

Meeting Details

Time: May 21, 2026 • 4:00pm Mountain Time (US and Canada)

Meeting Location: GCD Conference Room- 120 S. 5th Street, Suite B102- Manhattan, MT

Zoom:

<https://us02web.zoom.us/j/82387342193?pwd=qXBsu79bznRemrS90CgZzBpPODGHGU.1>

Meeting ID: 823 8734 2193

Passcode: 286279

Call in: +1 253 215 8782

310 MEETING AGENDA

1. 310 Applications

Applicant Number:	GD 40-26	Perennial Stream:	Camp Creek
Applicant:	Warm Springs LLC		
Landowner:	The Hammer Ranch LLC		
Contractor/Agent:	Pinyon Environmental Inc		
Type of Project:	Agricultural		
Purpose:	The purpose of this project is to temporarily support fish passage past the diversion structure by installing a temporary fish ladder. This project is a intermediary fix to a larger Preliminary Engineering Report (selected alternative) that Confluence Consulting prepared for the Gallatin Conservation District in early 2026.		
Proposed Construction Date:	Start Date: 4/20/26	End Date:	6/1/2026
Inspection Date:	5/12/2026		
Inspection Recommendation:	Approval as proposed		
Inspection Comment	Intent to install a denil fish ladder at an irrigation pin and plank structure under an existing bridge. The ladder will be attached to the center pillar of the existing bridge. FWP would like to see details of the hydraulic analysis and information for a maintenance plan to ensure the longevity of the structure. Bulk bags may be placed to divert water to one side of the channel during installation. Overall, minimal impact to the stream.		
318 Authorization	Yes		
Discussion:			
Decision:			

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Applicant Number: GD 41-26	Perennial Stream: Figgins Creek / Middle Creek Ditch
Applicant:	Janelle Garza, NorthWestern Energy
Landowner:	MSU / Research Park Condo (RPC)
Contractor/Agent:	Steve Gaskill / Rocky Mountain Contractors
Type of Project:	Debris Removal
Purpose:	Restore proper burial depth of new gas main line and remove exposed old gas main line to be abandoned.
Proposed Construction Date:	Start Date: 6/1/2026 End Date: 6/12/2026
Inspection Date:	5/12/2023
Inspection Recommendation:	Approval as proposed
Inspection Comments:	Wanting to remove exposed gas line. Going to cut at both edges of bank and either crimp the line or place 4" caps. Both are reasonable options. Any digging to expose additional length of the existing line should be completed by hand. Recommend placing small amount of cover over line using existing small cobble.
318 Authorization Complete	Yes
Discussion:	
Decision:	

Applicant Number: GD 42-26	Perennial Stream: Hyalite Creek
Applicant:	Mike Gaffke
Landowner:	Dee Lehfeldt and Beck Border Ditch
Contractor/Agent:	Ethan Ka merman
Type of Project:	Agriculture
Purpose:	Request permit to restore the cuts in the bank (livestock trailing) and remove debris around headgate.
Proposed Construction Date:	Start Date: 5/1/2026 End Date: 5/2/2029
Inspection Date:	5/12/2023
Inspection Recommendation:	Approval with modifications
Inspection Comments:	Applicant seeks a maintenance permit to remove large debris jams from hyalite creek when they occur. Debris jams back up water and push water into the beck border ditch which makes controlling flows difficult. Removal should only occur when necessary, applicants should minimize work with machinery to the extent possible, use hand tools when possible. Reasonable proposal to maintain flows and avoid flooding. Applicant also seeks to rebuilt a few low banks upstream that are caused by stock access. Would likely require a separate permit for a more 'permanent' solution.
318 Authorization Complete	Yes

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Discussion:

Decision:

Applicant Number: GD 43-26 Perennial Stream: Foster Creek

Applicant: Jason Camp
Landowner: MOUNTAIN HI RANCH INC
Contractor/Agent: Steve Gaskill / Rocky Mountain Contractors
Type of Project: Culvert Installation
Purpose: Culvert washed out 2 years ago with major runoff event.
Proposed Construction Date: **Start Date:** 5/30/2026 **End Date:**
Inspection Date: 5/12/2023
Inspection Recommendation: Approval as proposed
Inspection Comments: Proposal to install a 36" x 20' culvert to replace one that washed out. Stream width in the proposed culvert location is overwidened. Upstream locations have bankful widths of ~2 ft, so the proposed culvert diameter is sufficient. Culvert will be inset 5". Culvert slope should match conditions found upstream in less disturbed areas.

