Thompson Chain of Lakes Neighborhood Plan

— *a guide for future growth*

Adopted on April 7, 2010
by the Lincoln County Commissioners
as an Amendment to the Lincoln County Growth Policy

Introduction

This Neighborhood Plan was prepared in consultation with various members of the community and with various agencies. The Chain of Lakes Homeowner's Association (COLHA) Board guided the planning process, which concluded with a community vote of support in July 2008 at the annual Association meeting and a vote by the Board during their February 4th 2010 meeting. This document is intended to be a Neighborhood Plan consistent with MCA 76-1-601 4(a) and the Lincoln County Growth Policy. This Plan is intended to be adopted by the County Commissioners as an addendum to the Growth Policy. The Thompson Chain of Lakes Neighborhood Plan will guide county land use decisions for the area affected by this Plan. It will also serve as a foundation for future land use regulations that will help implement the Plan.

Contributors

The creation of this plan spanned a period of more than 3 years. During that time, many individuals and organizations made various contributions to the final wording in the Plan. However, this Plan owes its success to some very dedicated individuals who are listed below. We thank you very much.

- **COLHA Planning Committee: Lyle Brist, Joe Kelly, Warren Illi**
- **Plum Creek: David Greer, Lorrie Woods**
- **Lincoln County: Kristin Smith**
- **FW&P: Gael Bissell, Dave Landstrom, Alan Wood, Doris Fischer**
- **Fisher Valley Fire/Rescue : Dean Herreid**

The Purpose……

- **To anticipate change**
- **To plan for change**

Our community continues to change. The area identified by this Plan is largely viewed by the residents and visitors as open space and undeveloped. Most of the developed properties are associated with residential cabins and homes along the shores of several lakes. Commercial uses are mostly limited to a few facilities that share in services related to convenience foods, taverns, and fuel. Growth opportunities have largely been constrained by ownership patterns. Public ownership around the undeveloped portions of the lakes was consolidated in the mid-1980s when the Thompson Chain of Lakes Fishing Access Site (FAS) was established. Few development opportunities on private lands remain in the area of the FAS. The vast majority of the planning area is owned by a single land owner, Plum Creek. Traditional uses of forestry have maintained an undeveloped landscape and backdrop to the valley lakes. This ownership pattern of large tracts, vast ownership by Plum Creek, and public ownership along the majority of the lakes, has discouraged/prevented scattered development patterns along the highway and hillsides and has offered exceptional recreational opportunities for the residents and visitors to the area.

Due to the beautiful landscape that has resulted from the dominance of historical uses (forestry) and public ownership along the lakes, our region today attracts those who seek weekend and vacation recreational opportunities and others who want to buy into a more permanent relationship with the land. Cabins are turning into larger and more permanent dwellings.

The Thompson Chain of Lakes (TCL) is in a crossroad of potentially rapid change. All the pieces are in place to attract more people to the area. Hunting, fishing, camping, and other recreational opportunities are abundant on both public and private lands as well as on the nearby conservation easement areas. Permanent areas of open space and public access bound the region to the east and west. The rapid growth of Flathead County is approaching from the east. The TCL is equal distance from Kalispell and Libby and is linked by a major U.S. highway that bisects our community. The demand for rural recreational properties is increasing as demonstrated by the success of two recent subdivisions in the area of the Pleasant Valley Fisher River and the sale of Lost Lake. It is time to plan for new growth to protect the values of our community.

How and What……

- **Will this be a guide to development?**
- **Will this be a regulatory document?**

"Neighborhood Plan" is a term normally associated with a statutory authorized planning tool. A neighborhood plan presents a future vision on how a community would like to grow and develop. This plan can then be adopted by the county jurisdiction to encourage development that is consistent with the adopted neighborhood plan.

The underlying premise of the plan is to protect property rights and values by offering assurance that the types, locations, and density of future uses are consistent with the inherent quality and values of the region.

A Neighborhood Plan is a guide to use and development, as opposed to a regulatory document. However, the plan can be implemented with a regulatory approach if the county adopts zoning regulations that are consistent with the provisions of the Neighborhood Plan. Under this approach, uses of the land and new subdivisions would need to comply with zoning regulations.

The Planning Area……

- **What are the boundaries?**
- **Who are the players?**
- **What is the process?**

The Thompson Chain of Lakes region is more extensive than the boundaries of the planning area. Logically and from a practical point of view, it makes sense to develop a plan for a single jurisdiction. A second consideration is watershed boundaries. Based on these criteria and the desire to maximize the planning area, the focus of this plan is the watershed area associated with the chain of lakes in Lincoln County. The boundary on the east corresponds to the Flathead County line. The other boundaries tend to reflect watershed boundaries. The regional and local context of the planning area boundary is shown in Map A-1.

For the purposes of this Neighborhood Plan, the boundary is the land area situated between Lower Thompson Lake and Loon Lake for a total of 65,570 acres and is as shown by Map A-2. This boundary includes lands in both Lincoln and Sanders Counties. No lands are included in Flathead County. Lincoln County will adopt only that portion of the Plan located within Lincoln County. That portion of the plan area located within Sanders County will not be adopted as official county policy. Instead, that portion of the plan area will only offer voluntary guidance to future land uses and would be available to Sanders County should that county want to pursue adoption of a local planning document.

A Neighborhood Plan is supposed to reflect the attitudes and general perspectives of the landowners. Not all will agree on everything and some may not agree on anything but an effort is made to capture the general pulse of the greater community. Key stakeholders include Plum Creek, Montanan Department of Natural Resources (DNRC), Montana Fish, Wildlife & Parks (FWP), County representatives, U.S. Forest Service, special interest groups, and individual landowners. This planning effort made outreaches to all the key players through individual

contact, newsletters, meetings, and other forms of notification and public awareness.

In the summer of 2005 the proposed sale of Midway Market came to the attention of the neighborhood. During the discussions with prospective buyers, Lincoln County, and state officials, the neighborhood came to realize that there was no opportunity to comment on the sale of the property and the potential conversion of it into a chrome manufacturing plant. This caused some of the local neighbors to begin thinking about ways to guide future growth and development of the area.

Over the course of the next 18 months community members held a series of meetings to brainstorm on ways to affect change in their neighborhood. Recognizing that the neighborhood would not be able to have an officially recognized plan without a Growth Policy for the whole county, the COLHA Board sent a letter dated December 20, 2005 to the Lincoln County Commissioners, supporting the burgeoning "Growth Policy." COLHA president summarized the neighborhood's sentiment, stating in the January 2006 COLHA newsletter, "We cannot trust to luck as we go into the future."

In 2006 Joe Kelly, COLHA president, appointed an oversight committee consisting of Joe Kelly, Warren Illi and Lyle Brist to work toward a neighborhood plan. A short outline of the ensuing 3-year planning process follows:

- Formal discussions on pursuing a Neighborhood Plan for the Thompson Chain of Lakes area began with a committee of the COLHA Board on February 6, 2007. David Greer, a land use planner for Plum Creek and representative of the largest landowner in the area, agreed to help coordinate the planning efforts with the committee.

- A follow-up meeting was held with the committee on March 1, 2007. At that time, various map overlay concepts were discussed.

- On March 6 2007, a base map was presented to Gael Bissell of FWP to seek suggestions on wildlife overlays.

- A meeting was held with David Greer and Gael Bissell and Dave Landstrom of FWP on March 12, 2007 to facilitate a mapped response from FWP.

- David Greer made a follow-up phone call to FWP on April 26, 2007 to continue a dialogue on gathering resource information for the TCL maps.

- FWP had a staff meeting on June 5, 2007 to discuss input to the TCL Plan (Plan).

- David Greer received a letter from James Satterfield, Regional Supervisor of FWP on June 22, summarizing comments of the meeting held on the 5th.

- David Greer met with Dave Landstrom of FWP on July 5th and 13th to continue discussions on the Plan and incorporate wildlife and recreation interests into the Plan. FWP presented an initial map on July 13, 2007.

- In July 2007 at COLHA's annual meeting the concept of a neighborhood plan was discussed by the membership at large.

- Additional working maps for the plan were prepared in the summer of 2007.

- David Greer met twice with the Montana Department of Natural Resources and Conservation (DNRC) in September 2007 to discuss the Plan and seek their input.

- The committee met three times in the fall of 2007.

- The first draft of the Plan was released to the committee in November, with a revised draft in January 2008.

- On January 18, 2008, the committee met with FWP to review the draft Plan.

- The COLHA Board met February 25, 2008 to review the Plan.

- David Greer met with a staff member of the Lincoln County Planning Department and Commissioner Rita Windom on March 6, 2008.

- April 9, 2008 COLHA Board met and discussed the draft Neighborhood Plan with David Greer and Lorrie Woods of Plum Creek.

- Also on April 9, 2008 David Greer met with the Sanders County Commissioners to discuss the Plan.

- The committee reviewed comments on, and edits to, the draft Plan at their meeting on May 13, 2008.

- Based on community input, additional edits were made to the Plan prior to and following release of the draft to the broader COLHA membership.

- Over 200 copies of the plan were mailed out to the COLHA membership in early June 2008 – some copies were placed for general review in local business establishments.

- Mr. Greer discussed the draft plan with the Lincoln County Commissioners on June 4, 2008.

- On July 12, 2008 at the COLHA annual meeting the Neighborhood Plan was presented and discussed. A vote was taken of members present and all but one person in attendance voiced support to the plan.

- A COLHA newsletter in July 2008 made further announcements of the Plan.

- David Greer discussed the plan with the Lincoln County Planning Board on September 16, 2008 which had resumed efforts to adopt a County Growth Policy.

- David Greer introduced the draft plan to the new planning director, Kristin Smith, on May 19, 2009.

- On July 2, 2009, Plum Creek met with FWP to discuss mutual road easement issues in the Thompson Chain of Lakes area.

- The committee met in July and August 2009 to discuss the Plan.

- In August 2009, the Committee received new comments from FWP in a 9-page letter.

- The committee met with FWP in September and October. New maps were generated by FWP in November 2009, reflecting new information. FWPs offered significant edits to the draft plan. A modified plan was created by the committee in November 2009 to reflect comments from Plum Creek, FWP, and the committee.

- The committee met on December 17, 2009 to agree on final draft language.

- A revised plan was released in January 2010.

- The COLHA Board met on February 4th and moved to present the plan to the Lincoln County Planning Board for adoption as a Neighborhood Plan and amendment to the Growth Policy.

- FWP and DNRC provided some additional comments that were incorporated into the plan.

- The Planning Board met on March 16, 2010 and passed a resolution recommending adoption of the Neighborhood Plan by the County Commissioners.

- The Board of Lincoln County Commissioners met on April 7, 2010 and adopted the Neighborhood Plan as an amendment to the Lincoln County Growth Policy.

The exact details and chronology leading to the final version of the plan are purposely brief, given the 3 year process undertaken to achieve adoption of this Plan. In some cases, exact dates of meetings with DNRC, the USFS, and others are not known. The purpose of this section of the Plan is only intended to convey a message that the Plan was achieved through a systematic process of public input and review.

Who We Are……

- **A regional context of growth**
- **A local context of growth**
- **Ownership categories**

The neighborhood area of TCL is influenced by the population centers of Libby and Flathead County. Major commercial, government, and medical services are located in those two nearby jurisdictions. Landowners in the TCL area live in Lincoln County but are probably more closely linked to the available services of Flathead County and the associated city of Kalispell. Services in the TCL are generally limited to several “convenience” retail establishments. The population of Flathead County has grown by more than 2 percent per year since 2000. During the same period of time, Lincoln County has grown less than 1% per year. However, population projections for Lincoln and Flathead counties between the years 2000 and 2030 are 21% and 71%, respectfully (Department of Commerce Census and Economic Center). It is unknown how second home ownership paces those projections. Trends in recreation visits are monitored by FWP, which indicate that visitation is on the rise over the past 4 years (Thompson Chain of Lakes Management Plan Update, May 2006).

