



Quarterly newsletter of the Whitefish Lake Institute

Spring 2007

Whitefish Lake Institute Offered 30 Acre Wetland Gift!

Viking Creek Development Proposal Unanimously Passed by Planning Board

The Whitefish Lake Institute is pleased to inform you that the Averill family has offered to donate 30 acres of wetlands to the Whitefish Lake Institute (see map on page 3). The Averills have also offered \$110,000 to be used for wetland restoration. On behalf of it's members and the community of Whitefish, the Whitefish Lake Institute is willing to accept this gift in order to preserve and protect the wetlands in perpetuity!

The Viking Creek Development proposal is a result of months of negotiations between the Averills, the Friends of Wisconsin Avenue Wetlands, and the Whitefish Lake Institute. Concerns about the health of the wetlands and previous proposals for developing them were the impetus to our involvement in these negotiations.

In 1981 a 450 unit proposal was approved by the City of Whitefish but never implemented by the developer. Recently, in 2005, the Boardwalk development called for over 150 units but was later dropped by the developer due, in part, to public opposition lead by the Friends.

When the Boardwalk development proposal was removed from consideration, the Friends and the Whitefish Lake Institute began brainstorming ways to permanently protect the area. The wetlands are literally a kidney to Whitefish Lake. They are an effective, natural method of improving Whitefish Lake water quality by removing pollutants and excessive nutrients. The wetlands are also an area rich in diversity of aquatic and terrestrial species.

When the property was purchased by the Averill family

in 2006, discussions soon began between the Averills and the two groups. Determining how the development footprint could be reduced to be a resource friendly, yet economically viable proposal was vital. From the onset, dialogue between the groups focused on how this could be a community benefit project.

The Averills are seeking to build a 30 unit hotel/spa on the east side of Wisconsin Avenue directly across from The Lodge at Whitefish Lake. The new hotel/spa would be located on, and adjacent to the existing parking lot. With the new hotel/spa, The Lodge at Whitefish Lake will be able to attract larger convention groups to Whitefish.

The proposed hotel/spa would encroach 0.2 acres into wetland habitat. The parties agreed that any wetland impact would be offset by (continued on page 2)

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Whitefish Lake
INSTITUTE

*Protecting and improving the
Whitefish, Montana area
lake resources*

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Founded in 2005, the Whitefish Lake Institute is committed to acquiring scientific research and engaging the local citizenry to protect and improve the Whitefish area lake resources of today, while providing a collective vision for tomorrow.

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LakeFront is published quarterly by the Whitefish Lake Institute. The opinions expressed in *LakeFront* are those of the authors. We welcome comments and submissions.

Mike Koopal, Editor

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Skunk cabbage along Viking Creek

(30 Acre Wetland Gift, cont. from page 1) a 10:1 mitigation ratio used to restore impacted areas in other areas of the property. Amy Chadwick of Watershed Consulting, LLC is currently preparing the compensatory mitigation design.

The project also calls for 17 single family lots on 6.8 acres on the southern property boundary adjacent to the Crestwood development. The residential development is located entirely in upland habitat. The future owners of these lots will not be allowed to pyramid or otherwise have access to Whitefish Lake.

The proposed homeowner's covenants for the residential development call for low impact construction techniques including the use of helical piers to support the future homes. Helical piers will allow for better groundwater movement through the area. In addition, there are a list of rules designed to protect water quality and natural resource value. A few examples of these restrictions include: the use of native landscaping, no fertilizers or pesticides, no use of salt or deicers on driveways or access roads, and not being able to wash vehicles or change oil in driveways.

In addition, each lot owner would contribute \$300 annually to the homeowner's association payable to the Whitefish Lake Institute for management and upkeep of the 30 acre wetland gift.

The Averill family has also pledged to hold an annual fundraising event to create revenue for the upkeep and maintenance of the wetlands.

The Whitefish Lake Institute's management approach will be to preserve this area in perpetuity while also allowing limited public access on an interpretive trail network.

There are many avenues by which the Whitefish Lake Institute can achieve solid permanent protection for the area. It begins with escrow documents that have already been filed. Within those documents it states that the Institute is to only use this property as a wetland preserve and to allow public access on the trail network.

