



MISSOULA CONSOLIDATED PLANNING BOARD

Meeting Minutes



Missoula County
Planning, Development & Sustainability
(406) 258-4657

City of Missoula
Community Planning, Development & Innovation
(406) 552-6630

Date: August 5, 2025, 6:00 p.m.

Location: Missoula County Courthouse, Sophie Moiese Room (in person) or TEAMS (virtually)

Members in Attendance: Danny Oberweiser (County Appt), Lynn Davis (City Appt), Rick Hall (County Appt), Derek Kanwischer (City Appt), and Shane Morrissey (City Appt)

Members Absent: Danny Tenenbaum (City Alternate), James Fountain (County Alternate), Peter Bensen (County Appt), Tung Pham (Mayor), Josh Schroeder (Conservation District), and Sean McCoy (County Appt)

I. CALL TO ORDER [Time stamp – 0:07]

Shane Morrissey called the meeting to order at 6:07 p.m.

II. ROLL CALL [Time stamp – 0:13]

Analeshia Rodriguez called the roll. Five regular members were present, and a quorum was met.

III. APPROVAL OF MINUTES [Time stamp – 1:17]

Rick Hall moved, and Danny Oberweiser seconded approval of the July 1, 2025, minutes as written. The motion passed unanimously.

IV. PUBLIC COMMENT ON NON-AGENDA ITEMS [Time stamp – 2:15]

There were no public comments on non-agenda items.

V. STAFF ANNOUNCEMENTS [Time stamp – 4:40]

There were no staff announcements.

VI. PUBLIC HEARINGS [Time stamp – 5:13]

- A. Matt Heimel, Planner III and Floodplain Administrator, Missoula County Planning, Development & Sustainability - Request for a Variance from the Shoreline Regulations to Exceed the Dredging Volume Limit

STAFF PRESENTATION

Matt Heimel, Planner III and Floodplain Administrator with Missoula County Planning, Development & Sustainability presented a request from Mikel Siemens PE with Core Water Consulting, Inc., on behalf of Michael & Jenny Lindemer, for a variance from the Missoula County Shoreline Regulations (MCSLR). The subject property is located at 3129 Highway 83, Seeley Lake.

Heimel provided general background information on the Missoula County Shoreline program and regulations. He noted that a core principal of the regulations is the Shoreline Protection Zone, which extends 20 horizontal feet of an established mean annual high- water elevation, a benchmark elevation that is periodically maintained and updated by Missoula County.

Staff gave an overview of the general requirements for dredging and the variance review process. They outlined the project impact assessment requirements. Heimel noted as a key standard for dredging, increasing water depth through dredging is not allowed unless part of an approved Lake Restoration Plan. It was stated the application before the board does include detailed statements demonstrating how the dredging qualifies as restoration.

The application involves two legal parcels, Lot 1A and Lot 3A. Lot 1A is the subject of the proposed shoreline permit and variance request for dredging activity. Lot 3A is labeled as the disposal site. The project proposes a dredging activity, which will have the material removed from the lakebed and pumped via a transmission line to the deposition area on Lot 3A. The dredging will only remove the material that will be the organic deposition. Heimel stated that portions of the dredging area extend onto adjacent parcels, for which the property owners have provided permission to proceed with the application. The applicant is requesting a variance to exceed the dredging volume limit of 500 cubic feet. The proposed project would remove a maximum of 611 cubic yards of lakebed material adjacent to an existing marina dock to accommodate the use of a commercial dock and seaplane base.

In their review, staff did receive agency and public comments. Montana Fish, Wildlife and Parks (FWP) submitted a letter stating concerns and recommendations. They recommended a 10-foot littoral zone buffer, which staff had included in the staff report as a recommended condition (2) to limit shoreline disturbance and protect sensitive shoreline area. The Confederated Salish and Kootenai Tribes (CSKT) Preservation Department objected to the permit. They cited proposed dredging or shoreline activity could disturb cultural resources in the area. Staff included a recommended condition (5), which requires work to immediately stop and for the appropriate agencies to be notified if any cultural resources or artifacts are discovered. The Missoula County Environmental Health Department raised concerns about a possible conflict with health code related to the proposed deposition area. As a result, a recommended condition (8) had been added, requiring approval of the disposal method from Environmental Health before dredging can begin.

Heimel summarized the nine (9) recommended conditions of approval in the staff report. Based on staff review, the request meets both the shoreline permit and variance review criteria through the application of conditions of approval.

Recommended Conditions of Approval Summaries of conditions in staff report:

1. Facilitate establishment of riparian vegetation within the shoreline protection zone where appropriate in coordination with planning staff.
2. Reduce the dredging area adjacent to the shoreline to accommodate a littoral zone buffer up to 10 feet in width. Exact dimensions are to be coordinated with FPW and planning staff prior to dredging.
3. Project monitoring and oversight to monitor long term effectiveness, including water quality and suspended sediments, coordinated with FWP and planning staff.
4. Dredging is approved for work in late summer or fall months.

5. Immediately cease work if native remains or artifacts are found and notify appropriate agencies.
6. Maintain compliance with shoreline regulations.
7. Certificate of compliance within 30 days of completion.
8. Coordinate with Environmental Health for approval of disposal and deposition plans prior to dredging.
9. Confirmation of DNRC approval prior to dredging.

REPRESENTATIVE PRESENTATION

Mikel Siemens, Environmental Engineer at Core Water Consulting Inc., discussed the environmental intent of the project and the target material they are trying to remove from the lakebed. She clarified concerns that the project is not aiming to remove the silty lakebed material but to remove the loose surface-level muck material. She highlighted that the Lindemer property has maintained its native shoreline, consistent with the Missoula County Shoreline Protection Regulations. Siemens stated that the project's original plan already includes a buffer well beyond 5 feet from the annual high-water mark, incorporating FWP's comments. As part of the permitting process, a wetland delineation was conducted at the request of the U.S. Army Corps of Engineers (USACE). They reviewed the proposal and expressed no concerns with the proposed dredging method and determined no permit was required.

To determine the dredging volume for the application, the project team measured on-site core sampling adjacent to the dock. They explained the project area is more prone to debris accumulation due to surface wind direction, and why they believed the proposed dredging method would be effective due to its prime collection location for removal.

The deposition process for the dredged material and discharge location was summarized. Siemens described the removal method via a slurry process to ensure effective transport of the pumped material. She clarified concerns from Environmental Health that the plan is to not bury the organic material, but the material will be recovered and recycled as a compost material. The permitting status of the project was summarized which involved coordination with USACE, Montana Department of Environmental Quality (DEQ), and Montana Department of Natural Resources and Conservation (DNRC).

Siemens presented an additional presentation that described the ongoing lake monitoring the Clearwater Resource Council (CRC) has been conducting on the property. She explained that by removing the organic lakebed material, they believed it could potentially improve dissolved oxygen levels over time in the deep-water holes that are in Seeley Lake. She addressed concerns raised by Environmental Health about equipment driving over drain fields and the equipment method they will be using to remove the material. Siemens concluded her presentation showing the location where they will be applying the dredged material on-site.

See PowerPoint presentation slides.

PUBLIC COMMENT

Tom Browder, Chair of the Seeley Lake Community Council, showed his support for the proposed dredging and shoreline application. He explained how the subject property serves

as a gathering place for the community and views the project as necessary to maintain water quality and usability of the site.

Ladd Knotek, with Montana FWP, expressed his support for the proposal with the recommended conditions. He emphasized the importance of the littoral zone area and expressed concern that this project will set a precedent for similar proposals. He stressed the value of monitoring the site given the location. He pointed out that this property is one of the last remaining strips of natural riparian buffer on the south end of Seeley Lake and pointed out the significance of preserving and enforcing riparian protections in that area.

Quinn Carver, a retired Seeley Lake District Ranger, voiced his support for the project, but agreed the project will set a precedent. He recommended ensuring all future similar proposals undergo the same rigorous permitting process. He warned that without proactive management, the lake could suffer as a fishery.

The applicant, Mike Lindemer, noted that the project will not remove or disturb existing shoreline vegetation within the regulated zone and that the intent is to maintain the area's functionality as a marina and seaplane base.

RECOMMENDED MOTION

Rick Hall made the following motion to approve the request, and Danny Oberweiser seconded the motion:

THAT the request for a variance from the dredging volume limit in the Missoula County Shoreline Regulations be APPROVED, subject to the recommended conditions of approval.

BOARD DISCUSSION

Board members asked for clarification on the dredging volume limit of 500 cubic feet and where it's approved for use. They expressed concern about setting a precedent for future dredging in sensitive areas. Heimerl responded that while this project could serve as an example for future proposals, it does not create a legal precedent to approve similar projects. The standard dredging permit allows up to 500 cubic feet of material removal and requires a restoration plan and an environmental analysis. Siemens addressed the Board and estimated that, if the current project is effective, maintenance dredging might not be necessary again for 20–25 years. They stated that they have no intention of returning for annual dredging maintenance.

There was discussion regarding whether the lake's mean water temperature has risen over the last 20–40 years. Heimerl noted that he had no specific data on hand but suspected there may have been an increase. Board members also asked about the basis of the 500 cubic feet dredging volume limit in the shoreline regulations. Heimerl stated that the Montana Lakeshore Protection Act gives local governments authority to adopt shoreline regulations, focusing on preserving water quality and aquatic habitat. He explained the 500 cubic feet limit was likely intended for small-scale, single-dock projects. The intent of that was to ensure larger projects undergo public review while small projects could be handled administratively. Heimerl added that while some administrative reviews might occur without public hearings, the County could still require public review or a project impact/environmental assessment if impacts warranted it.

Fluctuations in the mean annual high-water mark were addressed. Siemens expanded more on the sediment depth measurements that were collected. Mike Lindemer emphasized the project's goal is restoration. Board members asked whether the proposed dredging project would have broader public water quality benefits beyond the applicant's private use. Siemens clarified because many personal residences drink from the surface water from the lake, reducing this sediment could improve water quality for multiple properties, not just the applicant's. The discussion focused on whether DNRC and the USACE had fully reviewed the dredging proposal's scope of material. Siemens confirmed DNRC supported the project, contingent upon variance approval. USACE determined there was no jurisdiction due to the manner in which the project was being completed with the dredging method. Board members voiced their support for the proposal and acknowledged the thoroughness of the application. They pointed out the project met all standards for recommendation and believed it would benefit the water quality of the lake and the community. It was noted that they would like the applicant to reach out again to CSKT for approval of the project before it's next public hearing with the Board of County Commissioners.

VOTE

With no further discussion, the Board voted by roll call, and the motion passed unanimously.

AYES: (5): Lynn Davis, Derek Kanwischer, Danny Oberweiser, Rick Hall, Shane Morrissey

NAYS (0): None

VII. COMMUNICATIONS & SPECIAL PRESENTATIONS

No communications or presentations were reported.

VIII. COMMITTEE REPORTS

No committee reports were reported.

IX. OLD BUSINESS

No old business was reported.

X. NEW BUSINESS

No new business was reported.

XI. COMMENTS FROM BOARD MEMBERS

No comments from Board members were reported.

XII. ADJOURNMENT [Time stamp – 2:14:31]

The meeting was adjourned at 8:26 p.m.

Missoula Consolidated Planning Board August 5, 2025 – Transcription

This transcription was produced by transcription software. There may be discrepancies between this transcription and meeting dialogue. You can view the recording of the meeting at this link:

<https://missoulacomt.portal.civicclerk.com/event/9779/media>

Missoula Consolidated Planning Board

August 5, 2025 -Meeting Recording

So we will call the August 5th, 2025, Planning Board meeting to order at 6:07.
Maybe have a roll call. Please call Lynn Davis.

LD **Lynn Davis** 21:17
Here.

AR **Analeshia Rodriguez** 21:19
Derek canwersher.
Toon farm.
Tune is absent Danny Tennenbaum.
Danny is absent. Josh Rader.
Josh is absent Danny Oberweiser.
Peter Benson.
Peter is absent, recall.
James Fountain.
James is absent. Sean McCoy.
Sean is absent. Shane Morrissey.
Present, Mr. chair. We have five regular members present.
We have metcorum.
Great. Thank you.
Thanks for everybody being here.
Seems like it's a busy night in town so.
Appreciate folks coming in.
With that, we'll move to the approval of the last minutes from July 1st, 2025.
Hopefully everybody's gotten a chance to take a look at those and if anybody has
any questions, comments or edits.
Please let me know if not then.
Motion would be great.

RH

Richard Hall 22:40

I'll move to accept the Minutes as written.

AR

Analeshia Rodriguez 22:43

Moved by Rick.

2nd.

Seconded by Danny.

We'll just do an up and down vote. All in favor of approving the minutes from July 1st, 2025.

Please say aye aye.

Any opposed?

Any abstentions?

The motion passes unanimously.

We'll move on to public comment on non agenda items. So for folks online and in the room.

This is not a time to comment on anything that's on the agenda.

It's for things outside the agenda.

So if you have comments for our public hearing later today, you can hold those until the public hearing happens.

But if anybody has anything to comment on.

On outsider agenda items, the instructions should be up on screen and I'll read them aloud here.

If you are looking to call in the phone number is 406-272-4824.

The phone conference ID is 358-8848. Four 8 LB sign you're calling in by phone.

You're gonna press *6.

Fix to mute and unmute yourself and start five to raise your hand. If you're just joining us on teams, please just raise your hand on teams and wait to be acknowledged.

Go silent here for a minute or so and see if anybody has any.

All right, not seeing anything here. So with that, we will close our public comment period and move on to staff announcements. There was a planning board member memo in the packet.

Anything that you need to highlight in that or anything like that?

There was just some notes about upcoming meeting agendas and.

How the?

City I believe the City Council voted on one of our past.

Hearings.

All right. We'll move on to public hearings.

We have one public hearing tonight.

It's a request for a variance from Shoreline regulations to exceed the dredging volume limit, and Matt Hymel Planner 3 floodplain administrator planning, development and sustainability. We will be giving our presentation, I believe.

Matt, you wanna kick us off?

MH **Matt Heimel** 26:34

Yes, good evening.

I'm adamant with Missoula County planning development sustainability.

I'll be presenting via teams this evening, as I'm recovering from an illness and I'll try to get through this presentation as best I can and let me at least try to share the the screen.

OK. Just real quick. Audio visual. OK, you can hear me and see the the PowerPoint.

AR **Analeshia Rodriguez** 27:10

Yep, we got you, Matt.

MH **Matt Heimel** 27:12

OK.

Thank you.

So as introduced, this is a the first of two public hearings on a requested shoreline permit and variance at 3128 Highway 83, Seeley Lake, or the Lindis property.

The applicant is Michael and Jenny Lindemer, and the consultant record is Mikael Siemens, professional engineer and.

First, I just want to explain that this is our first meeting, again with the Planning board.

Will hear the application, hear comments and review the Materials Planning Board will make a recommendation to the board of County Commissioners and the board of County Commissioners will hold a second public meeting.

On August 14th.

So first I'd like to go over some information about the Missoula County Shoreline program.

Talk about how this program works.

Why it?

Why it is the way it is?

And then I'll give some general information about the property. Then we'll take a closer look at the dredging standards in the regulations and then we'll go over some details of the application and in the packet tonight, there is a staff report with findings, recommended findings, conclusions and recom.

Conditions and there's also the application materials in the packet with with.

Some figures, in addition, there's also the public comments agency comments.

And some additional responses to those concerns raised in those comments provided by the engineer.

So.

Shoreline Missoula County has had shoreline regulations since November of 1997 and these are adopted under the Lakeshore Protection Statutes and our primary intention of conserving the shoreline. We want to conserve, protect, restore natural lakes ponds, wildlife, fisheries repair and habitat, wetlands and shorelines, and so on. And we can see that these are applicable to all lakes in the county over 20 acres in area.

And the regulations apply to any private projects, whether that project takes place on privately owned land or publicly owned land that is leased to a private individual.

One of the core principles in the in the regulations is the Shoreline Protection zone, and that is an area which is within 20 horizontal feet of an established mean annual high water elevation.

It's not just a high watermark, it's an elevation that is maintained through benchmarks by Missoula County and we update that periodically and they be an annual high water elevation for Seeley Lake is 3999.1 feet.

From 2017 to 2022, excluding 2018 and that should be updated soon.

The permits or the regulations for permitting also apply within the water.

Basically any kind of construction or alteration activity within the Shoreline protection zone on the shoreline or immediately off the shoreline within the lake that is structurally or otherwise connected to alteration within the Lake Shore, is governed

by these regulations.

So the this image on the screen highlights the the Seeley Lake area and the subject property for this request is in the southeast corner of the southeast Cove of Seeley Lake.

And there are actually two parcels that for the overall project.

The the two lots there, one will have the dredging activity proposed and the other for deposition. But we'll get into more of those details in just a bit.

Here is a more zoomed in aerial shot of the subject property.

It's Lakeshore facilities and the existing dock.

It's been an existing commercial use.

Since well prior to the regulation, so it is a legal not non conforming use.

This is an image provided by the applicant and it's also showing the prior improvements dated 2005. So we can see that there were.

Airplanes able to access closer to shore and again closer to the shore as well.

And one of the primary reasons for this request that we'll get into a bit is that this this access is becoming a hindered according to the applicant based on the deposition of what materials in the Southeast Cove, hence the request to to dredge.

And here's another image from 1995.

It's pretty blurry, but at least we can still see that these elements were in existence and in use.

Here's a picture of the dock itself. Here it is.

This picture is standing on the dock looking N across the shoreline. This was taken in mid-july of this year.

And this is on the dock looking South.

Note the legal nonconforming boathouse, for which no alterations are proposed with this permit.

This is on the South end of the property, just just near that boathouse again, looking across towards the dock.

And here's a picture from the South end of that dock, looking back across the property, the area proposed for for dredging.

And this is also looking across the dock towards the South again.

This picture is taken standing adjacent to the mean annual high water elevation.

That that elevation is roughly bound by some states.

You can see on the left side, or really where there's the riparian vegetation.

These are some of the other existing legal, not non conforming improvements and uses.

So we're talking about dredging and the shoreline regulations to find dredging, including the removal of muck, silt, sediment, rock or vegetation as the process of excavating material from the lake bottom and thereby lowering the elevation of a portion of the lake bottom.

It does include extending the lake area landward, but we're really not talking about that.

This project is really just to lower that or increase that that depth by removing. Material.

Most of our well, all of our standards with Shoreline.

Regulations are preceded by policy considerations in the text that state the impact that we're trying to mitigate through the regulatory or through the application of these standards and the policy consideration for dredging includes that will dredging of a lake or shoreline may cause suspension of fine materials res.

Of nutrients and toxic materials.

Exposure of stable lakebed sediments to unstable condition.

Or removal of lake bed armament and creation of steepbed.

Bad badge areas.

Excuse me.

This slide has an excerpt of some of the general requirements for dredging, of note #1. If we're considering dredging, whether it's a a permit or a permit with a variance in either case. For if we're dredging for increase in water depth, that's not permitted except as part.

Of an approved Lake Restoration plan and that is one of the core elements of the application in the packet for tonight is they did assemble.

Statements and information in response to.

Needing to vouch this as some degree of restoration and the 2nd.

Requirement for dredging is that the maximum volume for removing accumulated. Material for a docking area.

Or within the confines of an existing structure is limited to 500 cubic feet.

So that volume limit is key because that is the basis of the variance request. Tonight the applicant is requesting to dredge.

A volume in excess.

So that limit about 611 cubic yards or about 30 three times that that limit to accommodate use of the commercial dock.

But we'll look at some figures soon. I might be getting ahead of myself and also all excavated materials must be removed from the from the lake and Shoreline protection zone.

And then a few other other standards about the time of year.

Don't create a channel for going into a boathouse, which we're not talking about.

And then requiring.

Other permits, which I will note that DEQ and the Army Corps have authorized this this work.

So a couple notes about variance review.

So as I said, shoreline construction permits are typically an administrative review.

An applicant may request a variance which grants relief from requirements and the result would be to permit work that is otherwise prohibited by the regulations.

As I said, variance applications are first reviewed by planning board.

They make a recommendation to the governing body or board of County Commissioners, who will then consider that recommendation, and the staff report, and basically all the information in the record up to this point.

And up to the second hearing, he will make a decision to approve, approve with conditions or deny.

And again, that will be on August 14th at 2:00 PM.

And would you provide public notice?

We mailed mailed within 500 feet.

Posted 2 signs of the property and provided agency notice and request for comments far and wide, including the Seeley Lake Community Council and the Chamber of Commerce.

So here are the criteria for planning board consideration.

I have two slides of criteria.

It's a little strange in the regulations.

The criteria are split between planning board and the governing body, but the planning Board and the governing body essentially review all of it.

So planning board consideration and this and the staff report does follow this, this outline the shoreline regulations are reviewed provisions of the Lakeshore Protect Protection Act.

The application itself, the project impact assessment.

As I noted and the Missoula County Growth growth policy, we also look at any comments and the planning staff report and recommendation and any other information authorized by law.

Governing body consideration or these this additional set of criteria that's also reviewed by planning board, goes a little deeper where we look at compliance with policy criteria for issuance of a permit, those are principally.

Asking questions of the potential for adverse impacts and of course, the question that's usually brought up with with variances of any type is whether there is existence of unusual circumstances where strick enforcement would result in undue hardship.

We look at whether there are reasonable alternatives and then again the Commissioners will look at the planning Board and staff recommendation and whether this would result in threats to public health, safety or welfare.

So I mentioned, well, I said I mentioned, but I'll actually mention it now that the project impact assessment requirement. So the shoreline regulations require a project impact assessment for any variance.

This isn't for just any permit.

This is only when we have a variance and the project impact. The purpose of the project impact assessment is to really ask ask some of the additional questions that we would look at with an environmental impact assessment, maybe a lighter version.

Excuse me. Sorry and.

The the regulations do sort of mirror those criteria.

We will see that in the application if you view the packet the there's a joint application form that also includes much of this sort of information. The applicant did provide a specific write up that that addresses these criteria.

So now I'll go through some screenshots, cropped images from the application.

I do understand the applicant's representative has a presentation to share as well that goes into some more of the technical details, so I might leave some more of those details for the engineer. However, I'd like to provide just a overview of the core elements of the applic.