Northwest Montana is associated with increasing land speculation and second home ownership. Rural recreational properties have high market appeal in the region. The full potential of the real estate market in the TCL area has not been established due to the relative scarcity of available land. Most of the lake waterfront properties have already been developed and other undeveloped private lands are dominated by Plum Creek Timber Company, which has only recently demonstrated interest in land sales. There are approximately 265 homes in the TCL area. Plum Creek platted *The Pines at Fisher River*, a 25-lot subdivision located north of Highway 2 adjacent to the Pleasant Valley Fisher River. That subdivision sold out but it is uncertain how many of those sales will translate to constructed dwellings. A second subdivision, known as

Parkside at Fisher River was platted with 41 lots. Early indications suggest that there is a market for these rural sized lots and larger undeveloped properties in the area of TCL. The type, pace, and amount of growth will depend primarily on the future availability of Plum Creek and other private lands for development.

As previously indicated, Plum Creek is the major landowner in the planning area (see Map A-2). Land ownership statistics are summarized in general terms below:

Land Owner Category	Acres
Plum Creek Timber Company	48,951
FWP	2,440
DNRC School Trust Lands	4,189
USDA Forest Service	4,911
Other Private	2,893
Stimson	422
Water	1,764
Total	65,570

The DNRC is mandated to generate a financial return for the designated beneficiaries. What may be viewed as public open space by some members of the community is also viewed by the trust beneficiaries as a critical source of revenue. Therefore, School Trust Lands are potential sources of additional development. Development from “Other Private” has limited potential for additional development. From the perspective of “realistic development potential”, Plum Creek lands are where new development is likely to occur and that potential could be significant.

The Natural Landscape……

- **General land features**
- **Wildlife**
- **Fisheries**
- **Lakes**
- **Vegetation**
- **Unique habitat features**

The area of the TCL Neighborhood Plan includes a valley bottom with a string of lakes and mountainous hillsides on both sides of the valley. U.S. Highway 2 runs east/west along the valley and adjacent to the string of lakes. Landscape topography can be characterized by a valley elevation of about 3,000 feet rising gradually to a maximum elevation of about 5,500 feet. Approximately 45% of the planning area exceeds 25% slope (see Map A-5). FWP ownership is concentrated on approximately 2,440 acres adjacent to the lakes along the valley bottom. With only a few exceptions, most of the "Other Private" lands consist of small waterfront lots adjacent to Middle Thompson Lake, the west end of Upper Thompson Lake, Crystal Lake, Lavon and Bootjack lakes and the area of Elk Creek Road, west of Loon Lake. Forest Service lands are scattered within the plan area as are School Trust Lands. Plum Creek lands dominate the landscape. Recreation opportunities for the general public are possible on large landscapes due to the dominance of the public ownership around the lakes and because of the "open lands" policy of Plum Creek.

As additional development occurs in the TCL planning area, care must be taken to ensure that:

- Wetlands, unique fish and wildlife habitats, species of special concern, and other environmentally sensitive areas are protected;
- Wildlife corridors continue to function;
- Water quality is protected and conserved; and
- Habitat loss, degradation, and fragmentation are minimized.

The valley provides winter range for white-tailed deer and elk that move to lower elevations and south-facing slopes to avoid heavy snow packs. Mule deer often use the valley in the spring. Moose use the TCL area in both winter and summer and the forested landscape supports black bears.

The region lies in an area that may be used by grizzly bears moving between the Cabinet and Northern Continental Divide ecosystems. Mountain lions are attracted primarily to white-tailed deer populations in the valley. The lakes and streams support beaver, mink, river otters, and muskrats. Wolves from nearby packs also frequent the TCL area.

Area biologists recently identified two areas of regional wildlife connectivity through the TCL planning area:

- The Lost Trail-Kenelty linkage area encompasses the Pleasant Valley-Fisher River drainage/ridgeline and connects the Salish Range and the Cabinet Mountains. This linkage area serves as a highly likely movement corridor for wide-ranging species, including several Species of Concern: black and grizzly bear, lynx, mountain lions, fisher, moose, deer, elk, and wolves. FWP has identified this linkage area as its top priority for private lands conservation.
- McGregor-Thompson includes TCL, connects the Salish Range and the Cabinet Mountains, and provides further connectivity to the southeast. Animals moving through this linkage area include deer, elk, moose, black and grizzly bears, lions, and wolves. Both black and grizzly bears are known to use the McGinnis Meadows-to-McGregor Lake area in particular (FWP Bear Management Specialist, 2009).

U.S. Highway 2 cuts through both linkage areas. There are several natural salt licks along the highway's shoulder. Highway improvements that took place in the 1990s have increased traffic speeds. These improvements were made before much was known about how to design wildlife crossings under and over major highways to reduce collisions and maintain connectivity.

Hunting is a popular recreational activity during the fall season. A few local residents met with FWP and identified a block of land southwest of TCL as an important area for recreation hunting. Other identified areas included a section of meadows and wetlands north of Highway 2 along with a block of land north of that area as well as lands between the Pleasant Valley River and Lost Lake. In recognition of these local values, Map B-2 identifies a voluntary agreement by Plum Creek to temporarily restrict land sales in some of these recreation (hunting in particular) areas.

In addition, FWP, in cooperation with a few local residents, identified 3 local corridors that are likely used by wildlife moving back and forth across the valley to access seasonal habitats. Conservation of these corridors would help maintain the integrity of the linkage areas described above, plus more localized wildlife movement areas. These 3 corridors include the lands around Upper Thompson Lake, the northeast end of Lower Thompson Lake, and the southwest end of Loon Lake (see Map A-3).

Wildlife-human conflicts, particularly with black bears, mountain lions, beaver, and deer already occur in the TCL area. Most current residents are careful with garbage and other wildlife attractants. However, as new residents move in, care and planning are needed to ensure garbage and other attractants don't increase human/wildlife conflicts.

Maintaining the water quality of the lakes, streams, and wetlands is important. Many of the lakes are recharged through groundwater flows and wetlands. Most of the lake shorelines, other than Crystal, Lavon, and Bootjack lakes and the upper lobe of Upper Thompson, have very little shoreline development. The natural shorelines and well-vegetated character of the area help maintain good water quality.

Public access to the region's lakes is excellent due to the adjacency of publicly owned lands. Lost Lake, an isolated lake on the north side of Highway 2, was recently sold, restricting public access. Land around Rainbow Lake is also privately owned by parties other than Plum Creek.

Myron Lake is on Plum Creek land with recreation currently permitted pending any future land sale of that parcel.

Most of the lakes are managed for fishing. A Fisheries Management Plan for the Thompson Chain of Lakes was released in 1997 by FWP. At least 17 fish species can be found throughout the region's lakes. Native game fish include the Westslope Cutthroat Trout, a Species of Concern, and Mountain Whitefish. There are at least 14 introduced game fish. Rainbow trout is the most common game fish. Kokanee salmon are common to the 3 Thompson lakes and Crystal Lake. Lake trout are mostly restricted to Middle Thompson Lake. Large mouth bass are present in most of the larger lakes. Small mouth bass are found in Loon and Little Loon Lakes. Brook trout are found in 6 lakes including Lower and Middle Thompson Lakes and Loon Lake. Brown trout and northern pike are generally restricted to the Thompson Lakes. Yellow perch are found in 9 lakes. The Westslope cutthroat trout is only found in Myron Lake. The mountain whitefish is only found in 3 lakes. The most common planted fish include Cutthroat Trout, Rainbow trout, and Kokanee Salmon. The Columbia River Redband Rainbow Trout, another SOC, is found in the TCL planning area north of Highway 2, in Barnum Creek and the Pleasant Valley-Fisher River. Other types of planted species are lake and circumstance dependent.

The lakes of this area are "kettle" lakes, created by glacial scouring and moraine deposits. Eight of the lakes have maximum depths in excess of 75 feet. The Upper, Middle, and Lower Thompson Lakes form the western headwaters to the Thompson River. The Pleasant Valley Fisher River flows through Loon and Little Loon Lakes and emerges as the Fisher River, which flows into the Kootenai River system. Other stream recharge sources to the region's lakes include Boiling Springs Creek to Lower Thompson and Slimmer, Davis, and Tuld Creeks to the Middle Thompson. Other unnamed intermittent streams also discharge into some of the lakes. Barnum Creek contributes water to the Pleasant Valley Fisher River as do other intermittent streams from the area of Rogers Mountain. At least 7 lakes have no apparent surface inlet or outlet including, Crystal, Lavon, Bootjack, Big Rainbow Lake, Horseshoe, and Leon Lakes.

Many species of waterfowl and water birds migrate and nest on the lakes and wetlands, including Red-necked grebes, mallards, goldeneyes, and Canada geese. The area supports many Species of Concern (SOC), such as common loons, American bittern, Black terns, Bald eagles, and Western toads (see Map A-3). The lakes and wetlands are important for nesting osprey and a number of amphibians and reptiles.

The TCL is a forested basin dominated by rolling hills of mixed stands of Lodgepole pine, Douglas fir, Western larch, and Ponderosa pine (see Map A-7). The upland vegetation mostly reflects past and ongoing activities associated with fire, insect infestations, and logging. Old growth stands of non-deciduous vegetation are virtually absent. Second growth stands of forest species are the dominant backdrop to the lakes. Riparian vegetation is associated with the lakes and stream corridors. An “Ecological Inventory of Wetland Sites in the Thompson Chain of Lakes and Vicinity” was published in 2000 by the Montana Natural Heritage program. Wetland sites were found in association with Boiling Springs and Crystal, Lily Pad, and Lower and Upper Thompson Lakes.

Except for the water features and associated wetland habitats, the vegetation of the TCL is similar to any other mountainous topography in Northwest Montana. Although there is abundant use in the area by wildlife, there are no known unusual or unique forested habitats. Elevation, slope exposure, soils, and precipitation all play a role in the type and location of plant communities and related wildlife associations. The highly varied topography of the region provides the diversity of site features that cumulatively account for a varied landscape of vegetation and use by wildlife populations. Perhaps the most significant landscape element of the TCL is its relationship and connectivity to the large conservation areas of the Thompson River and Fisher River drainages.

Public Services……

- **General overview**
- **Transportation**
- **Telephone & electricity**
- **Police & fire**
- **Water, sewer, garbage**
- **Recreation**

There is no town or place name for the TCL. If there is a community center, it would narrow to the general location of Happy's Inn, Kickinghorse Bar, Fisher Valley Volunteer Fire Department, and the vacated Midway Market building. The mailing address of the area is "Libby". At the present time, there is barely a threshold customer base for supporting the existing businesses. Weekend visitors and highway travelers contribute significantly to the local economy. This is a rural community that offers recreational amenities in lieu of urban conveniences. A 45-minute drive in either direction along U.S. Highway 2 will accommodate most of the necessary or desired urban services.

U.S. Highway 2 bisects the planning area along an east/west direction. Rural roads, most of them dirt or gravel, venture out to the north and south into the woods from the highway (see Map A-6). Most of these local roads are travel routes for logging trucks and recreationists. Roads to local residences around the lakes are mostly substandard in terms of construction design and maintenance. Key collector roads in the planning area include the ACM Road, McKillop Road, and Elk Creek Road. The larger open roads tend to be USFS cost-share roads and the smaller roads tend to dead-end or they are gated most of the year. Easements that allow for the use of some of the roads by multiple parties are often vague, uncertain, or absent. Even "public rights" on some of the shared roads accessing the FAS is vague or absent. County responsibility for some of the road segments serving residential areas is often uncertain. The key to an internal road system is getting to and from U.S. Highway 2 with all legal rights and privileges.

