

FIRE-RESCUE

MISSOULA RURAL FIRE DISTRICT

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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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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 11884 BENCH RD MISSOULA, MT 59808

Taxpayer ID: **Property Address:**
04-2326-10-2-01-05-0000


Geo Code: **Subdivision Name (if applicable)**
S10, T14 N, R19 W, C.O.S. 5693, PARCEL 2A, IN W2

Legal Description (Quarter, Section, Township, Range, Lot #, Block, COS #, etc.)

Not Insured - Liability Only
Name of Insurance Company - Property Insurance **Insurance Phone Number**

Rick Bahlman 406 203 0286 LDversus@710
Contact Name for this Petition **Contact's Phone Number** **Contact's Email Address**

Property mgr - resident at 11884 Bench Rd @gmail.com

<u>Property Owner Signature(s)</u>	<u>Printed Name(s)</u>	<u>Mailing Address</u>
<u></u> (sign and date)	<u>Geneva C. Handleman, Trustee</u>	<u>2081 W Valley Rd</u> <u>Bloomfield Hills, MI 48304-2160</u>
<u>5/22/20</u> (sign and date)	<u>Geneva C. Handleman Trust</u>	
<u></u> (sign and date)		

FOR OFFICE USE ONLY:

Annexation accepted and approved this 8 day of September, 20 20
by the Board of Trustees for the Missoula Rural Fire District.

Signature: Larry Hanson

Title: Chairman

MRFD ANNEXATION CRITERIA FORM

<i>Homeowner Name:</i> Geneva C. Handleman	<i>Phone Number:</i> (248) 709-2218
<i>Property Address:</i> 11884 Beach Road	<i>Email:</i> charjahson@comcast.net

	<i>Critical Fire Department Services</i>	<i>Answers</i>
1	Distance from closest MRFD fire station.	9.8 miles from MRFD Station 2
2	Distance from closest mutual/auto aid partner.	7.5 from City Station 4

<i>Means of Access</i>		
3	Are there buildings more than 400 sq (ground floor area) and/or public occupancies with structural components?	Yes
4	Is there clear openings through gates at least 2 feet wider than the means of access it controls?	N/A
5	Number of means of access.	1
6	* Can the fire department realistically access the property after a snow event or icy conditions?	Could be difficult.

<i>Roadways/Fire Lanes</i>		
7	* Are roadways constructed of a hard, all-weather surface designed to support all imposed loads of MRFD apparatus?	Yes
8	Are the roadways a minimum clear width of 16 ft?	No
9	* 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
10	Do the curves/turns in the roadway have a minimum radius of 60 ft to the outside of the turn?	Yes
11	* If a bridge(s) is present, is it designed for a live load sufficient to carry the imposed loads of fire apparatus?	Unknown
12	Is the load limit clearly posted at the approaches to the bridge?	No
13	Has the vegetation adjacent to the roadway been mitigated?	No

<i>Critical Grades</i>		
14	Are there any road/driveway grades steeper than 10 percent?	No

<i>Dead Ends</i>		
15	Is there a dead end roadway more than 300 ft in length?	Yes
16	* If yes, is there an appropriate turnaround for fire apparatus?	No
17	Is there a dead end/cul-de-sac that exceeds 1200 ft in length?	Yes
18	* If yes, are there approved intermediate turnarounds at a maximum of 1200 ft intervals?	No

<i>Driveways</i>		
19	Is the driveway longer than 150 ft?	No
20	* If yes, is there an appropriate turnaround for fire apparatus?	N/A
21	Is the driveway a minimum of 12 feet in width and 13 ft 6 in. in vertical clearance?	No
22	If the driveway is longer than 300 ft, are there pullouts?	N/A

<i>Signage/Premises Identification</i>		
23	Are the road and address signs made of appropriate materials and properly located?	Yes, in daylight only

<i>Building Access</i>		
24	* Is there adequate fire apparatus access provided to within 150 ft of any point of the exterior wall of each building? (300 ft for a sprinklered building)	Yes

<i>Building Separation</i>		
25	Are the building separations greater than 30 ft?	N/A, no other buildings on site

Critical Automatic Fire Protection/Fire Warning Systems

MRFD ANNEXATION CRITERIA FORM

26	Is the building(s) protected by an automatic sprinkler system in accordance with NFPA 13, 13R or 13D?	No
27	Does the building(s) have a local/supervised fire alarm system in accordance with NFPA 72?	No

Water Supply

28	Are there adequate fire hydrants? Distance?	No
29	Is there water storage that meets NFPA 1142 requirements? Distance?	No, Grant Creek could be a water source
30	If yes, are the connections appropriate for MRFD use?	N/A

Building Construction

31	Non-combustible roof?	No
32	Soffits enclosed?	Yes
33	Soffit, attic and crawl space vents screened?	Yes
34	Non-combustible siding?	No
35	Double pane windows?	No
36	Are decks non-combustible or fire resistant?	No

Vegetation Clearance From Structures

37	0-30 ft, Defensible Space Zone- Is all flammable vegetation and combustible growth clear of this area?	No
38	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?	No
39	Is there a potential difference in the wildfire vs structure response capability? (Explain in comments)	No

Number	Comments
6	Bench Road is outside County maintenance but is maintained by local residents, seasonally.
9	Numerous trees overhang the narrow roadway and driveway. Several branches are less than 13' 6" high.
11	Bridge over Grant Creek is not posted for weight limits
16	Bench Road dead-ends approximately 1 mile from Grant Creek Road. Several driveways could be used as turnarounds, however, they have not been approved
17	Bench Road dead-ends approximately 1 mile from Grant Creek Road. Several driveways could be used as turnarounds, however, they have not been approved

Homeowner: [Signature] Date: 6/9/2020
 Deputy Fire Marshal: [Signature] Date: 6/16/20
 Fire District Chief: [Signature] Date: 9-9-20
 Board of Trustees Chairperson: [Signature] Date: 9-8-20

Property Record Card

Summary

Primary Information

Property Category: RP **Subcategory:** Residential Property
Geocode: 04-2326-10-2-01-05-0000 **Assessment Code:** 0005830465
Primary Owner: **PropertyAddress:** 11884 BENCH RD
 HANDLEMAN GENEVA C TRUSTEE MISSOULA, MT 59808
 2081 W VALLEY RD **COS Parcel:** 2A
 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 **Parking Type:** 1 - Off Street
Access: 2 **Parking Quantity:** 2 - Adequate
Location: 0 - Rural Land **Parking Proximity:** 3 - On Site

Land Summary

<u>Land Type</u>	<u>Acres</u>	<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			

Owners

Party #1

Default Information: HANDLEMAN GENEVA C TRUSTEE
2081 W VALLEY RD
Ownership %: 100
Primary Owner: "Yes"
Interest Type: 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
Valuation:
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

Basement Information

Foundation: 2 - Concrete **Finished Area:** 800 **Daylight:** Y
Basement Type: 3 - Full **Quality:** 3 - Typical

Heating/Cooling Information

Type: Non-Central **System Type:** 1 - Floor/Wall/Space
Fuel Type: 2 - Oil **Heated Area:** 0

Living Accomodations

Bedrooms: 4 **Full Baths:** 2 **Addl Fixtures:** 4
Family Rooms: 0 **Half Baths:** 1

Additional Information

Fireplaces: **Stacks:** 1 **Stories:** 1.0
Garage Capacity: 0 **Openings:** 1 **Prefab/Stove:** 0
% Complete: 0 **Cost & Design:** 0 **Flat Add:** 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

Dimensions

Width/Diameter: 20	Length: 80	Size/Area: 1600
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