So we have two legal parcels, lot 1A and 3A. Lot 1A is the subject for for the request of a permit and shoreline.

Variance for dredging and lot 3A is labeled as the disposal properties.

So the idea is to have this dredging activity which will review soon and then have the

material pumped through a transmission line to a deposition area on lot 3/8.

This is an A a site plan provided in the application and I'm going to switch to this image which crops the upper portion of it.

So we can see it a little clearly.

We can see that there is this dredging area that's about 190 foot feet of of frontage along this this property.

It does spill over onto a couple neighboring tracks, of which the owners have provided permission to proceed with this application.

So the area proposed for dredging is highlighted in blue just off of the shoreline and there is a green dash line.

That extends a little further from that, and that is a proposed turbidity curtain that will essentially act as their.

Sedimentation plan to make sure that no suspended fine materials go over elsewhere to to the Lincoln cause at adverse impacts we can see the there's four excavation pads next to the proposed dredging area.

We'll get to that in just a minute, but that's pretty important for how a dredging is proposed to be operated.

And then we can see a blue line where the dredged materials are proposed to be pumped away from the lake.

This is another site map that shows a little more detail on overlaid on aerial.

Imagery. So again, the proposals to remove a maximum 611 cubic yards of this deposit.

Organic materials that according to the application have deposited on on the lakebed over at least 40 years. Since this facility has been in operation and field measurements indicated a change in the lake sediment depth.

Beyond the reach of the measuring pipe.

So we have these.

Just a moment. I'll switch here.

This shows a little bit larger, so there will be an excavator part on each of those four rectangular areas just off the the line, and these are proposed to be stationed just off of the mean annual high water elevation.

They'll be within the Shoreline Protection zone, but they won't be within the area of existing riparian veg.

The excavator would have an arm that can extend.

About 50 feet from those crane mats.

And there will be a suction dredge equipment lowered in it into the lake, and the idea is to only remove.

The material that will be this organic deposition on top of the the older silted Lake Lake bed.

So this is a profile view that shows the some of the proposed dredging and this is also based on some of the field measurements from last April of 2025. And we can see that the dredging activity.

Is proposed to be if we're thinking out from the Lakeshore we have at the greatest depth on mean annual high watermark at a shallower point, there is the water elevation as measured in April 2025 and even lower is a low watermark and somewhere around that low.

Watermark to that April to 25 water elevation is where.

The that horizontal measurement of tragedy is proposed to to start.

And the suction dredge would operate in a grid pattern within this proposed area to only remove those those materials that are over that silty lake bed.

So here's another image showing the proposed operation.

Where that, that excavator is parked on the shore and extending this, this suction dredge.

The idea again is only to remove the deposit or organics that according to the application, are preventing their their use of this of this dock and for for a commercial docking facility and AC plane base.

S s.

So in our review, we did receive agency and and public comments.

Poor service had no preview for review or comments.

Montana Fish, Wildlife and Parks and these are all within the packet fishbowl. Often, parks provided a letter stating concerns about potential impacts to the shoreline and repairing area and impacts to aquatic life, and has specific recommendations which we'll look at in the recommended conditions of of approval ESS.

Pointing to the need for a additional buffer that would.

Be about 10 feet for a littoral zone.

Buffer, so we're incorporating that as a recommended condition so that we don't have a disturbance closer to the shoreline where staff's understanding is that dredging that area is not immediately necessary for the access of boats and and

seaplanes, and also to ensure that the sensitive shoreline area.

Is protected while we have monitoring of the effectiveness over a longer term.

To and then we can also consider any future maintenance as necessary.

3rd Sealy Lake Water District, State of the project does not impact the water water supply.

The Clearwater Resource Council did provide a letter in support of the project. The fifth comment is important to hear the the Confederates, Confederated Salish and Kune Tribes Preservation Department provided a letter on July 18th stating objection to the project and recommending denial of the permit.

Citing potential impacts on cultural resources, according to the to the preservation. Department. There are oral histories which would indicate occupation and use of the area, and CSKT stated that the proposed dredging activity or any activity on the shoreline has potential to disturb these areas and recommends no alteration or or permit.

We are recommending a condition that, should any cultural resources or or artifacts be discovered in the course of this work that's that work ceases immediately.

And the appropriate agencies are note notified.

The 6th comment from Environmental health. It's also worth noting I'm gonna switch back to this this plan view.

And environmental health noted that there could be a conflict with the with the health code regarding the proposed deposition area.

So the proposed depository again is on this the southeast corner of the site.

Hopefully you can see my cursor circle in the area and this is outside of the shoreline. Protection zone. It is well away from the lake, so it meets those narrow criteria in the general dredging standards. However, the criteria for variance review does include any other information as authorized by by law.

So we are referencing this concern from environmental health in the sense that they see that there could be a conflict with potential solid waste disposal according to environmental health, a very specific criteria.

That disposal of solid waste would need to meet.

So there we are recommending a a condition that prior to commencement of work we receive authorization essentially from environmental health.

I understand there may be some remaining questions as far as the interpretation of solid waste and how that works under health code.

The exact purview of the board and governing body for this project is more limited to the shoreline regulations and not so much making a determination of.

How health code is interpreted and applied here, but we are recommending that this condition to make sure that should there be any conflicts, there's time to work those out or at least get clarification between the applicant and the Environmental Health Department to work out any issues as as.

Needed prior to the work.

And the planning office did receive 9 comments from community members in support of this project.

The applicant's representative does also have memos within the packet for tonight. Addressing some of these concerns and providing their some of their clarifications. So in staff's review of the request for exceeding the dredging volume limit to allow dredging up to 611 cubic yards, we found that this can meet the permit review criteria and the variance criteria through the application of conditions of approval, specifically conditions that can.

Affirm protection of the Shoreline protection zone.

Reduce or minimize or eliminate impacts to aquatic habitat or the shoreline itself.

And cultural resources would be mitigated with conditions of approval one through 5.

And compliance with the county Shoreline Regulations and applicable laws would be verified through permanent procedures in accordance with recommended conditions of approval 6 through 9. Those conditions are fleshed out in full, along with with findings to go along with them within the staff report.

But I'll quickly.

Paraphrase those conditions here, and hopefully I was able to count to 9 in the right order.

We'll see, but.

Just just summaries of the condition condition #1.

Would require that this this mowing right up to the riparing veg be limited.

We do say seafoving, but the condition does provide some latitude for the applicant to really work with staff to figure out a riparian vet vegetation buffer, or really to facilitate that regrowth in in the area. We recognize there's an existing boathouse.

There's an existing food truck and a.

Fuel station.

So we're not saying that whole area needs to be grown wild, but.
Some some areas possibly can have a reduced mowing to to to help.
Get that?

That vegetation buffer within the shoreline zone that extends beyond where that of it
vegetation ends along the mean annual high water elevation.

The second condition is is critical.

This is really in reference to the comment from fish, wildlife and parks.
We're looking to reduce the dredging area adjacent to the shoreline to
accommodate littoral zone buffer up to 10 feet in width.

That's a maximum 10 feet.

Exact dimensions are to be coordinated with with fish, life and parks.

I'm sorry lad and fish.

Well, I can.

Parks, I've got your acronym wrong.

It's FWP and planning staff prior to dredging.

So the exact real horizontal points of beginning to figure out where that dredging
gets limited, we're trying to craft this condition to work that out before the dredging
starts.

There might be areas where it's more practical to go within a 10 feet buffer or go up
up to it.

We want to ensure that there's effectiveness effectiveness of the.

Project but also protect the sensitive shoreline environment and have long term
monitoring in place.

This is getting to condition #3.

There I got the accurate in three.

So we want to get the monitoring place because we haven't had a a permit or
variance of this kind in Missoula County from what I can tell in our permit records,
maybe there's something very old that's burden a binder in a in a cabinet near my
desk, but.

I wasn't able to find.

A.

A representative example similar to this.

Wanna be really careful to monitor the the project and and its effectiveness.

Also include water quality and suspended set sediment monitoring.

The when conditions two and three are applied that this buffer plus the monitoring were not prohibiting future maintenance or looking at at more work in the future. We really want to get understand and make sure that we we get this this right because we want to support the operations here, but also keep with the intent of the shoreline regulations to mitigate or eliminate any adverse impacts. Condition 4 based on again the comment from from fish, Wildlife and park. Dragging his approval for work in late summer or fall months, the application does note the potential of work in spring, but we're trying to narrow this into work in late summer or fall. Get #5. Getting to this to the CSKT comment, we are requiring that work immediately. Cease if any native remains or artifacts are found, and a note notify CSKT in the state Historic Preservation Office. Yeah. So number six, of course, maintain compliance with shoreline right regulations. #7 we've this is a fairly standard to have a certificate of compliance and inspection within 30 days of of completion. #8 gets to the concerns from environmental health to coordinate with the health department for approval of the disposal and deposition plans prior to dredging. #9 I believe is mostly met DNR, the Montana Department of Natural Resources and Conservation, does own the lakebed below the height that the low watermark. Excuse me and we needed their approval prior to the commencement of dredging. And I think we had an e-mail today from D. DNRC saying their approval is contingent on approval of the variance, so #9 should be should be worked out. So I do have a recommended motion that we can get to later tonight and with that that concludes my overview presentation. I'll be available for. Any questions? And I believe the applicant or their representative are here as well. Would like to speak.

AR **Analeshia Rodriguez** 54:19

Great. Thanks Matt.

Does the owner or their representative want to speak or have a presentation?

And just when you get settled, please introduce yourself for the record.

Just one second there.

Can you hit your mic? The button on your mic so it turns green? There you go, OK.

Sorry, can you do that again for the folks at home?

Thank you.

My name is Michelle Siemens.

I'm an environmental engineer from Kalispell, Mt.

My my business is core water consulting. I have been doing environmental permitting since 2010.

And I was asked by Mike Lindemer to assist with this project.

To acquire the environmental permit.

Thank you, Matt, for your very thorough description of the project.

I think you did an excellent job. He's been working with me continually on getting this variance application before you guys and I really believe that he effectively communicated a lot of the elements to you.

So I will try not to be repetitive and repeat in some of those statements and probably just try to focus in on some of the clarity points of what our perspective of the conditions of approval should be and the reasons for those.

I did create just a simple PowerPoint so we can talk about the target material that we're trying to remove from the lakebed and why we believe it's sensitive to the Community and also the shoreline in order to improve water quality for the residents of Seeley Lake.

So.

All right. So on this particular slide, I have two different side by side shoreline shots. You can see the transitional area in between the dark muck, which has the organic vegetation growing in it in comparison to the silty fine grain material.

That is the material that we are seeing immediately adjacent to the dock and it is our target. We've received comments back from.

I believe it was.

I can't remember the specific agency, but they were sensitive that we were going to disrupt the lake bed and I just wanted to bring into attention the the exact material that we are targeting. We're not trying to remove the silty lake bed material, we're only targeting the loose.

Material that resides and floats on top of it and it is a mixed of both silt organics and other effectively.

Loose material floating in the water.

The next photograph is actually, oh, I'm sorry. On the right hand side.

Is a picture of what our shoreline looks like in comparison to some of the adjacent properties.

I want everybody to be very keenly aware that the LINDAMERS have maintained a native shoreline along this commercial property, and that is part of the essence of what the Shoreline protection regulations are about. And they are a few and far between.

Actually, in this area of Seeley Lake, who have maintained that natural shoreline criteria.

This particular next slide, I'm sorry, can you go back one?

On this particular slide, where the edge of the mowing is ceasing, that is the annual mean high watermark, which is mapped out.

You can look and see across the distance for which FWP is suggested that we expand this littoral zone of protection basically from the top of the banks to the toe of the bank, per this image captured in May is about 5 feet.

And as we move through the actual plans of the project.

Project. You will see that we have way further than five plate feet of buffer plan from the annual high watermark. We plan for this from the very beginning and I believe that FWP's comments have already been incorporated into our original plan and our original volume provided to.

The for the Shoreline protection permit.

Further down the slope in this particular image is the ordinary high watermark that is the jurisdiction.

For which the Army Corps of Engineers has jurisdiction over, they have been. They've reviewed this permit in regards to the methods for which the material will be removed and are completely satisfied with the plan of operation, the extent for which we would go into the water body and.

Also, the target materials being removed.

This is a shoreline, and I'm gonna say this is to the South. That is the subject.

Boathouse that was mentioned by Matt that that boathouse is not part of the Lindemer's property. The property line is actually closer.

And the gravel affiliated to that parcel is not part of our project as well.

This particular image is added to the record so you can see the change in the annual ordinary high watermark in comparison to.

The.

Ordinary high watermark.

In the image you can.

There's like a transitional area of where the debris hits, like a grassy, gravelly area.

That would be the the peak of the jurisdiction plus the 20 feet back.

We've left ours native.

We haven't mowed in this area. It's got riparian vegetation in this area.

And we've always honored the existing vegetation there.

Next slide.

Thank you.

So this was the the neighbor's parcel with the boathouse.

And and the annual mean high watermark actually is close where the grass to gravel transition is.

And you can see it more, apparently on our particular cross section of the of the lake bed, just because it hasn't been impacted from other usage.

Next slide please.

So the the picture in June or excuse me in April, no May of 2025 was when we went to the property and to do our first site investigation.

The water had already reached its peak annual watermark and was beginning to decline.

We returned to the property in June of 2025 after the request of the United States Army Corps of Engineers to conduct a wetland delineation to finalize that particular permit.

As the water drops, we immediately see the vegetation beginning to grow along the stable bank.

This material that is there will remain in place.

It is not part of what is going to be taken or removed from.

We're going to be able to target the material that is saturated and as the lake level drops, this area will become not saturated in the method for us to remove the material is no longer possible.

The images captured in this photo.

Actually, Mike personally brought some older images and you can see the mature vegetation that has happened over the many years of leaving it in a native condition.

That is the I'll call that the northern part of the doc. We've got a lot of riparian

saplings in this partic.

Location. Very healthy, very stable.

We don't really have understand the specific concerns of removing some of the the. The grasses in the Lakeshore? Because we have this extremely stable bank, that will not be altered, that has sapling vegetation. That and there's no particular concern that we can identify in relationship to the bank becoming unstable by the activity proposed.

The picture on the right again shows the two different colors of the material. The Tanner color is the silty material, and the dark vegetation is with the is the muck that has the organic vegetation from previous seasons in the water that needs to be removed.

OK.

So in the environmental Health letter, I honestly believe that they extensively misunderstood some of our plan.

And we'll get to that a little bit later. But I wanted to take an opportunity to to talk about what we believe this product is that we are going to be removing from the lake.

I do not believe it is a solid waste.

We can talk about that more in there.

It's very much so developed in our comment letter.

Back to the environmental health, for the reasons why.

But solid waste is not organic agriculture, and there was not a definition provided about that. So we found a definition by the USDA and then an international definition.

And it's spelled out pretty tightly there, but also in for further detail in our comment report. But we believe the essence is more or less of a.

Compost driven material and since the target material we're trying to take from the lake is organic material, we do believe that this would be classified as organic agriculture and I will, I will further develop for you as to the reasons why I think environmental health got specifically conf.

Used or had a perception that we were going to bury this waste and that is not the intent of this application.

And we'll develop that a little bit more for you.

So in order to determine the volume for the application, we physically went to the

property and measured core samples out the extent of the dock. The excavator being brought to the property is a 60 foot boom.

The excavator boom has less than 10 foot capacity based upon the center of the excavation machine. So we anticipate we have a reach of about 50 feet.

And so we would really like to maximize all of the reach we have.

Because we did consider alternative analysis for this project, which would have been perhaps a barge with an excavator on it.

And that whole entire process would not have would likely have a lot more consequence to water quality and turbidity. The approach proposed by Lakeside excavation.

Tyler, who is available here tonight for additional questions, is actually the cleanest, swiftest method of removal.

That I have actually permitted this is not my first dredge application, and I have seen other projects, but this specific method appears to be the most protective for environment and water quality, and I'm very impressed by the equipment that Tyler is bringing with this application to address Remo.

Of this material.

So here are some pictures of our samples.

It is very apparent.

The transition between the muck and the silt to the lakebed sediments.

They used a pipe to measure and pull out the depth of the sediments, and the Seeley Lake lake bed sediments would not allow you to continue pushing the pipe into this material.

They collected the samples out in the top. Obviously is less compacted and looser. It wouldn't hold its shape.

We do want to continue beyond that down to a more dense material, but the lakebed sediments themselves would remain absolutely intact.

The equipment being used is not intended to be able to extract that material, and then the operator has certain controls within the excavator, including the speed and the the pressure on the head in order with regards to removal, to be sensitive to all those operational.

Methods.

That we intend.

Next.

So this is the progression of the material as you walk out the dock.

So the the left is the shallowest, the far right one is the picture at the end of the doc.

So in relationship to the, some of the concerns about this littoral zone or other aquatic life that is perhaps present in some of these areas, we were not intent. We're not coming with an application requesting for complete removal of everything. We're coming with an application that I asked for 50 feet reach and we're not, and this does benefit us in the the purpose of navigation as far as using the full extent of the dock, it also will improve water quality and other elements which are the target of.

The project but also get rid of some of the accumulated debris.

The accumulation on the South corner of Seeley Lake is could be attributed to many things.

But the prevailing wind direction is one of the biggest attributes that actually makes this a prime collection location.

So this shoreline receives the the direction of flow across the lake and and so a lot of the organics get blown into this location along with being.

Released from previous vegetation on site. So it's a it's an area that is basically an accumulated.

Based upon surface wind direction. In addition, the outlet of Seeley Lake is on the opposite end, so we don't have any of the other currents or factors that create. Movement in this particular area.

So those are the some of the reasons why we believe that this is a prime location for removal.

And it would be effective.

So we actually brought some of the material.

If you guys are interested in touching and feeling because I want you guys to be reassured that we're not going to take lake bed sediments and that you guys would have an idea.

I I had the privilege of being part of a project in Big Fork on Flathead Lake in which they dredged the harbor there right at the intersection of the Swan Lake coming into Flathead.

And I also have some of that material there.

There was some specific questions.

About.

The operation of disposal.

And the material at Flathead Lake?

Although extensively organic and very similar in nature, when you would squeeze the water out of the the saturated material, clear liquid float out and it's because of all the organic nature material kind of binds to each other.

And Clearwater flows out. And subsequent to that prior experience, I do believe that we're going to have similar circumstances for this particular property as well. If I personally hadn't witnessed it, I wouldn't have believed it.

But although it's mucky when squeezed, clear liquid float out.

Does anybody want to touch or feel, or should we wait till the very end?

OK.

Well, please know that we, we we want you to understand what we're targeting and that we're not here to get the lakebed sediments.

All right.

Oh, go back one. This one's really fun.

Oh, I'm sorry. Yes.

So Mike actually permitted a new doc with you guys.

A few years ago, I was not Privy to that project.

He has.

He has pictures of the old doc and you'll build to see how the property.

Historically, has been used, but this the new doc is something that can be taken out of the water every fall.

And so he has a plane and he captured some pictures of what it looks like when the dock is removed.

And you can see the distinct.

Difference in footprint that that DOC specifically has.

And so that is some of the biomass that is growing in the water that we're trying to remove because it it, it does get adequate sunlight.

It is sustaining there.

I do believe that this littoral zone continues to extend it well out into the water, not just at the target locations we're trying to reach.

There is the cross. We'll get back to the cross section.

A little bit later, but at the end of the doc finally begins to drop off the bathymetric contours.

It's very level in this particular location and then finally reaches where it's going to some depth. But that same material is still extending further out past into the water. And so we actually think that by doing some maintenance on some of this material, we will have that long.

Term effect beyond the extent of the stock because.

It is my belief that we're essentially.

Growing it collecting at the shoreline and then pushing it further out into the lake and all of these things have critical impacts to water quality.

Decomposing elements use up oxygen, which oxygen is deprives a whole bunch of aquatic species in life.

And this maintenance would then reduce the decaying burden on the water body and ultimately have those water quality improvements.

So some of the things that FWP is interested in is overcoming.

It would be a great opportunity for us to do some water quality improvements to the shoreline.

So Army Corps of Engineers asked for us to come and do a wetland delineation.

The wetland delineation happened after the fact that we had already submitted to Missoula County Shoreline Protection.

The report was sent over after the fact.

These are the test pits.

The one test pit was done in what is called an upland location, which is the area that is within your 20 foot set back jurisdiction.

Very close to the annual ordinary high Watermark.

Wetland delineation requires the assessment of hydrology, vegetation and soils, and those parameters were provided to the United States Army Corps of Engineers with the full delineation report in which they determined that the project would not have any impact.

Based upon the the necessity for a permit based upon fill, we are not doing an activity that will fill wetland.

Therefore, we can remove material from it.

So just if you go back one, I'm apologize.

So the test pit at the in the grass is a non wetland permit pit and then just probably 7 feet across on the banks. We did our quote UN quote wetland permit or wetland pip.

So when you do a delineation, you do them in pairs and you try to do the pairs as

close as you possibly can to one another.

Trying to encapsulate the the differences in conditions on either side of a wetlands.

Mine in a non wetland line.

So you'll see in the next slide what we found in the wetlands slide.

So Mike's feet and the the stake is in the foreground of the non wetland pit.

This is the wetland pit and the excavated material smells like sulfur.

It's decaying.

It is.

Very oxygen deficient.

As I excavated down, it happened to be the season for which pollen was all over

Seeley Lake, blowing again towards the Lakeshore. That yellow in there is actually.

Probably about two to three inches down, and that would have been the pollen from last year's season.

So based upon the information provided in that particular test pit, we had about two inches of accumulated debris a material.

Look at this particular location immediately adjacent to the shoreline from the last season, and the decomposition of that doesn't necessarily mean that it goes away.

It just simply continues this compression process.

And this material continually requires oxygen.

Or some type of other energy source for it to be removed.

And since it doesn't have it, it's just this constant build up muck.

Next slide.

Thank you.

All right, so now that we know what we want to remove, I want to provide clarity about where we want to deposit this material.

I I most likely did not make it very clear and well understood that the process of removal is through a slurry. It needs to be 8 parts water, one part solid.

That parameter came from the lakeside excavation.

And he described that to me, and I don't think I explained that very well.

