

MISSOULA RURAL FIRE DISTRICT

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

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:

1918555 10260 Bear Run Creek Rd.
Taxpayer ID: Property Address:

Geo Code: Subdivision Name (if applicable)
04-2093-24-1-01-01-0000

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

Name of Insurance Company – Property Insurance		Insurance Phone Number
<u>Pauline Sanders</u>	<u>208-691-8185</u>	<u>lonemountain1@gmail.com</u>
Contact Name for this Petition	Contact's Phone Number	Contact's Email Address

<u>Pauline Sanders</u> (sign and date)	<u>Pauline Sanders</u> 5/15/23	<u>10260 Bear Run Creek Rd, Missoula, MT 59803</u>
<u>John Sanders</u> (sign and date)	<u>John Sanders</u> 5/15/23	<u>10260 Bear Run Creek Rd, Missoula, MT 59803</u>
_____	_____	_____
(sign and date)		

FOR OFFICE USE ONLY:

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

Signature: _____

Title: _____

Revised: 2/5/2020

202315305 B:1095 P:1198 Pages:18 Fee:\$0.00
12/11/2023 03:02:32 PM Petitions
Tyler R. Gernant, Missoula County Clerk & Recorder





MISSOULA RURAL FIRE DISTRICT

November 14, 2023

Board of County Commissioners
200 W Broadway St
Missoula, Montana 59802

The Missoula Rural Fire District Board of Trustees met in regular session and has approved the Petitions for Annexation for services by this Fire District for the following (#) properties:

1	Taxpayer ID: 1918555 John & Pauline Sanders	10260 Bear Run Creek Rd. Missoula, MT 59803
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Sincerely,

Chris Newman, Fire Chief
Missoula Rural Fire District

Enclosures

RECEIVED

Board of County
Commissioners



MISSOULA RURAL FIRE DISTRICT

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May 23, 2023

To: Fire Chief Newman
From: Deputy Fire Marshal Peter V. Giardino
Re: Annexation of the property located at **10260 Bear Run Creek Road**

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, there were several concerns with access during adverse weather and road conditions. The homeowner was made aware of these issues and has agreed to mitigate and maintain the road to his property. There are fourteen (14) properties already annexed into the District along Bear Run Creek Road. Therefore, it is my recommendation to the Board that the property located at 10260 Bear Run Creek Road, be annexed into the Missoula Rural Fire District.

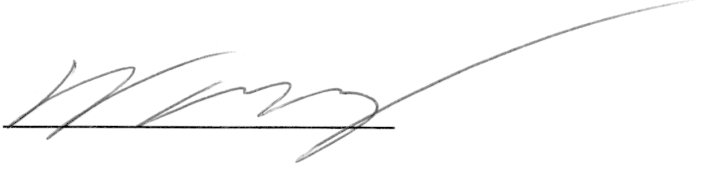
Sincerely,

Peter V. Giardino

Deputy Fire Marshal
Missoula Rural Fire District

Inspection Signatures

Board of Trustees Chair

A handwritten signature in black ink, written over a horizontal line. The signature is stylized and appears to be a cursive name.



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Status Completed
Inspected by Giardino, Pete
Completed at 05/23/2023 13:48:36

Business Address Suite 10260 BEAR RUN -- CREEK RD
City MISSOULA
State MT
Zip 59803

Business Name
 Residential

Item	Result	Remarks
What is the distance to the closest MRFD fire station	11 Miles - MRFD Station 1	
Item	Result	Remarks
What is the distance to the closest mutual/auto aid partner	9.2 Miles - MFD Station 5	
Item	Result	Remarks
Are there buildings more than 400 sf (ground floor area) and/or public occupancies with structural components?	Yes	There will be a 4000 sq. ft. SFR
Item	Result	Remarks
Is there clear openings through gates at least 2 feet wider than the means of access it controls?	Yes	

Item	Result	Remarks
Number of means of access.	1	

Item	Result	Remarks
Can the fire department realistically access the property after a snow event or icy conditions? (*CRITICAL*)	No	Improvements to the roadway are planned.

