

PROJECT SUMMARY

Owner and Developer:	Greenough Heights, LLC
Representative:	IMEG CORP
Subdivision Name:	Greenough Heights
Number of Lots Proposed:	Twenty Proposed Lots
Number of Acres:	5.79 Acres
Legal Description:	That property described in Book 1046, at Page 794, Micro Records of Missoula County and further shown as area's 15 and 16 on Deed Exhibit No. 3161, Records of Missoula County, located in the Northeast One-Quarter of the Northeast One-Quarter of Section 22, Township 13 North, Range 19 West, Principal Meridian, Montana, Missoula County Montana.

Project Summary:

The Greenough Heights Subdivision is a major subdivision which proposes 20 lots to be utilized for residential purposes. All lots will be utilized for single family homes. The property is located directly adjacent to the south of the intersection of Peggio Lane and W. Greenough Drive. The site is currently utilized for one single family home. This existing home will be removed as part of the development of the site. The proposed lots will be connected to the City of Missoula water and sewer systems.

Summary of Roads:

The property is located adjacent to W. Greenough Drive. Half road improvements are proposed along W. Greenough Drive for the property's entire road frontage. A road with a preliminary name of Road A has been proposed within the subdivision. This roadway proposes to access W. Greenough Drive in two locations. An alley is also proposed within this subdivision. The alley will provide access to Lots 1-6.

Summary of Non-Motorized Facilities:

There are no existing non-motorized facilities on the proposed subdivision property. There are non-motorized facilities along W. Greenough Drive adjacent to the subject property. A sidewalk for non-motorized use is proposed along W. Greenough Drive for the property's entire road frontage. Sidewalks are also proposed on both sides of Proposed Road A.

Variance Requests:

There are two variances requested for this project. Please see Section A for the official variance requests.

The first variance is regarding the contiguous building site on the property. This variance is regarding 2000 sqft of buildable area that is referenced in Article 3-140.3. We are requesting a variance from this regulation because the slope is manmade from the driveway. And there has been a geotechnical analysis and slope analysis that supports building on the lots affected by the driveway slope.

The second variance is regarding the construction of sidewalks adjacent to West Greenough Drive. This variance requests the ability to build a 6 foot wide sidewalk adjacent to Greenough Drive without a boulevard. This request is due to the steep slopes and protection of the riparian area that would be affected by the typical sidewalk construction.

Zoning and Growth Policy:

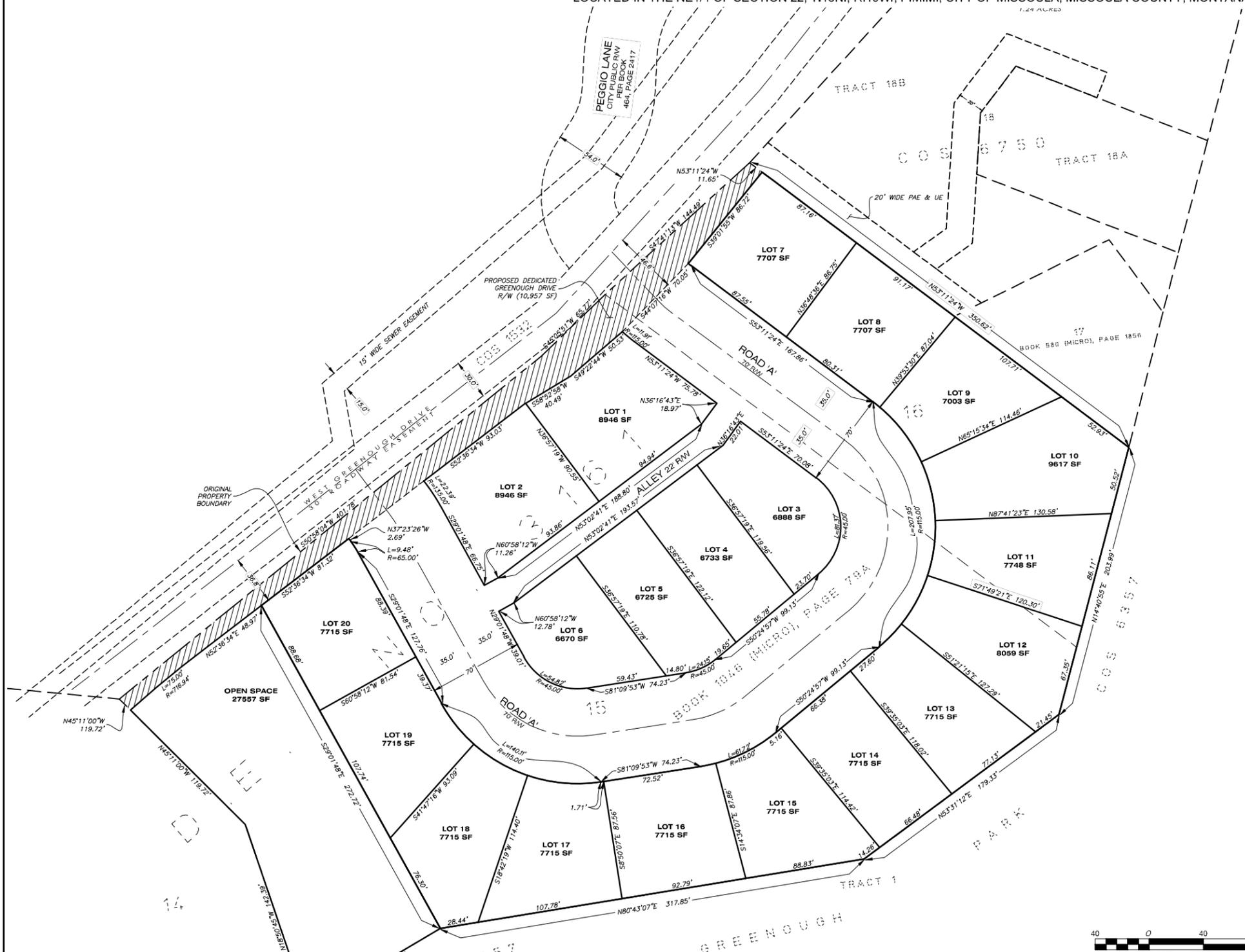
A majority of the property is zoned R8 which is a residential zoning district. This zoning permits a dwelling unit for each 8,000 sqft of land. 22,621sqft of the property is located within the OP1 zoning district which does not permit residential use. This portion of the property will be rezoned to R8 to be in conformance with Title 20 zoning regulations