So we have this natural depression area on track 3A that we intend to pump.

To the discharge hose is going to be further up the slope, not in the bottom and my my thought process in this is that as the IT pumps and releases the water, we're going to have multiple feet that this water will be able to #1 flow over.

The surface.

And then this natural process of separation of the water from the organic can occur. I'm not sure exactly when, but Mike decided years ago that he would get some fill material and put it in this natural depression area. And so now we have Coors, Gravels and Sands, and then we have this silty fill material that's been placed. So in this particular photo.

On the bottom right hand side you can see the dense grass and you can see. That is the the the the silty imported.

Well, silt has a lot lower hydraulic conductivity and ability for water to transmit through it.

So as the water's being discharged on the coarse material, it will infiltrate naturally and be applied to the surface.

But in lieu of the amount and I'm not familiar with actual flow rate that the equipment will be discharging, but in the event that we began to.

Store water on site.

I wanted to create these excavated trenches that would then intercept the native gravel below the fill material. So in our profiles cross section we're excavating through this imported fill material to get back to the native ground surface prior to the imported silt being placed so that we would.

Have more contact and availability within the gravels underneath.

Next slide. Oh, this is the location for which we want to. Can you go back one?

Thank you.

This is.

This is the hill slope. Looking back over to the lower area where the fill is.

This is where I want to discharge further away, up from the bottom.

So we estimate like through the comment period, I kind of understood some of the questions that came about and I felt that like just supplementing with clarification.

We actually would anticipate there's about 55 feet of overland flow before they would ever intercept these ditches that are intended for infiltration of the water and not for buried disposal of the organic material.

Keep going if you can.

That is the excavated trench.

So we have multiple feet of fill in this particular location.

I don't know for certain with when Matt did his site visit.

It if environmental help actually accompanied them, but I do believe that they

thought I was just gonna straight up bury all of this organic material.
Again, that is not what our plan is.
Our plan is to capture this and recycle it. I do believe it's more of a compost material and he would like to use it in that manner.
Next, all right.
So we applied for all of these 4 permits simultaneously.
I can't read it.
The United States Army Corps of Engineers. They got our original application.
They required wetland delineation.
They've come back and said that the project does not require a permit.
We have Montana Department of Environmental Quality, which has issued a turbidity permit.
Their concern is temporary turbidity concern.
Related to the construction activity, we have a Type 2 turbidity curtain. It is appropriate for streams and rivers, not huge rivers.
I should say streams, so nothing too robust in its velocity.
It is a Type 1 turbidity curtain would be applicable.
We do have availability of 600 feet of a Type 2.
I can't remember.
I think it's about 400 feet that I need to encapsulate that area.
Of our target. So we have extra.
We've talked to all the neighbors and you confirm that we can use their docs to support this.
We do propose to leave the turbidity curtain up for one week after the project is completed.
So that whatever disturbance within has an opportunity to settle out.
DNRC, the Stillwater region for the land use license, has responded back.
They're purely waiting on a decision from Missoula County on the shoreline permit before they will author that, but it is ready to go.
And.
So we are here for our variance. The reason why.
Because if I only didn't, if I didn't ask for a variance, I would get to do 3% of this work and the amount of time and effort to put together a dredge project of this capacity with this many agencies.

Really warrants us for to ask for the variance and go for substantially more. We've been working on this permit for about seven months.

We've done a very detailed job.

Tyler and I personally have worked multiple hours to put together the fine details and we will continue to be intrinsically involved in the entire project.

OK.

I just want to brief Matt. He showed some of my figures to you already, but I want to talk through the some of the changes that we implemented so that you guys are aware how we took into clarifying some of the elements from the comments we received.

In particular, the environmental health ones and FWP ones. And if you could pull up that binder of my figures, I'd really appreciate that.

Yeah.

I think.

You go down to figure.

Keep going.

OK.

So let's go back to is this number one the first slide?

I'm sorry, I just had to see, OK.

Yeah. All right.

So there's our general location.

No big surprises.

And then slide 2.

All right. So CRC, which is working with they have grant money from the Missoula County.

Conservation District has been doing monitoring on the.

And they are monitoring 5 lakes within this region of lakes and we believe that if the ongoing monitoring requirements remain, we believe that we should look at what is already ongoing in the lake and that we think that some of that information would be already being compiled by.

This Missoula County Conservation district.

In conjunction with the CRC.

ERC Mike has allowed them to perpetually monitor off the end of his dock.

Already this has been going ongoing for three years and I did provide all of the

comments about Seeley Lake in our response to the monitoring and what's been going on and.

There are three holes deep spots in the lake.

I I don't really know.

All about monitoring in Deep Lakes, but they can't monitor one of EM, but the middle. There's two holes that they do monitor and one of the holes actually has dissolved oxygen levels.

Currently that are so low that they don't support Fish and Wildlife.

And so we would believe that if we remove some of that organic material from the lake bed, that is potentially increasing.

The oxygen demand that the long term incumbent could offset some of these deep hole deficits. And so we actually believe that the consequence of this project could be more than just local access and local.

A deepening of the water.

But it could have long term impacts on those dissolved oxygen levels.

It also could directly be related to the lack of circulation going on. This particular image shows all the water bodies coming into the lake and where it leaves. We are in the area that does not have a lot of circulation, and again the prevailing wind direction blows all.

Those organics right towards our shoreline.

Next slide please.

All right, so this is our layout map kind of already talked us through it.

Environmental health specifically had a concern in relationship to us driving over drain fields.

We will concede easily to staking the drain field locations and not impacting those.

The there is SDR pipe.

I can't remember 8 inch or 12 inch pipe that will pump the slurry up.

It's just going to lay across the surface.

It will not impact or those drain field locations. We've positioned the booster pumps to help lift the slurry, mix up the hill so that they're not around the particular drain field locations, but we do need that pipe to go atop the drain fields and we can easily con.

Not to driving on over them.

Next slide.

This. Oh my gosh, I'm blind.

So you can see our discharge pipe.

And you can see those 3 trenches.

Those trenches are not to bury our material.

Those trenches are to open up the silty material that was placed on the ground and get back to native conditions. We want to be able to pump the slurry up the slope, allow the natural separation of water and and the silt to separate.

It's running over about 30 feet of gravel before it gets to the salty material.

We've actually added additional measures for straw waddles to be placed in front of those ditches so that we don't let that organic material specifically flow into the subsurface.

Thanks. Yep.

There's more, bigger picture detail.

We do know that we're gonna have some material like 600 yards.

That's 600 wet yards, by the way, too.

So by the time we get done, this could really compact down to just to being in a drier environment when things are saturated that they don't decrease in the same manner.

And so we actually did do some hypothetical math calculations about where we would ultimately like to put this material.

And it is indicated on if it's not this one, it was about 2 1/2 acres and it would be 1 1/2 inches deep is all we want to do with it. When we get done.

So we want to use it on the property as composting.

So Seeley Lake, itself based upon the Web soil survey, doesn't have a lot of topsoil, so this will be really good for the overall soil moisture content of the the property in itself.

When it does have precipitation events.

Next.

Oh, OK.

So this kind of just continued on like where we believe the littoral zone out, the extent of the dock actually happened and changed.

It's the blue line that crosses the dock.

Again, we're not taking it all.

Next.

Cross-sectional profile we actually added in a little more detail about where the littoral zone potentially ended and that is specifically where we began to see greater depths. the United States Army Corps of Engineers defines.

The aquatic depth to be 6 feet and so we can't even reach out to the extent that we have 6 feet of depth or the excavator length boom doesn't reach that far.

So we're believing plenty of materials still in place.

The operation will begin at the furthest extent where we have the greatest saturation and then work in this grid like pattern back to the shoreline and as we increase the water availability in the water profile versus the muck, we really hope that it will just saturate those dry.

Sites so that we can remove that material. We do not want to. We are not asking to come in with a supplemental excavator to remove any of the shoreline things.

We are only going.

Do it with this one method and.

But when we do do the operation, we ask that we can take out as much as we possibly can given the equipment we have on site.

Next slide.

Those are all measured profile depths based upon the the dock.

And that's our additional BMPS.

Oh, this was the one.

I really wanted where we're discharging further up the bank 2 rows of straw waddles and just basically opening up that gravel below so that we have that gravel interface instead of the silt.

And FWP's made comments like we wanted to save space.

Matt already included this image for your review, but like the the seaplanes have historically gone all the way up to the shoreline.

It's it's not possible at this point.

We've already reduced the size of our dock.

We're just asking for as much as possible to get as much of that material out in the permit we possibly can.

Next.

He did that one too.

There's where we're going to apply the material.

OK.

I think we're done.

OK.

I'll be available for questions, and if Tyler wants to jump on or how you guys have any technical questions in relationship to the method for removal, he would know them.

He's been coaching me, so I appreciate you guys.

Thank you.

Great. Thank you very much for your time.

There, there wasn't another presentation correct.

That's it for presentations.

Great. Thank you.

Does anybody have any clarifying questions?

Just quick clarifying questions, we'll get to overall questions here after public comment.

Asking the board.

Sorry if that wasn't clear.

Yeah, go ahead, Derek.

We don't have any quick clarifying questions.

All right.

How's everybody feeling?

Do we need a break or do we feel pretty good to do public comment?

All right. Can we put the public comment instructions on the screen?

We're gonna open up the public comment period.

The instructions are on the screen same as I read out before, but I'll read them again.

If you are on teams, the meeting ID is 274614208935.

The passcode is five JMJKF to call in.

It is 406-272-4824.

The phone conference ID is 358-8848, four 8 LB sign you're calling in by phone.

You're gonna press *6 to mute and unmute and star five to raise your hand. If you're joining us via teams, you can just simply raise your hand.

To be recognized and if you are in the room and you wanna make a public comment.

If you could come up to the podium and wait to be recognized.

Please Sir.

And before, so we do limit public comments to 3 minutes.

Ideally you can stay close to that. That no, I'll do that and then please introduce yourself. My name's Tom Browder.

I'm chair of the Caley Lake Community Council.

I'm also a longtime board member of the Historical Society.

And I'm on the board of the visitor center, so I really appreciate an opportunity to remind everyone not to forget the Community and all this.

Obviously we've had some tough times mill closure being the biggest one.

So tourism is one of the things that those of us who live there year round have for years.

Or see as one way to help support our community.

Keep the clinic open. Support our schools so this property and they're just really two quick dimensions. I want to mention one is how it fits into the community. A few weeks ago we had our 4th of July music and fireworks there.

We've done that for decades, and that's just a wonderful Cedar Lake event. But during the year, particularly the warmer months, it's kind of a meeting place.

You know, we don't have a courthouse lawn.

Hmm.

My wife grew up in Bonner Park in Bonner Park.

Served that function for old time, missoulaians for Lindy's lawn. Is that kind of place?

So this remediation and obviously some of the technical parts of it went over my head.

It's just important because in a sense it keeps it clean.

Because as you've heard, that part of the lake kinda gets gets jammed up.

It's like the kids fish pond down southwest in Missoula.

Because there's no water flow, you know most of the flow is on the West side and South West side. So that's one thing.

I mean, as a community, it's to us, it's a no brainer because we need that area.

Historically, I think it's interesting because I read the CSK input.

And we've got documentation.

Of indigenous activities in our area.

But none of them are around that part of the lake because it's always been kind of a swamp.

The sweat lodges are in the outlet.

The Jaco Trail came over on the West side of the lake and again in our museum.

We do not have artifacts from what we call colloquial.

We call them S Enders, right? Because that area was owned by Northern Pacific Railroad.

And starting in the 40s, they sold off all those lots.

So in effect, it's been kind of a civilized part of the lake for decades, because all the rest of the lake, it's federally owned, mostly a lot of special use permits. Ranger Station 3 campgrounds. But the South end is just, you know, it's a little more like a Lake, you'd see in the middle of Missoula.

So again, just want you to keep in mind that we think it's a wonderful thing to keep that shoreline clean so we can keep doing what we've been doing all these years and that I don't think with my history hat on that there is a probability, a high.

Probability of any kind of of.

Artifacts or settlement there?

Because all the ones we found over the years or elsewhere. So that's it. Thanks.

Thank you, Tom.

Bring us up a little bit. Crouch. Good evening, Ladd.

No tech with Montana Fish, Wildlife and parks.

Testifying on behalf of the department.

Just kind of reiterating the comments that we made in our formal letter in which we support the sport of the proposal on the variance with conditions and you guys should know this is the second time this has been proposed.

It was probably a few years ago and it was proposed and we also supported it at that time.

And really, I think the description by the staff and the consultant and what you've heard.

Is is pretty accurate.

I guess I would argue some of the other values of the littoral area outside of the emergence vegetation. But I think in the the staff report is pretty accurate. I think it's pretty easy to work that stuff out if you allow some flexibility there, work it out with. The landowner and the and the operator and stuff so that we can preserve that shall lateral area and make sure that there's a just a band there.

But just wanted to reiterate the most important aspects of that comment letter.

Is this is a precedent, not just on Seeley Lake, but in that area. And don't doubt for a second that there's gonna be a slew of proposals that come in after this.

The good part of this proposal is it's very well designed.

It was very well thought out.

They incorporated the comments we made previously and this time, but.

Really concerns me.

What's gonna happen in the future, particularly on other properties that don't have this situation? For example, in the outlet arm, in other places where?

Those are basically functional wetlands, and there's a lot of development around there and people want sand beaches and they want.

They don't want that type of habitat along the shoreline there, and so be very careful about, you know, the specifics of this, how it's laid out. And that's part of the reason why it, you know, may seem nitpicky, and it may seem, but that's that's the reason why.

All the eyes need to be dotted, need to be crossed on this because you're setting a precedent for what's going to happen throughout that Valley.

And.

Part of that in the specific site is I think they agree too is the call for very specific monitoring of the effectiveness, both for their investment and also the effectiveness, you know, particularly the aspect of that property which she discussed, which is basically facing north, the Northwest is.

Going to receive basically a lot of pitch coming with winds going to every time there's a big storm, it's going to re circulate that material.

We're really interested.

I mean, this is a good pilot project.

Project. Is this really going to be effective long term and is it a good investment for them? The other thing I really wanted to point out is as they noted, this is really the only if not one of the few strips along that South end of Sealy that.

Still has a small riparian buffer.

There's there's a serious compliance issue down there and if you look at the rest of the lake, it's not similar to the South end of Sealy.

This is the one little piece left where there is a riparian buffer.

You know, it's like been I've been calling my entire career for more.

Protection of the riparian areas along that whole zone is just basically it's imported sand beach for a lot of that South end and it's just this called attention to that not directly related to the proposal, but that's the situation out there that needs to be

addressed and so.

This is my opportunity to to talk about it, so appreciate your attention.

Thanks for your comments.

Good evening.

I'm not speaking for the Forest Service anymore, which is really nice after 30 years, but.

June 30th. I'm a retired district Ranger at Seeley Lake. Before you can.

You say your name for the record, please Quinn Carver.

Thank you.

Hear that? OK lad.

How did you make this work?

Put that down.

Just bend down, OK?

Couple things I just want to put up.

And and lad and I've worked together, at least for the last six years and on lots of Seeley Lake issues, but.

Seeley Lake, from from my former career perspective, has three different problems. It has issues with bank erosion.

It has issues.

Obviously with concerns around the septic system and and around the lake and then the third one is.

It's a.

It's a story of non natives.

I mean, it's really almost impossible to catch native species. Fish in Seeley Lake anymore.

And.

The one that I really wanna worry about is the fragrant water Lily, which is very prolific and it lays down a lot of detrus.

There's a problem up on the North End right in front of the Ranger district, all up on that other end.

And the concern I have is that that dissolved oxygen problem that Mikkel alluded to earlier when I was younger in my career in Idaho, there was a lake called Cascade Lake over by McCall.

There was a reservoir where they flooded basically flooded agriculture ground and

they had to put aerators in the lake to sustain fisheries in a longer term, so.

I.

I commend Mike has always been one of those guys that he does everything by the book and through the technical, and I agree with lad. If you're going to do it, you got to think about it and do it right.

And so one of my bigger concerns is.

Is what we're going to do longer term about some of the?

Bio deposition that we're seeing out of the fragrant water Lily and some of the other stuff out there. So I don't want to see see leak collapse as a fishery.

I know, lad doesn't. That's his life.

So from my perspective, this is a really good if you're going to do this and it is, it is a bit of a precedent setter and I suspect that you will have a pile of applications coming in later.

But it should be put through the same rigorous permitting process that Mike has had to go through to make it happen.

There are places that it needs to be removed.

To to keep the water cold and also to keep the water clean and keep oxygen in the water.

So those are my comments.

Thank you.

Mike lindemer.

I do have some pictures of the site that we're doing and can show, and I like lad noted that we have vegetation on our Lakeshore.

We're the only commercial property that's left on the lake.

I'm second generation.

My kids are third generation.

We're the only registered seaplane base in the state of Montana.

And we take pride in in keeping things nice. Neat. We're not looking to put in a swimming beach.

It's just we're a Marina and a seaplane base.

So I guess I hope you guys understand that we're not taking any of the vegetation that's on the Lakeshore within the zone. And I just want to show you how much it has changed, if you would like to take a look at these. It just shows how much.

Vegetation has moved in there and how it's all.

The OR not the vegetation. The muck has moved in and showing you.
I mean, you guys can look at it.
You don't have to touch it, but the organic material it just shows you what we're what we're removing. So you have a better understanding of what we're trying to do. Appreciate that.
We're the are the photos that you have. Were they on slides or that were already shown?
No, they were not OK, but I could pass these around if you would like to take a quick look at these and then it can show you that there was no, there were no native, there were very small native bushes there.
Now they're tall.
And like Ladd said, we're one of the only places around the lake.
It actually has a natural frontage and we are not going to disturb any of that.
All right, you guys want to see the photos at all?
Yeah, I mean that.
I'm I'm hearing the same refrain and we we also have two board members.
Online, that wouldn't be able to see the photos, but OK, I can leave these with you if you guys wanna table it and look at it. OK, next time or whatever.
Great. Appreciate it. OK.
Say that over the microphone.
Anybody else in the room?
Have comments.
OK. We'll just give it another 30 seconds here and see if anybody pops up online.
OK.
Seems like sufficient time.
I appreciate everybody's comments.
With that, we will close the public comment period.
And everybody's still doing good.
We will move into questions from planning board members.
And then from there we will move to emotion after that and discussion and finally vote.
So we're getting there.
Does anybody wanna kick us off with questions?
Go ahead, Lynn.

LD Lynn Davis 1:49:33

OK, my question is about the 500 foot regular dredging permit and. Where it's approved for use. So in the concern for the press, you know, setting a precedent, people wanting to dredge wet wetlands, isn't that protected, wouldn't that be protected in the normal permitting process that you can't dredge wetland areas? I just wanted to clarify that.

AR Anaeshia Rodriguez 1:50:04

Maybe Matt would be the best person to answer that.
Matt, do you think you could field that one for us?

MH Matt Heimel 1:50:10

Yes, thanks. Members of the board. So each application would be reviewed on its own merit. If we receive future projects, I'd I do agree with LAD that this project would set an example.

I don't.

I do not believe we we necessarily have a a legal precedent to approve everything that comes that would be similar, but we would certainly have an example of what's come up before that that is correct.

The permitted use for dredging is a maximum of 500 cubic feet.

Seat that would come with a requirement for a restoration plan. Essentially all of the same environmental analysis details as this as this applicant not put forward to tonight.

And yet we would most likely not approve dredging directly within a designated wetland.

But again, each project would be evaluated on on its own merit.

LD Lynn Davis 1:51:07

Thank you.

MH Matt Heimel 1:51:41

For those online, anyone who can hear me sounds like one of the computers in the

meeting room has crashed. So looks like the video feed is frozen, as is the audio.
So you might just need to give him a minute.

RH **Richard Hall** 1:52:53

The Jill Johnson, when we're waiting for it to come up.

MH **Matt Heimel** 1:52:58

Yeah, Jill. And and Alicia are at administrative staff and they're running the the computers and the and the courthouse meeting room and.

One of us crashed.

Oh, looks like we might be coming back.

Sounds like I'm live.

AR **Analeshia Rodriguez** 1:53:27

Hey, Matt, can you hear us now?

MH **Matt Heimel** 1:53:29

Yep, we can hear you.

I just don't have a video feed.

AR **Analeshia Rodriguez** 1:53:33

OK, we will work on that.

So we lost you there.

MH **Matt Heimel** 1:53:39

OK.

AR **Analeshia Rodriguez** 1:53:40

And I was wondering if you could maybe start.

Start from the beginning.

Now I'm just kidding.

MH **Matt Heimel** 1:53:48

Sure.

AR **Analeshia Rodriguez** 1:53:49

Can you start from when you were from the beginning of this question, please?

MH **Matt Heimel** 1:53:54

OK.

I'll just go back to slide one. No, so we.

So each so dredging itself is a permitted use 500 cubic foot maximum volume.

Each permit is approved is reviewed on its own merit, with our current criteria, they'd have the same very stringent environmental review with a restoration plan.

I'm I'm blanking out here.

It's it's the virus in my brain, I think.

As far as dredging wetlands, I think that was part of of the question. We would not necessarily prove dredging out a a wetland area as far as Preston is concerned, approval of the variance.

In itself, I would not see as a legal precedent for all future projects, but it certainly sets a example that others would want to follow and catch wind of I I have staff on a semi regular basis.

Do field questions about dredging.

So it is something people want to do and are aware of, but as an example, as Lato saying, I think this would be a very good example as as recommended through the conditions.

AR **Analeshia Rodriguez** 1:55:13

When did you get everything you needed there?

LD **Lynn Davis** 1:55:18

Yes, thank you.

AR **Analeshia Rodriguez** 1:55:20

Great.

Did you have any other questions or I see Rick is raising his hand?

LD **Lynn Davis** 1:55:28

I said no before, but I got to ask the question.

And this might go to the property owner or is what is the plan for? Since this is a catch basin, right?

This is the place where it all goes.

So would they get the permit for the 500 cubic feet every year so that they're maintaining it or come back?

You know, like, what's the plan for it?

I guess I'm just curious.

MH **Matt Heimel** 1:55:55

So at at this time Members board, I'm not aware of any future dredged plans to come back as a as the applicant Rep mentioned. They they want to go for for the maximum at at at this time so that they they don't have to.

