

# **FIRE-RESCUE**

MISSOULA RURAL FIRE DISTRICT

# 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:

**479469**                      **4195 SNOWDRIFT LN MISSOULA, MT 59808**

**Taxpayer ID:**                      **Property Address:**

04-2199-04-4-03-01-0000

**Geo Code:**

**Subdivision Name (if applicable)**

**S04, T13 N, R20 W, C.O.S. 3714, PARCEL 10A, IN W2 SE4**

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

*State Farm Robin Peters*  
**Name of Insurance Company – Property Insurance**

*728-1697*  
**Insurance Phone Number**

*Mike Sickles*  
**Contact Name for this Petition**

*406-210-7388*  
**Contact's Phone Number**

*Crescentville@kbid.com*  
**Contact's Email Address**

**Property Owner Signature(s)**

**Printed Name(s)**

**Mailing Address**

*Michael S. Sickles*  
(sign and date)

Michael S. Sickles

4195 Snowdrift Ln  
Missoula, MT 59808-5683

*Colleen Q. Sickles*  
(sign and date)

Colleen Q. Sickles

*same*

(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: \_\_\_\_\_





# MISSOULA RURAL FIRE DISTRICT

June 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:

|          |  |   |
|----------|--|---|
| <b>1</b> | <b>Taxpayer ID: 479469</b><br>Michael S. Sickles<br>Colleen Q. Sickles | 4195 Snowdrift Lane<br>Missoula, MT 59808 |
|----------|--|---|

Sincerely,

Chris Newman, Fire Chief  
Missoula Rural Fire District

Enclosures

RECEIVED

JUN 22 2023

Board of County  
Commissioners



# MISSOULA RURAL FIRE DISTRICT

May 8, 2023

To: MRFD Board of Trustees  
From: Chief Newman  
Re: **Recommendation of Approval for Annexation: 4195 Snowdrift Lane, Missoula, MT 59808**

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



## MISSOULA RURAL FIRE DISTRICT

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April 26, 2023

To: Fire Chief Newman  
From: Deputy Fire Marshal Dodd McDermott  
Re: Annexation of the property located at 4195 Snowdrift Ln

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 4195 Snowdrift Ln, Missoula, MT 59808, be annexed into the Missoula Rural Fire District.

Sincerely,

A handwritten signature in black ink, appearing to read 'Dodd McDermott', with a long horizontal flourish extending to the right.

Dodd McDermott  
Deputy Fire Marshal  
Missoula Rural Fire District



# MISSOULA RURAL FIRE DISTRICT

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**Status**  
 Completed

**Inspected by**  
 McDermott, Dodd

**Completed at**  
 04/26/2023 14:53:23

**Business Address Suite**  
 4195 SNOWDRIFT --  
 LN

**City**  
 MISSOULA

**State**  
 MT

**Zip**  
 59808

**Business Name**  
 Residence

**Building Type**  
 IMP\_R - Improved Property -  
 Rural

| Item  | Result                      | Remarks |
|---|-----------------------------|---------|
| What is the distance to the closest MRFD fire station | 1.9 miles to MRFD Station 6 |         |

| Item  | Result  | Remarks |
|---|---|---------|
| What is the distance to the closest mutual/auto aid partner | 6.5 miles to Missoula Fire Department Station 4<br>7 miles to Frenchtown Fire Station 7 |         |

| Item | Result | Remarks |
|------|--------|---------|
|------|--------|---------|

|  |     |  |
|--|-----|--|
| Are there buildings more than 400 sf (ground floor area) and/or public occupancies with structural components? | Yes |  |
|--|-----|--|

| Item  | Result         | Remarks |
|---|----------------|---------|
| Is there clear openings through gates at least 2 feet wider than the means of access it controls? | N/A (no gates) |         |

| 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*) | Yes    |         |

| 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? | Yes    |         |

| Item  | Result | Remarks |
|---|--------|---------|
| Is there at least 13 ft 6 in. nominal vertical clearance over the full width of the roadway? (*CRITICAL*) | Yes    |         |

| 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*) | No     |         |

| Item | Result | Remarks |
|------|--------|---------|
|      |        |         |

|  |                  |  |
|--|------------------|--|
| Is/Are bridge(s) designed to support the imposed load of all MRFD fire apparatus. (*CRITICAL*) | N/A (no bridges) |  |
|--|------------------|--|

| Item   | Result           | Remarks |
|--|------------------|---------|
| Is the load limit clearly posted at both approaches to the bridge? | N/A (no bridges) |         |

