



Beaverhead County Courthouse  
2 S. Pacific  
Dillon, MT 59725  
PH: (406) 683-4868  
FAX: (406) 683-5776

April 13, 1995

STAFF REPORT

ROLLAND CAMPBELL -- RED ROCK R.V. PARK

BACKGROUND

This is a subdivision created by rent or lease (p. 34 Beaverhead County Subdivision Regulations) on an existing tract of land located in the Sunset West Subdivision. Tract #12 is located in the SW1/4 of Section 20, Township 10S, Range 10W. This R.V Park would be at the south end of Clark Canyon Reservoir.

The current owners, Rolland and Carol Campbell, are creating a five unit R.V. park.

FINDINGS OF FACT

The proposed subdivision was reviewed to determine whether the proposed subdivision complies with the Montana Subdivision and Platting Act, the Beaverhead County Subdivision Regulations, the Beaverhead County Comprehensive Plan, and the Citizen's Guide to the Development of Land and Facilities.

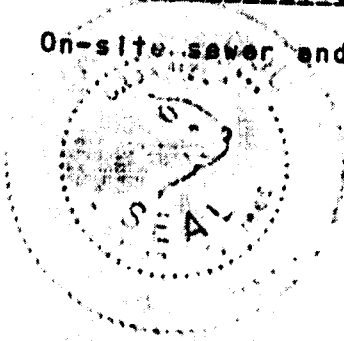
In accordance with law the Planning Staff makes the following Findings of Fact, based on local government review criteria as set forth in Section 76-3-608 MCA (1993) and in local regulations specified above:

a) Effects On Agriculture

This proposed subdivision would have little if any anticipated impact on the agriculture.

b) Effect On Local Services

On-site sewer and water will be utilized.



222881

INDEXED

STATE OF MONTANA - COUNTY OF BEAVERHEAD ss  
Recorded on the 13th day of Aug  
19 95 at 4:30  
o'clock M. Book 280 Page 883-891

*[Signature]*  
County Recorder  
*[Signature]*  
Deputy Recorder

NC Subdiv File - Sec 9  
(Sanitary Approval - No Plans Filed)

Staff Report  
Rolland Campbell  
Red Rock R.V. Park

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Law enforcement will be provided by the Beaverhead County Sheriff's Department. Fire protection will be provided by Fire District #2 (Dillon). The affects on these two service providers is expected to be insignificant due to the seasonal nature of the park. Response time for both entities will be on consideration.

The County road will be utilized, but it is difficult to determine the impact with the existing recreational use of the roads already taking place.

c) Effect On The Natural Environment

No adverse affects are anticipated to the vegetation, soils, and the water quality or quantity in the area.

d) Effect On Wildlife And Wildlife Habitat

No adverse impacts to wildlife or wildlife habitat are expected.

e) Effect On Public Health And Safety

This site is not subject to flooding, excess slope, rock slides, or other natural hazards. There are no manmade hazards affecting the property such as high voltage power lines, high traffic volumes, etc.

**ACCESS**

Adequate access to the site is via a County road and Sunset West Road a public subdivision road.

Mail delivery is currently located at the junction of the County road and Sunset West Road.

**UTILITIES**

All utilities are currently located on site.

**PARK DEDICATION**

The R.V. park is being developed in conjunction with an existing par three golf course on the site. Park land dedication should not be required.

Staff Report  
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### CONFORMANCE WITH THE COMPREHENSIVE PLAN

This area is designated rural residential by the Beaverhead County Comprehensive Plan. This is an existing tract in a recreation area (Clark Canyon Reservoir) and does not interfere with adjacent agriculture activities. There would appear to be conformance with the comprehensive plan.

### STAFF RECOMMENDATION

Based on the above Findings of Fact, the Beaverhead County Land Use and Planning Department recommends approval of the Red Rock R.V. park subject to the following conditions:

1. The subdivision must be approved by the Montana Department of Health and Environmental Sciences (DHES) for water, sewer, solid waste, and drainage.

