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September 2, 2022
Sent via E-Mail

Erik K. Mack, AICP
Planning Director
Flathead County Planning & Zoning
Jeff Larsen, Planning Board Chairman
40 11th St West Ste. 220
Kalispell, MT 59901
emack@flathead.mt.gov
planning.zoning@flathead.mt.gov

RE: *FCZ-22-05; Montarise Developments, LLC*

Dear Mr. Mack:

I am writing on behalf of Friends for Responsible Rural Growth (FFRRG) in opposition to Montarise Development, LLC's application for a zoning map amendment to be heard by the Planning Board on September 7th. Lindsey Hromadka of Weinberg & Hromadka is also representing FFRRG with me on this matter. Please convey these additional review comments from our water expert, David Donohue of HydroSolutions, to the Planning Board members in advance of its September 7th hearing on this matter. Mr. Donohue's comments specifically go to whether the proposed zoning will promote public health and facilitate the adequate provision of water and sewerage, pursuant to § 76-2-203, MCA.

We look forward to presenting our view to the Board next Wednesday and will have extra copies of Mr. Donohue's review at that time. Please do not hesitate to contact me with any questions. Thank you.

Sincerely,

A handwritten signature in blue ink, appearing to read 'David K. W. Wilson, Jr.', written over a horizontal line.

David K. W. Wilson, Jr.

cc: Clients



MEMORANDUM

Date: September 2, 2022

To: David (Kim) Wilson, Attorney, Morrison, Sherwood, Wilson & Deola, PLLP, on behalf of Friends for Responsible Rural Growth

From: David Donohue, M.S., P.G., Senior Hydrogeologist, HydroSolutions Inc

Subject: Preliminary Review of Montarise Subdivision, Flathead County, Montana

I am a senior hydrogeologist with HydroSolutions Inc in Helena, Montana. I have been retained by the Friends for Responsible Rural Growth to begin a preliminary review of the application materials related to the Montarise Development Subdivision application and supporting information regarding water, wastewater, and the adequacy of the environmental information. I understand that the subdivision application has not been deemed sufficient as determined by the Flathead County Planning & Zoning Office. Comments I have on the application will be prepared and submitted following my complete review of the Montarise Development application once it is complete. At this time, I wish to express some general concerns on water quality and water quantity for consideration prior to a zoning change decision.

The development proposes to use three high-yield groundwater wells to supply the public water supply system for the community. One well has been installed on site as part of an earlier proposed development. The impact of only one pumping well on existing and surrounding private water wells outside the subdivision property has been evaluated. A groundwater model should be completed to estimate the impact of pumping three high-yield water supply wells on surrounding private wells. The degree of well interference on each of the three wells must also be evaluated as well in order to determine that sufficient water is available to meet the demands of the proposed development.

Full and detailed consideration of the proximity of the development to the Flathead County Landfill must be evaluated prior to allowing this significant development. Groundwater contamination is documented at the landfill. Tetrachloroethene is a volatile organic compound which is not only found in the groundwater but can be hazardous in indoor from vapor intrusion into confined spaces. The current magnitude and extent of this groundwater contaminant plume must be evaluated for potential impacts to the development. In addition, the potential for pumping large volumes of groundwater can impact the direction of groundwater flow transporting this contamination and should be better understood by the developers and the County prior to a zoning change.

Without this information, it is not possible at this time to determine if this development will be protective of the water quality and quantity in the area.