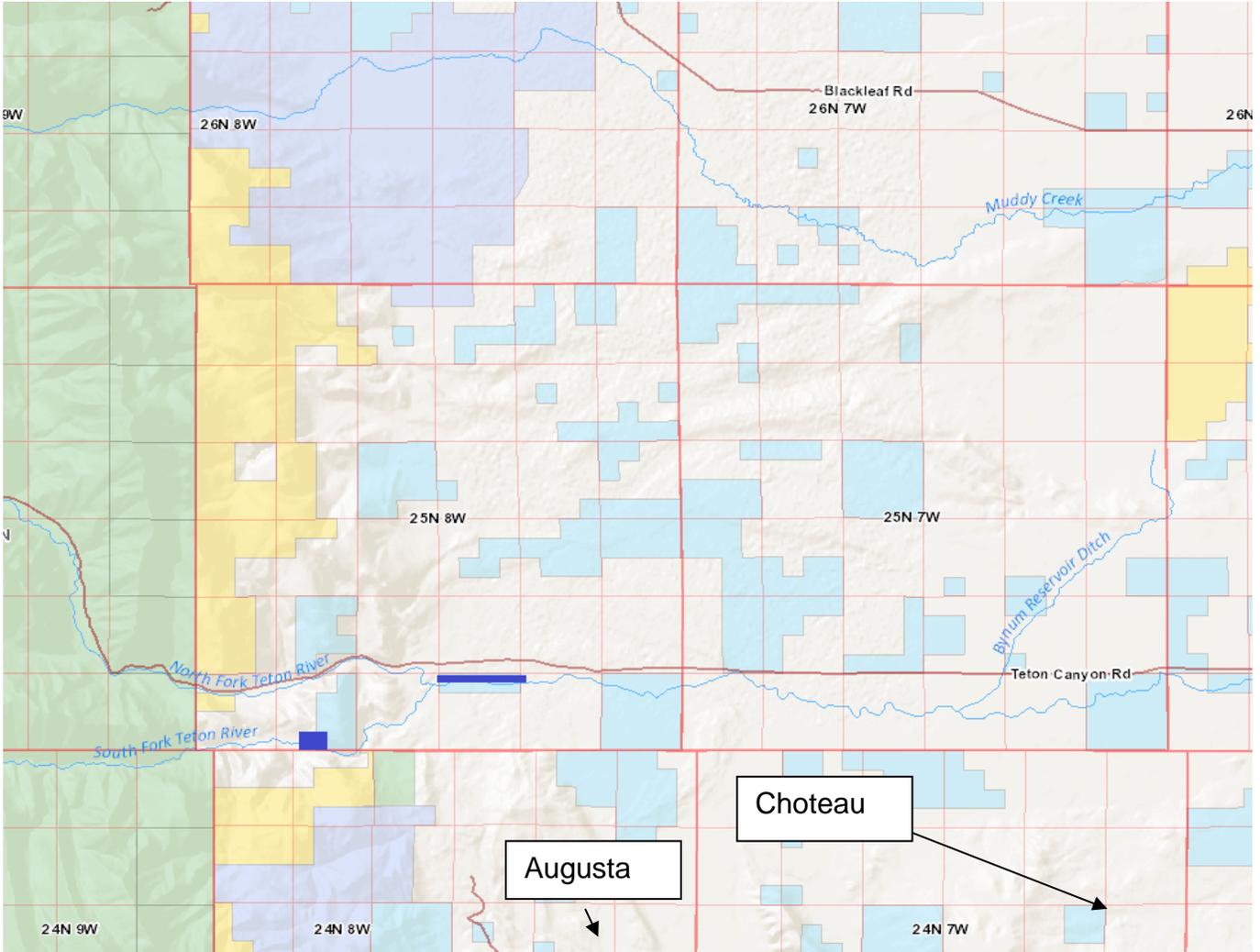
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Rights of Way Applications

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Application Numbers 18013 & 18014, Three Rivers Telephone Cooperative, Inc.

Rights of Way Applications

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APPLICANTS AND RIGHTS OF WAY INFORMATION

Applicant: City of Sidney
115 2nd Street SE
Sidney, MT 59270

Application No.: 18015
R/W Purpose: a sanitary outfall structure
Lessee Agreement: N/A (Navigable River)
Acreage: 0.01
Compensation: \$100.00
Legal Description: tract of land in the Yellowstone River within NE4SW4, Sec. 2,
Twp. 22N, Rge. 59E, Richland County
Trust Beneficiary: Public Land Trust

