

From: [Chris McComas](#)
To: [Joel Nelson](#)
Subject: FW: McMillian Post RV Park
Date: Monday, February 12, 2024 2:21:08 PM

From the Plains-Paradise Rural Fire Chief.

Chris McComas
Sanders County
Director of Land Services
PO Box 519
Thompson Falls, MT 59873-0519
cmccomas@co.sanders.mt.us
406-827-6965(Office)
406-449-6573(Cell)
<https://co.sanders.mt.us/206/Land-Services>

From: PPRFD Chief <pprfdchief@gmail.com>
Sent: Monday, February 12, 2024 2:16 PM
To: Chris McComas <cmccomas@co.sanders.mt.us>
Subject: RE: McMillian Post RV Park

Hello Chris,

I reviewed the McMillian Post RV park documents. They were far more detailed than what we had received in November. However, those details did not relate to fire suppression or water supply concerns. Summarized below are a repeat of the original concerns we had:

1) On-site fire suppression water supply

According to the proposal, there is 10,000gal of water available to us within the initial 30mins. The plans do not address how and where we can connect and access that water. Is it pumped or does it require a dry hydrant suction? This concern was clearly articulated in the December 1st letter sent:

"The proposed onsite water supply is made up of several systems. The best way to benefit from the full potential of these systems during a fire is to have a combined single 3" outlet. Any required backflow prevention would need to be installed upstream from this connection. ***During the final approval process having plumbing plan and pump data would be needed to determine actual water available out of a single connection point available during the initial 30 minutes.***"

This information has not been provided and we can not determine available water supply without an actual plan or description of how and where we can get access to the 10,000gal of water. Stored volume is far less important than the volume it can be delivered to a fire engine. ISO does not consider anything less than 250gpm for 30mins a viable water source for fire suppression. The available water at this site may provide an adequate amount based on the portable water supply we can bring with our initial response in engines and tenders.

2) Off-site water supply

There are 3 sources provided for fire suppression water supply off-site. Option A may be available for a short period of the year when the ground is dry and the river is high enough to access. Option B is not viable for access at the bridge at all. Option C is referred to as a "fill station" 3 miles away in Paradise. I assume that is the Paradise water system accessible by hydrants. This is the only off-site source provided that is viable for fire suppression.

3) Internal Road Width Variance

The road width variance request for a 12' road may be adequate for a single traffic flow with only RV's. The concern we have is during a fire or medical emergency, we only have access on a 12' road if there are no other vehicles blocking our ingress or egress. If there is a fire and an RV is just pulling into the park, can we get around them? We may be able to go in the egress, prevailing wind direction; this would not be viable during a fire.

James Russell

Fire Chief | Plains-Paradise Rural Fire District



406-826-3900 (office)

406-493-5601 (cell)

pprfdchief@gmail.com

www.PPRFD.com

PO Box 1115 / 20 Old Airport Rd
Plains, MT 59859

From: [Felix, Steve](#)
To: [Joel Nelson](#)
Cc: [Mitchell, Chris](#); [Riley, Jean](#)
Subject: RE: [EXTERNAL] McMillan Post RV Park at Hwys 200 & 135
Date: Thursday, February 8, 2024 9:31:10 AM

Hello Joel,

Thanks for the reminder.

Yes, once the park is operational it will be enter on 135 and exit on 200 only as shown on the developers plans, Signage will be required to guide travelers.

Thanks,

Steve Felix

Maintenance Chief

Missoula Division

Montana Department of Transportation

2100 W Broadway

PO Box 7039

Missoula, MT 59807-7039

Office: 406-523-5803

Cell: 406-544-5803

Email: sfelix@mt.gov

From: Joel Nelson <joel@geoplant.com>
Sent: Thursday, February 8, 2024 9:26 AM
To: Felix, Steve <sfelix@mt.gov>
Subject: RE: [EXTERNAL] McMillan Post RV Park at Hwys 200 & 135

Good morning Steve,

I just wanted to check to see if you had an answer to my question below regarding the one-way road network? I'm wrapping up a staff report today and hope to address that. Thank you,

Joel

From: Joel Nelson <joel@geoplant.com>
Sent: Thursday, February 1, 2024 11:47 AM
To: 'Felix, Steve' <sfelix@mt.gov>
Cc: 'Mitchell, Chris' <chmitchell@mt.gov>; 'Videa Martinez, Aldo Alejandro' <amartinez@mt.gov>; 'Anderson, Rebecca' <randerson@mt.gov>; 'Redeen, Joan' <jredeem@mt.gov>; 'Vosen, Bob' <rvosen@mt.gov>; 'Riley, Jean' <jriley@mt.gov>; Chris McComas
Subject: RE: [EXTERNAL] McMillan Post RV Park at Hwys 200 & 135

Hi Steve,

Thank you very much for clarifying everything. Just one follow-up question: are there any MDT requirements related to the proposed one-way road network through the RV Park? Traffic is proposed to enter only on MT 135 and exit only on MT 200. I was reviewing the permits for required signage, such as do not enter signs on 200, but I didn't see anything specific.

