

CHECKLIST ENVIRONMENTAL ASSESSMENT

Project Name:	Land Banking – Bozeman Unit – CLO – Peter Heidmann
Proposed Implementation Date:	2023
Proponent:	This tract was nominated by the lessee, Peter Heidmann C/O of Mountain West Veterinary LLC, and brought forward now by DNRC.
Location:	Pt NE ¼, Section 34, T2N, R2E, ≈34.42 acres
County:	Gallatin County
Trust:	Montana Tech

I. TYPE AND PURPOSE OF ACTION

The possible sale of ≈34.42 acres of state land currently held in trust for the benefit of Montana Tech was recently nominated for the DNRC's Land Banking Program by Peter Heidmann C/O of Mountain West Veterinary, LLC (current lessee). If sold, revenue from the sale would be deposited in a special account, with monies from other sales around the State, to purchase replacement lands meeting acquisition criteria related to legal access, productivity, potential income, and proximity to existing state ownership which would then be held in trust for the benefit of the same beneficiary Trust in relative proportion. The 2003 State Legislature passed statutes (77-2-361 through 367 MCA) authorizing the Department of Natural Resources and Conservation (DNRC) to sell State School Trust Lands and utilize those funds to purchase replacement lands for the school trust through a process called Land Banking. The intent of the program is for the state to dispose of scattered tracts of land that generally do not have legal access, generate substantially less income for the trust than their relative value, or are difficult for the DNRC to manage. The funds generated from sales are then used to purchase property that is blocked or contiguous to state land, has legal access, has potential for increased Trust revenue, and consequently is more efficient to manage. In 2005 the Department began accepting nominations from lessees and DNRC personnel for state tracts to be considered for sale under the program. Nominations were evaluated and the State Board of Land Commissioners (Board) prioritized parcels to sell. A tract described as:

**Part NE ¼ Township 2 North, Range 2 East, Section 34
≈34.42 acres
Montana Tech Trust**

was recently nominated, evaluated, and is now being considered for sale. Please refer to **Appendix A** for a map of the tract described above.

II. PROJECT DEVELOPMENT

1. PUBLIC INVOLVEMENT, AGENCIES, GROUPS OR INDIVIDUALS CONTACTED:

Provide a brief chronology of the scoping and ongoing involvement for this project.

- Legal notices were published in the Bozeman Daily Chronicle (in print and online) on 11/20 and 11/27.
- Direct mailings were made to lessees, adjacent landowners, County Commissioners, State Legislators (from the involved Districts and who were associated with the legislation), and a host of organizations and individuals who had expressed previous interest in this process. A full listing of contacts is attached as **Appendix B**.
- Agencies involved in the land banking process include DNRC – Trust Land Management Division – Real Estate Bureau
- Surface Lessee includes Peter Heidmann C/O of Mountain West Veterinary LLC.

2. OTHER GOVERNMENTAL AGENCIES WITH JURISDICTION, LIST OF PERMITS NEEDED:

There are no known other governmental agencies that have jurisdiction over this proposal.

3. ALTERNATIVES CONSIDERED:

Alternative A (No Action) – Under this alternative, the State retains the existing land ownership pattern and would not sell the ≈34.42 acres of state land currently held in trust for the benefit of Montana Tech.

Alternative B (the Proposed action) – Under this alternative, the Department would request and recommend approval by the Land Board to sell the ≈34.42 acres of state land currently held in trust for the benefit of Montana Tech. If approved by the Board, the sale would be at public auction, subject to the requirements found in Title 77, Chapter 2, Part 3 of the Montana Codes Annotated. The income from the sale would be pooled with other land sale receipts from across the State to fund the purchase of other state land, easements, or improvements for the beneficiaries of the respective trusts. The State would then review available lands for sale which would generally have access and an increased potential for income. A separate public scoping and review would be conducted when a potentially suitable parcel was found. This analysis can't make any direct parcel-to-parcel comparisons.

III. IMPACTS ON THE PHYSICAL ENVIRONMENT
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| <ul style="list-style-type: none">• <i>RESOURCES potentially impacted are listed on the form, followed by common issues that would be considered.</i>• <i>Explain POTENTIAL IMPACTS AND MITIGATIONS following each resource heading.</i>• <i>Enter "NONE" if no impacts are identified or the resource is not present.</i> |
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4. GEOLOGY AND SOIL QUALITY, STABILITY AND MOISTURE:

Consider the presence of fragile, compactable or unstable soils. Identify unusual geologic features. Specify any special reclamation considerations. Identify any cumulative impacts to soils.

Soil Characteristics:¹

There are three soil types found within the tract.

(3C) Glendive sandy loam, 2 to 8 percent slopes:

These soils consist of very deep (more than 80 inches), well-drained soils. These soils are found within alluvial fans. Available water supply, 0 to 60 inches, is about 8.2 inches; the mean annual precipitation for the region is 10 to 14 inches (Soil Survey of Gallatin County Area, Montana, 2002).

(38B) Chinook fine sandy loam, 0 to 4 percent slopes:

These soils consist of very deep (more than 80 inches), well-drained soils. These soils are found within alluvial fans. Available water supply, 0 to 60 inches, is about 8.4 inches; the mean annual precipitation for the region is 10 to 14 inches (Soil Survey of Gallatin County Area, Montana, 2002).

(38C) Chinook fine sandy loam, 4 to 8 percent slopes:

These soils consist of very deep (more than 80 inches), well-drained soils. These soils are found within alluvial fans. Available water supply, 0 to 60 inches, is about 8.4 inches; the mean annual precipitation for the region is 10 to 14 inches (Soil Survey of Gallatin County Area, Montana, 2002).

Soil Stability:**K – Factor:**

Soils identified within the tract have a Soil Erodibility (K) Factor of 0.20 (Soil Survey of Gallatin County Area, Montana, 2002). The K Factor range is 0.02 to 0.69 (0.69 being the most susceptible to sheet and rill erosion by water.) The K Factor is low to moderate for the tract which indicates a low to moderate susceptibility to erosion by water.

¹ The information listed provides a general outline of the soil types on the tract proposed for sale.

Wind Erodibility Group:

Soils identified within the tract have a Wind Erodibility Group (WEG) of 3 (Soil Survey of Gallatin County Area, Montana, 2002). The WEG range is 1 – 8 (1 being the most susceptible to wind erosion and 8 being the least susceptible). The WEG is moderate for the tract which indicates a moderate susceptibility to erosion by wind.

Suitabilities and Limitations for Use:**Shallow Excavations:**

Soils identified within the tract were classified as “somewhat limited” for shallow excavations (Soil Survey of Gallatin County Area, Montana, 2002). “Somewhat limited” indicates the soils have features that are moderately favorable for shallow excavations. NRCS indicates that the “limitations can be overcome or minimized by special planning, design, or installation” (USDA – NRCS Soil Survey).

Corrosion of Concrete:

Soils identified within the tract were classified as “low” for their susceptibility to corrosion of concrete (Soil Survey of Gallatin County Area, Montana, 2002). “Risk of corrosion pertains to potential soil-induced electrochemical or chemical action that corrodes or weakens concrete. The rate of corrosion of concrete is based mainly on the sulfate and sodium content, texture, moisture content, and acidity of the soil” (USDA – NRCS Soil Survey).

Small Commercial Buildings:

59.50 % of soils within the tract were identified as “somewhat limited” and the remaining 40.50 % of soils were identified as “not limited” for their suitability for the construction of small commercial buildings². “Somewhat limited indicates that the soil has features that are moderately favorable for the specified use. The limitations can be overcome or minimized by special planning, design, or installation. Fair performance and moderate maintenance can be expected. Not limited indicates that the soil has features that are very favorable for the specified use. Good performance and very low maintenance can be expected” (USDA – NRCS Soil Survey).