Sorry, my computer took me away for a moment.

Hopefully that addressed the the the question you you had.

AR **Analeshia Rodriguez** 1:56:19

Mikhail is here too.

Did you wanna say something?

Yeah, I just wanna talk to you about the history of the prior application in 2019 and what we presume would be the time you would see us come back for maintenance again.

Mike Lindemer attempted to do this, permitting himself independently in 2019. At that point in time, he had not procured the turbidity curtain upon acquiring that asset, as Lad suggested. In 2019, there was numerous neighbors that wanted to be affiliated with the project.

And it was suggested, which we followed that suggestion too, that we do one specific property.

And see how this works out. Mike's property is ideal because it is that has the commercial aspect and also is such a public property. Based upon what I've understand from him and like the last 10 years is when this amassed accumulation continues to be much more subst.

Impact to the boats and the seaplane access.

So in lieu of the fact that the project has been or that the property has had.

A dock in its existence for 40 years.

We would talk maybe about 2025 years of potentially needing to do maintenance again, if we are effective in what we're asking for right now.

So we have no intent to come back for annual maintenance. The amount of permitting and time is substantial for a project of this capacity.

Mike can speak to that a little bit more.

So yeah, I don't think he wants me to come back for a while.

LD **Lynn Davis** 1:58:04

Thank you.

AR **Analeshia Rodriguez** 1:58:12

Alright, we're gonna move on to Derek real quick.

I just have a quick follow up on that 2019 application.

Just just to clarify, it sounds like the proposal was for a larger scope of area.

In that no. OK. And that the recommendation was I think you suggested that it be focused on one.

Property specifically, well, and Matt actually provided some of the historical documents from 2019.

I was not part of that.

It was both the Butlers and the other parties, North and South of us, but they all collectively three came and there was just.

Discussion. I wouldn't say there was actually a formal application proposed, and I know that there was multiple meetings with other agencies about their perspective of whether they would support it or not, but I don't think there was a formal application.

It was more like a pre application discussion.

And so.

It was forewarning Mike, what he needed to get prepared to accomplish in order to potentially acquire the permit and then with Tyler's assistance we just purely cleaned up the plan of action to make sure that all environmental regulations could be abided for.

Thanks for that.

Go ahead, Rick.

RH Richard Hall 1:59:39

Anybody answer the question of whether the mean water temperature of the lake has gone up over the last 20 or 40 years?

There is a considerable amount of, you know, the same thing all around the lake, but of course, in this and more so.

AR Analessia Rodriguez 1:59:59

Matt, do you think you're able to answer that question?

MH Matt Heimel 2:00:03

Yes, members of the board.

I do not have data on hand to demonstrate the mean temperature. I think from what?

Some from offhand what I've seen more informally, I think that that is the case.

I don't have the exact temperature on hand.

It wasn't in the information for tonight, but I think that's something that I can reach out to some of our agency partners to see if they have any data to provide for subsequent meetings.

RH Richard Hall 2:00:32

You would think the FWP would probably have it.

But.

Yeah. So are we questions, questions or comments?

AR Analessia Rodriguez 2:00:40

I.

I think Rick, I think we might be able to get you an answer here.

RH Richard Hall 2:00:45

That's good.

AR Analessia Rodriguez 2:00:46

Glad not to fish oil from parks again.

Nobody has that data.

But again, that's a more complex question than it appears.

I mean the lake Stratifies every summer.

So are you talking about mean surface temperature?

The water column.

The difference in water temperature is significant from the surface down all the way to the bottom and so.

I I can't answer that question, but it's a complex question that would have to be put in context.

RH **Richard Hall** 2:01:15

All right.

Thank you.

AR **Analeshia Rodriguez** 2:01:19

That.

Scratch your itch, Rick.

RH **Richard Hall** 2:01:25

Not too much, but I'm just curious whether it's getting warmer or not so.

AR **Analeshia Rodriguez** 2:01:31

Yeah. OK.

Anything else, Rick?

RH **Richard Hall** 2:01:37

Help. Are we at common or just questions?

AR **Analeshia Rodriguez** 2:01:40

We're asking questions.

Maybe a question for Matt.

Where does the 500 square feet come from?

I don't think I saw anything stated in.

Montana Coda annotated for a trigger amount.

It doesn't seem like very much to me.

You know, 18 cubic yards.

Maybe that was adopted in 97.

Do you know if there's what the intent is?

Why? Why 500 cubic feet?

MH **Matt Heimel** 2:02:18

Sure. Yeah. Board.

I can explain that.

So I don't have the regulatory breakdown at this time as to when exactly that volume of it was put in into place. The Lakeshore Protection Act act in Montana Statute confers the authority to local governments to adopt shoreline regulations that.

Accomplish key key points or or or or key intent as was explained so.

Looking back to the intent of our regulations, really looking to preserve water quality, prevent accelerated nutrient and enrichment, preserve fish spawning areas that aquatic habitat, the MCA doesn't necessarily set standards. It's really up to cities and counties with lakeshores under their jurisdiction.

Just in past staff level conversations about the standard, my understanding is the 500 cubic feet.

He was really geared towards.

Single residential docks the the dock area limit typically is 600 square feet and this 500 cubic feet could be.

Commensurate to 1 dock, 11 boat area, keeping it on a very small scale and I think the the intent of that was to one not have large projects that could have a cumulative impact through an administrative.

Review, but also then to make sure that by setting a a standard.

At a lower volume and therefore a higher standard that any sort of larger scale project would necessitate a public review, giving that due process to the applicant to make their case, but also so that the public has an opportunity to participate in the consideration of a project that.

Could have a significant impact.

Then through that whole review, we ensure that those impacts are met mitigated.

So I can look into more about when that was brought in.

I believe it was one of the several recent rounds in the regulations.

Possibly 2015.

Oh, no, that's that's the current regs.

But that's something I can look into for the Commissioners that that is a volume limit that wasn't set.

That that, that was in force when the applicant opened up the the questions for starting this process several years ago and that is how it also stands at this time.

AR **Analeshia Rodriguez** 2:05:04

I have a quick follow up there.

MH **Matt Heimel** 2:05:06

Sure.

AR **Analeshia Rodriguez** 2:05:07

So is it?

Am I correct to say that if?

Future application came in that was less than 500 square feet.

That would be administratively reviewed and approved without a public hearing then.

MH **Matt Heimel** 2:05:21

Yeah, that's a good question.

So the regulations right now do not speak to the cumulative outlook on it as far as someone gets one application.

Either now or in comes back, or if they get a variance and they decide to come back. I do think that under the review, we would evaluate the the overall impact and we would evaluate the the the permitting history as to whether it needs to go to the. The board.

I think the answer is that we would likely require that, but the regulations right now don't don't actually speak to it.

It could be something that we interpret at at the county as surpassing a threshold without impact.

Does does warrant that public review and also the the shoreline regulations do confer that authority to either deny a project.

Or to require a extra.

Information.

So one form of additional information that could be required could be that project impact assessment. So in the event that a public process is not required when there's a year over year dredging that exceeds that limit.

The requirements could be the same as far as what needs to be provided, and so far as a project impact assessment or an environmental.

Impact assessment.

So that's a long way of saying that public process may may not be.

Required, but the same level of detail and environmental review most likely would.

AR **Analeshia Rodriguez** 2:07:08

Good here.

I got a couple.

All right, I'm gonna ask a couple of questions.

Matt, you said that the the mean annual high watermark.

Changes from time to time is there.

Is there a trend in in that in Celi Lake at all that you could point to or do we know?

I mean it.

Does it go up or down or you know, is it generally going up or generally going down?

MH **Matt Heime** 2:07:41

It does fluctuate and it does fluctuate, either an increase or decrease, which is why we collect the average over five years. I mean, one thing to note was that the year 2018, for example, what was excluded because at the time that the benchmark was taken, the water.

Levels were very high so.

As far as what those five year benchmarks have established, just looking through some some records on on different lakes, I have seen them fluctuate ± 1 or $2/10$ of a foot.

So we're not looking at major, major swings.

But there is some fluctuation there.

Great. Thanks.

In one of your slides, I and I hope that I'm doing this some justice. There was a note about a field measurement and there was some sort of change in the sediment depth or there was a noted change in the sediment depth.

Is there like a?

And I think it was one of the earlier.

Slides.

And.

I guess are we measuring this over time?

Like do we know it might have been the one before this slide?

You have on screen.

Can you go up to slide 27?

Yeah. So there's that note. Field measurement indicated change in lake bed sediment depth beyond reach of measuring pipe and I was.

I'm sorry, I'm a layman in this.

Confused as to what that means. If somebody could explain that to me.

So I'm in Calcore water consulting.

I believe that they used a 10 foot.

Length of irrigation or conduit.

Yup. And so a 10 foot length of pipe, they're reaching down to the bottom. And you could tell the difference in the density of the material. And that was the distance that things began to drop off a shelf. But the still the muck is still present on the.

Internal side of the dock.

And external to it.

So we're really hoping that some of this work on the inside would actually have long term impact on the migration further into the lake, but it is.

The the bathymetric contours do show.

Pretty flat contours along the shore and then it begins to drop off. If you go to figure two, we collected the FWP bathymetric map and you can see where it begins to get more depth.

So that begins just inside the dock.

****.

Did I answer your question?

Yeah, I mean, I guess my my question was really about has there been some measurement over time and you know the the the genesis of the question?

Is somewhat in response to the CSKT tribes notes, and you know.

You know, I guess what I'm trying to understand is at what point can we be reason more than reasonably sure that we're not disturbing?

Things that are say, you know, I guess I wanna. I'm wondering if if there's a way to tell how how much mock was there 40 years ago when the you know when the doc went in and you know and take it down to that level only as to.

Not stir up or disturb anything that has that was there prior, but just restore it to that. You know 40 year.

Level.

And and I was wondering if this was a way of measuring that. It sounds like it isn't, but, but that was honestly the genesis of the question.

Does that make sense?

Mike Lindemer again.

We do wanna bring it back to where it was.

As you can see, we used to have two other docs in farther.

And they quit floating.

20 years ago prior to that, they were floating.

And so that's what we're trying to do.

We're trying to restoration.

We're doing a restoration project even though it's defined as dredging, so we're trying to restore it to its original where it was, I guess, 40 years ago.

That makes sense.

But there's real.

There's real no way to understand except knowing where normal high water is in the spring.

We'd we have established that in the last 45 years.

We know where that is and.

It's probably drops about four feet from normal high water to dry spring or dry summer.

So what we're trying to do is just restore where we had floating, you know.

So my docs can float and boats can come in and out I think.

What the problem is is with the boat.
It's trying to go in and out.
It's gotten that material is moved in and they're stirring it up, and it's just making a mess turbidity wise.
And I guess I'm looking at trying to restore it so it's not.
Clouding the water or clouding up the lake as well. So I I don't know if that answers your question, but historically there was probably no way to measure it and I don't we're not planning on going into the.
Native ground that the lake bed is in.
Yeah, yeah, I totally understand that.
And you know, I I guess maybe the.
If, if, if there was some historic mapping of this, then we could say that you know.
40 years ago there was, you know, a foot or something like that of native silks and we're not.
We're going to go down to that level.
Not, you know, not the not the lake bottom.
But we're gonna, you know, stay above.
That's right where it was 40 years ago.
It just sounds like that data or that data collection doesn't exist.
So the best benchmark we have is the change in the composition.
Of the lake. Once we get beyond the mock, essentially, that's your benchmark to go down to. Correct, OK.
I'm just gonna ask one more question.
I guess maybe I'll ask it there. There were some.
There's some a few statements about, you know, improving the water quality is am I correct in understanding that?
What? What you're saying is, is that you know.
As the boats come into the shallow areas like you just said, you know we're we're stirring things up.
Thus, you know bringing up sediments into the water.
And it is affecting other properties around you and you know this is.
The the effect on overall water quality, even though this area is small, the traffic is such that it it would actually have a large impact in your estimation to the water quality of the lake at large.

Is that a reasonable statement?

Yes, I would.

I guess how to explain this like they said, I probably sound like a broken record, but the prevailing winds blow everything into that Bay.

Everything comes down, settles and rots, and then it just keeps building up. Time after time after time and we are trying.

To get rid of the material that has accumulated after the in the last 45 years, but not go any farther than what?

Is I mean?

To where we're we're not planning on pulling out.

I guess we're tapering off.

We're not making a beach.

We're not making it swimmable or just make it navative.

Understand. Totally get all that and do you mind if I just go ahead, pull it? That just a little bit.

Totally get all that.

I think what I'm what I'm trying to understand is.

Trying to understand the full public benefit and we've heard a number of a number of comments and a lot of testimony.

About public benefit, which is great.

And there were just some statements about water quality and how this project would help improve it. And I wanna see if in your estimation or mikelee's estimation that there is, you know, water quality benefit to more than just you as the landowner, but to adjacent proper.

Also.

By this project seems small in comparison.

To the Cove at large.

And.

I wanna make sure that there is benefit to.

More than just you as a public or as a private landowner, but to the public at large.

And I'm wondering if if this will help improve water quality in a larger scale, does that make sense?

You. You.

So I'm going back to the 1995 historical imagery, which was provided as Figure 7A.

The point of that actually was to demonstrate to you guys how we physically had seaplanes using access along the shoreline, but you can actually see in the black and white Ariel.

The the the extent of the organic material and you can see, you know, slight changes even out beyond the extent of the dock.

And if you flip over to the 7B, which is 2005, OK, Fast forward 10 years, you can see that this is now spreading to the north, which is I believe that's the butlers. And they're they were absolutely in support of the project in 2000.

19 and so we're seeing that this is now migrating further to the north.

I did forget in my little slides to mention that.

Mike has a surface water, right?

He irrigates from this dock, but many people in Seeley Lake actually drink from the surface water and other personal residences have domestic drinking water, and so whatever we're doing along the shoreline does have the aptitude to improve that water quality for those people. And typically.

These irrigation.

Pumps extend out 40 to 50 feet.

From the shoreline.

So they're going to be further than the distance that we want to do our work from.

Maybe it's 100 feet.

Correct me if I'm wrong.

100 feet, OK.

Sorry about that.

100 feet and we want to go out 50 feet. So they're further out into the water, but we do know that that they're ultimately going to have some of those benefits from the reduced turbidity. And I would say that the access on the interior of the do.

Based upon the propellers of the motors has been stirring.

Up some of this organic material, chopping it up and sharing with the neighborhood. So.

This is all part of the scope of why we really want to remove this material.

That seems to my question.

Thank you.

Thank you.

I was just hoping for clarification in our review materials. There was at least within

their variances, there was.

Excuse me, sorry.

Making my turn of thought.

I guess the the question is, is is the scope of the amount of material that's being taken from this from this in this project, in this proposal and just looking at the review criteria and the different agencies in their comments and DNRC was I don't believe had appro.

Or commented.

At that time and during this conversation this evening, you had.

Reference deaneracy and I believe their approval and I wasn't sure if there was context of full scope of approval for this.

Proposal tonight and then the other.

Body that was kind of missing from the conversation was the Army Corps of engineer.

And whether they and I think I'd heard this evening that they had been part of the conversation and I've weighed in on this proposal as well.

Can you comment on that? Yeah, absolutely.

So DNRC land use license was applied for simultaneously.

They were provided the same application material as the Army Corps of Engineers, which is jurisdiction of the ordinary hard watermark.

Every everybody has different jurisdictions, so.

Gave him that particular one.

It was submitted to Kristen Baker and she's been on.

She had some concern about potentially like we have our 318 DEQ permit, but she wanted to know about the 310 permit and we provided her the information back that a 310 permit is only required on streams and because we are working on a lake we. Needed the shoreline protection permit.

Alternatively, we provided that information and she went silent.

For a bit just yesterday, knowing that I was coming today, I wanted to give you an accurate update and she provided an e-mail which was forwarded on to Matt saying that she is in support of IT, contingent upon the application being approved with the variance.

And I just wanna touch on one little thing. I honestly authored the whole entire application originally at 500 cubic yards of material because I would agree 500 cubic

feet material.

Is like so insignificant volume. Matt had to remind me that I made a grotesque error because I thought I was only like 10% / 20% over.

But indeed I was 33330% over the criteria.

So it was very apparent I needed the variance.

So thank you, Matt, for catching my Boo Boo.

I don't think you're the only one that misread the 500 cubic yards versus feet.

We were having that discussion earlier.

Rick Lynn, you guys good. And if we are good with questions then.

I forgot to address the United States Army Corps of Engineers stuff. I apologize so.

A application was made to the agency entirely and completely.

We did a pre application with the region manager Sage. She assigned it to the Missoula Field office.

This person is very familiar with my work.

He reviewed the application.

And we had a telephone interview about the the method for which we were going to be removing the information. They sat within the office and brainstormed about what, how or if they were to take jurisdiction, what would be the final criteria.

Because the irrigation is occurring across lindemer's yard, the wetland Mapper website, which is.

AUS Fish Wildlife the federal mapping wetland map.

It indicates his entire property is a is in a wetland.

So when we came down to Seeley Lake Council meeting, I took the opportunity to do the formal wetland delineation in June and provide that information back to David in Missoula.

And we got the letter from that agency within a couple of weeks, determining that there was no jurisdiction.

Their jurisdiction is within.

The ordinary high water bark, including wetlands.

The reason for which jurisdiction?

Is not being taken. Is based upon the manner for which the project is being completed and that we are not going to have any fill going on within the actual basin area.

So.

If there was another excavator or a different mode of operation, they would absolutely take jurisdiction.

But because every scoop of material will be taken out of the lake and not have any overburden from the excavator bucket lying within the water body, there's no jurisdiction on the permit.

Again, this is a compliment to Tyler and his experience with dredging.

Thank you.

I appreciate that, yeah. Yes.

Go ahead, Rick.

RH **Richard Hall** 2:26:05

Ready for a motion yet?

AR **Analeshia Rodriguez** 2:26:10

Let me make sure we're done with questions.

I'm getting nods here get nods here.

Lynn looks like she's pretty well nodding.

So yeah, Rick, would you mind doing it?

RH **Richard Hall** 2:26:24

Yeah.

AR **Analeshia Rodriguez** 2:26:24

And Matt, maybe you could bring up the motion on the screen.

RH **Richard Hall** 2:26:29

Thank you.

That was super quick.

I moved to recommend the board of County Commissioners approved the variance from the Missoula County Shoreline Regulations to allow dredging and seek lake that exceeds the volume limit based on the application. Public comments and staff report and subject to the recommended conditions of approval.

AR **Analeshia Rodriguez** 2:26:52

Thank you, Rick.

Does anybody wanna give a second to that?

I'll second that.

Moved by Danny.

Discussion. Anybody wanna kick us off?

Rick, you're on A roll.

RH

Richard Hall 2:27:11

Yeah. Well, I might as well.

You know, I I think this is a very, very well put together.

Application.

It's a very specific purpose.

I don't know that it's set to president as much as you know it is. It is.

A.

A port for planes as well as docks.

It is a public area.

It is that end of the lake.

And.

And I did notice the difference between cubic yards and cubic feet.

Big difference, but I think the plan is well thought out.

It seems like they're depositing the slurry far enough away from the lake and.

You know, I I think it's it's just something that's needed in that area.

So I'm gonna vote for it.

AR

Analeshia Rodriguez 2:28:13

Great. Thank you, Rick.

Thanks.

I echo Rick's sentiment wholeheartedly. You know, I it's very clear.

A lot of well thought out information and.

Materials went into this application.

For relatively a small project in the grand scheme of things, I was doing some light reading in the code annotated and you know they talk about factors that favor issuance of a permit and you know this project meets them all.

And it it's not going to diminish water quality because of the well thought out plan.

Certainly.

Not going to diminish habitat for Fish and Wildlife with the plan.

Won't interference interfere with navigation or other lawful recreation?

Actually, it's going to improve all those things.

It's going to be a quick project. It sounds like, so I don't see any public nuisance or create visual impact.

To the project so you know it's simple for me to go ahead and vote for approval recommendation anyway.

And I guess kudos to the applicant putting all the hard work in and you know, I I don't think this is setting a precedent.

In fact, it's probably gonna set a difficult example for the next projects to meet moving forward.

Which may not be the intent of that 500 square foot regulation.

So we'll see what happens in the future, but.

Yeah, I just wanna echo both Rick and Danny's comments.

Umm, it's that sound like a really well thought out proposal and I definitely appreciate a lot of the details and attention that went into that. I was really hung up on review of the proposal and the discrepancy in the numbers and kind of the real scope of what.

We were proposing here and it just seemed so far out of whack and I was pretty concerned that we had.

In parallel, DNRC and Army Corps of engineer, like other important agencies that have much more familiarity and understanding of the requirements in order to approve or to exercise caution in a proposal like this. And I believe this evenings discussion has been in the presentations have been clarifying and.

Enlightening.

Insofar that, yeah, I.

This does seem like a pretty solid proposal, and I I do hope that it sets a standard.

You know, that isn't necessarily taken advantage of.

You know by other bodies. Lake in a way that that does degrade the quality of.

Of the environment and and everything that you have going for you there so.

Thank you.

Yeah, I intend to support this proposal also, I think that.

You know, I'm certainly not an expert on this on this type of stuff, but it does seem

like it's well put together proposal.

The experts have weighed in on it.

The one thing that I would hope that the applicant can do in the meantime between now and.

The board county commissioners meeting.

And I'm just saying this for the record is if it's possible to reach back out to the CSKT tribes and try to work through to try to get a yes. I think that that would go a long way.

So if that's if that's possible, I think that would.

That would be a really good thing to to do.

Yeah, kudos for a good well thought out proposal.

And I mean a lot of my questioning here today was.

Was about. This is a private project, but I do see a lot of community benefit in this private project.

And I think I read that in a number of comments and a lot of the people speaking here today.

So I appreciate you guys coming out.

And invoicing that.

And I think that that's one of the things that will set us apart from other projects moving forward is that a lot of you know, other projects will not have such.

An important community benefit.

Community wide benefit so appreciate that.

When do you have anything that you wanted to say or you ready?

Just get out of here.

LD **Lynn Davis** 2:33:28

Yeah, it's been a long day.