Maintenance of the highway is good and facilitated by the nearby location of the Montana Department of Transportation (MDT) Crystal Creek facility. U.S. Highway 2 is “controlled access” along this highway segment so options for new approaches are limited. MDT is also responsible for fence maintenance along this segment of the highway.

Local telephone service is provided by Frontier Communications Company. DSL service for high speed internet is available. Cell coverage is also noticeably absent in the area. Electricity service is provided by Flathead Electric Coop. Most of the telephone and power infrastructure is along the U.S. Highway 2 right-of-way, making distance from the highway a constraint to providing new service.

Police service is provided by the Lincoln County Sheriff’s Department. There are no satellite police stations in the vicinity, so most of the emergency response and routine patrol is out of Libby. The Montana Highway Patrol is also a presence in the area, primarily related to highway safety enforcement. Ambulance service and fire protection for both structure and wildland situations is provided by the Fisher River Valley Fire/Rescue. This organization is currently upgrading the fire station near the Kicking Horse Bar and is installing an on-site tanker recharge facility. The insurance rating for the Fire Service Area is 6, so fire protection is considered above-average for most rural communities. To the extent possible, the effects on this rating by new development should be considered during the subdivision review process, including mitigation measures that would reduce fire risk and improve fire suppression.

There are no water or sewer districts in the planning area. Most water and sewer systems are individual.

Lincoln County owns and operates a solid waste transfer station in the planning area.

There are no county parks in the plan area. The Thompson Chain of Lakes FAS and Logan State Park are managed by FWP (see Map A-4). Current combined visitation estimates for the sites are 48,000 visits annually (FWP 2008 visitation report). Together, the State Park and

FAS provide 128 campsites and nine developed boat launches. Due to the remote location and a relatively modest amount of surrounding residential development, the FWP sites are managed with an emphasis on camping. A variety of recreational users enjoy the FWP sites in the TCL planning area, most notably anglers. Residential growth in the TCL planning area may result in more intensive site management by FWP, as demands shift from overnight camping to day-use.

What Are The Issues?

- **Remote location**
- **Protection of water quality, fish, and wildlife resources**
- **Change of use by Plum Creek**
- **Deterioration of recreational opportunities**
- **Quality of life issues**
- **Impacts of growth**

The Planning area is generally remote in terms of availability of services. Grocery stores, schools, medical, and major retail services are all distant from the TCL. Cell service is generally absent in this area. How will increased growth and development affect the provision of these and other convenience services?

The lake/land interface is perhaps the most sensitive area in terms of water quality. The proximity and intensity of uses in this interface can have a significant influence on water quality. New development potential around the water bodies is limited but existing uses are potential sources of water degradation from failing septic systems, fertilization of lawns, shoreline erosion, and other lakeshore activities. Water quality protection efforts need to consider existing and new growth. Some contend that the Open Range Law in Montana, which allows grazing of cattle in the area, may have some detriment to water quality when cattle move into wet areas to graze. Should there be development setbacks from water or limitations on the density of new development?

As emphasized throughout this Plan, Plum Creek is the largest private land owner (>91%) within the planning area. These lands reflect potential real estate opportunities. Some of the lands adjoin streams but most are inland from water bodies and reflect a variety of land features ranging from flat to steep topography to close or distant from public

services. Most of the frontage on the north side of Highway 2 is owned by Plum Creek. What kind of uses may be appropriate as Plum Creek sells or develops property?

Growth is going to happen, and change is inevitable. Even if new development does not occur in the planning area, growth in adjoining communities will "spill over" to the TCL. The existing recreation opportunities associated with the lakes and upland areas will be impacted by the increased pressure from growing populations. How should new development consider impacts to existing recreational facilities and opportunities?

New growth and development plus increased "outside" use of the area will affect "quality of life issues". Some of the local population may want it to "stay the way it is." Others may look at growth as an opportunity to obtain new conveniences. Most would probably like to have some input into how new growth develops, if for no other reason than keeping out something that could be perceived as being a "bad" outcome for the community. Is there a list of uses that should be actively encouraged or discouraged for the area?

Impacts of new growth are linked, in part, to the type, location, and intensity of development. Quality of development also influences perception and acceptability of new growth. The key to accommodating new growth is to place it where it belongs in context to the adequacy of infrastructure and sensitivity of the natural landscape. The ultimate density of future development will be influenced by the availability of services, land capability (water availability, topography, soil conditions, and other environmental considerations), important wildlife habitat, subdivision review, market conditions, and the extent to which open space is created through conservation purchases by public agencies. How should new development mitigate impacts to public services and other community attributes?

Expecting and Coping with Change …

- **Back to the purpose**
- **Try to direct growth**
- **Consider growth management**
- **Try to minimize impacts of new growth**
- **Try to influence acceptable types of new growth**

We all know that change is coming down the road. This can be an okay reality or a living frustration. One way of dealing with change is to guide it within community tolerances. Guidance can be accomplished by developing and using this plan to discern the merits of individual development proposals. To reiterate:

> *The underlying premise of the plan is to protect property rights and values by offering assurance that the types, locations, and density of future uses are consistent with the inherent quality and values of the region.*

Directing growth is an essential element to maintaining a livable community. There are a whole host of land use types that may or not be compatible to the TCL planning area. A land use plan typically identifies "districts" that accept certain uses. For example, a land use map can identify areas suitable for commercial uses, industrial uses, residential uses, and so forth. Without this type of guidance for uses, the possibility of co-locating incompatible uses increases. Should a chrome recycling facility be located within a residential neighborhood?

A concern of many of the local residents is that change may come too quickly and that certain community values will be lost forever. A strategy that should be considered with implementation is to place some average annual limits on the creation of new residential lots. Controlling the rate of growth might allow public services to better pace new growth. In

addition, careful siting and design of future development, and careful attention to who bears the cost of public services needed to support future growth, would help retain the community values that contribute so significantly to the quality of life currently enjoyed at TCL. A measured growth rate; development design and placement; and a fair strategy for funding public service costs are all needed in order to answer the question asked in the previous section, "*How should new development mitigate impacts to public services and other community attributes?"*

The public costs of new development can be mitigated to some extent by helping to guide development to suitable locations. The type and density of new development should be considered in relationship to the availability and quality of services. Primarily as part of the subdivision review process, new development should be responsible for mitigating its fair share of impacts to public infrastructure, including roads and utilities. Fire danger associated with the Wildland Urban Interface (WUI) should be considered for new and existing developments relative to safe egress/ingress, vegetation treatment adjacent to structures, water availability, and building materials. Replacement of berms with gates on unimproved roads adjacent to subdivisions should be considered as a proactive strategy to improve wildland fire response and protection in the interface area. To the extent possible, new development should consider impacts to recreation facilities and mitigate proportionally to the impacts.

In the absence of a land use plan and other regulatory tools, a tract of land can be used for almost anything desired by the landowner. Only a few regulations currently affect land use, including permit requirements for sanitation and storm water issued by the Montana Department of Environmental Quality (DEQ); water rights by DNRC; flood plain restrictions administered by FEMA and the Lincoln County Floodplain Administrator; Open Range laws; subdivision of land

administered by Lincoln County; and a few other miscellaneous regulations. In accordance with state law, Lincoln County notifies public service agencies and other interested parties of proposed subdivision applications, in order to obtain detailed information and suggestions on how the developer can avoid, reduce, or otherwise mitigate potential impacts.

Subdivision regulations also require an Environmental Assessment (EA) of a proposed subdivision's potential impacts. A Planned Unit Development (PUD) process for larger development proposals would likely require a higher level of environmental review as compared to typical subdivision applications. Environmental Impact Statements (EIS) apply to state and federal actions but not to actions by private landowners or the county. Despite these existing regulations, none specifically exclude most uses or where those uses can develop. A neighborhood plan by itself or in conjunction with other regulatory tools can help identify the acceptable types of uses and guide those uses to logical or preferred locations.

Guiding Statements

A community vision can be described by identifying community goals. The goals can be further described by policy statements that explain strategies for achieving the goals. This section identifies goals and policies relevant to the following community elements within the framework of maintaining the integrity of the natural resources and providing opportunities for continued growth:

- **Recreation**
- **Infrastructure**
- **Land use**
- **Natural resources**

Goal: To maintain the quality and diversity of recreational opportunities for current and future generations.

Policies:

- Maintain and improve public access to TCL along the Highway corridor
- Identify and develop regional trail systems for pedestrians, horseback riders, and off-road vehicle (ORV) users
- Improve public access via trails or roads to public lands
- Seek conservation opportunities to maintain opportunities for public use of certain identified lands for recreation, including hunting.
- Attempt to secure connectivity of the Thompson and Fisher River Conservation easements.
- Maintain and improve developed public recreation facilities in cooperation with FWP, Forest Service, land developers, and the public, while striking a balance among a wide variety of users. Investigate the feasibility of new or additional water and land recreational opportunities, but recognize there may be limits to how much human activity the resource can absorb.

- New development should attempt to mitigate increased recreational demands by providing common recreational amenities on-site and/or provide off-site mitigation to improve public facilities in public use recreation sites.

Goal: To improve the transportation and utility infrastructure for current and future generations.

Policies:

- Require new development to extend infrastructure necessary to service the developed parcels
- Attempt to establish a collector road network north and south of U.S. Highway 2
- Complete an inventory of forest roads to identify for potential motorized use
- Explore opportunities for improved cell phone service
- Establish design standards for new cell phone towers
- Clarify public ownership and maintenance responsibilities for roads serving existing developed parcels
- Coordinate with the Forest Service, FWP, Plum Creek, and DNRC on access and use of cost share roads
- Require paving of roads in new developments
- Secure public access easements for regional road and trail systems on a priority basis and with identified ownership and maintenance responsibilities

Goal: To guide new development to the appropriate locations.

Policies:

- Identify suitable locations for residential, commercial, industrial, and professional services
- Identify acceptable densities for new residential developments
- Identify a list of land uses acceptable for each land use category

- Establish development standards related to building design, height (including ridgeline development), and setbacks, public infrastructure, wildfire hazard reduction, signage, and wildlife avoidance

Goal: To maintain the natural resource values in consideration of increased growth and development.

Policies:

- Identify important fish and wildlife habitats and other sensitive areas
- Develop strategies that help maintain long-term protection of sensitive areas, including important fish and wildlife habitats
- Seek conservation opportunities via conservation easements or fee purchases to protect sensitive areas, including important fish and wildlife habitats.
- Attempt to secure connectivity of the Thompson and Fisher River conservation easements.
- Support a fishery management plan that maintains the high quality sport fishing through strategies that encourage supplemental stocking of game fish, maintenance of habitat, and removal of unwanted species
- Establish standards for the protection of wetlands, riparian corridors, steep slopes, and other sensitive areas
- Recognize importance of land management practices related to ranching and forestry
- Seek cooperative solutions to open range conflicts created when cattle move into sensitive shoreline or landscaped areas.
- Encourage land trades, land consolidations, and/or purchase agreements to improve land management by DNRC, Forest Service, FWP, and Plum Creek or as a strategy to improve public access or to protect critical resources

Implementation

Up to this point in the document, there is an underlying theme that change is coming and that it is better to plan for change in order to protect the values of the community. Those values are outlined in a general description of goals and policies. The second part of the planning process is to discuss ways of implementing the Plan. For example, this Plan will not offer much guidance to the County Commissioners, if we indicate a desire to separate land uses (Commercial, Industrial, Residential, Professional services, etc) but fail to show locations on a map. The same failing would result if we do not prepare a list of accepted uses or density of development and so forth. Suggestions for how this Plan might be implemented are outlined below.