Land Capability Classification:

USDA – NRCS soil survey indicated Land Capability Classification for the tract is 4E. The 4E soils are currently utilized for grazing. 4E “soils have severe limitations that restrict the choice of plants or that require very careful management, or both...If properly managed, soils in classes 1, 2, 3, and 4 are suitable for the mechanized production of commonly grown field crops and for pasture and woodland. The degree of the soil limitations affecting the production of cultivated crops increases progressively from class 1 to class 5. The limitations can affect levels of production and the risk of permanent soil deterioration caused by erosion and other factors. Soils in classes 5, 6, 7 are generally not suitable for mechanized productions without special management. Capability subclasses indicate the dominant limitations in the class, E, shows that the main hazard is the risk of erosion unless a close growing plant cover is maintained. Capability subclasses indicate the dominant limitations in the class “S” shows that the soil is limited mainly because it is shallow, droughty, or stony” (USDA – NRCS Soil Survey).

Topography:

The tract has a relatively flat topography composed of native rangeland. Soils are stable due to permanent vegetation cover being maintained upon the tract. This tract is bordered by commercial land to the east and west and bordered by Interstate 90 to the south and by the railroad to the north. Surrounding land in the area consists of agricultural production, grazing, commercial property, and residential property. It is unlikely this tract would be broken for agricultural production in the future given its small acreage and since it has been historically used as grazing land, but the

² “Small commercial buildings are structures that are less than three stories high and do not have basements. The foundation is assumed to consist of spread footings of reinforced concrete built on undisturbed soil at a depth of 2 feet or at the depth of maximum frost penetration, whichever is deeper” (USDA – NRCS Soil Survey).

Subsurface Use:

There are currently no mineral activities occurring on the tract. The State owns certain minerals under this tract and would retain ownership of these mineral rights if the tract is sold.

BMPs:

It is assumed that if the land is broke for agricultural purposes (if the sale is approved) the landowner would abide by all sodbuster regulations and have an approved NRCS – Conservation Plan of Operation. It is assumed that if commercial development were to occur on the property (if the sale is approved) it would abide by the EPA’s National Pollutant Discharge Elimination System (NPDES) regulations (if the disturbance is greater than 1 acre) and/or the Montana Pollutant Discharge Elimination regulations, the Gallatin County Growth Policy, and any construction permits required by Gallatin County (e.g., Gallatin County Land Use Permit).

Determination:

Effect, Not Likely to Adversely Effect. The proposal does not involve ground disturbance, so there are no anticipated effects on soils between the alternatives. If the sale of the land to Peter Heidmann (owner of Mountain West Veterinary LLC/current Lessee) occurs, a change in use could occur, that would most likely add to the Montana Equine Medical & Surgical Center, located adjacent to the tract, through expansion of their operation. If the future use changes from grazing there is potential for the soils to be impacted, however, given the soils' low to moderate susceptibility to erosion by water and wind, suitability for shallow excavations, low risk of corrosion to concrete, suitability for construction of small commercial buildings, Land Capability Classification of 4E, and the assumption to implement the described BMPs, a change in use is not expected to have negative cumulative effects on soil.

5. WATER QUALITY, QUANTITY AND DISTRIBUTION:

Identify important surface or groundwater resources. Consider the potential for violation of ambient water quality standards, drinking water maximum contaminant levels, or degradation of water quality. Identify cumulative effects to water resources.

Surface or Groundwater Resources:

There are four known water rights associated with this tract of state land, see **Table 1** below and <http://wrqs.dnrc.mt.gov/default.aspx> for additional information. The tract is located approximately 0.23 miles (1,214.40 feet) west of the Gallatin River and is approximately 22 feet above in elevation. The tract is also located approximately 0.76 miles (4,011 feet) east of Rey Creek (a tributary to the Gallatin River) and is approximately 19 feet higher in elevation. However, given the distance from Rey Creek and that there is a significant natural berm with a peak elevation of approximately 4248 feet between the tract and Rey Creek no further impact analysis will be completed on Rey Creek. There are 40 known water wells located within 1 mile of the tract, for additional information see **Appendix C** and <http://mbmaggwic.mtech.edu/sqlserver/v11/menus/menuData.asp?pagename=byid>. See Section 9, below, for information on wetlands.

Table 1 – Known Water Rights Associated with the Tract

Water Right No.	Type	Source	Owner	Purpose
41H 15049 00	Place of Use	Groundwater	Stephen P McDonnell	Irrigation
41H 30012170	Place of Use	Groundwater	Stephen P McDonnell	Irrigation
41H 30049887	Place of Use	Groundwater	Stephen P McDonnell	Stock
41H 30111861	Place of Use	Groundwater	Michelle Evans & Roger Evans	Irrigation, Lawn & Garden, & Stock

BMPs:

It is assumed that if the land is broke for agricultural purposes (if the sale is approved) the landowner would abide by all sodbuster regulations and have an approved NRCS – Conservation Plan of Operation. It is assumed that if commercial development were to occur on the property (if the sale is approved) it would abide by the EPA’s National Pollutant Discharge Elimination System (NPDES) regulations (if the disturbance is greater than 1 acre) and/or the Montana Pollutant Discharge Elimination regulations, the Gallatin County Growth Policy, and any construction permits required by Gallatin County (e.g., Gallatin County Land Use Permit). If a new water well is proposed on the property (if the sale is approved) it is assumed the landowner would acquire the necessary approval from the DNRC – Water Rights Bureau (e.g. Water Rights, Beneficial Water Use Permit, etc.).

Determination:

Effect, Not Likely to Adversely Effect. The proposal does not affect the existing water rights on the tract, nor does it involve any ground disturbance, so there are no anticipated effects on water quality and/or quantity between the alternatives. If the sale of the land to Peter Heidmann occurs, a change in use could occur, which would most likely add to the Montana Equine Medical & Surgical Center, located adjacent to the tract, through the expansion of their operation. If the future use changes from grazing, there is potential for the soils to be impacted which in turn could result in increased surface runoff to the Gallatin River. However, given the soils' low to moderate susceptibility to erosion by water and wind, distance from the Gallatin River, and the assumption to implement the described BMPs, a change in use is not expected to have negative cumulative effects on water quality.

6. AIR QUALITY:

What pollutants or particulate would be produced? Identify air quality regulations or zones (e.g. Class I air shed) the project would influence. Identify cumulative effects to air quality.

Air Quality:

There are no Nonattainment areas located on or near the Project, per the Environmental Protection Agency (EPA) Nonattainment area maps (NEPAssist, 2022). Neither alternative will result in new air emissions. However, if a change in use occurs and results in soil disturbance, an increase in particulate matter (PM), in the form of PM_{2.5} (fine inhalable particles with diameters generally 2.5 micrometers and smaller) and PM₁₀ (inhalable particles with diameters that are generally 10 micrometers and smaller) can occur and can contribute to respiratory health problems.

BMPs:

It is assumed that if the land is broke for agricultural purposes (if the sale is approved) the landowner would abide by all sodbuster regulations and have an approved NRCS – Conservation Plan of Operation. It is assumed that if commercial development were to occur on the property (if the sale is approved) it would implement basic dust suppression measures as required by the EPA's National Pollutant Discharge Elimination System (NPDES) regulations (if the disturbance is greater than 1 acre) and/or the Montana Pollutant Discharge Elimination regulations as well as the Gallatin County Growth Policy, Environment Goal 4.