*Rick Hartz*

-----  
 Rick Hartz  
 Beaverhead County Planner

*Randall A. Tomney*

-----  
 Chairman  
 Beaverhead County Commissioners

*Carol A. Campbell*

-----  
 Developer/Owner

\* Co. Commission acknowledge final approval Aug. 21, 1995

STATE OF MONTANA  
DEPARTMENT OF ENVIRONMENTAL QUALITY  
CERTIFICATE OF TRAILER COURT APPROVAL  
(Section 76-4-101 through 76-4-131,  
and 50-52-101 through 50-52-302, MCA 1979)

TO: Carol & Rolland Campbell  
505 Sunset West Road  
Dillon, MT 59725

No. E.S. 1-95-T1-22  
291K

THIS IS TO CERTIFY THAT the plans and supplemental information relating to the recreational vehicle park known as Red Rock RV Park consisting of four (5) spaces, located in Beaverhead County, Montana, have been reviewed by personnel of the Water Quality Division, and,

THAT the documents and data required by Section 76-4-101 through 76-4-131, and 50-52-101 through 50-52-131, MCA 1979 and the rules of the Department of Environmental Quality made and promulgated pursuant thereto have been submitted and found to be in compliance therewith, and,

THAT the approval of the plans of said recreational vehicle park is made with the understanding that the following conditions shall be met:

THAT the RV space sizes as indicated on the plans to be filed with the county clerk and recorder will not be further altered without approval, and,

THAT the multiple family water system and sewage disposal system will be provided by Red Rock RV Park, and,

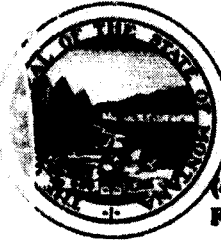
THAT the subsurface drainfield shall have an absorption area of 475 lineal feet of (2 feet wide trench) per disposal trailer space, and,

THAT the bottom of the drainfield shall be at least four feet above the water table, and,

THAT no sewage treatment system shall be constructed within 100 feet of the maximum highwater level of a 100 year flood of any stream, lake, watercourse, or irrigation ditch, nor within 100 feet of any domestic water supply source, and,

THAT plans for the proposed water and individual sewage treatment systems will be reviewed and approved by the Beaverhead County Health Department before construction is started, and,

DEPARTMENT OF ENVIRONMENTAL QUALITY  
WATER QUALITY DIVISION



MARC RACICOT, GOVERNOR

COGSWELL BUILDING  
1400 BROADWAY

STATE OF MONTANA

(406)444-2479  
FAX (406)444-1374

July 26, 1995

PO BOX 209901  
HELENA, MONTANA 59620-0901

ROLLAND & CAROL CAMPBELL  
505 SUNSET W RD  
DILLON MT 59725

RE: RED ROCK RV PARK  
BEAVERHEAD County  
E.S. #1-95-T1-22

Dear Mr. & Mrs. Campbell:

The plans and supplemental information relating to the water supply, sewage and solid waste disposal facilities for the above-referenced trailer court have been reviewed as required by Section 76-4-101 through 76-4-131 and Section 50-52-101 through 50-52-302 MCA and have been found to be in compliance with those acts.

Two copies of the Certificate of Trailer Court Approval are enclosed. The duplicate is for your personal records.

This approval is given with the understanding that any deviation from the approval plans and specifications will be submitted to the department for reappraisal and approval. Upon completion of the project, the designer will be required to submit a statement that the water and/or sewer system has been inspected and found to be installed in accordance with the plans and specifications as approved by the department.

It is further understood that construction will be started within two years of this date. If more than two years elapse before beginning construction, it shall be necessary to resubmit the plans when construction is contemplated.

If you have any questions, please contact this office.