318 Authorization Complete

Discussion:

Decision:

Applicant Number: GD 44-26 Perennial Stream: Quagle Creek

Applicant: Jason Camp
Landowner: MOUNTAIN HI RANCH INC
Contractor/Agent:
Type of Project: Culvert Installation
Purpose: Cattle crossing. Struggle getting baby calves to cross stream..
Proposed Construction Date: **Start Date:** 5/30/2026 **End Date:**
Inspection Date: 5/12/2023
Inspection Recommendation: Approval as proposed
Inspection Comments: 15ft of 24" culvert to help calf crossing. Good straight section of creek for install. Culvert will be countersunk 5". No issues with proposal.

318 Authorization Complete Yes

Discussion:

Decision:

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Applicant Number: GD 45-26	Perennial Stream: NF WF Gallatin River
Applicant:	American Forest Management
Landowner:	Big Sky Ranch Partners dba Lone Mountain Ranch
Contractor/Agent:	5 Star Forestry SVCS
Type of Project:	Debris Removal
Purpose:	The goal of this project is to clean-up and remove fallen logs and down woody debris adjacent and over the stream bed. The stream corridor has received much blowdown over the years impairing the natural flow of the stream and fish passage. See attached photos. The logs are jack-strawed in and around the stream corridor making it difficult to traverse the area. Growth of natural riparian vegetation has also been inhibited due to the amount of down logs.
Proposed Construction Date:	Start Date: 7/1/2026 End Date: 8/15/2026
Inspection Date:	5/13/2023
Inspection Recommendation:	Approval with modifications
Inspection Comments:	Applicants seek to remove downed timber, hazardous trees, and debris within stream corridor to improve aesthetics and guest access along stream. Discussions with applicants about concerns with removing instream structure that provides beneficial habitat. Timber removal can occur outside of the stream banks, adjacent wetlands/backwaters, and floodplain habitats. This work would include bucking and limbing, but leaving instream habitat in tact. Hazardous tree removal adjacent to the stream should be limited to those posing a risk to guests. When removing hazardous trees, applicant should leave root systems adjacent to stream in tact and take care to fell trees outside of the stream. There are no threats of erosion impacting existing structures or other infrastructure, therefore the bank treatments are not needed. If future bank stabilization were needed, the proposed wood toes are a preferred alternative, but the associated application should include more specific designs (e.g, proposed depths for wood placement, scour depths, cross sections of the stream, etc.).
318 Authorization Complete	Yes
Discussion:	
Decision:	

Applicant Number: GD 46-26	Perennial Stream: Rey Creek and Sloan Ditch
Applicant:	NorthWestern Energy
Landowner:	
Contractor/Agent:	
Type of Project:	Debris Removal, other

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Purpose: This project is a wildfire mitigation project with the goal of replacing poles that could fail and cause wild fires.

Proposed Construction Date: **Start Date:** 6/1/2026 **End Date:** 10/31/2026

Inspection Date: No inspection

Inspection Recommendation:

Inspection Comments:
318 Authorization Complete

Discussion:

Decision:

Applicant Number: GD 47-26 **Perennial Stream:** Churn Creek

Applicant: Erica Gilrein

Landowner: Mitchell Overton

Contractor/Agent:

Type of Project: Crossings

Purpose: To complete the improvements, the project will start with major grading to cut into the existing slope. As the project area is over one acre, a Stormwater Pollution Prevention Plan (SWPPP) will be in place before any work starts. From there, McIlhattan Rd will be closed in full for storm drain infrastructure to be placed. Next, the existing gravel section will be removed and the street section regraded. Finally, the street will be paved and curb built.