Determination:

Effect, Not Likely to Adversely Effect. The proposal does not involve ground disturbance or changes to activities, so there are no anticipated effects on air quality between the alternatives. If the sale of the land to Peter Heidmann occurs, a change in use could occur, which would most likely add to the Montana Equine Medical & Surgical Center, located adjacent to the tract, through the expansion of their operation. If future use changes there is the potential to cause PM_{2.5} and PM₁₀ to become airborne which can contribute to respiratory health problems, however, it is assumed that if a change in use occurs it will be mitigated by the BMPs described above. Therefore, a change in use is not expected to have negative cumulative effects on air quality.

7. VEGETATION COVER, QUANTITY AND QUALITY:

What changes would the action cause to vegetative communities? Consider rare plants or cover types that would be affected. Identify cumulative effects to vegetation.

Vegetation Cover, Quantity and Quality:

The acres proposed for sale consist of ≈34.42 acres of tame (non-native) grazing land. A field evaluation conducted by DNRC staff on August 7, 2014, noted the vegetation consisted mainly of Crested Wheatgrass (*Agropyron cristatum*). A patch of Spotted Knapweed (*Centaurea stoebe*), a noxious weed was identified along the railroad. Five acres are fenced in common with the current lessee's (Mountain West Veterinary, LLC) deeded grazing land. These five acres were identified as "Sacrifice" acres, "Sacrifice" acres are land that is considered degraded due to various factors (e.g., overgrazing, hay feeding, etc.). The field evaluation for Lease 4859 stated "The Lessee is an equine veterinarian, and his business is located northwest of this parcel. The pasture located nearest his facility is fenced in with his deeded and is used as a sacrifice area" (Craig Campbell, 2014).

The Montana Natural Heritage Program identified the Annual Indian Paintbrush (*Castilleja exilis*), Mealy Primrose (*Primula incana*), Alkali-marsh Ragwort (*Senecio hydrophilus*), Idaho sedge (*Carex idaho*), Annual Muhly (*Muhlenbergia minutissima*), Ute Ladies' – tresses (*Spiranthes diluvialis*) as Species of Concern within Township 2N, Range 2E.

Determination:

Effect, Likely to Adversely Effect. The proposal does not involve ground disturbance or changes to activities, so there are no anticipated effects, outside of grazing, on the vegetation community between the alternatives. If the sale of the land to Peter Heidmann occurs, a change in use could occur, which would most likely add to the Montana Equine Medical & Surgical Center, located adjacent to the tract, through the expansion of their operation. The loss of any permanent vegetative cover could result in negative cumulative impacts on vegetation which in turn can impact wildlife values (see Sections 8 and 9 below).

8. TERRESTRIAL, AVIAN AND AQUATIC LIFE AND HABITATS:

Consider substantial habitat values and use of the area by wildlife, birds or fish. Identify cumulative effects to fish and wildlife.

Habitat:

The tract is not considered to be located within Critical Habitat per the EPA. Since the tract is non-native grazing land, it is considered to provide habitat for ground nesting birds, small mammals, upland game birds, and deer and antelope populations in the area. The tract is located approximately 0.23 miles (1,214.40 feet) west of the Gallatin River and is approximately 22 feet above in elevation; the Gallatin River is known to contain, but not limited to, Rainbow Trout (*Oncorhynchus mykiss*), Brown Trout (*Salmo trutta*), Cutthroat Trout (*Oncorhynchus clarkia*), Whitefish (*Coregonus clupeaformis*), Brook Trout (*Salvelinus fontinalis*), and Arctic Grayling (*Thymallus arcticus*).

Montana FWP provided the below site specific comment for the potential sale of the tract:

“This small parcel between Interstate 90 and the frontage road near the town of Logan is in a rural environment where sandhill cranes, white – tailed deer, mule deer, and pronghorn abound. It is also within 2 miles of known elk winter range. If possible, sale of this property to a party interested in maintaining it as open land and/or agriculture would be highly encouraged. Potential buyers of the property should be informed of the common presence of ungulates and other wildlife. We would recommend wildlife – friendly fencing to prevent entanglements and to encourage sage passageway, particularly given the high – speed, high – volume roadways in the immediate area” (Marina Yoshioka, Region 3 Supervisor, 12/15/2022).

BMPs:

It is assumed that if the land is broke for agricultural purposes (if the sale is approved) the landowner would abide by all sodbuster regulations and have an approved NRCS – Conservation Plan of Operation. It is assumed that if commercial development were to occur on the property (if the sale is approved) it would abide by the EPA’s National Pollutant Discharge Elimination System (NPDES) regulations (if the disturbance is greater than 1 acre) and/or the Montana Pollutant Discharge Elimination regulations, the Gallatin County Growth Policy, and any construction permits required by Gallatin County (e.g., Gallatin County Land Use Permit).

Determination:

Effect, Likely to Adversely Effect. The proposal does not involve ground disturbance or changes to activities, so there are no anticipated effects on wildlife habitat in either alternative. If the sale of the land to Peter Heidmann occurs, a change in use could occur, which would most likely add to the Montana Equine Medical & Surgical Center, located adjacent to the tract, through the expansion of their operation. The loss of any permanent vegetative cover could result in negative cumulative impacts on habitat and the wildlife species that depend on them. In addition, the loss of any permanent vegetation cover has the potential to increase runoff to the Gallatin River. However, given the soils' low to moderate susceptibility to erosion by water and wind, distance from the Gallatin River, and the assumption to implement the described BMPs, a change in use is not expected to have negative cumulative effects on the aquatic habitat of the Gallatin River or the wildlife species that depend on it (see Section 5 above).

9. UNIQUE, ENDANGERED, FRAGILE OR LIMITED ENVIRONMENTAL RESOURCES:

Consider any federally listed threatened or endangered species or habitat identified in the project area. Determine effects to wetlands. Consider Sensitive Species or Species of special concern. Identify cumulative effects to these species and their habitat.

Species of Concern/Threatened/Endangered:

Federally listed mammal species that occur in Montana include Black-footed Ferret (*Mustela nigripes*), Canada Lynx (*Lynx canadensis*), Grizzly Bear (*Ursus arctos horribilis*), and Northern Long-eared Bat (*Myotis septentrionalis*). Federally listed avian species that occur in Montana include Piping Plover (*Charadrius melodus*), Red Knot (*Calidris canutus rufa*), Whooping Crane (*Grus americana*), and Yellow-billed Cuckoo (*Coccyzus americanus*). Federally listed fish species that occur in Montana. For additional information and additional species (fish, plants, & insects) see <https://ecos.fws.gov/ecp/report/species-listings-by-state?stateAbbrev=MT&stateName=Montana&statusCategory=Listed>

The Natural Heritage Program database identifies the Hoary Bat (*Lasiurus cinereus*), Long-eared Myotis (*Myotis evotis*), Little Brown Myotis (*Myotis lucifugus*), Golden Eagle (*Aquila chrysaetos*), Great Blue Heron (*Ardea herodias*), Burrowing Owl (*Athene cunicularia*), Ferruginous Hawk (*Buteo regalis*), Veery (*Catharus fuscescens*), Bobolink (*Dolichonyx oryzivorus*), Pinyon Jay (*Gymnorhinus cyanocephalus*), Loggerhead Shrike (*Lanius ludovicianus*), Clark's Nutcracker (*Nucifraga columbiana*), Long-billed Curlew (*Numenius americanus*), Sage Thrasher (*Oreoscoptes montanus*), Brewer's Sparrow (*Spizella breweri*), Greater Short-horned Lizard (*Phrynosoma hernandesi*), Alberta Snowfly (*Isocapnia integra*), and A Subterranean Amphipod (*Stygobromus puteanus*) as Species of Concern and the Bald Eagle (*Haliaeetus leucocephalus*) as a Special Status Species within T2N, R2E.