The 'Our Missoula' 2035 City Growth Policy is the applicable regional plan for the property. The recommended land use designation for this property in the growth policy is Residential Medium Density. According to the 'Our Missoula' 2035 City Growth Policy, this land use designation is "...intended to fit with many already established residential neighborhoods and acknowledge the single dwelling residential building type as the primary use with the potential for accessory dwellings as well." The 'Our Missoula' 2035 City Growth Policy also lists the R-8 zoning of the property as a current relatable zoning for the Residential Medium land use area.

Preliminary Plat and Supplemental Data

PRELIMINARY PLAT OF GREENOUGH HEIGHTS SUBDIVISION

LOCATED IN THE NE1/4 OF SECTION 22, T.13N., R.19W., P.M.M., CITY OF MISSOULA, MISSOULA COUNTY, MONTANA



BASIS OF BEARING:
CERTIFICATE OF SURVEY NO. 6750

DATE:
JULY 2020 - MAY 2021

RECORD OWNERS:
GREENOUGH HEIGHTS, LLC

SURVEY COMMISSIONED BY:
ROY KORKALO

TOTAL SUBDIVISION AREA:
5.79 ACRES (TOTAL SUBDIVISION)
3.55 ACRES (LOTS)
1.81 ACRES (ROADS)
0.63 ACRES (PARKLAND/OPEN SPACE)

PERIMETER LEGAL DESCRIPTION:
THAT PROPERTY DESCRIBED IN BOOK 1046, AT PAGE 794, MICRO RECORDS OF MISSOULA COUNTY AND FURTHER SHOWN AS AREA'S 15 AND 16 ON DEED EXHIBIT NO. 3161, RECORDS OF MISSOULA COUNTY, LOCATED IN THE NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (NE1/4NE1/4) OF SECTION 22, TOWNSHIP 13 NORTH, RANGE 19 WEST, PRINCIPAL MERIDIAN, MONTANA, MISSOULA COUNTY MONTANA.

CONTAINING A TOTAL OF 5.79 ACRES, MORE OR LESS.

1/4	SEC.	T.	R.
☒	22	13N.	19W.