Item	Result	Remarks
Are roadways constructed of a hard, all-weather surface designed to support all imposed loads of MRFD apparatus? (*CRITICAL*)	Yes	

Item	Result	Remarks
Are the roadways a minimum clear width of 16 ft?	No	

Item	Result	Remarks
Is there at least 13 ft 6 in. nominal vertical clearance over the full width of the roadway? (*CRITICAL*)	No	

Item	Result	Remarks
Do the curves/turns in the roadway have a minimum radius of 60 ft to the outside of the turn?	Yes	

Item	Result	Remarks
Is/Are bridge(s) present that require access to the property/structure(s) (*CRITICAL*)	Yes	

Item	Result	Remarks
Is/Are bridge(s) designed to support the imposed load of all MRFD fire apparatus. (*CRITICAL*)	Yes	No engineering plans available. Homeowner built bridge and had drilling vehicles cross without issue. Bridge is 10 feet clear span and 14 feet wide.

Item	Result	Remarks

Is the load limit clearly posted at both approaches to the bridge?	No	
Item	Result	Remarks
Has the vegetation adjacent to the roadway been mitigated?	Yes	At the homeowners property, the vegetation has been mitigated. Bear Run Creek Road from Miller Creek to the homeowner's property is not.
Item	Result	Remarks
Are there any road/driveway grades steeper than 10 percent?	No	
Item	Result	Remarks
Is there a dead end roadway more than 300 ft in length?	Yes	
Item	Result	Remarks
If yes, is there an appropriate turnaround for fire apparatus? (*CRITICAL*)	No	
Item	Result	Remarks
Is there a dead end/cul-de-sac that exceeds 1200 ft in length?	Yes	
Item	Result	Remarks
If yes, are there approved intermediate turnarounds at a maximum of 1200 ft intervals? (*CRITICAL*)	No	
Item	Result	Remarks
Is the driveway longer than 150 ft?	Yes, No	
Item	Result	Remarks
If yes, is there an appropriate turnaround for fire apparatus? (*CRITICAL*)	Yes	
Item	Result	Remarks

Is the driveway a minimum of 12 feet in width and 13 ft 6 in. in vertical clearance?	Yes	
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Item	Result	Remarks
If the driveway is longer than 300 ft, are there pullouts?	N/A (Driveway not longer than 300 feet)	

Item	Result	Remarks
Are the road and address signs made of appropriate materials and properly located?	Yes	

Item	Result	Remarks
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) (*CRITICAL*)	Yes	There will be access once house is built.

Item	Result	Remarks
Are building separations greater than 30 ft?	Yes	There will be 30 feet of separation from the shop and the residential structure.

Item	Result	Remarks
Is the building(s) protected by an automatic sprinkler system in accordance with NFPA 13, 13R or 13D?	No	

Item	Result	Remarks
Does the building(s) have a local/supervised fire alarm system in accordance with NFPA 72?	Yes	There will be an approved fire alarm system.

Item	Result	Remarks
What is the distance to the nearest fire hydrant?	7.7 Miles - 6995 Linda Vista Blvd.	

Item	Result	Remarks

If fire hydrants are not present, what is the distance to the nearest water storage (cistern or draft site) that meets NFPA 1142 requirements?	6.8 Miles - 3480 Rodeo Road	
Item	Result	Remarks
Are connections at either water source (if applicable) appropriate for MRFD use?	Yes	
Item	Result	Remarks
Non-combustible roof?	Yes	Will be non-combustible
Item	Result	Remarks
Soffits enclosed?	Yes	
Item	Result	Remarks
Soffit, attic and crawl space vents screened?	Yes	
Item	Result	Remarks
Non-combustible siding?	No	
Item	Result	Remarks
Double pane windows?	Yes	
Item	Result	Remarks
Is/Are deck(s) present?	Yes	
Item	Result	Remarks
Is/Are decks(s) non-combustible?	No	
Item	Result	Remarks
Are decks fire resistant?	No	
Item	Result	Remarks
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?	Yes	

Item	Result	Remarks
0-30 ft, Defensible Space Zone-Is all flammable vegetation and combustibile growth clear of this area? (*CRITICAL*)	Yes	
Item	Result	Remarks
Is there a potential difference in the wildfire vs structure response capability? (Explain in comments)	Yes	Bear Run Creek Road may be impassable during the winter months. It is accessible in the summer.