Montana FWP provided the below site specific comment for the potential sale of the tract:

"This small parcel between Interstate 90 and the frontage road near the town of Logan is in a rural environment where sandhill cranes, white – tailed deer, mule deer, and pronghorn abound. It is also within 2 miles of known elk winter range. If possible, sale of this property to a party interested in maintaining it as open land and/or agriculture would be highly encouraged. Potential buyers of the property should be informed of the common presence of ungulates and other wildlife. We would recommend wildlife – friendly fencing to prevent entanglements and to encourage sage passageway, particularly given the high – speed, high – volume roadways in the immediate area" (Marina Yoshioka, Region 3 Supervisor, 12/15/2022).

Wetlands:

The National Wetland Inventory (NWI) did not identify any wetlands located within the tract. For additional information see <https://www.fws.gov/wetlands/data/Mapper.html>.

BMPs:

It is assumed that if the land is broke for agricultural purposes (if the sale is approved) the landowner would abide by all sodbuster regulations and have an approved NRCS – Conservation Plan of Operation. It is assumed that if commercial development were to occur on the property (if the sale is approved) it would abide by the EPA's National Pollutant Discharge Elimination System (NPDES) regulations (if the disturbance is greater than 1 acre) and/or the Montana Pollutant Discharge Elimination regulations, the Gallatin County Growth Policy, and any construction permits required by Gallatin County (e.g., Gallatin County Land Use Permit).

Determination:

Effect, Likely to Adversely Effect. The proposal does not involve ground disturbance or changes to activities, so there are no anticipated effects on unique, endangered, fragile, or limited environmental resources. If the sale of the land to Peter Heidmann occurs, a change in use could occur, which would most likely add to the Montana Equine Medical & Surgical Center, located adjacent to the tract, through the expansion of their operation. The loss of any permanent vegetative cover could result in negative cumulative impacts on habitat and the wildlife species that depend on them. In addition, the loss of any permanent vegetation cover has the potential to increase runoff to the Gallatin River. However, given the soils' low to moderate susceptibility to erosion by water and wind, distance from the Gallatin River, and the assumption to implement the described BMPs, a change in use is not expected to have negative cumulative effects on the aquatic habitat of the Gallatin River or the wildlife species that depend on it (see Section 5 above).

10. HISTORICAL AND ARCHAEOLOGICAL SITES:

Identify and determine effects to historical, archaeological or paleontological resources.

The DNRC archaeologist conducted a Class III cultural and paleontological resources inventory of the subject state parcel. During the course of inventory only a segment of site 24GA1096 (the Gallatin Valley portion of the Northern Pacific Railroad route) was identified and an update to the site form was prepared. The property is recommended as eligible for listing in the National Register of Historic Places. However, it is privately owned and maintained. Disposition of the state tract will in no way hinder operation of the railroad. Proposed developments will have *No Effect* to *Antiquities* as defined under the Montana State Antiquities Act. A formal report of findings has been prepared and is on file with the DNRC and the Montana State Historic Preservation Officer.

11. AESTHETICS:

Determine if the project is located on a prominent topographic feature, or may be visible from populated or scenic areas. What level of noise, light or visual change would be produced? Identify cumulative effects to aesthetics.

Visual and Noise:

The tract is located approximately 4 miles east of Three Forks, MT (population 1,991) and approximately 1.15 miles west of Logan, MT (population 72). The tract is also adjacent to Interstate 90 but has no legal access.

Determination:

Effect, Not Likely to Adversely Effect. The proposal does not involve ground disturbance or changes to activities, so there are no anticipated effects on aesthetics in either alternative. If the sale of the land to Peter Heidmann occurs, a change in use could occur, which would most likely add to the Montana Equine Medical & Surgical Center, located adjacent to the tract, through the expansion of their operation. If future use changes, there is potential to have visual impacts on the public who utilize Interstate 90, but they are not anticipated to be inconsistent with the surrounding area, which consists of agricultural production, grazing, commercial development, and residential. Therefore, a change in use is not expected to have negative cumulative impacts on aesthetics.

12. DEMANDS ON ENVIRONMENTAL RESOURCES OF LAND, WATER, AIR OR ENERGY:

Determine the amount of limited resources the project would require. Identify other activities nearby that the project would affect. Identify cumulative effects to environmental resources.

Environmental Resources:

There are 5,211,247.89 surface acres of Trust land in Montana, of which 63,429.74 acres are held in Trust for Montana Tech (TLMS, 2022).

There are 5,879.36 surface acres held in Trust for Montana Tech in the Bozeman Unit, all of which are located in Gallatin County (TLMS, 2022). This proposal includes ≈34.42 acres in Gallatin County, a small percentage of the state land within this county.

Determination:

Effect, Not Likely to Adversely Effect. The 2003 State Legislature passed statutes (77-2-361 through 367 MCA) authorizing the Department of Natural Resources and Conservation (DNRC) to sell State School Trust Lands and utilize those funds to purchase replacement lands for the school trust. The potential transfer of ownership will temporarily impact the number of surface acres held in Trust for Montana Tech but will be replaced with other purchased lands in the future. If the sale of the land to Peter Heidmann occurs, a change in use could occur, which would most likely add to the Montana Equine Medical & Surgical Center, located adjacent to the tract, through the expansion of their operation. If future use changes, it is anticipated that future development will be consistent with the surrounding area given its small acreage and that it has no legal access. Therefore, the proposed project is not expected to have negative cumulative effects on environmental resources.

13. OTHER ENVIRONMENTAL DOCUMENTS PERTINENT TO THE AREA:

List other studies, plans or projects on this tract. Determine cumulative impacts likely to occur as a result of current private, state or federal actions in the analysis area, and from future proposed state actions in the analysis area that are under MEPA review (scoped) or permitting review by any state agency.

Other Environmental Documents Pertinent to the Area:

No other projects or plans are being considered on the tract listed on this EA. Surrounding land is privately owned with a surface use of agricultural production, grazing, commercial development, and residential. Any future

development in the area will likely be restricted to these types of uses and assumes that it will follow the policies outlined in the Gallatin County Growth Policy.

Determination:

No Effect. Future development of projects is not expected to have negative cumulative effects.

IV. IMPACTS ON THE HUMAN POPULATION
<ul style="list-style-type: none">• <i>RESOURCES potentially impacted are listed on the form, followed by common issues that would be considered.</i>• <i>Explain POTENTIAL IMPACTS AND MITIGATIONS following each resource heading.</i>• <i>Enter "NONE" if no impacts are identified or the resource is not present.</i>

14. HUMAN HEALTH AND SAFETY:

Identify any health and safety risks posed by the project.

Human Health and Safety:

The proposal does not involve ground disturbance or changes to activities, so there are no anticipated effects on human health and safety in either alternative. However, if a change in use occurs and results in soil disturbance, an increase in particulate matter (PM), in the form of PM_{2.5} (fine inhalable particles with diameters generally 2.5 micrometers and smaller) and PM₁₀ (inhalable particles with diameters that are generally 10 micrometers and smaller) can occur and can contribute to respiratory health problems.