Voluntary Guide

This Plan can be expanded to address the goals and policies by making maps and conclusions related to land uses, land densities, location of uses, public access roads and trails, critical resource areas, development standards, mitigation requirements, and more, with the end product serving as a voluntary guide for land use decisions. The con to this approach is that it is voluntary. To be successful, all land owners would need to cooperate and not “bolt” from the Plan as soon as it gets in the way of a development idea. In all likelihood, the Plan would sit on a shelf and not be dusted off until some land use is proposed that mobilizes the emotions of the community. At which point, the community will realize that the Plan is a volunteer guide and has no teeth to affect the outcome of a contentious land use issue.

County Policy

Under this approach, the Plan plus the interpretive maps (slopes, transportation, land use designations, etc) would be adopted as a neighborhood plan under the authority of the state Growth Policy legislation. The adopted Plan would serve as a guide to new subdivision development in the planning area and could influence the location, type, and density of new subdivided lots. As a policy document, the Plan could not influence new uses on existing parcels of record so there could still be a chrome recycling facility in a residential neighborhood.

Unfortunately at this time, that portion of the planning area within Sanders County cannot be adopted since Sanders County has no Growth Policy. Given the choice between voluntary adherence and official county policy, the best outcome would be the adoption of this Plan (excluding that area within Sanders County) by Lincoln County.

Neighborhood Plan and Neighborhood Zoning

This product includes the Plan and maps plus zoning as a strategy for the county to implement the intent of the Plan. In this situation, all new land use proposals would need to comply with zoning regulations that detail permitted uses and associated development standards (height, bulk, location, etc). As with the previous scenario, this product cannot be adopted in Sanders County until adoption of a county Growth Policy. It is recommended that zoning be adopted within one year of Plan adoption.

Petition Zoning

Another approach to developing a document with “teeth” is to adopt a development district as authorized under 76-2-101, Montana Code Annotated (MCA). This process is initiated by petition of landowners who request adoption of a development district by the County Commissioners. This might be the best solution for that area of the Plan lying within Sanders County.

Adoption of the Plan by the County plus Part 2 zoning (see above) is the recommended approach.

Growth Management

Another potential strategy for implementing goals of the plan includes growth management tools such as:

- Limiting the creation of new platted lots (with an average lot size less than 20 acres) to a 5 year average of 25 lots per year.
- Limiting the creation of larger (>20 acres <160 acres) platted lots to a 5 year average of 5 per year.
- Restricting sales on some Plum Creek lands, through a voluntary approach, for a period of 5 years to better manage the pace and location of new growth (see Recreation Reserve Lands, Map B-2).
- Provide opportunities for the occasional master planned development projects (outside the above limitations) that would be reviewed under a more aggressive public review process such as a planned unit development (PUD).
- Locate future development in the least environmentally sensitive areas, and design future development to minimize adverse impacts on water quality, fisheries, and wildlife.
- Utilize subdivision review to consider the costs of public services and appropriate mitigation strategies to accommodate new development.

The details of this type of growth management plan would be explored and refined with development and adoption of implementation regulations. The regulations would need to recognize that growth is largely driven by market demand so averaging the creation of new lots is more practical than establishing a yearly allotment. Another aspect of growth management that would need to be considered is the equitable distribution of “growth” amongst all the different landowners. This growth strategy, in general, “flies in the face” of traditional private property rights so it must be linked to a broader community-wide effort to secure (purchase) and maintain desired open space. In the absence of a sincere effort and success in achieving conservation outcomes for critical habitat or important recreational lands, the growth limitations would sunset.

Map Exhibits to the Narrative

Listed below are a series of maps that help define the location and general character of the planning area. The maps are included at the end of this document.

- **Vicinity Map (Map A-1)**
  - This map provides a regional context to the planning area relative to a multi-state perspective and shows planning area's proximity to the nearby communities of Kalispell and Libby.

- **Ownership Map (Map A-2)**
  - This map depicts the general ownership patterns of the planning area and gives some indication of land available for future development potential. Plum Creek dominates the ownership in the area with smaller in holdings by FWP, DNRC, USFS, and small private parcels around the lakes.

- **Unique Features Map (Map A-3)**
  - This map is intended to indicate general locations of known observations of special plant and animal species or other unique natural features. In addition, the map shows the likely big game movement corridors within the planning area. These are general locations that would need to be confirmed through further studies or concurrent with land use proposals in proximity to the mapped locations.

- **Recreation Map (Map A-4)**
  - This map depicts the location of the Thompson Chain of Lakes Fishing Access Complex, Logan State Park, location of the existing Conservation easements held by FWP, and new regional trail corridors that could be constructed in the future with implementation of this Plan. Although not shown specifically on the map, the vast majority of the planning area is also important for ORV use, hunting, and other recreational opportunities. Plum Creek lands have an Open Lands policy that supports hunting opportunities, in particular.

- **Site Physiography Map (Map A-5)**
  - This map visually depicts the general topography of the Planning area. It shows a valley floor with lakes and flanking mountainous topography and general watershed patterns. Topography has a strong influence on potential land use type and density. The conceptual density map reflects, in part, the topography of the landscape. In a general sense, density would decrease with increased topography. Proximity to existing services, including roads, is another factor influencing the conceptual density map. Site specific analysis, such as subdivision review, would identify other constraints that may influence allowable density.

- **Transportation Map (Map A-6)**
  - This map shows a myriad of roads leading from the main U.S. Highway 2 transportation corridor. Most of the roads are used for logging purposes and most are gated seasonally and often dead-end. The existing roads can be used as a template for identifying improved transportation networks of collector and local roads.

- **National Land Cover Database 2001 (Map A-7)**
  - The purpose of this map is to generally describe the type of land cover within the planning area. In simple terms, the planning area is dominated by hillsides of coniferous (evergreen) trees and valleys bottoms with coniferous, wetland, and other riparian vegetation. Some plant species of “Special Concern” are identified in Map A-3. Project review for subdivisions, as an example, would be responsible for identifying site-specific vegetation characteristics.

Plan Implementation Maps, Charts, and Impact Mitigation Strategies

Listed below are a series of maps that respond, in part, to the goals and policies of the Plan. These maps reflect current situations and could be amended from time to time in concurrence with regular 5 year reviews. These maps are included in Section B at the end of this document.

- **Conceptual Transportation Map (Map B-1)**

  - The Plan can be used to help identify and establish long term public access throughout the planning area. This would include identifying a system of collector roads that would provide improved public vehicular access and a system of trails that could improve backcountry recreational opportunities. The improved road and trail systems (for future trail opportunities see Map A-4) would be accomplished through a variety of collaborative efforts and via voluntary easements established through subdivision proposals and land sales. The map exhibit provides some conceptual ideas or concepts on how a regional road and trail network might be considered for the planning area. Areas could also be identified for ORV and other such uses.

  - **Resource Protection Guidelines to Accompany Conceptual Layout of Public Access Routes**

    - Maintain vegetated buffers from water bodies, wetlands, riparian areas, and other environmentally sensitive areas such as common loon nesting sites, bald eagle nests, etc.
    - Support wildlife overpasses/underpasses as an element of future Highway 2 improvements, to promote highway safety and safe wildlife movement.

- **Potential Trade or Acquisition Lands and Recreation Reserve Lands (Map B-2)**

  - Land trades can be used to achieve the management objectives of such agencies as FWP, USFS, DNRC, and Plum Creek. DNRC might benefit from consolidating small parcels into grouped blocks of land. Some land exchanges may remedy issues related to access. The FWP ownership pattern around the lakes was partially accomplished through land trades and this tool may be useful for future management objectives. The map is intended to show "possibilities" and is not intended to be limiting potential trade opportunities. Another component of this map is lands designated for "Recreation Reserve". These are lands that Plum Creek does not intend to sell to other private interests for a period of 5 years, ending on March 31, 2015. Please refer to the "note" language on map B-2 for more information on the intent of Recreation Reserve lands.

  - **Resource Protection Guidelines for Future Land Trades/Acquisitions**

    - To the extent practical, maintain public access to recreational resources.
    - Facilitate recreational site management.
    - Facilitate private land development at suitable locations.

- **Conceptual Land Use Designation Map (Map B-3)**

  - The purpose of this map is to provide a general concept of how land uses might be distributed throughout the planning area. Identified categories of land uses include "Neighborhood Commercial", "Light Industrial", and four densities of "Residential". The intent would be to guide new development to the appropriate locations. This map would also be the foundation for future zoning districts and permitted uses. The identified density designations would be applied based on "average density" not minimum lot sizes.

  - One purpose of this map is to discourage strip commercial development along the highway and to discourage higher densities of development in sensitive or remote locations. Residential land use density ranges between a high of 1 unit per acre to a low of 1 unit per 40 acres, on an average. The land use designations are intended to identify general locations of density based on such considerations as topography and proximity to services but more site specific analyses could influence the ultimate density potential of a particular parcel. Other density-influencing factors could include water availability, important wildlife habitat, soils, and other natural and physical conditions.

  - **Resource Protection Guidelines to Accompany Land Use Designations**

    - Maintain vegetated buffers from streams, wetlands, other water bodies, riparian areas, wildlife corridors, and other environmentally sensitive areas.
    - Promote cluster development, maintain contiguous areas of undeveloped open space, and keep environmentally sensitive areas, including fish and wildlife habitat, in a healthy condition.
    - Promote transfer of development density to the least environmentally sensitive areas.

- Actively work with public agencies and private land trusts to identify lands for resource protection.

- **Infrastructure Funding Guidelines for Land Use Designation Map**
  - Promote the updating of existing solid waste transfer site to a bear-proof condition, and the addition of more bear-proof collection sites as needed to support future growth.
  - Coordinate the provision of public services through subdivision review and/or a county adopted capital improvements plan

❖ **Chart: Land Uses Associated with Land Use Designations**

- The land use chart on the next page offers conceptual information that could be considered while developing zoning regulations. It identifies a list of general uses that might be appropriate to each land use district identified in the Conceptual Land Use Designation Map (B-3) *[NOTE: the designation of PR – Public Recreation on the map is not listed in the chart, rather its uses would be those identified in FWP's 2006 Update to the Thompson Chain of Lakes Management Plan.]*

- This chart of uses would be a guide for selecting and locating future uses in developing a zoning text which would provide the details to permitted and conditional uses, density, and administrative processes. Until such time as the neighborhood proposes a zoning ordinance, the chart would not be used by the County for the basis of denying proposed projects. In addition, the listed uses may be appropriate for current expectations but may need to be expanded based upon future needs. As with other elements of this Plan, it is expected that this Plan will be reviewed and amended on regular intervals (at least every 5 years) to reflect current philosophies, trends, and conditions.