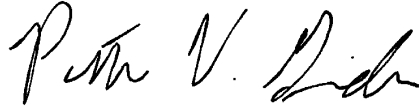
Inspection Signatures

Occupancy Contact Signature



John Sanders
Owner
(208) 755-9779
lonemountain1@gmail.com

Inspector Signature



Giardino, Pete
406-239-4844
pgiardino@mrfdfire.org

Inspection Signatures

District Fire Chief



Property Record Card

Summary

Primary Information

Property Category: RP **Subcategory:** Agricultural and Timber Properties
Geocode: 04-2093-24-1-01-01-0000 **Assessment Code:** 0001918555
Primary Owner: SANDERS JOHN THOMAS **PropertyAddress:** 10260 BEAR RUN CREEK RD
 10260 BEAR RUN CREEK RD MISSOULA, MT 59803
 MISSOULA, MT 59803-9701 **COS Parcel:**

NOTE: See the Owner tab for all owner information

Certificate of Survey:

Subdivision:

Legal Description:

S24, T12 N, R19 W, E2 W2 NE4 & E2 NE4

Last Modified: 7/19/2023 9:47:22 AM

General Property Information

Neighborhood: 204.016.2 **Property Type:** IMP_R - Improved Property - Rural
Living Units: 1 **Levy District:** 04-1583-1-2
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: **Fronting:**
Utilities: **Parking Type:**
Access: **Parking Quantity:**
Location: **Parking Proximity:**

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	120.000	78,450.00
Total Market Land	1.000	148,000.00

Deed Information:

Deed Date	Book	Page	Recorded Date	Document Number	Document Type
8/9/2021	1061	530	8/11/2021		Warranty Deed
12/3/2001	0672	00431	12/3/2001		

Owners

Party #1

Default Information: SANDERS JOHN THOMAS
10260 BEAR RUN CREEK RD

Ownership %: 100

Primary Owner: "Yes"

Interest Type: Conversion

Last Modified: 11/1/2022 2:05:46 PM

Other Names Other Addresses

Name	Type	Other Addresses
SANDERS PAULINE	L Additional Legal Owners	No other address

Appraisals

Appraisal History

Tax Year	Land Value	Building Value	Total Value	Method
2023	226450	17960	244410	COST
2022	207150	10560	217710	COST
2021	207150	10560	217710	COST

Market Land

Market Land Item #1

Method: Acre **Type:** 1 Ac. beneath Improvements (for dwlg on Forest Land)

Width: **Depth:**

Square Feet: 00 **Acres:** 1

Valuation

Class Code: 2003 **Value:** 148000

Dwellings

Existing Dwellings

No dwellings exist for this parcel

Other Buildings/Improvements

Outbuilding/Yard Improvement #1

Type: Residential **Description:** RRS1 - Shed, Frame
Quantity: 1 **Year Built:** 2022 **Grade:** A
Condition: **Functional:** **Class Code:** 3301

Dimensions

Width/Diameter: 10 **Length:** 14 **Size/Area:** 140
Height: **Bushels:** **Circumference:**

Outbuilding/Yard Improvement #2

Type: Residential **Description:** RRS1 - Shed, Frame
Quantity: 1 **Year Built:** 2022 **Grade:** A
Condition: **Functional:** **Class Code:** 3301

Dimensions

Width/Diameter: 10 **Length:** 20 **Size/Area:** 200
Height: **Bushels:** **Circumference:**

Outbuilding/Yard Improvement #3

Type: Residential **Description:** RRG6 - Pole Garage, 4-sided, Wood Clad
Quantity: 1 **Year Built:** 1977 **Grade:** C
Condition: **Functional:** **Class Code:** 3301

Dimensions

Width/Diameter: **Length:** **Size/Area:** 392
Height: **Bushels:** **Circumference:**

Outbuilding/Yard Improvement #4

Type: Residential **Description:** RRS1 - Shed, Frame
Quantity: 1 **Year Built:** 1981 **Grade:** L
Condition: **Functional:** **Class Code:** 3301

Dimensions

Width/Diameter: **Length:** **Size/Area:** 108
Height: **Bushels:** **Circumference:**

Outbuilding/Yard Improvement #5

Type: Residential **Description:** RRT1 - Deck, wood
Quantity: 1 **Year Built:** 2022 **Grade:** A
Condition: **Functional:** **Class Code:** 3301

Dimensions

Width/Diameter: 10 **Length:** 10 **Size/Area:** 100
Height: **Bushels:** **Circumference:**

Outbuilding/Yard Improvement #6

Type: Residential **Description:** RLA1 - Living Area (Sqft)
Quantity: 1 **Year Built:** 1979 **Grade:** 1
Condition: **Functional:** **Class Code:** 3301

Dimensions

Width/Diameter: 12 **Length:** 16 **Size/Area:** 625
Height: **Bushels:** **Circumference:**