| Item   | Result | Remarks |
|--|--------|---------|
| Has the vegetation adjacent to the roadway been mitigated? | Yes    |         |

| 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*) | Yes    |         |

| 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*) | Yes    |         |

| Item                                | Result | Remarks |
|-------------------------------------|--------|---------|
| Is the driveway longer than 150 ft? | No     |         |

| Item  | Result               | Remarks |
|---|----------------------|---------|
| If yes, is there an appropriate turnaround for fire apparatus? (*CRITICAL*) | N/A<br>(Driveway not |         |

longer than  
 150 feet)

| Item   | Result | Remarks |
|--|--------|---------|
| Is the driveway a minimum of 12 feet in width and 13 ft 6 in. in vertical clearance? | Yes    |         |

| Item   | Result                                     | Remarks |
|--|--|---------|
| If the driveway is longer than 300 ft, are there pullouts? | N/A<br>(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    |         |

| Item   | Result | Remarks |
|--|--------|---------|
| Are building separations greater than 30 ft? | Yes    |         |

| 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? | No     |         |

| Item  | Result                     | Remarks |
|---|----------------------------|---------|
| What is the distance to the nearest fire hydrant? | 1.9 miles to Ranch Club Rd |         |



| 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? | N/A    |         |

| Item   | Result | Remarks |
|--|--------|---------|
| Are connections at either water source (if applicable) appropriate for MRFD use? | Yes    |         |

| Item                  | Result | Remarks |
|-----------------------|--------|---------|
| Non-combustible roof? | Yes    |         |

| Item              | Result | Remarks |
|-------------------|--------|---------|
| Soffits enclosed? | Yes    |         |

| Item  | Result | Remarks |
|---|--------|---------|
| Soffit, attic and crawl space vents screened? | No     |         |

| Item                    | Result | Remarks |
|-------------------------|--------|---------|
| Non-combustible siding? | Yes    |         |

| 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? | Yes    |         |

| 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 | Yes    |         |

horizontal continuity of flammable/combustible  
vegetation?

| Item   | Result | Remarks |
|--|--------|---------|
| 0-30 ft, Defensible Space Zone-Is all flammable<br>vegetation and combustible growth clear of this<br>area? (*CRITICAL*) | Yes    |         |

### Inspection Signatures

Occupancy Contact Signature



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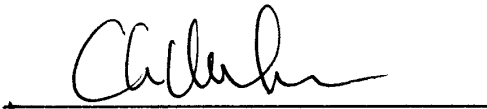
Michael Sickles  
Owner  
406-210-7388  
cresentmt@icloud.com

Inspector Signature



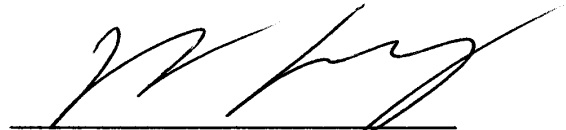
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McDermott, Dodd  
406-239-0058  
dmcdermott@mrfdfire.org



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Fire Chief - Chris Newman



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Chairman - Ben Murphy

# Property Record Card

## Summary

### Primary Information

**Property Category:** RP **Subcategory:** Residential Property  
**Geocode:** 04-2199-04-4-03-01-0000 **Assessment Code:** 0000479469  
**Primary Owner:** **PropertyAddress:** 4195 SNOWDRIFT LN  
 SICKLES MICHAEL S & COLLEEN Q  
 4195 SNOWDRIFT LN  
 MISSOULA, MT 59808  
**COS Parcel:** 10A

*NOTE: See the Owner tab for all owner information*

**Certificate of Survey:** 3714

**Subdivision:**

**Legal Description:**

S04, T13 N, R20 W, C.O.S. 3714, PARCEL 10A, IN W2 SE4

**Last Modified:** 5/6/2023 9:11:10 AM

### General Property Information

**Neighborhood:** 204.002.1 **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:** **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 | 0.000        | 00.00        |
| Total Market Land | 10.080       | 00.00        |

### Deed Information:

| Deed Date  | Book | Page  | Recorded Date | Document Number | Document Type |
|------------|------|-------|---------------|-----------------|---------------|
| 11/16/1989 | 0290 | 00412 |               |                 |               |

**Owners**

Party #1

**Default Information:** SICKLES MICHAEL S & COLLEEN Q  
4195 SNOWDRIFT LN

**Ownership %:** 100

**Primary Owner:** "Yes"

**Interest Type:** Conversion

**Last Modified:** 11/7/2007 10:14:36 PM

Other Names

Other Addresses

**Name** **Type**

**Appraisals**

**Appraisal History**

| Tax Year | Land Value | Building Value | Total Value | Method |
|----------|------------|----------------|-------------|--------|
| 2022     | 296096     | 301304         | 597400      | MKT    |
| 2021     | 296096     | 301304         | 597400      | MKT    |
| 2020     | 220548     | 331252         | 551800      | MKT    |