Thank you,

Joel Nelson
406.261.3021

From: Felix, Steve <sfelix@mt.gov>

Sent: Wednesday, January 31, 2024 2:18 PM

To: joel@geopland.com

Cc: Mitchell, Chris <chmitchell@mt.gov>; Videa Martinez, Aldo Alejandro <amartinez@mt.gov>; Anderson, Rebecca <randerson@mt.gov>; Redeen, Joan <jreedeen@mt.gov>; Vosen, Bob <rvosen@mt.gov>; Riley, Jean <jriley@mt.gov>

Subject: RE: [EXTERNAL] McMillan Post RV Park at Hwys 200 & 135

Hello Joel,

Hello Joel,

The approach permits for the French development in question have been approved by MDT. They were finalized in October 2021.

They are approved to use an approach off MT-35 and one off MT-200 for the RV Park.

They are not allowed to use the approach on the far east end of the property for the RV park along Mt-200, just the one that was recently constructed in 2021.

They are allowed to use the far eastern most approach for farm field use only and very limited utility company access from time to time.

If you have any other questions feel free to contact me directly.

Thanks,
Steve

Steve Felix
Maintenance Chief
Missoula Division
Montana Department of Transportation
2100 W Broadway
PO Box 7039
Missoula, MT 59807-7039
Office: 406-523-5803
Cell: 406-544-5803

Email: sfelix@mt.gov

From: Vosen, Bob <rvosen@mt.gov>
Sent: Tuesday, January 30, 2024 3:38 PM
To: Felix, Steve <sfelix@mt.gov>
Cc: Mitchell, Chris <chmitchell@mt.gov>; Videa Martinez, Aldo Alejandro <amartinez@mt.gov>; Anderson, Rebecca <randerson@mt.gov>; Redeen, Joan <jreedeen@mt.gov>; joel@geopland.com
Subject: FW: [EXTERNAL] McMillan Post RV Park at Hwys 200 & 135

Steve –
Please review and respond to Joel.
Thanks,
Bob

From: Joel Nelson <joel@geopland.com>
Sent: Tuesday, January 30, 2024 3:22 PM
To: Vosen, Bob <rvosen@mt.gov>
Cc: "Chris McComas"@pps.reinject
Subject: [EXTERNAL] McMillan Post RV Park at Hwys 200 & 135

Hi Bob,

I left you a voicemail, but I figured I'd email you since you'll want to see the attached approach permits I'm referring to. I'm a contract planner for Sanders County and I'm copying the new Land Services Department Director Chris McComas. We have a hearing scheduled for February 20th with the Sanders County Commissioners to review an RV Park subdivision. This has been in process for many years, and the previous Land Services Director left in December with this application in progress.

The subdivision is located at the SE intersection of MT Highway 200 and MT Highway 35 on property owned by Mark & Kathleen (Katy) French. The subdivision has two existing approaches to the highways: one to 135 and one to 200 – a one-way road is proposed for the RV Park from west to east. One of the Commissioners brought it to our attention that the approach permits from 2016 and 2019 were valid for 6 months, and some of the signature lines are blank. There is reference to RV Park and store, but there's also reference on the 6th page to an eastern most approach on MT 200 cannot be used for access to the RV Park.

I believe the previous planner's understanding was that the permits were submitted in lieu of MDT comments, and that they were approved by MDT for the proposed subdivision, so they're in place and approved by MDT. But after review of this information, we thought it would be best to check with MDT to verify that all necessary approvals are in place for the RV Park subdivision.

Please let me know if you have any questions or need additional information about the project.

Thanks in advance for your time,

Joel Nelson, Contract Planner for Sanders County
Geopland LLC
PO Box 72
Polson, MT 59860

joel@geopland.com

406.261.3021

Ben & Shanna Miller
PO Box 86
Paradise, MT 59856

February 7, 2024

Sanders County Board of Commissioners
PO Box 519
Thompson Falls, MT 59873

To: Sanders County Board of Commissioners

This letter is in response to the request by Mark and Kathleen French for a variance relative to their proposed McMillan Post RV Park. The request is for 12' wide instead of 15' wide entry and exit roads.

