



Initial Proposal

Northwest Montana Adventures Expansion

November 6th, 2025

The Montana DNRC, Stillwater Unit, is analyzing a proposal from Northwest Montana Adventures for additional development of a commercial lease on approximately 7.28 acres of state trust land east of Olney, Montana in northwest Flathead County. The proposed site is situated adjacent to U.S. Highway 93 North and the Upper Whitefish Road in Section 7 of Township 32 north, Range 23 west.

Project History:

In 2019, MT DNRC released a Request for Proposals for the site and subsequently awarded a commercial lease to Northwest Montana Adventures. An Environmental Assessment Checklist (EAC) was also completed prior to the issuance of the lease (Proposed Upper Whitefish Road Commercial Lease, 2019) analyzed for the following structures and 1.25 acres (cleared) with 12,640 sq ft of building space:

- 72 x 120-foot main office/shop/apartment (8,640 sq ft)
- 40 x 40-foot cold storage building (1,600 sq ft)
- 60 x 40-foot FSA storage building (2,400 sq ft)
- $\frac{3}{4}$ acre gravel driveway and parking
- Above ground fuel tank

Through development of the lease, additional temporary and permanent structures have been placed on the site. Structure configuration has changed since the 2019 EAC and additional land has been cleared.

An approved (by Flathead County and DEQ) Class 2 septic (elevated sand mound) and a well (water right #76LJ 23352-00) have been placed on the lease site, with Department approval. The septic permit allows for the Rental Shop (60 patrons/day and 2 employees) a 2-bedroom cabin and a 1-bedroom cabin. The septic includes an elevated sand mound and is located behind the 60 x 64-cold storage.



Proposal Description:

The environmental analysis will consider the additional; permanent and temporary structures that have been placed at the site since the last EAC (2019). Some existing structures are temporary and may change in the future. Despite this, the total disturbed acreage would remain 2.0 acres or less and the buildings, temporary and permanent, would not exceed 13,000 sq feet. The size of the leased area (7.28 acres) would not change.

- 70 x 50-foot main office/grocery/deli (3,500 sq ft)
- 60 x 64-foot cold storage (3,840 sq ft)
- 20.5 x 14.5-foot AGT shed (297.25 sq ft)
- 6 x 5-foot wood boiler (30 sq ft)
- 38 x 9-foot Recreational Vehicle (342 sq ft)
- 20 x 8-foot Conex container with window (160 sq ft)
- 21 x 8-foot “ice house” (168 sq ft) glorified RV
- 16 x 42-foot cabin with 14 x 8-foot deck (928 sq ft) – temp
- 5; 8 x 40-foot Connex containers (1600 sq ft) – temp
- 7 x 7-foot shed next to well (49 sq ft) – temp
- 18-foot diameter yurt (254 sq ft) – temp
- ¾ acre gravel driveway and parking
- Above ground fuel tank

