

# DEPARTMENT OF NATURAL RESOURCES AND CONSERVATION



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## STATE OF MONTANA

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### Initial Proposal Cripple Horse Bay RV Park and Campground April 9, 2024

The Montana Department of Natural Resources and Conservation (DNRC), Libby Unit is proposing to issue a commercial lease to Thompson Contracting Inc. (TCI) for a recreational based business on the following state-owned parcel:

#### Section 2, Township 31 North, Range 29 West

The proposed development is located on 162.5 acres of state trust land approximately 23 miles northeast of Libby, Montana on the east side of Lake Koocanusa in Lincoln County. The parcel is accessed via an approach from Highway 37.

#### Project History:

In November 2022, DNRC released a 90-day Request for Proposals (RFP) for a commercial lease on 162.5 acres, as required by [MCA 77-1-904](#). DNRC posted the RFP on the DNRC commercial lease [website](#) and sent the RFP via email to contacts on the REMB's interested parties list. The intent of the RFP was to solicit a detailed proposal from any party interested in commercially leasing the property. The minimum commercial lease fee for the first year was posted in the RFP as \$25,000.00 which was based on the formally appraised land value.

In February 2023, DNRC received an initial proposal from TCI and then received an updated proposal from TCI in August 2023. The proposal was reviewed and scored by the proposal evaluation committee. The scoring committee met with the proponents in September 2023 to clarify details of the project. A final scoring matrix determined that the proposal met requirements as outlined in the RFP.

#### Project Description:

TCI proposes to lease the entire 162.5-acre property with the intent of developing a recreational based business consisting of 102 RV sites, 88 covered storage units, 4 commercial lots, 48 cabins, and 18 tent sites. The development would provide associated amenities including, but not limited to, electricity distribution, wells and water distribution, and wastewater services. A short hiking trail may be developed from the tent sites to the lakeshore but is contingent on USFS Special Permit approval as the commercial lease area does not include lake access. Development would occur over a 20-year, phased period. The development would serve both tourists and the local community. The proposal will include approximately 3.5 - 4 miles of new road building in conjunction with development. All roads will be required to meet Lincoln County Subdivision Standards. The project would also include changing the land classification of the State parcel from "Forest" to "Other." In addition to receiving an annual lease fee, the DNRC will also receive a revenue share from the development for the Capitol/Public Buildings Trust.

The DNRC is in the scoping phase of the project environmental assessment, so project details are still preliminary. In preparation for this project, specialists such as wildlife biologists, hydrologists, soil scientists, and archeologists will be consulted.

The Montana DNRC invites written comments and suggestions concerning this proposal. Please respond by Friday, **May 10, 2024** to:

Department of Natural Resources and Conservation  
Attn: Kari Nielsen  
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655 Timberwolf Pkwy, Kalispell, MT 59901  
[kari.nielsen@mt.gov](mailto:kari.nielsen@mt.gov) (406) 751-2262

# State Trust Land Vicinity Map

## Libby Unit

Cripple Horse Bay RV  
Park and Campground  
VICINITY MAP



Project Name: Cripple  
Horse Bay RV Park and  
Campground

Project Location:

Section: 2  
Township: 31 North  
Range: 29 West

County: Lincoln  
County

