



Sanders County Land Service Department Subdivision Administration

December 8, 2023

Katy French
8682 MT Hwy 200
Plains, MT 59859

RE: ELEMENT & SUFFICIENCY REVIEW FOR MCMILLAN POST RV PARK (16 spaces)

Katy;

The element review and sufficiency review have been completed and it has been determined that the preliminary application for McMillan Post RV Park is complete and detail to begin the 60 working day review. Please submit this original and 4 printed copies and one electronic pdf for posting on the county website. You will be noticed once the public hearing is scheduled.

Sincerely,

Katherine F Maudrone

Katherine F Maudrone
County Planner

Katherine Maudrone

From: Katherine Maudrone
Sent: Monday, December 4, 2023 1:19 PM
To: Katy French (esa_french@yahoo.com)
Subject: FW: McMillan Post RV Park
Attachments: McMillan Post RV.pdf

Katy

I will add this information to the pre-application packet and work through the element review.
Respectfully,

Katherine F Maudrone CFM
Sanders County
Planner
PO Box 519
Thompson Falls, MT 59873-0519
406-827-6965 (office)
406-499-6573 (cell)

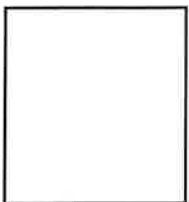
From: PPRFD Chief <pprfdchief@gmail.com>
Sent: Monday, December 4, 2023 10:39 AM
To: Katherine Maudrone <kmaudrone@co.sanders.mt.us>
Subject: McMillan Post RV Park

Katherine,

I attached the letter we spoke about. Let me know if you need anything else!

James Russell

Fire Chief | Plains-Paradise Rural Fire District



406-826-3900 (office)
406-493-5601 (cell)

pprfdchief@gmail.com
www.PPRFD.com

McMillan



POST

PARADISE, MT

McMillan



RV PARK • STORE

Preliminary Plat Application

PART I GENERAL DESCRIPTION AND INFORMATION

1. Name of the proposed subdivision: McMillan Post RV Park
2. Location (City and/or County): Paradise Mt.
Legal Access: MT Hwy 135, Egress MT Hwy 200
Legal description: NW1/4 NW1/4 of Section 13 Township 18N Range 25W
3. Type of water supply system:
 - a. ☐ Individual surface water supply from spring
 - b. ☐ Multiple-family water supply system (3-14 connections and fewer than 25 people)
 - c. ☐ Service connection to multiple-family system
 - d. ☒ Service connection to ^{private} public system (Non-community)
 - e. ☐ Extension of public main
 - f. ☒ New public system (private)
 - g. ☐ Individual well

Transient Non-Community
Public Water Supply System
4. Type of wastewater treatment system:
 - a. ☐ Individual or shared on-site septic system
 - b. ☐ Multiple-family on-site system (3-14 connections and fewer than 25 people)
 - c. ☐ Service connection to multiple-family system
 - d. ☒ Service connection to public system (Non-community/private)
 - e. ☐ Extension of public main
 - f. ☒ New public system (private)

Public Subsurface Sewage
Disposal System
5. Descriptive Data:
 - a. Number of lots or rental spaces: 16
 - b. Total acreage in lots being reviewed: 4
 - c. Total acreage in streets or roads: 2
 - d. Total acreage in parks, open space, and/or common facilities: 3+

- e. Total gross acreage of subdivision: 7+
f. Minimum size of lots or spaces: 55 ft x 12 ft.
g. Maximum size of lots or spaces: 70 ft x 12 ft.

6. Indicate the proposed use(s) and number of lots or spaces in each:

- ☐ Residential, single family
☐ Residential, multiple family
☐ Types of multiple family structures and numbers of each (e.g. duplex)
☐ Planned Unit Development (Number of units)
☐ Condominium (Number of units)
☐ Mobile Home Subdivision (Number of spaces)
☒ Recreational Vehicle Subdivision (Number of spaces 16)
☐ Commercial or Industrial
☐ Other (please describe) _____

7. Provide the following information regarding the development:

- a. Current land use: Agricultural
b. If a tract of land is to be subdivided in phases, an overall development plan indicating the intent for the development of the remainder of the tract.
c. Drafts of any covenants and restrictions to be included in deeds or contracts for sale.
Drafts of homeowners' association bylaws and articles of incorporation, if applicable. (Submitting a draft copy of homeowners' association bylaws and articles of incorporation is adequate for DEQ to initiate and complete its review of sanitary facilities, but a copy of the fully executed documents must be submitted before DEQ can issue final approval.)

Name, address, and telephone number of designated representative, if any (e.g., engineer, surveyor).

Kathleen C. French 406.260.5918 esa-french@yahoo.com
Name Phone Email
8682 Hwy 200, Plains, MT 59059
Mailing Address

Name, address, and telephone number of owner(s).

Kathleen C. French
Name

Kathleen French
Signature of owner

8682 Hwy 200, Plains, MT 59859
Mailing Address

11/20/2023
Date

406.260.5918
Phone

esa-french@yahoo.com
Email

Name, address, and telephone number of subdivider if different than owner(s).

Mark T French
Name

Mark T French
Signature of subdivider

8682 Hwy 200, Plains, MT 59859
Mailing Address

11/20/2023
Date

406.360.1284
Phone

french-mark18@yahoo.com
Email

OFFICE USE ONLY

DATE RECEIVE _____ ELEMENT REVIEW COMPLETE _____ SUFFICIENCY REVIEW COMPLETE _____

DECISION DUE _____

AMOUNT DUE _____ AMOUNT RECEIVED _____

SANDERS COUNTY
RECEIVED

NOV 20 2023

LAND SERVICE DEPT.

Sanders County Subdivision Preliminary Application - Overview

1.0 Application Form

A Preliminary Application Form provided during the Pre-Application Meeting has been completed and signed.

2.0 Review Fee

Based on the fee schedule provided, a review fee of \$1420.00 has been provided.

3.0 A Preliminary Plat

A plat map enclosed. From North to South, the road names are: McGillivray Lane and Kootenai Lane. These road names have been secured through the Sanders County Rural Addressing office. The development is over-laid on a topographic map of the parcel(s). It shows the RV site numbers for addressing purposes.

3.1 RV Site Lengths and Widths

The RV site's widths are all standard at 12 ft wide. The site lengths vary throughout McMillan Post RV Park. From north to south and moving from west to east the site lengths are as follows:

McGillivray Lane:	(5) 55 ft	
	(2) 60 ft	
		Total of 7 sites
Kootenai Lane	(9) 70 ft	
		Total of 9 sites

Of the 16 RV sites, 12 will provide water and electric service. Four of the sites will only provide electric service, but will be in close proximity to the bath house and drinking water sources. All of the RV sites are within a 300 ft radius of the bath house.

All of the RV sites are separated by a minimum of 22 ft.

3.2 Road Width

The internal road network consists of roads built to 12 ft in width entering through the Main Entrance at 2150 MT Hwy 135. We are seeking a variance for a 12 ft wide road base within the RV park, as the traffic will be unidirectional. Travel exits at 8515 MT Hwy 200. Both the access and egress points have been designed, constructed, and paved under the authority of MDT for large/long vehicular traffic.

Wild Rose Lane will be upgraded to support 24 ft wide two directional traffic up to Gallatin Lane.

4.0 Road Profile

Travel through the RV Park is all uni-directional with traffic flowing from west to east. New RV traffic from the parking area will travel along McGillivray Lane. From here, it will merge into Kootenai Lane. Kootenai Lane will terminate at its most easterly point where traffic will turn onto Missouri Lane. Traveling north on Missouri Lane, RV Park traffic will exit onto MT Hwy 200. Note that RV sites on McGillivray Lane are back-in sites only.

New RV traffic (sites 20-32) will access the RV Park through the Main Entrance at 2150 MT Hwy 135 and travel up Wild Rose Lane until they reach Gallatin Lane. Traffic will continue east along Gallatin Lane. All RV sites along Gallatin Lane are 70 ft pull through sites. An RV will enter their designated site through Gallatin Lane and exit their designated site onto Kootenai Lane. Gallatin Lane continues on to the east until it terminates at Missouri Lane. Traffic on Missouri Lane travels northbound until it meets up with MT Hwy 200.

The roads are designed and will be built to the General Specifications (F-2 and F-3) provided by Sanders County. Extra and overflow parking for RVs and their boats/cars, etc is available.

5.0 Topographic Map/FEMA Panel Map

A Topographic Map submitted to FEMA for the LOMR-F has been enclosed. This identifies the fill areas mon the property that were raised above flood plain elevations in Fall 2019 under Flood Plain Fill Permit #2019-07. The LOMR-F Determination was received from FEMA in January 2020. The map shows the topographical features on the parcel(s) at this time.

6.0 Vicinity Map

A vicinity map is enclosed indicating the location of the proposed McMillan Post RV Park development at the intersection of MT Hwy 135 and MT Hwy 200 just southeast of the confluence of the upper Clark Fork and Flathead Rivers.

7.0 Abstract of Title and Documentation

Clark Fork Title has prepared documentation that includes easements, covenants, and deed restrictions.

There are no financial encumbrances on the properties.

Water rights have been secured, and there is no proposed distribution of water rights within the development. A Public Water Source (PWS) has been approved at the site to serve the development.

There is no proposed distribution of mineral rights within the development.

There are no proposed easements within the development.

This information has been submitted under separate cover by Clark Fork Title to Sanders County.

Gallatin Lane serves the RV Park, but resides either within the adjacent parcel (Parcel A), or straddles the property line of Parcel A and Parcel B. As the owners of both Parcel A and Parcel B, we are prepared to provide assurances that land committed to this roadway will be able to meet the obligations of its future service to Parcel B and the RV Park.

Current easements on the parcel(s) include overhead power lines and underground water lines. There are two current underground water line easements within the development. The development owner enjoys ownership of the properties that those easements support. Overhead electrical easements are located out of the RV Park proper area. Electrical lines proposed within the RV Park will all be underground.

8.0 Environmental Assessment; Summary of Probable Impacts & Community Impact Report

The Environmental Assessment is enclosed detailing the relation to and issues regarding the proposed McMillan Post RV Park. As indicated, the parcel(s) are not in an environmentally sensitive area. The parcels do not include ponds, river banks, or streams. We have not identified any geologic concerns. There is no vegetation of significant ecological, historical, or visual concerns.

The groundwater has been thoroughly studied for this development. Use of the groundwater and disposal of wastewater on site has been designed to ensure minimal impacts to the site in accordance with MDEQ standards. The development will not be seeking to utilize any public water or wastewater infrastructure, but will be providing their own systems onsite. No extension of capital facilities is sought.

Site specific water and wastewater facilities were designed and approved for development in 2005. They are currently undergoing re-review with MDEQ.

McMillan Post RV Park will seek to utilize the existing road network (MT Hwy 135 and MT Hwy 200), law enforcement services, emergency ambulance services, and emergency fire services. The increase in property tax assessment from the development, as presented, should offset any additional costs to the community.

McMillan Post RV Park is located in a designated Empowerment Zone. This is an “economically distressed community” due to low employment opportunities and low capital investment.

9.0 Fire Risk Rating Analysis/Fire Prevention Planning

The Sanders county Fire Risk Rating Form has been submitted with this application detailing the issues and concerns in planning for fire prevention and response at the proposed development. Accompanying this Risk Form is the McMillan Post RV Park’s Fire Prevention Plan that was submitted to James Russell of the Plains/Paradise Rural Fire District. Within the plan is an identification of fire response water volumes, multiple water supply access points, offsite fill stations in the vicinity, and operation and personnel practices.

10.0 Noxious Weed Management Planning

A Weed Control Plan has been submitted to Rory Nygaard with the Sanders County Weed Department. It details McMillan Post RV Park’s goals and obligations for meeting weed management needs at the RV park.

11.0 MDT Encroachment Permits

McMillan Post RV Park has obtained and satisfied three encroachment permits for the proposed development. Paperwork is enclosed.

12.0 Water and Wastewater System Approvals

In 2005, MDEQ approved water and wastewater systems for the site, and approved a Certificate of Subdivision which allows for a store, hotel, museum, restaurant, and other activities at the site. Other activities was in reference to the RV activities that were included in the water and wastewater approvals. However, no preliminary plat was ever obtained for the parcel. Once a preliminary plat has been approved, MDEQ can move forward to grant final approval for the RV activities at the site. The water and wastewater systems are currently undergoing a re-review with MDEQ. Final approvals are expected in the Fall of 2023. A meeting was held with the MDEQ team (including Commissioner Dorrington), our IMEG contractors, and Representative Loge on Oct 17, 2023. We have been assured that final approval for water and wastewater systems is near term. MDEQ is awaiting preliminary plat approval for the RV park from Sanders County.

13.0 Notification of Proposed Subdivision

During the Pre-Application meeting with Sanders County, it was determined that we should send letters to the school and fore district. Those notifications have been made.

14.0 Recreation Opportunities

Besides being located near two river systems, McMillan Post RV Park is also located near Quinn's Hot Springs Resort and the Paradise Center. Internally, the RV park will provide up to a ½ mile walking trail loop, frisbee golf, and an enclosed dog park.

15.0 Aesthetic Issues

It is important that McMillan Post RV Park provide curbside appeal for visitor traffic in the area. It is located at a highly visible intersection. There will be a significant amount of planting of shade trees and privacy trees. These planting will occur along the property boundaries to minimize noise, and between the RV sites to maximize privacy. Planting of trees and tall ornamental plants will also be strategically placed to limit noise and light pollution of activities to neighboring properties.

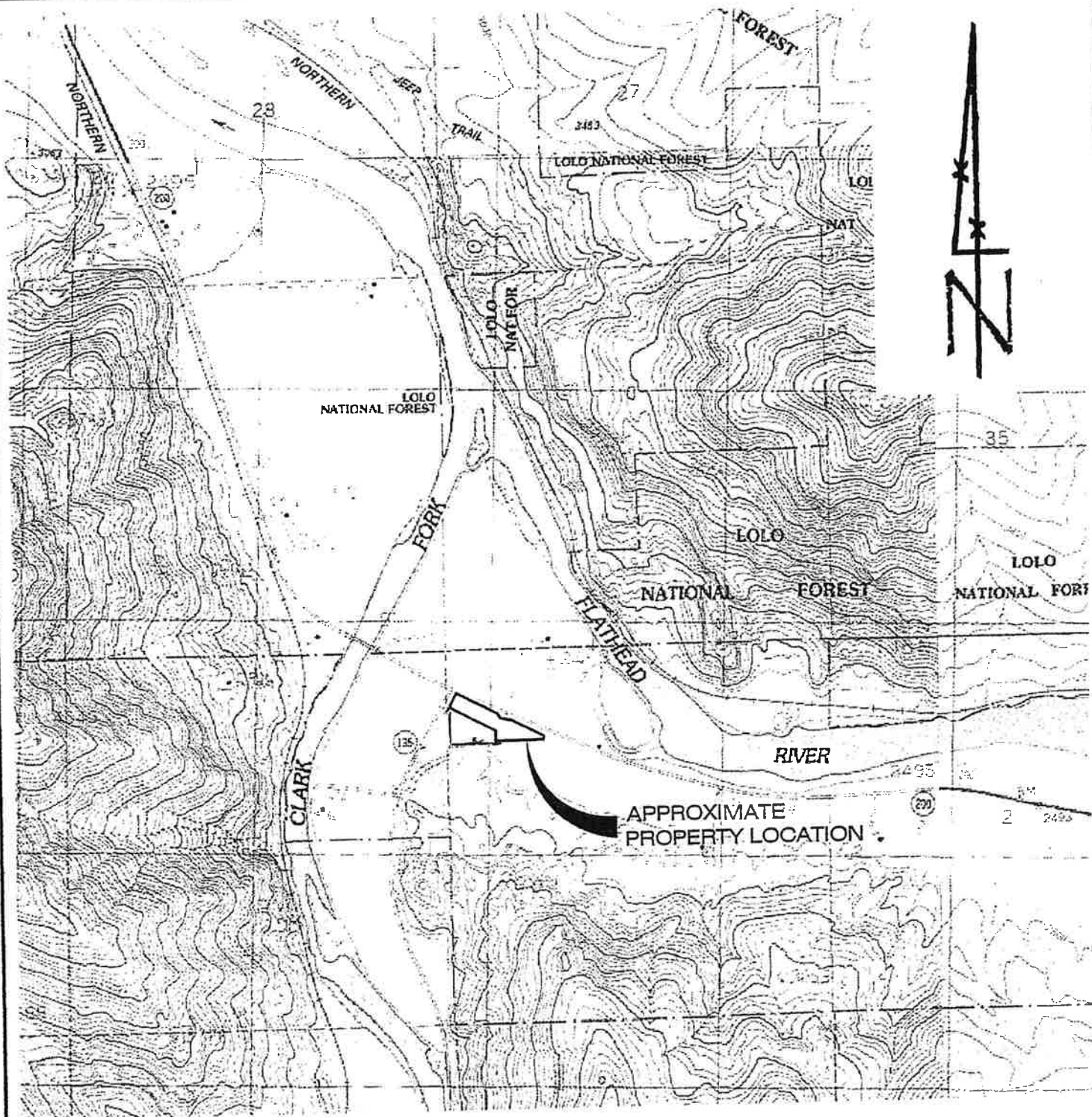
The sites will provide lighting at each address post, with lighting directed downward to aid in location, but to minimize light pollution.

Garbage will be collected and removed offsite of the RV Park on a daily basis, at a minimum.

A quiet time will be posted and enforced for activities after 9pm and prior to 8 am.

16.0 Environmental Issues

McMillan Post RV Park will be utilizing environmentally clean technology where possible. We are designing the facility with solar power and geothermal applications to offset offsite power needs. We are working to secure EV chargers for the site.



**USGS VICINITY MAP
KATHLEEN FRENCH
SEC. 03, T18N, R25W
SANDERS COUNTY**

1:50,000 442-1-13
1:50,000 3-12-84-72

MINOR SUBDIVISION PLAT

SECTION 3, T18N, R25W, P.M.M.

PURPOSE OF SURVEY

TO CREATE 2 PARCELS OUT OF PARENT PARCEL WITH NO REMAINDER.

LEGAL DESCRIPTIONS

PARCEL "A"

A PARCEL OF LAND IN GOV'T LOT 4, OF SECTION 3, T18N, R25W, P.M.M. DESCRIBED AS FOLLOWS:
COMMENCING AT THE WEST 1/4 CORNER OF SECTION 3, 1333.24' TO THE POINT OF BEGINNING; THENCE NORTH, ALONG SAID WEST BOUNDARY, 488.83'; THENCE N28°09'43"E, ALONG THE SOUTHEASTERLY R/W OF MONTANA HIGHWAY 135, 63.23'; THENCE SOUTH 47.0'; THENCE S61°02'E, 76.26'; THENCE SOUTH, 146.17'; THENCE S85°04'41"W, 653.76' TO THE POINT OF BEGINNING, AND CONTAINING 5.005 ACRES.

