

0419-2 Cabin and Home Sites: Set Minimum Bid for Sale
A. Standard Grants

00:01:37 Governor Bullock
00:01:45 Mr. Tubbs
00:01:52 Governor Bullock
00:01:53 Mr. Tubbs
00:01:53 Governor Bullock
00:01:54 Mr. Tubbs gave an overview of the item.
00:02:14 Governor Bullock

Public Comment

00:02:30 Mr. Mace, Lessee
00:02:41 Governor Bullock
00:02:45 Attorney General Fox
00:02:55 Mr. Mace
00:02:57 Governor Bullock
00:03:07 Mr. Mace
00:03:13 Governor Bullock
00:03:13 Mr. Mace
00:03:40 Governor Bullock
00:03:43 Mr. Mace
00:08:26 Governor Bullock
00:08:26 Mr. Mace
00:09:25 Governor Bullock
00:09:36 Mr. Mace
00:09:40 Governor Bullock
00:09:53 Commissioner Rosendale
00:10:04 Governor Bullock
00:10:05 Attorney General Fox

Board Discussion/Comments

00:10:06 Governor Bullock
00:10:15 Mr. Tubbs
00:10:45 Governor Bullock
00:10:46 Secretary Stapleton
00:10:57 Mr. Tubbs
00:11:05 Secretary Stapleton
00:11:08 Governor Bullock
00:11:08 Secretary Stapleton
00:11:39 Mr. Tubbs
00:12:17 Mr. Thomas
00:13:37 Governor Bullock
00:13:37 Mr. Thomas
00:13:44 Governor Bullock
00:13:50 Commissioner Rosendale
00:14:38 Governor Bullock
00:14:39 Mr. Mace
00: 17:40 Governor Bullock
00:17:54 Superintendent Arntzen
00:17:54 Governor Bullock

These abbreviated summary minutes and the audio recording will become the official adopted minutes at the next Land Board meeting when the board votes to officially approve them. Until then they are considered a draft.

00:17:55 Superintendent Arntzen
00:18:35 Governor Bullock
00:18:38 Superintendent Arntzen
00:18:39 Governor Bullock
00:18:42 Mr. Thomas
00:19:25 Superintendent Arntzen
00:19:28 Governor Bullock
00:19:28 Superintendent Arntzen
00:19:28 Governor Bullock
00:19:29 Superintendent Arntzen
00:19:37 Mr. Mace
00:21:00 Governor Bullock
00:21:01 Mr. Mace
00:21:06 Governor Bullock
00:21:06 Mr. Mace
00:21:09 Governor Bullock
00:21:11 Commissioner Rosendale
00:21:32 Mr. Tubbs
00:22:04 Commissioner Rosendale
00:22:27 Mr. Tubbs
00:22:27 Commissioner Rosendale
00:22:28 Mr. Tubbs
00:22:39 Governor Bullock

00:22:46 The motion to approve item 0419-2 A carried unanimously.

B. Sale No. 963

00:22:52 Governor Bullock
00:22:58 Mr. Tubbs
00:22:59 Governor Bullock
00:23:00 Attorney General Fox
00:23:00 Mr. Tubbs
00:23:00 Governor Bullock
00:23:03 Mr. Tubbs gave an overview of the item.
00:23:43 Governor Bullock

Public Comment

00:23:51 Governor Bullock
00:23:51 Mr. Vasser, Lessee
00:23:57 Governor Bullock
00:24:02 Mr. Vasser
00:24:06 Ms. Duax, Lessee
00:24:11 Mr. Vasser
00:25:13 Ms. Duax
00:26:25 Governor Bullock
00:26:38 Ms. Duax
00:27:51 Mr. Vasser
00:27:51 Ms. Duax
00:32:08 Mr. Vasser
00:34:21 Governor Bullock

These abbreviated summary minutes and the audio recording will become the official adopted minutes at the next Land Board meeting when the board votes to officially approve them. Until then they are considered a draft.

00:34:31 Attorney General Fox
00:34:37 Commissioner Rosendale
00:34:38 Governor Bullock

Board Discussion/Comments

00:34:40 Commissioner Rosendale
00:34:58 Mr. Vasser
00:35:03 Commissioner Rosendale
00:35:03 Mr. Vasser
00:35:04 Governor Bullock
00:35:05 Commissioner Rosendale
00:35:09 Governor Bullock
00:35:10 Attorney General Fox
00:35:29 Mr. Thomas
00:37:28 Attorney General Fox
00:37:39 Mr. Thomas
00:37:45 Governor Bullock
00:37:52 Superintendent Arntzen
00:37:54 Governor Bullock
00:37:56 Superintendent Arntzen
00:37:58 Mr. Vasser
00:38:23 Governor Bullock

00:38:27 The motion to approve item 0419-2 B carried unanimously.

0419-3 Land Banking Parcels: Set Minimum Bid for Sale #1048

00:38:41 Mr. Tubbs gave an overview of the item.
00:39:33 Governor Bullock

00:39:41 Commissioner Rosendale moved to approve item 0419-3. The motion was seconded by and Secretary Stapleton and carried unanimously.

0419-4 Settlement Agreement and Stipulation for Dismissal of Claims: Gallatin County and Elizabeth Kelley

00:40:08 Governor Bullock
00:40:10 Mr. Tubbs gave an overview of the item.
00:43:50 Governor Bullock

Public Comment

00:43:59 Mr. Gray, Gallatin County
00:44:00 Governor Bullock
00:44:00 Mr. Gray, Gallatin County
00:44:56 Governor Bullock

00:45:03 The motion to approve item 0419-4 carried unanimously.

These abbreviated summary minutes and the audio recording will become the official adopted minutes at the next Land Board meeting when the board votes to officially approve them. Until then they are considered a draft.

0419-5 **Easements**
 A. Standard Grants
 B. Kingsbury Colony Reciprocal Access Agreement

00:45:43 Mr. Tubbs gave an overview of the item.
00:46:04 Attorney General Fox
00:46:04 Commissioner Rosendale
00:46:07 Mr. Tubbs
00:47:25 Governor Bullock

00:47:35 Commissioner Rosendale moved to approve item 0419-5. The motion was seconded by Superintendent Arntzen and carried unanimously.