Upon actual title conveyance to the Institute, our board will work to name a second like-kind organization to the title. Naming of a second to the title will be done to assure a smooth transition of property ownership should the Whitefish Lake Institute ever dissolve in the future.

The Board of Directors will also seriously consider placing the 30 acres in a conservation easement held by a land trust. A conservation easement is a form of deed restriction that would follow the property in perpetuity regardless of the title holder.

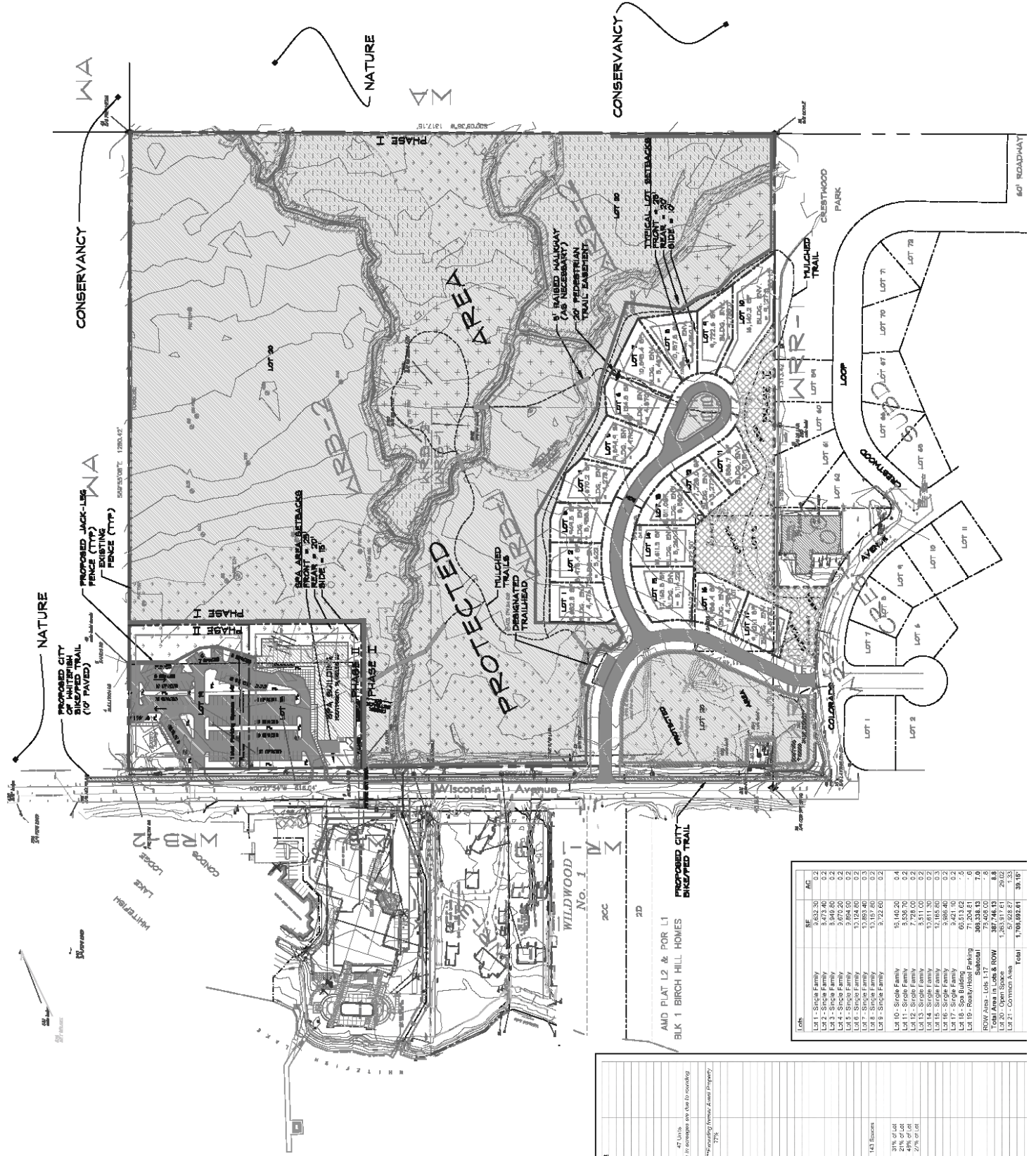
The interpretive trail network would dovetail nicely to the proposed bike/pedestrian pathway on Wisconsin Avenue that is scheduled for completion this year by the City of Whitefish. A small parking area with a sign describing the area and the charitable gift will be placed at the wetlands trailhead. Interpretive placards will be displayed throughout the trail network to educate people on the various facets of the wetlands. Property boundaries will be delineated by a wildlife friendly "jack-leg" type fence that will give the area a rustic western appearance.