BMPs:

It is assumed that if the land is broke for agricultural purposes (if the sale is approved) the landowner would abide by all sodbuster regulations and have an approved NRCS – Conservation Plan of Operation. It is assumed that if commercial development were to occur on the property (if the sale is approved) it would implement basic dust suppression measures as required by the EPA’s National Pollutant Discharge Elimination System (NPDES) regulations (if the disturbance is greater than 1 acre) and/or the Montana Pollutant Discharge Elimination regulations as well as the Gallatin County Growth Policy, Environment Goal 4.

Determination:

Effect, Not Likely to Adversely Effect. The proposal does not involve ground disturbance or changes to activities, so there are no anticipated effects on human health and safety between the alternatives. If the sale of the land to Peter Heidmann occurs, a change in use could occur, which would most likely add to the Montana Equine Medical & Surgical Center, located adjacent to the tract, through the expansion of their operation. If future use changes there is the potential to cause PM_{2.5} and PM₁₀ to become airborne which can contribute to respiratory health problems, however, it is assumed that if a change in use occurs it will be mitigated by the BMPs described above. Therefore, a change in use is not expected to have negative cumulative effects on human health and safety.

15. INDUSTRIAL, COMMERCIAL AND AGRICULTURE ACTIVITIES AND PRODUCTION:

Identify how the project would add to or alter these activities.

Land Use:

The tract included in this proposal is leased by Mountain West Veterinary LLC C/O Peter Heidmann for grazing. The sale of the land to Peter Heidmann could add to Mountain West Veterinary LLC operations specifically for their Montana Equine Medical & Surgical Center located adjacent to the tract proposed for sale.

North Western Energy has a natural gas pipeline located on this tract that is permitted under Right of Way Easement D-3347. North Western Energy responded to the public notice stating “We are in receipt of the attached scooping notice letter from the DNRC and wanted to respond to you to make sure our attached natural gas pipeline easement will not be affected by this proposed property sell (before or after)” (Dylan Swanson, Real Estate Representative, 11/22/22). DNRC responded and noted that the potential sale of this tract would not affect easement D-3347.

Production:

See Table 2 below, which breaks down the tract’s acres and production for 2023 if no action is to be accepted.

Table 2 – State Lease 4859 Estimated Production

Grazing Acres	State-Rated Carrying Capacity	Unsuitable Acres	Sacrifice Acres	2023 AUM Rate	2023 Sacrifice Rate	Total Annual Production
19.00	10 AUMs	10.42	5.00	\$13.16/AUM	\$100.00/Acre	\$631.60

If the proposal is accepted the per acre bid price of the tract will be a minimum of \$1,200.00 or appraised value whichever is higher.

Determination:

No Effect. The proposal does not involve ground disturbance or changes to activities, so there are no anticipated effects on industrial, commercial, or agricultural activities. If the land is sold, the sale funds will be used for the purchase of future land that is blocked or contiguous to state land, has legal access, has potential for increased Trust revenue, and consequently is more efficient to manage and therefore is not expected to have negative cumulative effects on production. If the sale of the land to Peter Heidmann occurs, a change in use could occur, which would most likely add to the Montana Equine Medical & Surgical Center, located adjacent to the tract, through the expansion of their operation. If future use changes, it is not anticipated to be inconsistent with the surrounding area, which consists of agricultural production, grazing, commercial development, and residential. Therefore, a change in use is not expected to have negative cumulative effects on surrounding industrial, commercial, and agricultural activities and production.

16. QUANTITY AND DISTRIBUTION OF EMPLOYMENT:

Estimate the number of jobs the project would create, move or eliminate. Identify cumulative effects to the employment market.

Employment:

The sale of the land to Peter Heidmann could add to Mountain West Veterinary LLC operations specifically for their Montana Equine Medical & Surgical Center located adjacent to the tract proposed for sale

Determination:

No Effect. The proposal does not involve ground disturbance or changes to activities, so there are no anticipated effects on the quantity and distribution of employment. If the sale of the land to Peter Heidmann occurs, a change in use could occur, which would most likely add to the Montana Equine Medical & Surgical Center, located adjacent to the tract, through the expansion of their operation. A change in use could increase employment opportunities for that facility, therefore, a change in use is not expected to have negative cumulative effects on the quantity and distribution of employment.

17. LOCAL AND STATE TAX BASE AND TAX REVENUES:

Estimate tax revenue the project would create or eliminate. Identify cumulative effects to taxes and revenue.

Tax Revenue:

State School Trust Lands are currently exempt from property tax. If State Trust Lands represent 6% or greater of the total acres within a county, a payment in lieu of taxes (PLT) is made to the county to mitigate the State Trust Land tax-exempt status. Gallatin County consists of 1,655,196.52 acres (Montana Cadastral, 2022) of which 261,994.76 acres are State Trust Lands (TLMS, 2022) or 15.83%.

Determination:

No Effect. The proposal will not change tax revenues on the tract, except that the tax revenue will come from the next owner and will not be received as a PLT if the proposal is accepted. Therefore, the proposal and a change in use are not expected to have negative cumulative effects on tax revenue.

18. DEMAND FOR GOVERNMENT SERVICES:

Estimate increases in traffic and changes to traffic patterns. What changes would be needed to fire protection, police, schools, etc.? Identify cumulative effects of this and other projects on government services

Demand for Government Services:

The tract is not legally accessible to the public. Additional government services (e.g. fire protection, police, schools, etc.) are not anticipated for a change in ownership or use.

Determination:

No Effect. The tract is not legally accessible to the public and therefore not expected to impact traffic. All state and private land are under the County Coop Wildfire Protection Program and the tract falls within the jurisdiction of the Three Forks Rural Fire District. The proposed sale will not change fire protections in the area and is not expected to increase demand for other government services. Therefore, the proposal and a change in use are not expected to have negative cumulative effects on government services.

19. LOCALLY ADOPTED ENVIRONMENTAL PLANS AND GOALS:

List State, County, City, USFS, BLM, Tribal, and other zoning or management plans, and identify how they would affect this project.

Management Plans & Zoning:

This tract is surrounded by private land and is not located within a Planning Jurisdiction or Zoning Designation per Gallatin County, see <https://gallatincomt.virtualltownhall.net/planning-community-development/pages/interactive-maps> for additional information. The Gallatin County Growth Policy outlines various goals for development within Gallatin County and can be found [at https://gallatincomt.virtualltownhall.net/planning-community-development/pages/plans-policies](https://gallatincomt.virtualltownhall.net/planning-community-development/pages/plans-policies).

BMPs:

It is assumed that if commercial development were to occur on the property (if the sale is approved) it would abide by the Gallatin County Growth Policy and any other local permits required by Gallatin County (e.g., Gallatin County Land Use Permit).

Determination:

No Effect. The proposal does not involve ground disturbance or changes to activities, so there are no anticipated effects on locally adopted environmental plans and goals in either alternative. If the sale of the land to Peter Heidmann occurs, a change in use could occur, which would most likely add to the Montana Equine Medical & Surgical Center, located adjacent to the tract, through the expansion of their operation. If the future use changes, it is assumed that the BMPs described above would be implemented and therefore, negative cumulative effects on locally adopted environmental plans and goals are not expected.

20. ACCESS TO AND QUALITY OF RECREATIONAL AND WILDERNESS ACTIVITIES:

Identify any wilderness or recreational areas nearby or access routes through this tract. Determine the effects of the project on recreational potential within the tract. Identify cumulative effects to recreational and wilderness activities.

Legal Access and Recreation Opportunities:

The proposed tract is not legally accessible which limits the current and future recreational activities. The area contains no wilderness areas.

