

**MONTANA DEPARTMENT OF ENVIRONMENTAL QUALITY  
LOCAL GOVERNMENT JOINT APPLICATION FORM**

No. \_\_\_\_\_

**PART I. GENERAL DESCRIPTION AND INFORMATION**

1. Name of proposed development  
**Historic Kootenai Lodge Condominiums**

2. Location (City and/or County)  
**Ferndale, Montana**

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. Is concurrent review by the local governing body and DEQ requested?  
Yes No **X**

4. Type of Water Supply system:  
 Individual or shared well  
 Individual cistern  
 Individual surface water supply or spring  
 Multiple family water supply system (3-14 connections and fewer than 25 people)  
 Service connection to multiple-family system  
 Service connection to public system  
 Extension of public main  
 **X** New public system

5. Type of wastewater treatment system:  
 Individual or shared on-site septic system  
 Multiple family on-site system (3-14 connections and fewer than 25 people)  
 Service connection to multiple family system.  
 Service connection to public system.  
 Extension of public main  
 **X** New public system.

6. Name of solid waste (garbage) disposal site  
**Ferndale container site.**

7. Is information included which substantiates that there will be no degradation of state waters or that degradation will be non-significant.?

**Yes. Please see Part II of this application.**

8. Descriptive Data:  
a. Number of lots or rental spaces **65 condominium units**  
b. Total acreage in lots being reviewed **6.6 acres under all units**

c.	Total acreage in streets or roads	<b>6.02 acres (inc. driveways)</b>
d.	Acreage in parks, open space or common area	<b>28.3 acres</b>
e.	TOTAL gross acreage of subdivision	<b>40.92 acres</b>
f.	Minimum size of the lots or spaces	<b>3,942 sq. feet (with decks)</b>
g.	Maximum size of the lots or spaces	<b>5,439 sq. feet (with decks)</b>

9. Indicate the proposed use(s) and number of lots or spaces in each:

- Residential, single family
- Residential, multiple family
- Types of multiple family structures and numbers of each (e.g.: duplex, 4-plex)
- Planned Unit Development (No. of Units\_\_)
- X** Condominiums (No. of Units **65**)
- Mobile Home Park
- Recreational Vehicle Park
- Commercial or Industrial
- Other (please describe)

10. Provide the following information regarding the development:

- a. Current land use  
**Family residential retreat**
- b. Existing zoning or other regulations  
**None.**
- c. Depth to groundwater at the time of year when water table is nearest to the natural ground surface within the drainfield area.

**The project engineer has installed six groundwater monitoring wells to a minimum depth of 13.5 feet below the ground surface (BGS) on Lot 4 of The Ridge subdivision, which is the proposed drainfield area. No groundwater was encountered during installation and groundwater monitoring will continue through the spring, when water levels are thought to be highest in this area.**

**Twenty-six groundwater well logs from the vicinity of the Kootenai Lodge are enclosed. The typical static water levels shown on the logs are between 20 and 60 feet BGS.**

- d. Depth to bedrock or other impervious material in the drainfield area.  
**No restrictive layers were encountered while drilling the groundwater monitoring wells. The subsurface material in this area typically consists of tertiary, valley fill material devoid of impervious layers in the upper strata. Please see Part II of this application for a discussion of subsurface conditions.**
- e. An overall development plan indicating the intent for the development of the remainder of the tract, if a tract of land is to be subdivided in phases.

**All proposed development is shown on the enclosed drawings and no phasing is proposed.**

- f. Drafts of any covenants and restrictions to be included in deeds or contracts for sale.

**A draft copy of the declaration of covenants, conditions and restrictions (CC&Rs) is enclosed with this application.**

- g. Drafts of homeowners' associations bylaws and articles of incorporation, if applicable. (Submitting a draft copy of a homeowners' association bylaws and articles of incorporation is adequate for DEQ to initiate and complete its review of sanitary facilities, but a copy of the fully executed documents must be submitted before DEQ can issue final approval.)

**The enclosed draft CC&Rs are intended to comply with the Montana Unit Ownership Act (Title 70, Chapter 23, Montana Code Annotated).**

I understand that:

A person may not file a subdivision plat with a county clerk and recorder, make disposition of any lot [sell, rent, lease, or otherwise convey title to or possession of a lot], erect any facility for the supply of water or disposal of sewage or solid waste, or occupy a permanent building in a subdivision until the reviewing authority has indicated that the subdivision is subject to no sanitary restrictions (76-4-123, MCA) [Parenthetical text added for clarification].

I designate Jay Billmayer and Dave DeGrandpre as my representatives for purposes of this application.

Name, address and telephone number of designated representatives

Name **Jay Billmayer, P.E., Billmayer Engineering** Phone **(406) 257-8708**  
Address **2191 Third Avenue East** City **Kalispell** State **Montana** Zip Code **59901**

Name **Dave DeGrandpre, Land Solutions, LLC** Phone **(406) 644-2658**  
Address **1662 Leon Road** City **Charlo** State **Montana** Zip Code **59824**

Signature of **(Contract)** Owner \_\_\_\_\_

Print Name of **(Contract)** Owner: **Paul Milhous**

Title, if corporate officer: **President, The Milhous Group/River Run Associated, LLC**

Address **971 Park of Commerce Drive** City **Boca Raton** State **Florida** Zip Code **33487**

(The statement must be signed by the owner of the land proposed for subdivision or the responsible officer of the corporation offering the same for sale.)