I'm in support of it.

I mean, I think the main reasons, although I did block at the whatever 6% more than the regular permanent amount and I'm happy for that explanation of the original 500 versus.

611 cubic yards. But I'm supporting because mainly I feel like it will have a low.

Or even a positive.

Impact to the water and to the water quality in the long run. So I feel like even

though it's a variance it's it's the right thing to do and it'll help the lake overall.
So that's why I'm supporting.

AR **Analeshia Rodriguez** 2:34:19

Great. Thanks, Lynn.
With that, can we do a roll call vote please?
Roll call vote Lynn Davis.

LD **Lynn Davis** 2:34:28

Yes.

AR **Analeshia Rodriguez** 2:34:30

Derek Kanwisher, Danny oberweiser.
Recall.

RH **Richard Hall** 2:34:38

Yes.

AR **Analeshia Rodriguez** 2:34:39

Shane Morrissey.
And it is unanimous. The motion passes.
Great. Thank you, annalicia.
Thank you everybody for coming out.
We'll move quickly through the rest of our agenda, communications and special presentations. I don't believe we have anything.
I want thanks to our presenters, Matt.
For being online here Tonight, Committee reports.
I don't think that we have anything there.
Old business.
Nope, new business, nothing.
Comments from planning board members.
Anybody have anything?
Doesn't look like it though.
That moves us to our last agenda item adjournment. Thanks everybody.

LD **Lynn Davis** 2:35:33
Thank you.

□ stopped transcription

Shoreline Permit and Variance SL25-05

3128 Highway 83, Seeley Lake

Public Hearing – August 5, 2025

Staff: Matt Heimel, CFM, AICP

Applicant: Michael and Jenny Lindemer

Consultant: Mikel Siemens, PE



Missoula County Shoreline Regulations

Lakeshore Protection (75-7-2 MCA)

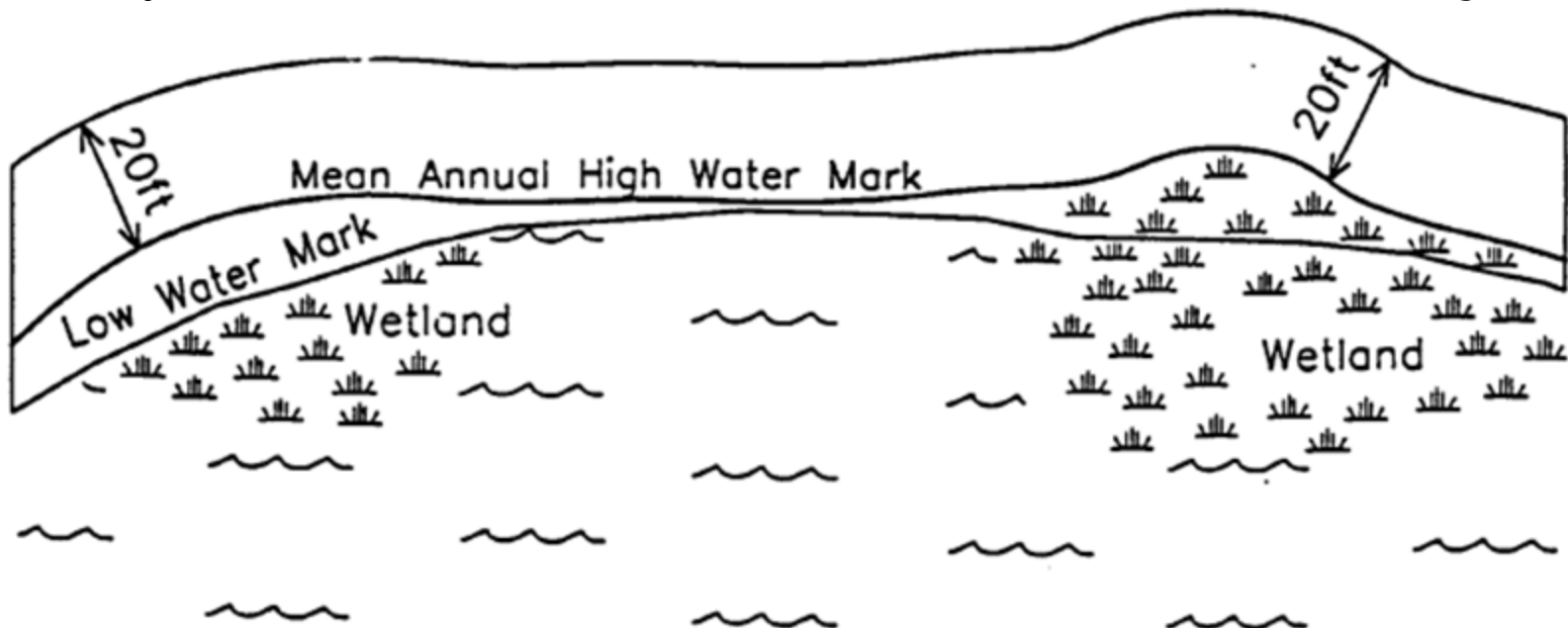
- Conserve, protect, and restore natural lakes, ponds, wildlife, fisheries, riparian habitat, wetlands, and shorelines
- Prevent accelerated nutrient enrichment
- Preserve ecological value
- Retain and protect the quality of surface and ground water
- Preserve fish spawning areas, aquatic plant & animal communities
- Restore disturbed land to the natural condition
- Protect public health, welfare, and safety

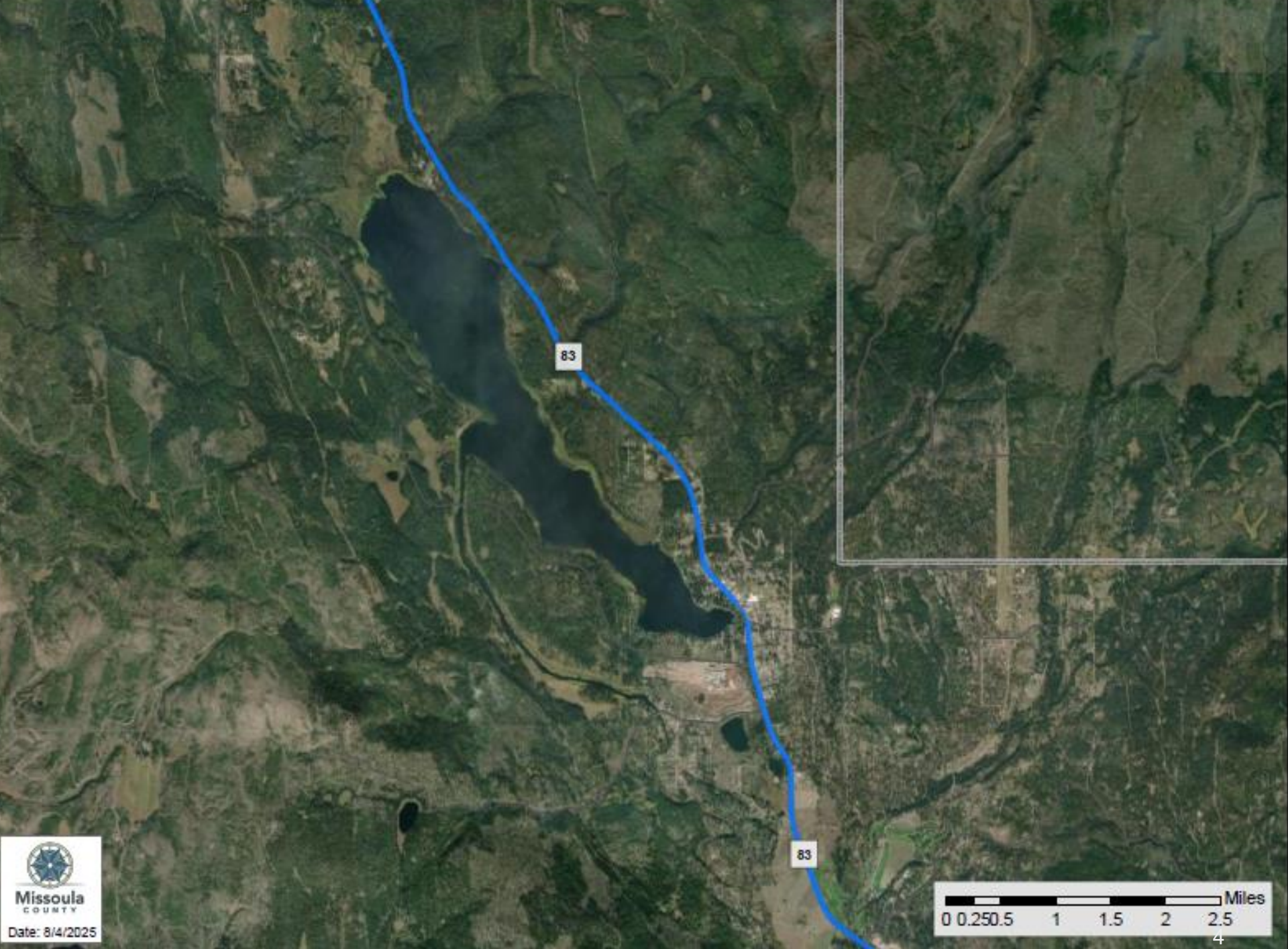


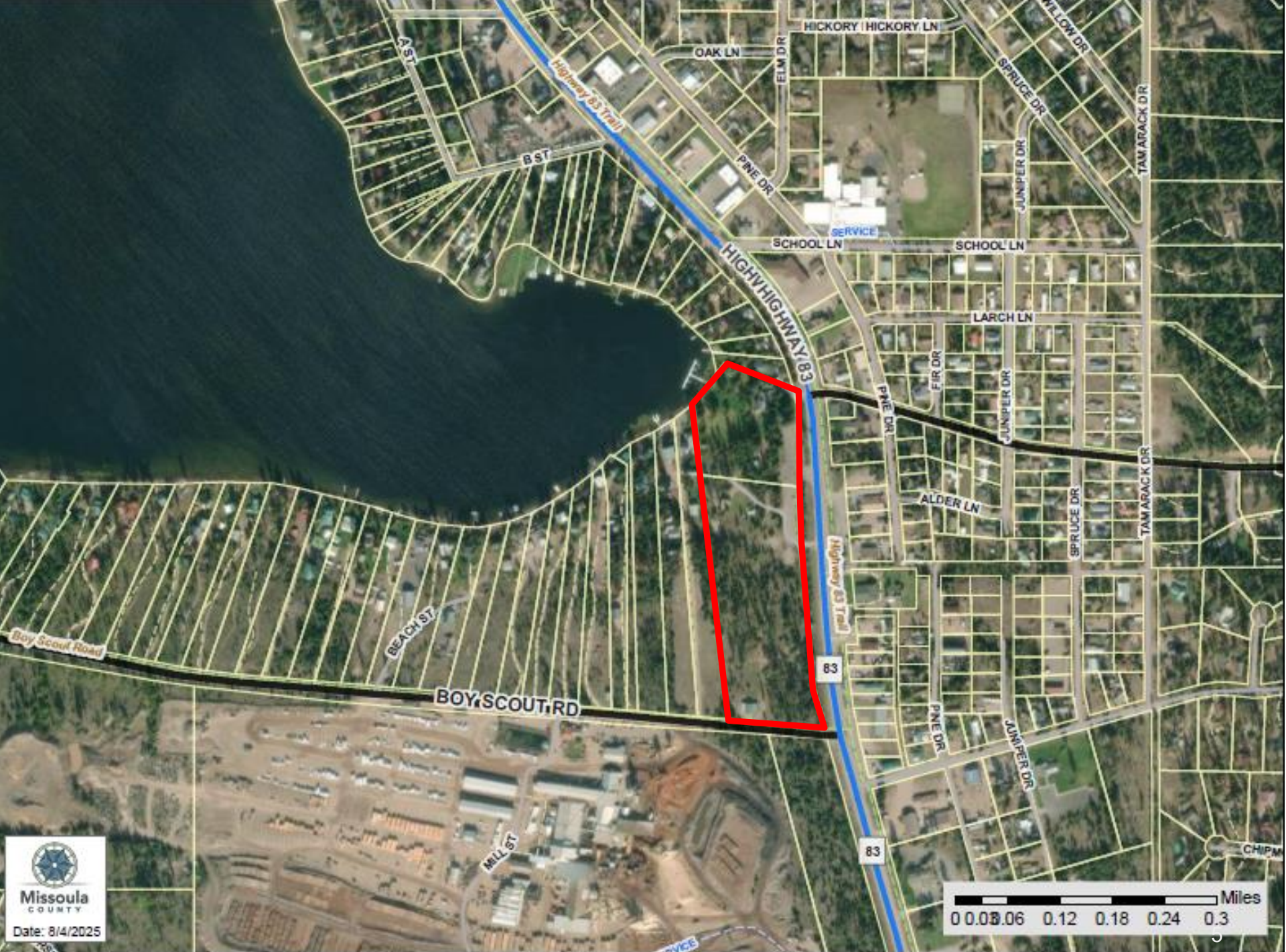
Shoreline Protection Zone

The land area which is within twenty (20) horizontal feet of the perimeter of the lake and any adjacent wetlands when the lake is at the mean annual high-water elevation (MAHWE). Where a shoreline is irregular or erratic or a channel or gorge of a lake juts landward, the Shoreline Protection Zone shall correspondingly follow these irregularities.

Seeley Lake MAHWE: 3,999.1' NAVD88, 2017-2022, excluding 2018







Missoula
COUNTY

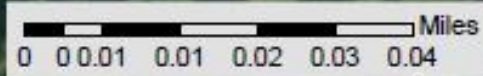
Date: 8/4/2025

0 0.06 0.12 0.18 0.24 0.3 Miles



Missoula
COUNTY

Date: 8/4/2025



2005

Seeley
Lake

Gang Plank (Now Removed
due to inadequate Water Depth)

Airplane

MT-HWY-83

Lot 3-A
4.03 Ac.



0 20 40 60
SCALE (FT)

1995



















Dredging, General Requirements

The regulations define dredging, including the removal of muck, silt, sediment, rock or vegetation as:

“The process of excavating material from the lake bottom and thereby lowering the elevation of a portion of the lake bottom. The term shall include the process of extending the lake area landward by excavating material from the Shoreline Protection Zone and thereby lowering the elevation of that portion of that zone.”

Policy considerations for regulating dredging projects include:

“Dredging a bed of a lake or shoreline may cause suspension of fine materials, re-suspension of nutrients and toxic materials, exposure of stable lakebed sediments to unstable conditions, removal of lakebed armament and creation of steep bench areas”

Dredging, General Requirements

1. Dredging for the purpose of creating an artificial harbor or lagoon or embayment or increasing the water depth of an area is not permitted except as part of an approved aquatic weed control plan or lake restoration plan.
2. Dredging for the purpose of removing accumulated silt, sand or gravel which blocks access to a docking area and to create a boat ramp, or is within the confines of an existing structure is **limited to five hundred (500) cubic feet**. All excavated materials shall be removed from the lake and Shoreline Protection Zone and deposited outside these areas.
3. Dredging and/or filling is only permitted at the time of year specified on the permit.
4. The shoreline and lake bottom shall not be excavated or dredged in order to provide channels or suitable water depth for boating access into existing boathouses.
5. Applicable permits required for filling and dredging by the Montana Department of Environmental Quality and U.S. Army Corps of Engineers shall be obtained by the applicant prior to the issuance of a shoreline construction permit.

Variance Review, Shoreline Regulations

- Shoreline construction permits are typically an administrative review.
- An applicant may request a variance, granting relief from requirements, permitting work that would otherwise be prohibited.
- Variance applications are first reviewed by the Planning Board to make a recommendation to the Governing Body.
- The Governing Body (Board of County Commissioners) will consider the Planning Board's recommendation in making a decision to approve, approve with conditions, or deny the permit and variance.
- Public notice is provided for shoreline variance applications.

Variance Review Criteria

Planning Board Consideration:

1. The Shoreline Regulations
2. Provisions of the Lakeshore Protection Act 75-7-200 MCA
3. The shoreline variance application
4. The Project Impact Assessment
5. The Missoula County Growth Policy
6. Comments, evidence, and discussion at public hearing(s)
7. The planning staff report and recommendation
8. Any additional information authorized by law

Variance Review Criteria

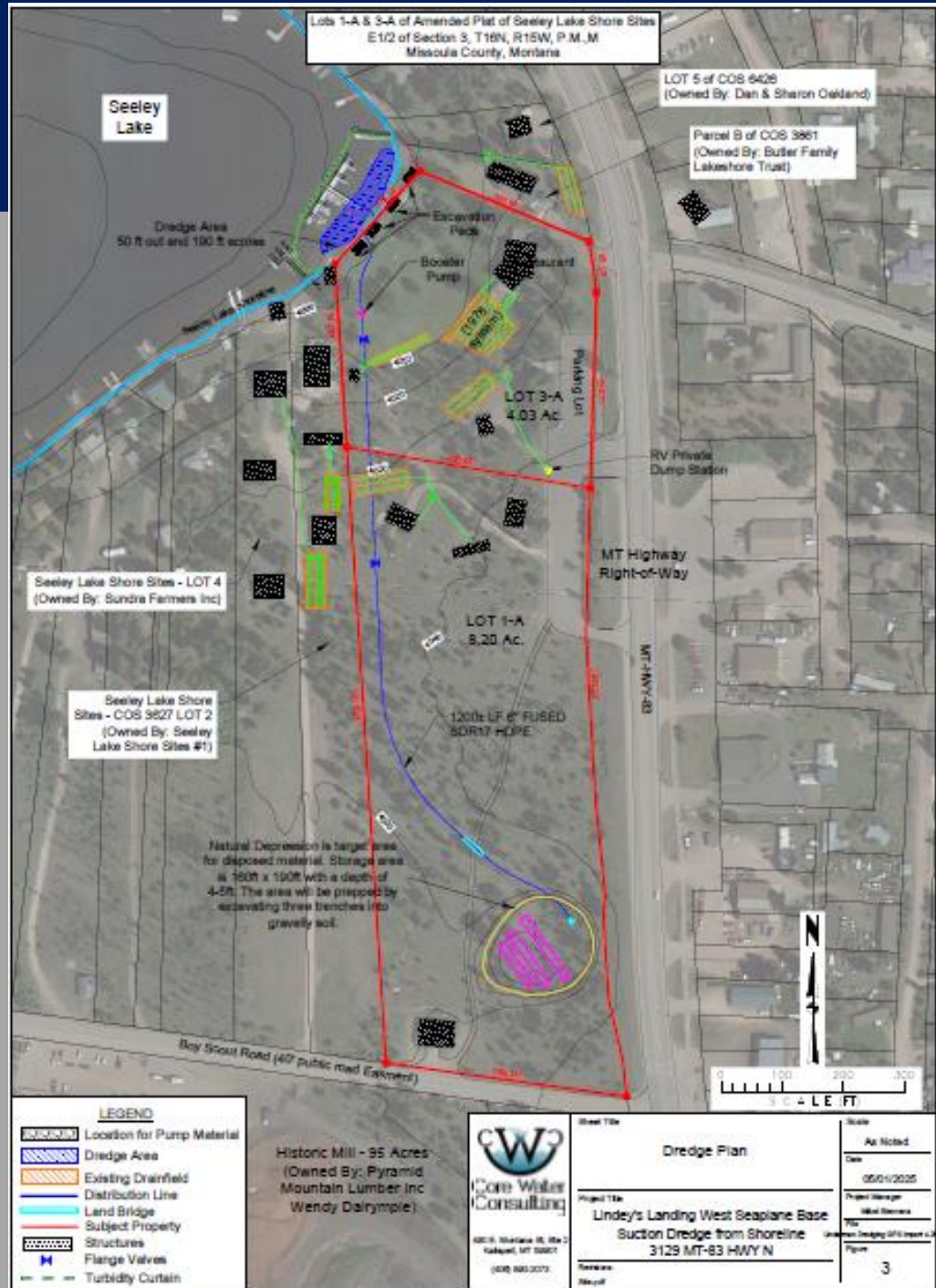
Governing Body Consideration (also reviewed by Planning Board)

1. Compliance with Policy Criteria for Issuance of a Permit
2. Existence of unusual circumstances where strict enforcement of these regulations and regulations would result in undue hardship
3. Whether reasonable alternatives exist meeting standards
4. Planning Board recommendation
5. Planning staff report and recommendation
6. Whether granting the variance results in a threat to the public health, safety, or welfare, or is injurious to other persons or property
7. New information

Project Impact Assessment Requirements

1. Description of the proposed project
2. Description of the variance being requested
3. Description of existing conditions (physical, ecological, water quality, land uses, etc.)
4. Description of
 - i. Known environmental effects
 - ii. Probable environmental effects
 - iii. Any unavoidable environmental effects
5. Alternatives to the proposed project including an analysis of the impacts on the environment and neighboring properties for each alternative





LEGEND

-  Location for Pump Material
-  Dredge Area
-  Existing Drainfield
-  Distribution Line
-  Land Bridge
-  Subject Property
-  Structures
-  Flange Valves
-  Turbidity Curtain

Dredge Area
50 ft out and 190 ft across

Seeley Lake Shoreline

4000

301.39'

4010

Booster Pump

Excavation Pads

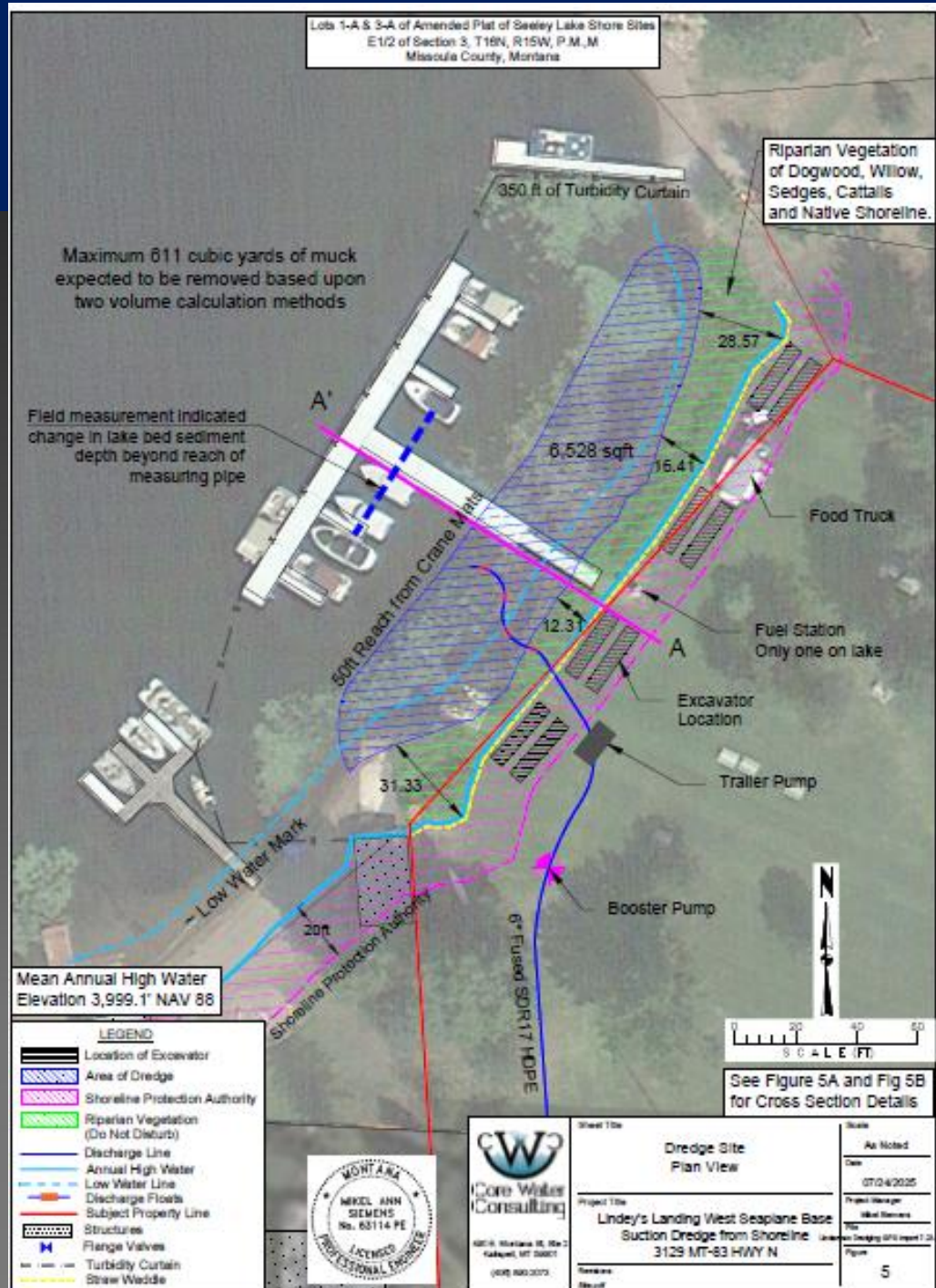
Restaurant

(1978 system)

Park

300.81'

85.13'



Maximum 611 cubic yards of muck expected to be removed based upon two volume calculation methods

Field measurement indicated change in lake bed sediment depth beyond reach of measuring pipe

Riparian Vegetation of Dogwood, Willow, Sedges, Cattails and Native Shoreline.