DNRC received one comment on access to the tract which stated "We are interested in the track of land that is west of Logan: NE1/4 T2N, R2E, Sec 34, approx. 34 acres and was wondering if there is access to this parcel. Could you keep us informed on this ground when or if it comes up to bid?" (Jack & RaeLeen Roadarmel, 11/30/22). DNRC informed the commentor on the limited access to the site. The DNRC will inform all interested parties if the tract sale is approved.

Determination:

No Effect. Selling the tract will not change the access or management of the remaining state land in the area. The sale of this tract is not expected to have any cumulative effects on recreational or wilderness activities and collectively offers very little recreational value.

21. DENSITY AND DISTRIBUTION OF POPULATION AND HOUSING:

Estimate population changes and additional housing the project would require. Identify cumulative effects to population and housing

Population and Housing:

The tract is located approximately 4 miles east of Three Forks, MT (population 1,991) and approximately 1.15 miles west of Logan, MT (population 72). The immediate surrounding area contains commercial buildings (Montana Equine Medical & Surgical Center), industrial development (CHS, Inc petroleum terminal), and two single-family home residential properties.

Determination:

No Effect. The proposal does not include any changes to population or housing aspects. If the sale of the land to Peter Heidmann occurs, a change in use could occur, which would most likely add to the Montana Equine Medical & Surgical Center, located adjacent to the tract, through expanding their operation, which is not expected to have negative cumulative effects on population or housing aspects.

22. SOCIAL STRUCTURES AND MORES:

Identify potential disruption of native or traditional lifestyles or communities.

Social Structures:

No archeological sites were identified within the tract nor is the tract located within 10 miles of a Native American Nation. Montana's Tribal Preservation Historic Preservation Officers have been contacted for comment on this MEPA with no comments received on the proposed sale.

Determination:

No Effect. There is no known native, unique or traditional lifestyles or communities within the vicinity that would be impacted by the proposal, therefore, negative cumulative effects on native or traditional lifestyles or communities are not expected.

23. CULTURAL UNIQUENESS AND DIVERSITY:

How would the action affect any unique quality of the area?

Cultural Uniqueness and Diversity:

The State Trust land in this proposal is currently managed for grazing. The State land is generally indistinguishable from the adjacent private lands, with no unique quality.

Determination:

No Effect. The potential sale of the state land would not directly or cumulatively impact cultural uniqueness or diversity. If the sale of the land to Peter Heidmann occurs, a change in use could occur, which would most likely add to the Montana Equine Medical & Surgical Center, located adjacent to the tract, through expanding their operation. However, that use would be consistent with the surrounding area and therefore, no negative cumulative effects are expected on the cultural uniqueness and diversity of the area.

24. OTHER APPROPRIATE SOCIAL AND ECONOMIC CIRCUMSTANCES:

Estimate the return to the trust. Include appropriate economic analysis. Identify potential future uses for the analysis area other than existing management. Identify cumulative economic and social effects likely to occur as a result of the proposed action.

State Income from Tract:

The statewide stocking rate for grazing lands on 4.1 million acres averages 0.24 AUMs per acre or a total of 981,539 AUMs (2021 DNRC Annual Report). 2021 statewide grazing land gross revenue was \$13,700,000 or (\$13.41 per AUM) on 4.1 million grazing acres for an average income of \$3.34 per acre. The tract nominated for sale is higher than the 2021 average statewide stocking rate at 0.29 AUMs per acre and higher than the 2021 average statewide income for grazing land at \$18.42 per acre, see **Table 3** below.

Table 3 – Tract Proposed for Sale Average Income in 2021³

Commodity	Acres	AUMs	AUMs/Acre	2021 Lease Income	Income per Acre
Grazing Land	19.00	10.00	0.53	\$134.10	\$7.06
Sacrifice Area	5.00	NA	NA	\$500.00	\$100.00
Unsuitable	10.42	NA	NA	\$0.00	\$0.00
Total	34.42	10.00	0.29	\$634.10	\$18.42

State Income from Sales:

From 2008-2021, 1,157.24 acres in Gallatin County have been sold through the land banking process (TLMS, 2022). This resulted in a total sale value of \$1,355,500.00 or \$1,171.32 per acre in Gallatin County (TLMS, 2022).

An appraisal of the property value has not been completed to date. Under DNRC rules, an appraisal would be conducted if preliminary approval to proceed is granted by the Board of Land Commissioners. The Department is conducting more detailed evaluations currently to decide on whether to offer the tract for sale. The revenue generated from the sale of this parcel would be combined with other revenue in the Land Banking Account to purchase replacement property for the benefit of the Trust. It is anticipated the replacement property would have legal access and be adjacent to other Trust lands which would provide greater management opportunities and income. If replacement property was not purchased prior to the expiration of the statute, the revenue would be deposited into the permanent trust for investment.

Three public comments were received from the extensive scoping list, published public notice, and the public at large. Those comments can be found in **Appendix D**.

EA Checklist Prepared By:	Name: Michaela Hanson	Date: 04/05/2023
	Title: Land Use Specialist, Conrad Unit, Central Land Office	

³ The year 2021 was chosen for evaluation as data for the 2022 year have not yet been analyzed.

V. FINDING

25. ALTERNATIVE SELECTED:

Alternative B (the Proposed action) – Under this alternative, the Department would request and recommend approval by the Land Board to sell the ≈34.42 acres of state land currently held in trust for the benefit of Montana Tech. If approved by the Board, the sale would be at public auction, subject to the requirements found in Title 77, Chapter 2, Part 3 of the Montana Codes Annotated. The income from the sale would be pooled with other land sale receipts from across the State to fund the purchase of other state land, easements, or improvements for the beneficiaries of the respective trusts. The State would then review available lands for sale which would generally have access and an increased potential for income. A separate public scoping and review would be conducted when a potentially suitable parcel was found. This analysis can't make any direct parcel-to-parcel comparisons.

26. SIGNIFICANCE OF POTENTIAL IMPACTS:


I have evaluated the potential social, economic, and environmental effects and have determined significant impacts would not result from the proposed ≈34.42-acre land sale. If the sale of the land to Peter Heidmann occurs, a change in use could occur, which would most likely add to the Montana Equine Medical & Surgical Center, located adjacent to the tract, through the expansion of their operation. If future use changes, impacts are expected to occur on wildlife habitats which have the potential to result in cumulative impacts on wildlife populations. This tract does not have any unique characteristics, critical habitat, or environmental conditions indicating the tract should remain under DRNC ownership and management. There are no indications the tract would produce substantially greater revenue or have substantially greater value to the trust in the future.