Touted as an example for how other developers can approach projects in the future, this proposal was unanimously passed by Whitefish Planning Board at their May 17th meeting.

This project will be considered for final approval by the Whitefish City Council at their July 16th meeting. The meeting is open to the public. -MK

Viking Creek Development Proposal

For the map below, north is situated to the left of the page. The existing Crestwood Development is to the south on the right hand side of the page. The Lodge at Whitefish Lake is found on the west side, across Wisconsin Avenue. The proposed 30 acre wetland gift to the Whitefish Lake Institute is labeled as "Protected Area." An existing Nature Conservancy Easement on the Margaret Murdock property borders the entire northern and eastern boundaries of the proposed 30 acre gift.



Lot	Area (sq. ft.)	AS
Lot 1 - Single Family	3,632.30	0.2
Lot 2 - Single Family	3,473.40	0.2
Lot 3 - Single Family	3,940.50	0.2
Lot 4 - Single Family	3,804.50	0.2
Lot 5 - Single Family	3,124.40	0.2
Lot 6 - Single Family	3,124.40	0.2
Lot 7 - Single Family	3,124.40	0.2
Lot 8 - Single Family	3,222.60	0.2
Lot 9 - Single Family	3,140.20	0.4
Lot 10 - Single Family	3,526.70	0.2
Lot 11 - Single Family	7,226.00	0.2
Lot 12 - Single Family	7,226.00	0.2
Lot 13 - Single Family	10,611.50	0.3
Lot 14 - Single Family	9,185.50	0.3
Lot 15 - Single Family	3,866.40	0.2
Lot 16 - Single Family	3,866.40	0.2
Lot 17 - Single Family	65,513.52	1.5
Lot 18 - Spa Building	71,204.51	1.6
Lot 19 - Ready-to-Build Parking	30,428.00	0.7
ROW Area - Lots 1-21	387,746.10	8.8
Total Area in Lots & ROW	1,263,917.61	29.02
Lot 20 - Open Spaces	30,428.00	0.7
Lot 21 - Common Area	1,768,893.61	38.15
TOTAL	3,383,509.73	77.84

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47 Units
7.66 acreage are due to covering

Not including Times Avenue Property
1.7%

143 Spaces

31% of Lot

21% of Lot

27% of Lot

2007 Annual Meeting

The Whitefish Lake Institute's Annual Meeting was held Saturday, May 12th at The Lodge at Whitefish Lake. Interpretative boat tours lead by scientist Chris Ruffatto were conducted on "The Lady of the Lake." The evening program consisted of an introduction by President Gene Hedman. Executive Director Mike Koopal provided background information on the Institute's first two years and updated the membership on the scientific and educational programs. Scientist Chris Ruffatto introduced the summer education short courses. Joe Malletta and Jim Colla from the Friends of the Wisconsin Avenue Wetlands introduced the wetland gift to the Institute from the Averill family.



Scientist Chris Ruffatto leads interpretive boat tours on the "Lady of the Lake" courtesy of The Lodge at Whitefish Lake.



President Gene Hedman delivers the introductory remarks.



Sue and Gaylen Moll enjoy the festivities.



"Friends" President, Joe Malletta talks about the wetlands gift.