General Public Comment

00:48:11 Commissioner Rosendale
00:48:12 Governor Bullock

Adjournment

00:49:25 Adjournment

PRESIDENT

ATTEST

/s/
Steve Bullock, Governor

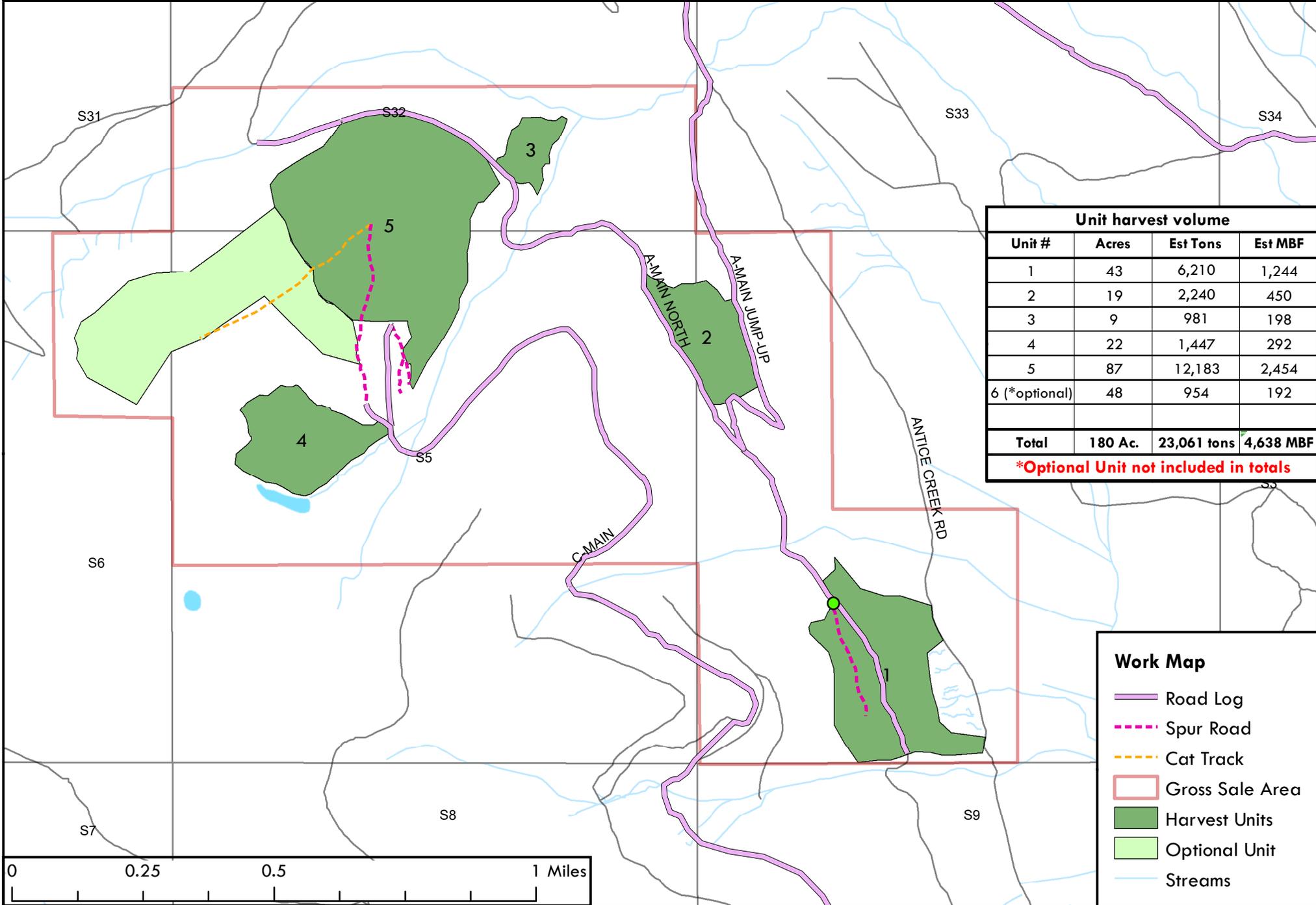
/s/
John E. Tubbs, DNRC Director



Sections 4, 5, and 6 of T33N R23W
and
Section 32 of T34N R23W

Antice Point North Timber Sale Units & Road Work Map

Attachment A
Page 4 of 4
February 25, 2019 ARS



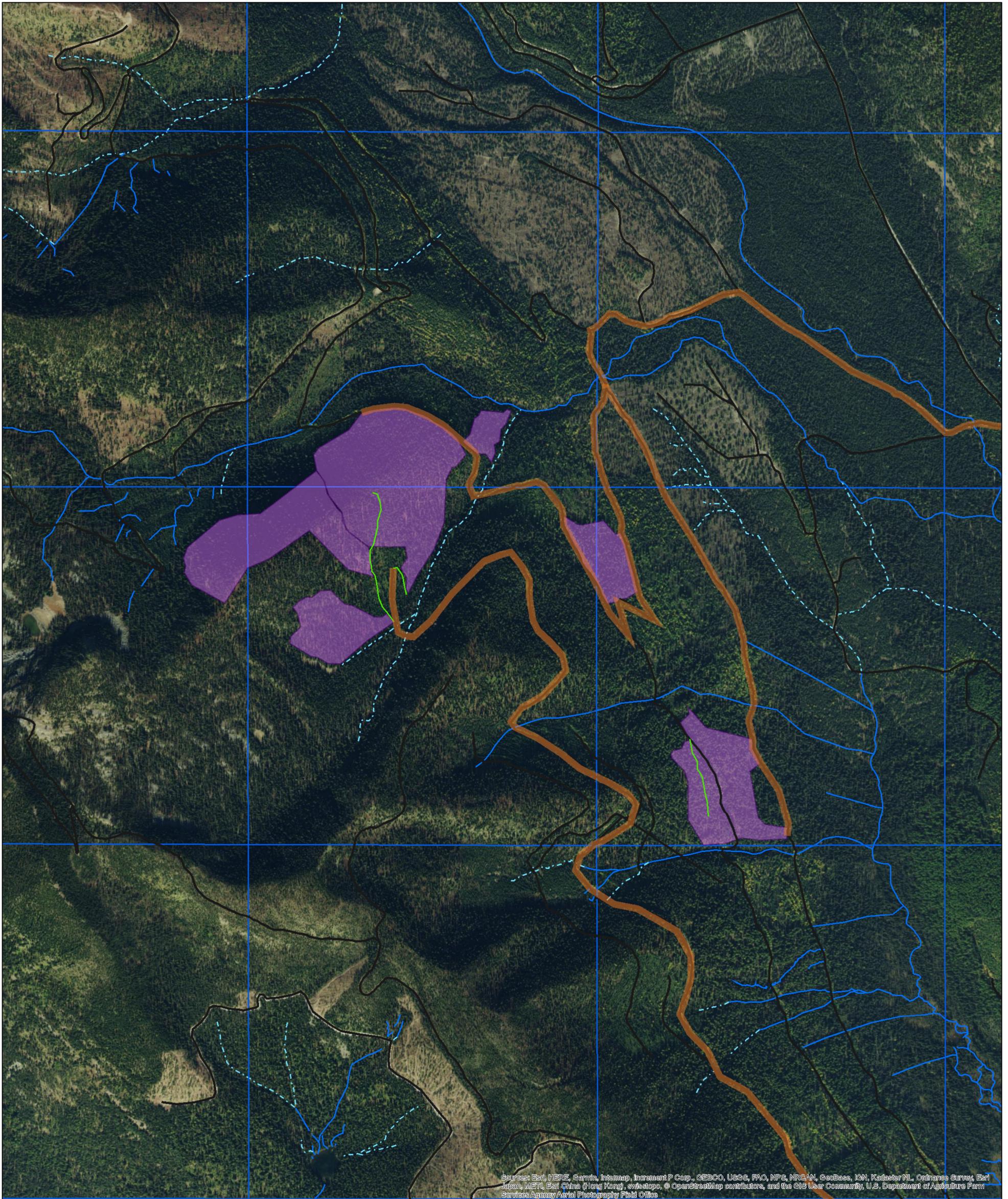
Unit harvest volume			
Unit #	Acres	Est Tons	Est MBF
1	43	6,210	1,244
2	19	2,240	450
3	9	981	198
4	22	1,447	292
5	87	12,183	2,454
6 (*optional)	48	954	192
Total	180 Ac.	23,061 tons	4,638 MBF

***Optional Unit not included in totals**

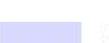
Work Map

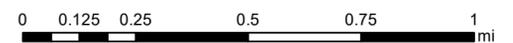
- Road Log
- Spur Road
- Cat Track
- Gross Sale Area
- Harvest Units
- Optional Unit
- Streams

Antice Point North Timber Sale Harvest Unit Map

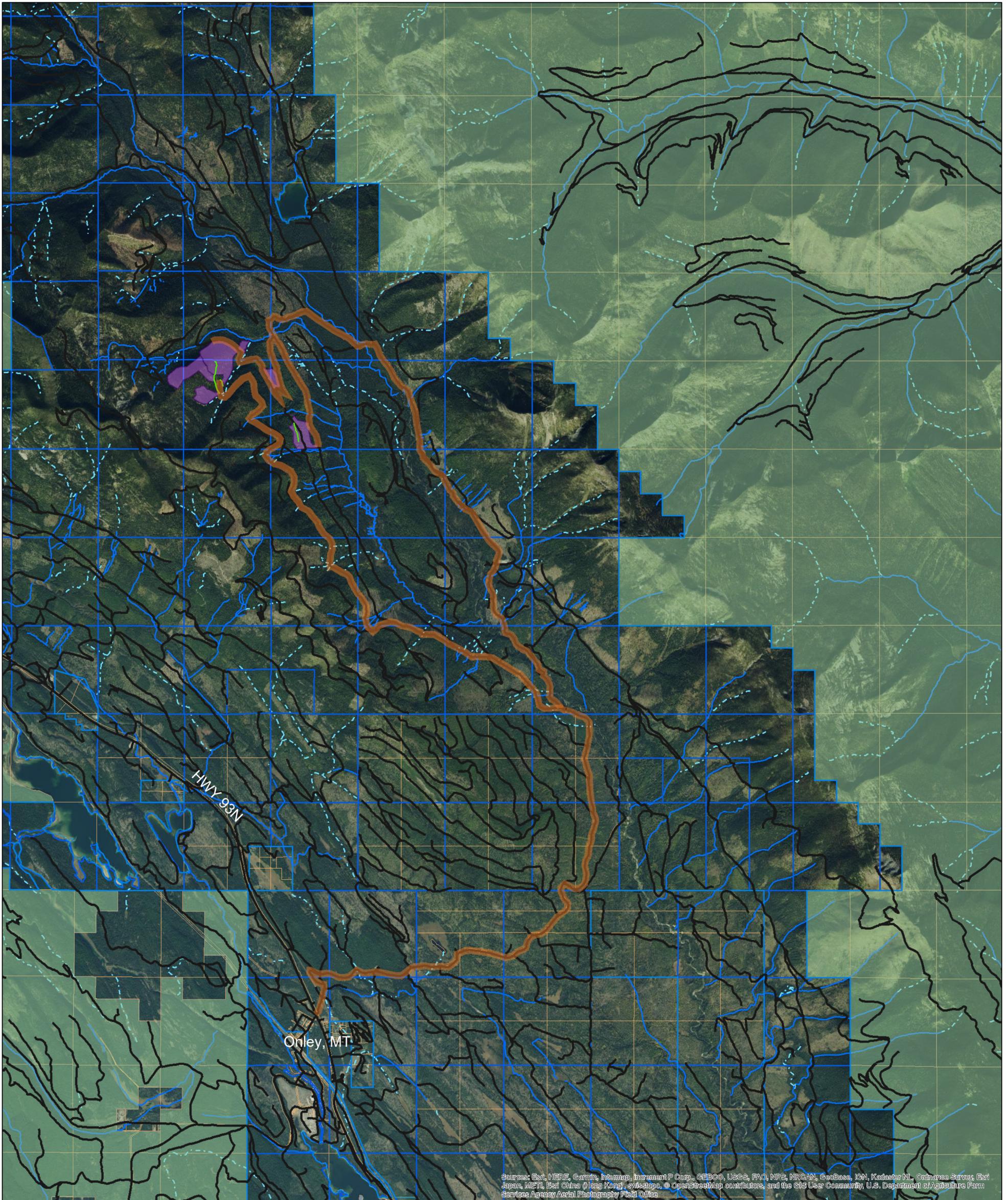


Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, © OpenStreetMap contributors, and the GIS User Community, U.S. Department of Agriculture Farm Services Agency Aerial Photography Field Office