Item Summary

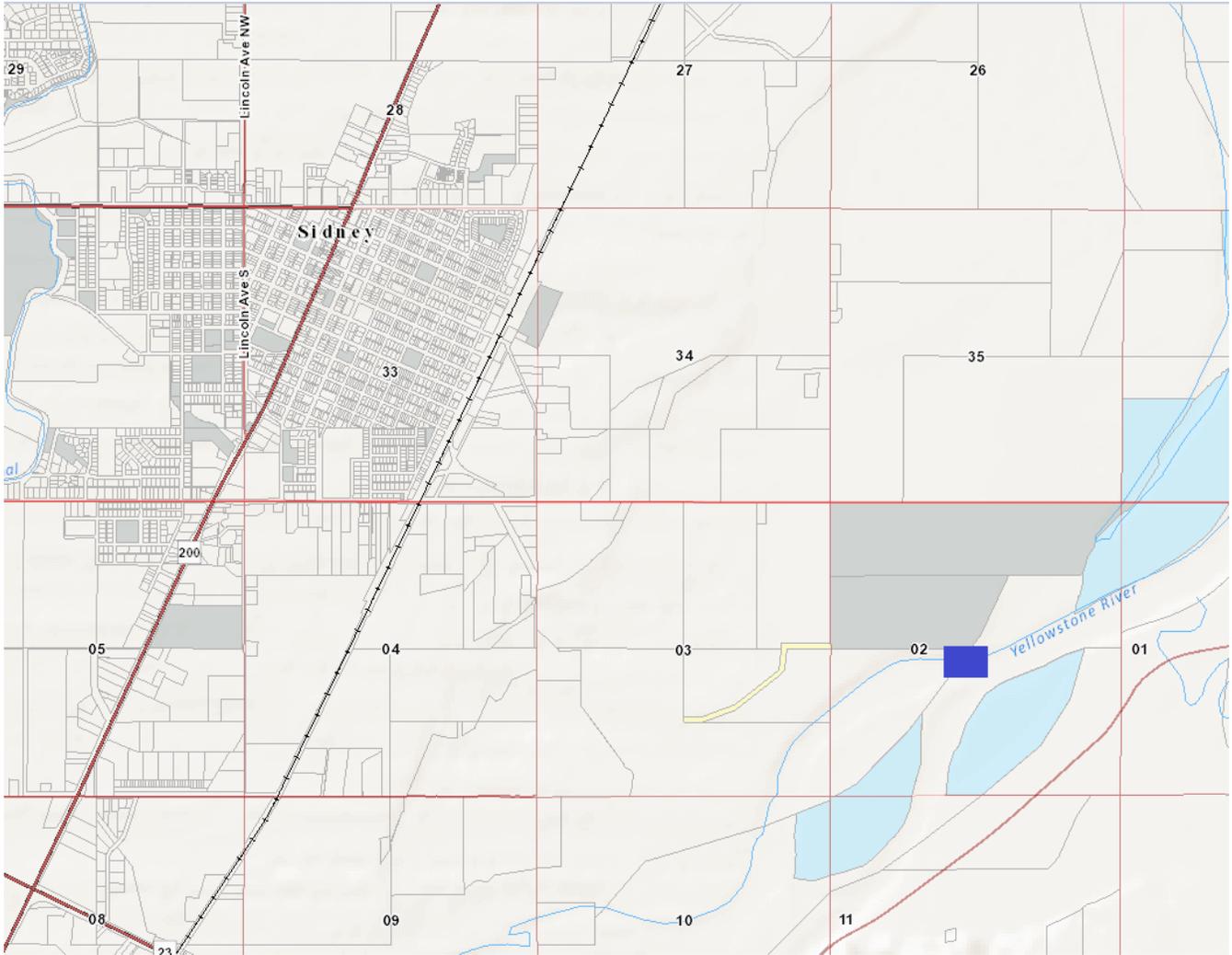
The City of Sidney has made application for an outfall structure in the Yellowstone River. This is phase 3 of the city's lagoon improvement project. This concrete effluent outfall structure will be installed on the bank of the river at the Sidney Wastewater Treatment Facility (WWTF). The purpose of the easement request is for placing and maintaining a concrete base and rip rap associated with this outfall structure. The outfall structure will be 3 feet wide with 8-inch thick concrete walls. The effluent will cascade down a series of 2-foot wide concrete steps with individual step drops of 1 foot. This structure will be inset in the river bank and covered with a grate. The riprap will be placed at the foot of the structure which falls below the low water mark. All permits have been acquired for this project with the exception of the floodplain permit which will be issued pending approval of this easement request.

DNRC Recommendation

The director recommends approval of this outfall structure on the Yellowstone River.

Rights of Way Applications

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Application Number 18015, City of Sidney

Rights of Way Applications

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APPLICANTS AND RIGHTS OF WAY INFORMATION

Applicant: InterBel Telephone Company
 Box 648
 Eureka, MT 59917

Application No.: 11856A
 R/W Purpose: one buried fiber optic cable and one inactive copper line
 Lessee Agreement: ok
 Acreage: 0.71
 Compensation: \$173.00
 Legal Description: 20-foot strip through S2SW4, Sec. 13, Twp. 33N, Rge. 26W,
 Lincoln County
 Trust Beneficiary: Public Buildings

Item Summary

InterBel Telephone Company has made application to amend an existing easement granted by the Land Board in January 2004. The amendment is to upgrade their current copper mainline in the Jim Creek portion of their service area to a fiber optic cable. The method of placement of the cable will be by cat plow and depth of the buried cable will be 36 inches. The new line will be placed directly beside the existing copper distribution cable within the existing 20-foot easement. A credit for the payment previously received for the existing easement has been applied to the total easement cost.

