



FALLON COUNTY

COMMISSIONERS Steve Baldwin, District 3 Deb Ranum, District 1 Roy Rost, District 2 PO Box 846, Baker MT Phone 778-7107	CLERK & RECORDER/ SUPT OF SCHOOLS Brenda J. Wood PO Box 846 Baker, MT Phone 778-7106	JUSTICE OF THE PEACE Nicole Benefiel PO Box 846 Baker, MT Phone 778-7128	COUNTY ATTORNEY Darcy Wassman PO Box 760 Baker, MT Phone 778-3006	CLERK OF COURT Jeraldine Newell PO Box 1521 Baker, MT Phone 778-7114	TREASURER/ASSESSOR Barbara E. Ketterling PO Box 787 Baker, MT Phone 778-7109	SHERIFF/CORONER Trent Harbaugh PO Box 899 Baker, MT Phone 778-2879
--	---	---	--	---	---	---

CONDITIONAL USE PERMIT TRANSCANADA WORKFORCE HOUSING EXPANSION October 10, 2018

Permittee: TransCanada Keystone Pipeline LP
700 Louisiana Street, Suite 700
Houston TX 77002

CONDITIONS OF APPROVAL

1. That the Baker Workforce Camp Expansion be developed in accordance with the Plans, Specifications and Documents submitted for Zoning Administrator review, except as modified by these conditions.
2. That the Permittee shall comply with the terms, limitations, and restrictions of the lease with Fallon County and this Conditional Use Permit. In the event of a conflict between the lease and this permit, the most restrictive requirement shall be deemed as the controlling document.
3. That the Baker Workforce Camp Expansion shall be connected to the City of Baker municipal Water and Waste Water Collection systems.
4. That a site restoration bond in the amount of One hundred thousand US Dollars (\$100,000.00 USD). This bond shall be exclusive to the Baker Workforce Housing Expansion area and the security shall be in accordance with §6(B) of the Fallon County Workforce Housing Zoning Regulations.
5. That a site closure plan shall be submitted for approval. Said closure plan shall be prepared and certified by an Engineer Licensed in the State of Montana.
6. That the Permittee shall provide a walk through of the facility for local Emergency Responders and the Zoning Administrator pre-occupancy to familiarize themselves with the facility.
7. That approach permits to US Highway 12 shall be secured from the Montana Department of Transportation.
8. That each structure and recreational vehicle space shall have a reflectorized unique address or identifier that is visible from the road system.
9. That a final camp lay out with buildings and spaces identified shall be given to local emergency responders prior to occupancy.
10. The following requirements shall be added to the Camp Code of Conduct:
 - a. Any exterior lighting shall be directed downward to minimize visibility beyond the property line;
 - b. Notification of the presence of agricultural operations in the vicinity;
 - c. Notification of the presence of the Fallon County Shooting Range and location of the potential impact zone associated with the range.
 - d. Each lot shall be maintained in a clean, attractive, and weed-free manner. Noxious weeds must be pulled sprayed or cut prior to seed maturity;
 - e. There may be slow moving agricultural machinery traveling on US Highway 12.
 - f. That there shall be no open fire pits or bar-b-ques (including gas) within the Workforce Housing Expansion area.

11. No structure shall be placed within the Workforce Housing Expansion area that is greater than ten (10) years old on the date of placement.
12. That all medical and solid waste shall be collected, transported, and disposed of in accordance with the minimum requirements of the State of Montana.
13. That parking for the Workforce Housing Expansion shall be provided in accordance with the following: 1 space per bed plus 1 space for each employee on shift plus 1 space for every 10 beds. A copy of parking compliance shall be submitted to the Zoning Administrator for approval prior to occupancy of the facility.
14. That dust control for the Workforce Housing Expansion area shall be coordinated with the Fallon County Sanitarian.
15. That the cost of water testing and certification incurred by Fallon County shall be fully reimbursed by TransCanada.
16. That the decision of the Zoning Administrator may be appealed to the Fallon County Board of Adjustment as provided in §7(F) of the Fallon County Workforce Housing Zoning Regulations.
17. That the Conditional Use Permit for the Workforce Housing Expansion area is valid for two (2) calendar years from the date of issuance and that said permit may be extended as provided in §2(D) of the Fallon County Workforce Housing Zoning Regulations.



Forrest Sanderson, AICP and CFM
Fallon County Zoning Administrator