Proposed Construction Date: **Start Date:** 6/1/2026 **End Date:** 11/30/2026

Inspection Date: No inspection

Inspection Recommendation: SPA 124

Inspection Comments:
318 Authorization Complete

Discussion:

Decision:

Applicant Number: GD 48-26 **Perennial Stream:** E Gallatin River

Applicant: Cody Berge

Landowner: Paul and Anna Makarechian

Contractor/Agent:

Type of Project: Debris Removal, Bank Stabilization

Purpose: Present conditions indicate bank instability and flagstone sluffing into the bank. The proposed plan requires full

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	removal of all flagstone pavers and to bank stabilization using low-impact construction and design methods.
Proposed Construction Date:	Start Date: 6/18/2026 End Date: 6/25/2026
Inspection Date:	5/12/2023
Inspection Recommendation:	Approval as proposed
Inspection Comments:	Removing pavers on stream bank and the pavers that fell down bank. Re-establish bank using sod mats will be secured on steep bank to get roots established. Upland area where pavers were laid will be reseeded with native vegetation.
318 Authorization Complete	Yes
Discussion:	
Decision:	

Applicant Number: GD 50-26	Perennial Stream: WF Gallatin River
Applicant:	Holly Coltea
Landowner:	Holly Coltea
Contractor/Agent:	
Type of Project:	Recreation related
Purpose:	A recreational beach area, complete with sand, a floating dock, and picnic table deck, are to be installed at the southern boundary of Little Coyote pond. A paved parking area will also be constructed as an expansion to the existing parking lot. Existing riparian vegetation will be removed and sand will be placed at the edge of the water to create an artificial beach. A floating deck will be installed at the edge of the bank. A picnic table deck and other accessory equipment, such as bear proof trashes, signage, and dog waste stations, will be placed around site. The paved parking expansion will be above the pond and will have minimal impacts to the pond.
Proposed Construction Date:	Start Date: 6/17/2026 End Date: 7/13/2026
Inspection Date:	5/13/2023
Inspection Recommendation:	Approval as proposed
Inspection Comments:	Applicant seeks to improve recreation access and amenities around pond area as shown in plan set. Applicant should ensure proper erosion control is in place to reduce fine sediment runoff. Applicant should also ensure disturbed areas are revegetated accordingly. Applicant should confirm presence of permanent structures to support floating dock.
318 Authorization Complete	Yes
Discussion:	
Decision:	

2. Complaints

Applicant Number: GD 05C-26	Perennial Stream: Gallatin River
Complainant:	Peggy Lehmann
Nature of Complaint	Construction to 2 big berms in the river using large rocks from the bank.
Verification of Alleged Violation:	Ongoing activity
Inspection Date:	5/13/2026
Inspection Recommendation:	Activity is not a violation as defined by district rules
Inspection Comments:	RP had previously stacked small extent of river rocks in temporary, limited fashion along river bank to make small pool. Observation of river flows at the site indicated no adverse impacts to hydraulic conditions or observable impact the stream geometry. Rocks have likely washed away due to high velocities on outside of bend where rocks were placed. No further action needed.
Discussion:	
Decision:	

3. Emergency Applications

Applicant Number:	Perennial Stream:
Applicant	
Landowner:	
Contractor/Agent:	
Nature of Emergency	
Action Taken	
Construction Date:	
Inspection Date:	
Inspection Recommendation:	
Inspection Comments:	
Discussion:	
Decision:	

Applicant Number:	Perennial Stream:
Applicant	
Landowner:	
Contractor/Agent:	
Nature of Emergency	
Action Taken	
Construction Date:	
Inspection Date:	
Inspection Recommendation:	
Inspection Comments:	
Discussion:	
Decision:	

4. Extension Request

Applicant Number:	GD 61-24	Perennial Stream:	Cattail Creek
Applicant	Blake Bernard		
Landowner:	Rob Lateiner		
Contractor/Agent:	Morrison-Maierle- Christine Pearcy		
Type of Project:	Crossing/Roads		
Purpose:	The overall project includes development of the new Turn row Subdivision. This Joint Application focuses on the areas of wetland/waterway impacts due to construction of sidewalks, grading, road widening, and access associated with this subdivision.		
Proposed Construction Date	Start Date:	11/1/24	End Date: 9/1/25
Inspection Date:	9/10/24		
Inspection Recommendation:	Approval with Modification		
2023 Inspection Comments:			
318 Authorization Issued?	Yes		
2024 Discussion:	New subdivision. Sidewalk, and road crossings. First culvert does not have much flexibility on location. Some flexibility on where the path crosses. 60” culverts for each. Briana mentions they are designed for the substantial runoff events.		