PARCEL "B"

A PARCEL OF LAND IN GOV'T LOTS 3 AND 4, OF SECTION 3, T18N, R25W, P.M.M. DESCRIBED AS FOLLOWS:
COMMENCING AT THE WEST 1/4 CORNER OF SECTION 3, THENCE NORTH, ALONG THE WEST BOUNDARY OF SECTION 3, 1333.24'; THENCE N89°06'04"E, 459.74' TO THE POINT OF BEGINNING; THENCE N05°05'04"E, 674.05'; THENCE N00°51'32"W, 131.43'; THENCE N64°49'17"W, ALONG THE SOUTHERLY BOUNDARY OF MONTANA HIGHWAY 200, 133.424'; THENCE S28°13'43"W, ALONG THE SOUTHEASTERLY R/W OF MONTANA HIGHWAY 135, 130.45'; THENCE SOUTH 47.00'; THENCE S61°02'E, 76.26'; THENCE SOUTH, 146.17' TO THE POINT OF BEGINNING AND CONTAINING 8.402 ACRES.
SAID PARCEL IS SUBJECT TO THE 2 WATER LINE AND WELL EASEMENTS AS SHOWN ON THIS CERTIFICATE OF SURVEY.

GOV'T LOT 4

CERTIFICATE OF PLAT APPROVAL

THE BOARD OF COUNTY COMMISSIONERS CERTIFIES THAT IT HAS REVIEWED THIS CERTIFICATE OF SURVEY PLAT AND REVIEWED IT FOR THE CRITERIA OF A MINOR SUBDIVISION AND HAVING FOUND IT CONFORMS TO LAW ACCEPTS IT.

GOV'T LOT 3

ATTEST: *[Signature]*
CLERK AND RECORDER

SAUNDERS CO.
30-408

CERTIFICATE OF COUNTY TREASURER

I HEREBY CERTIFY, PURSUANT TO 76-3-611(1)(b), MCA, THAT NO PROPERTY TAXES ASSESSED AND LAYED ON THE ABOVE DESCRIBED LAND HAVE BEEN PAID.

WITNESSED THIS 19th DAY OF August, 1995.
SANDERS COUNTY, MONTANA

[Signature]
COUNTY TREASURER

1/4	SEC.	T.	R.
<input checked="" type="checkbox"/>	3	18 N	25 W
<input type="checkbox"/>			
<input type="checkbox"/>			
<input type="checkbox"/>			

CERTIFICATE OF CLERK & RECORDER

STATE OF MONTANA
COUNTY OF SANDERS
FILED FOR RECORD THIS 19th DAY OF August, 1995, AT 12:00 O'CLOCK

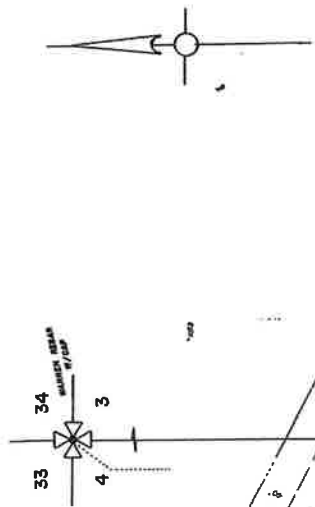
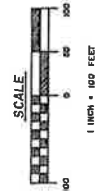
[Signature]
COUNTY CLERK & RECORDER, SANDERS CO., MONTANA



CERTIFICATE OF SURVEYOR

I, M. GENE WARREN, A REGISTERED LAND SURVEYOR DO HEREBY CERTIFY THAT I HAVE PERSONALLY EXAMINED THE PLAT AND THE FIELD NOTES AND FOUND THEM TO BE TRUE AND CORRECT AND THAT I HAVE NO OBJECTION TO THE PLAT BEING RECORDED AND THAT THE DOCUMENTS FOUND AND SET FORTH THE POSITION SHOWN THEREON.

DATED THIS 19th DAY OF August, 1995
[Signature]
M. GENE WARREN 2734



GOV'T LOT 4

PARADISE VALLEY, INC.
5.005 AC.

PARADISE VALLEY, INC.
8.402 AC.

PARADISE VALLEY, INC.

COS. NO. 572

COS. NO. 588

218609

MOBILE 4088 (new)

CERTIFICATE OF SURVEY NO. 150102

8-15-95

[illegible]

COS 1507, PARCEL B



State of Montana
Montana Department of Transportation
Driveway Approach Application and Permit

2701 Prospect Avenue
PO Box 201001
Helena, MT 59620-1001
Phone: (406) 444-7237
Fax: (406) 444-0807
TTY: (406) 444-7696
www.mdt.mt.gov

To be filled in by Department of Transportation Personnel

Print Form

F.A. Route No: C-000035 Milepost: 21.5 Project: Approach Station:

District: MISSOULA County: SANDERS Maint Section No: 1117

Drainage as determined by Department of Transportation

Type: CMP w/ RACET⁵ or FET⁵ Size: 18 Length: sufficient to obtain 6:1 side slopes
Sight Distance (feet): Right: near intersection Left: 1000' +

Approach Recommended by District Traffic Engineer or Traffic & Safety Bureau

Date

Approach Application Approved by District Administrator or Designee

Date

Access Control: ☐ Yes ☒ No

If Access Control is Yes:

Approach Recommended by Access Manager, R/W Bureau

Date

APPLICANT (PROPERTY OWNER)

Name: Mark and Kathleen French Phone/Fax Number: 406-260-5918

Address: 8682 Hwy 200 City: Plains State: Mt Zip Code: 59859 E-mail: esa_french@yahoo.com

herein termed the applicant, requests permission to construct approach(es) described and shown on attached site plan or plan and profile and hereby made a part of this application

Use of Property or Facility: Commercial (Specify Type ->) RV Park and store

An environmental checklist must be filled out, signed and attached in order for this application to be considered complete.

[Link to Environmental Checklist](#)

Location

City or Town: (If rural, direction & approx. distance from nearest city or town) SE corner of Hwy 135 and Hwy 200, Paradise, Montana

Street Name, if any: Hwy 135 and Hwy 200

Roadway or Highway

Surfacing: Asphalt MT-135 state hwy Width: 30'

Approach

Estimated number of trips per day: 50 plus Side of Roadway:

Width: 24' Flare: 25'

Other Comments



State of Montana

Montana Department of Transportation

Driveway Approach Application and Permit

2701 Prospect Avenue
PO Box 201001
Helena, MT 59620-1001
Phone: (406) 444-7237
Fax (406) 444-0807
TTY: (406) 444-7696
www.mdt.mt.gov

(INSTRUCTIONS CONCERNING USE OF THIS FORM)

Applicant will complete and deliver this form in duplicate to the District Administrator serving the area in which the Approach Permit is requested.

The District Administrator, in conjunction with the District Traffic Engineer, is delegated authority to approve curb cuts, public and private approaches serving businesses, residences and agricultural uses in rural or urban areas without further consultation if the traffic conditions are not congested. In congested areas, usually urban situations, the District Administrator and District Traffic Engineer can request the Traffic and Safety Engineer in Helena for additional technical assistance. If this is necessary, the approach should be scaled onto existing plan and profile sheets showing the highway right-of-way and sent to Helena.

- APPROACH PERMIT -

Subject to the following terms and conditions, the permit applied for upon the reverse side hereof, is hereby granted:

- 1) **TERM.** This permit shall be in full force and effect from the date hereof until revoked as herein provided.
- 2) **REVOCATION.** This permit may be revoked by State upon giving thirty (30) days notice to Permittee by ordinary mail, directed to the address shown in the application hereto attached, but the State reserves the right to revoke this permit without giving said notice in the event Permittee breaks any of the conditions or terms set forth herein.
- 3) **COMMENCEMENT OF WORK.** No work shall be commenced until Permittee notifies the Department of Transportation when work is proposed to commence.
- 4) **CHANGES IN HIGHWAY.** If the State changes the highway, or there are other changes to adjoining streets, alleys, etc., which necessitate alterations in structures or installations installed under this permit, Permittee shall make the necessary alterations at Permittee's sole expense or in accordance with a separate agreement.
- 5) **STATE SAVED HARMLESS FROM CLAIMS.** In accepting this permit the Permittee, its/his successors or assigns, agree to protect the State and save it harmless from all claims, actions or damage of every kind and description which may accrue to, or be suffered by, any person or persons, corporations or property by reason of the performance of any such work, character of materials used, or manner of installations, maintenance and operation, or by the improper occupancy of said highway right of way, and in case any suit or action is brought against the State and arising out of, or by reason of, any of the above causes, the Permittee, its/his successors or assigns, will upon notice to it/him of the commencement of such action, defend the same at its/his sole cost and expense and satisfy any judgment which may be rendered against the State in any such suit or action.
- 6) **PROTECTION OF TRAFFIC.** Submit a traffic control plan for review and approval prior to any work being performed in MDT Right-of-Way. Traffic control must meet current MUTCD and MDT standards and guidance. The approval shall in no way operate to relieve or discharge the Permittee from any of the obligations assumed by acceptance of this permit, and especially those set forth under Section 6 thereof.
- 7) **HIGHWAY DRAINAGE.** If the work done under this permit interferes in any way with the drainage of the State Highway affected, Permittee shall, at its/his own expense, make such provisions as the State may direct to take care of said drainage.
- 8) **RUBBISH AND DEBRIS.** Permittee is responsible for debris that is carried onto the roadway by this construction with sweeping and cleaning done daily at permittee's expense. Upon completion of work contemplated under this permit, all rubbish and debris shall be immediately removed and the roadway and the roadside left in a neat and presentable condition satisfactory to the State.
- 9) **WORK TO BE SUPERVISED BY STATE.** All work contemplated under this permit shall be done under the supervision of and to the satisfaction of the authorized representative of the State, and the State hereby reserves the right to order the change of location or removal of any structure or installation authorized by this permit at any time, said changes or removal to be made at the sole expense of the permittee.
- 10) **STATE'S RIGHT NOT TO BE INTERFERED WITH.** All such changes, reconstructing or relocation shall be done by Permittee, in such a manner as will cause the least interference with any of the State's work, and the State shall in no way be liable for any damage to the Permittee by reason of any such work by the State, its agents, contractors or representatives, or by the exercise of any rights by the State upon the highways by the installations or structures placed under this permit.
- 11) **REMOVAL OF INSTALLATIONS OR STRUCTURES.** Unless waived by the State, upon termination of this permit, the Permittee shall remove the installations or structures contemplated by this permit and restore the premises to the condition existing at the time of entering upon the same under this permit, reasonable and ordinary wear and tear and damage by the elements, or by circumstances over which the Permittee has no control, excepted.
- 12) **MAINTENANCE AT EXPENSE OF PERMITTEE.** Permittee shall maintain, at its/his sole expense the installations and structures for which this permit is granted, in a condition satisfactory to the State.
- 13) **STATE NOT LIABLE FOR DAMAGE TO INSTALLATIONS.** In accepting this permit the Permittee agrees that any damage or injury done to said installations or structures by a contractor working for the State, or by any State employee engaged in construction, alteration, repair, maintenance or improvement of the State Highway, shall be at the sole expense of the Permittee.
- 14) **STATE TO BE REIMBURSED FOR REPAIRING ROADWAY.** Upon being billed therefor Permittee agrees to promptly reimburse State for any expense incurred in repairing surface or roadway due to settlement at installation, or for any other damage to roadway as a result of the work performed under this permit.
- 15) **OTHER CONDITIONS AND/OR REMARKS.**
 - a. All approach side slopes will preferably be constructed on 10 to 1 slope but not less than 6 to 1 slope, unless otherwise approved.
 - b. No private signs or devices etc., will be constructed or installed within the highway right-of-way limits.
 - c. This permit is valid only if approach construction is completed within specified months from date of issue. 6 Months
 - d. Prior to Starting work, for construction inspection and approval of completed approach contact _____
 - e. ☐ See attached addendum

Dated at: September 27, 2016 Agreement Date

The undersigned, the "Permittee" mentioned in the foregoing instrument, hereby accepts this permit, together with all of the terms and conditions set forth therein.

Signed by Permittee

To be filled in by Department of Transportation Personnel

Completed Approach Inspection By:

Date

Title:



MDT-ENV-006 11/13

Page 1 of 2

Montana Department of Transportation Environmental Checklist

2701 Prospect Avenue
PO Box 201001
Helena, MT 59620-1001
Phone: (406) 444-7228
Fax: (406) 444-7245
TTY: (406) 444-7696
www.mdt.mt.gov

Control Number/UPN	Project Identification Number	Name/Location Description	Route/Corridor	Federal Funds Involved?

(↑ For MDT Use Only ↑)

Date	Choose type of Environmental Checklist:
9-27-2010	

Location	
Highway or Route:	Milepost(s):
HWY 200 @ Hwy 135	0.85 on Hwy 200
Physical Address:	City:
	Paradise
Legal Description:	County:
Parcel B, COS 1507	Sanders
Township:	Section(s):
T18N	Section 3
Range:	
R25W	

Applicant Information:	
Name:	Title:
Kathleen French	Owner
Company/Utility:	
Mailing Address:	Phone:
8682 Hwy 200	926-0353
City:	State:
Paradise	MT
Zip:	Business Phone:
59839	260-5918

MDT Environmental Checklist Help Guide

(Click button or go to www.mdt.mt.gov/other/environmental/external/forms/ENVIRONMENTAL-CHECKLIST-HELPSHEET.PDF)

Impact Questions

Actions that qualify for Categorical Exclusion under MEPA and/or NEPA (See ARM 18.2.261 and 23 CFR 771.117)
(See ARM 18.2.261 and 23 CFR 771.117)

Comment, Explanation, and/or
Information Source (Attach supporting
information, as necessary.)

- Will the proposed action impact any known historical or archaeological sites? ☐ Yes ☒ No
- Will the proposed action impact any publicly owned parkland (i.e., recreation areas), wildlife or waterfowl refuge(s)? ☐ Yes ☒ No
- Will the proposed action impact prime farmlands? (If yes, attach a completed Farmland Conversion Impact Rating Ad-1006.) ☐ Yes ☒ No
- a. Will the proposed action have an impact on the human environment that may result from relocations of persons or businesses, changes in traffic patterns, changes in grade, or other types of changes? ☐ Yes ☒ No
b. Has the proposed action received any preliminary or final approval from the local land use authority? ☒ Yes ☐ No
- For the proposed action, is there documented controversy on environmental grounds? (For example, has the applicant received a letter of petition from an environmental organization?) ☐ Yes ☒ No
- Will the proposed action require work in, across or adjacent to a listed or proposed Wild or Scenic River? ☐ Yes ☒ No
- Will the proposed action require work in a Class I Air Shed or nonattainment area? ☐ Yes ☒ No
- Will the proposed action impact air quality or increase noise, even temporarily? ☒ Yes ☐ No *Short Term Impacts*
- a. Is the proposed project a MS4 Area? (Billings, Bozeman, Butte, Helena, Great Falls, Kalispell, and Missoula) ☐ Yes ☒ No
b. Will the proposed action have potential to affect water quality, wetlands, streams or other water bodies? If YES, an environment-related permit or authorization may be required. ☐ Yes ☒ No
- Are solid or hazardous wastes or petroleum products likely to be encountered? (For example, project occurs in or adjacent to Superfund sites, known spill areas, understorage tanks, or abandoned mines.) ☐ Yes ☒ No
- a. Are there any listed or candidate threatened or endangered species, or critical habitat in the vicinity of the proposed action? ☐ Yes ☒ No
b. Will the proposed action adversely affect listed or candidate threatened or endangered species, or adversely modify critical habitat? ☐ Yes ☒ No
- Will the proposed action require an environmental-related permit or authorization? ☐ Yes ☒ No
If the answer is "yes," please list the specific permits or authorizations.
- a. Is the proposed action on or within approximately 1 mile of an Indian Reservation? ☐ Yes ☒ No
b. If "Yes", will a Tribal Water Permit be required? ☐ Yes ☐ No ☒ N/A
- Will the proposed action result in increased traffic volumes, increased wait or delays on state highways, or have adverse impacts on other forms of transportation (rail, transit or air movements)? ☐ Yes ☐ No ☒ Maybe
- Is the proposed action part of a project that may require other governmental permits, licenses or easements? If "Yes", describe the full extent of the project and any other permits, licenses or easements that may be necessary for the applicant to acquire. ☒ Yes ☐ No *RV park license through DEC, Dept. of Health*



MDT-ENV-006 11/13

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Montana Department of Transportation Environmental Checklist

2701 Prospect Avenue
PO Box 201001
Helena, MT 59620-1001
Phone: (406) 444-7228
Fax: (406) 444-7245
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www.mdt.mt.gov

16. Attach a brief description of the work to be performed, including any subsurface work ☐ Description Attached
17. Attach representative photos of the site(s) where the proposed action would be implemented. Photos are to include any structures, streams, irrigation canals, and/or potential wetlands in the project area ☐ Photos Attached
18. Attach map(s) showing the location(s) of the proposed action(s). Section, Township, Range, highway or route number and approximate route post(s) ☐ Maps Attached

Checklist preparer:

Kathleen Chene

Title:

Owner

Kathleen Chene
Signature

Date

9-27-2016

Reviewed for completeness by:

Steve Delix
MDT District Representative

Area Maint Chief
Title

10-4-19
Date

Checklist Approved by:

Susan Kylease
Environmental Services Bureau
(When any of the items 1 through 15 are checked "Yes")

Proj. Dev. Engineer
Title

11/28/16
Date

[Signature]
Transportation Planning
(When any of the items 14 or 15 are checked "Yes")

P3A
Title

9-26-2019
Date

Checklist Conditions and Required Approvals

- The applicant is not authorized to proceed with the proposed work until the checklist has been reviewed and approved, as necessary, and any requested conditions of approval have been incorporated.
- Complete the checklist items 1 through 15, indicating "Yes" or "No" for each item. Include comments, explanations, information sources, and a description of the magnitude/importance of potential impacts in the right hand column. Attach additional and supporting information as needed. Ensure that information required for items 16, 17, and 18, is attached. The checklist preparer, by signing, certifies the accuracy of the information provided.
- If "Yes" is indicated on any of the items, the Applicant must explain the impacts as applicable. Appropriate mitigation measures that will be taken to avoid, minimize, and/or mitigate adverse impacts must also be described. **Any proposed mitigation measures will become a condition of approval.** Use attachments if necessary. If the applicant checks "No" and the District concludes there may in fact be potential impacts, the Environmental Checklist must be forwarded to Environmental Services Bureau for review and approval.
- If "Yes" is indicated in item 11 a. (threatened or endangered species), the Applicant should provide information naming the particular species and the expected location, distribution and habitat use in the proposed action area, i.e. within the immediate area of the proposed action; or, in the general area on occasion (seasonally passes through) but does not nest, den or occupy the area for more than a few days.
- If the applicant checks "Yes" for any item, the approach permit, occupancy agreement or permit, along with the checklist and supporting information, including the Applicant's mitigation proposal, documentation, evaluation and/or permits must be submitted to MDT Environmental Services Bureau. Electronic format is preferred.
- When the applicant checks "Yes" to any item, the Applicant cannot be authorized to proceed with the proposed work until the MDT Environmental Services Bureau and/or Transportation Planning, as appropriate, reviews the information and signs the checklist.
- Applicant must obtain all necessary permits or authorizations from other entities with jurisdiction prior to beginning the proposed action or activity. The Applicant is solely responsible for any environmental impacts incurred as a result of the project; obtaining any necessary environmental permits, notifications, and/or clearances; and ensuring compliance with environmental laws and regulations.