- | | | |
|---|--|--|
|  Existing Road |  Perennial Stream |  USFS Land |
|  New Road |  Intermittent Stream |  USFWS Land |
|  Road Reconstruction |  Proposed Harvest Units |  BLM Land |
|  Haul Route |  DNRC Surface Tracts |  MT FWP |



Antice Point North Timber Sale Haul Route Map



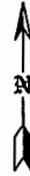
Sources: Esri, HERE, Garmin, Intermap, Inetang, P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), Swisstopo, © OpenStreetMap contributors, and the GIS User Community, U.S. Department of Agriculture Farm Services Agency Aerial Photography Field Office

- | | | |
|---|--|--|
|  Existing Road |  Perennial Stream |  USFS Land |
|  New Road |  Intermittent Stream |  USFWS Land |
|  Road Reconstruction |  Proposed Harvest Units |  BLM Land |
|  Haul Route |  DNRC Surface Tracts |  MT FWP |



Certificate of Survey

Section 4, Township 16 North, Range 15 West, Principal Meridian, Montana
Missoula County, Montana



Graphic Scale in Feet

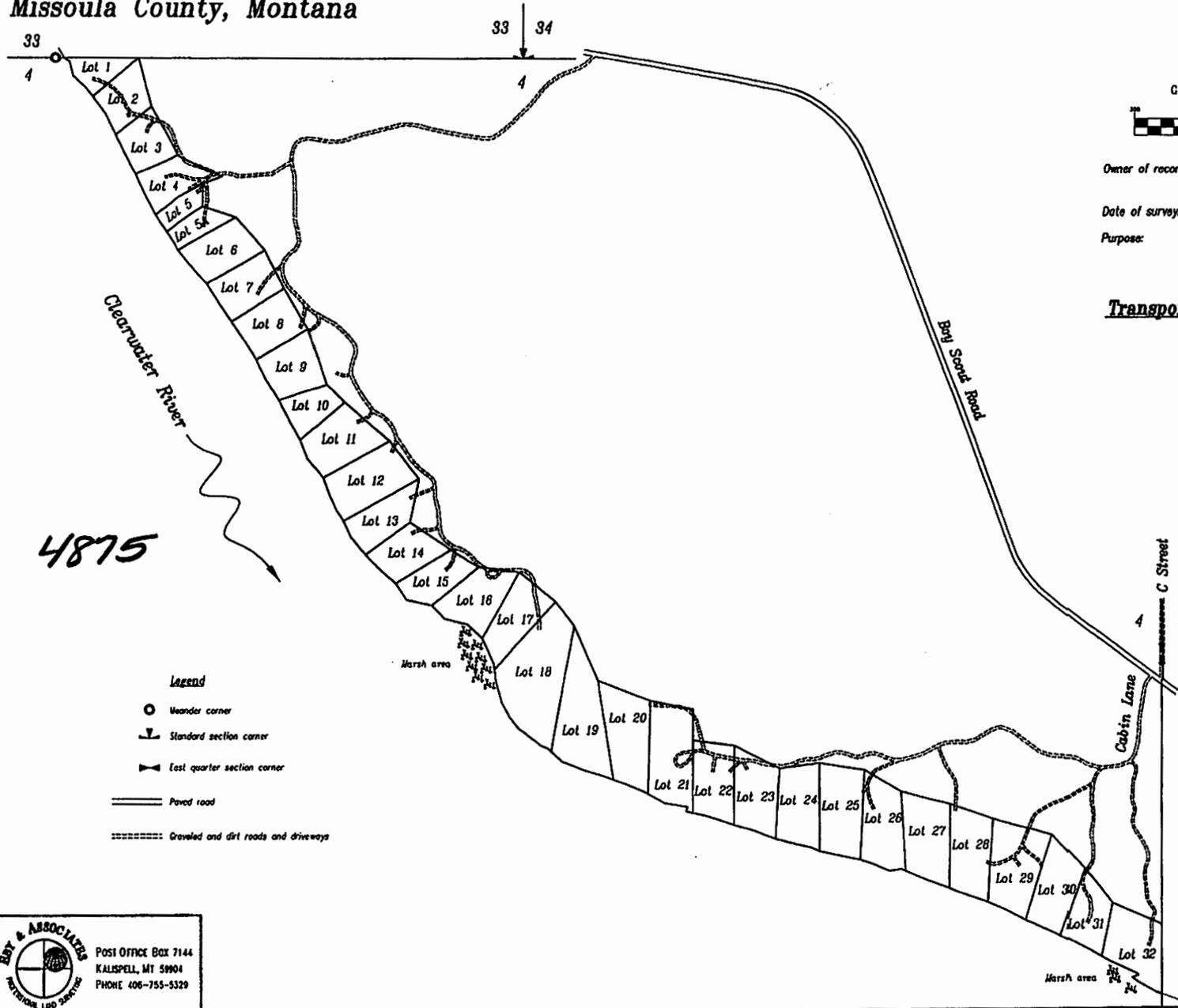


Owner of record: Montana Department of Natural Resources and Conservation

Date of survey: October 1998

Purpose: Retracement of Seeley Lake East Outlet Subdivision, a state leased lot subdivision

Transportation and lot access



4875

4875

Legend

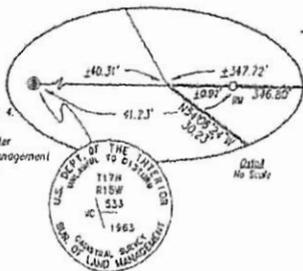
- Wander corner
- Standard section corner
- East quarter section corner
- Paved road
- Graveled and dirt roads and driveways

BOY & ASSOCIATES

 POST OFFICE BOX 7144
 KALISPELL, MT 59904
 PHONE 406-755-5329

Sheet 5 of 8
Certificate of Survey No. 4875

Northwest corner of Government Lot 4. Standard corner. Found 3 1/2" diameter Bureau of Land Management brass cap marked.

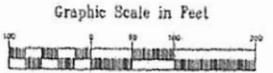
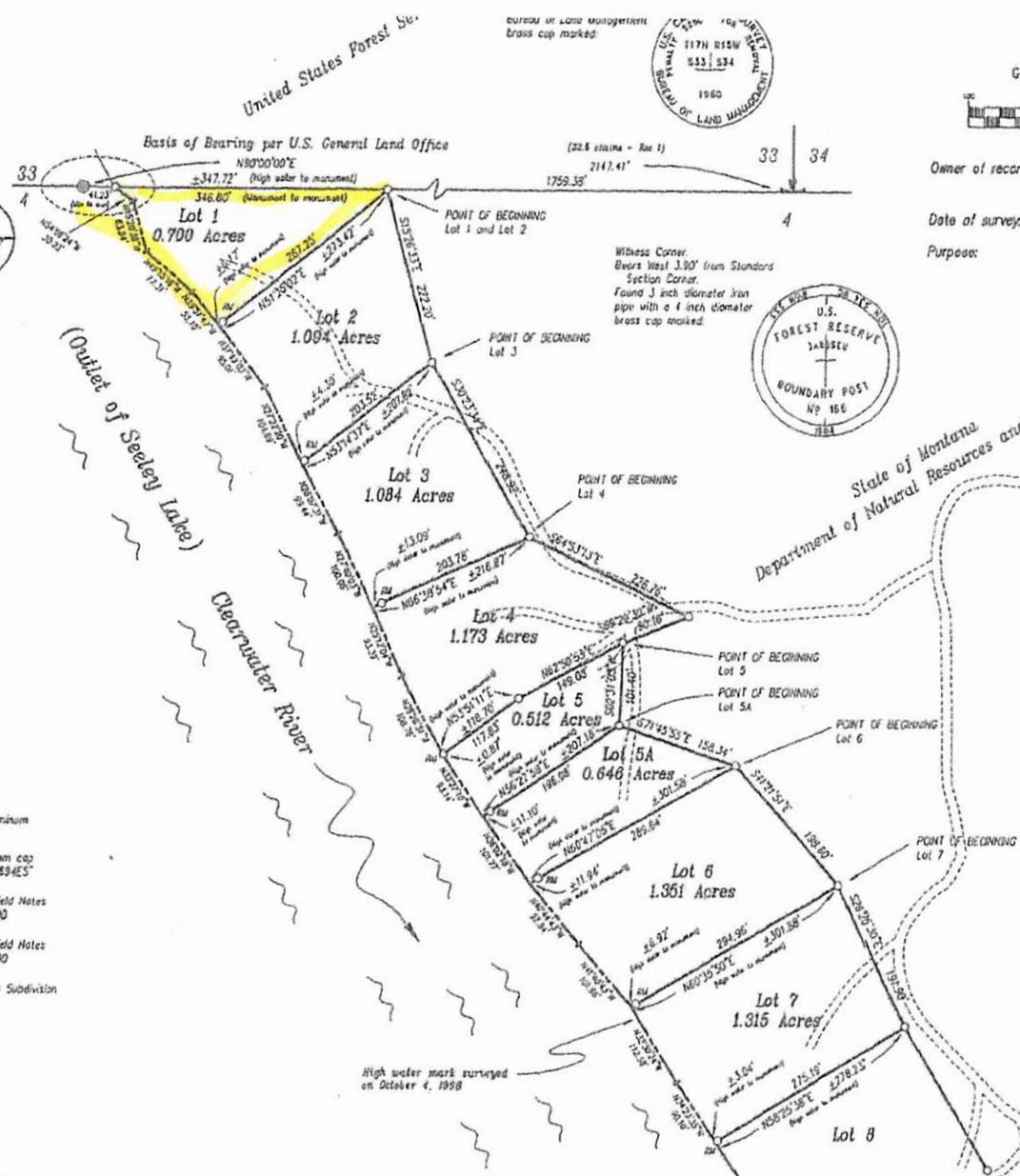