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2024 Decision:	Tammy Swinney motions to approve with modifications with changes mentioned in the inspection comments. Loren Blanksma seconded. All in favor, motion carried.
Extension Request Reason	CD Permit GD 61-24 was extended through August 21, 2026. However, they do not believe that expiration date will cover the construction window. Could we please get the permit extended through 8/21/2027?
2026 Discussion:	
2026 Decision:	

Applicant Number:	GD 22-25	Perennial Stream:	Bozeman Creek
Applicant	Peter Andrews		
Landowner:	Matt Paine		
Contractor/Agent:	TD&H Engineering		
Type of Project:	Other, Building/ Structure		
Purpose:	To develop the subject property to its highest use and construct a new commercial building in the urban core of downtown Bozeman MT. Construction of a new multi-story commercial hotel building that encroaches upon the 100-yr floodplain. The first floor will be elevated on a concrete foundation 2' min above the BFE and a lower entry lobby and basement will be dry floodproofed. An outdoor patio is proposed along the creek 2' min. above the base flood elevation. A front plaza, streetscape, and utility improvements are proposed within the floodway with finished grade surfaces at or below the existing ground elevation.		
Proposed Construction Date	Start Date:	4/1/25	End Date: 4/1/27
Inspection Date:	5/6/25		
Inspection Recommendation:	Approval as proposed		
2023 Inspection Comments:	Building foundation and retaining wall will avoid bed and bank. Proposed retaining wall will be outside of the jurisdictional area. Sidewalk improvements will only be made if surface concrete can be removed without compromising the bridge integrity. Trees will not be removed.		
318 Authorization Issued?	Yes		
2025 Discussion			
2025 Decision			
Extension Request Reason	The project has not yet commenced due to delays in receiving our building permit. However, we expect to receive the permit within the next 30 days and will proceed with the project at that time.		
2026 Discussion:			
2026 Decision:			

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Applicant Number:	GD 26-25	Perennial Stream:	Bozeman Creek
Applicant	2 B Holding LLC		
Landowner:	ROW City of Bozeman		
Contractor/Agent:			
Type of Project:	Other		
Purpose:	The purpose of this project is to widen a section of S 27th Avenue to create two lanes with a raised median.		
Proposed Construction Date	Start Date:	7/1/25	End Date: 7/1/26
Inspection Date:	5/6/25		
Inspection Recommendation:	Approval with modifications		
2025 Inspection Comments:	Minimal water in ditch. Likely snow melt and not jurisdictional. Recommend improving tie in angle from ditch to culvert at north end. Coordinate with ditch company on design and approval.		
318 Authorization Issued?	Yes		
2025 Discussion	Proposal to widen a city street to accommodate development. Water present was likely surface water. Question of jurisdiction. Coordinate with middle creek ditch company. Discussion of grading at the 90 degree turn area to facilitate better conveyance.		
2025 Decision	Bob Logar motions to approve with modifications listed. Jason Camp supported. All in favor, motion carried. Briana Schultz recuses.		
Extension Request Reason	We are now submitting building permits for a nearby project that the 27th was contingent upon. We plan to start both this fall or first thing in the spring.		
2026 Discussion:			
2026 Decision:			

Applicant Number:	GD 27-25	Perennial Stream:	Baker Creek
Applicant	Hammer Ranch LLC		
Landowner:			
Contractor/Agent:	Confluence Consulting, Inc.		
Type of Project:	Channel/ Banks		
Purpose:	The goal of the project is to create diverse bedforms and instream cover to restore optimal fish habitat, thereby mitigating for the absence of regular bankfull discharge events. Due to altered hydrology, the stream does not form or maintain high quality habitat consistent with healthy C-type		