French Property – South of Paradise
MT 135 (P-35) RP 21.46 – 21.53 and MT 200 (P-6) RP 85.03 – 85.32
Additional Conditions

- If any aquatic resources such as streams, wetlands, canals, irrigation ditches, springs, etc. will be impacted as a result of this project, the appropriate water quality permits will need to be obtained from state, federal and/or local agencies.
- The applicant must obtain approvals from downstream landowners if their proposed actions impact downstream properties (easements, etc.) and provide documentation of appropriate coordination with affected landowners.
- Any damage done to MDT facilities or adjacent landowners as a result of the applicant's design or construction is the sole responsibility of the applicant and MDT will not be liable for damages.
- The permit, along with all conditions and restrictions, will be transferred to any subsequent parties. It is the responsibility of the applicant or their successor to notify MDT of any ownership changes within two weeks of the change.
- If any deviation(s) from the MDT-approved plans is determined necessary at the time of construction due to unforeseen obstacles, the deviation(s) must be approved by MDT in writing before installation begins.
- Any work performed before MDT review and approval that requires permitting is subject to removal by the applicant at their sole expense if MDT design standards and/or guidelines are not met.
- The applicant will submit a traffic control plan to the District office for approval before entering MDT right of way for construction.
- The applicant must coordinate their project with any MDT projects in the area.
- MDT design reviews are meant to ensure compatibility with existing facilities and design standards and guidelines. The applicant is responsible for all survey and plan errors and/or omissions that impact the constructability or intended design function of the project.
- The applicant must provide full time construction inspection and certification for any work done within MDT right-of-way. Upon completion of the project, or at any time upon request from MDT, the applicant must provide all construction inspection reports. The MDT District Office may assign staff to provide construction inspection oversight at their discretion.
- The applicant will provide "as-builts" to MDT Planning within 30 days after construction company, contractor, or work crew have demobilized from the work zone.

Additional permit conditions and MDT requirements:

- fencing the MDT right-of-way,
- proper compaction and regrading for the flood plain fill area,
- reseeding the disturbed areas,
- establishment of the vegetation, and
- paving the approaches on MT 135 and MT 200 from the roadway surface to the MDT right-of-way.

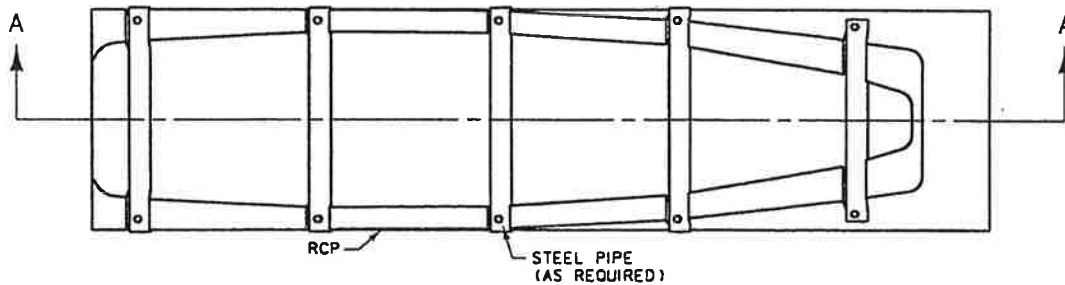
If the work is not completed by the specified day, MDT will file claim on the bond to complete the required work and restore any damage to the MDT right-of-way. The bond will not be released until all work is completed to the satisfaction of MDT.

The Driveway approach on MT 200 (P-6) at RP 85.315, (eastern most) cannot be used for the access to the RV park.

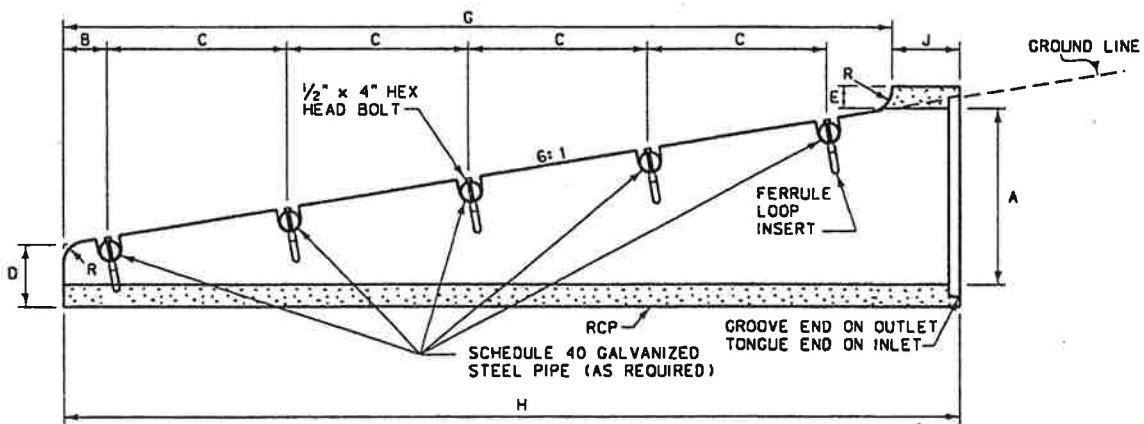
Listed below are specific the changes, comments and conditions from Environmental Services on each of the permits.

1. Driveway Approach MT 135 (P-35) RP 21.483:
 - a. The response to Question 8 was changed "Yes" due to noise and air quality impacts to complete the project, however impacts are anticipated to be of short duration and result in no lasting impact.
 2. Driveway Approach MT 200 (P-6) RP 85.102:
 - a. The response to Question 8 was changed "Yes" due to noise and air quality impacts to complete the project, however impacts are anticipated to be of short duration and result in no lasting impact.
 3. Encroachment – Flood Plain Fill MT 200 (P-6) RP 85.03 to 85.32 and MT 135 (P-35) RP 21.46 to 21.53:
 - a. The response to Question 8 was changed "Yes" due to short term noise and air quality impacts associated with construction equipment.
 - b. Due to a bald eagle nest occurring within ½-mile of the proposed work, and because significant earthwork is proposed associated with this application, no work should occur within MDT's ROW between February 1 and June 1.
- Approval is contingent upon the applicant complying with all applicable environmental laws. The applicant is solely responsible for any environmental impacts incurred as a result of this project and is solely responsible for obtaining any necessary environmental permits, notifications, and/or any other necessary environmental clearances.

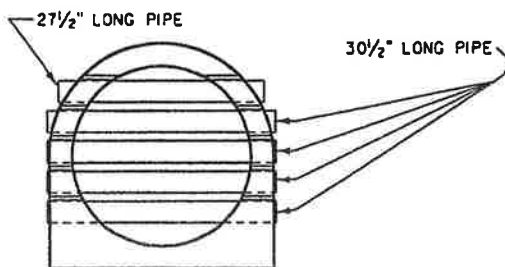
ROAD APPROACH CULVERT END TREATMENT									
QUANTITIES (FOR ESTIMATING ONLY)									
DIA. A RCP (INCHES)	H PIPE LENGTH (FT.)	F-64 1/2" x 4 1/8" FERRULE LOOP INSERT, EACH	2.5" CALV. PIPE, SCHEDULE 40 LENGTH (FT.)	DIMENSION (FT.)					
				B	C	D	E	G	R
15	4.75	—	—	—	—	0.69	0.27	4.0	0.25
18	6.5	—	—	—	—	0.71	0.25	5.75	0.25
24	10.0	10	12.5	0.5	2.0	0.75	0.21	9.25	0.25



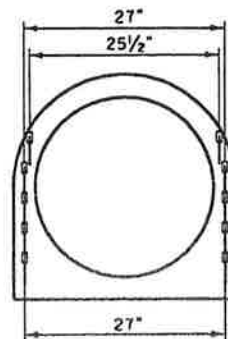
PLAN VIEW



SECTION A-A




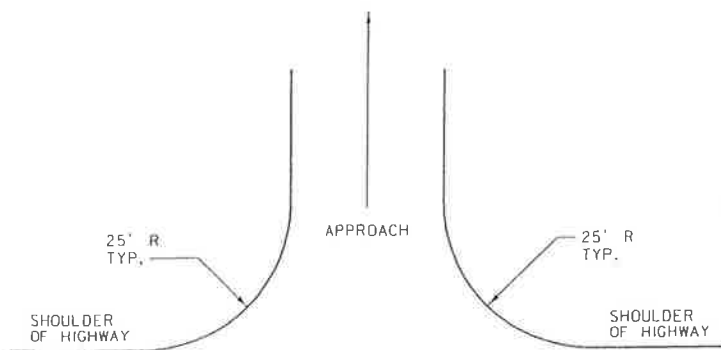
END VIEW



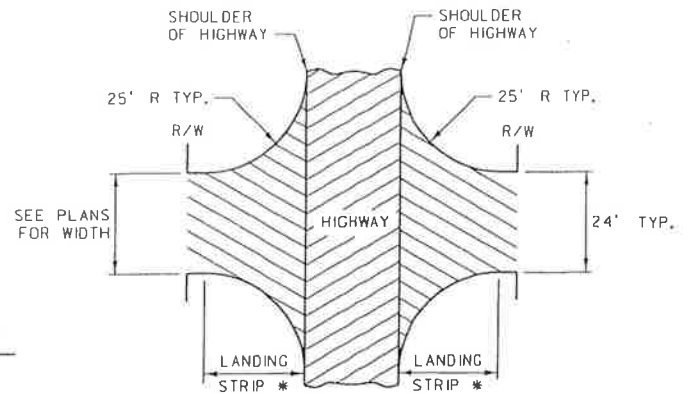
VIEW OF INSERTS

NOTE:
PAINT ALL NON-GALVANIZED PARTS
IN ACCORDANCE WITH SECTION 710
OF THE STANDARD SPECIFICATIONS.

DETAILED DRAWING	
REFERENCE STANDARD SPEC. SECTION 603.710	DWG. NO. 603-12
RCP ROAD APPROACH CULVERT END TREATMENT (RACET)	
EFFECTIVE: AUGUST 1996	
 MONTANA DEPARTMENT OF TRANSPORTATION	MONTANA CADD

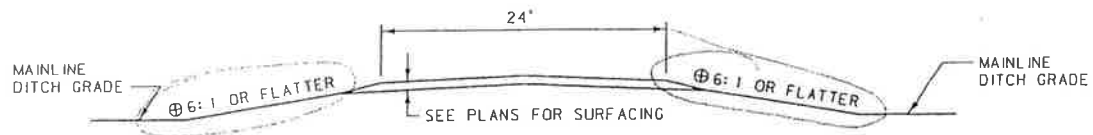


NOTE: MAX. SKEW
ANGLE IS 30°.



* 25.0' MIN. FOR PRIVATE OR FIELD APP.
75.0' MIN FOR COUNTY AND MAIN ROADS.

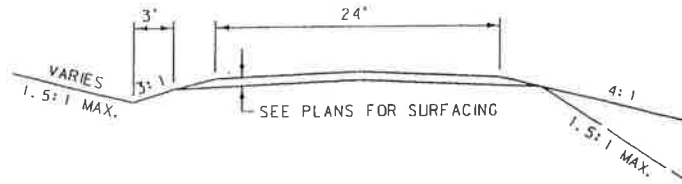
SLOPE FOR DRAINAGE (-3% DESIRABLE,
+3% ALLOWABLE).



TYPICAL SECTION WITHIN CLEAR ZONE

USE A PIPE AS NECESSARY FOR DRAINAGE.
INSTALL CULVERTS OUTSIDE THE CLEAR
ZONE OR PROVIDE END TREATMENT.

6:1 SLOPES ARE DESIRABLE
ON HIGH SPEED FACILITIES
WHERE PRACTICAL



TYPICAL SECTION BEYOND CLEAR ZONE

BACK SLOPES **	
0' - 5'	4:1
5' - 10'	2:1
OVER 10'	1.5:1

FILL SLOPES **	
0' - 10'	4:1
10' - 20'	2:1
OVER 20'	1.5:1


NOTES:

APPROACH GRADE BEYOND LANDING IS NOT TO EXCEED 10% UNLESS
TRAFFIC VOLUMES AND COST INDICATE SUCH TO BE JUSTIFIABLE.

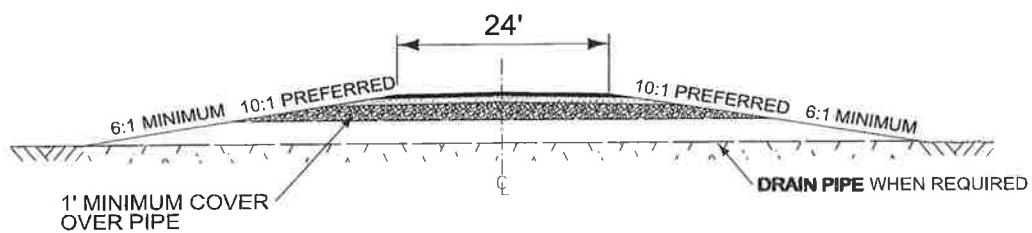
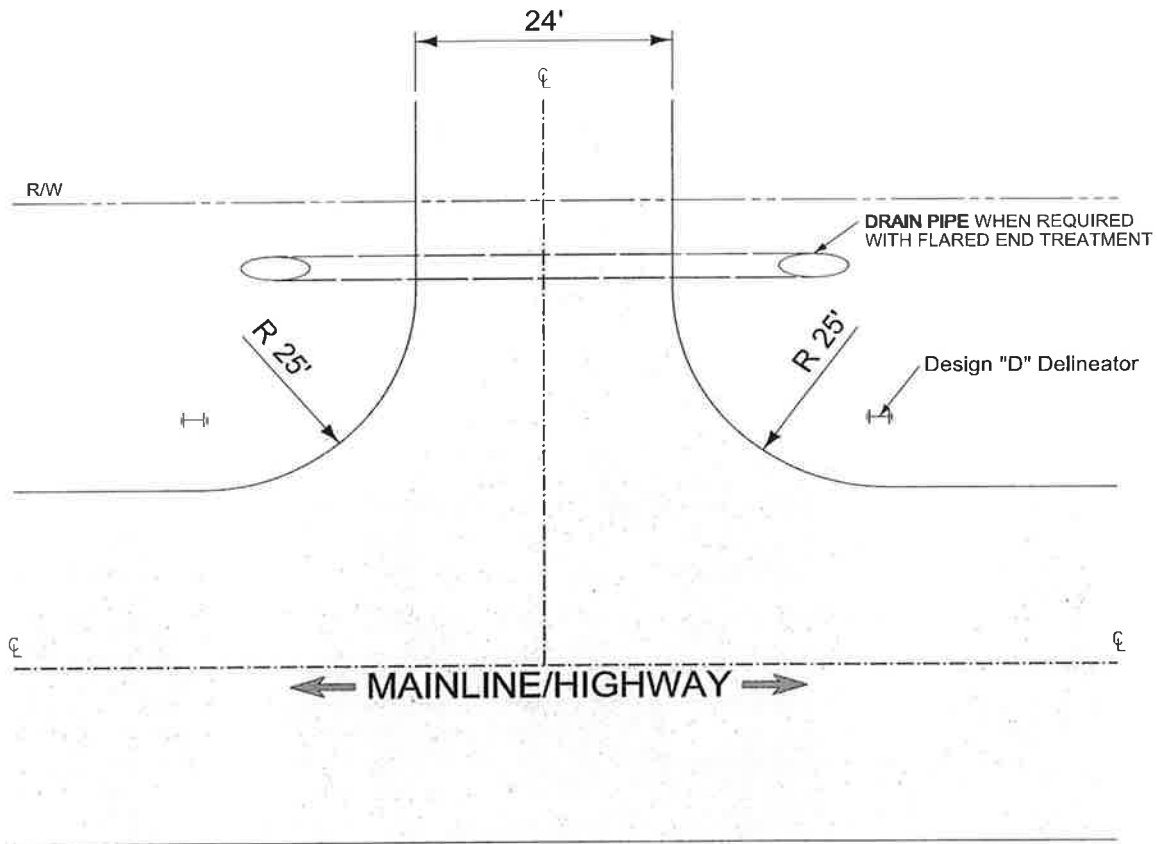
CONSTRUCT APPROACHES TO FIT LOCAL CONDITIONS, MINIMIZE TRAFFIC
HAZARDS, AND AFFORD ENTRY AND EXIT OF TRAFFIC TO AND FROM THE
MAIN ROAD.

SECURE WRITTEN PERMISSION FROM LANDOWNER FOR WORK BEYOND THE
RIGHT-OF-WAY.

** CRITERIA SHOWN ARE FOR PRIVATE AND FARM FIELD APPROACHES. FOR
COUNTY AND MAIN ROADS USE ESTABLISHED STANDARDS FOR APPLICABLE
FUNCTIONAL CLASS.

DETAILED DRAWING	
REFERENCE	DWG. NO.
STANDARD SPEC.	203-05
SECTION 203	
APPROACHES	
EFFECTIVE: FEBRUARY 2005	
 MONTANA DEPARTMENT OF TRANSPORTATION	

TYPICAL APPROACH SECTION AT RIGHT-OF-WAY LINE



State of Montana
Montana Department of Transportation
Driveway Approach Application and Permit

2701 Prospect Avenue
PO Box 201001
Helena, MT 59620-1001
Phone: (406) 444-7237
Fax: (406) 444-0807
TTY: (406) 444-7696
www.mdt.mt.gov

To be filled in by Department of Transportation Personnel

Print Form

F.A. Route No: C-000006 Milepost: 85.1 Project: Approach Station:

District: MISSOULA County: SANDERS Maint Section No: 1117-PLAINS

Drainage as determined by Department of Transportation

Type: CMP W RACET'S ON LET'S Size: 18" Length: sufficient length to 06 tan 6.1 side slopes.
Sight Distance (feet): Right: 1000' + Left: 1000' +

Approach Recommended by District Traffic Engineer or Traffic & Safety Bureau

Date

Approach Application Approved by District Administrator or Designee

Date

Access Control: ☒ Yes ☐ No

If Access Control is Yes:

Approach Recommended by Access Manager, R/W Bureau

Date

APPLICANT (PROPERTY OWNER)

Name

Mark and Kathleen French

Phone/Fax Number

406-260-5918

Address

8682 Hwy 200

City

Plains

State

Mt

Zip Code

59859

E-mail

esa_french@yahoo.com

herein termed the applicant, requests permission to construct approach(es) described and shown on attached site plan or plan and profile and hereby made a part of this application

Use of Property or Facility: Commercial (Specify Type ->)

RV Park and store

An environmental checklist must be filled out, signed and attached in order for this application to be considered complete.

[Link to Environmental Checklist](#)

Location			
City or Town: (If rural, direction & approx. distance from nearest city or town)	SE corner of Hwy 135 and Hwy 200, Paradise, Montana		
Street Name, if any:	Hwy 135 and Hwy 200		
Roadway or Highway			
Surfacing <u>Asphalt</u>	state hwy <u>MT-200</u>	Width <u>32'</u>	
Approach			
Estimated number of trips per day:	50 plus	Side of Roadway	<u>North</u>
Width: <u>24'</u>		Flare: <u>25'</u>	
Other Comments			



MDT-MAI-006 11/13

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State of Montana

Montana Department of Transportation

Driveway Approach Application and Permit

2701 Prospect Avenue
PO Box 201001
Helena, MT 59620-1001
Phone: (406) 444-7237
Fax: (406) 444-0807
TTY: (406) 444-7696
www.mdt.mt.gov

(INSTRUCTIONS CONCERNING USE OF THIS FORM)

Applicant will complete and deliver this form in duplicate to the District Administrator serving the area in which the Approach Permit is requested.

