MISSOULA RURAL FIRE DISTRICT



2521 South Avenue West • Missoula, Montana 59804 (406) 549-6172 • FAX (406) 549-6023 www.mrfdfire.org

6-10-2020

To: Fire Chief Newman

From: Assistant Chief Christopherson

Re: Annexation of the property located at 11884 Bench Rd.

Please find attached the signed MRFD Annexation Criteria Form (ACF), which was completed after the property was inspected at the above-referenced address. The property owner was contacted and has also received a copy of this criteria form for their records. We explained that once we received the signed copy to acknowledge their understanding and receipt of the ACF, we would then submit this petition of annexation to the MRFD Fire Board for their consideration.

After my review, it is my recommendation to the Board that the property located at 11884 Bench Rd. be annexed into the Missoula Rural Fire District.

Sincerely,

Brent L. Christopherson, Assistant Chief/Fire Marshal

Missoula Rural Fire District

202022587 B:1040 P:217 Pages:8 Fee:\$0.00 09/23/2020 03:55:10 PM Petitions Tyler R. Gernant, Missoula County Clerk & Recorder

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MISSOULA RURAL FIRE DISTRICT

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PETITION FOR ANNEXATION

We, the undersigned, being taxpaying freeholders and whose names appear upon the last completed assessment roll, do hereby petition the Board of County Commissioners to annex to the **Missoula Rural Fire District**, the following parcel:

5830465 11	884 BENCH RD MISSOUL	A, MT 59808
Taxpayer ID: Pro	perty Address:	
04-2326-10-2-01-05	-0000	
Geo Code:	Subdivision Name (i	f applicable)
S10, T14 N, R19	9 W, C.O.S. 5693, PAR	CEL 2A, IN W2
Legal Description (Quar	ter, Section, Township, Range, Lot #, Block	, COS #, etc.)
Not ton	med = Light Do	Ly
Name of Insurance Comp	pany - Property Insurance	Insurance Phone Number
Rick Ratio	plush 400 2030386	CH) vercuca710
Contact Name for this I		er Contact's Email Address
Property mgr	-rasider at 11884	Bench Rd @grailic
, , ,		,
Property Owner Signs	ature(s) Printed Name(s)	Mailing Address
I TOPCITY OWNER DIGITA	ataroloj i initoa itamoloj	
Dr. Als	Geneva C. Handleman, Trus	2081 W Valley Rd
(Sign and dale)		2081 W Valley Rd
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202022587 Page 3 of 8 09/23/2020 03:55:10 PM