350 ft of Turbidity Curtain

28.57

6,528 sqft

16.41

Food Truck

Fuel Station
Only one on lake

Excavator Location

Trailer Pump

Booster Pump

6" Fused SDR

50ft Reach from Crane Mats

31.33

A'

A

Low Water Mark

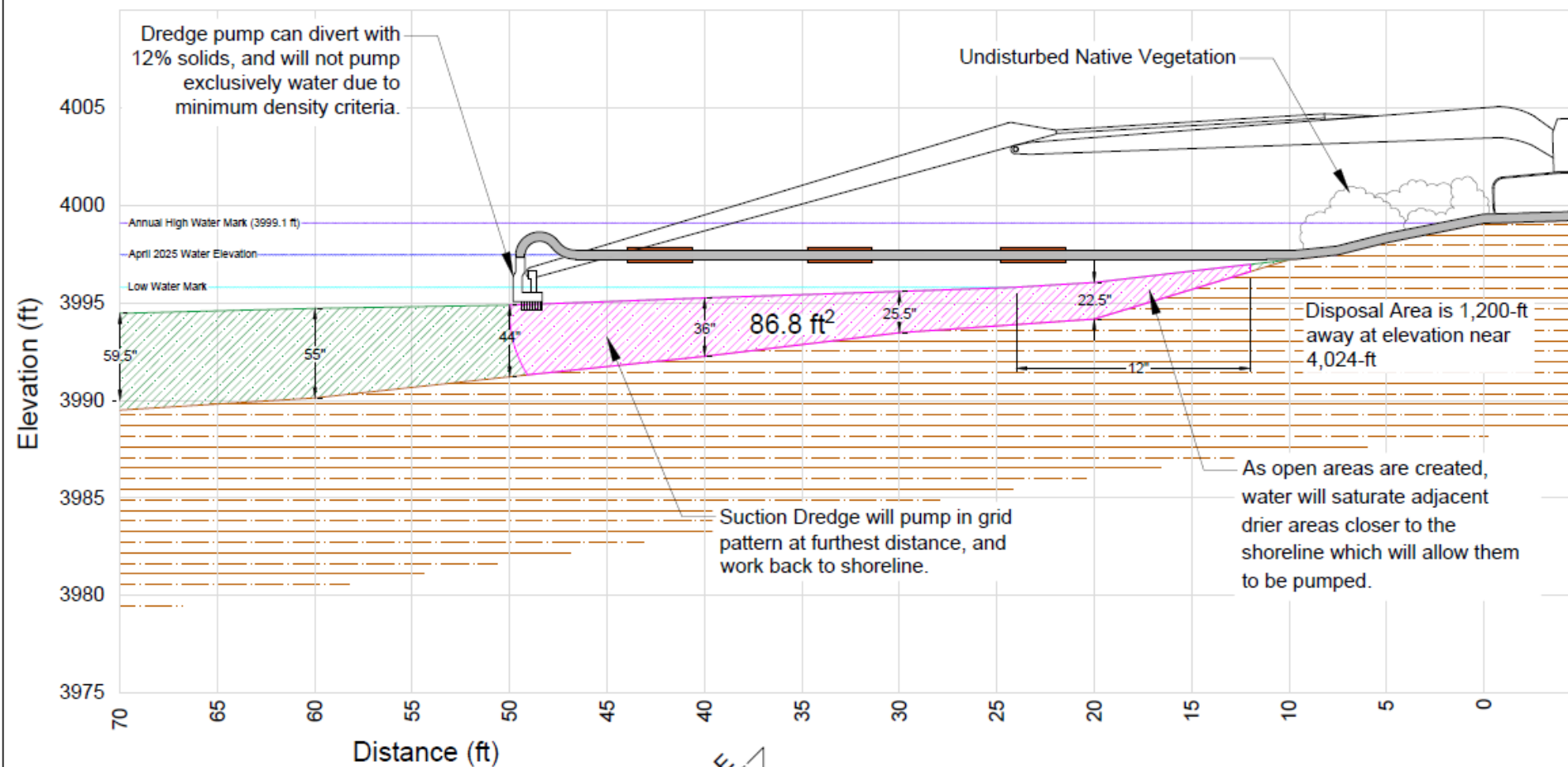
20ft

Mean Annual High Water
Elevation 3,999.1' NAV 88



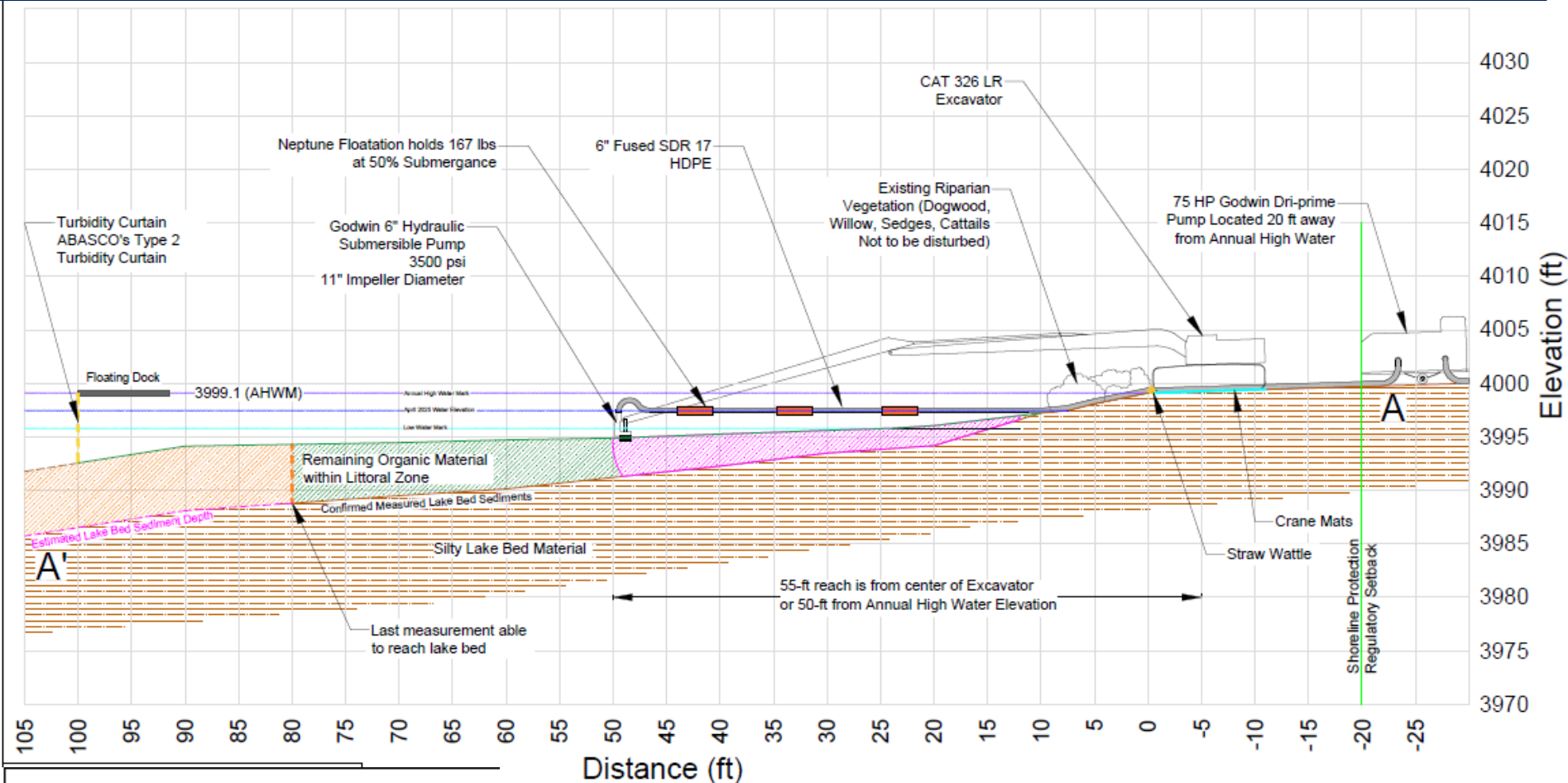
LEGEND

-  Location of Excavator
-  Area of Dredge
-  Shoreline Protection Authority
-  Riparian Vegetation (Do Not Disturb)
-  Discharge Line
-  Annual High Water
-  Low Water Line
-  Discharge Floats
-  Subject Property Line
-  Structures
-  Flange Valves
-  Turbidity Curtain
-  Straw Waddle



LEGEND

-  Lake Bed
-  Dredge Area
-  Accumulated Muck
-  Discharge Line
-  Annual High Water Mark
-  April 2025 Water Elevation
-  Low Water Elevation
-  Flotation Buoys



LEGEND

- Lake Bed
- Estimated Muck Depth
- Dredge Area
- Accumulated Muck
- Discharge Line
- Annual High Water Mark (3999.1 ft)
- April 2025 Water Elevation
- Low Water Elevation
- Flotation Buoy
- Turbidity Curtain

Agency and Public Comments

1. United States Forest Service, June 17, 2025, stating the USFS has no purview or comments
2. Montana Fish Wildlife and Parks, July 9, 2025, stating concerns and recommendations
3. Seeley Lake Water District, July 15, 2025, stating the project does not impact water supply
4. Clearwater Resource Council, July 16, 2025, in support of the project
5. Confederated Salish and Kootenai Tribes, Preservation Department, July 18, 2025, stating objection to the project citing potential impacts on cultural resources
6. Missoula County Environmental Health, July 21, 2025, noting the proposed deposition and waste plan conflicts with Health Code
7. The planning office received nine comments from the community in support of the project

Staff Recommendation

Request: A variance from the dredging volume limit of 500 cubic feet, Section 4.3.G.2.b of the Missoula County Shoreline Regulations, to allow dredging approximately 611 cubic yards of material adjacent to an existing marina dock in Seeley Lake.

Recommendation: Approval, subject to 9 conditions.

- Impacts to the shoreline protection zone, aquatic habitat, and cultural resources will be mitigated with recommended conditions of approval 1-5.
- Compliance with the Missoula County Shoreline Regulations and applicable laws will be verified through permitting procedures in accordance with recommended conditions of approval 6-9.

Recommended Conditions of Approval

Summaries of conditions in staff report

1. Facilitate establishment of riparian vegetation within the shoreline protection zone where appropriate in coordination with planning staff.
2. Reduce the dredging area adjacent to the shoreline to accommodate a littoral zone buffer up to 10 feet in width. Exact dimensions are to be coordinated with FPW and planning staff prior to dredging.
3. Project monitoring and oversight to monitor long term effectiveness, including water quality and suspended sediments, coordinated with FWP and planning staff.

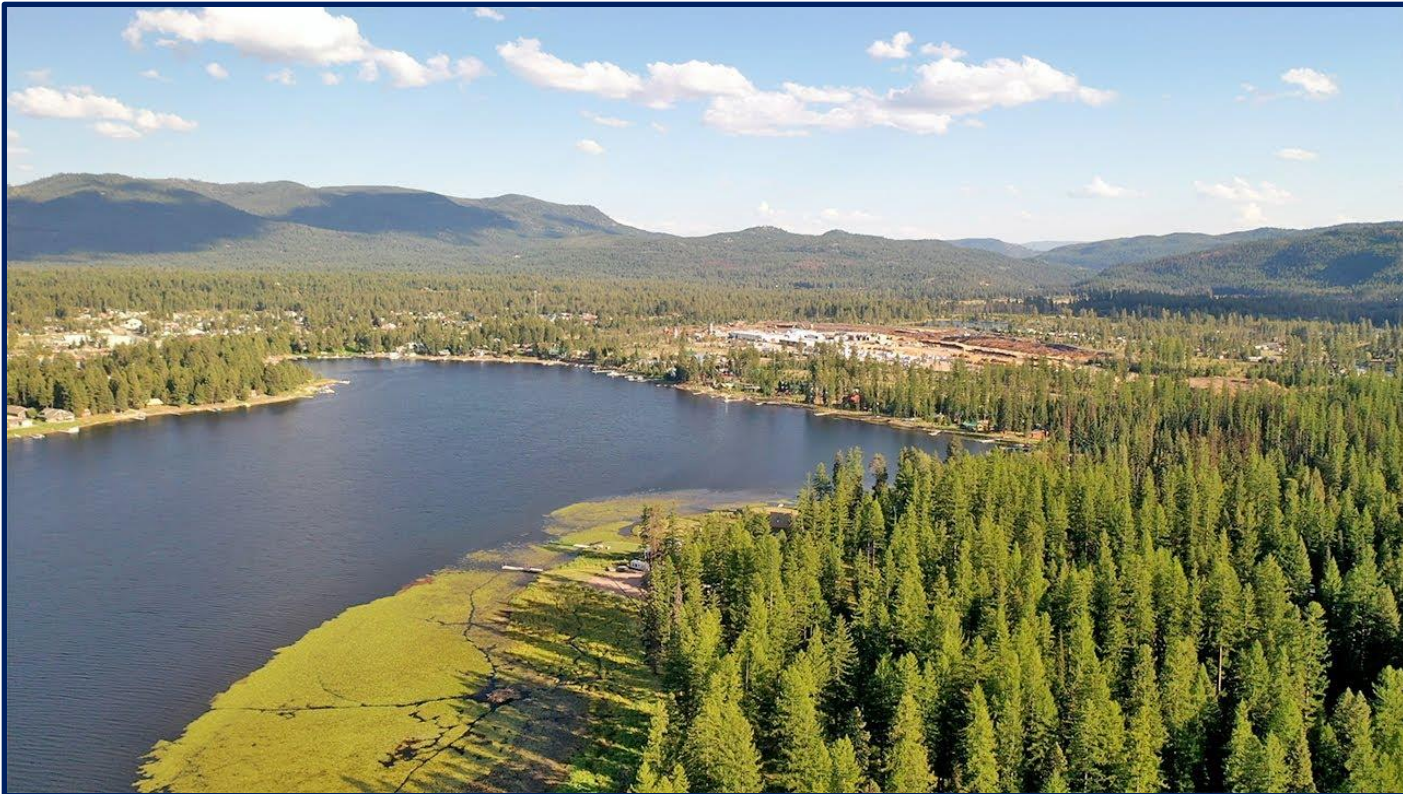
Recommended Conditions of Approval

Summaries of conditions in staff report

4. Dredging is approved for work in late summer or fall months.
5. Immediately cease work if native remains or artifacts are found and notify appropriate agencies.
6. Maintain compliance with shoreline regulations.
7. Certificate of compliance within 30 days of completion.
8. Coordinate with Environmental Health for approval of disposal and deposition plans prior to dredging.
9. Confirmation of DNRC approval prior to dredging.

Recommended Motion

I move to recommend the Board of County Commissioners **approve** the variance from the Missoula County Shoreline Regulations to allow dredging in Seeley Lake that exceeds the volume limit based on the application, public comments, and staff report, and subject to the recommended conditions of approval.



Shoreline Permit and Variance SL25-05

3128 Highway 83, Seeley Lake

Public Hearing – August 5, 2025

Staff: Matt Heimel, CFM, AICP

Applicant: Michael and Jenny Lindemer

Consultant: Mikel Siemens, PE

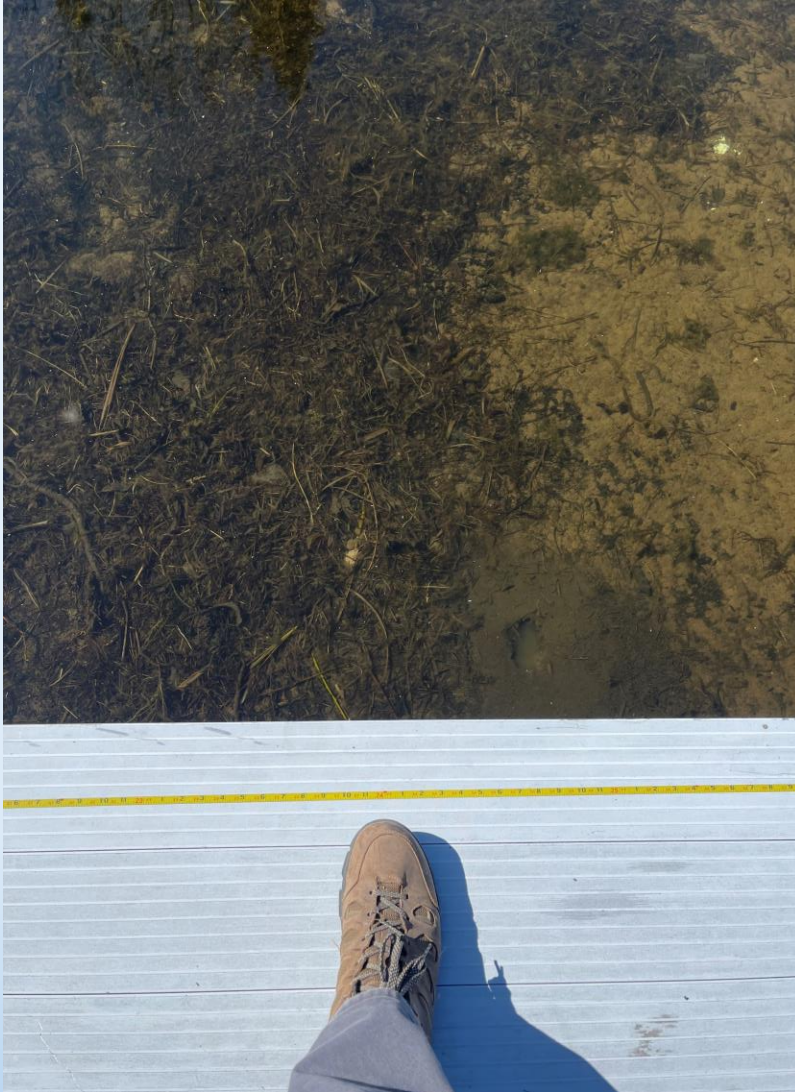


Lindey's Landing West Seaplane Base

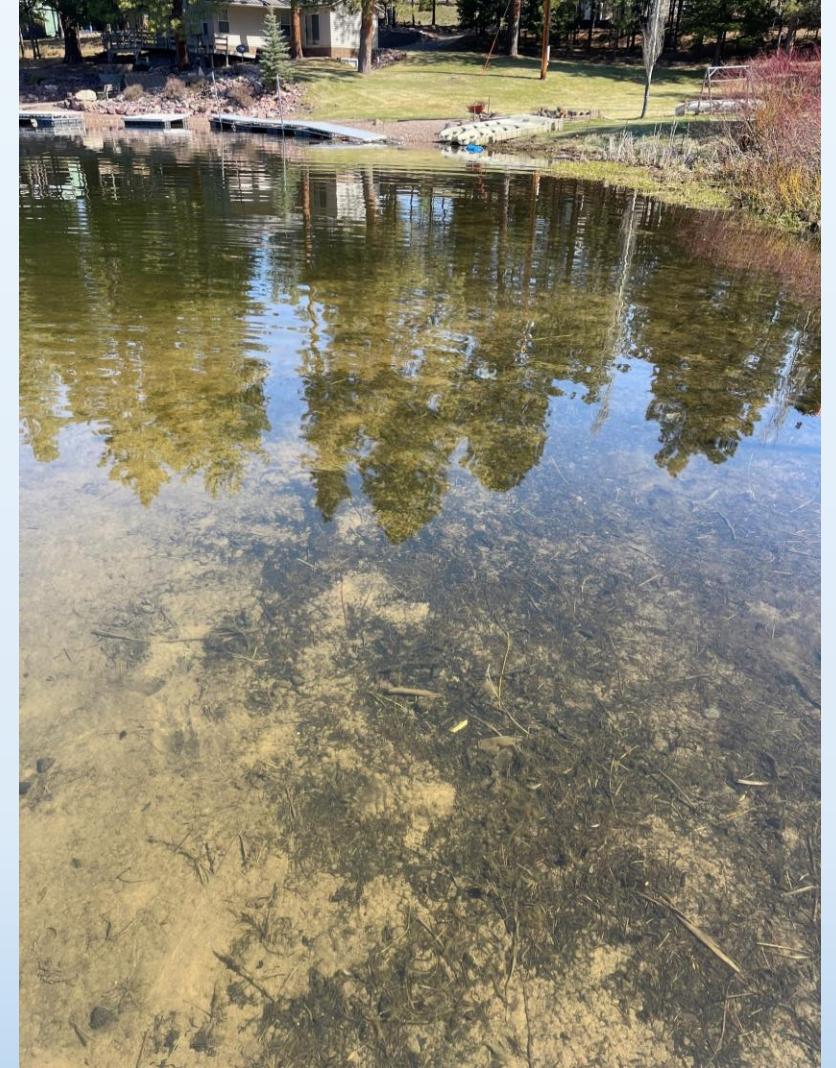
Photos of the Proposed Dredge Site
Mikel Siemens, PE #63114
Environmental Engineer

Core Water Consulting, Kalispell, Montana





- Organic Materials SW of dock (left)
- Organic muck north of dock (right). The character of adjacent neighbor does not have any riparian buffer along the lake.
- Muck material is composed of loose silt or combination silt with areas of organic decomposition.
- Lakebed sediments will not be altered.