The District Administrator, in conjunction with the District Traffic Engineer, is delegated authority to approve curb cuts, public and private approaches serving businesses, residences and agricultural uses in rural or urban areas without further consultation if the traffic conditions are not congested. In congested areas, usually urban situations, the District Administrator and District Traffic Engineer can request the Traffic and Safety Engineer in Helena for additional technical assistance. If this is necessary, the approach should be scaled onto existing plan and profile sheets showing the highway right-of-way and sent to Helena.

- APPROACH PERMIT -

Subject to the following terms and conditions, the permit applied for upon the reverse side hereof, is hereby granted:

- 1) **TERM.** This permit shall be in full force and effect from the date hereof until revoked as herein provided.
- 2) **REVOCATION.** This permit may be revoked by State upon giving thirty (30) days notice to Permittee by ordinary mail, directed to the address shown in the application hereto attached, but the State reserves the right to revoke this permit without giving said notice in the event Permittee breaks any of the conditions or terms set forth herein.
- 3) **COMMENCEMENT OF WORK.** No work shall be commenced until Permittee notifies the Department of Transportation when work is proposed to commence.
- 4) **CHANGES IN HIGHWAY.** If the State changes the highway, or there are other changes to adjoining streets, alleys, etc., which necessitate alterations in structures or installations installed under this permit, Permittee shall make the necessary alterations at Permittee's sole expense or in accordance with a separate agreement.
- 5) **STATE SAVED HARMLESS FROM CLAIMS.** In accepting this permit the Permittee, its/his successors or assigns, agree to protect the State and save it harmless from all claims, actions or damage of every kind and description which may accrue to, or be suffered by, any person or persons, corporations or property by reason of the performance of any such work, character of materials used, or manner of installations, maintenance and operation, or by the improper occupancy of said highway right of way, and in case any suit or action is brought against the State and arising out of, or by reason of, any of the above causes, the Permittee, its/his successors or assigns, will upon notice to it/him of the commencement of such action, defend the same at its/his sole cost and expense and satisfy any judgment which may be rendered against the State in any such suit or action.
- 6) **PROTECTION OF TRAFFIC.** Submit a traffic control plan for review and approval prior to any work being performed in MDT Right-of-Way. Traffic control must meet current MUTCD and MDT standards and guidance. The approval shall in no way operate to relieve or discharge the Permittee from any of the obligations assumed by acceptance of this permit, and especially those set forth under Section 6 thereof.
- 7) **HIGHWAY DRAINAGE.** If the work done under this permit interferes in any way with the drainage of the State Highway affected, Permittee shall, at its/his own expense, make such provisions as the State may direct to take care of said drainage.
- 8) **RUBBISH AND DEBRIS.** Permittee is responsible for debris that is carried onto the roadway by this construction with sweeping and cleaning done daily at permittee's expense. Upon completion of work contemplated under this permit, all rubbish and debris shall be immediately removed and the roadway and the roadside left in a neat and presentable condition satisfactory to the State.
- 9) **WORK TO BE SUPERVISED BY STATE.** All work contemplated under this permit shall be done under the supervision of and to the satisfaction of the authorized representative of the State, and the State hereby reserves the right to order the change of location or removal of any structure or installation authorized by this permit at any time, said changes or removal to be made at the sole expense of the permittee.
- 10) **STATE'S RIGHT NOT TO BE INTERFERED WITH.** All such changes, reconstructing or relocation shall be done by Permittee, in such a manner as will cause the least interference with any of the State's work, and the State shall in no way be liable for any damage to the Permittee by reason of any such work by the State, its agents, contractors or representatives, or by the exercise of any rights by the State upon the highways by the installations or structures placed under this permit.
- 11) **REMOVAL OF INSTALLATIONS OR STRUCTURES.** Unless waived by the State, upon termination of this permit, the Permittee shall remove the installations or structures contemplated by this permit and restore the premises to the condition existing at the time of entering upon the same under this permit, reasonable and ordinary wear and tear and damage by the elements, or by circumstances over which the Permittee has no control, excepted.
- 12) **MAINTENANCE AT EXPENSE OF PERMITTEE.** Permittee shall maintain, at its/his sole expense the installations and structures for which this permit is granted, in a condition satisfactory to the State.
- 13) **STATE NOT LIABLE FOR DAMAGE TO INSTALLATIONS.** In accepting this permit the Permittee agrees that any damage or injury done to said installations or structures by a contractor working for the State, or by any State employee engaged in construction, alteration, repair, maintenance or improvement of the State Highway, shall be at the sole expense of the Permittee.
- 14) **STATE TO BE REIMBURSED FOR REPAIRING ROADWAY.** Upon being billed therefor Permittee agrees to promptly reimburse State for any expense incurred in repairing surface or roadway due to settlement at installation, or for any other damage to roadway as a result of the work performed under this permit.
- 15) **OTHER CONDITIONS AND/OR REMARKS.**
 - a. All approach side slopes will preferably be constructed on 10 to 1 slope but not less than 6 to 1 slope, unless otherwise approved.
 - b. No private signs or devices etc., will be constructed or installed within the highway right-of-way limits.
 - c. This permit is valid only if approach construction is completed within specified months from date of issue. 6 Months
 - d. Prior to Starting work, for construction inspection and approval of completed approach contact _____
 - e. ☐ See attached addendum

Dated at: September 27, 2016Agreement Date

The undersigned, the "Permittee" mentioned in the foregoing instrument, hereby accepts this permit, together with all of the terms and conditions set forth therein.

Signed by Permittee

To be filled in by Department of Transportation Personnel

Completed Approach Inspection By:

Date

Title:



MDT-ENV-006 11/13

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Montana Department of Transportation Environmental Checklist

2701 Prospect Avenue
PO Box 201001
Helena, MT 59620-1001
Phone: (406) 444-7228
Fax: (406) 444-7245
TTY: (406) 444-7696
www.mdt.mt.gov

Control Number/UPN	Project Identification Number	Name/ Location Description	Route/Corridor	Federal Funds Involved?

(1 For MDT Use Only)

Date	Choose type of Environmental Checklist:
9-27-2010	

Location	
Highway or Route:	Milepost(s):
Hwy 200 & Hwy 135	0.85 on Hwy 200
Physical Address:	City:
	Paradise
Legal Description:	County:
Parcel B, COS 1507	Sanders
Township:	Range:
T18N	R25W
	Section 3

Applicant Information:	
Name:	Title:
Kathleen French	Owner
Company/Utility:	
Mailing Address:	Phone:
8602 Hwy 200	826-0353
City:	State:
Paradise	MT
Zip:	Business Phone:
59839	200-5918

MDT Environmental Checklist Help Guide

(Click button or go to www.mdt.mt.gov/other/environmental/external/forms/ENVIRONMENTAL-CHECKLIST-HELPSHEET.PDF)

Impact Questions

Actions that qualify for Categorical Exclusion under MEPA and/or NEPA (See ARM 18.2.261 and 23 CFR 771.117)
(See ARM 18.2.261 and 23 CFR 771.117)

Comment, Explanation, and/or
Information Source (Attach supporting
information, as necessary.)

- Will the proposed action impact any known historical or archaeological sites? ☐ Yes ☒ No
- Will the proposed action impact any publicly owned parklands, recreation areas, wildlife or waterfowl refuges? ☐ Yes ☒ No
- Will the proposed action impact prime farmlands? (If yes, attach a completed Farmland Conversion Impact Rating Ad-1006.) ☐ Yes ☒ No
- Will the proposed action have an impact on the human environment that may result from relocations of persons or businesses, changes in traffic patterns, changes in grade, or other types of changes? ☐ Yes ☒ No
 - Has the proposed action received any preliminary or final approval from the local land use authority? ☒ Yes ☐ No
- For the proposed action, is there documented controversy on environmental grounds? (For example, has the applicant received a letter of petition from an environmental organization?) ☐ Yes ☒ No
- Will the proposed action require work in, across or adjacent to a listed or proposed Wild or Scenic River? ☐ Yes ☒ No
- Will the proposed action require work in a Class I Air Shed or nonattainment area? ☐ Yes ☒ No
- Will the proposed action impact air quality or increase noise, even temporarily? ☒ Yes ☐ No *Sho. + Term. Impacts*
- Is the proposed project a MS4 Area? (Billings, Great Falls, Helena, Missoula, and Butte.) ☐ Yes ☒ No
 - Will the proposed action have potential to affect water quality, wetlands, streams or other water bodies? If YES, an environment-related permit or authorization may be required. ☐ Yes ☒ No
- Are solid or hazardous wastes or petroleum products likely to be encountered? (For example, project occurs in or adjacent to Superfund sites, known spill areas, underground tanks, or abandoned mines.) ☐ Yes ☒ No
- Are there any listed or candidate threatened or endangered species, or critical habitat in the vicinity of the proposed action? ☐ Yes ☒ No
 - Will the proposed action adversely affect listed or candidate threatened or endangered species, or adversely modify critical habitat? ☐ Yes ☒ No
- Will the proposed action require an environmental-related permit or authorization? ☐ Yes ☒ No
If the answer is "yes," please list the specific permits or authorizations.
- Is the proposed action on or within approximately 1 mile of an Indian Reservation? ☐ Yes ☒ No
 - If "Yes", will a Tribal Water Permit be required? ☐ Yes ☒ No *N/A*
- Will the proposed action result in increased traffic volumes, increased wait or delays on state highways, or have adverse impacts on other forms of transportation (rail, transit or air movements)? ☐ Yes ☒ No *Maybe*
- Is the proposed action part of a project that may require other governmental permits, licenses or easements? If "Yes", describe the full extent of the project and any other permits, licenses or easements that may be necessary for the applicant to acquire. ☒ Yes ☐ No *Rv path license through DEC, Dept. of Health*



MDT-ENV-006 11/13

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Montana Department of Transportation Environmental Checklist

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18. Attach map(s) showing the location(s) of the proposed action(s). Section, Township, Range, highway or route number and approximate route post(s). ☐ Maps Attached

Checklist preparer:

Kathleen C. French

Title:

Owner

Kathleen French
Signature

Date

9-27-2016

Reviewed for completeness by:

MDT District Representative

Title

Date

Checklist Approved by:

Jessica K. Kloss
Environmental Services Bureau
(When any of the items 1 through 15 are checked "Yes")

Paul David Engineer
Title

11/20/16
Date

Transportation Planning

(When any of the items 14 or 15 are checked "Yes")

Title

Date

9-26-2019

Checklist Conditions and Required Approvals

- The applicant is not authorized to proceed with the proposed work until the checklist has been reviewed and approved, as necessary, and any requested conditions of approval have been incorporated.
- Complete the checklist items 1 through 15, indicating "Yes" or "No" for each item. Include comments, explanations, information sources, and a description of the magnitude/importance of potential impacts in the right hand column. Attach additional and supporting information as needed. Ensure that information required for items 16, 17, and 18, is attached. The checklist preparer, by signing, certifies the accuracy of the information provided.
- If "Yes" is indicated on any of the items, the Applicant must explain the impacts as applicable. Appropriate mitigation measures that will be taken to avoid, minimize, and/or mitigate adverse impacts must also be described. **Any proposed mitigation measures will become a condition of approval.** Use attachments if necessary. If the applicant checks "No" and the District concludes there may in fact be potential impacts, the Environmental Checklist must be forwarded to Environmental Services Bureau for review and approval.
- If "Yes" is indicated in item 11 a. (threatened or endangered species), the Applicant should provide information naming the particular species and the expected location, distribution and habitat use in the proposed action area, i.e. within the immediate area of the proposed action; or, in the general area on occasion (seasonally passes through) but does not nest, den or occupy the area for more than a few days.
- If the applicant checks "Yes" for any item, the approach permit, occupancy agreement or permit, along with the checklist and supporting information, including the Applicant's mitigation proposal, documentation, evaluation and/or permits must be submitted to MDT Environmental Services Bureau. Electronic format is preferred.
- When the applicant checks "Yes" to any item, the Applicant cannot be authorized to proceed with the proposed work until the MDT Environmental Services Bureau and/or Transportation Planning, as appropriate, reviews the information and signs the checklist.
- Applicant must obtain all necessary permits or authorizations from other entities with jurisdiction prior to beginning the proposed action or activity. The Applicant is solely responsible for any environmental impacts incurred as a result of the project; obtaining any necessary environmental permits, notifications, and/or clearances; and ensuring compliance with environmental laws and regulations.

**French Property – South of Paradise
MT 135 (P-35) RP 21.46 – 21.53 and MT 200 (P-6) RP 85.03 – 85.32
Additional Conditions**

- If any aquatic resources such as streams, wetlands, canals, irrigation ditches, springs, etc. will be impacted as a result of this project, the appropriate water quality permits will need to be obtained from state, federal and/or local agencies.
- The applicant must obtain approvals from downstream landowners if their proposed actions impact downstream properties (easements, etc.) and provide documentation of appropriate coordination with affected landowners.
- Any damage done to MDT facilities or adjacent landowners as a result of the applicant's design or construction is the sole responsibility of the applicant and MDT will not be liable for damages.
- The permit, along with all conditions and restrictions, will be transferred to any subsequent parties. It is the responsibility of the applicant or their successor to notify MDT of any ownership changes within two weeks of the change.
- If any deviation(s) from the MDT-approved plans is determined necessary at the time of construction due to unforeseen obstacles, the deviation(s) must be approved by MDT in writing before installation begins.
- Any work performed before MDT review and approval that requires permitting is subject to removal by the applicant at their sole expense if MDT design standards and/or guidelines are not met.
- The applicant will submit a traffic control plan to the District office for approval before entering MDT right of way for construction.
- The applicant must coordinate their project with any MDT projects in the area.
- MDT design reviews are meant to ensure compatibility with existing facilities and design standards and guidelines. The applicant is responsible for all survey and plan errors and/or omissions that impact the constructability or intended design function of the project.
- The applicant must provide full time construction inspection and certification for any work done within MDT right-of-way. Upon completion of the project, or at any time upon request from MDT, the applicant must provide all construction inspection reports. The MDT District Office may assign staff to provide construction inspection oversight at their discretion.
- The applicant will provide "as-builts" to MDT Planning within 30 days after construction company, contractor, or work crew have demobilized from the work zone.

Additional permit conditions and MDT requirements:

- fencing the MDT right-of-way,
- proper compaction and regrading for the flood plain fill area,
- reseeding the disturbed areas,
- establishment of the vegetation, and
- paving the approaches on MT 135 and MT 200 from the roadway surface to the MDT right-of-way.

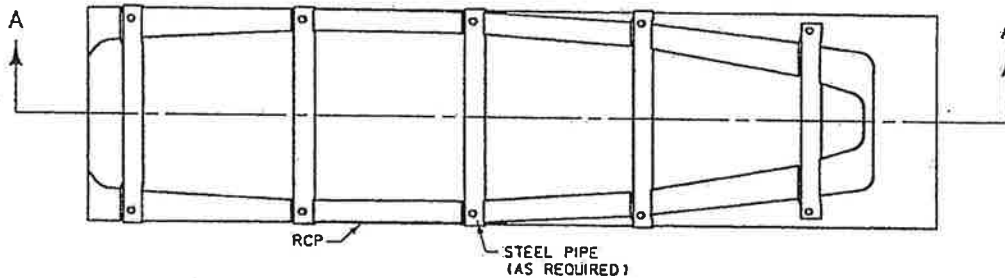
If the work is not completed by the specified day, MDT will file claim on the bond to complete the required work and restore any damage to the MDT right-of-way. The bond will not be released until all work is completed to the satisfaction of MDT.

The Driveway approach on MT 200 (P-6) at RP 85.315, (eastern most) cannot be used for the access to the RV park.

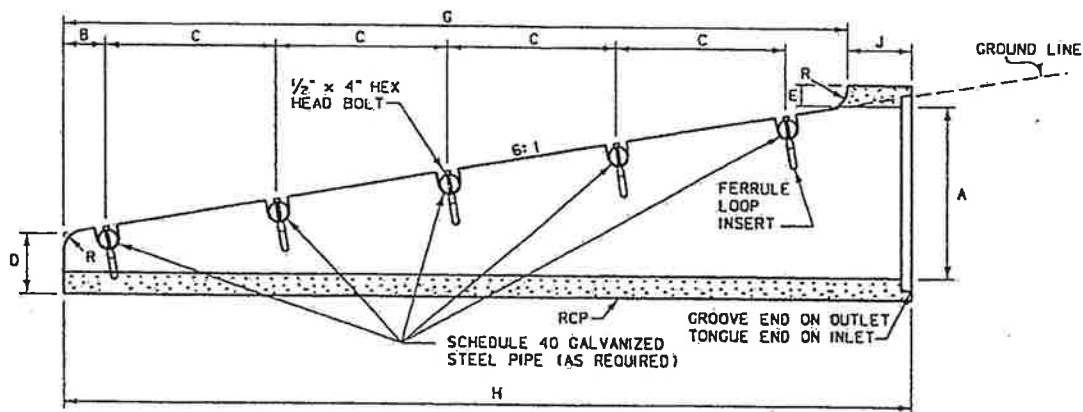
Listed below are specific the changes, comments and conditions from Environmental Services on each of the permits.

1. Driveway Approach MT 135 (P-35) RP 21.483:
 - a. The response to Question 8 was changed "Yes" due to noise and air quality impacts to complete the project, however impacts are anticipated to be of short duration and result in no lasting impact.
 2. Driveway Approach MT 200 (P-6) RP 85.102:
 - a. The response to Question 8 was changed "Yes" due to noise and air quality impacts to complete the project, however impacts are anticipated to be of short duration and result in no lasting impact.
 3. Encroachment – Flood Plain Fill MT 200 (P-6) RP 85.03 to 85.32 and MT 135 (P-35) RP 21.46 to 21.53:
 - a. The response to Question 8 was changed "Yes" due to short term noise and air quality impacts associated with construction equipment.
 - b. Due to a bald eagle nest occurring within ½-mile of the proposed work, and because significant earthwork is proposed associated with this application, no work should occur within MDT's ROW between February 1 and June 1.
- Approval is contingent upon the applicant complying with all applicable environmental laws. The applicant is solely responsible for any environmental impacts incurred as a result of this project and is solely responsible for obtaining any necessary environmental permits, notifications, and/or any other necessary environmental clearances.