Commercial

Existing Commercial Buildings

No commercial buildings exist for this parcel

Ag/Forest Land

Ag/Forest Land Item #1

Acre Type: Forest
Class Code: 1901

Productivity

Quantity: 197.88
Units: Board Feet/Acre

Irrigation Type:
Timber Zone: 2

Commodity: Timber



MISSOULA RURAL FIRE DISTRICT

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October 23, 2023

To: MRFD Board of Trustees
From: Chief Newman
Re: **Recommendation of Approval for Annexation: 10260 Bear Run Creek Road**

Dear Chair Murphy and Members of the Board of Trustees:

Upon my review, I concur with the findings of the Community Risk Reduction Division.

It is my recommendation to the Board that the property listed above should be annexed into the Missoula Rural Fire District.

Sincerely,

Chris Newman, Fire Chief
Missoula Rural Fire District

AND WHEN RECORDED MAIL TO:
John Thomas Sanders and Pauline Sanders
22851 N. Ramsey Rd
Rathdrum, ID 83858

Filed for Record at Request of:
First American Title Company

Space Above This Line for Recorder's Use Only

Order No.: 989014-M
Parcel No.: 1918555

WARRANTY DEED
(Joint Tenancy)

FOR VALUE RECEIVED,

John C. Stowers and Enid Ling-Stowers

hereinafter called Grantor(s), do(es) hereby grant, bargain, sell and convey unto

John Thomas Sanders and Pauline Sanders

whose address is: **22851 N. Ramsey Rd, Rathdrum, ID 83858**

hereinafter called Grantees, as joint tenants (and not as tenants in common) and to the survivor of said named joint tenants, and to the heirs and assigns of such survivor, the following described premises, in **Missoula County, Montana**, to-wit:

THE E $\frac{1}{2}$ W $\frac{1}{2}$ NE $\frac{1}{4}$ AND THE E $\frac{1}{2}$ NE $\frac{1}{4}$ OF SECTION 24, TOWNSHIP 12 NORTH, RANGE 19 WEST, P.M.M., MISSOULA COUNTY, MONTANA.

RECORDING REFERENCE: BOOK 184 OF MICRO RECORDS AT PAGE 2090.

TOGETHER WITH ALL EASEMENTS OR RIGHTS-OF-WAY OVER AND UPON SAID REAL ESTATE INCLUDING BUT NOT LIMITED TO AN EASEMENT OR RIGHT-OF-WAY FOR ROAD PURPOSES OVER, UPON AND ACROSS THE SE $\frac{1}{4}$ SE $\frac{1}{4}$, NE $\frac{1}{4}$ SE $\frac{1}{4}$, SW $\frac{1}{4}$ SE $\frac{1}{4}$ OF SECTION 23, TOWNSHIP 12 NORTH, RANGE 19 WEST, P.M.M., MISSOULA COUNTY MONTANA, ALONG A COURSE OR ROUTE EXISTING AND IN PLACE ON THE LAND DESCRIBED, ALL IN ACCORDANCE WITH A CERTAIN EASEMENT DATED THE 14TH DAY OF DECEMBER 1966, EXECUTED BY THE ANACONDA COMPANY, A MONTANA CORPORATION AND THE HINKLES, AND RECORDED IN VOL. 5 OF MISCELLANEOUS RECORDS OF MISSOULA COUNTY, MONTANA, PAGE 1165 AND AN EASEMENT FOR ROAD PURPOSES OVER AND ACROSS THE FOLLOWING STRIP OF LAND LOCATED IN THE NE $\frac{1}{4}$ NE $\frac{1}{4}$ OF THE NW $\frac{1}{4}$ NE $\frac{1}{4}$ OF SECTION 26, TOWNSHIP 12 NORTH, RANGE 19 WEST, PRINCIPAL MERIDIAN, MONTANA, BEING A