4875

Legend

- P-A-L Controlling section corner as noted
- Found 1" diameter rebar with 1 1/2" diameter aluminum cap marked, "PCI ANSWORTH 29235"
- Found 1" diameter rebar with 2" diameter aluminum cap marked, "EBY & ASSOCIATES" and "J. L. EBY 8694ES"
- Rec 1 Record measurement per General Land Office Field Notes No. 245, Contract No. 242, dated July 21, 1890
- Rec 2 Record measurement per General Land Office Field Notes No. 245, Contract No. 242, dated July 21, 1890
- Rec 3 Record measurement per Clearwater Shore Sites Subdivision
- RM Reference monument

EBY & ASSOCIATES
 PROFESSIONAL LAND SURVEYORS
 POST OFFICE BOX 2144
 KALISPELL, MT 59904
 PHONE 406-715-5329



Owner of record: Montana Department of Natural Resources and Conservation
 Date of survey: October 1998
 Purpose: Retracement of Seeley Lake East Outlet Subdivision, a state leased lot subdivision



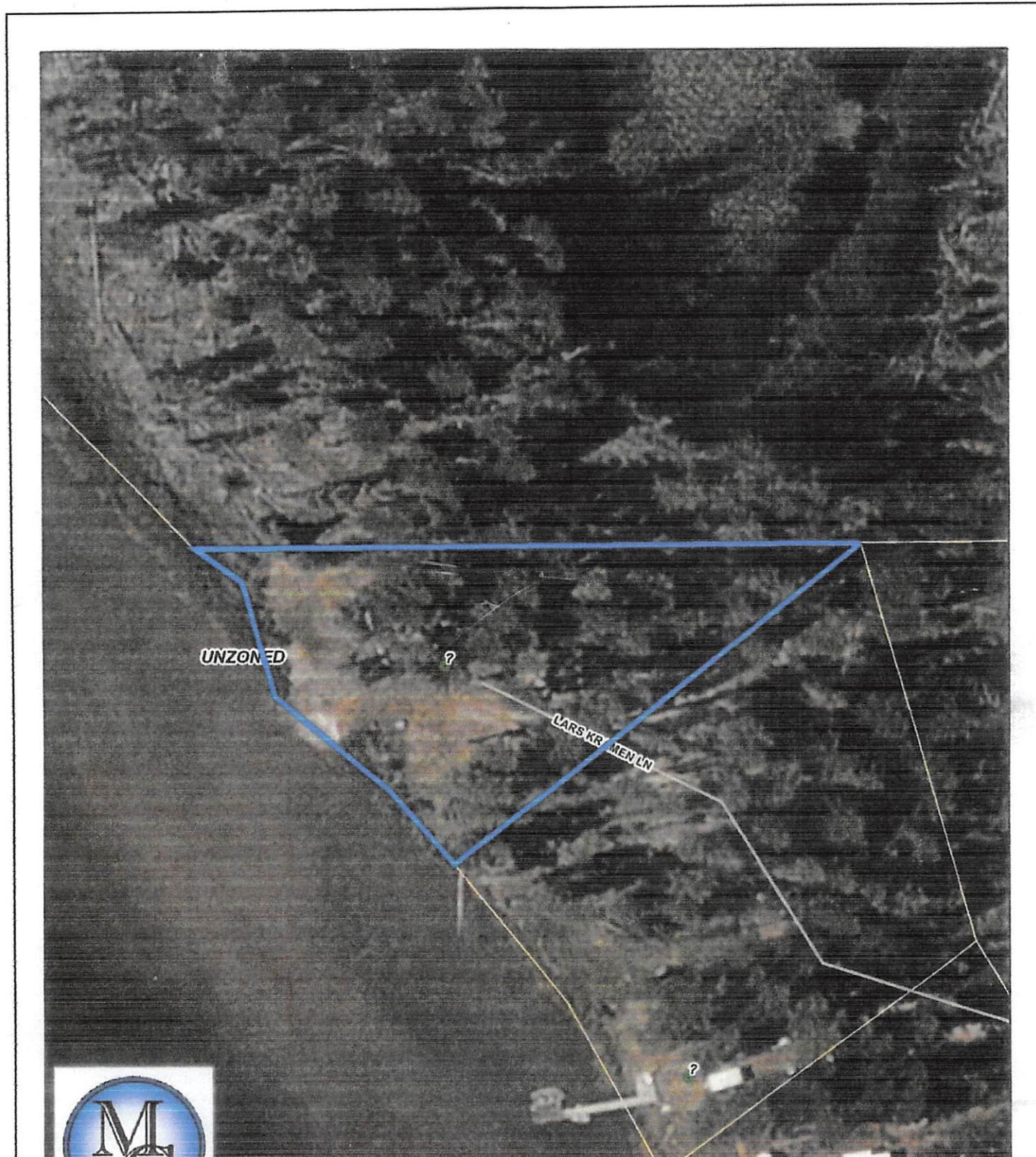
State of Montana
 Department of Natural Resources and Conservation

4875

Zoning Map

Client	Kirk & Kim Mace				
Property Address	NHN Lars Kramen Ln				
City	Seeley Lake	County	Missoula	State	MT Zip Code 59868
Owner	DNRC School Trust Land				

3



4

DEPARTMENT OF NATURAL RESOURCES
AND CONSERVATION

Trust Land Management Division



STEVE BULLOCK, GOVERNOR

1625 ELEVENTH AVENUE

DIRECTOR'S OFFICE (406) 444-2074
TELEFAX NUMBER (406) 444-2684

PO BOX 201601
HELENA, MONTANA 59620-1601

MACE, KIRK & KIM
P O BOX 3195
MISSOULA, MT 59806

RE: NOTICE OF LAND VALUE AND LEASE FEE ADJUSTMENT
Cabin Site Lease #3061123
Geocode: 04254004201010000

12/1/2015

Dear Lessee,

Your current cabin site lease provides that your lease fee is calculated as 5% of the Department of Revenue value for the land you lease. The Supplemental Lease Agreement that you executed with Department of Natural Resources and Conservation (DNRC) in 2008 provided that the annual rental fee will be calculated by using the most current Department of Revenue value.

The Department of Revenue has recently moved to a two-year valuation cycle. This means that, under your current lease terms, your lease fee will be adjusted accordingly with each new valuation cycle. In 2015 the Department of Revenue released their newest land valuations. Your annual lease fee for 2016 and 2017 will be calculated as 5% of this newest valuation for your lease lot. However, in no instance will your lease fee be below \$250.

The current land value for your cabin site lease is: \$\$52,318.00.

Accordingly, your annual lease fee for 2016 and 2017 will be: \$\$2,615.90.

If you disagree with the land value identified on this notice, you have the right to request that the Department of Revenue conduct an informal assessment review. Please complete a Request for Informal Assessment Review (Form AB-26) and send it to the local Department of Revenue office in the county in which your property is located. These forms are available at your local Department of Revenue office or online at www.revenue.mt.gov/appeal-process.

If the Department of Revenue adjusts the land value as a result of their review, your lease fee will be adjusted accordingly.

Please note that you have only 30 days after the date of this notice to file your Form AB-26 if you choose to dispute your assessment for the current year.