Sincerely,

Kenneth A. Cope Program Manager  
Subdivision Program  
Water Quality Division

cc: file  
County Sanitarian  
County Planning Board

STATE OF MONTANA  
DEPARTMENT OF ENVIRONMENTAL QUALITY  
CERTIFICATE OF TRAILER COURT APPROVAL  
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TO: Carol & Rolland Campbell  
505 Sunset West Road  
Dillon, MT 59725

No. E.S. 1-95-T1-22  
..91K

THIS IS TO CERTIFY THAT the plans and supplemental information relating to the recreational vehicle park known as Red Rock RV Park consisting of four (5) spaces, located in Beaverhead County, Montana, have been reviewed by personnel of the Water Quality Division, and,

THAT the documents and data required by Section 76-4-101 through 76-4-131, and 50-52-101 through 50-52-131, MCA 1979 and the rules of the Department of Environmental Quality made and promulgated pursuant thereto have been submitted and found to be in compliance therewith, and,

THAT the approval of the plans of said recreational vehicle park is made with the understanding that the following conditions shall be met:

THAT the RV space sizes as indicated on the plans to be filed with the county clerk and recorder will not be further altered without approval, and,

THAT the multiple family water system and sewage disposal system will be provided by Red Rock RV Park, and,

THAT the subsurface drainfield shall have an absorption area of 475 lineal feet of (2 feet wide trench) per disposal trailer space, and,

THAT the bottom of the drainfield shall be at least four feet above the water table, and,

THAT no sewage treatment system shall be constructed within 100 feet of the maximum highwater level of a 100 year flood of any stream, lake, watercourse, or irrigation ditch, nor within 100 feet of any domestic water supply source, and,

THAT plans for the proposed water and individual sewage treatment systems will be reviewed and approved by the Beaverhead County Health Department before construction is started, and,

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Red Rock RV Park  
Beaverhead County  
E.S. #1-95-T1-22

THAT instruments of transfer for this property shall contain reference to these conditions, and,

THAT departure from any criteria set forth in the approved plans and specifications and Title 16, Chapter 16, Sub-Chapters 1, 3, and 6 ARM when erecting a structure and appurtenant facilities in said subdivision without Department approval, is grounds for injunction by the Department of Environmental Quality.

DATED this 26th day of July, 1995.

MARK SIMONICH  
DIRECTOR



By: Jim Melstad  
For: Jim Melstad, P.E., Supervisor  
Drinking Water Subdivision Section  
Water Quality Division  
Department of Environmental Quality

By: Mitzi A. Schwab  
For: Mitzi A. Schwab, Chief  
Food and Consumer Safety Bureau  
Department of Public Health &  
Human Services