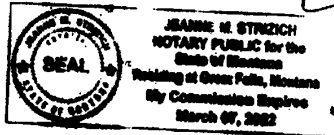
Dated: August 4, 2021

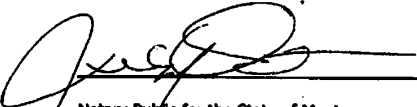

John C. Stowers

Enid Ling-Stowers

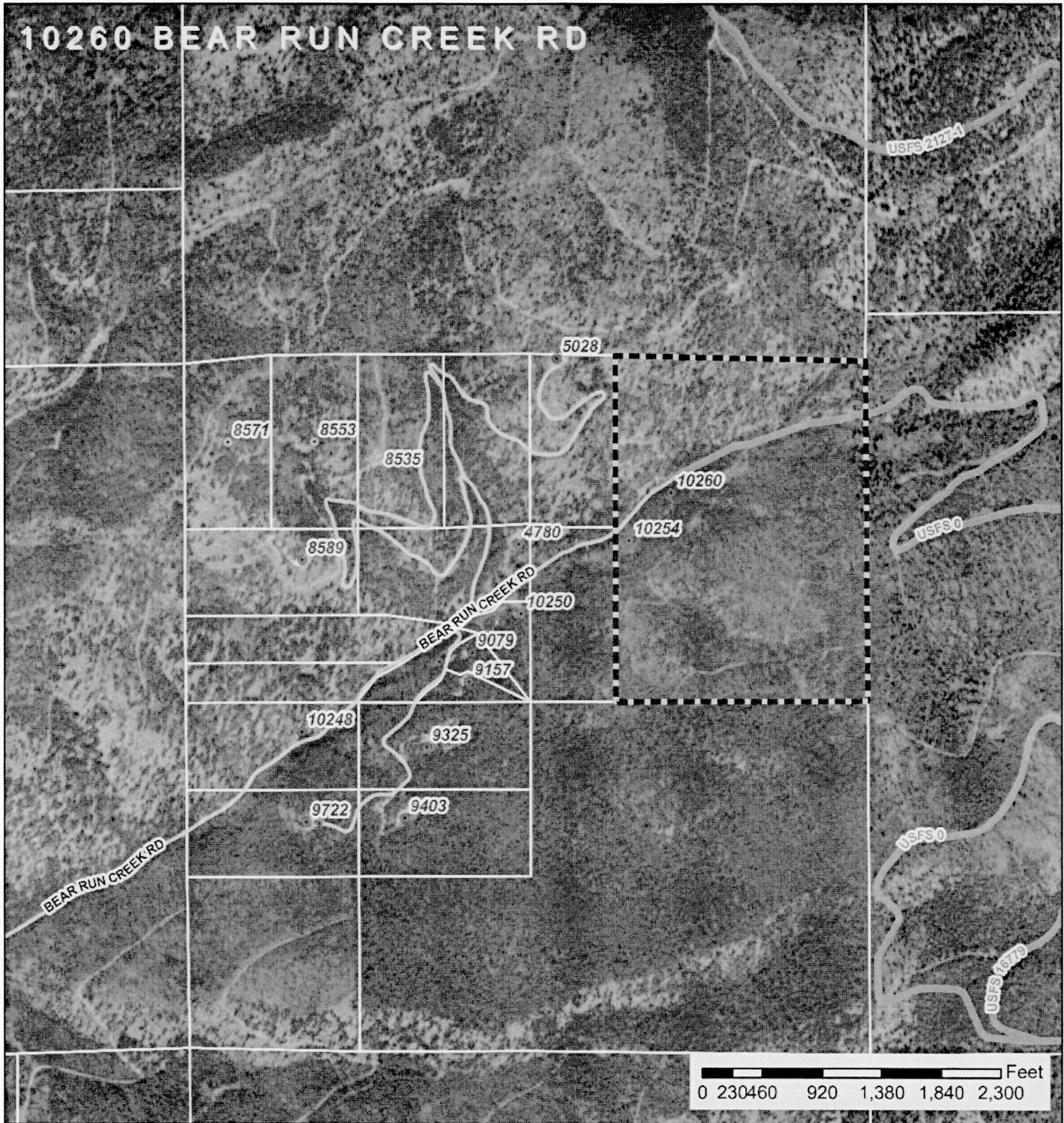
STATE OF Montana)
COUNTY OF ~~Missoula~~ Cascade)

This instrument was acknowledged before me on August 4, 2021, by John C. Stowers





Notary Public for the State of Montana
Residing at:
My Commission Expires:



Geocode: 04-2093-24-1-01-01-0000

Tax ID: 1918555

Owner:

SANDERS JOHN THOMAS
SANDERS PAULINE

Physical Address:

Multiple Addresses

Legal Description:

S24, T12 N, R19 W, E2 W2 NE4 & E2 NE4

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12/11/2023 03:02:32 PM



Missoula
COUNTY

Date: 12/7/2023

Map Center: X: -113.92994 - Y: 46.78746

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