Land Uses Associated with Land Use Designations

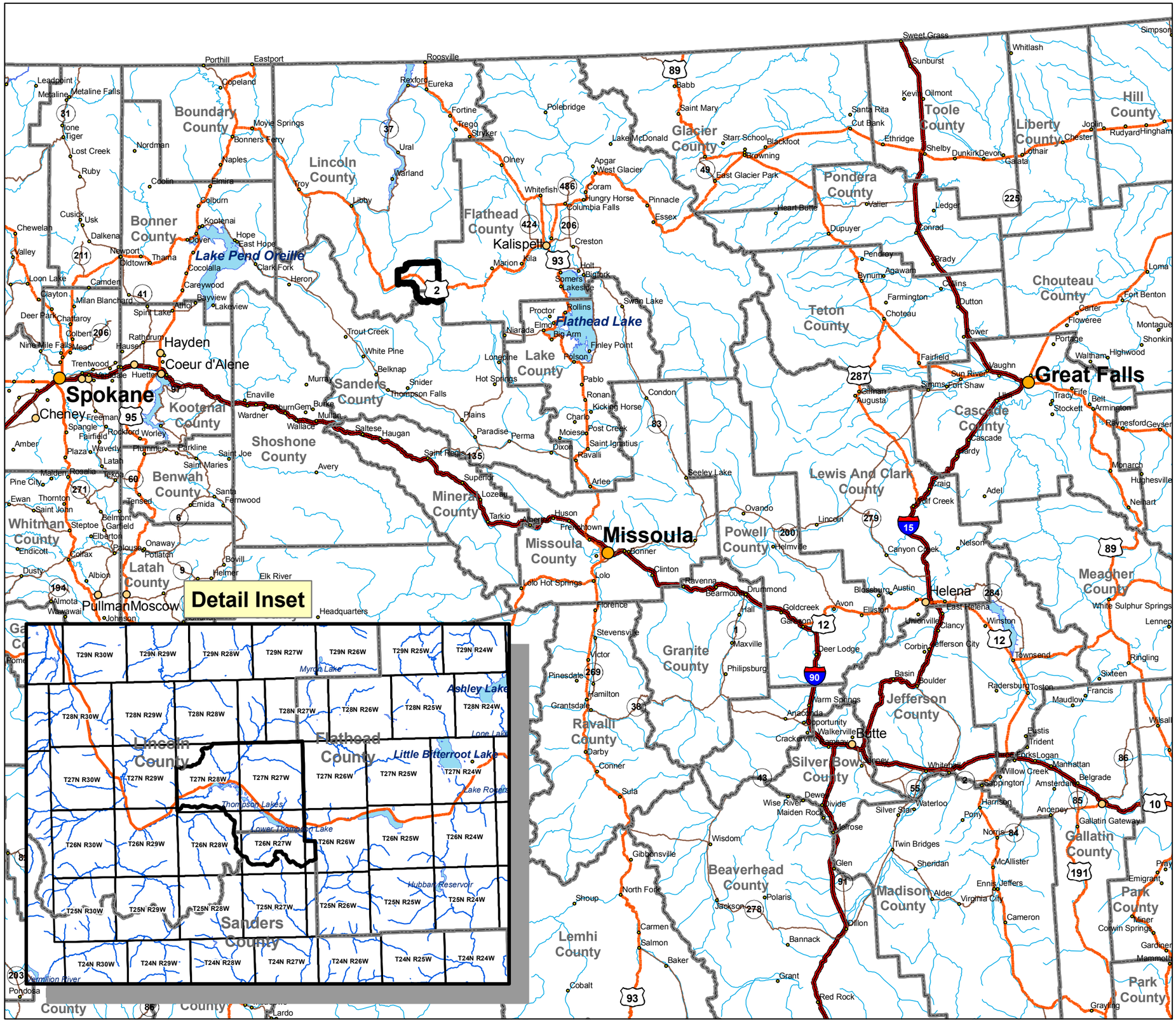
Permitted Use	Land Use Designation					
	CD	RD	TD	LD	N-C	N-I
1. airplane landing field	■	■	■	■		■
2. attorney, tax consultant, bookkeeper, cpa, appraiser, similar					■	
3. automobile repair shop						■
4. barber shop/salon					■	
5. brokerage firm					■	
6. church	■	■	■	■	■	
7. clothing store					■	
8. contractor yard						■
9. container site						■
10. convenience grocery					■	
11. day care	■				■	
12. dude ranch		■	■	■		
13. engineer, architect, planner					■	
14. equestrian camp		■	■	■		
15. farming	■	■	■	■	■	■
16. financial institutions					■	
17. fire service provider	■	■	■	■	■	■
18. gas/fuel stations					■	■
19. golf course	■	■	■	■		
20. gravel extraction and related processing		■	■	■		■
21. health club/gym					■	
22. high tech assembly that requires no emissions					■	■
23. home occupations	■	■	■	■		
24. hunting/trap club		■	■	■		
25. landfill				■		■
26. laundry					■	
27. logging	■	■	■	■	■	■
28. medical/dental offices					■	
29. mobile home parks	■					
30. motel					■	
31. mini storage						■
32. outfitter					■	
33. parks	■	■	■	■	■	■
34. police station	■				■	
35. post office	■				■	

Permitted Use	Land Use Designation					
	CD	RD	TD	LD	N-C	N-I
36. public offices					■	
37. ranching	■	■	■	■		
38. realtor					■	
39. recreation club (snowmobile, ORV, skiing, similar)	■	■	■	■		
40. resort with mixed uses	■	■	■	■		
41. restaurant					■	
42. rock quarry		■	■	■		■
43. RV parks	■	■				
44. schools	■				■	
45. single family dwellings	■	■	■	■		
46. small engine repair						■
47. spa					■	
48. sporting goods					■	
49. tavern (incidental gaming)					■	
50. title company					■	
51. Wind Turbines			■	■		

Legend:
CD=Community density
RD=Rural density
TD=Transition density
LD=Low density
NC=Neighborhood Commercial
LI=Light Industrial

Thompson Chain of Lakes Neighborhood Plan

Regional Vicinity Map



Legend

- Planning Boundary
- County Line

Road Type

- Interstate
- US Highway
- State Highway
- Lakes/Reservoirs
- River/Perennial Stream

Cities/Towns

- Less 10,000
- 10,000 - 49,999
- 50,000 - 249,999
- 250,000 - 499,999
- 500,000 Plus

N W E S

Scale In Miles

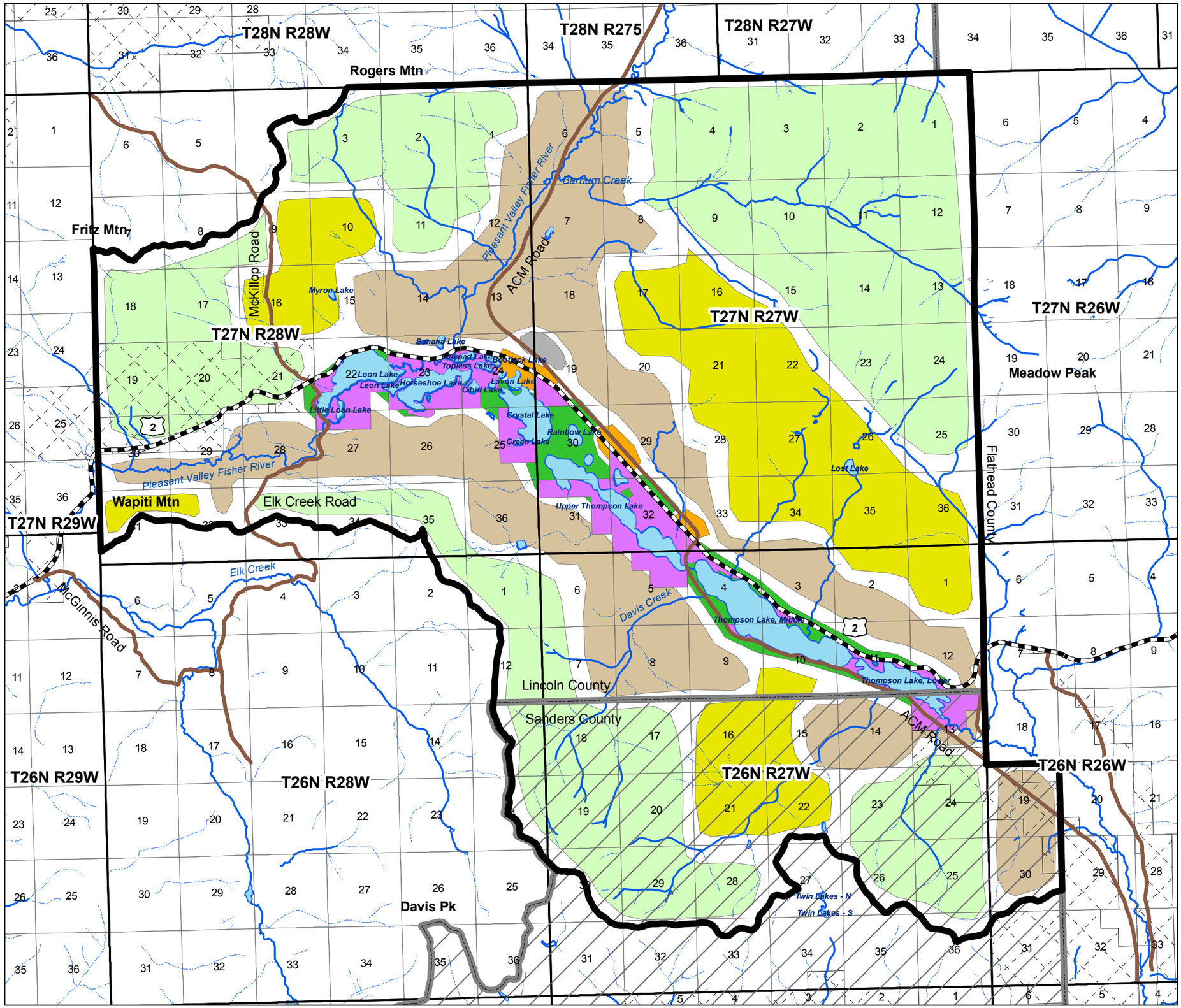
0 10 20 30 40

A-1

Feb. 11, 2010 GIS Services/JWW

Thompson Chain of Lakes Neighborhood Plan

Conceptual Land Use Designation Map



Land Use Type	Abbr	Ave. Density
Low Density	LD	1:40
Transition Density	TD	1:20
Rural Density	RD	1:5
Community Density	CD	1:1
Neighborhood Commercial	NC	NA
Light Industrial	LI	NA
Public Recreation	PR	NA

Legend

- Planning Boundary
- County Line
- US Highway 2
- Major Roads
- Lakes
- River/Perennial Stream
- Intermittent Stream
- Conservation Easements
- Sanders County

Land Use Type

- LD
- TD
- RD
- CD
- NC
- LI
- PR

That portion of Plan area in Sanders County is for informational purposes only.