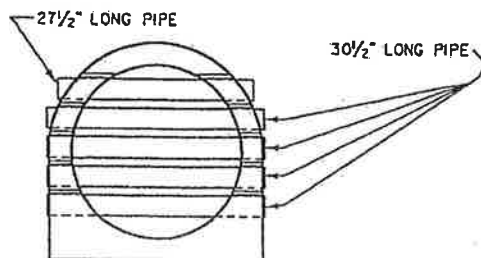
ROAD APPROACH CULVERT END TREATMENT								
QUANTITIES (FOR ESTIMATING ONLY)								
DIA. A RCP (INCHES)	H PIPE LENGTH (FT.)	F-64½" x 4½" FERRULE LOOP INSERT, EACH	2.5" GALV. PIPE, SCHEDULE 40 LENGTH (FT.)	DIMENSION (FT.)				
				B	C	D	E	G
15	4.75	—	—	—	—	0.69	0.27	4.0
18	6.5	—	—	—	—	0.71	0.25	5.75
24	10.0	10	12.5	0.5	2.0	0.75	0.21	9.25



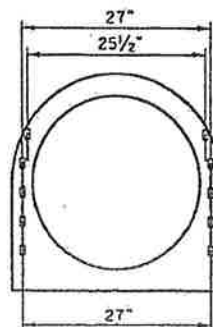
PLAN VIEW



SECTION A-A




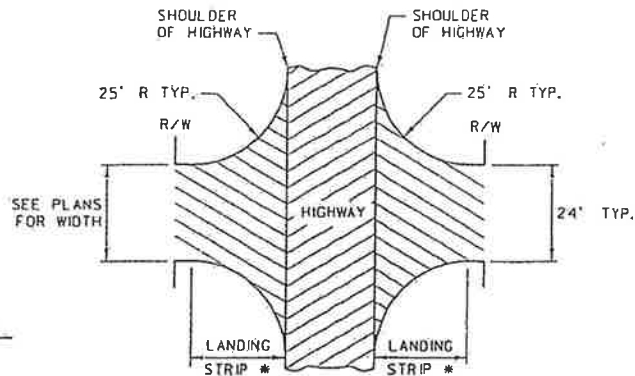
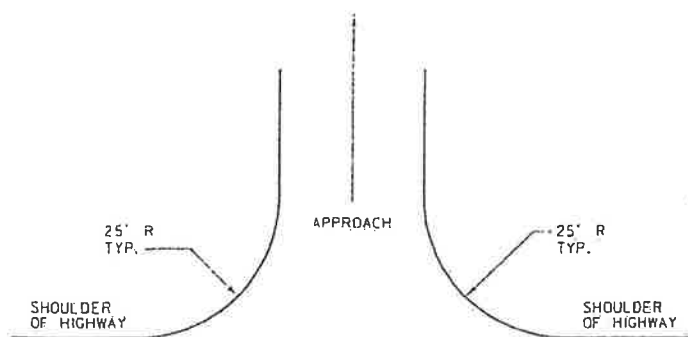
END VIEW



VIEW OF INSERTS

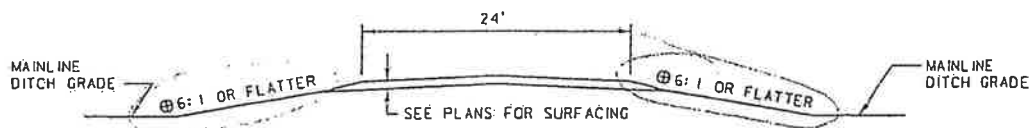
NOTE:
PAINT ALL NON-GALVANIZED PARTS
IN ACCORDANCE WITH SECTION 710
OF THE STANDARD SPECIFICATIONS.

DETAILED DRAWING	
REFERENCE	DWG. NO.
STANDARD SPEC.	603-12
SECTION 603.710	
RCP ROAD APPROACH CULVERT END TREATMENT (RACET)	
EFFECTIVE: AUGUST 1996	
 MONTANA DEPARTMENT OF TRANSPORTATION	MONTANA CADD



* 25.0' MIN. FOR PRIVATE OR FIELD APP.
75.0' MIN FOR COUNTY AND MAIN ROADS.

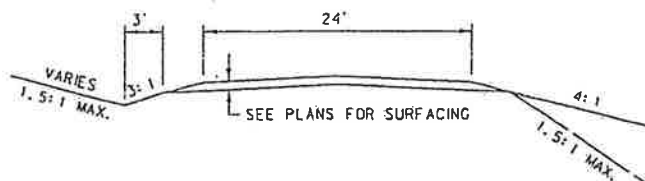
SLOPE FOR DRAINAGE 1-3% DESIRABLE,
+3% ALLOWABLE.



TYPICAL SECTION WITHIN CLEAR ZONE

USE A PIPE AS NECESSARY FOR DRAINAGE.
INSTALL CULVERTS OUTSIDE THE CLEAR
ZONE OR PROVIDE END TREATMENT.

10:1 SLOPES ARE DESIRABLE
ON HIGH SPEED FACILITIES
WHERE PRACTICAL



TYPICAL SECTION BEYOND CLEAR ZONE

BACK SLOPES **	
0' - 5'	4:1
5' - 10'	2:1
OVER 10'	1.5:1

FILL SLOPES **	
0' - 10'	4:1
10' - 20'	2:1
OVER 20'	1.5:1


NOTES:

APPROACH GRADE BEYOND LANDING IS NOT TO EXCEED 10% UNLESS
TRAFFIC VOLUMES AND COST INDICATE SUCH TO BE JUSTIFIABLE.

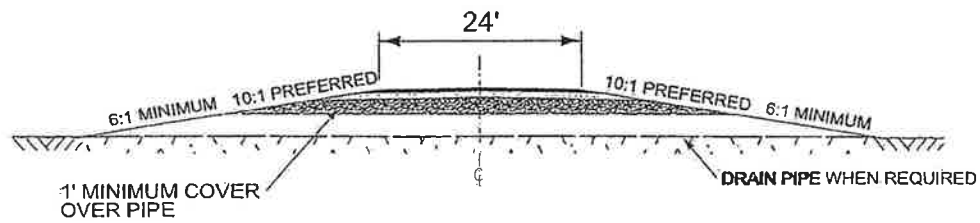
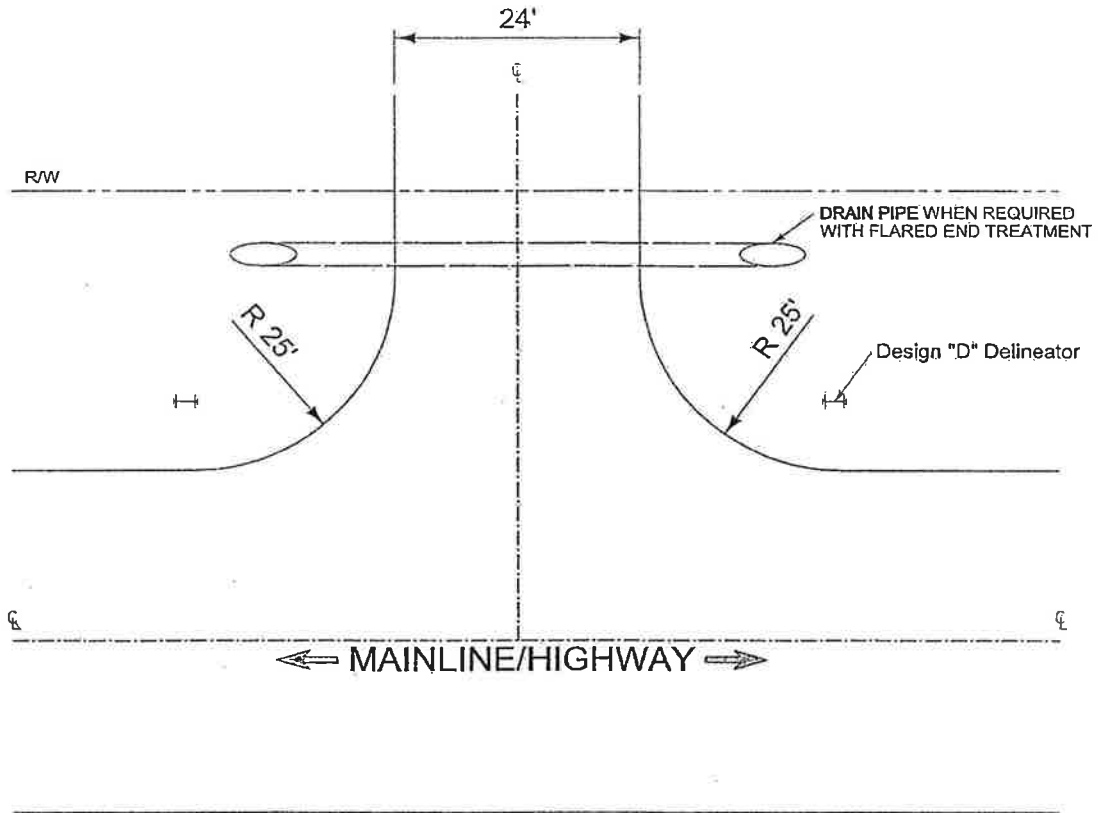
CONSTRUCT APPROACHES TO FIT LOCAL CONDITIONS, MINIMIZE TRAFFIC
HAZARDS, AND AFFORD ENTRY AND EXIT OF TRAFFIC TO AND FROM THE
MAIN ROAD.

SECURE WRITTEN PERMISSION FROM LANDOWNER FOR WORK BEYOND THE
RIGHT-OF-WAY.

** CRITERIA SHOWN ARE FOR PRIVATE AND FARM FIELD APPROACHES. FOR
COUNTY AND MAIN ROADS USE ESTABLISHED STANDARDS FOR APPLICABLE
FUNCTIONAL CLASS.

DETAILED DRAWING	
REFERENCE	DWG. NO.
STANDARD SPEC.	203-05
SECTION 203	
APPROACHES	
EFFECTIVE: FEBRUARY 2005	
 MONTANA DEPARTMENT OF TRANSPORTATION	

TYPICAL APPROACH SECTION
AT RIGHT-OF-WAY LINE



STATE OF MONTANA
DEPARTMENT OF NATURAL RESOURCES AND CONSERVATION
1424 9TH AVENUE P.O.BOX 201601 HELENA, MONTANA 59620-1601

CERTIFICATE OF WATER RIGHT

UPON FINDING THE REQUIREMENTS OF SECTION 85-2-306, MCA, HA
CERTIFICATE OF WATER RIGHT IS GRANTED.

Water Right Number: 76L 30148988 GROUND WATER CERTIFICATE
Version: 1 - ORIGINAL RIGHT
Version Status: ACTIVE

Owners: KATHLEEN C FRENCH
8682 MT HIGHWAY 200
PLAINS, MT 59859-9431

MARK T FRENCH
8682 MT HIGHWAY 200
PLAINS, MT 59859-9431

Priority Date: MAY 14, 2020 at 11:51 A.M.
Enforceable Priority Date: MAY 14, 2020 at 11:51 A.M.

Purpose (use): DOMESTIC
LAWN AND GARDEN

Maximum Flow Rate: 35.00 GPM

Maximum Volume: 4.30 AC-FT

Source Name: GROUNDWATER

Source Type: GROUNDWATER

Point of Diversion and Means of Diversion:

<u>ID</u>	<u>Govt Lot</u>	<u>Qtr Sec</u>	<u>Sec</u>	<u>Twp</u>	<u>Rge</u>	<u>County</u>
1		SWNWNW	3	18N	25W	SANDERS

Period of Diversion: JANUARY 1 TO DECEMBER 31

Source Name: GROUNDWATER

Diversion Means: WELL

Well Depth: 41.00 FEET

Static Water Level: 17.00 FEET

THE POINT OF DIVERSION IS LOCATED IN CERTIFICATE OF SURVEY NO. 1507
PARCEL B.

Purpose (Use): DOMESTIC

Households: 1

Volume: 1.00 AC-FT

Period of Use: JANUARY 1 to DECEMBER 31

Place of Use:

<u>ID</u>	<u>Acres</u>	<u>Govt Lot</u>	<u>Qtr Sec</u>	<u>Sec</u>	<u>Twp</u>	<u>Rge</u>	<u>County</u>
1		NWSWNW	3	18N	25W		SANDERS

Purpose (Use): LAWN AND GARDEN

Volume: 3.30 AC-FT

Period of Use: APRIL 1 to OCTOBER 31

Place of Use:

<u>ID</u>	<u>Acres</u>	<u>Govt Lot</u>	<u>Qtr Sec</u>	<u>Sec</u>	<u>Twp</u>	<u>Rge</u>	<u>County</u>
1	8.00		NWSWNW	3	18N	25W	SANDERS

Total: 8.00

PLACE OF USE IS PLAT B1

WATER RIGHTS
FOR THE
CORNER
PROPERTY

COS 1507, PARCEL B

ENVIRONMENTAL ASSESSMENT

Describe the following environmental features, provide responses to each of the following questions and provide reference materials as required.

1. Surface Water

Locate on a plat overlay or sketch map:

- a. Any natural water systems such as streams, rivers, intermittent streams, lakes or marshes (also indicate the names and sizes of each). - **NA**
- b. Any artificial water systems such as canals, ditches, aqueducts, reservoirs, and irrigation systems (also indicate the names, sizes and present uses of each). - **NA**
- c. Time when water is present (seasonally or all year). - **NA**
- d. Any areas subject to flood hazard, or in delineated 100 year floodplain. - ***A property map is included that indicates the area delineated as part of the 100 year flood plain along the northern property line (Hwy 200) of COSA 1507, Parcel B. The majority of original floodplain delineated area 300 feet east of the intersection was filled (Floodplain Fill Permit # 2019-07) in the Fall of 2019. A LOMR - F for both Parcel B and the DOT ROW lands was recorded and recognized by FEMA on January 30, 2020. One Hundred year floodplain area from the 0 to 300 ft of the parcel (the west end) along Hwy 200 was filled during construction of the proposed parking area (under Floodplain Fill Permit #2019-07) in June 2021.***
- e. Describe any existing or proposed streambank alteration from any proposed construction or modification of lake beds or stream channels. Provide information on location, extent, type and purpose of alteration, and permits applied for. - **NA**

There are no natural water systems such as streams, rivers, intermittent streams, lakes or marshes on the property. There are no artificial water systems such as canals, ditches, aqueducts, reservoirs, or irrigation systems on the property. There are no existing or proposed streambank alterations from any proposed construction or modification of lake beds or stream channels that involve this property.

2. Groundwater

Using available data, provide the following information:

- a. The minimum depth to water table and identify dates when depths were determined. What is the location and depth of all aquifers which may be affected by the proposed subdivision? Describe the location of known aquifer recharge areas which may be affected.

The original Subdivision review and approval of the Transient Non-Community Public Water Supply System and the Public Subsurface Sewage Disposal System

designed for this site was accompanied by an Aquifer Test Results of the Mandich/French Well, Confluence of Flathead and Clark Fork Rivers, Newman, Howard, Missoula, Mt. (2004).

There are three wells drilled and available for use in this development. In 2005, the Stephens/Mandich well was tested and approved as a public water source by MDEQ for this development. The total depth of the well is 42.0 ft (47.0 ft after fill placement) and the static water level is 10.0 ft. (15.0 ft after fill placement) according to the well log (Krass, 1995).

The direction of groundwater flow on the property is to the southeast from the Clark Fork River just above its confluence with the Flathead River towards an area of backwater sloughs on the southside of the Flathead River (pg.7) It was found that the wells derive their water from Quaternary alluvial sand and gravel deposits. The report confirmed that the aquifer supplying this well was strongly unconfined and capable of sustaining pumping rates far in excess of the 8 inch well's capacity to withdraw water. Since MDEQ is in the process of re-reviewing the water and sanitation plans for this project, the MDEQ application documentation has not been included in this packet. MDEQ's approval should suffice as adequate evidence that this project is not significantly impacting the aquifer so additional information regarding the aquifer has not been provided.

- b. Describe any steps necessary to avoid depletion or degradation of groundwater recharge areas.

Per the Aquifer Test Results of the Mandich/French Well, Confluence of Flathead and Clark Fork Rivers, Newman, Howard, Missoula, Mt. (2004) report, "Tests confirmed that the aquifer was capable of sustaining pumping rates far in excess of the 6" well's capacity to draw water..."

A water right will be obtained for the designed Transient Non-Community Public Water Supply system that will serve this development. Sanitary approval is being sought by MDEQ through the re-review process for the proposed subsurface sewage disposal system. It was originally approved in 2005. The water right and sanitary review processes ensure that the necessary measures have been taken to avoid depletion or degradation of groundwater recharge areas.

We will be pumping at no greater than 35 gallons per minute. The water system has been designed for a 5000 gal reservoir tank to serve the development during high demand periods.

SUMMARY OF PROBABLE IMPACTS

Summarize the effects of the proposed subdivision on each topic below. Provide responses to the following questions and provide reference materials as required:

1. Effects on Agriculture

The property presented for recreational development and a small store is not currently used for production of timber land, and minimum production of agricultural commodities. As a seven acre parcel, roughly four acres have traditionally been utilized for forage/hay production. Upon completion of the proposed development, three acres will continue to be utilized for hay production.

The subject property has Elkrock gravelly ashy silt loam soils. This type of soil is not listed as "prime" or "farmland of statewide importance". The property is surrounded by rural residential properties with limited agricultural activities. The surrounding properties have Grantsdale silt loam and Selon fine sandy loam soil types. These soil types are defined as "prime if irrigated" by the USDA.

To the north, beyond the Highway 200 buffer, there is a residential/ small organic farming operation and commercial orchard. To the west, residential properties have traditionally been used for hay production and grazing. To the east, residential properties have traditionally been used for dry land hay production. To the south, the residential property has been used for grazing.

No possible nuisance problems which may arise from locating a recreational development near agricultural lands are known. No negative impacts to the value of nearby agricultural lands are known or expected.

- a. Is the proposed subdivision or associated improvements located on or near prime farmland or farmland of statewide importance as defined by the Natural Resource Conservation Service? If so, identify each area on a copy of the preliminary plat.

The subject property has Elkrock gravelly ashy silt loam soils. This type of soil is not listed as "prime" or "farmland of statewide importance". The property is surrounded by residential lots and vacant lots. The surrounding properties have Grantsdale silt loam and Selon fine sandy loam soil types. These soil types are defined as "prime if irrigated" by the USDA. The prime if irrigated soil is located on the eastern half of COSA 1507, Parcel B and will continue to be utilized for agricultural development.

- b. Describe whether the subdivision would remove from production any agricultural or timber land.

This recreational development will remove approximately 2 acres of land from production of agricultural commodities.

- c. Describe possible conflicts with nearby agricultural operations (e.g., residential development creating problems for moving livestock, operating farm machinery, maintaining water supplies, controlling weeds or applying pesticides; agricultural operations suffering from vandalism, uncontrolled pets or damaged fences).

There are no expected agricultural conflicts. Livestock is trailered to the two residential properties to the south and west. No pesticides, herbicides are fungicides are applied in the area to support the small organic farming operation and commercial orchard to the north. Grounds on the recreational development

will be regularly maintained to manage and eliminate noxious weeds in the developed area. Water supplies for irrigation and livestock watering have been tested and will not be negatively impacted according to the Aquifer Test Results of the Mandich/French Well, Confluence of Flathead and Clark Fork Rivers, Newman, Howard, Missoula, Mt. (2004) report submitted to MDEQ in 2005.

Due to the seasonal and short stay of visitors to the recreational development, no uncontrolled pets or vandalism of neighboring properties is expected. Due to the location of the small store, no uncontrolled pets or vandalism of neighboring properties is expected.

- d. Describe possible nuisance problems which may arise from locating a subdivision near agricultural or timber lands.

No possible nuisance problems which may arise from locating a recreational development near agricultural or timber lands are known. Please note that the subdivision for the museum, store, and hotel and other activities was approved by MDEQ in 2005. Subdivision approval for a plat of Rv spaces is being sought at this time.