Sincerely,
Heather Noel
Lease Manager

5
DEPARTMENT OF NATURAL RESOURCES
AND CONSERVATION

Trust Land Management Division



STEVE BULLOCK, GOVERNOR

1625 ELEVENTH AVENUE

DIRECTOR'S OFFICE (406) 444-2074
TELEFAX NUMBER (406) 444-2684

PO BOX 201601
HELENA, MONTANA 59620-1601

MACE, KIRK & KIM
P O BOX 3195
MISSOULA, MT 59806

RE: NOTICE OF LAND VALUE AND LEASE FEE ADJUSTMENT
Cabin Site Lease #3061123
Geocode: 04-2540-04-2-01-01-0000

8/1/2017

Dear Lessee,

Your current cabin site lease provides that your lease fee is calculated as 5% of the Department of Revenue (DOR) value for the land you lease. The Supplemental Lease Agreement that you executed with Department of Natural Resources and Conservation (DNRC) in 2008 provided that the annual rental fee will be calculated by using the most current Department of Revenue value.

The Department of Revenue has recently moved to a two-year valuation cycle. This means that, under your current lease terms, your lease fee will be adjusted accordingly with each new valuation cycle. In 2017 the Department of Revenue released their newest land valuations. Your annual lease fee for 2018 and 2019 will be calculated as 5% of this newest valuation for your lease lot. However, in no instance will your lease fee be below \$250.

The current land value for your cabin site lease is: \$52,215.00.

Accordingly, your annual lease fee for 2018 and 2019 will be: \$2,610.75.

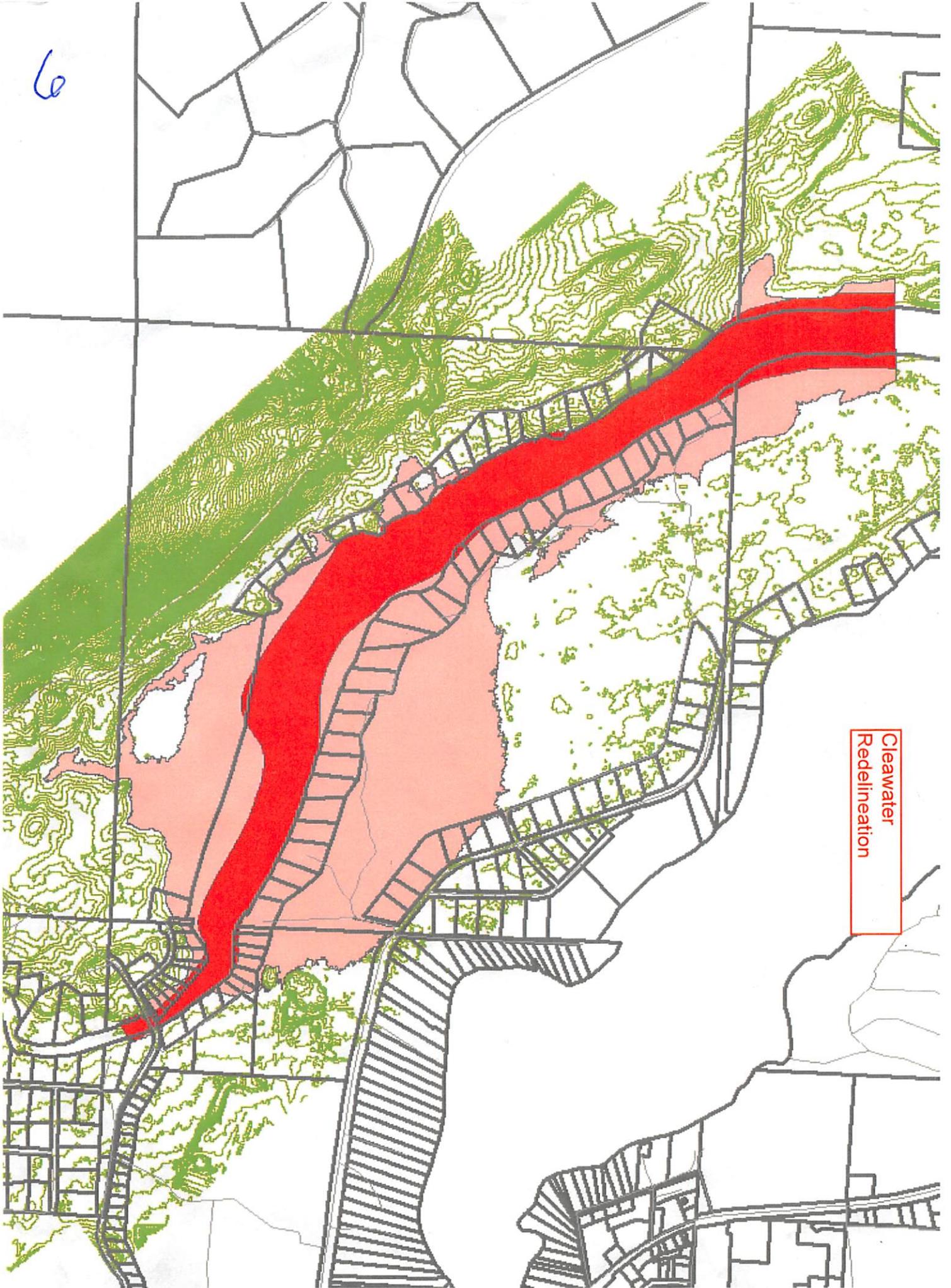
If you disagree with the land value identified on this notice, you have the right to request that the Department of Revenue conduct an informal assessment review. Please complete a Request for Informal Assessment Review (Form AB-26) and send it to the local Department of Revenue office in the county in which your property is located. These forms are available at your local Department of Revenue office or online at www.revenue.mt.gov/appeal-process. If you cannot find your local DOR number, the DOR headquarters phone number is 406-444-6900, or toll-free at 866-859-2254.

If the Department of Revenue adjusts the land value as a result of their review, your applicable lease fee will be adjusted by DNRC accordingly.

Please note that you have only 30 days after the date of this notice to file your Form AB-26 if you choose to dispute your assessment.

Sincerely,
Heather Noel
Lease Manager

6



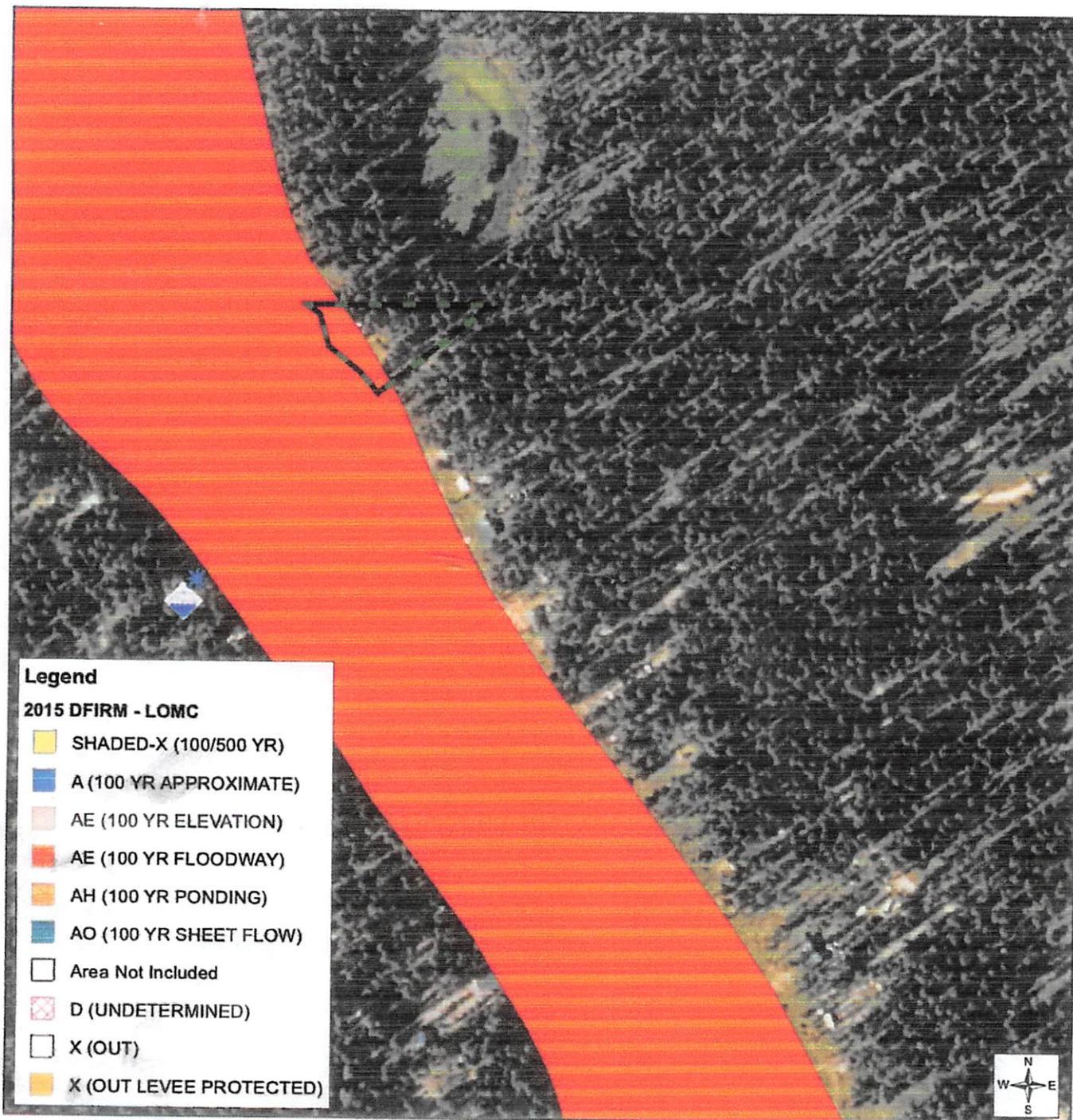
Cleawater
Redelineation

Flood Map

Client	Kirk & Kim Mace						
Property Address	NHN Lars Kramen Ln						
City	Seeley Lake	County	Missoula	State	MT	Zip Code	59868
Owner	DNRC School Trust Land						