N W E S

Scale In Miles

0 0.4 0.8 1.2 1.6

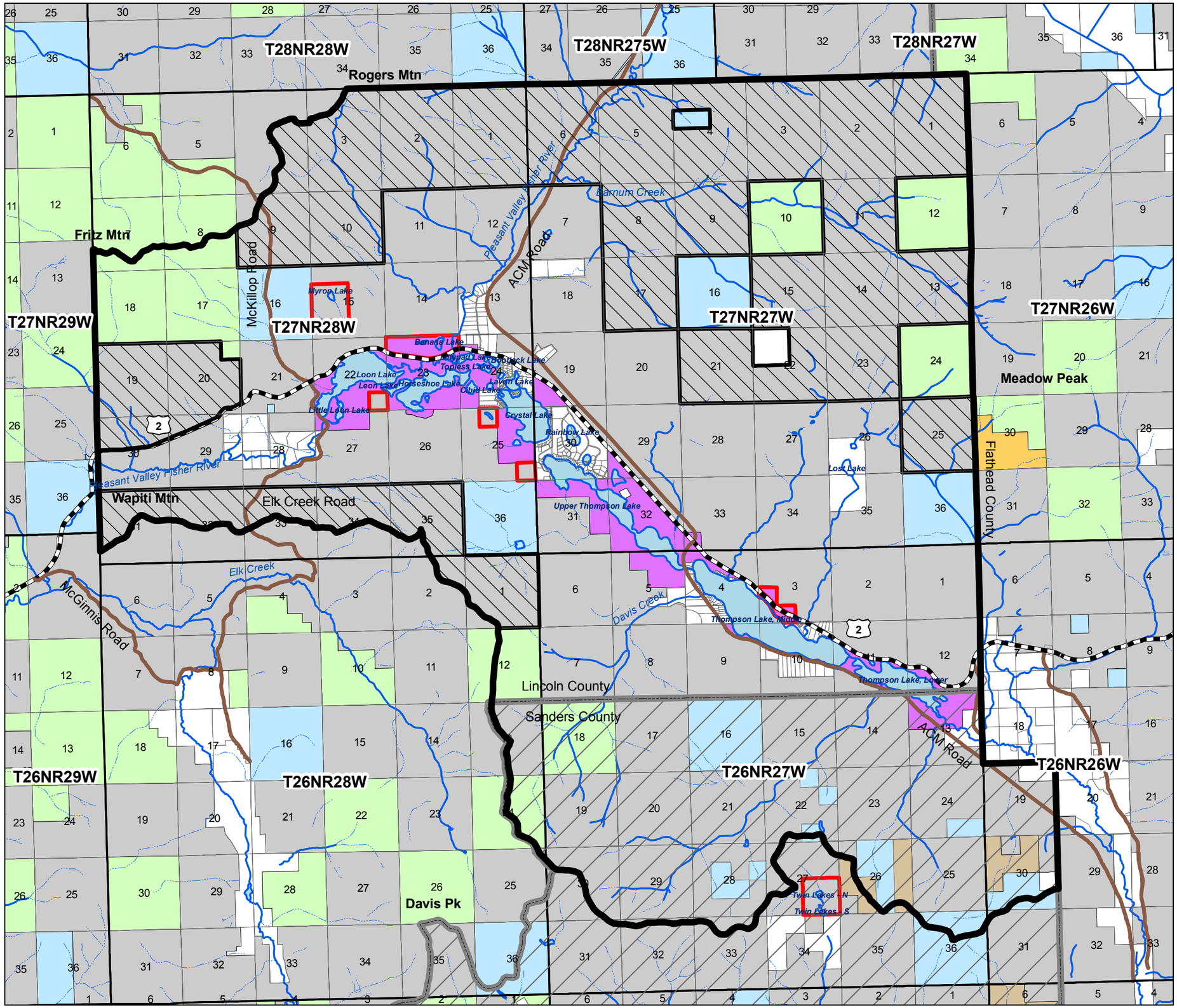
B-3

Feb. 11, 2010 GIS Services/JWW

Thompson Chain of Lakes Neighborhood Plan

Potential Trade or Acquisition Lands and Recreation Reserve Lands

FWP, Plum Creek, and/or DNRC may want to trade lands or do other land transactions to achieve management objectives.



Legend

Potential Trade Parcels

Land Owner

- PCT
- STATE TRUST LANDS*
- FWP
- Recreation Reserve Lands**
- Planning Boundary
- County Line
- Sanders County
- Lakes
- River/Perennial Stream
- Intermittent Stream
- US Highway 2
- Major Roads

Ownership

- PVT/Others
- PCT
- USFS; USFWS
- STATE TRUST LANDS
- FWP
- STOLTZE
- STIMSON
- Water

*Note:
DNRC Trust Land Management Division Real Estate Management Plan considers sale (land banking), or exchange of Trust Lands appropriate under certain circumstances. Eligibility for sale or exchange is determined case by case based on review of applicable statutes, rules, and policy.

**NOTE:
These lands do not necessarily represent any unique or particularly important wildlife habitat features but do have local interest for recreation. Plum Creek has no plans to sell the identified properties within the next 5 years. However, circumstances can change and should Plum Creek wish to list these properties for sale with a broker, real estate agent or multiple listing service prior to March 31, 2015, Plum Creek agrees to first provide FWP not less than 180 days advanced notice of the intent to list. This accommodation does not imply whether a sale to FWP will be ultimately possible, nor does it preclude sales to third parties including but not limited to affiliated entities, adjacent landowners or other interested parties.

That portion of Plan area in Sanders County is for informational purposes only.

N W E S

Scale In Miles

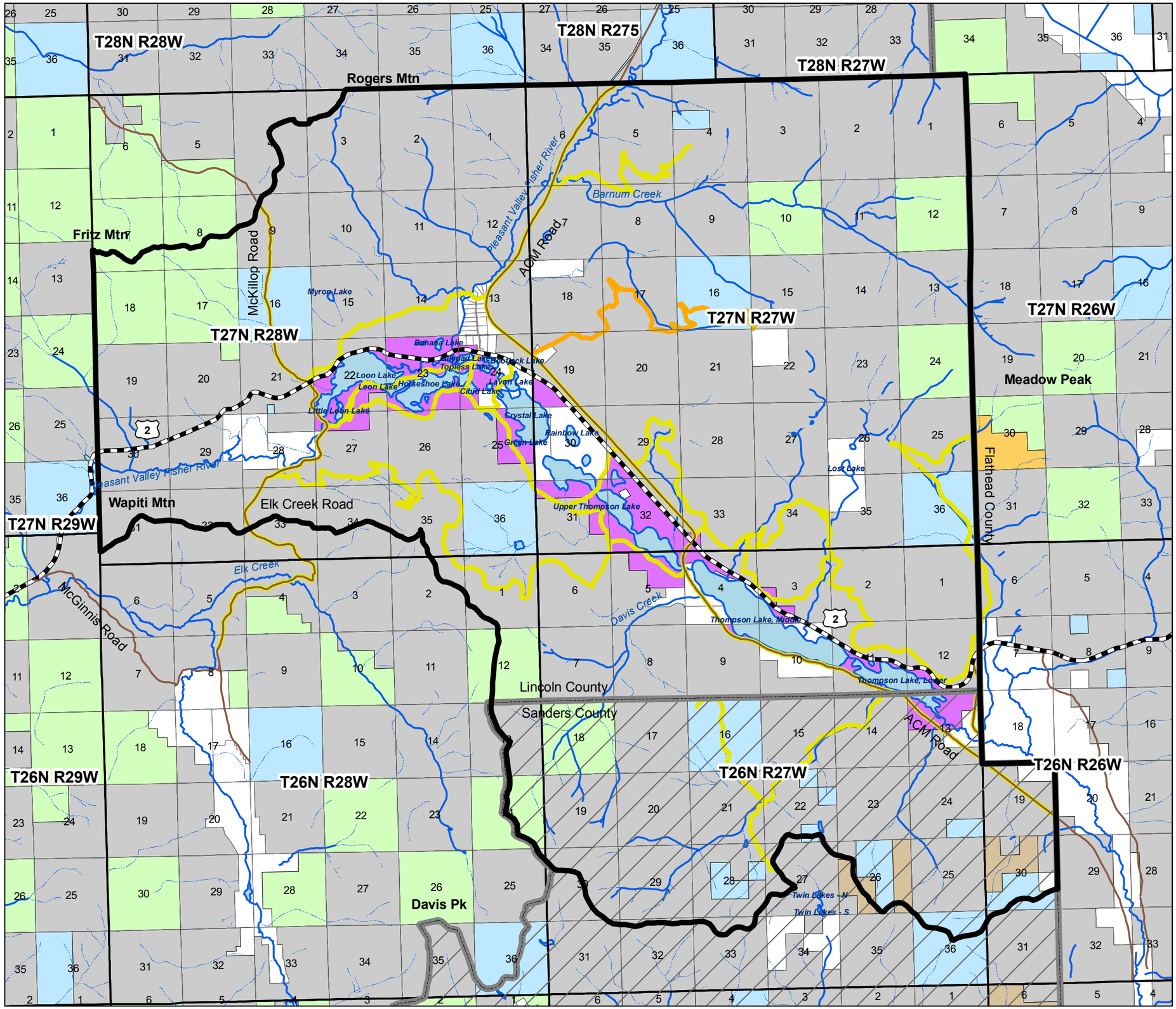
0 0.5 1 1.5 2

B-2

Feb. 11, 2010 GIS Services/JWW

Thompson Chain of Lakes Neighborhood Plan

Conceptual Transportation Map



Legend

- Planning Boundary
- Conceptual Secondary & Public Access Roads
- Conceptual Open Seasonally for Motorized & Year Round for Non-motorized
- County Line
- Sanders County
- US Highway 2
- Major Roads
- Lakes
- River/Perennial Stream
- Intermittent Stream

Ownership

- PVT/Others
- PCT
- USFS; USFWS
- STATE TRUST LANDS
- FWP
- STOLTZE
- STIMSON
- Water

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N W E S

Scale In Miles

0 0.4 0.8 1.2 1.6

B-1

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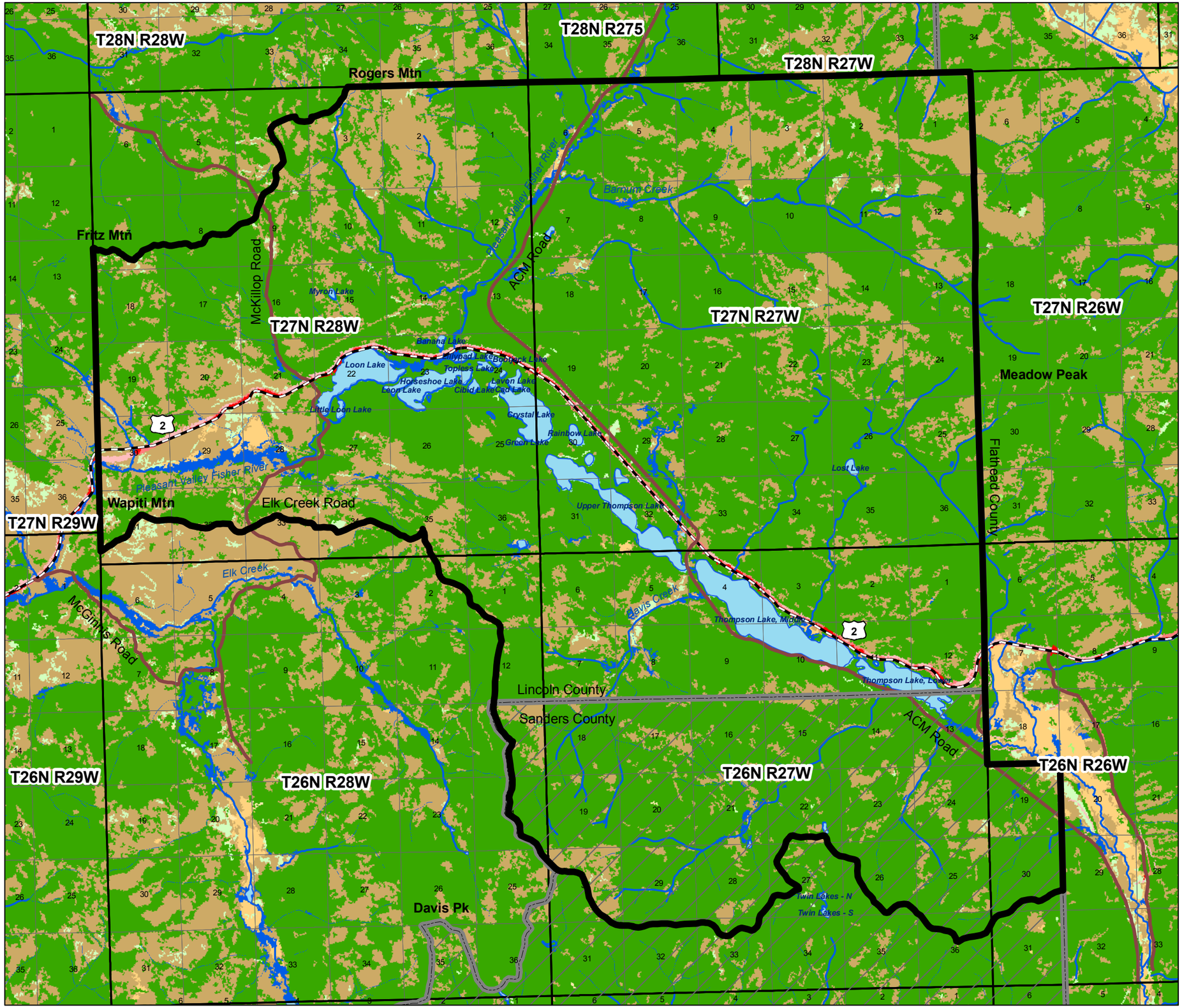
Thompson Chain of Lakes Neighborhood Plan

National Land Cover Database 2001



Legend

- Planning Boundary
- County Line
- Sanders County
- US Highway 2
- Major Roads
- Lakes
- River/Perennial Stream
- Intermittent Stream