	stream systems. The project will mitigate for the impacts of flow alteration and flooding in 2015 by creating diverse bedforms typical of a productive C-type stream channel.
Proposed Construction Date	Start Date: 1/15/26 End Date: 4/15/26
Inspection Date:	5/6/25
Inspection Recommendation:	Approval with modifications
2025 Inspection Comments:	Downstream end: creek narrowing - creek would benefit from narrowing to increase velocities and improve sediment transport. The side in which the creek will be filled in should incorporate vegetation treatment to promote bank stabilization. Recommend approving with these modifications. All materials being sourced from on site. Point bar construction and brush matrix/woody debris treatments: creek could benefit from increased complexity and riparian vegetation. Would like to see results of pool construction, vegetation treatments, and point bars before approving full project. Recommend constructing the upstream 1 mile of the project and reinspecting in 2026 to see results after spring runoff. Board discussion. Work should be finished by April 1 to avoid rainbow trout spawning migrations. Could start 2 weeks earlier - Jan 1.
318 Authorization Issued?	yes
2025 Discussion	2 mile section of stream, large scale restoration. Proposal to improve pools and riffles. Large woody debris. Improve bank stabilization. Narrow widened section to improve flows and sediment transport. Cattle grazing along the banks have wiped out riparian vegetation. Suggested to split this project into 2. Approve the upstream half and see how it holds and reinspect before approving the downstream section. Contractor makes a case that he'd prefer to not split the project. Will have to move equipment twice and impacts to the stream and riparian corridor twice. Stretch doesn't have a flushing flow due to wide flat channel. Look at Lewis ditch at inspection tour. Similar circumstances to this project, similar design.
2025 Decision	Mike Hansen motions to grant final approval with note to have inspection team take a look at construction at halfway progress point. Approve with modifications with exclusion of splitting the project. Bob Logar seconded. All in favor, motion carried.
Extension Request Reason	The USACE was slow to get us out 404 permit at which time we encountered the spawning closure for the 310.
2026 Discussion:	
2026 Decision:	

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Applicant	Boardwalk Properties, Inc.
Landowner:	
Contractor/Agent:	
Type of Project:	Other
Purpose:	Extend existing culvert under Huffine Lane an additional 29 feet to account for widening of Huffine Lane for installation of a deceleration lane.
Proposed Construction Date	Start Date: 7/1/25 End Date: 7/1/26
Inspection Date:	5/6/25
Inspection Recommendation:	Approval with modifications
2025 Inspection Comments:	Recommend shortening proposed culvert extension to extent possible to maximize distance between flared ends. Leave trees in place to extent possible. Conduct work during low flows.
318 Authorization Issued?	Yes
2025 Discussion	Expanding Huffine. Existing culvert. Extending about 30'.
2025 Decision	Sherwin Leep motions to approve as proposed. Jason Camp supported. All in favor, motion carried. Briana Schultz recuses.
Extension Request Reason	The proposed culvert extension associated with Permit GD 28-25 has been delayed in the MDT review process.
2026 Discussion:	
2026 Decision:	

Applicant Number:	GD 32-25	Perennial Stream:	Gallatin River
Applicant	Kaiser Real Estate West		
Landowner:			
Contractor/Agent:	Shedhorn Services, Alex Fox		
Type of Project:	Crossing/Roads		
Purpose:	The goal of the project is provide improved access to the northern portion of the ranch. Specifically, the area proximal to the Gallatin River as the ranch plans for expanded agricultural and recreational use. The existing access also does not allow the landowner timely access if time sensitive management activities are necessary (i.e. trespass management, irrigation equipment management, etc.).		
Proposed Construction Date	Start Date: 8/1/25	End Date:	8/30/25
Inspection Date:	6/10/25		
Inspection Recommendation:	Approve with Modifications		
318 Authorization Issued?	Yes		

2025 Discussion	Ford crossing on the Gallatin River. Difficulties accessing the east side of the ranch with heavy equipment. Looking for options for easier access. Wide section of river. Some runs dry in the summer. Not ideal- section gets a lot of use. Would only need to cross in the low water and not frequently (20x a year). Bridge is not feasible and potentially could do more damage. Limit crossings to emergency only during spawning time. Use round cobble instead of angular rock. Braided stretch, relatively shallow. There will be a specified vehicle for the crossing. Won't be multiple vehicles crossing, to ensure that it is clean and in good working order – to make sure the river stays clean. Will be entering and exiting through a point bar. One side already ripped.
2025 Decision	Briana Schultz motions to approve with the modifications in the inspection comments. Sherwin Leep supported. All in favor, motion carried.
Extension Request Reason	The Ranch made some other projects the priority, but they're planning on getting to it sometime after runoff.
2026 Discussion:	
2026 Decision:	