MRFD ANNEXATION CRITERIA FORM

	Homeowner Name: Geneva C. Handleman	Phone Number: (248) 709-3218
	Property Address: 11884 Bench Road	Emoil: charjohnson@comcast.net
ritical	Fire Department Services	Answers
to partition in the second	Distance from closest MRFD fire station.	9.8 miles from MRFD Station 2
decas i ultraridensa	Distance from closest mutual/auto aid partner,	7.5 from City Station 4
NOTO OF THE STREET		The state of the s
	Means of Access	
nd arbonolous y coloquadassis	Are there buildings more than 400 st (ground floor area) and/or public occupancies with structural components?	Yes
	is there clear openings through gates at least 2 feet wider than the means of access it controls?	N/A
	Number of means of access.	1
•	Can the fire department realistically access the property after a snow event or icy conditions?	Could be difficult.
	Roadways/Fire Lanes	
*	Are roadways constructed of a hard, all-weather surface designed to	View
TO STATE OF THE STATE OF	support all imposed loads of MRFD apparatus?	Yes
	Are the roadways a minimum clear width of 16 ft?	No
	Is there at least 13 ft 6 in. nominal vertical clearance over the full width of the roadway!	Could be seasonal with snow load on trees
	Do the curves/turns in the roadway have a minimum radius of 60 ft to the outside of the turn?	Yes
*	If a bridge(s) is present, is it designed for a live load sufficient to carry the imposed loads of fire apparatus?	Unknown
	is the load limit clearly posted at the approaches to the bridge?	No
	Has the vegetation adjacent to the roadway been mitigated?	No
ritical	Grades	
ritical	Are there any read/driveway grades steeper than 10 percent?	No.
ritical	Are there any road/driveway grades steeper than 10 percent?	No.
ritical	Are there any road/driveway grades steeper than 10 percent? Dead Ends	
ritical	Are there any road/driveway grades steeper than 10 percent? Dead Ends Is there a dead end roadway more than 300 ft in length?	Ves
	Are there any road/driveway grades steeper than 10 percent? Dead Ends Is there a dead end roadway more than 300 ft in length? If yes, is there an appropriate turnaround for fire apparatus?	Yes No
	Are there any road/driveway grades steeper than 10 percent? Dead Ends Is there a doad and roadway more than 300 ft in length? If yes, is there an appropriate turnaround for fire apparatus? Is there a doad end/cut-de-sac that exceeds 1200 ft in length?	Ves
	Are there any road/driveway grades steeper than 10 percent? Dead Ends Is there a dead end roadway more than 300 ft in length? If yes, is there an appropriate turnaround for fire apparatus?	Yes No
	Are there any road/driveway grades steeper than 10 percent? Dead Ends Is there a dead end roadway more than 300 ft in length? If yes, is there an appropriate turnaround for fire apparatus? Is there a dead end/cul-de-sac that exceeds 1200 ft in length? If yes, are there approved intermediate turnarounds at a maximum of 1200 ft intervals?	Yes No Yes
	Are there any road/driveway grades steeper than 10 percent? Dead Ends Is there a dead end roadway more than 300 ft in length? If yes, is there an appropriate turnaround for fire apparatus? Is there a dead end/cut-de-sac that exceeds 1200 ft in length? If yes, are there approved intermediate turnarounds at a maximum of 1200 ft intervals? Driveways	Yes No Yes No
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le/Standards/Regulations Referenced: International Fire Code, NFPA 1141 and 1142, Missoula County Subdivision Reguli Page 1 of 2

MRFD ANNEXATION CRITERIA FORM

Does the building(s) have a local/supervised fire alarm system in accordance with NPPA 72? Water Supply Are there adequate fire hydrants? Distance? It shere water storage that meets NPPA 1142 requirements? Distance? If yes, are the connections appropriate for MRFD use? Building Construction Non-combustible roof? Soffits enclosed? Soffits, attic and crawl space vents screened? Non-combustible siding? Non-combustible siding? Non-combustible or fire resistant? Vegetation Clearance From Structures O 30 ft, Defensible Space Zone- is all flammable vegetation and combustible growth clear of this area? 30-100 ft, Reduced Fuel Zone is a fuel break provided by the disruption of the vertical and/or horizontal continuity of flammable/combustible vegetation? Is there a potential difference in the wildfire vs structure response capability? (Explain in comments)	OPTION STORY	is the building(s) protected by an automatic sprinkler system in accordance with NFPA 13, 13R or 13D?	No
Moter Supply Are there adequate fire hydrants? Distance? Is there water storage that meets NPPA 1142 requirements? Bistance. If yes, are the connections appropriate for MBPD use? Milding Construction Non combustible root? Soffits enclosed? Non combustible root? Soffits enclosed? Non-combustible siding? Non-combustible siding? Non-combustible siding? Non-combustible siding? Non-combustible siding? Non-combustible of fire resistant? No Vegetation Clearance From Structures 0 30 ft, Deformable Space Zone Is all flammable vegetation and combustible growth clear of this area? 30 100 ft, Reduced Fuel Zone or a fuel break provided by the disruption of the vertical and/or horizontal continuity of flammable? Soffits enclosed and or horizontal continuity of flammable? Soffits enclosed fuel Zone or a fuel break provided by the disruption of the vertical and/or horizontal continuity of flammable? Soffits enclosed for this area? Soffits enclosed for this area? No No Comments Bench Road is outside County maintenance but is maintained by local residents, seasonally. Numbers Comments Bench Road dis outside County maintenance but is maintained by local residents, seasonally. Numbers of fixed doad ends approximately if mile from Grant Creek Road. Several driveways could be used as turnarounds, however, they have not been approved Date: Cp Parks of the series of the parks of		Does the building(s) have a local/supervised fire alarm system in	
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Building Construction Non combustible rooff Soffits, antice and crawl space vents screened? Non-combustible rooff Soffits, attic and crawl space vents screened? Non-combustible siding? Non-combustible siding? No-bouble pane windows? Are decks non-combustible or fire resistant? No Vesetation Clearance From Structures 0.30 ft, Deforable Space Zone is all flammable vegetation and combustible words clear of this area? No 10.30 ft, Deforable Space Zone is all flammable wegetation and combustible words clear of this area? No 10.10 ft, Reduced Fuel Zone is a fuel break provided by the disruption of the vertical and/or intrinental continuity of flammable/combustible vegetation? Is there a potential difference in the wildfire vs structure response capability? (Explain in comments) No Mumerous trees overhang the narrow roadway and driveway. Several branches are less tan 13 6 high. Bench Road is outside County maintenance but is maintained. Several branches are less tan 13 6 high. Bench Road dead-cred is not posted for weight limits Bench Road dead-cred approximately 1 mile from Grant Creek Road. Several driveways could be used as turnarounds, however, they have not been approved Date: O Date		Is there water storage that meets NFPA 1142 requirements? Distance?	No, Grant Creek could be a water source
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Subcategory: Residential Property