NLCD Info

- Open Water
- Developed, Open Space
- Developed, Low Intensity
- Developed, Medium Intensity
- Developed, High Intensity
- Barren Land (Talus, gravel pits, etc.)
- Deciduous Forest
- Evergreen Forest
- Mixed Forest
- Shrub or Small Trees
- Grassland
- Pasture or Hay
- Cultivated Crops
- Wetlands

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N W E S

Scale In Miles

0 0.5 1 1.5 2

A-7

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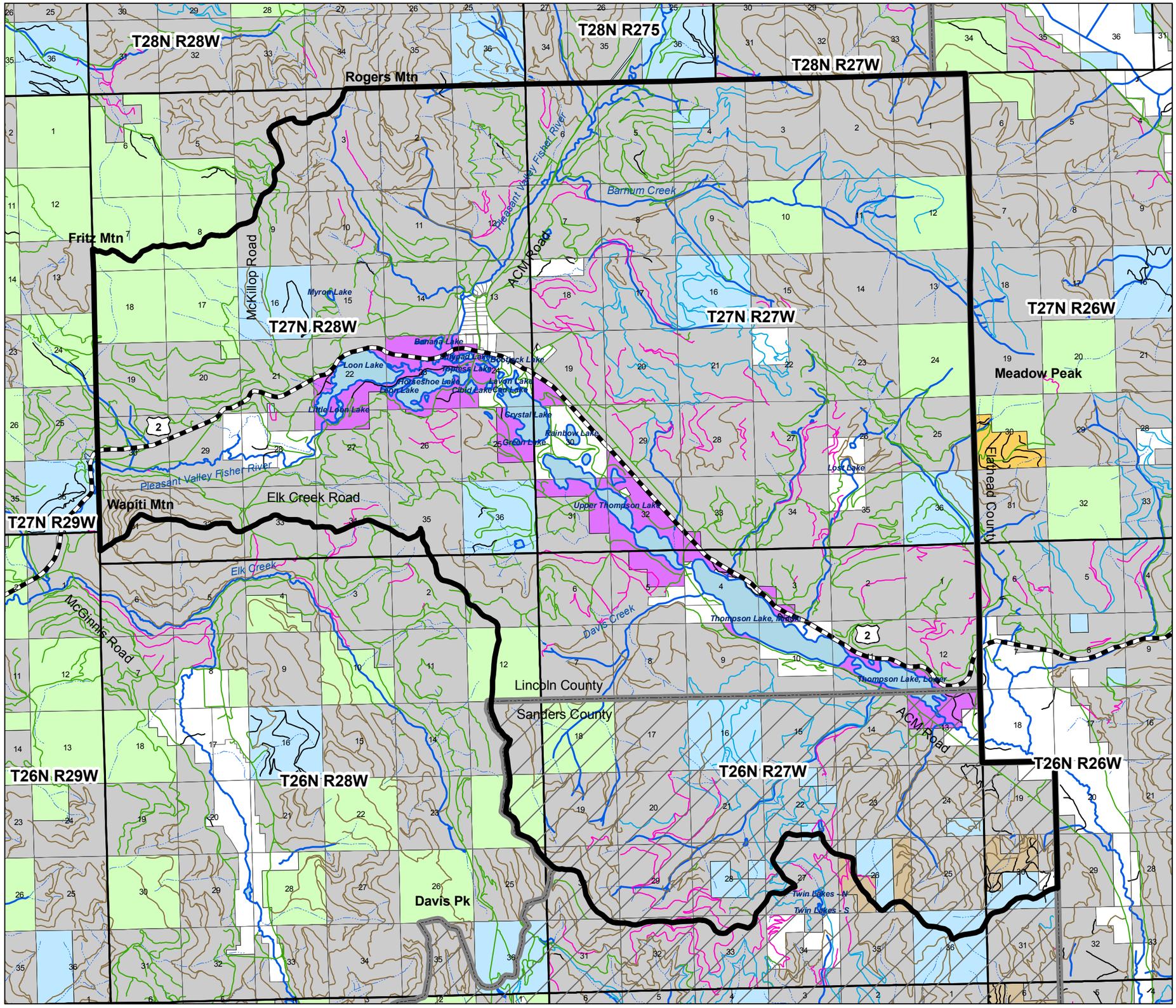
Thompson Chain of Lakes Neighborhood Plan

Transportation Map



Legend

- Planning Boundary
- County Line
- Sanders County
- US Highway 2

Road Closure Status

- Other
- Open
- Gated Seasonally
- Gated Year Round
- Closed Barrier
- Unknown
- Lakes
- River/Perennial Stream
- Intermittent Stream

Ownership

- PVT/Others
- PCT
- USFS; USFWS
- STATE TRUST LANDS
- FWP
- STOLTZE
- STIMSON
- Water

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N W E S

Scale In Miles

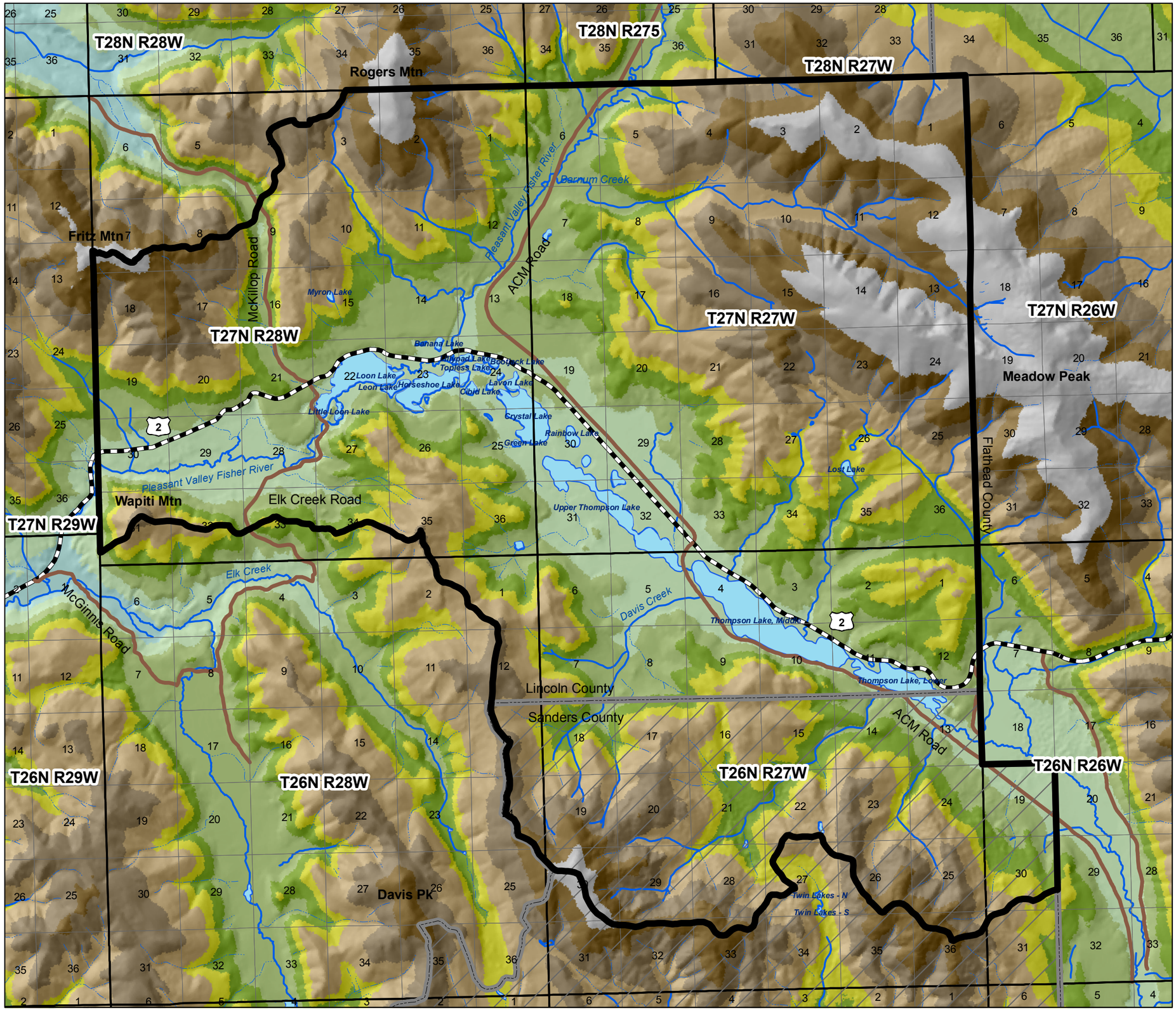
0 0.5 1 1.5 2

A-6

Feb. 11, 2010 GIS Services/JWW

Thompson Chain of Lakes Neighborhood Plan

Site Physiography



Data	
Total Acres	65,567
Acres > 25% Slope	30,044
Major Lakes	
Loon Lake	
Horseshoe Lake	
Leon Lake	
Lilypad Lake	
Bootjack Lake	
Lavon Lake	
Crystal Lake	
Rainbow Lake	
Lower Thompson Lake	
Middle Thompson Lake	
Upper Thompson Lake	
Myron Lake	
Lost Lake	
Major Streams	
Pleasant Valley Fisher River	
Elk Creek	
Davis Creek	
Barnum Creek	

Legend

- Planning Boundary
- County Line
- US Highway 2
- Major Roads
- Lakes
- River/Perennial Stream
- Intermittent Stream
- Sanders County

Elevation (Feet)

- < 3,200
- 3,201 - 3,400
- 3,401 - 3,600
- 3,601 - 3,800
- 3,801 - 4,000
- 4,001 - 4,500
- 4,501 - 5,000
- 5,001 - 5,500
- 5,501 +

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Scale In Miles

0 0.5 1 1.5 2

A-5

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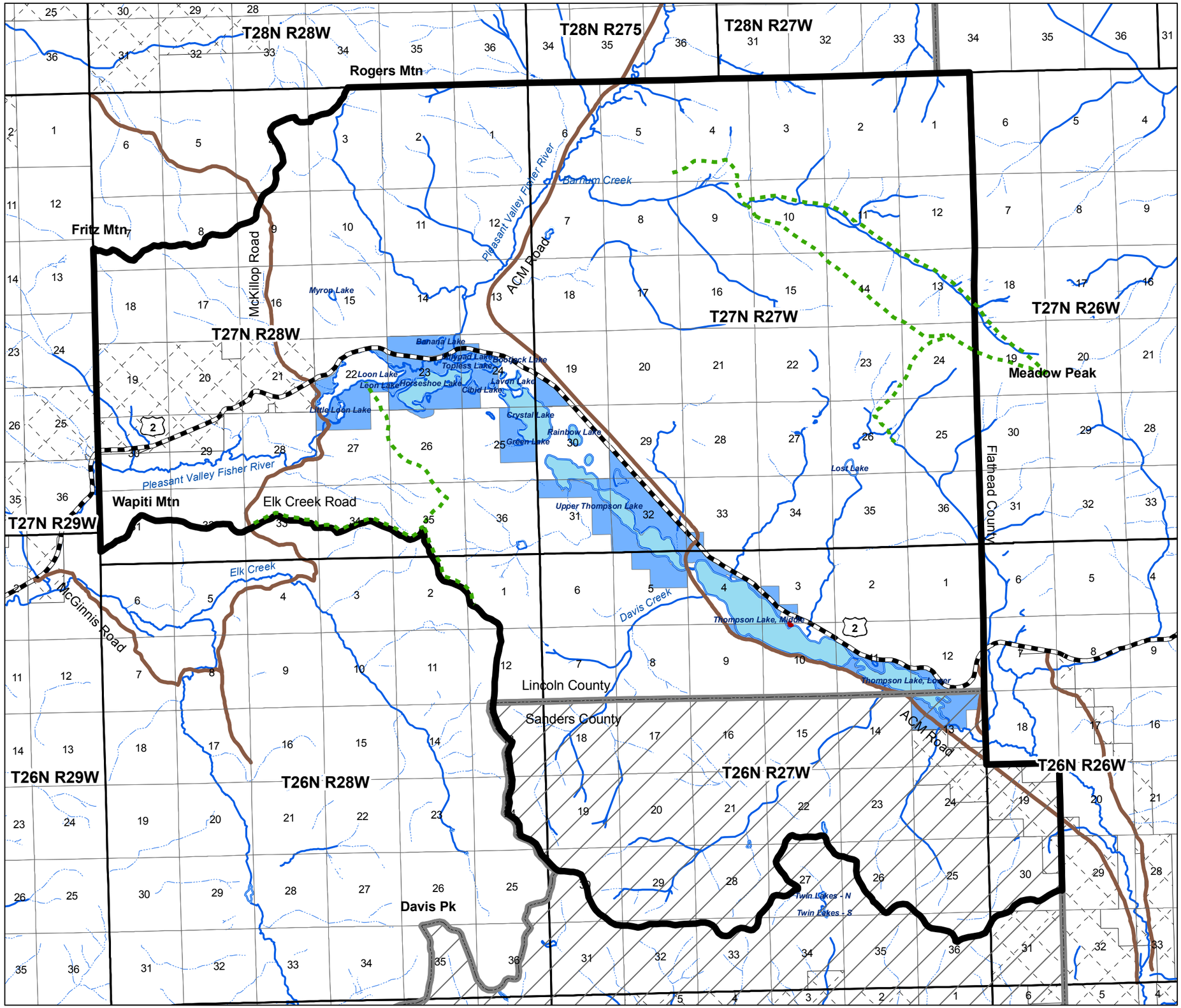
Thompson Chain of Lakes Neighborhood Plan