27. NEED FOR FURTHER ENVIRONMENTAL ANALYSIS:

EIS

More Detailed EA

No Further Analysis

EA Checklist Approved By:	Name: Kara Huyser Title: Bozeman Unit Manager, Central Land Office
Signature:	 Date: June 6, 2023

Appendix A
Bozeman Unit – Lease 4859 Land Banking Sale Nomination

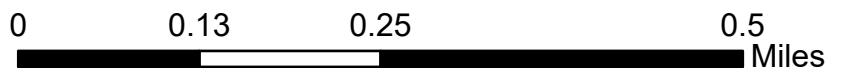
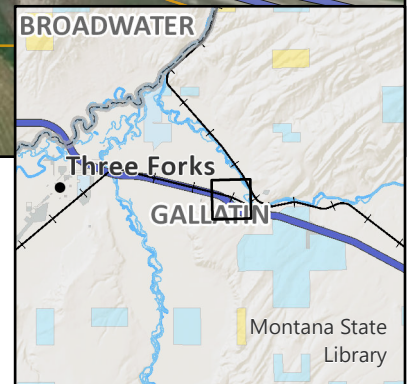


Bozeman Unit - Lease 4859 Land Banking Sale Nomination



- Land Banking Sale Nomination - Lease 4859
- State Trust Lands
- Cadastral Parcels

- PLSS Township
- PLSS First Division



Appendix B
Scoping / Contact List

Montana Environmental Info. Center
Attn: Anne Hedges
PO Box 1184
Helena, MT 59624

Montana Wildlife Federation
Attn: Frank Szollosi
PO Box 1175
Helena, MT 59624

Montana School Boards Association
Attn: Bob Vogel
863 Great Northern Blvd., Ste 301
Helena, MT 59601-3398

Montana Grain Growers Association
Attn: Lola Raska
PO Box 1165
Great Falls, MT 59403

Montana Wood Products
Attn: Julia Altermus
PO Box 1967
Missoula, MT 59806

Montana Association of Counties
Attn: Harold Blattie
2715 Skyway Dr.
Helena, MT 59601

Montana Audubon
Attn: Janet Ellis
PO Box 595
Helena, MT 59624

MT Farm Bureau Federation
Attn: Jake Cummins
502 S 19th, SUITE 104
Bozeman, MT 59718

Matador Cattle Co.
Attn: Kyle Hardin
9500 Blacktail Rd.
Dillon, MT 59725

Montana Stockgrowers Association
Attn: Keni Reese, Director of
Communications
420 N. California Street
Helena, MT 59601

Rocky Mountain Elk Foundation
Attn: Kyle Weaver, President
5705 Grant Creek
Missoula, MT 59808

The Nature Conservancy
Attn: Amy Croover, State Director
32 South Ewing
Helena, MT 59601

Montana Tech
Attn: Don Blacketter, Chancellor
1300 W Park Street
Butte, MT 59701

Dept of Fish, Wildlife & Parks
Attn: Bill Schenk
PO Box 200701
Helena, MT 59620-0701

Dept of Fish, Wildlife, & Parks
Attn: Marina Yoshioka, Regional Supervisor
1400 South 19th
Bozeman, MT 59718

Dept of Fish, Wildlife, & Parks
Attn: Marina Yoshioka, Regional Supervisor
1400 South 19th
Bozeman, MT 59718

Dept. of Environmental Quality
Attn: George Mathieus
PO Box 200901
Helena, MT 59620-0901

Dept of Transportation
Real Estate Services Section
PO Box 201001
Helena, MT 59620-1001

Gallatin County Commissioners
311 W. Main St. Room 306
Bozeman, MT 59715

Senate District 35
Senator Walt Sales
3900 STAGECOACH TRAIL
MANHATTAN, MT 59741

House District 69
Representative Jennifer Carlson
110 FLYING EAGLE WAY
MANHATTAN, MT 59741-8488

Northwestern Corporation
11 E Park St
Butte, MT 59701-1711

Mountain West Veterinary, LLC
3934 Frontage Road
Three Forks, MT 59752

CHS INC
PO BOX 909
LAUREL, MT 59044-0909

MARK & JOANI FORSYTHE
165 MORGAN COURT RD
THREE FORKS, MT 59752-9498

NERLIN RANCH LLC
2801 COLONIAL DR APT 303
HELENA, MT 59601-8043

Gallatin Valley Land Trust
PO Box 7021
Bozeman, MT 59771

Montana Wildlife Federation
Attn: Craig Sharpe & Larry Copenhaver
PO Box 1175
Helena, MT 59624

Montana Association of Land Trust (MALT)
Attn: Glen Marx, Executive Director
PO Box 892
Helena, MT 59624

Stephen McDonnell
PO Box 777
Three Forks, MT 59752-0777

The Blackfeet Nation
Attn: John Murray, THPO
850 Government Square
Browning, MT 59417

Chippewa Cree Tribe of the Rocky Boy's
Reservation
Attn: Johnathan Windy Boy, THPO
PO Box 230
Box Elder, MT 59521

Confederated Salish and Kootenai Tribes of
the Flathead Reservation
Attn: Kyle Felsman, THPO
PO Box 278
Pablo, MT 59855

The Crow Tribe of Indians
Attn: William Big Day, THPO
PO Box 159
Crow Agency, MT 59022

Fort Belknap Indian Community
Attn: Michael J. Black Wolf, THPO
656 Agency Main Street
Harlem, MT 59526

Fort Peck Assiniboine & Sioux Tribes
Attn: Dyan Youpee, THPO
PO Box 1027
Poplar, MT 59255

Northern Cheyenne Tribe
Attn: Teanna Limpy, THPO
PO Box 128
Lame Deer, MT 59043

Appendix C
List of Water Wells Located within 1-mile of the Proposed Land for Sale