- Property shoreline to south with mean annual high-water mark (AHWM) at the interface between the lawn and riparian vegetation and shoreline slope.
- Riparian vegetation of dogwoods, willows, tall grasses and sedges exist below the ordinary high-water mark (OHWM).
- OHWM is below AHW which accumulated organics and debris.
- Riparian vegetation buffers have been established as **Do Not Disturb** areas varying in width.
- Last years decaying vegetation is submerged. Organics visible on the lakebed are accumulated from years of deposition and debris collected on shore.



- Shoreline to the south has demarcation of OHWM.
- AHWM is approximately just above the taller native (non-manicured) grass and riparian vegetation.
- OHWM is located at the buildup of debris along the shoreline.



- AHWM and OHWM is observed on adjacent property shoreline.
- AHWM is at intersection of grass to gravel.
- OHWM is located at the debris accumulation along the shoreline.





- Bank photo May 2025 (left) and June 2025 (right). Water levels have dropped in June, so vegetation is exposed and starting the season growth cycle.
- Riparian Vegetation organics become matted decay during dormant season, that decomposes in the waterbody, with implications to organic loading and dissolved oxygen levels.
- Timothy grass and Sedges (right)



- Dense row of riparian vegetation will remain throughout the project (below).
- Established vegetated bank with organic muck and silt; darker muck has dense vegetation, whereas tan is loose silt. Both are not lakebed sediments (client photos, July).
- Waterline is Surface Water diversion
 - 76F 6678 00, 100 gpm, lawn & garden



- North of dock, owners have maintained all natural riparian vegetation
- Sapling shrubs include dogwoods and willows which stabilize soils, and do not amass **organic agricultural** products.
- **Organic Agriculture Defined:**
As a system that supports soil, ecosystem, and human health through ecological processes and minimal synthetic inputs (IFOAM & USDA NOP).
- **Material Description:**
Removed material is silt mixed with degraded vegetation similar to compost. The separating liquid is clean.
- **Management of Dredged Material:**
Material will be temporarily stored before beneficial reuse as supplemental topsoil
- **Application of Dredged Material:**
The dredged material will be land-applied, ***not buried***.
- The decayed organic matter improves soil in an area lacking organic matter and nutrients
 - Leads to enhanced soil health and moisture retention

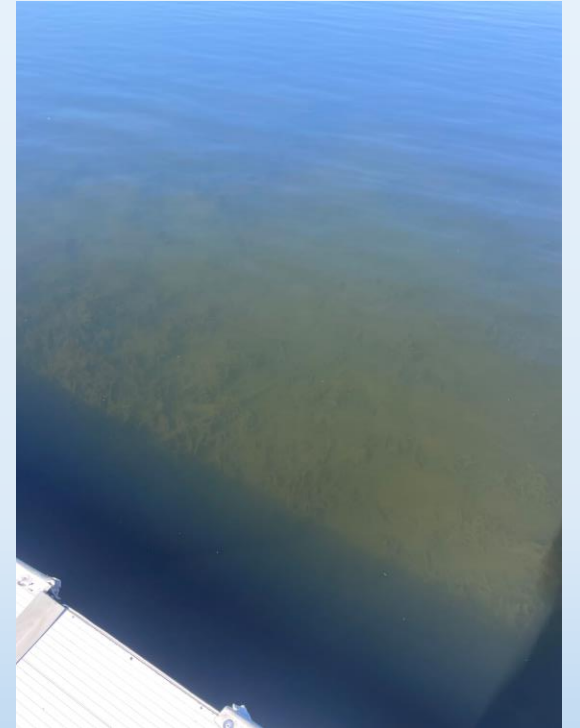
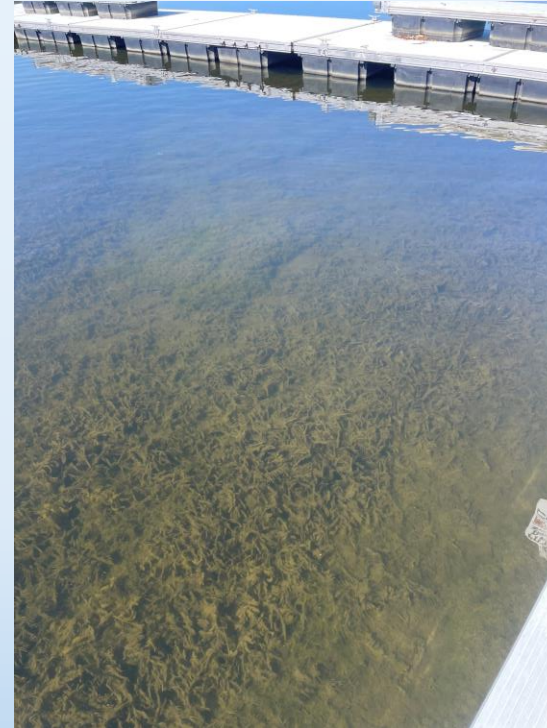




- Water depth adjacent to dock beyond 60 feet remains in Littoral Zone with decaying plant matter from prior years (left).
- Soil core samples taken adjacent to the dock comprise of silt and organics, not heavily saturated (top samples on right). Muck closer to the surface has more water content (bottom samples on right).

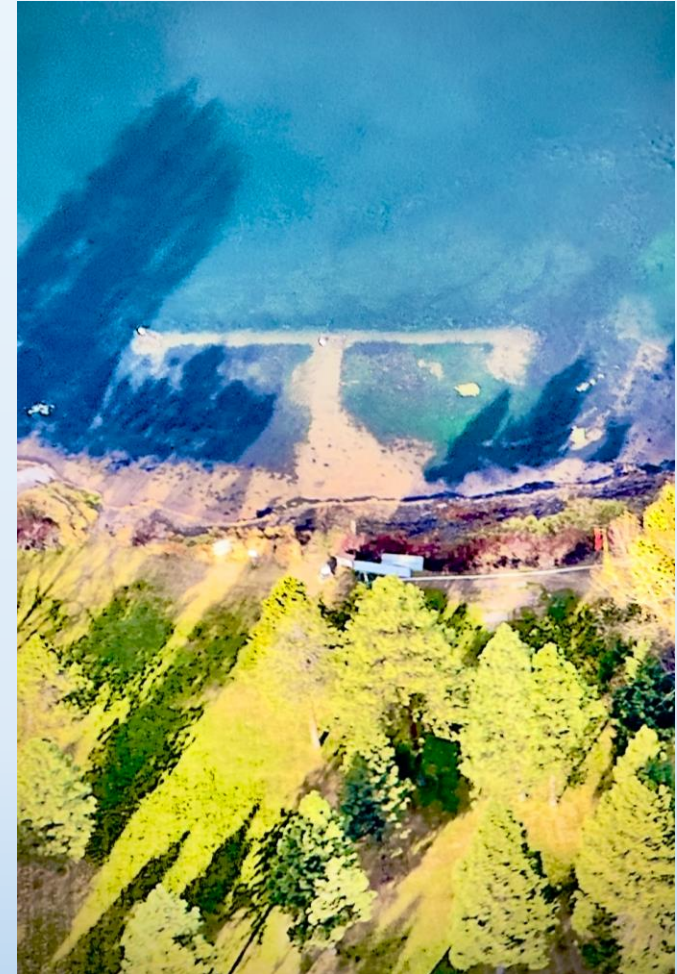


- Progressive photos beginning at 20 ft (left) to the end of the Dock at 100 ft (right).
- A noticeable increase in water depth is observed external to the T-area.





- Dock removed in fall





- Wetland delineation test pit oriented where crane mat will reside
- Delineation completed in June 2025





- Wetland Delineation Test Pit#2

- Soil profile has all three characteristics of Wetland
- USACE has determined no permit required based upon method soil removal without any fill placement.
- TP#2 soil are similar to extracted core samples adjacent to the dock in May.
- The imbedded yellow pollen layer from prior deposition; in June the fresh layers of pollen were just being deposited atop the shoreline vegetation.



- Natural Depression (MT Hwy 206, not seen) is in foreground. The imported silt material (bottom right) has vegetation growing, where native soils (left) are gravels at the surface.



- A view of the entire depression area that will encapsulate the pumped material; the depth is >5 feet deep.
- Burn piles are to be removed and will not be present at time of project

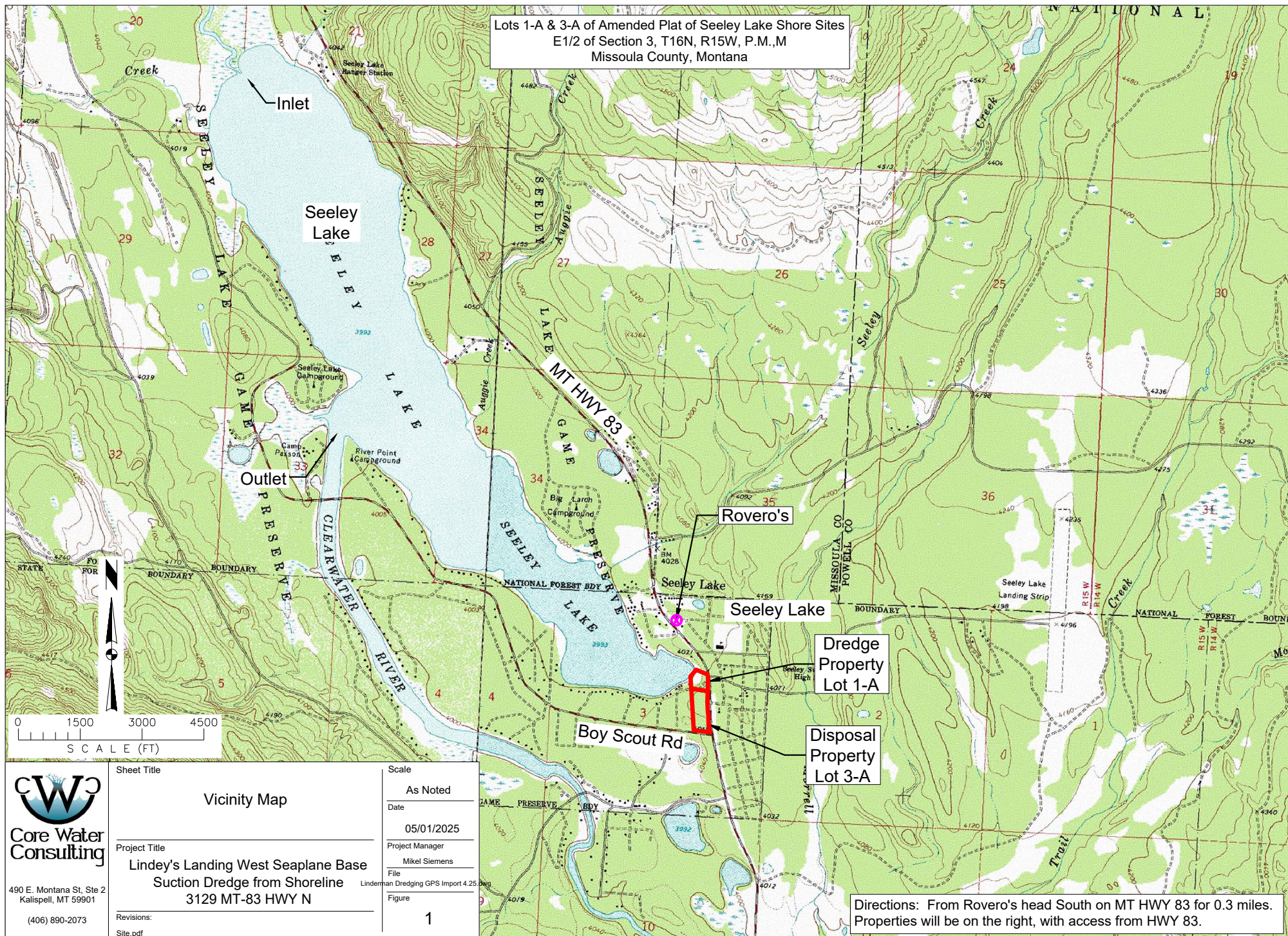


- Trench Excavated to expose native soil below fill within the Natural Depression Area.
- Native soils are gravelly sands which will readily infiltrate the liquid portion of the pumped slurry
- Slurry is composed 8 parts Water: 1 part silty muck
- Equipment can not pump solids, so lakebed sediments will remain in place
- Hydrated silty muck overtop lakebed sediments lacks the dense of lakebed sediments, so only agriculture silviculture will be targeted.



Permit Status

- Federal – United States Army Corps of Engineers
 - No Permit needed
 - NWO-1995-90529
- Montana DEQ
 - 318 Permit, Temporary Turbidity Issued June 3, 2025
 - Permit #MTB013569
- DNRC Land Use License
 - Permit to be issued, pending Variance Approval
- Missoula County Lakeshore Protection Permit
 - Variance required for 611 yd³, since > 500 ft³
 - Shoreline Permit and Variance #25-05
- Missoula County Environmental Health
 - Request determination that product is Agricultural Silviculture and Not Solid Waste
 - Land Application
 - Materials not being buried.
 - Drainfield Staked – Equipment prohibited from driving atop this infrastructure

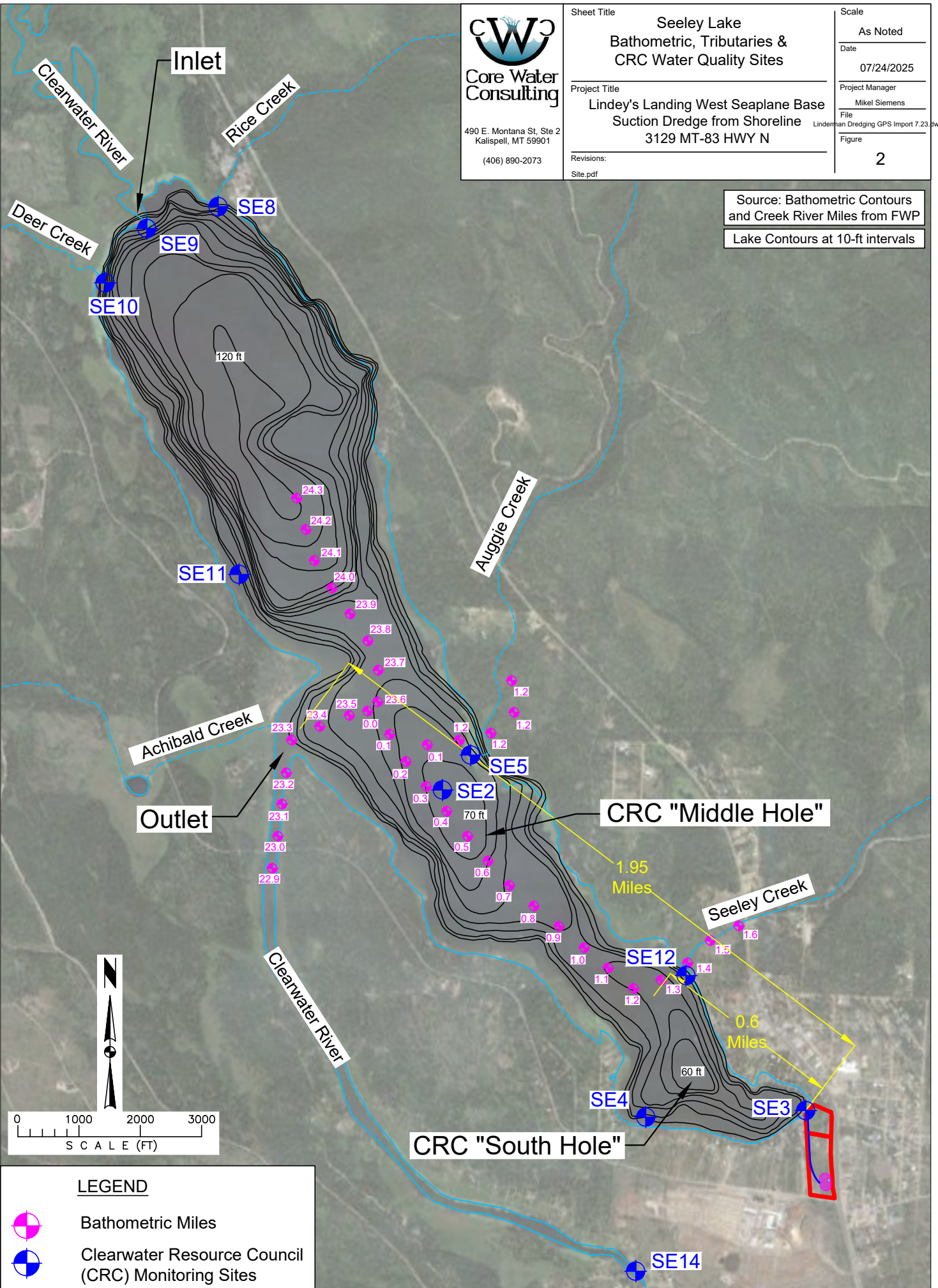




490 E. Montana St, Ste 2
Kalispell, MT 59901
(406) 890-2073

Sheet Title	Seeley Lake Bathometric, Tributaries & CRC Water Quality Sites		Scale As Noted
	Project Title Linley's Landing West Seaplane Base Suction Dredge from Shoreline 3129 MT-83 HWY N		Date 07/24/2025
Revisions: Site.pdf	Project Manager Mikel Siemens		Project Manager Mikel Siemens
	File Lindeman Dredging GPS Import 7.23.bw		Figure 2

Source: Bathometric Contours
and Creek River Miles from FWP
Lake Contours at 10-ft intervals



Lots 1-A & 3-A of Amended Plat of Seeley Lake Shore Sites
E1/2 of Section 3, T16N, R15W, P.M.,M
Missoula County, Montana

LOT 5 of COS 6426
(Owned By: Dan & Sharon Oakland)

Parcel B of COS 3861
(Owned By: Butler Family
Lakeshore Trust)

Seeley
Lake

Dredge Area
50 ft out and 190 ft across

Excavation
Pads

Booster
Pump

Restaurant

(1978
system)

LOT 3-A
4.03 Ac.

Parking
Lot

RV Private
Dump Station

MT Highway
Right-of-Way

MT-HWY-83

Seeley Lake Shore Sites - LOT 4
(Owned By: Sundra Farmers Inc)

Seeley Lake Shore
Sites - COS 3627 LOT 2
(Owned By: Seeley
Lake Shore Sites #1)

LOT 1-A
8.20 Ac.

1200± LF 6" FUSED
SDR17 HDPE

Natural Depression is target area
for disposed material. Storage area
is 160ft x 190ft with a depth of
4-5ft. The area will be prepped by
excavating three trenches into
gravelly soil.