- e. Describe effects the subdivision would have on the value of nearby agricultural lands.

No impacts to the value of nearby agricultural lands are known.

2. Effects on Agricultural Water User Facilities

Neighboring properties to the north irrigate with shallow groundwater wells from the adjacent river. In Newman's report, Aquifer Test Results of the Mandich/French Well, Confluence of Flathead and Clark Fork Rivers, Newman, Howard, Missoula, Mt. (2004), neighboring wells were tested and water usage for the recreational development was shown to have no negative impact on the agricultural properties. There are no known possible nuisance problems which the recreational development would generate with regard to agricultural water user facilities.

- a. Describe conflicts the subdivision would create with agricultural water user facilities (e.g. residential development creating problems for operating and maintaining irrigation systems) and whether agricultural water user facilities would be more subject to vandalism or damage because of the subdivision.

There are no known conflicts that this recreational development would create to agricultural water user's private facilities.

- b. Describe possible nuisance problems which the subdivision would generate with regard to agricultural water user facilities (e.g. safety hazards to residents or water problems from irrigation ditches, head gates, siphons, sprinkler systems, or other agricultural water user facilities).

There are no known possible nuisance problems which the recreational development would generate with regard to agricultural water user facilities.

3. Effects on Local Services

The needs of the proposed store and recreational development can be met by the existing services. Those services will be provided additional tax dollars based on the increased value of the parcel at the time of full development, which will help offset any increased impacts to those services. There are no known off-site costs or costs to other jurisdictions that may be incurred. There are no special improvement districts that will be created which would obligate local government fiscally or administratively.

The developer of this site has sought re-review for the installation of a Transient Non-Community Public Water Supply System (approved in 2005), Public Subsurface Sewage Disposal System (approved in 2005), private roads, and other utilities (Electrical) for this subdivision. Fire protection has been improved with the installation of the Transient Non-Community Public Water system.

- a. Indicate the proposed use and number of lots or spaces in each:
- ☐ Residential, single family
 - ☐ Residential, multiple family
 - ☐ Types of multiple family structures and number of each (eg duplex, 4-plex)
 - ☐ Planned unit development (No. of units)
 - ☐ Condominium
 - ☐ Mobile Home Park
 - ☒ **16** Recreational Vehicle Park
 - ☐ Commercial or Industrial
 - ☐ Other (Please describe: hotel rooms)
- b. Describe the additional or expanded public services and facilities that would be demanded of local government or special districts to serve the subdivision.
- I. Describe additional costs which would result for services such as roads, bridges, law enforcement, parks and recreation, fire protection, water, sewer and solid waste systems, schools or busing, (including additional personnel, construction, and maintenance costs).

The needs of the proposed recreational development can be met by the existing services. Those services will be provided additional tax dollars based on the increased value of the parcel at the time of full development, which will help offset any increased impacts to those services. Fire protection will be improved with the installation of the Community Public Water system. The Volunteer Fire District in the area will benefit from additional tax dollars.

- II. Who would bear these costs (e.g. all taxpayers within the jurisdiction, people within special taxing districts, or users of a service)?

The developer of this site has sought approvals and installation of the Transient Non-Community Public Water Supply system, Public Subsurface Sewage Disposal System, private roads, and other utilities for this subdivision. The public will experience no tax burden on this store and recreational development, but rather benefit from it.

- III. Can the service providers meet the additional costs given legal or other constraints (e.g. statutory ceilings on mill levies or bonded indebtedness)?

Those service providers (ie, sheriff's office, solid wastes, etc.) will be provided additional tax dollars based on the increased value of the parcel and the increase in refuse fees at the time of full development, which will help offset any increased impacts to those services.

- IV. Describe off-site costs or costs to other jurisdictions may be incurred (e.g. development of water sources or construction of a sewage treatment plant; costs borne by a nearby municipality). -

There are no known off-site costs or costs to other jurisdictions that may be incurred.

- c. Describe how the subdivision allows existing services, through expanded use, to operate more efficiently, or makes the installation or improvement of services feasible (e.g. allow installation of a central water system, or upgrading a country road). -

This subdivision does not allow existing services, through expanded use, to operate more efficiently, or make the installation or improvement of services feasible. This recreational development will not impact existing services to any significant degree since services utilized by site visitors will be on systems wholly built and paid for by the property developer within the development.

There are not any commercial properties for over 20 miles (to the east) that provide a restroom for the traveling public. It is hoped this public restroom will offset some of the "dumping" that occurs in the pullouts and forest roads in the area. Similarly, there are no facilities within 20 miles to the south or east that offer shower facilities to the public (yet dozens of USFS primitive camping sites).

- d. What are the present tax revenues received from the unsubdivided land?
- I. By the County \$ Approximately \$500 in taxes were paid to Sanders County annually when the property was developed for residential use only.
 - II. By the school(s) \$ A portion of the \$500 in taxes were allotted to the school district.

III. Please note that the subdivision designation sought does not subdivide the land.

- e. Provide the approximate revenues received by each above taxing authority if the lots are reclassified, and when the lots are all improved and built upon. Describe any other taxes that would be paid by the subdivision and into what funds (e.g. personal property taxes on mobile/manufactured homes are paid into the County general fund).

As recreational development, individual spaces will not be available for building improvements. However, as indicated by Nicole Scribner, County Treasurer, in coordination with the Montana Department of Revenue, each new RV site will have an appraised value between \$6-\$11,000 with the appraisal of the land at \$100K for an RV development with full services. Appraised value will increase from \$100K to approx \$400K at full development. Refuse fees are administratively assigned

per developed site. Additionally, bed taxes will be collected at 8% per night stay: 4% collected as a lodging facility sales tax and 4% collected as a lodging facility use tax. The lodging facility sales tax goes to the state general fund, and the lodging facility use tax is deposited into several state special revenue funds, the largest of which is used by the MT Dept of Commerce for tourism promotion. Some of these funds will return to the area through Glacier Country Tourism, Sanders County's officially recognized destination marketing and management organization.

- f. Would new taxes generated from the subdivision cover additional public costs?

Additional tax dollars based on the increased value of the parcel at the time of full development will be generated to offset public costs. However, note that the recreational development will be providing all of its own utilities (water, wastewater, electricity, private roads, etc.) and is expected to only utilize a minimal increase in services in policing and refuse collection (which is fee based).

- g. How many special improvement districts would be created which would obligate local government fiscally or administratively? Are any bonding plans proposed which would affect the local government's bonded indebtedness?

There are no special improvement districts that will be created which would obligate local government fiscally or administratively.

- a. How would the subdivision affect surface and groundwater, soils, slopes, vegetation, historical or archaeological features within the subdivision or on adjacent land? Describe plans to protect these sites.

There are no known impacts that this subdivision will create that would affect surface and groundwater, soils, slopes, vegetation, historical or archaeological features within the subdivision or on adjacent land.

- I. Would any stream banks or lake shorelines be altered, streams rechanneled or any surface water contaminated from sewage treatment systems, run-off carrying sedimentation, or concentration of pesticides or fertilizers?

This project does not involve any stream banks or lake shorelines to be altered, streams rechanneled or any surface water contaminated from sewage treatment systems, run-off carrying sedimentation, or concentration of pesticides or fertilizers. No sewage treatment systems are present and active on the property post development except those approved by MDEQ as part of the re-review process.

- II. Would groundwater supplies likely be contaminated or depleted as a result of the subdivision?

The MDEQ approved the Grading and Drainage plans for this project in 2005. Grading and Drainage plans require mitigation of possible runoff contaminates. Aquifer Test Results of the Mandich/French Well, Confluence of Flathead and Clark Fork Rivers, Newman, Howard, Missoula, Mt. (2004) reports that public groundwater source, "is more than capable of providing

enough water to meet all expected demands of ... the future development proposed..."

Additional "Cut and Fill" was performed in 2019 to remedy flood plain concerns through the application of a FloodPlain permit. Sanders County, MDEQ, and MDT were heavily involved in this permit approval. A LOMR for the fill activity was recorded in 2020.

- III.** Would construction of roads or building sites require cuts and fills on steep slopes or cause erosion on unstable, erodible soils? Would soils be contaminated by sewage treatment systems?

The MDEQ is undergoing a re-review of the Public Subsurface Sewage Disposal System designed for this development. It was originally approved in 2005. The MDEQ review process included a Non-Degradation Analysis which determined the possible magnitude of contaminants created by the possible pollutants created by the installation of the sewage disposal system. The issuance of the MDEQ sanitation approval is evidence that this proposed subdivision will not contaminate soil by the sewage treatment systems.

A Stormwater Pollution Prevention Permit and Plan for construction activities is in place to alleviate and mitigate any concerns during the construction phase of this development.

- IV.** Describe the impacts that removal of vegetation would have on soil erosion, bank, or shoreline instability.

There are no water features onsite so there are no possible impacts that would be created by the removal of vegetation near banks or shoreline. Due to the relatively level grade of the site, soil erosion concerns are unlikely. In an effort to make the recreational visitor site more appealing and control possible future runoff, there will be a focus on revegetation in construction zones.

- V.** Would the value of significant historical, visual, or open space features be reduced or eliminated?

There are no known significant historical, visual, or open space features that will be reduced or eliminated.

- VI.** Describe possible natural hazards the subdivision be could be subject to (e.g., natural hazards such as flooding, rock, snow or landslides, high winds, severe wildfires, or difficulties such as shallow bedrock, high water table, unstable or expansive soils, or excessive slopes).

There are no known natural hazards such as flooding, rock, snow or landslides, high winds, severe wildfires, or difficulties such as shallow bedrock, high water table, unstable or expansive soils, or excessive slopes that are associated with this property.

- b. How would the subdivision affect visual features within the subdivision or on adjacent land? Describe efforts to visually blend the proposed development with the existing environment (e.g. use of appropriate building materials, colors, road design, underground utilities, and revegetation of earthworks).

There are no known visual features within the recreational development or on adjacent land that will be impacted. Fencing and building materials will be in line with western building materials, i.e., wood, manufactured wood product, or siding appropriate for climate. Electrical utilities on the site will be largely underground. Choice of trees and other vegetation will be similar to species native or present in the area.

5. Effects on Wildlife and Wildlife Habitat

Whitetail deer and other smaller wildlife indigenous to this area utilize this site. There are no known endangered species or endangered species habitat on this site. The existing wildlife that utilize the site will likely continue to utilize the site. Constructing recreational sites will not significantly reduce the amount of available land for wildlife to the use.

- a. Describe what impacts the subdivision or associated improvements would have on wildlife areas such as big game wintering range, migration routes, nesting areas, wetlands, or important habitat for rare or endangered species.

Located at the intersection of two state highways, Whitetail deer and other smaller wildlife indigenous to this area utilize this site, but in small numbers. There are no known endangered species or endangered species habitat on this site. There are no burrows, wintering ranges, migration routes, nesting areas, or wetlands on this site.

- b. Describe the effect that pets or human activity would have on wildlife.

The existing wildlife that utilize the site will likely continue to utilize the site. Constructing a store and recreational sites will not significantly reduce the amount of available land for wildlife to use.

6. Effects on the Public Health and Safety

There are no known health or safety hazards on or near the subdivision, such as: natural hazards, lack of water, drainage problems, heavy traffic, dilapidated structures, high pressure gas lines, high voltage power lines, or irrigation ditches. There are no known public health or safety hazards, such as dangerous traffic, fire conditions, or contamination of water supplies which would be created by the recreational development.

The development property is adjacent to two state highways, and situated at the apex of a controlled access intersection. The development has been fenced to delineate property lines and encourage visitor activity away from the right -of-way.

- a. Describe any health or safety hazards on or near the subdivision, such as: natural hazards, lack of water, drainage problems, heavy traffic, dilapidated structures, high pressure gas lines, high voltage power lines, or irrigation ditches. These conditions, proposed or existing should be accurately described with their origin and location identified on a copy of the preliminary plat.

There are no known health or safety hazards on or near the subdivision, such as: natural hazards, lack of water, drainage problems, heavy traffic, dilapidated structures, high pressure gas lines, high voltage power lines, or irrigation ditches. The development property is adjacent to two state highways, and situated at the apex of a controlled access intersection. The development has been fenced to delineate property lines and encourage visitor activity away from the right-of-way. While the development occurs adjacent to a control access intersection, the traffic count numbers are not considered "heavy traffic."

- b. Describe how the subdivision would be subject to hazardous conditions due to high voltage lines, airports, highways, railroads, dilapidated structures, high pressure gas lines, irrigation ditches, and adjacent industrial or mining uses.

The development property is adjacent to two state highways, and situated at the apex of a controlled access intersection. The development has been fenced to delineate property lines and encourage visitor activity away from the right-of-way. While adjacent to a control access intersection, the traffic count numbers are not considered "heavy traffic." If Interstate 90 were to close due to traffic accidents (blocking one or both directions) or weather related hazards, this intersection would see significantly more thru traffic moving from the I-90 bypass at Missoula to Coeur D'Alene via Sandpoint, Idaho.

- c. Describe land uses adjacent to the subdivision and how the subdivision will affect the adjacent land uses. Identify existing uses such as feed lots, processing plants, airports or industrial firms which could be subject to lawsuits or complaints from residents of the subdivision.

There are rural residential lots surrounding this site. To the north is MT Hwy 200 and further, a rural residence, small organic farming operation, and commercial orchard. To the east is a rural residence. To the south are 2 rural residences. To the west is MT Hwy 135 and further, a rural residence with large pasture. The store and recreational sites and public access areas of the development are situated over 500 ft from the rural residences to the east, and in excess of 1000 ft from rural residences in other directions. The rural residences (structures) are actually located closer to each other than they are to the recreational visitor sites.

The proposed recreational development is fenced on three sides to discourage visitor traffic onto adjacent private properties.

- d. Describe public health or safety hazards, such as dangerous traffic, fire conditions, or contamination of water supplies which would be created by the subdivision.

There are no known public health or safety hazards, such as dangerous traffic, fire conditions, or contamination of water supplies which would be created by the subdivision.

[illegible]

COS 1507, PARCEL B

PART V COMMUNITY IMPACT REPORT

Provide a community impact report containing a statement of estimated number of people coming into the area as a result of the subdivision, anticipated needs of the proposed subdivision for public facilities and services, the increased capital and operating cost to each affected unit of local government. Provide responses to each of the following questions and provide reference materials as required.

This development will create 16 seasonal recreational visitor sites. The average number of people intermittently residing at each visitor site will be approximately 2.0 individuals. Two hundred persons per day are expected to enter the store. Once the project is at complete "built-out", the approximate number of visitors in the recreational development will range from 0-250 on any given day. The bulk of the visitor activity will occur during the prime tourist season of late summer and early fall. Each pair of recreational site visitors is assumed to create approximately 2 vehicle trips per day. The store activity visitors are not expected to dramatically increase vehicle traffic. These visitor are largely existing visitor traffic that have stopped in.

Adding this seasonal and intermittent population and their associated vehicles trips to the rural Paradise area will not require the extension of public facilities or services nor will it significantly increase the capital and operating cost to the local government. It is assumed that the infrastructure that is proposed for the store and recreational development in combination with the existing public infrastructure will be sufficient for the addition of intermittent seasonal visitors of this proposed development.

- a. Describe the capability of existing and proposed roads to safely accommodate this increased traffic.

The existing roadways in the areas of expected use by the recreational development's visitors are paved state highways. They have been built to safely accommodate increased traffic at this level. The access and egress points on both MT Hwy 135 and MT Hwy 200 to COSA 1507, Parcel B, were designated and permitted by Montana Dept of Transportation to accommodate heavy traffic. They were constructed to accommodate long vehicle lengths for RVs, buses, and semi-trucks. These access/egresses were completed and approved by MDT in Oct 2021.

RV traffic already utilizes this intersection of MT Hwy 135 and MT Hwy 200 enroute to Glacier Country and Flathead Lake. The goal of this development is to catch this "thru traffic" in Sanders County and encourage their stay to enjoy existing attractions in the area. These include the area hot springs, Paradise Center, SC Fairgrounds, recreational events, and seasonal activities.

- b. Describe increased maintenance problems and increased cost due to this increase in volume.

There will be some additional maintenance required due to the additional traffic on the public roadways. This increased traffic volume and maintenance will be partially offset by the increased property tax base created by the division of the

original parcel into recreational visitor sites. Internal roadways will be maintained by the development owners.

MDT, through their permitting and approval process, is aware of the activities presented here and has identified access/egress requirements as part of their formal permitting process. This process was completed in Oct 2021.

c. Describe proposed new public or private access roads including:

- i. Measures for disposing of storm run-off from streets and roads.
- ii. Type of road surface and provisions to be made for dust.
- iii. Facilities for streams or drainage crossing (e.g. culverts, bridges).
- iv. Seeding of disturbed areas.

The development of this site requires the construction of internal and external private roads for access to the recreational visitor spaces. The store and recreational development will be accessed from internal roadways. The development is located adjacent to two state highways: MT Highway 135 to the west and MT Highway 200 to the north.

Roads within and adjacent to the recreational development will be single lane single directional roads of 12 foot width with a 1 ft shoulder on each side. They will be sloped to allow for stormwater runoff and collection in a northerly direction away from the well zones. The ground is highly permeable and little to no runoff is expected to pool. The road bed and shoulder will be localized rock and gravel. Dust suppression will be addressed with irrigation activities, if warranted. No natural water systems (lakes, creeks, rivers, drainages, etc) exist on the site, so no culverts or bridges are warranted.

As part of our Stormwater Pollution Prevention Plan (SWPPP) (confirmation #MTR108112), the site will be reseeded as a BMP to best identify and address any runoff contamination that may potentially occur from unseeded areas during and post construction.

d. Estimate the cost and completion date of the system, and indicate who will pay the cost of installation, maintenance and snow removal.

The internal roadways and recreational sites are a key part of the development. The future construction and maintenance of the internal roadways will be the responsibility of the property owner(s). Development of the internal roadways will occur once final permits for utilities are obtained and funding is secured. Costs are associated with the construction of road beds, parking facilities, and recreational visitor sites. It includes the relocation of several thousand cubic yards of onsite gravel to support the road beds, sites, parking, and drainfield (for the wastewater system).

3. Water, Sewage, and Solid Waste Facilities

- a. Briefly describe the water supply and sewage treatment systems to be used in serving the proposed subdivision (e.g. methods, capacities, locations).

A Transient Non-Community Public Water System was designed by Territorial Landworks, Inc. and approved for the site by MDEQ in 2005. It is currently undergoing a re-review with MDEQ. Final approval is targeted for Fall 2023. The water system will be served by an approved public well located on the property. The proposed water system includes a 5000 gal underground tank that will be a supply source for the recreational development. It will have a disinfection system. The water system includes a distribution system to facility structures and sites.

A Public Subsurface Sewage Disposal System was designed by Territorial Landworks, Inc. and approved for the site in 2005. It is currently undergoing a re-review with MDEQ. Final approval is targeted for Fall 2023. The public sewer system will consist of multiple commercial sewer connections that collect wastewater from the facility structures and sites. The mixing tank will be connected to a dosing tank where the effluent will be pumped into a pressurized subsurface disposal site (drainfield) that will be separated into 12 hydraulically equivalent zones. RV waste will not be collected and disbursed through the Subsurface Sewer Disposal System.