GWIC ID	Site Name	Latitude	Longitude	Township	Range	Section	County	State	Drainage ID	Site Type	Total Depth	Date Completed	Depth to Water	Aquifer	Water Use	DNRC Water Right	
866	OWNER UNKNOWN	45.8894	-111.45	02N	02E	35	GALLATIN	MT	AH	WELL	0			0	330MDSN	DOMESTIC, STOCKWATER	
211936	JOYNER, JACK AND KATHY	45.8933	-111.4331	02N	02E	35	GALLATIN	MT	AH	WELL	330	2004-03-24 0:00:00		310		DOMESTIC	
805	ZUELKE, JOHN	45.8931759	-111.4618418	02N	02E	27	GALLATIN	MT	AH	WELL	60.5	1953-01-22 0:00:00		60.5	110ALVM	DOMESTIC, IRRIGATION, STOCKWATER	
806	HARGROVE, DAVID	45.89363155	-111.4705607	02N	02E	27	GALLATIN	MT	AH	WELL	33	1986-01-23 0:00:00		33	110ALVM	INDUSTRIAL	60805
809	NERLIN, ROGER	45.89180893	-111.457147	02N	02E	27	GALLATIN	MT	AH	WELL	29			0	110ALVM	DOMESTIC, STOCKWATER	
810	NERLIN, ROGER	45.89132	-111.4585	02N	02E	27	GALLATIN	MT	AH	WELL	33	1958-12-23 0:00:00		0	110SNR	DOMESTIC, STOCKWATER	
811	ZUELKE, JOHN	45.89180893	-111.4598297	02N	02E	27	GALLATIN	MT	AH	WELL	56	1952-07-18 0:00:00		56	110ALVM	DOMESTIC, IRRIGATION	
12655	WEBER, FRANCES	45.89727643	-111.4414451	02N	02E	26	GALLATIN	MT	AH	WELL	40	1981-05-27 0:00:00		40			
12656	CIRCLE S RANCH CO.	45.89636549	-111.4611711	02N	02E	27	GALLATIN	MT	AH	WELL	200	1978-05-24 0:00:00		45		IRRIGATION	15049
12657	FAIRWEATHER, GEORGE	45.90001074	-111.4665366	02N	02E	27	GALLATIN	MT	AH	WELL	42	1952-04-06 0:00:00		42		DOMESTIC, STOCKWATER	
12660	CIRCLE S SEED	45.8899863	-111.467878	02N	02E	27	GALLATIN	MT	AH	WELL	90	1987-05-26 0:00:00		90		DOMESTIC	
12664	MORGAN, GENE	45.8899863	-111.4517815	02N	02E	27	GALLATIN	MT	AH	WELL	60	1979-08-31 0:00:00		30	100UDFD	DOMESTIC	
12665	PERRY, ART	45.8899863	-111.4517815	02N	02E	27	GALLATIN	MT	AH	WELL	85	1989-10-03 0:00:00		85	100UDFD	DOMESTIC	
12672	LANE, LEO J.	45.89268934	-111.4768753	02N	02E	28	GALLATIN	MT	AG	WELL	40	1922-01-01 0:00:00		0		DOMESTIC, STOCKWATER	
12673	LANE, LEO J.	45.89268934	-111.4768753	02N	02E	28	GALLATIN	MT	AG	WELL	10	1930-01-01 0:00:00		0		STOCKWATER	
12685	JOHNSON, FAYE	45.88544263	-111.4349693	02N	02E	35	GALLATIN	MT	AH	WELL	67	1960-01-01 0:00:00		21		DOMESTIC	
12686	DIGE, TOM	45.88729526	-111.4375501	02N	02E	35	GALLATIN	MT	AH	WELL	41	1966-06-09 0:00:00		39		DOMESTIC	
12687	BLAKELY, HOWARD	45.88729526	-111.4478731	02N	02E	35	GALLATIN	MT	AH	WELL	100	1977-04-04 0:00:00		20		DOMESTIC	12568
12688	CAMPBELL, EUGENE AND ANONA	45.88359001	-111.4427116	02N	02E	35	GALLATIN	MT	AH	WELL	165	1986-10-07 0:00:00		125		DOMESTIC	
152223	BUCKLEY, JAY	45.87669	-111.43884	02N	02E	35	GALLATIN	MT	AH	WELL	222	1995-07-08 0:00:00		195	330MDSN	DOMESTIC	
153507	REESE, ART	45.88359001	-111.4323886	02N	02E	35	GALLATIN	MT	AH	WELL	247	1995-05-05 0:00:00		127		DOMESTIC	
153508	HAUSER, DUANE L	45.88081107	-111.433679	02N	02E	35	GALLATIN	MT	AH	WELL	190	1995-09-29 0:00:00		170			95547
154694	BRODIN, CHRIS/BLANK, JEANNE	45.87895845	-111.4388405	02N	02E	35	GALLATIN	MT	AH	WELL	185	1995-12-15 0:00:00		170		DOMESTIC	96757
167340	ROOKS, SANDY	45.88454725	-111.4336499	02N	02E	35	GALLATIN	MT	AH	WELL	140	1998-01-21 0:00:00		124	123DBCK	DOMESTIC	104705
177091	CIRCLE S SEED OF MONTANA	45.889986	-111.470561	02N	02E	27	GALLATIN	MT	AH	WELL	84	1999-10-08 0:00:00		64		DOMESTIC	110049
185948	BALYEAT, MIKE AND MIDI	45.88451632	-111.433679	02N	02E	35	GALLATIN	MT	AH	WELL	263	2000-10-12 0:00:00		243		DOMESTIC	
200188	RILEY, SHAD	45.88359001	-111.4323886	02N	02E	35	GALLATIN	MT	AH	WELL	216	2002-11-12 0:00:00		196		DOMESTIC	
206516	MCDONNELL, STEPHEN F AND JACKLYN	45.88081107	-111.4491635	02N	02E	35	GALLATIN	MT	AH	WELL	245	1997-10-15 0:00:00		140		STOCKWATER	
214990	SILVER CITY LUMBER	45.8959	-111.4684	02N	02E	27	GALLATIN	MT	AH	WELL	60	2004-09-17 0:00:00		40		DOMESTIC	30043992
231306	HEIDMANN PETER	45.889986	-111.457147	02N	02E	27	GALLATIN	MT	AH	WELL	100	2006-10-25 0:00:00		98	100UDFD	DOMESTIC	30025635
241619	ZUEKLE JOHN	45.898174	-111.474294	02N	02E	28	GALLATIN	MT	AG	WELL	83	2008-02-12 0:00:00		0		MONITORING	
259188	MANHATTAN WILDLIFE ASSOCIATION	45.891834	-111.438869	02N	02E	26	GALLATIN	MT	AH	WELL	240	2009-02-12 0:00:00		238		DOMESTIC	
208719	MCDONNELL LIVING TRUST	45.8879	-111.4589	02N	02E	34	GALLATIN	MT	AH	WELL	206	2004-01-27 0:00:00		100	100UDFD	IRRIGATION	30006613
208720	MCDONNELL LIVING TRUST	45.8879	-111.4589	02N	02E	34	GALLATIN	MT	AH	WELL	260	2003-12-13 0:00:00		120	100UDFD	STOCKWATER	30049887
218763	NORTHFORK STONE WORKS	45.883	-111.4322	02N	02E	35	GALLATIN	MT	AH	WELL	160	2005-04-28 0:00:00		140		DOMESTIC	
226257	WOODLAND, RUSSELL & MCKENZIE	45.8793	-111.4358	02N	02E	35	GALLATIN	MT	AH	WELL	292	2005-05-19 0:00:00		192		DOMESTIC	30025004
230272	MORGAN GENE	45.8878	-111.4489	02N	02E	35	GALLATIN	MT	AH	WELL	140	2006-10-07 0:00:00		0	330MDSN	DOMESTIC	
251716	ZUELKE JOHN	45.8969	-111.4681	02N	02E	27	GALLATIN	MT	AH	WELL	78	2009-08-01 0:00:00		58		DOMESTIC	
275440	EVANS, ROGER AND MICHELLE	45.887983	-111.461333	02N	02E	34	GALLATIN	MT	AH	WELL	102	2013-07-10 0:00:00		102		DOMESTIC	30068088
295121	WEST, GENE	45.883183	-111.433617	02N	02E	35	GALLATIN	MT	AH	WELL	140	2017-11-10 0:00:00		120		DOMESTIC	

Appendix D
Public Comments

MT Fish, Wildlife & Parks

Marina Yoshioka

Correspondence: Letter – December 15, 2022

Montana Fish, Wildlife & Parks (FWP) appreciates the opportunity to comment on Part NE¼ Township 2 North, Range 2 East, Section 34.

This small parcel between Interstate 90 and the frontage road near the town of Logan is in a rural environment where sandhill cranes, white-tailed deer, mule deer, and pronghorn abound. It is also within 2 miles of known elk winter range. If possible, sale of this property to a party interested in maintaining it as open land and/or agriculture would be highly encouraged. Potential buyers of the property should be informed of the common presence of ungulates and other wildlife. We would recommend wildlife-friendly fencing to prevent entanglements and to encourage safe passageway, particularly given the high-speed, high-volume roadways in the immediate area.

For further questions or concerns, please reach out to the following FWP personnel:

Julie Cunningham, Biologist [REDACTED]

Jen Smitham, R3 Public Comment Coordinator [REDACTED]

Thank you again for the opportunity to comment.

NorthWestern Energy

Dylan Swanson, SR/WA, RPL

Correspondence: Email – November 22, 2022

We are in receipt of the attached scooping notice letter from the DNRC and wanted to respond to you to make sure our attached natural gas pipeline easement will not be affected by this proposed property sell (before or after). Please let us know if there is anything we need to do or if it will just continue to “run with the land”.

Jack & RaeLeen Roadarmel

Correspondence: Email – November 30, 2022

We received a copy of a letter from the DNRC concerning state land that is being considered for sale.

We are interested in the track of land that is west of Logan: NE1/4 T2N, R2E, Sec 34, approx. 34 acres and was wondering if there is access to this parcel.

Could you keep us informed on this ground when or if it comes up to bid.

End of Documentation