Assessment Code: 0005830465

PropertyAddress: 11884 BENCH RD

MISSOULA, MT 59808

COS Parcel: 2A

Property Record Card

Summary

Primary Information

Property Category: RP

Geocode: 04-2326-10-2-01-05-0000

Primary Owner:

HANDLEMAN GENEVA C TRUSTEE

2081 W VALLEY RD

BLOOMFIELD HILLS, MI 48304-2160

NOTE: See the Owner tab for all owner information

Certificate of Survey: 5693

Subdivision: Legal Description:

S10, T14 N, R19 W, C.O.S. 5693, PARCEL 2A, IN W2

Last Modified: 6/6/2020 11:35:06 AM General Property Information

Neighborhood: 204.029.1

Property Type: IMP_R - Improved Property - Rural

Living Units: 1

Levy District: 04-1586-4-2

Zoning:

Ownership %: 100

Linked Property:

No linked properties exist for this property

Exemptions:

No exemptions exist for this property

Condo Ownership:

General: 0

Limited: 0

Property Factors

Topography: 8

Fronting: 0 - None

Utilities: 7, 8
Access: 2

Parking Type: 1 - Off Street
Parking Quantity: 2 - Adequate

Location: 0 - Rural Land

Parking Proximity: 3 - On Site

Land Summary

Land Type	Acres	<u>Value</u>
Grazing	0.000	00.00
Fallow	0.000	00.00
Irrigated	0.000	00.00
Continuous Crop	0.000	00.00
Wild Hay	0.000	00.00
Farmsite	0.000	00.00
ROW	0.000	00.00
NonQual Land	0.000	00.00
Total Ag Land	0.000	00.00
Total Forest Land	0.000	00.00
Total Market Land	6.300	129.650.00

Deed Information:

Deed Date	Book	Page	Recorded Date	Document Number	Document Type
8/2/2019	1015	1155	8/2/2019		Warranty Deed
8/5/2005	0757	01015	8/5/2005		
6/12/2002	0683	00972			

6/17/2020

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Owners

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Party #1

Default Information:

HANDLEMAN GENEVA C TRUSTEE

2081 W VALLEY RD

Ownership %:

100

Primary Owner: Interest Type:

"Yes" Conversion

Last Modified:

9/16/2019 10:07:52 AM

Other Names

Other Addresses

Name

Type

GENEVA C HANDLEMAN TRUST

L Additional Legal Owners

No other address

Appraisals

Appraisal History

Tax Year	Land Value	Building Value	Total Value	Method
2020	129650	379550	509200	MKT
2019	129650	471450	601100	MKT
2018	114470	430130	544600	MKT

Market Land

Market Land Item #1

Method: Acre

Type: Other

Width:

Depth:

Square Feet: 00

Acres: 6.3

Class Code: 2101

Value: 129650

Dwellings

Existing Dwellings

Dwelling Type	Style	Year Built	
SFR	11 - Log	1984	

Dwelling Information

Residential Type: SFR

Style: 11 - Log

Year Built: 1984

Roof Material: 10 - Asphalt Shingle

Effective Year: 1990

Roof Type: 3 - Gable

Story Height: 2.0

Attic Type: 0

Grade: 6

Exterior Walls: 4 - Log (not log over frame)

Class Code: 3301

Exterior Wall Finish: 0 - Other

Year Remodeled: 0

Degree Remodeled:

Mobile Home Details

Manufacturer:

Serial #:

Width: 0

Model:

Length: 0

Foundation: 2 - Concrete

Finished Area: 800

Daylight: Y

Basement Type: 3 - Full

Quality: 3 - Typical

Type: Non-Central

System Type: 1 - Floor/Wall/Space

Fuel Type: 2 - Oil

Heated Area: 0

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Bedrooms: 4 Full Baths: 2 Addl Fixtures: 4 09/23/2020 03:55:10 PM

Family Rooms: 0 Half Baths: 1

Additional Information

Fireplaces: Stacks: 1 Stories: 1.0 Openings: 1 Prefab/Stove: 0

Garage Capacity: 0 Cost & Design: 0 Flat Add: 0 % Complete: 0 Description: Description:

Dwelling Amenities

View: Access:

Area Used In Cost

Basement: 1440 Additional Floors: 0 Attic: 0

First Floor: 1440 Half Story: 0 Unfinished Area: 0 Second Floor: 1440 SFLA: 2880

Depreciation Information

CDU: Physical Condition: Very Good (9) Utility: Very Good (9)

Desirability: Property: Good (8)

Location: Good (8)

Depreciation Calculation

Age: 28 **Pct Good:** 0.84 **RCNLD:** 393690

Additions / Other Features

Additions

Lower	First	Second	Third	Area	Year	Cost
	69 - Garage, Frame, Unfinished			840	0	29345
	16 - Bay Window, Frame or CB			4	0	0
	14 - Porch, Frame, Enclosed			77	0	3606
	33 - Deck, Wood			776	0	9863
	14 - Porch, Frame, Enclosed			320	0	14986
	80 - Carport, Frame, Unfinished			128	0	2004
	16 - Bay Window, Frame or CB			4	0	0

There are no other features for this dwelling

Other Buildings/Improvements

Outbuilding/Yard Improvement #1

Type: Residential Description: RRC1 - Carport

Quantity: 1 Year Built: 2005 Grade: 5

Condition: Functional: Class Code: 3301

Dimensions

Width/Diameter: 9 Length: 13 Size/Area: 117
Height: Bushels: Circumference:

Outbuilding/Yard Improvement #2

Type: Residential Description: RPA1 - Asphalt

Quantity: 1 Year Built: 2005 Grade: A

Condition: Functional: Class Code: 3301

Dimensions

Width/Diameter: 30 Length: 42 Size/Area: 1260
Height: Bushels: Circumference:

Outbuilding/Yard Improvement #3

Type: Residential Description: RPA1 - Asphalt

Quantity: 1 Year Built: 2005 Grade: A
Condition: Functional: Class Code: 3301

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Dimensions

Width/Diameter: 20

Length: 80

Size/Area: 1600

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Height:

Bushels:

Circumference:

Outbuilding/Yard Improvement #4

Type: Residential

Description: RPA1 - Asphalt

Quantity: 1

Year Built: 2005

Grade: A

Condition:

Functional:

Class Code: 3301

Dimensions

Width/Diameter: 14

Length: 60

Size/Area: 840

Height:

Bushels:

Circumference:

Outbuilding/Yard Improvement #5

Type: Residential

Description: RPA1 - Asphalt

Quantity: 1

Year Built: 2005

Grade: A

Condition:

Functional:

Class Code: 3301

Dimensions

Width/Diameter: 11

Length: 56

Size/Area: 616

Height:

Bushels:

Circumference:

Commercial

Existing Commercial Buildings

No commercial buildings exist for this parcel

Ag/Forest Land

Ag/Forest Land

No ag/forest land exists for this parcel