Recreation Map



Legend

- Planning Boundary
- Conceptual Trail System
- Logan State Park (Middle Thompson Lake)
- Thompson Chain of Lakes Fishing Access Site Complex
- Thompson - Fisher Conservation Easements
- County Line
- Sanders County
- US Highway 2
- Major Roads
- Lakes
- River/Perennial Stream
- Intermittent Stream

That portion of Plan area in Sanders County is for informational purposes only.

N W E S

Scale In Miles

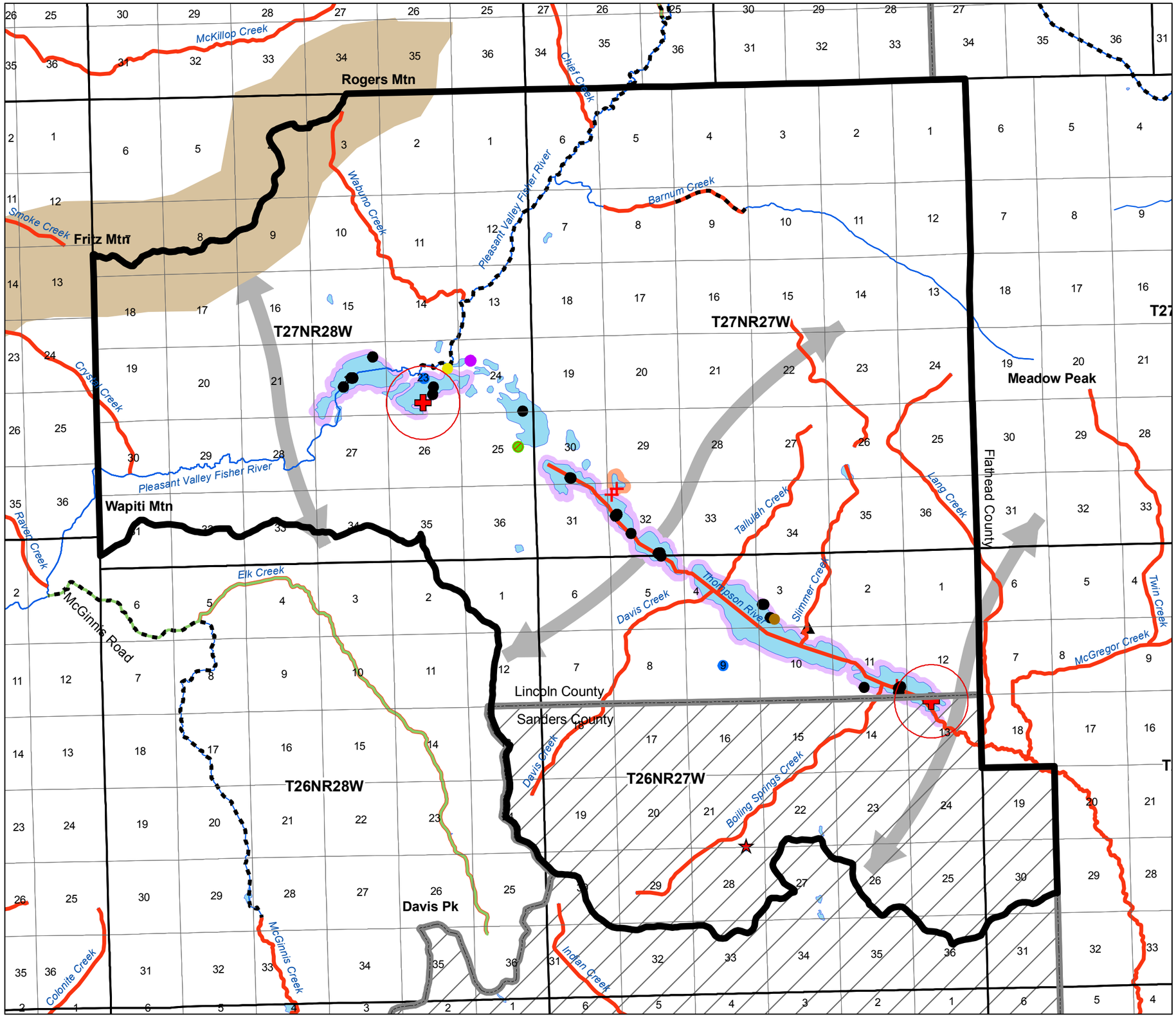
0 0.4 0.8 1.2 1.6

A-4

Feb. 11, 2010 GIS Services/JWW

Thompson Chain of Lakes Neighborhood Plan

Unique Features Map



Legend

- Planning Boundary
- County Line
- Sanders County

Point Observations

- American Bittern
- Alder Flycatcher
- Bald Eagle
- Common Loon
- Great Blue Heron
- Western Pearlshell
- Western Toad
- Boiling Springs

FWP Fish SOC Distributions 11/19/2009

- Columbia Basin Redband Trout
- Torrent Sculpin
- Westslope Cutthroat Trout
- Other FWP Fish Distribution Streams

Plant SOC

- Slender Cottongrass
- Pod Grass
- Water Bulrush
- Scorpidium moss

Species Occurance

- Common Loon
- Western Toad
- Bald Eagle Nest 0.5 mile Buffer
- Regional Wildlife Linkage Corridor
- General Locations of likely Big Game Movement Corridors

That portion of Plan area in Sanders County is for informational purposes only.

Scale In Miles

0 0.5 1 1.5 2

A-3

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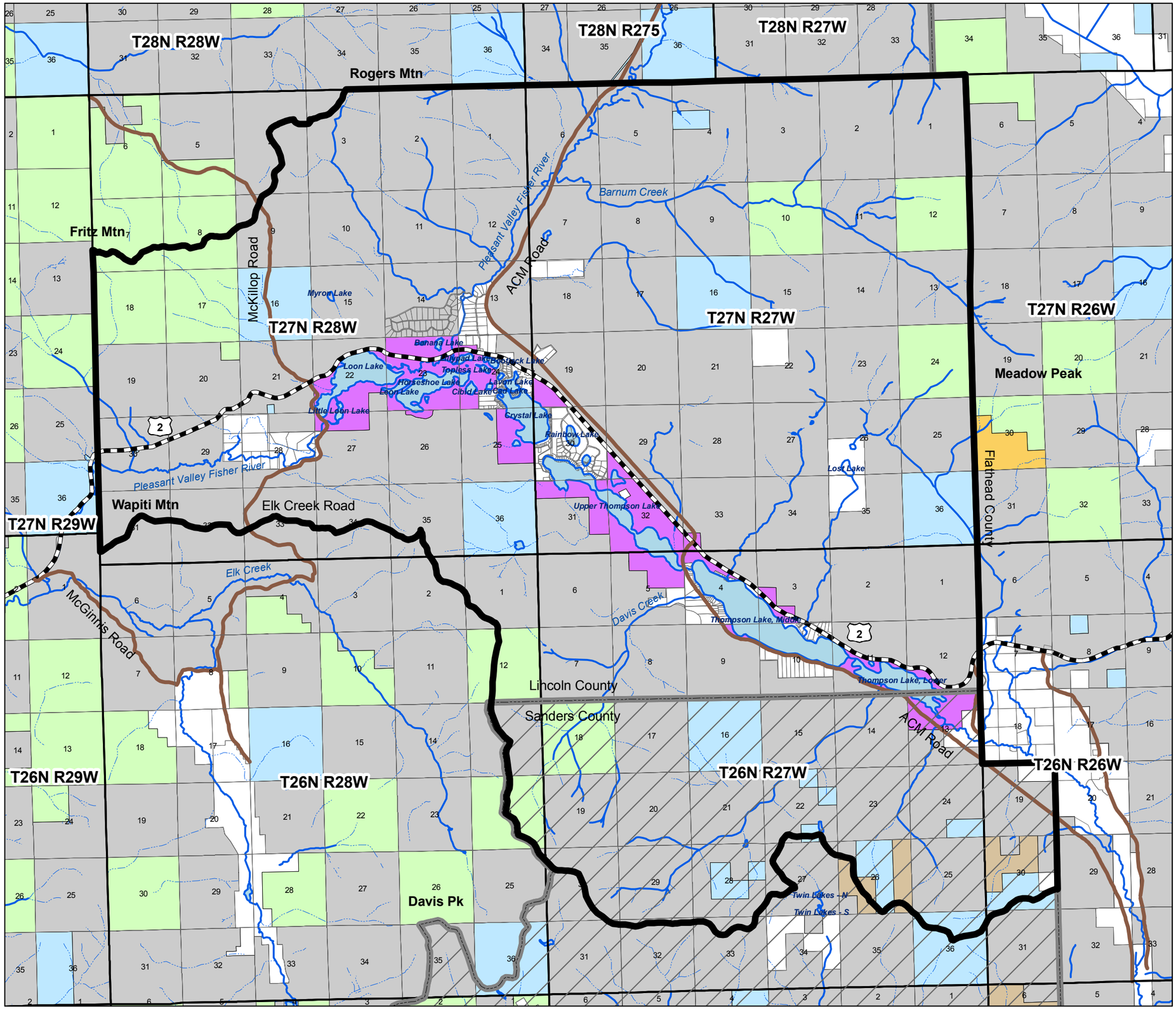
Thompson Chain of Lakes Neighborhood Plan

Ownership Map



Ownership	Acres
PVT/Others	2,893
PCT	48,951
USFS	4,911
STATE TRUST LANDS	4,189
FWP	2,440
STIMSON	422
Water	1,764
Total	65,570

Legend

- Planning Boundary
- County Line
- Sanders County
- US Highway 2
- Major Roads
- Lakes
- River/Perennial Stream
- Intermittent Stream

Ownership

- PVT/Others
- PCT
- USFS; USFWS
- STATE TRUST LANDS
- FWP
- STOLTZE
- STIMSON
- Water

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N W E S

Scale In Miles

0 0.5 1 1.5 2

A-2

Feb. 11, 2010 GIS Services/JWW