Owner's Name: Carol & Rolland Campbell

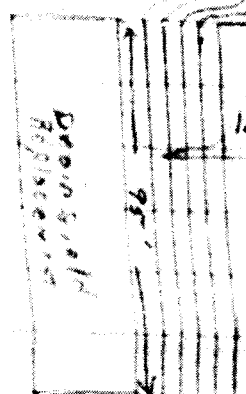
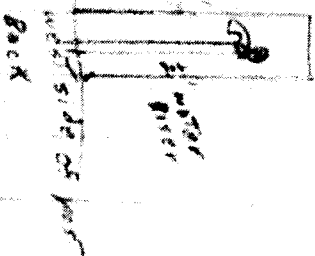
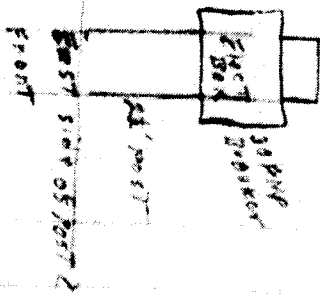
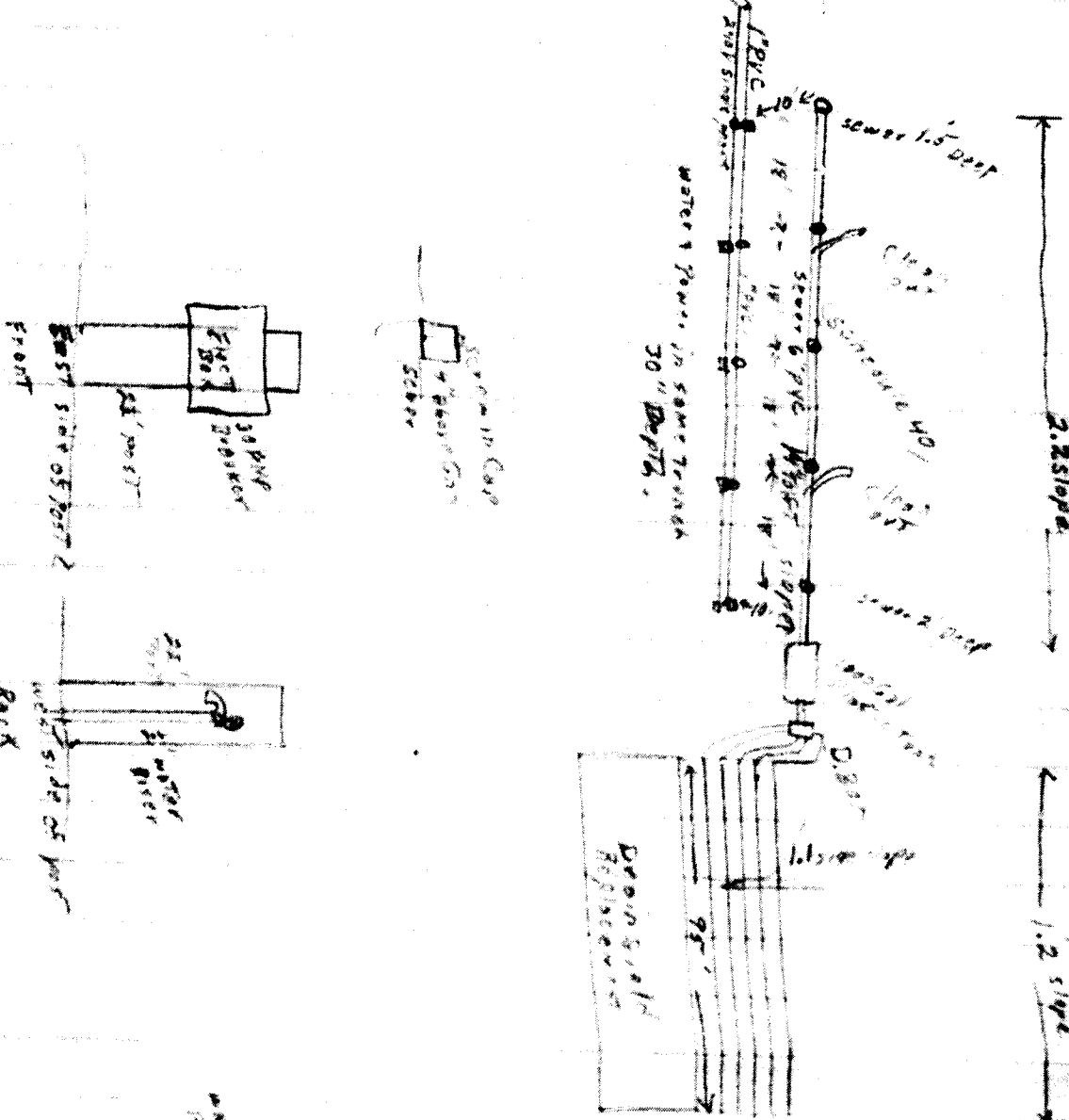
Bullard Campbell

E.S. 1-95-71-22

Breaker Box  
10 shed

BOOK 280 890

water 1" PVC



**APPROVED**

Water Quality Over  
Montana Department of  
Environmental Quality

Project Officer

Date

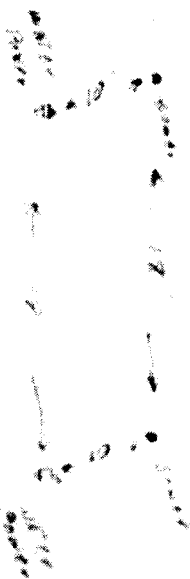
7/1/85

**RECEIVED**

JUL 02 1985

CASPER & ASSOCIATES INC.

