

**SW Montana Veterans' Home Site Selection
Preliminary Proposal Review**

Project No: SWMTVET
2/24/2010

County	Beaverhead	Jefferson	Anaconda-Deer Lodge		Butte-Silver Bow	Powell	
			Parcel 1: Hospital	Parcel 2: Golf Course		Parcel 1: Ball Fields	Parcel 2: Warrington
Clear & Free Title	Yes *B1	Yes *J1	Yes *A1	Yes *A2	Yes *S1	Yes *P1	Yes *P2
Property Size > 6 Acre	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Burial Fees	Yes	Yes	Yes *A3	Yes *A3	Yes	Yes *P3	Yes *P3
Plat Map	Yes	Yes	Yes	Yes	Yes	No *P4	No *P5
Phs 1 EA - Free of Haz. Mat.	No *B2	Yes	Yes *A4	Yes *A5	Yes	Yes	Yes
Public Hearing Letter	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Above 100-Yr Floodplain	No *B3	Yes	Yes	Yes	Yes	Yes	Yes
Lic. Geotechnical Report or Info	Yes	Yes	Yes	Yes	No *S2	Yes	Yes
Public Access	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Utilities (water, sewer, gas, electric)	Yes	Yes *J2	Yes *A6	Yes *A6	No *S3	No *P6	No *P6

*B1 Current Owner: Blacktail Meadows, Inc. with mortgage to bank. Property under recorded Option, upon payment by Developer, bank to be paid & automatic simple fee Warranty Deed to be conveyed to Developer (Beaverhead Development Corporation (501c-3). No found acknowledgement from Developer to donate parcel.

*B2 No formal EA, but submitted Geotech Report, DEQ Subdiv. Water & Sewer Permit Approval, & Soil Survey Info

*B3 Not clearly stated on provided map

*J1 Current Owner: State of Montana, DPHHS

*J2 Waste water approaching capacity with 'strong potential for a wastewater project prior to 2026'

*A1 Current Owner: Community Hospital and Nursing Home of Anaconda to donate parcel. Unclear boundary (plat vs. # acres vs. utility map)

*A2 Current Owner: Anaconda Local Development Corp. Unclear boundary (plat vs. # acres vs. utility map)

*A3 Includes Indigent Veterans commitment

*A4 Superfund Site and extensively evaluated under EPA and DEQ. Has not been remediated but agrees to timeframe 'concurrent' w/ redevelopment

*A5 Superfund Site and extensively evaluated under EPA and DEQ. Remediation complete

*A6 Sewer bottleneck downstream & capacity okay for initial, capacity may need to be expanded at full buildout (at county's expense)

*S1 Current Owner: M&H Livestock I to donate parcel

*S2 No formal Geotech, but submitted Soil Survey Info & Groundwater Well Logs

*S3 All provided but Water and Sewer. County to be extend 700 ft to site at county expense

*P1 Current Owner: City of Deer Lodge to donate parcel once annexed (*and platted*).

*P2 Current Owner: Real Property Solutions, LLC (Calvin Warrington) with mortgage to bank. Bank to release encumbrance of the portion to be donated after annexation (*and platted*). No found acknowledgement from Owner to donate parcel.

*P3 Includes Indigent Veterans commitment

*P4 Aerial with Site Plan provided

*P5 Preliminary COS provided to divide parcel

*P6 Parcels undergoing annexation and city will extend utilities to site (currently within 'close proximity')