DNRC Recommendation

The director recommends approval of this buried fiber optic cable.

Rights of Way Applications

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APPLICANTS AND RIGHTS OF WAY INFORMATION

Applicant: InterBel Telephone Company
Box 648
Eureka, MT 59917

Application No.: 11857A
R/W Purpose: one buried fiber optic cable and one inactive copper line
Lessee Agreement: ok
Acreage: 1.37
Compensation: \$338.00
Legal Description: 20-foot strip through SW4NE4, E2NW4, Sec. 24, Twp. 33N,
Rge. 26W, Lincoln County
Trust Beneficiary: Public Buildings

Item Summary

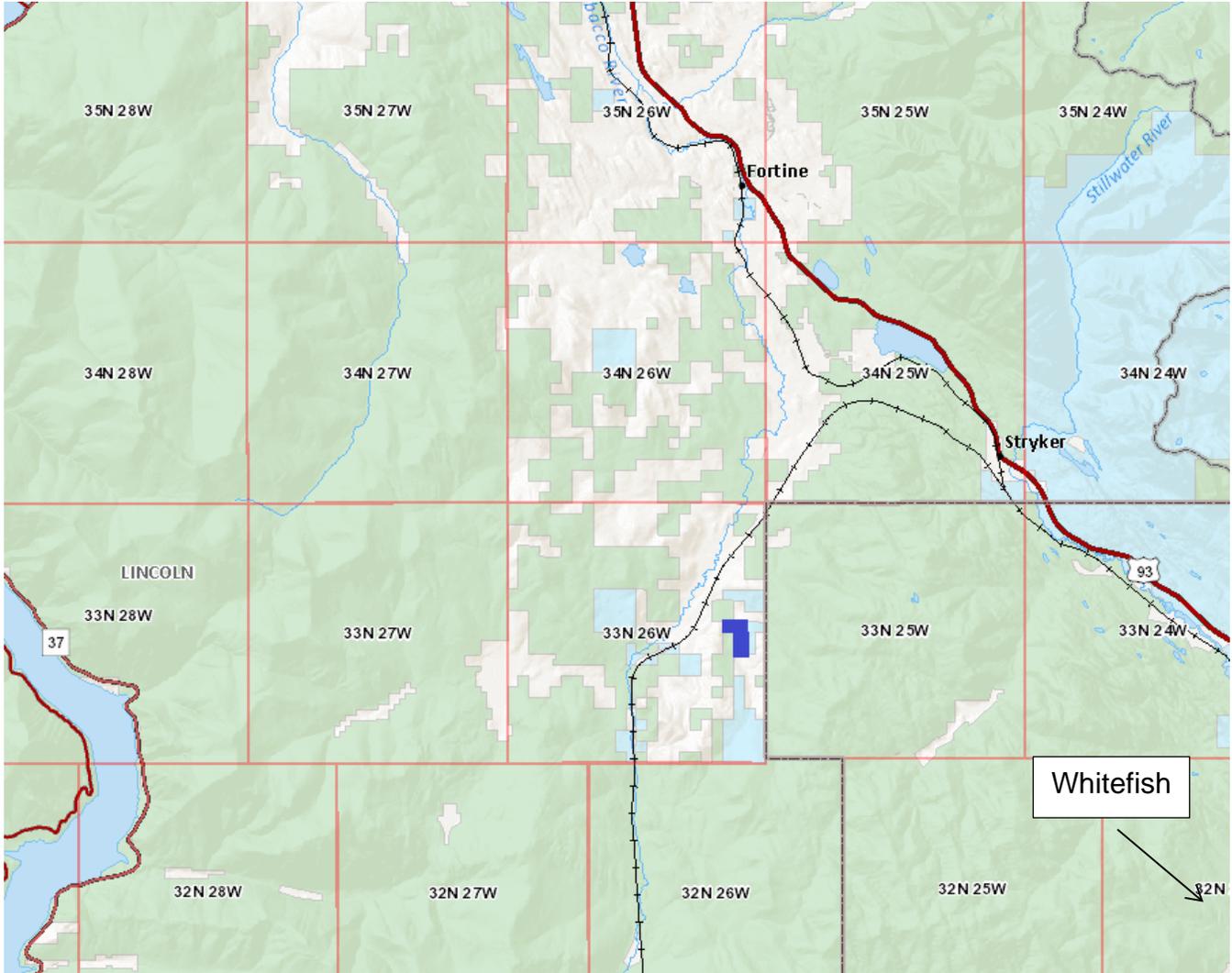
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Rights of Way Applications

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Application Numbers 11856A & 11857A, InterBel Telephone Company