7

Missoula County Floodplain



Legend

2015 DFIRM - LOMC

-  SHADED-X (100/500 YR)
-  A (100 YR APPROXIMATE)
-  AE (100 YR ELEVATION)
-  AE (100 YR FLOODWAY)
-  AH (100 YR PONDING)
-  AO (100 YR SHEET FLOW)
-  Area Not Included
-  D (UNDETERMINED)
-  X (OUT)
-  X (OUT LEVEE PROTECTED)

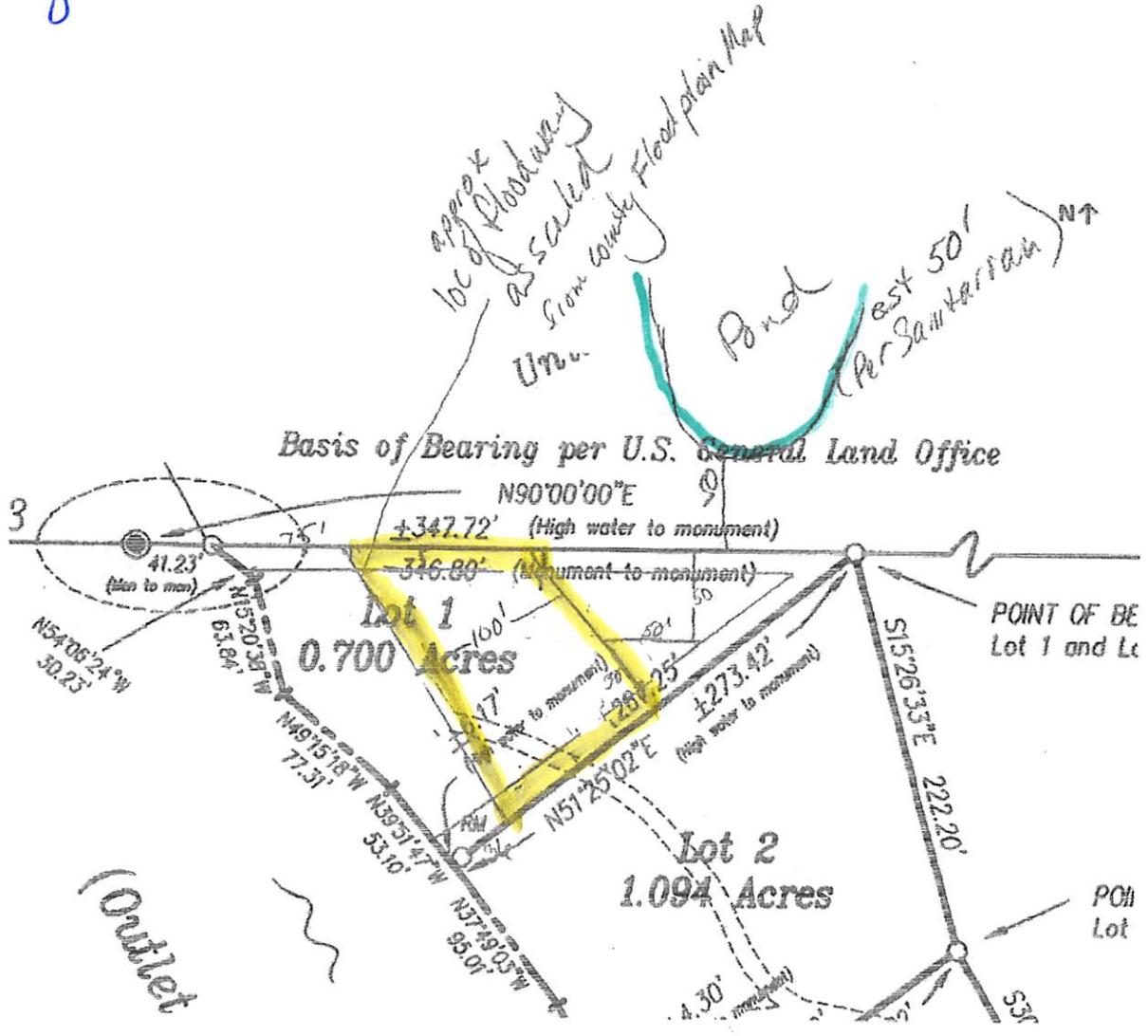


Missoula County
Community and Planning Services
323 W ALDER ST
Missoula, MT 59802

04-2540-04-2-01-01-0000
SRA T16N R15W C.O.S. 4875, PARCEL 1, SEELEY LAKE OUTLET E STATE LEASE NO 3061123

scale

8



9

Mace Property Sanitarian Discussion

10/26/2018 – Phone Call with Daniel Congdon, Missoula County Health Department – Sanitarian

I asked him if 1.0-acre size was necessary for a well and septic. He said that was a conservative rule of thumb and not set in stone. If one could show that all setbacks and rules could be met for development, it would be possible to develop a smaller parcel.

With the leased sites, he noted that if someone buys one of the sites, they must go through Sanitation Subdivision Review to put a septic on the property after the sale. This is a rather lengthy process, one where an environmental consultant puts together the application for water system, wastewater and storm water systems; process takes around 3 – 6 months; and will cost a few thousand dollars.

He thinks it would be difficult to put a well and septic system on the subject property. Meeting the 100' setback for the absorption system and a replacement system from both the river and the wetland area to the north would be nearly impossible. (He measured the distance from the wetland area to the subject property line and said it was +/- 50'.) Absorption systems must be 100' away from a wetland.

I asked if pit toilets are allowable. He said they usually don't do anything unless something happens, say someone wants to expand the footprint of an existing structure, or if the system fails, that would be seen as an opportunity for upgrading. A pit toilet would not be allowed if a septic was possible.

Other options might be possible, such as a composting or incinerating toilet. A septic system for disposal of greywater could possibly be installed, but again, that requires much the same process and involves generally similar requirements as a regular septic system.

11/14/2018 – Phone Call with Daniel Congdon, Missoula County Health Dept. – Sanitarian

I asked him if it was true that there was a moratorium on septic systems along the east (Clearwater River) outlet of Seeley Lake. This was regarding a statement that Todd Kleitz, floodplain administrator, had made.

He indicated that he had some new maps that showed differences from what the FEMA map shows in floodplain, with the red floodway basically the same, and the pink floodplain expanded. Essentially most of the lots along the east side of the river are completely in the floodplain. He also said that the only way to develop them now would be to get an easement from DNRC for septic on the property to the east that is out of the floodplain.

10

Lot	Values	Auction Information	Sale Status
<p>Sale No. 959 Lot 5, 0.512 acres</p> 	<p>MINIMUM BID FOR THE LAND: \$148,000 IMPROVEMENTS VALUE: \$119,000</p>	<p>2:00 pm Tuesday, November 27, 2018 DNRC SWLO 1401 27th Avenue, Missoula, MT 59804</p>	<p>SOLD TO NOMINATING LESSEE FOR MINIMUM BID</p>
<p>Sale No. 961 Lot 7, 1.315 acres</p> 	<p>MINIMUM BID FOR THE LAND: \$77,500 IMPROVEMENTS VALUE: \$78,000</p>	<p>2:00 pm Tuesday, November 27, 2018 DNRC SWLO 1401 27th Avenue, Missoula, MT 59804</p>	<p>SOLD TO NOMINATING LESSEE FOR MINIMUM BID</p>
<p>Sale No. 1041 Lot 8, 1.303 acres</p> 	<p>MINIMUM BID FOR THE LAND: \$77,500 IMPROVEMENTS VALUE: \$112,000</p>	<p>2:00 pm Tuesday, November 27, 2018 DNRC SWLO 1401 27th Avenue, Missoula, MT 59804</p>	<p>SOLD TO NOMINATING LESSEE FOR MINIMUM BID</p>
<p>Sale No. 962 Lot 9, 1.349 acres</p> 	<p>MINIMUM BID FOR THE LAND: \$74,000 IMPROVEMENTS VALUE: \$83,000</p>	<p>2:00 pm Tuesday, November 27, 2018 DNRC SWLO 1401 27th Avenue, Missoula, MT 59804</p>	<p>SOLD TO NOMINATING LESSEE FOR MINIMUM BID</p>
<p>Sale No. 964 Lot 18, 3.174 acres</p> 	<p>MINIMUM BID FOR THE LAND: \$77,500 IMPROVEMENTS VALUE: \$256,000</p>	<p>2:00 pm Tuesday, November 27, 2018 DNRC SWLO 1401 27th Avenue, Missoula, MT 59804</p>	<p>SOLD TO NOMINATING LESSEE FOR MINIMUM BID</p>