LENGTH OF P.V. AND NOT  
A PROBLEM

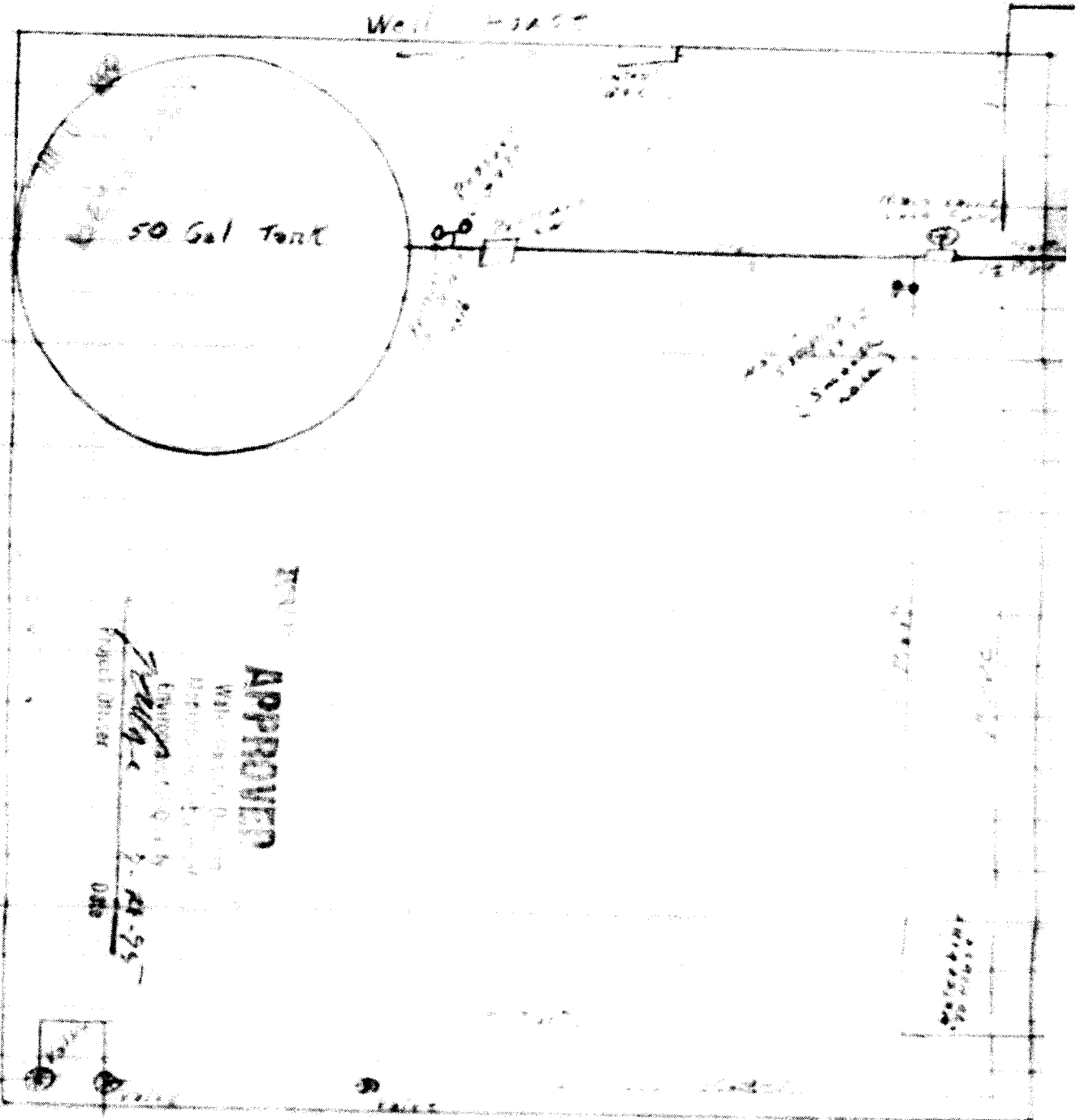


NOTE: [unclear] [unclear]



Rolland Campbell  
E. S. 1-95-71-22

BOOK 280 891



TRIP  
**APPROVED**

WILLIAM J. CAMPBELL  
ELECTRICIAN  
DATE 1-10-95

DATE 1-10-95

All work to be done with the pump at work  
with a pump and a well with a pump  
pump