I am writing this to voice my opposition to this request. **We do not believe it is safe.** We live 2 miles to the east of this intersection of Highways 200/135 and drive through this intersection regularly. This can be a very busy intersection, more so in the summer. We have, on numerous occasions, needed to brake quickly for people pulling out in front of us from Hwy 135. Reducing the entry and exit road widths will only increase the risk of someone making a mistake and causing an accident. With RVs getting even larger (and no basic training requirements for the drivers) it will also make it more difficult for some of them to enter and exit, which could impact cars on either highway.

Thanks for your consideration of our input.

A handwritten signature in black ink that reads "Ben & Shanna Miller". The signature is fluid and cursive, with the first names being more prominent and the last name "Miller" written in a slightly different, more formal cursive style.

Ben and Shanna Miller
22 Flathead River Lane
Plains, MT 59859

From: [Robin Hao](#)
To: [Land Services](#)
Subject: RE: MCMILLAN POST RV PARK
Date: Thursday, February 8, 2024 8:48:27 PM

To Whom It May Concern :

Greetings. I would like to go on record as being adamantly opposed to the proposed RV park going in at the intersection of MT Highway 200 and MT Highway 135. This is a residential and agricultural neighborhood, and should remain so. A few things to take into consideration: The unwanted influx of transients “exploring” our neighborhood. Increased and unwanted trespassing, noise, trash, loose dogs, theft, as well as the decrease in our property values in this neighborhood. Not to mention undue stress for our well being.

Also, this presents traffic issues in an already highly dangerous intersection. This RV park will be an eyesore as well as an attractant to unwelcome members of society. A slum, if you will.

As far as the road width within the park, why bend the rules with 12 ft road width when the county calls for 15? Why give this project special preference when those are the county rules??

And, as I live up Grouse Meadow Lane, how much traffic will be clogging our driveway and snooping in our mailboxes? There should be ABSOLUTELY NO part of this invasion taking up our driveway or altering it in any way.

Thank you for your time. I’m sure I will have more to say on this, and will be sure to send more comments your way. I, and my neighbors plan to attend the Feb 20 public hearing on this matter.