**Market Land**

Market Land Item #1

**Method:** Acre **Type:** Primary Site

**Width:** **Depth:**

**Square Feet:** 00 **Acres:** 10.08

Valuation

**Class Code:** 2101 **Value:**

**Dwellings**

**Existing Dwellings**

| Dwelling Type | Style             | Year Built |
|---------------|-------------------|------------|
| SFR           | 08 - Conventional | 1991       |

Dwelling Information

**Residential Type:** SFR **Style:** 08 - Conventional  
**Year Built:** 1991 **Roof Material:** 10 - Asphalt Shingle  
**Effective Year:** 0 **Roof Type:** 3 - Gable  
**Story Height:** 1.5 **Attic Type:** 0  
**Grade:** 6 **Exterior Walls:** 1 - Frame  
**Class Code:** 3301 **Exterior Wall Finish:** 6 - Wood Siding or Sheathing  
**Year Remodeled:** 0 **Degree Remodeled:**

Mobile Home Details

**Manufacturer:** **Serial #:** **Width:** 0  
**Model:** **Length:** 0

Basement Information

**Foundation:** 2 - Concrete **Finished Area:** 0 **Daylight:**  
**Basement Type:** 0 - None **Quality:**

Heating/Cooling Information

**Type:** Central **System Type:** 5 - Forced Air  
**Fuel Type:** 3 - Gas **Heated Area:** 0

Living Accomodations

**Bedrooms:** 3 **Full Baths:** 2 **Addl Fixtures:** 3

**Family Rooms:** 0

**Half Baths:** 0

Additional Information

**Fireplaces:**

**Stacks:** 0

**Stories:**

**Garage Capacity:** 0

**Openings:** 0

**Prefab/Stove:** 1

**% Complete:** 0

**Cost & Design:** 0

**Flat Add:** 0

Dwelling Amenities

**Description:**

**Description:**

**View:**

**Access:**

Area Used In Cost

**Basement:** 0

**Additional Floors:** 0

**Attic:** 0

**First Floor:** 1744

**Half Story:** 336

**Unfinished Area:** 0

**Second Floor:** 0

**SFLA:** 2080

Depreciation Information

**CDU:**

**Physical Condition:** Good (8)

**Utility:** Good (8)

**Desirability:**

**Property:** Good (8)

**Location:** Good (8)

Depreciation Calculation

**Age:** 31

**Pct Good:** 0.76

**RCNLD:** 0

Additions / Other Features

Additions

| Lower | First                           | Second          | Third | Area | Year | Cost |
|-------|---------------------------------|-----------------|-------|------|------|------|
|       | 80 - Carport, Frame, Unfinished |                 |       | 360  | 0    | 0    |
|       | 69 - Garage, Frame, Unfinished  |                 |       | 1020 | 0    | 0    |
|       |                                 | 33 - Deck, Wood |       | 72   | 0    | 0    |
|       | 33 - Deck, Wood                 |                 |       | 316  | 0    | 0    |

There are no other features for this dwelling

## Other Buildings/Improvements

Outbuilding/Yard Improvement #1

**Type:** Residential

**Description:** RPA2 - Concrete

**Quantity:** 1

**Year Built:** 1991

**Grade:** A

**Condition:**

**Functional:**

**Class Code:** 3301

Dimensions

**Width/Diameter:**

**Length:**

**Size/Area:** 640

**Height:**

**Bushels:**

**Circumference:**

Outbuilding/Yard Improvement #2

**Type:** Residential

**Description:** AAL1 - Lean-to, 1 story, pole frame

**Quantity:** 1

**Year Built:** 2008

**Grade:** A

**Condition:**

**Functional:**

**Class Code:** 3301

Dimensions

**Width/Diameter:** 10

**Length:** 60

**Size/Area:**

**Height:**

**Bushels:**

**Circumference:**

Outbuilding/Yard Improvement #3

**Type:** Residential

**Description:** RRG5 - Pole Garage, 4-sided, Metal Clad

**Quantity:** 1

**Year Built:** 2008

**Grade:** G

**Condition:**

**Functional:**

**Class Code:** 3301

Dimensions

**Width/Diameter:** 60

**Length:** 60

**Size/Area:** 2400

**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

