

## APPLICATION FOR PUBLIC REVIEW

1. Name of subdivision:  
**Kootenai Lodge Historic District**
  
2. Legal description:  
**Tract B (Remainder), Amended Plat of Lot 128, Swan Sites No. 1 Subdivision and lands in Lot 8, Section 11, Lots 1 & 4, Section 14, Township 26 North Range 19 West.**
  
3. Location/distance to the nearest town:  
**The subdivision is located in the Ferndale area, approximately eight miles from the town of Bigfork.**  
  
Name of nearest publicly maintained road:  
**Sunburst Drive abuts the subject property to the east.**
  
4. Owner of record:  
**The Mark and Debi Roling Revocable Trust.**
  
5. Name, address, and telephone number of subdivider:  
**The Milhous Group, 791 Park of Commerce Drive, Boca Raton, Florida 33487**
  
6. Name, address, and telephone number of each person or firm providing professional services and information to the subdivider (i.e. attorneys, engineers and land surveyors):  
**Engineer: Jay Billmayer, P.E., 2191 Third Ave. East, Kalispell, MT 559901, 257-8708**  
**Advisor: Charles Siemon, Siemon & Larsen, P.A., 433 Plaza Real, Suite 3339 Boca Raton, FL 33432**  
**Attorney: Bill Astle, Astle Law Firm, 706 Main Street, Kalispell, MT 59901, 752-7393**  
**Planner: Dave DeGrandpre, Land Solutions, LLC, 1662 Leon Road, Charlo, MT 59824**
  
7. Name, address, and telephone number of person or firm which prepared environmental assessment:  
**Jay Billmayer, P.E., 2191 Third Ave. East, Kalispell, MT 559901, 257-8708**  
**Charles Siemon, Siemon & Larsen, P.A., 433 Plaza Real, Suite 3339 Boca Raton, FL 33432**  
**Dave DeGrandpre, Land Solutions, LLC, 1662 Leon Road, Charlo, MT 59824**
  
8. Descriptive data:
  - A. Gross area of subdivision in acres **40.92 acres**
  - B. Number of new lots **65 units in condominium ownership**
  - C. Average lot size **Approx. 4,500 sq. feet with decks**
  - D. Minimum and maximum lot sizes **3,942/5,439 sq. feet with decks**
  - E. Lineal feet of internal roads **7,020 feet**
  - F. Existing zoning **None**
  - G. Current use **Seasonal residential retreat**
  - H. Surrounding ownerships **Single family residential**
  - I. Proposed use **Seasonal residential retreat**

9. Public review information:

**Note: More detailed explanation of the potential impacts of this subdivision and how the Milhous Group intends to mitigate those impacts can be found in the Montana Department of Environmental Quality/Local Government Joint Application Form.**

- A. How will this proposed subdivision affect agricultural lands? Is the property currently being used for agriculture? Will it continue to be used for agriculture?

**The property is not located in an agricultural area of Lake County and it is not being used for agricultural production. Therefore, this proposal will not have any impact on the agricultural resources of Lake County.**

- B. How will this proposed subdivision affect local services? Please give the location of existing telephone and power in relationship to the subdivision?

**The Milhous Group proposes to build an on-site gravity sewer system with an off-site treatment plant. Once construction is complete, the owners will create a public sewer district for ongoing operation, maintenance and expansion. This new public sewage disposal system will be available to serve other landowners in the future. Potable water will be provided by a new public water system and will have no impact on other service providers.**

**According to school district and solid waste district personnel and as shown in the attached letters from the electric and telephone company, this proposal is likely to have little impact on their ability to provide services to other residents. Telephone and electrical lines are located both on and adjacent to the property.**

- C. How will this proposed subdivision affect agricultural water user facilities? Is the property under the jurisdiction of the Flathead Irrigation Project? Are there any existing irrigation systems on the property? If so, is the property flood of sprinkle irrigated? Is the property subject to tailing or wastewater irrigation from other properties?

**This property is not located within an irrigation district and therefore will have no impact on agricultural water user facilities.**

- D. How will this proposed subdivision effect wildlife and wildlife habitat? Is the property within or adjacent to any designated wildlife management areas? Is there a conservation easement on the property?

**The general area in which the property is located is home to deer, elk, bear, mountain lion and other wildlife. However, with the exception of the Johnson Creek corridor, most of this property does not have the extensive vegetative cover that provides food and shelter for wildlife. The developer intends to take a number of steps to protect water quality and the associated fish habitat and limit the potential for human/wildlife interaction as described in the attached environmental assessment and CC&Rs. When those steps are taken,**

**it is anticipated that this proposal is likely to have very little impact on wildlife and wildlife habitat.**

- E. How will this proposed subdivision affect public health and safety? Is the property in a high fire hazard area? If so, explain what measures will be implemented to ensure public safety.

**Although the southern portion of the property is located within a forested area, vegetation is park-like, with defensible spaces located around the existing and proposed structures. The Milhous Group proposes to use only fire resistant roofing materials and to provide two entrances/exits that can accommodate emergency response vehicles. Additionally, developer is working with the Ferndale Volunteer Fire Department to provide a water supply and potentially land for a satellite fire station to protect the future residents from wildland or structural fire.**

**According to the Lake County Sherrif, his department faces a major challenge providing adequate law enforcement coverage due to budgetary and manpower constraints. He stated some sort of notice should be given to prospective purchasers so they don't have unrealistic expectations of his office. It must be noted that the structures to be built on the subject property will serve the upper end of the seasonal housing market. Such homes typically generate substantial tax revenue while requiring relatively little in the way of public expenditures.**

**All new structures are proposed to be located outside of the FEMA 100-year floodplain. No other natural or man-made hazards are apparent on the property.**

- F. Describe the purpose of any easements that exist or are proposed on the property?

**An easement for electrical distribution lines is located on the property and shown on the preliminary plat. This easement may no longer serve its intended function (no electrical lines appear to be located within the easement) and its status is currently being investigated. The Milhous Group proposes to dedicate the required easements along all internal roadways to the public for access and utility installation and maintenance.**

- G. Explain how you intend to provide legal and physical access to the subdivision. If access is intended from an existing private road, please show evidence that all lots have legal and physical access.

**Sunburst Drive, which has a publicly dedicated 60-foot right-of-way, will provide both legal and physical access to the subdivision.**

10. List of materials submitted with this application:

- ✓ **Preliminary Plat and supplementary drawings**
- ✓ **MDEQ and local government joint application (Parts I, II and III)**

- ✓ **Service provider letters and evidence of contact attempts**
- ✓ **Southern entrance and bridge width variance requests**
- ✓ **Billmayer Engineering's analysis of bridge**
- ✓ **National Register of Historic Places---Nomination Form**
- ✓ **Draft covenants, conditions and restrictions**
- ✓ **List of adjacent landowners**
- ✓ **Right-of-way easement**
- ✓ **Well logs**
- ✓ **Opinion letter regarding Lot 4 of The Ridge subdivision**

**I hereby depose and say that all the statements and information contained in all exhibits transmitted herewith are true. I hereby apply to the Lake County Board of Commissioners for approval of the preliminary plat for Historic Kootenai Lodge Condominiums subdivision.**

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Subdivider or Agent Signature