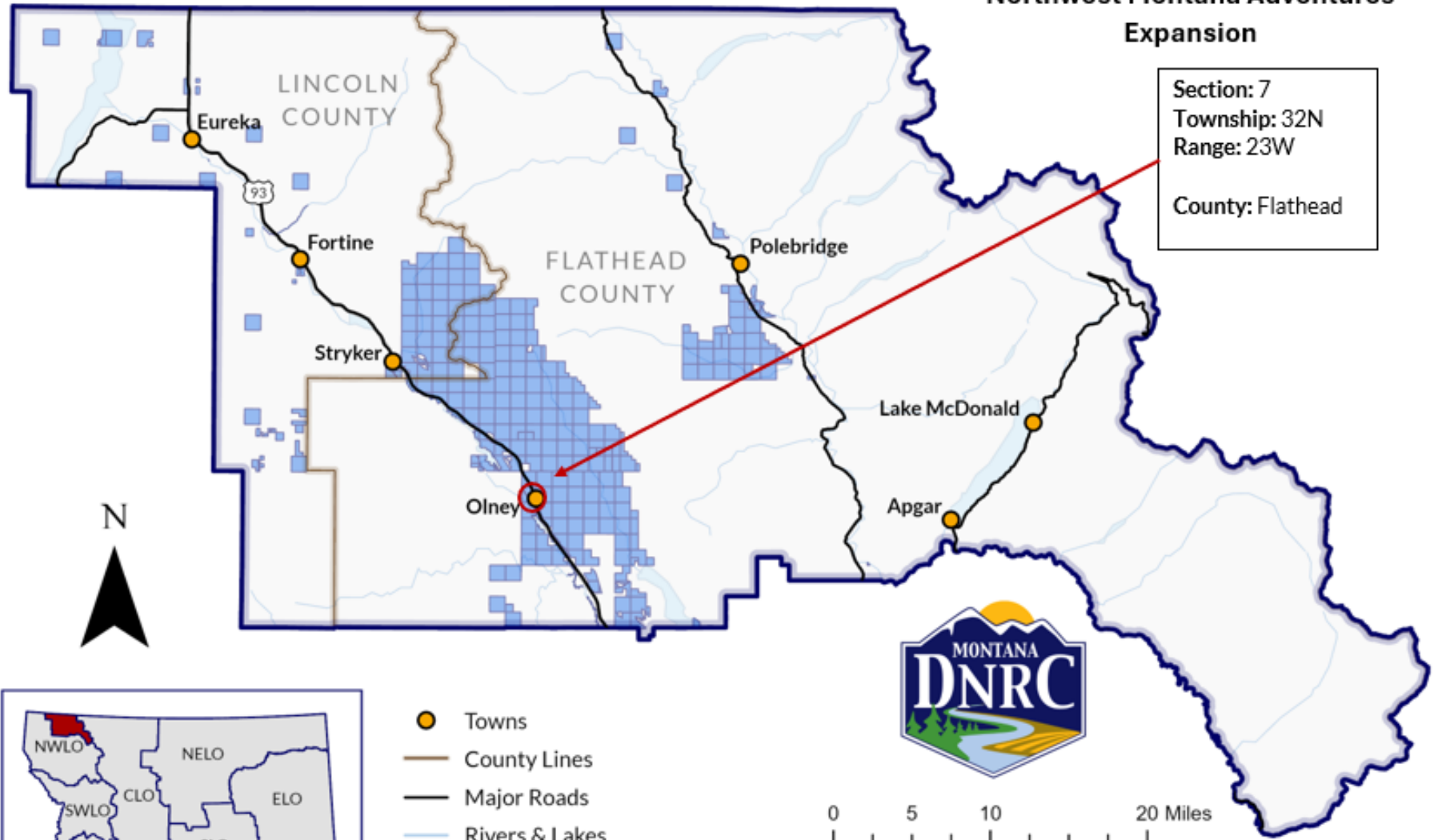
The DNRC is in the scoping phase of the project. In preparation for this project, specialists such as wildlife biologists, hydrologists, soil scientists, and archeologists will be consulted. If you have any questions or comments on this proposed project, please contact Kari Nielsen at kari.nielsen@mt.gov or by calling 406-751-2262. Comments must be received no later than December 6, 2025 to be considered.

Department of Natural Resources and Conservation
Attn: Kari Nielsen, Project Manager
Stillwater Unit, P.O. Box 164, Olney, MT 59927
406-751-2262; Kari.nielsen@mt.gov

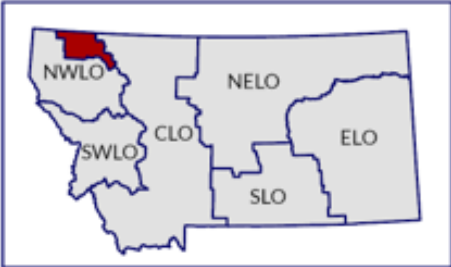


State Trust Land Vicinity Map Stillwater Unit

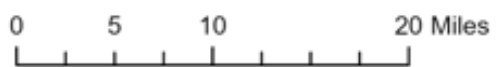
Northwest Montana Adventures
Expansion



Section: 7
Township: 32N
Range: 23W
County: Flathead



- Towns
- County Lines
- Major Roads
- Rivers & Lakes
- State Trust Land



Produced by Montana Department of Natural Resources and Conservation – 2025
NAD 1983 State Plane