Institute Membership

Research Guarantor (\$1,000 and above)

John and Anne Collins- Whitefish, MT
 Plum Creek Timber Company- Columbia Falls, MT
 RE/MAX of Whitefish- Whitefish, MT
 Scott and Cindy Schmid- Portland, OR
 Mike and Marie Shaw- Whitefish, MT

Lake Visionary (\$500)

Richard and Carol Atkinson- Whitefish, MT
 Dick and Sandra Boyce- Portola Valley, CA
 Nick and Karen Chickering- Nevada City, CA
 Mark and Constance Cowett- Bozeman, MT
 Greg and Susan Fletcher- Whitefish, MT
 Carl Hulick- Pasadena, CA
 InvesTech Research, Jim and Lisa Stack- Whitefish

Bill and Ruth Leonard- Whitefish, MT
 Charles Lyman- Whitefish, MT
 Mark Mance- San Francisco, CA
 Matt and Ellen Moran- Portola Valley, CA
 H.M. and Mary Osteen- Whitefish, MT
 River Design Group, Inc.- Whitefish, MT
 Dan and Gayle Weinberg- Whitefish, MT
 Lee Zignego- Whitefish, MT

Lake Benefactor (\$250)

Sean Averill- Whitefish, MT
 Peter and Debra Bendheim- Newport Beach, CA
 Big Mountain Resort- Whitefish, MT
 Jim Colla- Whitefish, MT
 Bayard Dominick- Whitefish, MT
 Joseph and Melanie Eve- Whitefish, MT
 First Interstate Bank- Whitefish, MT
 Friends of Blanchard Lake- Whitefish, MT
 Jack and Florence Fletcher- Whitefish, MT
 Gene Hedman- Whitefish, MT
 Richard and Joanna Hoefle- Billings, MT
 Bill and Ann Jones- Whitefish, MT
 Junkermier, Clark, Campanella, Stevens, Kris Fuehrer- Whitefish, MT
 Mike and Mae Koopal- Columbia Falls, MT
 Lizika Lam- Kamuela, HI
 Harold and Marie Lockhart- Whitefish, MT
 The Lodge at Whitefish Lake- Whitefish, MT
 Dow and Becky Powell- Whitefish, MT
 Joseph and Beverly Raudabaugh- Lake Forest, IL
 Dick and Jane Solberg- Whitefish, MT
 Tom and Nancy Suiter- Woodside, CA
 Mark and Nancy Svennungsen- Whitefish, MT
 Pat and Deb Turski- Madison, WI
 Third Street Market- Whitefish, MT
 Watershed Consulting, LLC- Whitefish, MT
 Dan and Gayle Weinberg- Whitefish, MT
 Whitefish Credit Union- Whitefish, MT
 James and Jackie Woodard- Whitefish, MT

Lake Leader (\$100)

Charlie and Susan Abell- Whitefish, MT
 Koel Abell- Portland, OR
 Tarn and Marybeth Abell- Fairfax, VA
 American Bank- Whitefish, MT
 Cameron Blake and Sandy Gray- Whitefish, MT
 Peter and Cheri Aronsson- Whitefish, MT
 Sharlot Battin- Whitefish, MT
 Bay Point Country Homes- Whitefish, MT
 Betty Fay Brown- Whitefish, MT
 George and Ann Bulkley- Dallas, TX
 Steve and Doreen Christian- Whitefish, MT
 Donald and Sally Clark- Pasadena, CA
 Ian and Claudia Collins- Whitefish, MT
 Diane Conradi Law Office- Whitefish, MT
 Larry and Anne David- Thousand Oaks, CA
 Dawn Diskin- Encinitas, CA
 Robert and Kathleen Fletcher- Portland, OR
 Todd and Susan Flynn- Oro Valley, AZ
 Friends of the Wisconsin Ave. Wetlands- Whitefish, MT
 Forestration, Inc. - Whitefish, MT
 Getter Properties- Sheridan, WY
 J. Constenius Architects- Whitefish, MT
 Robert and Cindy James- Great Falls, MT
 Les Hardy, Jr.- Whitefish, MT
 Lew and Carol Keim- Whitefish, MT
 Jim and Marion Kibbe- Whitefish, MT
 John and Maureen King- Whitefish, MT
 Kintla Copy & Creative- Whitefish, MT
 Joseph and Patricia Kogutek- Whitefish, MT
 Mike and Christa Kruse- Missoula, MT
 LaChance Builders- Whitefish, MT
 Maxine Lamb- Whitefish, MT
 Joe and Sue Malletta- Whitefish, MT
 Malmquist Construction- Whitefish, MT
 David McMullin- Woodside, CA
 Greg and Mary Anne Moffatt- Encinitas, CA
 Sharon Morrison- Whitefish, MT
 Nelson Hardware, Inc.- Whitefish, MT