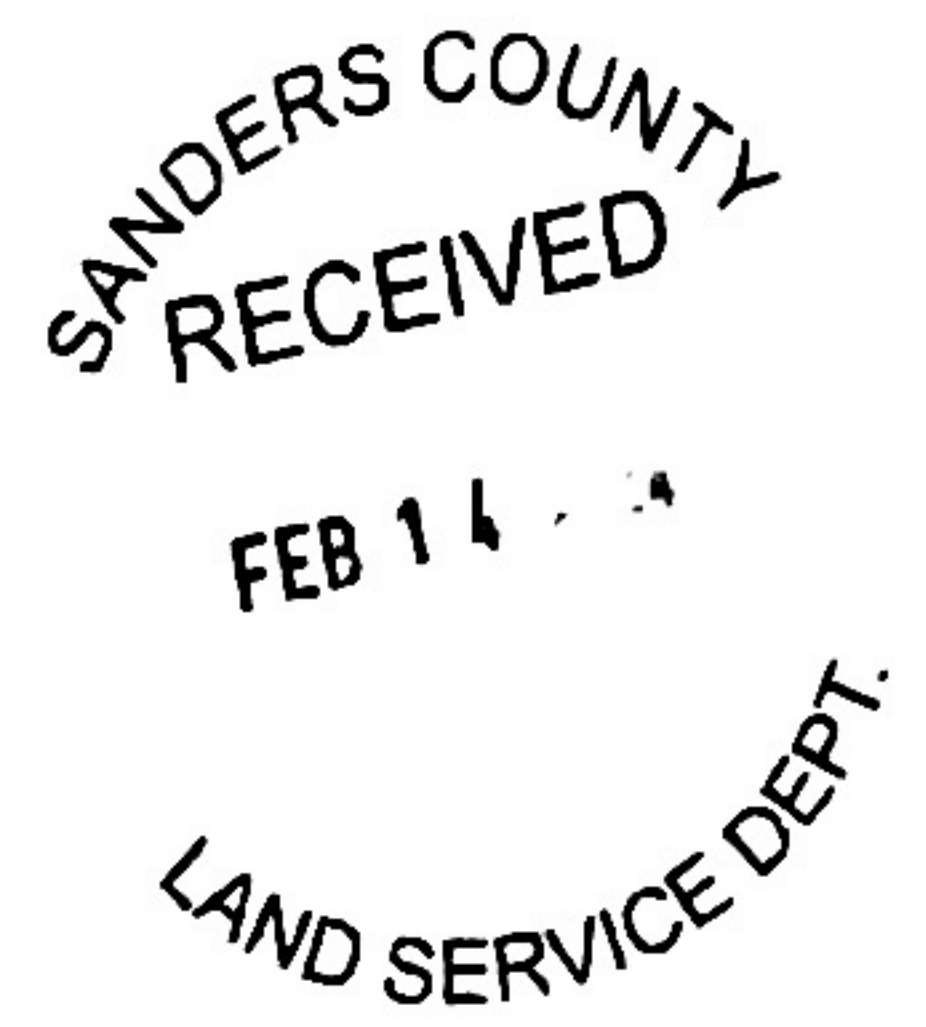
Robin K Ha’o
26 Grouse Meadow Lane

Sanders County

Board of Commissioners

P. O. Box 519

Thompson Fall, MT



COMMENTS ON MCMILLAN POST RV PARK SUBDIVISION

1. Full width service roads should be provided for the following reasons:
 - A. Skill levels of future patrons are unknown
 - B. Operator fatigue should be considered
2. Ingress and outlet traffic will require close coordination with Montana Department of Transportation shoulder, and ingress and exit roadways, possible new signage and stripping redesign.
3. The development as described overlaps parts of two parcels; is this going to turn into a realtor's nightmare?
4. With the development's close proximity to both the Flathead and the Clark Fork rivers, has the water and sewage systems been approved for this increased load?
5. Lastly, this is a personal observation, I would hate to see Sanders County start to resemble U.S. Highway 2, between Columbia Falls and the entrance to Glacier N.P., a ten mile long strip mall.

Yours Truly,

A handwritten signature in black ink, appearing to read "Alfred J. Aschenbrenner".

Alfred J. Aschenbrenner

13 Holland Ln

Plains, MT 59859

SANDERS COUNTY
RECEIVED
FEB 14 2024

The Mark + Kathleen French Proposed RV Park

2/13/24

Gentlemen:

LAND SERVICES

As an interested party, taxpayer and citizen of this County for 85 years, I ask that you read & consider this letter. It's a bit long, but I have a point to make.

1. In 1943 we bought our ranch, adjacent to Mark French property
 2. In 2002 or so, a survey proved our boundary line ran through the middle of their garage + family room.
 3. Discussions with Mark + Kathleen French started - - -
 4. Mark French offered us \$12,500.00 an acre for additional acres so they would have extra room around their home. We agreed
 5. Mark reneged on that offer. Kathleen offered \$1,500.00 an acre.
 6. We came to terms and agreed to sell a parcel under the following agreement:
 7. Mark + Kathleen French were to work with Ron Warren, surveyor and County officials, and when all of the legal steps were finished and titles officially recorded and paid for, we would sign the official papers and the land would be theirs.
 8. They said they had completed those steps. We were paid.
 9. Well, in 2023 when we were settling some boundary lines within our family, we discovered they never signed the title papers!
 10. So now, we are waiting for them to honor this agreement of 19 years ago so we can finish our business. Technically, the new building they put on this land, is on our property.
- Question: Will they honor any legal agreement when they didn't honor the one they made to protect their home?

Besides their lack of respect for legal authority, That Intersection Is Dangerous Enough Without Slow Moving Vehicles!

Thank You For Your
Time,

Karval Pickering

From: [Sharon Johnson](#)
To: [Land Services](#)
Subject: Proposed MCMILLAN POST RV PARK
Date: Thursday, February 15, 2024 10:40:46 AM

I am writing to express my concern over the possible approval of the proposed MCMILLAN POST RV PARK. subdivision. I am a nearby area resident. A subdivision of 16 RV spaces on 7 acres does not fit into this agricultural/residential area. The tract is located at the busy intersection of Hwy 135 and Hwy 200. Although it is busy year round it sees much more traffic in the summer months. Congestion from vehicles coming and going from the park may be problematic. Traffic in this stretch of Hwy 200 is high speed and could pose a danger at the proposed exit onto the highway. The tract is treeless so there would be no barrier or screening from the highway. To be blunt this proposed RV park would be an eyesore in a scenic valley that could very well diminish surrounding property values. In short it would not be a fitting addition to the community.

Thank you for your attention to my comments.
Sharon Johnson

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