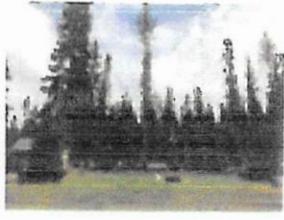
11

Sale # 965
Lot 20, 1.905 ac

Min Bid For Land
\$148,000
Imps. Value
\$193,000

2:00 Tues
Nov 27 2018
DNRC SWLO 1401 27th
Avenue, Missoula, MT
59804

Sold to Nominati
Lessee for Min. B



Sale No. 966
Lot 21, 2.075 acres

MINIMUM BID FOR THE
LAND: \$74,000
IMPROVEMENTS VALUE:
\$116,000

2:00 pm Tuesday,
November 27, 2018
DNRC SWLO 1401 27th
Avenue, Missoula, MT
59804

SOLD TO NOMINATI
LESSEE FOR MINIMUM

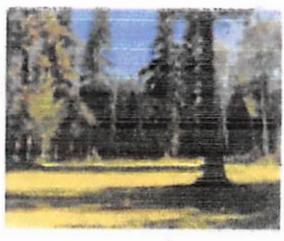


Sale No. 967
Lot 23, 1.54 acres

MINIMUM BID FOR THE
LAND: \$74,000
IMPROVEMENTS VALUE:
\$71,000

2:00 pm Tuesday,
November 27, 2018
DNRC SWLO 1401 27th
Avenue, Missoula, MT
59804

SOLD TO NOMINATI
LESSEE FOR MINIMUM



Sale No. 968
Lot 25, 1.826 acres

MINIMUM BID FOR THE
LAND: \$77,500
IMPROVEMENTS VALUE:
\$66,000

2:00 pm Tuesday,
November 27, 2018
DNRC SWLO 1401 27th
Avenue, Missoula, MT
59804

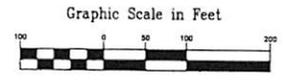
SOLD TO NOMINATI
LESSEE FOR MINIMUM I



11/27/17

Certificate of Survey

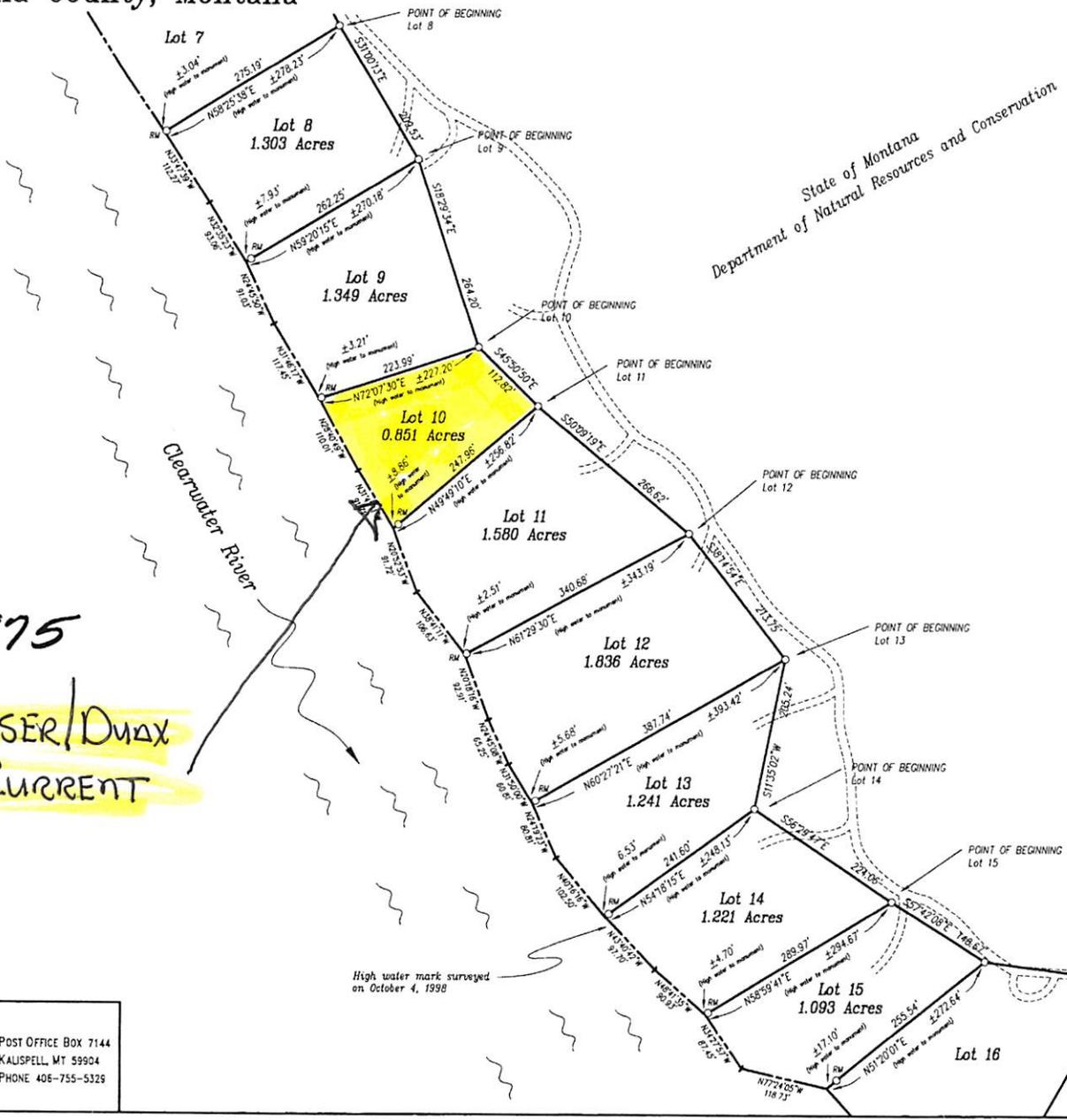
Section 4, Township 16 North, Range 15 West, Principal Meridian, Montana
Missoula County, Montana



Owner of record: Montana Department of Natural Resources and Conservation
Date of survey: October 1998
Purpose: Retracement of Seelye Lake East Outlet Subdivision, a state leased lot subdivision

Legend

- Controlling section corner as noted
- Found 1/2" diameter rebar with 1 1/2" diameter aluminum cap marked, "PCI AINSWORTH 2923S"
- Set 1/2" diameter rebar with 2" diameter aluminum cap marked, "EBY & ASSOCIATES" and "J. L. EBY 8594ES"
- Rec 1 Record measurement per General Land Office Field Notes No. 2451, Contract No. 242, dated July 21, 1890
- Rec 2 Record measurement per General Land Office Field Notes No. 2455, Contract No. 242, dated July 21, 1890
- Rec 3 Record measurement per Clearwater Shore Sites Subdivision
- RM Reference monument



