



# United States Department of the Interior



BUREAU OF LAND MANAGEMENT  
Butte Field Office  
106 North Parkmont  
Butte, Montana 59701-9701  
[www.blm.gov/mt](http://www.blm.gov/mt)

In Reply Refer To:  
9200 (MTB070)  
MTM-10858

Dear Reader:

The Bureau of Land Management (BLM) Butte Field Office has received an application to renew and amend the existing Holter Lake Lodge occupancy lease, MTM-10858. The BLM will be preparing an Environmental Assessment (EA) to analyze the impacts of the renewal and amendment.

The subject lease area is on Holter Lake, north of Helena, Montana and includes approximately 3.9 acres of BLM-administered lands adjacent the Holter Lake Recreation Site. The legal description of the lease area includes public lands in T. 14 N., R. 3 W, section 4, lot 6. (See attached map.)

Back Door Mountain LLC (BDM), and its owners had previously been operating the Holter Lake Lodge and bar/restaurant operation on a 4.5 acre private tract, adjacent the subject BLM parcel under an occupancy lease, with a portion of the lodge on the BLM occupancy lease parcel. BDM has applied to renew the lease and amend the authorized uses to support its Holter Lake Lodge subdivision development instead of the lodge and bar/restaurant. The 22 unit condominium development, located on private land adjacent the proposed lease area, has already been through Lewis & Clark County's public review process and accepted by the county.

The existing BLM occupancy lease authorizes a parking lot, boat docks, boat launching ramp, access road, and a portion of the lodge's liquor bar/restaurant structure on BLM lands. These uses are proposed to be amended by BDM to include the following:

Elimination of the lodge's liquor bar/restaurant structure that encumbers BLM lands.

The relocation of one public supply well that currently exists on BLM property and the addition of a redundant, backup public supply well, both of which would provide water to the condominium development.

Water transmission piping from the wells to the private property; water would be stored and treated on the private property prior to use. All water development would be constructed in accordance with Montana DEQ requirements for a public water supply system.

Current ingress and egress for the site is provided by a single asphalt road crossing BLM land under a right of way. Proposed improvements would include two approaches connected to the Beartooth Road, along with a public access road and cul-de-sac turn around, all within the BLM occupancy lease area.

Asphalt surfaced parking area and boat docks proposed for development residents and public access users.

A proposed storm drainage detention pond and a portion of the system's piping network. Built to Montana DEQ standards, the detention pond would detain increased storm water flows generated from the parking area surface in order to limit post-development flows to pre-development rates and increase the quality of storm water discharged from the site into Holter Lake. This area would be landscaped and vegetated.

**Commenting:** At this time the BLM welcomes your scoping comments on issues, concerns, or alternatives that should be evaluated by the BLM during preparation of the environmental assessment (EA). If you care to provide comments regarding resource issues, data sources, or alternatives to be considered, please make your comments as specific as possible and send them to:

BLM Butte Field Office, 106 N. Parkmont, Butte, MT 59701 or by e-mail to Michael Wyatt at: [mswyatt@blm.gov](mailto:mswyatt@blm.gov).

Although comments will be accepted at any time throughout the process, comments submitted by **August 25, 2015** would be most helpful in development of the EA. To be considered, all comments must contain the name and address of the submitter. Before including your address, phone number, e-mail address, or other personal identifying information in your comment, you should be aware that your entire comment -- including your personal identifying information -- may be made publicly available at any time. While you can ask us in your comment to withhold your personal identifying information from public review, we cannot guarantee that we will be able to do so.

If you have questions regarding this project or if you would like to have your name removed from any related mailing list, please contact Michael Wyatt at the Butte Field Office at 406-533-7619 or e-mail him at [mswyatt@blm.gov](mailto:mswyatt@blm.gov).

Sincerely,

//SIGNED//

Scott Haight  
Field Manager