A separate and independent dump station will be located onsite. It will be pumped and served by M&MT Enterprises of Hot Springs, Mt. on an as needed basis.

- b. Provide information on estimated cost of the system, who will bear the costs, and how the system will be financed.

The developer has paid for the design and permitting of the designed systems. The developer intends to construct the system(s). The developer is securing funding for the overall development through conventional financing; these systems are an integral part of the development. The developer will bear the costs of the system. The combined costs of the Water and Wastewater Systems is estimated at \$280K.

- c. Where hook-up to an existing system is proposed, describe estimated impacts on the existing system, and show evidence that permission has been granted to hook up to the existing system.

The system(s) will be separate and independent of any offsite private or municipal systems.

- d. All water supply and sewage treatment plans and specifications will be reviewed and approved by the Department of Environmental Quality (DEQ) and should be submitted using the appropriate DEQ application form.

Final application materials for the re-review for both systems has been provided to MDEQ for a targeted approval in Fall 2023.

- e. Describe the proposed method of collecting and disposing of solid waste from the development.

The RV development have a solid waste disposal area identified onsite. Wastes will be collected and disposed of at the public Sanders County Solid Waste Collection and Transfer Facility in Plains by the property owner(s) or through contract services by a commercial solid waste collection company.

- f. If use of an existing collection system or disposal facility is proposed indicate the name and location of the facility.

The RV Development will be utilizing the Sanders County Solid Waste Transfer and Collection Facility in Plains located at 122 Old Hicks Road for site solid waste disposal.

5. Payment for extension of Capital Facilities

Indicate how the subdivider will pay for the cost of extending capital facilities resulting from expected impacts directly attributable to the subdivision.

November 20, 2023

Plains Paradise Rural Fire District
PO Box 1115
Plains, MT 59859

Re: McMillan Post RV Park

To Whom It May Concern:

Mark & Kathleen French have proposed an RV park on a 7 acre parcel of land outside Paradise. The property is identified as Parcel B, COS 1507, Sec 03, T18N, R25W, PMM, Missoula, County.

Phase I of the RV Park will accommodate 16 sites. The property can be accessed by the main access at MT Hwy 135 at Wild Rose Lane. The address for the development is 2150 MT Hwy 135. Egress for the RV Park is proposed on MT Hwy 200.

The Sanders County Planning Department has requested that we provide the Plains Paradise Rural Fire District with a copy of the proposed layout for review and comment. Any comments or concerns may be sent to Mark and Kathleen French (8682 Hwy 200, Plains, MT, 59859) or to the Sanders County Planning Department (Attn: Katherine Maudrone, Director Land Services, PO Box 519, Thompson Falls, Montana, 59873).

All comments and concerns will be reviewed by the Sanders County Planning Department and addressed in their comments and recommendations to the Sanders County Commissioners.

If you need any other information or have any other questions regarding this project, please contact me.

Sincerely,

Kathleen C French
McMillan Post RV Park



Sanders County Fire Risk Rating Form

This form may be used to rate the risks from wildfire hazards in new subdivisions and other developments. Conditions anticipated after development of roads, water supplies, etc., should be the focus.

Name of Subdivision: McMillan Post RV

Landowner or Subdivider: Mark & Kathleen French

Legal Description: Parcels A & B, COS 1507, Sec 03, T18N, R25W, PMM. Sanders.

Location: 2150 MT Hwy 135

General Description of Subdivision: Development of 7+ acres of land at the intersection of MT Hwy 135 and MT Hwy 200. The RV Park will consist of 16 sites. With a combination of water/electrical at 12 sites and electric (only) at 4 sites. With an accompanying bathhouse to serve the Park customers.

Date of Assessment: _____

Name, Qualifications, and Contact Information of Preparer: _____

Kathleen C. French, 406.260.5918. owner/developer

Verified by local Fire District, DNRC, USFS, or other qualified person: _____

Signature

Date

Instructions: Circle the score beside the appropriate descriptions in each subsection, add points, and enter on page 6. Preparers have discretion to assign appropriate scores based on conditions and their judgment.

Section	Attributes	Points	
1	Vehicular and Emergency Service Provider Access (20%)		
	A	Ingress/Egress	
		Two or more full-time primary access roads	0
		One full-time primary access road with functional secondary or emergency access road	2
		One full-time primary access road	4
	B	Width of Primary Access Road (driving surface)	
		24 feet or more	0
		20 to 24 feet	1
		20 feet	2
		16 to 20 feet	3
		Less than 16 feet	4
	C	Width of Secondary Access Road (the road most likely to be used for escape if primary access is blocked or closed)	
		24 feet or more	0
		20 to 24 feet	1
		20 feet	2
		12 to 20 feet	3
		None or less than 12 feet	4
	D	Maximum Road Grade of Primary Access Route	
		5%	0
		8%	1
		10%	2
		12%	3
		>12%	4
	E	Maximum Road Grade of Secondary or Emergency Access Route	
		5%	0
10%		1	
12%		2	

MT HWY 135 MT HWY 208 MT HWY 135 MT HWY 200 MT HWY 135 MT HWY 200		>12% or none	3
	F	Primary Access Terminus	
		Primary road connects with another road (i.e., no turnaround necessary)	0
		Fully compliant cul-de-sac or other turnaround	1
		Substandard turnaround but largest fire department apparatus is capable of turnaround under normal summer conditions	2
		No turnaround or turnaround in which largest fire department apparatus is incapable of turnaround under normal summer conditions	3
	G	Length of Primary Dead End Road as Only Full-Time Primary Access (measured from edge of intersecting public road that provides two exit routes, along centerline to road terminus or end of turnaround)	
		600 feet or less, or if primary road does not dead end	0
		600 feet to 1,000 feet	1
		>1,000 feet	3
	H	Road surface conditions (on worst road if more than one)	
		Hard-surfaced (paved), excellent conditions throughout	0
		Hard-surfaced (paved or chip seal), with partial gravel, potholes, or deteriorating conditions that may minimally slow but not hinder emergency service access; or gravel, excellent condition	1
		Gravel, with areas of washboard, potholes, or other deterioration conditions that may slow but not hinder emergency service access	2
		Deteriorating or similar conditions that may slow or otherwise measurably hinder emergency service access	3
I	Vertical Clearance		
	No obstructions to a height of 13.5 feet or more	0	
	Minimal, temporary overhead obstructions under 13.5 feet in height, such as occasional tree branches that emergency vehicles can easily manage	1	
	Overhead vegetation less than 13.5 feet in height that may significantly slow or obstruct emergency vehicles	2	
	Permanent obstructions less than 13.5 feet in height	3	
J	Driveways (driveways that exceed 600 feet in length shall be factored as roads above and given a non-compliant rating)		

No Driveways		Driveway lengths do not exceed 600 feet as measured along the centerline from the primary access road to the end of where a fire department water tender will typically park to conduct structural fire suppression	0
		Driveway extends to within 150 feet of all points of occupied buildings	0
		Driveway width exceeds 12 feet	0
		Driveways include a turnaround in which largest fire department apparatus is capable of turnaround under normal, summer conditions	0
		For each aspect a driveway does not comply with the above, assign one point	1 or 2 or 3 or 4
		Driveway includes 13.5 feet of vertical clearance of all obstructions	0
		Driveway does not include 13.5 feet of vertical clearance of all obstructions	2
		Street Signs and Posted Address Numbers	
K	Fully present and compliant with rural addressing requirements	0	
	Not fully present or compliant	3	
Section 1 Subtotal Score (add Sec. 1. A-K above) =			
Minor Trees 2 Trees to the South	Vegetation (30%) (see IWUIC definitions below)		
	A	On-site fuel loads based on mapping and site assessment	
		Light	5
		Medium	10
		Heavy	20
	B	Predominant fuel types within ½ mile of project site based on mapping and site assessment	
		Light	5
		Medium	10
		Heavy	20
	C	Defensible spaces or fuels reduction at building sites at final plat	
Not necessary		0	
No defined building sites or no way to ensure it is carried out		10	
		Needed but will not be carried out	20
Section 2 Subtotal Score (add Sec. 2. A-C above) =			
3	Topography (20%)		
	A	Surrounding topography 150 feet to ½ mile from building sites	
		Characterized by typical slopes of 8% or less	1
		Characterized by typical slopes of >8% and <25%	5

3 (cont.)		Characterized by typical slopes of >25% and <35%	10	
		Characterized by typical slopes of 35% and greater	15	
	B	Topography within 150 feet surrounding building sites		
			Characterized by typical slopes of 8% or less	(1)
			Characterized by typical slopes of >8% and <25%	5
			Characterized by typical slopes of >25% and <35%	10
			Characterized by typical slopes of 35% and greater	15
	C	Presence of fire chimneys or other hazardous features that may impact the subdivision within ½ mile from buildings and building sites		
			No fire chimneys or hazardous features	(0)
			Fire chimneys or hazardous features exist but are not a common characteristic	3
			Fire chimneys or hazardous features are a common characteristic	5
	D	Predominant aspect		
		North or east	0	
		West or south	3 or 5	
Section 3 Subtotal Score (add Sec. 3. A-D above) =				
5,000 gallon 1 hp. pump. 4	Water Sources for Fire Protection (15%)			
	A	Hydrants/draft sites (choose best water source available)		
			500-GPM hydrant within 500 feet of each building	0
			500-GPM hydrant within 1,000 feet of each building	3
			500-GPM hydrant farther than 1,000 feet from each building, but within 5 minutes, round trip	5
			10,000+ gallon draft site within 1,000 feet of each building	(12)
			10,000+ gallon draft site farther than 1,000 feet of each building, but within 5 minutes round trip	15
			Water source providing 10,000+ gallons; 5 - 10 minutes round trip including fill time	20
			Water source providing <10,000 gallons; more than 10 minutes round trip including fill time	25
	B	Internal sprinkler systems		
			Internal sprinkler systems in all regularly occupied buildings	0
		No internal sprinkler systems in all regularly occupied buildings	(5)	
Section 4 Subtotal Score (add Sec. 4. A-B above) =				
Miscellaneous Fire Dangers (15%)				
A	Electrical/power lines			
		All underground	(0)	

5		Some underground, some above	3	
		All above ground	5	
5 (cont.)	B	Propane and other gas tanks		
		None	0	
		All underground	1	
			Above ground or allowed above ground	(3)
	C	Other Risks: Add one point for each if the risk is present or likely to be present on site or present within surrounding ½ mile; add two points for each with multiple occurrences		
		Campsite, picnic area, or home with fire pit	0 or 1 or (2)	
		Commercial activity	0 or 1 or (2)	
		Debris burning	(0) or 1 or 2	
		Domestic wood heat	(0) or 1 or 2	
		Agricultural operation	0 or (1) or 2	
		Lumber mill, mines, other industrial activity	(0) or 1 or 2	
		Overhead high-voltage powerlines	(0) or 1 or 2	
		Active railroad	0 or (1) or 2	
		Major highway or off-road vehicle trail/road	0 or 1 or (2)	
		Historic wildfires over last 10 years	0 or 1 or (2)	
		Others: describe each	(0) or 1 or 2	
<i>Section 5 Subtotal Score (add Sec. 5. A-C above) =</i>				
TOTAL SCORES FROM SECTION 1-5				
Total Score from Section 1 (Access):		0		
Total Score from Section 2 (Vegetation)		15		
Total Score from Section 3 (Topography)		6		
Total Score from Section 4 (Water Sources)		17		
Total Score from Section 5 (Misc. Risks)		13		
TOTAL PROJECT SCORE:		51		
RISK RATING (see range below):		Low		
Risk Rating Range: < 99 = Low Risk 100-130 = Moderate Risk > 131 = High Risk				

3 (cont.)		Characterized by typical slopes of >25% and <35%	10	
		Characterized by typical slopes of 35% and greater	15	
	B	Topography within 150 feet surrounding building sites		
			Characterized by typical slopes of 8% or less	(1)
			Characterized by typical slopes of >8% and <25%	5
			Characterized by typical slopes of >25% and <35%	10
			Characterized by typical slopes of 35% and greater	15
	C	Presence of fire chimneys or other hazardous features that may impact the subdivision within ½ mile from buildings and building sites		
			No fire chimneys or hazardous features	(0)
			Fire chimneys or hazardous features exist but are not a common characteristic	3
			Fire chimneys or hazardous features are a common characteristic	5
	D	Predominant aspect		
		North or east	0	
		West or south	3 or 5	
Section 3 Subtotal Score (add Sec. 3. A-D above) =				
4 <i>5,000 gallon 1 hp. pump.</i>	Water Sources for Fire Protection (15%)			
	A	Hydrants/draft sites (choose best water source available)		
			500-GPM hydrant within 500 feet of each building	0
			500-GPM hydrant within 1,000 feet of each building	3
			500-GPM hydrant farther than 1,000 feet from each building, but within 5 minutes, round trip	5
			10,000+ gallon draft site within 1,000 feet of each building	(12)
			10,000+ gallon draft site farther than 1,000 feet of each building, but within 5 minutes round trip	15
			Water source providing 10,000+ gallons; 5 - 10 minutes round trip including fill time	20
			Water source providing <10,000 gallons; more than 10 minutes round trip including fill time	25
	B	Internal sprinkler systems		
			Internal sprinkler systems in all regularly occupied buildings	0
		No internal sprinkler systems in all regularly occupied buildings	(5)	
Section 4 Subtotal Score (add Sec. 4. A-B above) =				
A	Miscellaneous Fire Dangers (15%)			
	Electrical/power lines			
		All underground	(0)	

REFERENCES AND MODEL CODES:

The Fire Risk form was developed from several model codes and existing literature. The purpose of this form is to provide a template and guidance for Sanders County regarding best practices and opportunities to mitigate wildfire risk to homes and property. Risk variables should be reviewed by the county, fire personnel, and emergency management officer to identify and prioritize risks most applicable to Sanders County.

References and Resources

- Department of State Lands Fire Risk Rating for Existing and Planned Wildland Residential Interface Developments in Montana. 1993.
- National Fire Protection Association Wildfire Hazard Severity Form Checklist NFPA 299 / 1144. 2018.
- International Wildland Urban Interface Code Appendix C. 2012.
- U.S. Fire Administration. Wildland Urban Interface Toolkit: Codes and Standards. 2019.
- National Volunteer Fire Council. Wildland Fire Assessment Program. 2019.
- Fire Adapted Communities Learning Network. FAC Self-Assessment Tool. 2019.

Fuel Type Definitions – see Appendix D, 2012 International Wildland Urban Interface Code

- *Light fuel:* Vegetation consisting of herbaceous plants and round wood less than ¼ inch in diameter. See Fuel Models A, C, E, L, N, P, R, and S.
- *Medium fuel:* Vegetation consisting of round wood ¼ to 3 inches in diameter. See Fuel Models B, D, F, H, O, Q, and T.
- *Heavy fuel:* Vegetation consisting of round wood 3 to 8 inches in diameter. See Fuel Models G, I, J, K and U.

McMillan Post RV Park plans to meet initial fire response water volumes at the development through four specific sources: above ground tanks, well reservoir(s), water development infrastructure throughout the development, and proximity to offsite fill stations.

(1) Our Non Transient Public Water System was approved in 2005 by MDEQ and Sanders County. It is currently undergoing a Re-Review with MDEQ. It contains a 5000 gal above ground storage tank to service the development. This water is available for initial fire response.

(2) The Public Water Source (well) approved for the development (GWIC 154141) was tested at 85 gpm over a 24 hour period with no significant draw down. The well is equipped with a 1.5 hp pump, providing an additional 1000 gal for initial response over the first 30 minutes and additional volume afterwards. Additionally, The RV park owners have water rights/water access with a second well onsite (GWIC 73587) and can divert over 500 gal of water for initial fire suppression in the first 30 minutes, and additional volume thereafter.

(3) Our layout for McMillan Post RV Park provides water service for 12 of 16 sites. This means that water will be directly available with a hose connection at 12 sites. Additionally, water hose connections will be available at the Bath House, Welcome Center, Pump House, and Dump Station.

Fire Suppression Volume Offsite: Three offsite filling water sources providing in excess of 10,000 gpm are available. McMillan Post RV Park is located at the intersection of two major river systems. Water Tankers for the Plains Paradise Rural Fire Department can be filled in several places in close proximity to the Park development.

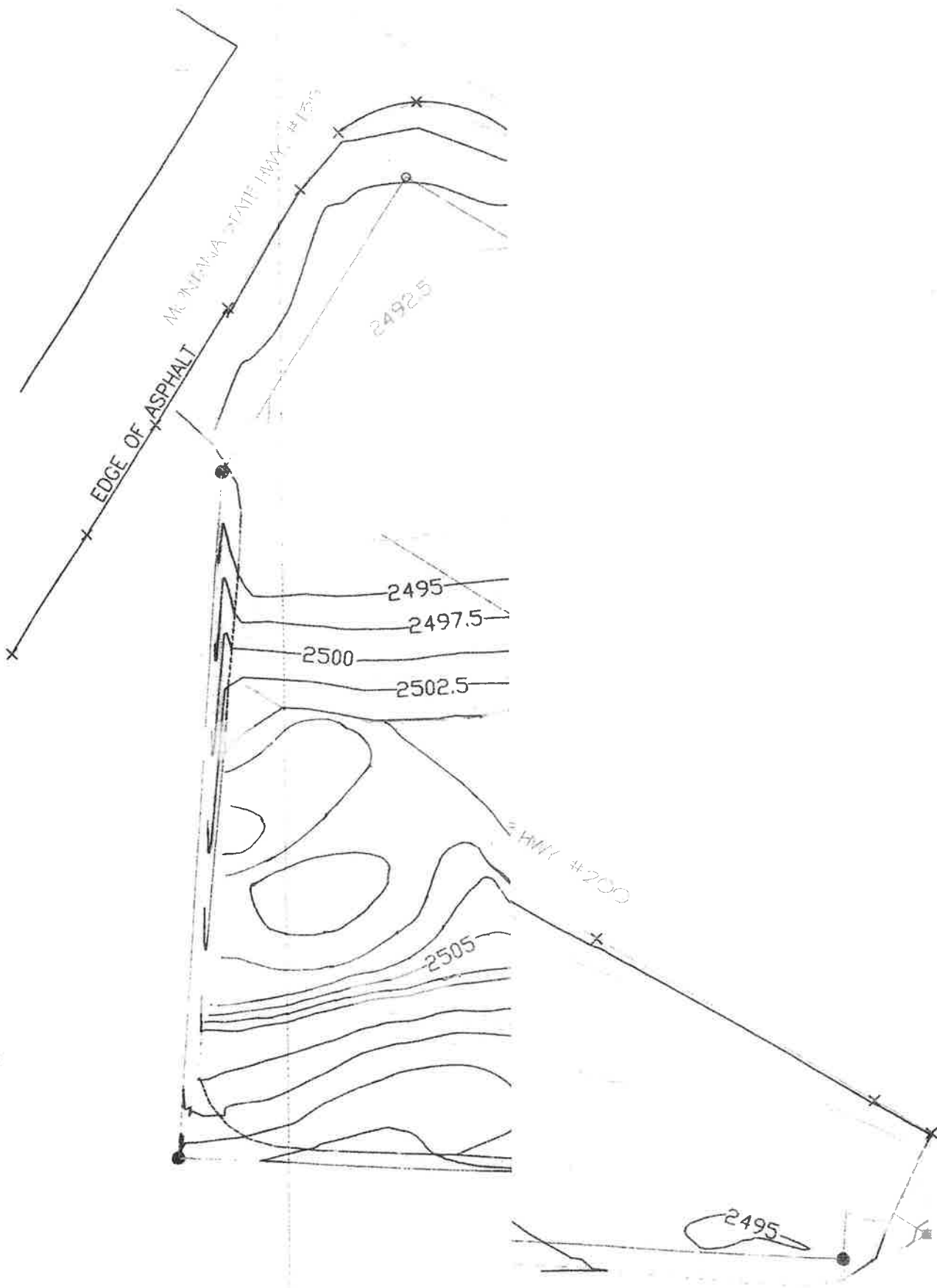
- a) Roaded access on private property to the Flathead River is available 300 yds from the RV development;
- b) Water fill access is available via ROW at the Claek Fork River bridge located less than a quarter mile away on MT Hwy 200; and
- c) A fill station is available in Paradise less than 3 miles away on MT Hwy 200.