Other 310 Business:

5. 310 Old Business:

Applicant Number:	GD 29-26	Perennial Stream:	Middle Creek Ditch
Applicant	Bryan Byler		
Landowner:	Bryan Klein		
Contractor/Agent:	Morrison Maierle		
Type of Project:	Crossing/Roads		
Purpose:	The project will install 3 culverts in Middle Creek Ditch: Impact 1: Stormwater Chase Culvert Crossing- 52 linear feet of 43" by 26" RCPA Culvert Impact 2: Ditch Crossing for Brookdale Drive Access to South 19th Ave. - 72 and 40 linear feet of 43"x 26" RCPA culvert with a drop structure for fish resting Impact 3: Ditch Crossing for Southbridge Drive Access to South 19th Ave. - 68 linear feet of 43"x26" RCPA culvert		
Proposed Construction Date:	Start Date: 4/20/26	End Date: 7/31/26	
Inspection Date:	Apr 7, 2026		
Inspection Recommendation:	Approval as proposed		
Inspection Comment	Applicant seeks to renew previous permit for 3 culverts. The culverts are designed with adequate size to convey design flows. 43 x 26". RCPA culverts. The culverts will be installed along a straight portion of ditch.		

318 Authorization

Yes

April Discussion:

Proposal to install 3 culverts. New subdivision. Road access. Previously approved application that has lapsed. Jurisdictional discussion. Board has taken jurisdiction in the past. Loren Blanksma motioned to approve with inspection comments. Kevin states he doesn't think it's a perennial stream. Then the city of Bozeman can discharge stormwater into it. Just because a channel is jurisdictional to the CD doesn't necessarily mean the waterbody is a perennial. Classified as a stream/ditch in December 2022. Ditch company is looking for support. Ditch company does not give permission for this project. Dates of the project are right during irrigation season as well. Motioned dies for lack of a second. Tammy Swinney motioned to deny because the ditch company has not granted approval for installation. Tammy withdraws her motion. Kathryn would like to see the CD withhold the actual permit until ditch company agrees. Kathryn thinks things might be forged. Table until additional material is approved and ditch company approval.

April Decision:

Mike Hansen motioned to put on hold pending ditch company approval of the design. Bob Logar supports. This is in line with how city of Bozeman does things for approval. All in favor, motion carried.

May Discussion:

6. 310 Coordinator's Report- Becky

Public Comments on District 310 Permitting Business

Adjournment of 310 Meeting

BUSINESS MEETING AGENDA

1. Guests & Public Comments on District Business Meeting-
2. Governance Calendar
 - Minutes to DNRC, C&R- 4/17/2026
 - Positive Pay to GC Treasury- 4/17/2026
 - 941 Q2-1- 5/14/2026
3. Consensus Agenda
4. NRCS Report
5. Supervisor Report: Planning Boards
 - a. Planning board-
 - b. County Planning Board-
 - c. GLWQD-
 - d. MACD Update-
 - e. Gallatin Watershed Collaborative-
6. Staff Reports
 - a. Administrator's Report- Becky
 - b. NRS Report- Elizabeth
 - i. Grants/Agreements/Cost Share/Contract Report
 - c. Education and Outreach Director- Bea
 - d. AGAI Report- Rebecca
 - e. DNRC Update- see report
7. Old Business
 - a. Other old business?
8. New Business
 - a. FY 27 Budget Approval
 - b. Bookkeeper Position
 - c. 2026 Scholarship Considerations
 - d. Other new business?

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9. Parking Lot

10. Accounting (Deposit, Credit Card, Invoices) + Updated P&L, Balance Sheet

Adjournment of Business Meeting

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Minutes approved by

Date

Minutes prepared by

Date