Boy Scout Road (40' public road Easment)

LEGEND

- Location for Pump Material
- Dredge Area
- Existing Drainfield
- Distribution Line
- Land Bridge
- Subject Property
- Structures
- Flange Valves
- Turbidity Curtain

Historic Mill - 95 Acres
(Owned By: Pyramid
Mountain Lumber Inc
Wendy Dalrymple)



490 E. Montana St, Ste 2
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Sheet Title

Dredge Plan

Project Title

Lindey's Landing West Seaplane Base
Suction Dredge from Shoreline
3129 MT-83 HWY N

Revisions:
Site.pdf

Scale

As Noted

Date

05/01/2025

Project Manager

Mikel Siemens

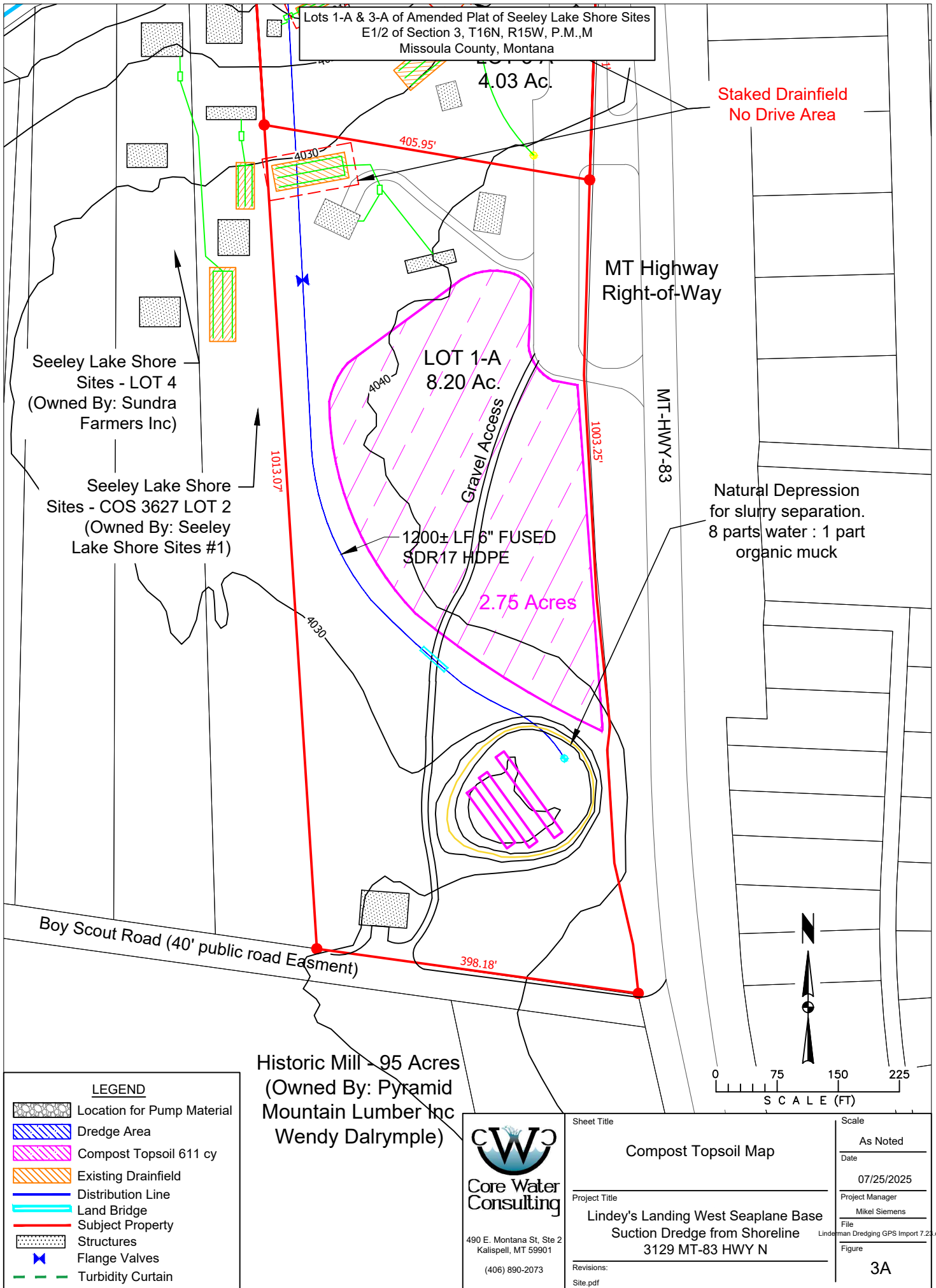
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Linderman Dredging GPS Import 4.25.d

Figure

3





Lots 1-A & 3-A of Amended Plat of Seeley Lake Shore Sites
E1/2 of Section 3, T16N, R15W, P.M.,M
Missoula County, Montana

Seeley Lake

Dredge Area
50 ft out and 190 ft across

Seeley Lake Shoreline

Excavation Pads

Booster Pump

Restaurant

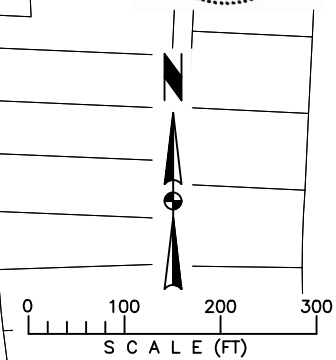
Equipment Access
Location to Lake

Staked Drainfield
No Drive Area

MT Highway
Right-of-Way

MT-HWY-83

Natural Depression for slurry separation
8 parts water : 1 part organic muck



Seeley Lake Shore Sites - LOT 4
(Owned By: Sundra Farmers Inc)

Seeley Lake Shore Sites - COS 3627 LOT 2
(Owned By: Seeley Lake Shore Sites #1)

LOT 1-A
8.20 Ac.

Gravel Access

1200± LF 6" FUSED
SDR17 HDPE

2.75 Acres

Boy Scout Road (40' public road Easement)

LEGEND

- Location for Pump Material
- Dredge Area
- Existing Drainfield
- Distribution Line
- Land Bridge
- Subject Property
- Structures
- Flange Valves
- Turbidity Curtain

Historic Mill - 95 Acres
(Owned By: Pyramid Mountain Lumber Inc Wendy Dalrymple)



490 E. Montana St, Ste 2
Kalispell, MT 59901
(406) 890-2073

Sheet Title

Layout with Adjacent
Properties

Project Title

Lindey's Landing West Seaplane Base
Suction Dredge from Shoreline
3129 MT-83 HWY N

Revisions:
Site.pdf

Scale

As Noted

Date

7/25/2025

Project Manager

Mikel Siemens

File

Lindenman Dredging GPS Import 7.23.dwg

Figure

4

Lots 1-A & 3-A of Amended Plat of Seeley Lake Shore Sites
E1/2 of Section 3, T16N, R15W, P.M.,M
Missoula County, Montana

Riparian Vegetation
of Dogwood, Willow,
Sedges, Cattails
and Native Shoreline.

Maximum 611 cubic yards of muck
expected to be removed based upon
two volume calculation methods

Field measurement indicated
change in lake bed sediment
depth beyond reach of
measuring pipe

350 ft of Turbidity Curtain

28.57

6,528 sqft

16.41

Food Truck

Fuel Station
Only one on lake

Excavator
Location

Trailer Pump

Booster Pump

50ft Reach from Crane Mats

31.33

~ Low Water Mark

Shoreline Protection Authority

6" Fused SDR17 HDPE

20ft

Mean Annual High Water
Elevation 3,999.1' NAV 88

LEGEND

- Location of Excavator
- Area of Dredge
- Shoreline Protection Authority
- Riparian Vegetation (Do Not Disturb)
- Discharge Line
- Annual High Water
- Low Water Line
- Discharge Floats
- Subject Property Line
- Structures
- Flange Valves
- Turbidity Curtain
- Straw Waddle



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Sheet Title

Dredge Site
Plan View

Project Title

Lindey's Landing West Seaplane Base
Suction Dredge from Shoreline
3129 MT-83 HWY N

Revisions:
Site.pdf

Scale

As Noted

Date

07/24/2025

Project Manager

Mikel Siemens

File

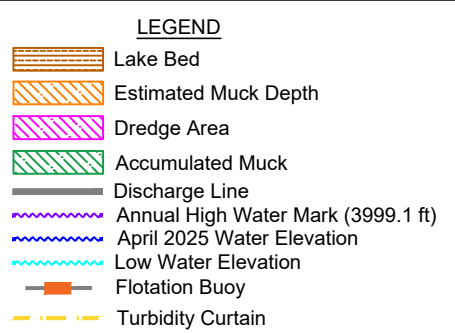
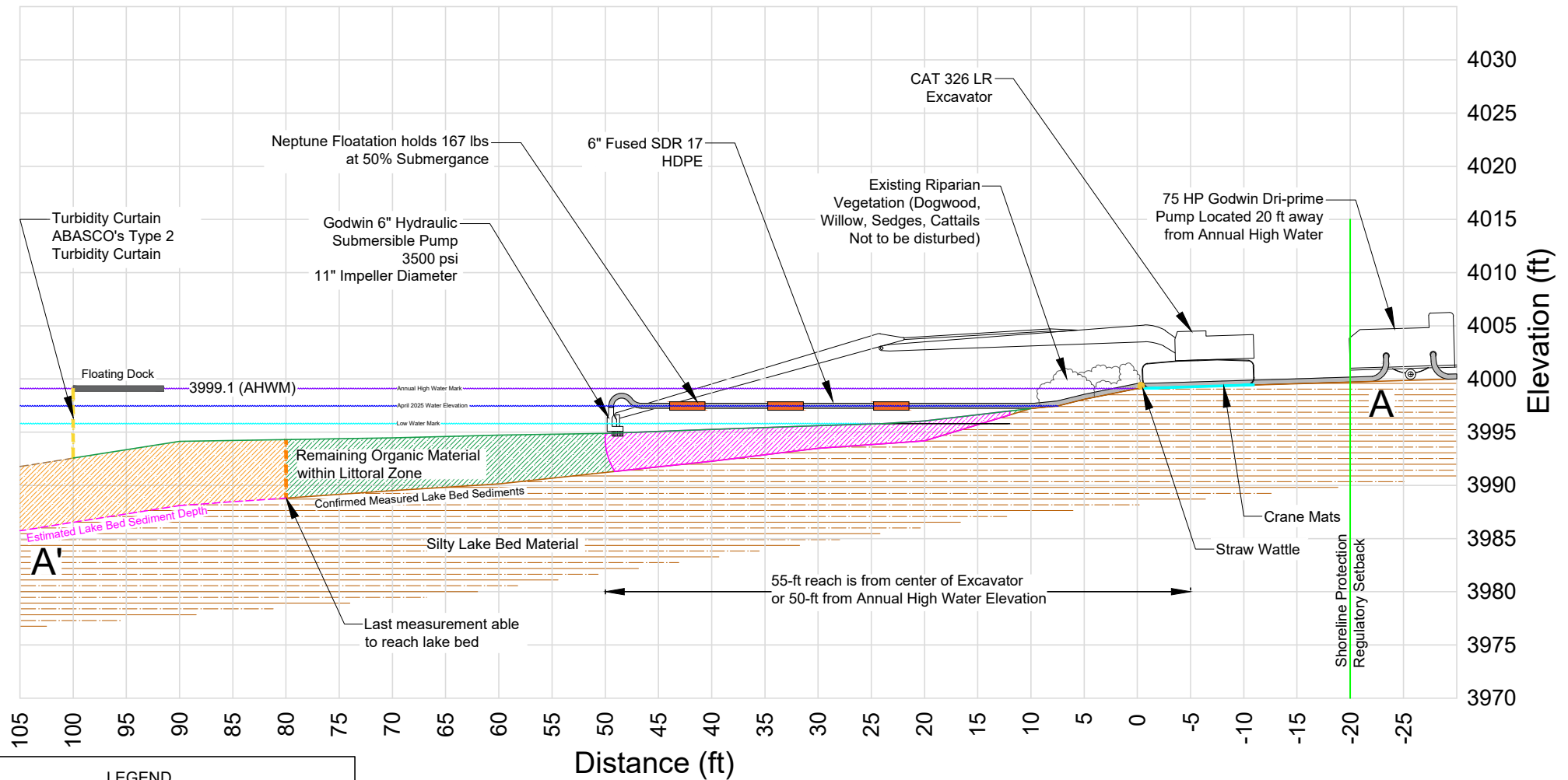
Lindenman Dredging GPS Import 7.23.dwg

Figure

5

See Figure 5A and Fig 5B
for Cross Section Details

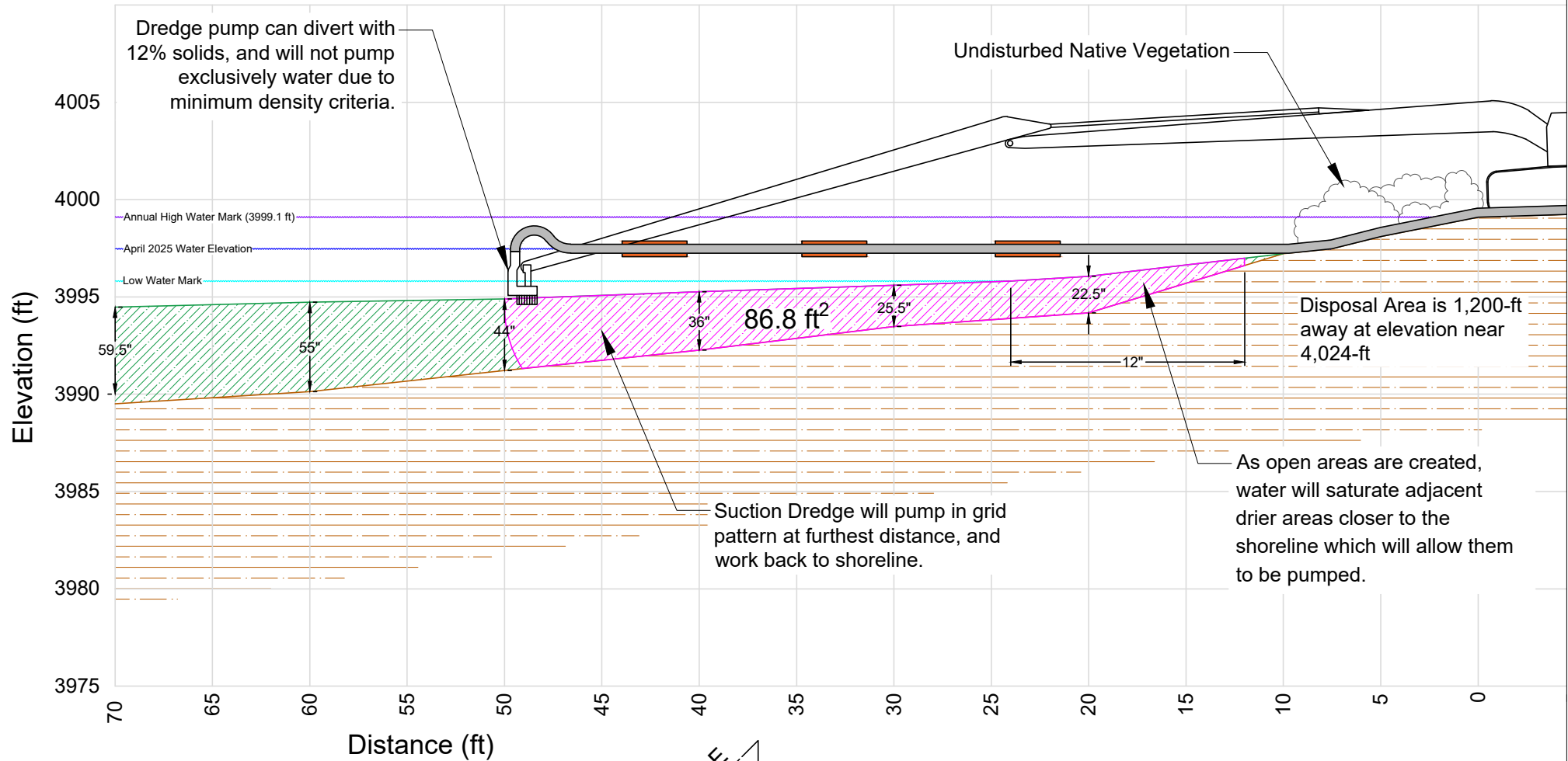




Core Water Consulting

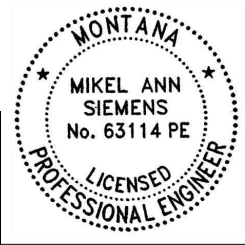
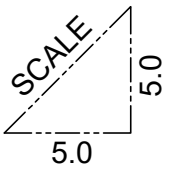
490 E. Montana St. Ste 2
Kalispell, MT 59901
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Sheet Title	Cross-Section of Dredge Site		Scale	As Noted
Project Title	Lindley's Landing West Seaplane Base Suction Dredge from Shoreline 3129 MT-83 HWY N		Date	07/24/2025
Revisions:	Site.pdf		Project Manager	Mikel Siemens
			File	Lindeman Dredging GPS Import 7.23.25
			Figure	5A



LEGEND	
	Lake Bed
	Dredge Area
	Accumulated Muck
	Discharge Line
	Annual High Water Mark
	April 2025 Water Elevation
	Low Water Elevation
	Flotation Buoys

Analysis 2	Cross-Section Area Soil	86.85 ft ²	Detailed side profile
	Width	190 ft	Typical
	Yards	611.2 yd ³	

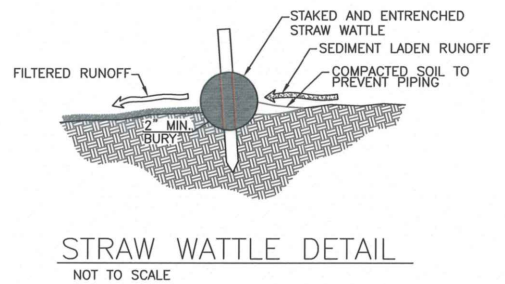


 490 E. Montana St. Ste 2 Kalispell, MT 59901 (406) 890-2073	Sheet Title	Cross-Section of Soil Profile	Scale	As Noted
	Date	07/23/2025	Project Manager	Mikel Siemens
	Project Title	Lindley's Landing West Seaplane Base	File	Lindley's Landing GPS Import 7.23.25
	Revisions:	Suction Dredge from Shoreline	Figure	5B
	Site.pdf	3129 MT-83 HWY N		

Lots 1-A & 3-A of Amended Plat of Seeley Lake Shore Sites
E1/2 of Section 3, T16N, R15W, P.M.,M
Missoula County, Montana

LOT 1-A
8.20 Ac.

1200± LF 6" FUSED
SDR17 HDPE



Imported Silty Glacial Till with
Mixed Vegetative Cover

Straw Wattle

Slurry Discharge Area
(8 parts water : 1 part muck)

B'

B

MT-HWY-83

Elevation Contour
not to be overtopped



Pole
Barn

Natural Depression is target area for disposal material. Storage area is 160 ft x 190 ft with a depth of 4-5ft. The area will be prepped by excavating three trenches into gravelly soil. The discharge hose will be on the upper banks so the mixed slurry will flow 55 feet over surface through vegetation. Organic material will attach to surface while water separates atop the coarse native soils.

The trenches will allow liquid portion of slurry to infiltrate below the imported silt.

Notes:

1-ft Freeboard to be maintained so discharge is encapsulated

Organic Matter will settle along the slope with water released from slurry to flow into infiltration gallery trenches.

Boy Scout Road

Retention Volume Compared to Extraction Volume	
Minimum Volume Extracted	421 cy
Outer Area	26230 ft ²
Bottom Area	10772 ft ²
Depth	5 ft Est Field
Storage Capacity yd ³	2862.6 yd ³
Volume Oversize	6.80
611 cy	
Storage Volume	
Outer Area	26230 ft ²
Bottom Area	10772 ft ²
Depth	5 ft Est Field
Storage Capacity yd ³	2862.6 yd ³
Volume Oversize	4.68

LEGEND

- Trench
- Land Bridge Crossing
- Discharge Line
- Subject Property Line
- Structures



See Fig 6A for Cross
Section Profile of Site



490 E. Montana St, Ste 2
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(406) 890-2073

Sheet Title

Supplemental Information:
Disposal Site Plan View

Project Title

Lindey's Landing West Seaplane Base
Suction Dredge from Shoreline
3129 MT-83 HWY N

Revisions:
Site.pdf

Scale

As Noted

Date

07/25/2025

Project Manager

Mikel Siemens

File

Lindenman Dredging GPS Import 7.23.jw

Figure

6B

Seeley Lake

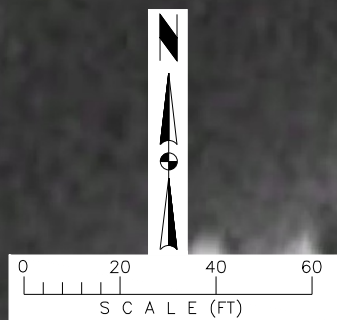
Lots 1-A & 3-A of Amended Plat of Seeley Lake Shore Sites
E1/2 of Section 3, T16N, R15W, P.M.,M
Missoula County, Montana

Gang Plank (Now Removed
due to inadequate Water Depth)

Airplane

MT-HWY-83

Lot 3-A
4.03 Ac.



490 E. Montana St. Ste 2
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Sheet Title

Historical Imagery
1995

Project Title

Lindey's Landing West Seaplane Base
Suction Dredge from Shoreline
3129 MT-83 HWY N

Revisions:

Site.pdf

Scale

As Noted

Date

05/01/2025

Project Manager

Mikel Siemens

File

Lindeman Dredging GPS Import 4.25.dwg

Figure

7A

Image U.S. Geological Survey

Seeley Lake

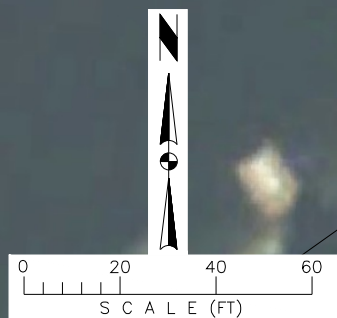
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Missoula County, Montana

Gang Plank (Now Removed
due to inadequate Water Depth)

Airplane

MT-HWY-83

Lot 3-A
4.03 Ac.



490 E. Montana St. Ste 2
Kalispell, MT 59901
(406) 890-2073

Sheet Title

Historical Imagery
2005

Project Title

Lindey's Landing West Seaplane Base
Suction Dredge from Shoreline
3129 MT-83 HWY N

Revisions:

Site.pdf

Scale

As Noted

Date

05/01/2025

Project Manager

Mikel Siemens

File

Figure

7B

Image USDA/FPAC/GEO

Lots 1-A & 3-A of Amended Plat of Seeley Lake Shore Sites
E1/2 of Section 3, T16N, R15W, P.M.,M
Missoula County, Montana

Seeley
Lake

Waters Edge

Lot 3-A
4.03 Ac.

Lot 1-A
8.20 Ac.

0 100 200 300
S C A L E (FT)

LEGEND

- 2 4-D AMINE - 3.0 Acres
- 2 4-D AMINE - Phase I - 0.87 Acres
CHAPPERAL - Phase II - 0.87 Acres
- CHAPPERAL - 0.38 Acres
- Subject Property
- Structures



490 E. Montana St, Ste 2
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Sheet Title

Noxious Weed
Plan

Project Title

Lindey's Landing West Seaplane Base
Suction Dredge from Shoreline
3129 MT-83 HWY N

Revisions:
Site.pdf

Scale

As Noted

Date

07/25/2025

Project Manager

Mikel Siemens

File

Lindeman Dredging GPS Import 7.23.d

Figure

8