Existing power lines at the periphery of the development are overhead, coming from neighboring properties. All electrical lines within the development are to be laid underground.

Operational Activities: McMillan Post RV Park will be welcoming visitors from across the U.S., many visiting Montana and the region for the first time. We will alert all visitors to the fire safety issues regarding open flames and cooking. We will alert all visitors to forest fire concerns. Any campfire burning will occur within campfire rings and will be positioned away from undergrowth, trees, and RVs.

Personnel Activities: McMillan Post RV Park will provide (3) 10 Lb A-B-C universal fire extinguishers at the site: at the Existing Shop, Welcome Center, and Pump House. In addition, the RV Park will provide water hoses to support fire suppression activities from within the wet site zone and to support fire needs outside this zone. The location of these fire response tools, and water sources will be located on site maps and posted for site and response personnel. Site personnel will be instructed as to the location and use of the fire prevention and control tools onsite for use on small fires and to assist the Plains Paradise Rural Fire Department needs for larger fires.

Date of Submittal: November 20, 2023



Jason S. Rice, P.E.
Landworks Consulting & Design, Inc.
P.O. Box 7908
Missoula, MT 59807

August 18, 2005

RE: French Public Water System; EQ# 05-2644.

Dear Mr. Rice:

The Engineering Design Report, and plans and specifications for the above-referenced water system have been reviewed by personnel of the Public Water Supply Section and were found to be satisfactory. Approval of these plans and specifications is hereby given. One set of the design report, and plans and specifications bearing the approval stamp of the Department of Environmental Quality is enclosed. This project consists of one well with submersible pump, mechanical room with chlorination equipment, storage tank, wet well with pump, pump house with pressure control assembly, and 2 inch 200 psi SDR 21 PVC water main.

Approval is based on plans and specifications received July 15, 2005 under the seal of Jason S. Rice, P.E.# 13470PE.

Approval is also given with the understanding that any deviation from the approved plans and specifications will be submitted to the Department for reappraisal and approval. Within 90 days after the project has been completed the project engineer shall certify to the Department that the project was inspected and found to be installed in accordance with the plans and specifications approved by the Department. This certification shall be accompanied by a completed O&M manual and a set of "as-built" record drawings signed by the project engineer.

It is further understood that construction will be completed within three years of this date. If more than three years elapse before construction is complete, it shall be necessary to resubmit the plans and specifications before construction may continue. This three-year expiration period does not extend any compliance schedule requirements pursuant to enforcement action against a public water/sewage system.

RE: French Public Water System; EQ# 05-2644.

A stormwater permit may be required for this project. The applicant should contact the Department of Environmental Quality Water Protection Bureau at 444-3080 for more information.

Sincerely,

Walter M. Lauder, P.E.
Environmental Engineer PE
Public Water Supply Section
Public Water and Subdivisions Bureau

cc: Mark and Katy French
Sanders County Sanitarian
File

Sanders County Subdivision Noxious Weed Management Application

(Please fill out completely)

Date 11/20/2023 Subdivision Name McMillan Post Rv Park
Landowner(s) Name(s) Mark & Kathleen French
Mailing address 8682 Hwy 200 City/State/Zip Code Plains, MT 59859
Phone 406-260-5918 Fax _____ Email esa-french@yahoo.com

Physical Location of Property (Please provide any details useful for identification.)

S. East corner of the intersection of Hwy 135 and Hwy 200

Legal Description NW 1/4, Sec 03, T 10N R 25W (Please provide documentation)

Number of lots proposed 16 Number of acres in development 7 acres.

Proposed use of lots (Indicate all that apply)

Residential _____, Industrial _____, Crop _____, Grazing _____, Rangeland _____ (Other) Rv spaces (not lots)

Please list type of crop(s) as well as what livestock may be used for grazing: No grazing!

Landowner duties and Responsibilities

The Landowner agrees:

1. That the Sanders County Land Services Office has the right to review, inspect and audit all Applicator's documents and records regarding the performance of work done under this agreement.
2. That the Sanders County Land Services Office shall be allowed to access property without prior landowner notification for the purposes of surveying to assess noxious weed issues.
3. That Landowner will notify Sanders County Subdivision Weed Management Office immediately upon treatment of weeds for scheduling an inspection.
4. That the landowner/developer shall, during the duration of this agreement, notify the Sanders County Land Services Office in writing when any lot ownership is transferred, as well as contact information for the new landowners.
5. That this Sanders County Subdivision Noxious Weed Management Form and Agreement will transfer with ownership to all buyers, heirs, and assignees, and that the landowner shall provide a copy of this Plan to all new landowners.
6. That emphasis is to be on PREVENTION, as it is the most direct, efficient, and cost-effective method of weed management. The landowner agrees:

- a. That new construction will necessitate special attention to the prevention of weed establishment and spread.
 - b. To prioritize efforts toward exposed, disturbed and otherwise vulnerable soil, which will be reseeded and fertilized, if necessary, at the first suitable season. All seed used for this purpose is to be certified **noxious weed seed free**. An ongoing maintenance program will be required to insure the establishment and continuance of competitive vegetation.
 - c. That organic materials used for surface mulch, erosion control, water and situation barriers, or frost and weather protection of green concrete shall be obtained from **noxious weed seed free sources**.
 - d. Equipment and trucks will be cleaned of **contaminated soil** or **noxious weed seeds** before movement from noxious weed infested areas to areas free of noxious weeds.
 - e. All portions of a project's disturbed roadside slopes will be seeded to establish suitable competitive vegetation at the first suitable season. All rights-of-ways will be seeded to edge of road. All seed used for this purpose is to be **certified noxious weed seed free**.
 - f. That the storage of clean topsoil shall be protected in specifically prepared areas free of weeds and weed seeds. Topsoil already contaminated shall be stored separately, and if stored more than one growing season, must be tilled regularly or covered with plastic to prevent the establishment of germinating weed seed.
7. The landowner agrees to the application of selective herbicides ^{only organic} to reduce and/or remove existing noxious weed populations.
8. The landowner agrees that where mowing is done, careful site-specific consideration shall be given to timing so that in any given area, weeds will be mowed when they are most vulnerable and immature enough to preclude production of viable seed. This will reduce the hardiness of the plants, inhibit re-growth, and thereby reduce weed production. Hand pulling of selected weeds on selected sites will be considered to control small infestations in sensitive areas. The use of canopy or shrub cover will be considered, where feasible, along with any other appropriate cultural methods. Follow-up strategies are essential to success using this method.

The Montana County Noxious Weed Control Act, MCA 7-22-2116, states, "It is unlawful for any person to permit any noxious weed to propagate or go to seed on his land..." All noxious weeds are required by state and county law to be controlled by the Landowner at the Landowner's expense. This Sanders County Subdivision Noxious Weed Management Plan must be signed by landowner/developer and Sanders County Commission Chairman or acting Chairman in his or her absence. This plan is effective for three (3) years from final plat recordation date and will transfer with ownership to buyers, heirs and assigns.

FEE SCHEDULE (NON-REFUNDABLE)

(Please indicate all boxes that apply)

☒ Landowner Plan Fee (\$100.00)

☐ County Plan Fee (\$160.00)

Follow-up Fees: ☐ 1 to 5 Lots (\$250.00) ☐ 6 or more Lots (\$100.00 per Lot)

No Lots!



Signature of Landowner

11-20-2023

Date



Signature of Landowner

11-20-2023

Date

\$100

\$1601

Amount Submitted Check #

Sanders County Subdivision Noxious Weed Management Plan

Subdivision Name: McMillan Post RV Park Landowner/Developer Mark & Kathleen French

Please check those noxious weeds that are known to exist on the property. Please indicate all that are present along with light, medium, or heavy infestation amount. Please specify major weed infestations on map of property.

PRIORITY 3-Regulated Plants

(NOT MONTANA LISTED NOXIOUS WEEDS)

These regulated plants have the potential to have significant negative impacts. The plant may not be intentionally spread or sold other than as a contaminant in agricultural products. The state recommends research, education, and prevention to minimize the spread of the regulated plant.

☐ Cheat Grass ☐ Russian Olive ☐ Hydrilla ☐ Mullen

PRIORITY 2B

These weeds are abundant in Montana and widespread in many counties. Management criteria will require eradication or containment where less abundant.

<input type="checkbox"/> Canada Thistle	<input type="checkbox"/> Leafy Spurge	<input type="checkbox"/> Diffuse Knapweed
<input type="checkbox"/> Yellow/Common Toadflax	<input type="checkbox"/> Houndstongue	<input type="checkbox"/> Saltcedar
<input type="checkbox"/> Field Bindweed	<input type="checkbox"/> Russian Knapweed	<input type="checkbox"/> Dalmation Toadflax
<input type="checkbox"/> St. Johnswort	<input type="checkbox"/> Common Tansy	<input type="checkbox"/> Hoary Alyssum
<input type="checkbox"/> White Top	<input type="checkbox"/> Spotted Knapweed	
<input type="checkbox"/> Sulfur Cinquefoil	<input type="checkbox"/> Oxeye Daisy	

PRIORITY 2A

These weeds are common in isolated areas of Montana. Management criteria will require eradication.

<input type="checkbox"/> *Flowering Rush	<input type="checkbox"/> Meadow Hawkweed (Yellow)	<input type="checkbox"/> Common Buckthorn
<input type="checkbox"/> Tall Buttercup	<input type="checkbox"/> Yellowflag Iris	<input type="checkbox"/> Ventenata
<input type="checkbox"/> Tansy Ragwort	<input type="checkbox"/> Orange Hawkweed	<input type="checkbox"/> **Eurasian Watermilfoil
<input type="checkbox"/> Perennial Pepperweed	<input type="checkbox"/> Blueweed	

*Weeds marked with an asterisk are found only in isolated areas of Sanders County. If found, please contact local Weed District.

**Weeds marked with two (2) asterisks are found in Noxon Reservoir. If found in other bodies of water, contact Weed District or Avista.

PRIORITY 1B

These weeds have a limited presence in Montana. Management criteria will require eradication or containment and education.

<input type="checkbox"/> Knotweed Complex	<input type="checkbox"/> *Purple Loosestrife	<input type="checkbox"/> Blueweed
<input type="checkbox"/> *Scotch Broom	<input type="checkbox"/> *Rush Skeletonweed	

PRIORITY 1A

These weeds are not present or have a very limited presence in Montana. Management criteria will require eradication if detected, education, and prevention.

<input type="checkbox"/> Yellow Starthistle	<input type="checkbox"/> *Dyers Woad	<input type="checkbox"/> Common Reed	<input type="checkbox"/> *Medusahead
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Early detection is easier and cheaper for you.

Note: This Plan will require treatment of noxious weeds prior to final plat approval.

Knowing your property's terrain, water table, and soil type will aid in your evaluation of the best method to use for weed control. Having a map or drawing of where the weeds are located can prove helpful when weeds are young and actively growing (perfect time for herbicide), but difficult to see.

Attach an appropriate map of your property. Your plan will not be approved without it.

Please include the following features on your map:

1. Weed infestation-Be specific with defining areas where you wish to control weeds.
2. Topographic features-Such as streams, lakes, hills and vegetation (wetlands, wildlife habitat, etc).
3. Buildings, roads, fences, power lines, railroads, and other rights-of-ways.
4. Irrigation canals and ditch systems.
5. Property boundaries.

Maps can be obtained from the County Assessor, Clerk and Recorder, Bureau of Land Management, Forest Service, and Soil Conservation Services. There may be a cost for purchase.

1. Are there any water sources nearby? (Lake, pond, creek, canal, well, etc) No
2. Is your water table shallow or deep? Shallow (22 ft.); we only use organic methods.
3. Is there any sensitive vegetation nearby? (Garden, alfalfa, potatoes or orchard) small orchard
4. What type of soil is present? (Sandy, rocky, clay, etc.) gravel, silty loam
5. Will you be grazing any livestock? No.
6. Number of acres in development? 7 Number of lots? 16 R^v Spaces
7. What method of weed control/management will be incorporated?

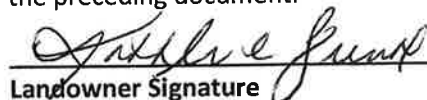
☒ Landscaping
☒ Revegetation/Reseeding
☐ Mowing

☒ Seed Mix/Timing Hand Pulling
☐ Grazing (Sheep/Goats)
☐ Cultivation

☐ Biocontrol (Species)
☐ Herbicides
(List brand/rate/timing)

By signing, if found in non-compliance, the Landowner is authorizing Sanders County to implement this Sanders County Subdivision Noxious Weed Management Plan either through the Weed Control Department or a commercial applicator with the landowner being responsible for all costs.

The Landowner/Developer will follow the Sanders County Subdivision Noxious Weed Management Plan as agreed to in the preceding document.



Landowner Signature

Kathleen C. French

Printed Name

11/20/2023

Date



Landowner Signature

Mark T. French

Printed Name

11/20/2023

Date

Sanders County Commission Presiding Officer Signature

Date

Revised 03/05/2021

November 20, 2023

Rory Nygaard
Sanders County Weed Department
36 Airport Rd
Plains, MT 59859

Re: McMillan Post RV Park Weed Control Plan

Mr. Nygaard,

I spoke with a Mark Lincoln regarding a possible format for a Weed Control Plan for our proposed RV Park development in Paradise. In lieu of an approved format or structure for a plan from the county, I have enclosed a plan that I feel addresses the issues at hand.

Our development extends over 7 plus acres at the intersection of MT Hwy 135 and MT Hwy 200. This property is currently vacant land with a long history of agricultural production. Once development is complete, our parcel will consist of a 16 site RV Park over three areas. The drainfield and replacement drainfield will define the balance of the four acres. That "drainfield" acreage will continue to be used for agricultural production.

Due to the presence of family and children at the proposed RV Park, due to the proximity of neighboring homesteads, and more importantly, our own concerns and practices, we will continue to operate our private lands organically. Once the drainfield is installed, we will reseed and continue to farm this 4 plus acres as we have in the past. Once the RV sites are developed, this three plus acres will be reseeded and maintained. We will not be spraying herbicides or pesticides, nor will we have large ruminants grazing the land. However, we will be maintaining the land and turf in a manner that is aesthetically pleasing for our market.

This RV park development will be highly visible to the general public, and maintaining the grounds is a priority for us. As farmers and ranchers, we understand the needs and efforts required to address and mitigate nuisance and noxious weeds in our community. Please let me know if you have any questions.

Sincerely,

Kathleen C. French

* NO forests
 * NO sensitive ecosystems
 * NO ponds, streams, rivers
 * Shallow water table

COS 1507, PARCEL B

Weed Control Plan – McMillan Post RV Park

Proposed Development: McMillan Post RV Park

Owners/Contact: Mark & Kathleen French, (c) 406.260.5918 (c) 406.360.1284

Operators/Contact: Mark & Kathleen French, (c) 406.260.5918 (c) 406.360.1284

Site Address: 2150 MT Hwy 135, Paradise, Montana

Mailing Address: 8682 MT Hwy 200, Plains, Montana 59859

Size of Proposed Development: 7 plus acres, including internal roadways, structures and RV pads

Current Land Use and Vegetation: This property is currently vacant land with agricultural activity. Existing vegetation is primarily native grasses or agricultural forage of mixed alfalfa and timothy grasses. There are no marshes, shrubs, coniferous forest, deciduous forest, or mixed forests on the subject property.

There have been no critical plant communities identified on the property. The property does not have any stream banks or shoreline nor does it have vegetation associated with these types of features. The site does not have steep nor unstable slopes nor does it have vegetation associated with these types of features. The property does not appear to have soils of highly susceptible wind or water erosion.

The site has limited areas of noxious weeds. Development of this site into recreational vehicle lots will lead to accommodating landscaping for privacy, recreation, and visitor satisfaction. There are no known significant or unique vegetation areas located on this site. Vegetation variety and location will be enhanced to provide privacy and recreational opportunities for visitors. A significant number of new trees will be planted as part of the site development. As a visitor recreation center, landscaping will be developed and maintained to enhance the visitor appeal of the site.

How will Noxious Weeds be Addressed: After construction, as required through our MDEQ Stormwater Pollution Prevention Plan, the ground surface will be reseeded (or sod laid) and maintained to reduce soil runoff. The grounds will be regularly mowed and maintained to encourage ground coverage. Additional vegetative growth of ornamentals and trees will be established. Nuisance and noxious weeds will be spot treated. We will operate and treat weeds in an organic manner.

Who Will be Responsible for Mitigating Weed Growth: The site owners are the site operators. We will be responsible for maintaining the site.

Additional Considerations: Note that this RV Park is not a residential subdivision. Properties will not sit idle for extended periods awaiting sale. There are not “community properties” within the subdivision (like central and splitter islands within the internal road network), parks, or green belts that are subject to control by a community or homeowners organization. This is private land not available for sale or lease. Daily operation of the site will occur during seasonal growth of nuisance and noxious weeds. The site owners/operators will have regular opportunity to identify and address any areas of concern on their land.

Date of Submittal: November 20, 2023

November 20, 2023

Plains School District
Attn: Superintendent's Office
PO Box 549
Plains, MT 59859

Re: McMillan Post RV Park

To Whom It May Concern:

Mark & Kathleen French have proposed an RV park on a 7 acre parcel of land outside Paradise. The property is identified as Parcel B, COS 1507, Sec 03, T18N, R25W, PMM, Missoula, County.

Phase I of the RV Park will accommodate 16 sites. The property can be accessed by the main access at MT Hwy 135 at Wild Rose Lane. The address for the development is 2150 MT Hwy 135. Egress for the RV Park is proposed on MT Hwy 200.

The Sanders County Planning Department has requested that we provide the Plains School District with a copy of the proposed layout for review and comment. Any comments or concerns may be sent to Mark and Kathleen French (8682 Hwy 200, Plains, MT, 59859) or to the Sanders County Planning Department (Attn: Katherine Maudrone, Director Land Services, PO Box 519, Thompson Falls, Montana, 59873).

All comments and concerns will be reviewed by the Sanders County Planning Department and addressed in their comments and recommendations to the Sanders County Commissioners.

If you need any other information or have any other questions regarding this project, please contact me.

Sincerely,

Kathleen C French
McMillan Post RV Park