4875

4875

VASSER/Duax
CURRENT

Eby & Associates
PROFESSIONAL LAND SURVEYING

POST OFFICE BOX 7144
KAUSPELL, MT 59904
PHONE 406-755-5329

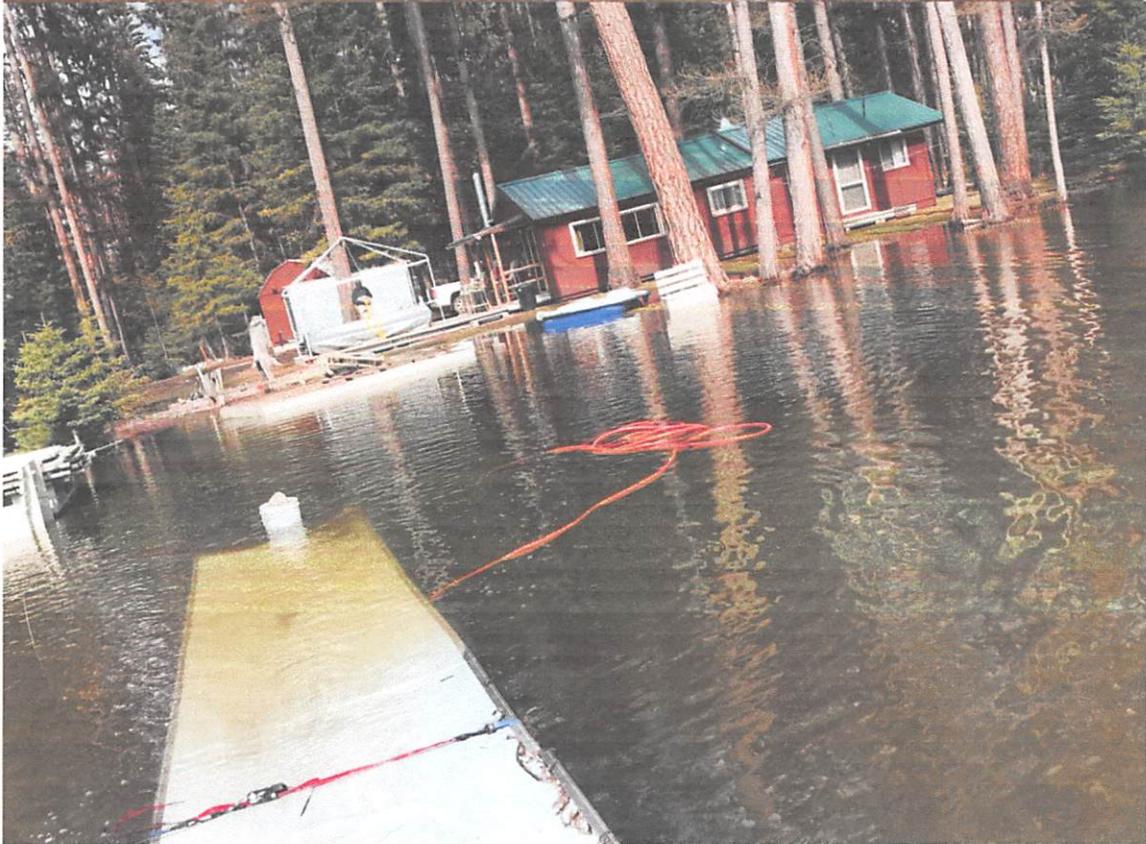
4/29/18



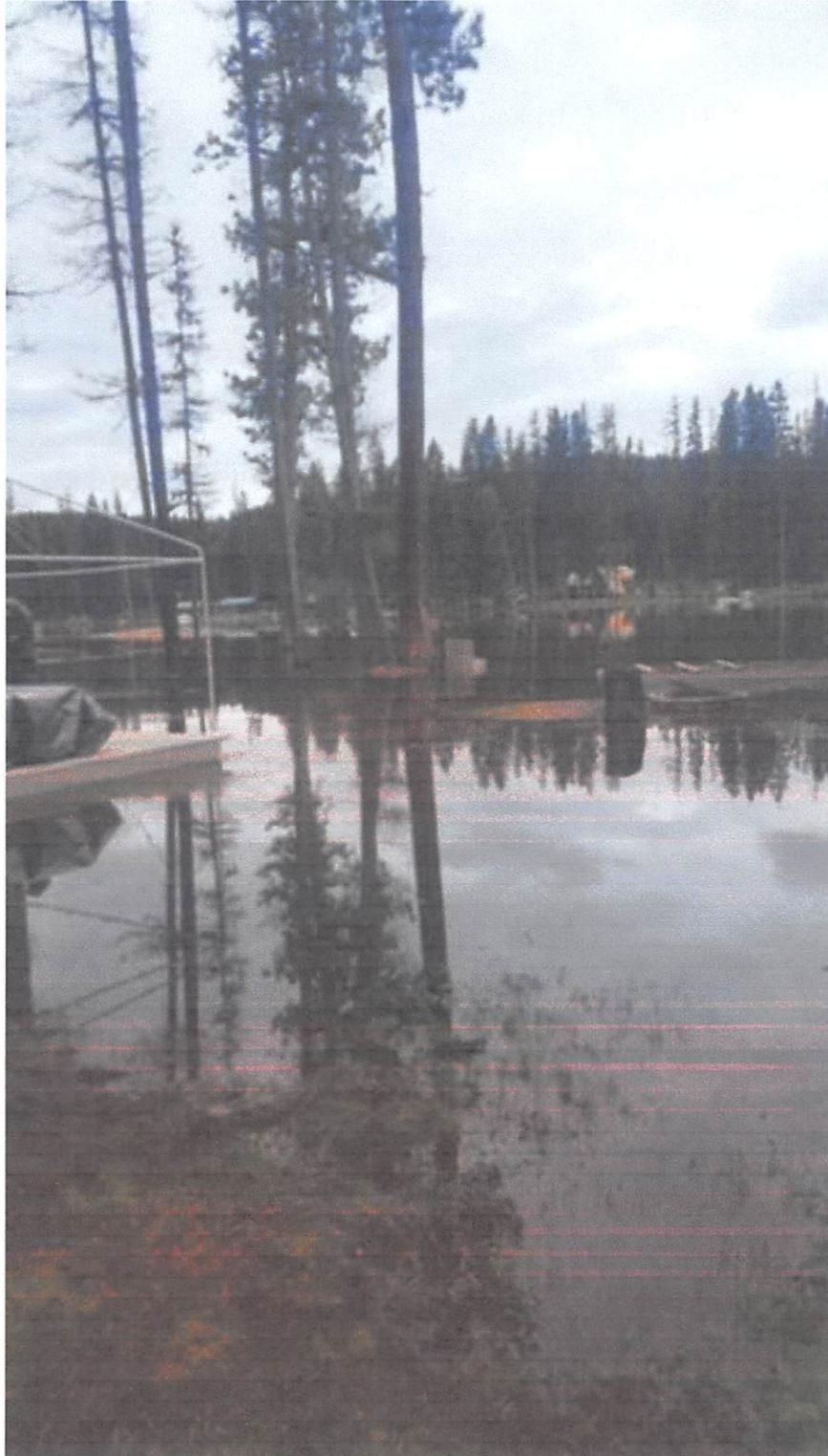
4/30/18



5/1/18



5/1/18



5/2/18



5/4/18 (Road Damage)



Dock Damage May 2018



Dock Damage May 2018



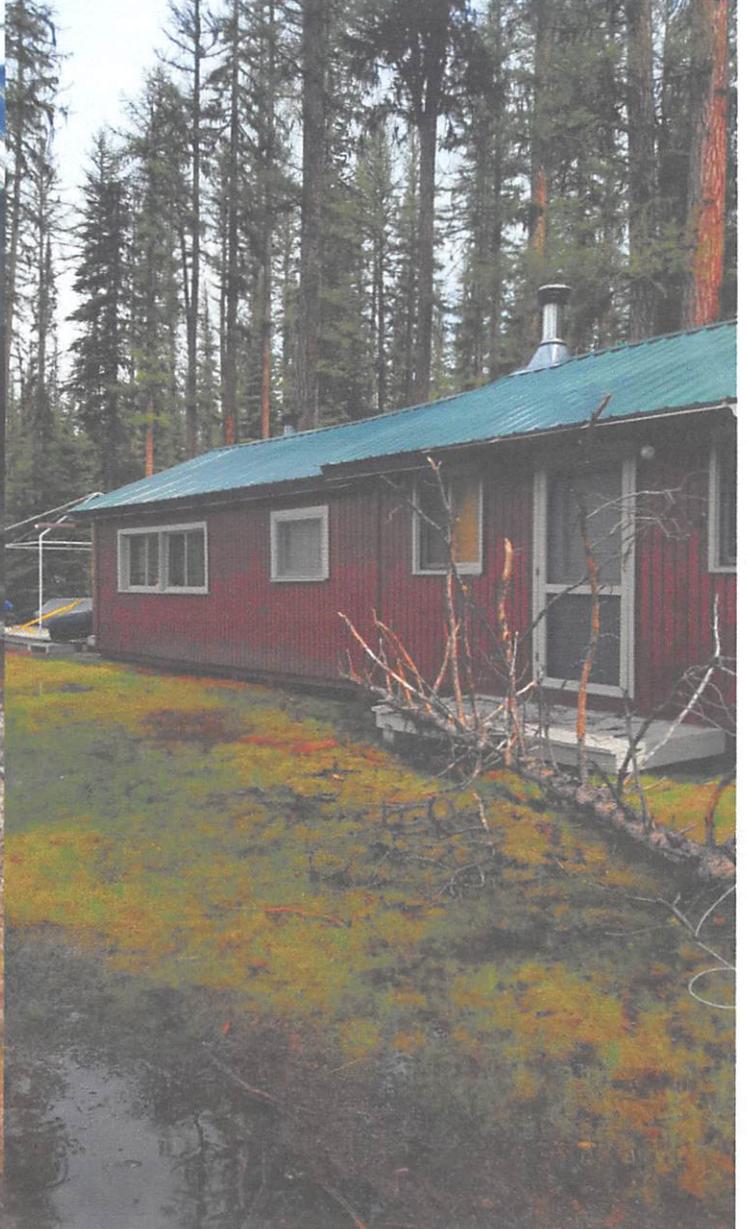
5/9/18



5/9/18



5/9/18



Road into Cabin 6/25/18



Snow Depth 2/5/18