Lake Leader (\$100), continued

PBS&J Consulting- Missoula, MT
 Michael and Dot Ricker- Whitefish, MT
 Bill and Linda Sawtelle- Colleyville, TX
 Bruce and Susan Tate- Whitefish, MT
 Towne Printer- Whitefish, MT
 Ed and Susan Walters- Albuquerque, NM
 Whitefish Lake Golf Club- Whitefish, MT
 Whitefish Lake Restaurant- Whitefish, MT

Lake Sponsor (\$40)

Anonymous
 Duane and Valerie Bauch- Whitefish, MT
 Dale and Gayle Bax- Whitefish, MT
 Howie and Mary Berry - Whitefish, MT
 Bill and Judith Bruzek- Whitefish, MT
 Ben and Doreen Cavin- Whitefish, MT
 Doug Chadwick and Karen Reeves- Whitefish, MT
 Ronald Chauner- Aspen, CO
 Connie Davis, Continental Crown Real Estate- Whitefish, MT
 Tony Davis- Whitefish, MT
 Vincent and Sally De Rosa- Whitefish, MT
 Flavours Personal Chef Service, Susan Schnee- Whitefish, MT
 G. Douglas and Anastasia Follett- Whitefish, MT
 Judah and Tanya Gersh- Whitefish, MT
 Donald and Giselle Harring- Whitefish, MT
 Dewey and Sandra Hartman- Whitefish, MT
 Christine Hensleigh & Paul Kaszuba- Whitefish, MT
 Rollin and Carole Harwood- Whitefish, MT
 Susan Hauber- Norwalk, IA
 Stephen and Dru Jackman- Whitefish, MT
 Dennis and Frankie Johnson- Whitefish, MT
 Jack and Betty Koopal- Johnston, IA
 Jim and Pam Lewis- Whitefish, MT
 Mitchell and Gail Linne- Eagle River, AK
 Curt and Janet McIntyre- Whitefish, MT
 Pete and Jane Metzmaker- Whitefish, MT
 John and Janice Moore- Whitefish, MT
 Mud Lake Land & Lumber Company- Bigfork, MT
 North Country Builders, Inc- Whitefish, MT
 Rebecca Norton- Whitefish, MT
 Jere and Julie Perchy- Whitefish, MT
 Robert and Patty Peretto- Whitefish, MT
 Randy Ristau- Missoula, MT
 Stephen and Mary Ronfeldt- Berkeley, CA
 Al and Shirley Ronseth- Whitefish, MT
 Karl and Elaine Roosa- Deer Lodge, MT
 Eric and Cami Sawtelle- Whitefish, MT
 Mike and Timmie Smart- Helena, MT
 Brith Sutherland- Kalispell, MT
 Wayne Svee- Helena, MT
 David and Jeannine Trousdale- Whitefish, MT
 Warren Vaughan- Billings, MT
 Victorian Casino- Whitefish, MT
 Whitefish Animal Hospital- Whitefish, MT
 Nancy Woodruff- Whitefish, MT
 Kari Zirkle- Whitefish, MT

Donated Goods and Services

BrianSchott.com- Whitefish, MT, Christine Hensleigh- Whitefish, MT,
 Norm Bouffard- Kalispell, MT, Cami Sawtelle- Whitefish, MT, Kari Zirkle-
 Whitefish, MT, Cora Christensen, EA- Whitefish, MT, Great Northern
 Brewery- Whitefish, MT, InvesTech Research- Whitefish, MT, Montana
 Coffee Traders- Whitefish, MT, Mobile Logistics Mapping- Whitefish, MT,
 Gravityshots.com- Whitefish, MT, Watershed Consulting, LLC- Whitefish,
 MT

Sign Me Up! Please enroll my membership in the Whitefish Lake Institute.

My check is enclosed

Visa Mastercard

Account #: _____

Expires: _____ Signature _____

Name _____

Address _____

City _____ State _____ Zip _____

Please check your **Annual Membership** category:

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- Lake Visionary \$500
- Lake Benefactor \$250
- Lake Leader \$100
- Lake Sponsor \$40

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- Frank Morrison, Jr. Scholarship Fund

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