**SHEET 1 OF 1
PRELIMINARY PLAT OF
MISSOULA COUNTY, MONTANA**

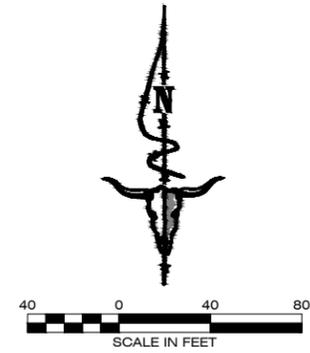
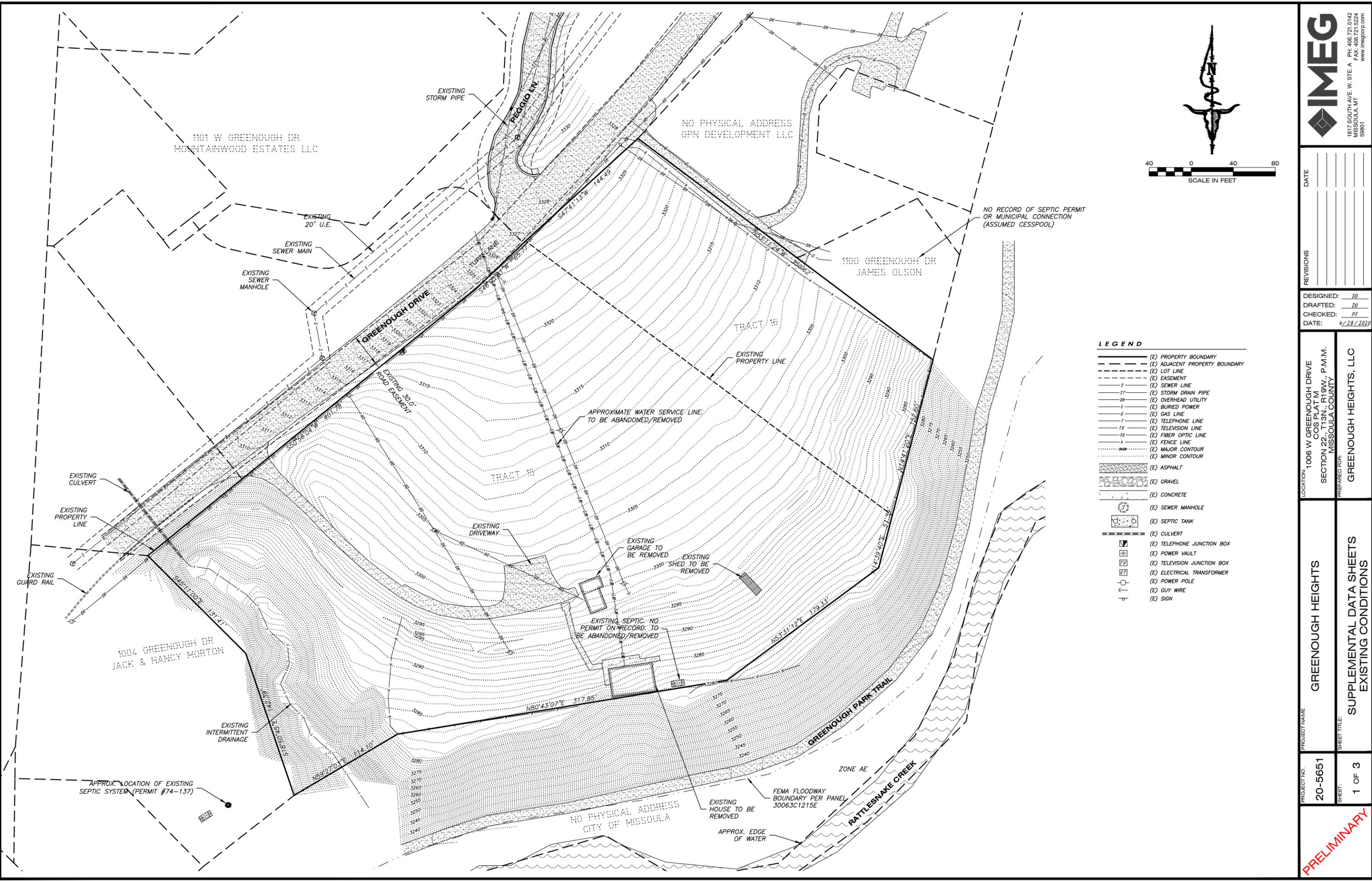
PREPARED BY:
IMEG
1817 SOUTH AVE. W. STE. A PH: 406.721.0142
MISSOULA, MT FAX: 406.721.5224
59801 www.imegcorp.com
IMEG PROJECT NO. 20-5651

LEGEND
COS = CERTIFICATE OF SURVEY
R/W = RIGHT OF WAY

SURVEYOR'S CERTIFICATION
I HEREBY CERTIFY THAT THE ATTACHED PRELIMINARY PLAT REPRESENTS A SURVEY MADE UNDER MY SUPERVISION AND PREPARED IN CONFORMANCE WITH THE APPLICABLE SECTIONS OF THE MONTANA SUBDIVISION AND PLATTING ACT AND THE REGULATIONS ADOPTED THEREUNDER.

SS. MATTHEW JACOBSON, PROFESSIONAL LAND SURVEYOR DATE
MONTANA LICENSE NO. 13748LS





DATE	
REVISIONS	
DESIGNED:	DO
DRAFTED:	DO
CHECKED:	PF
DATE:	4/28/2020

LEGEND

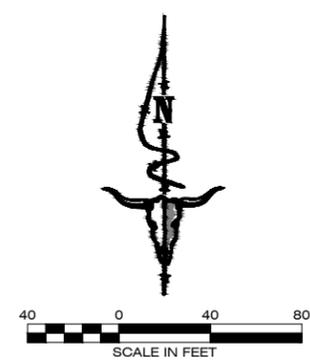
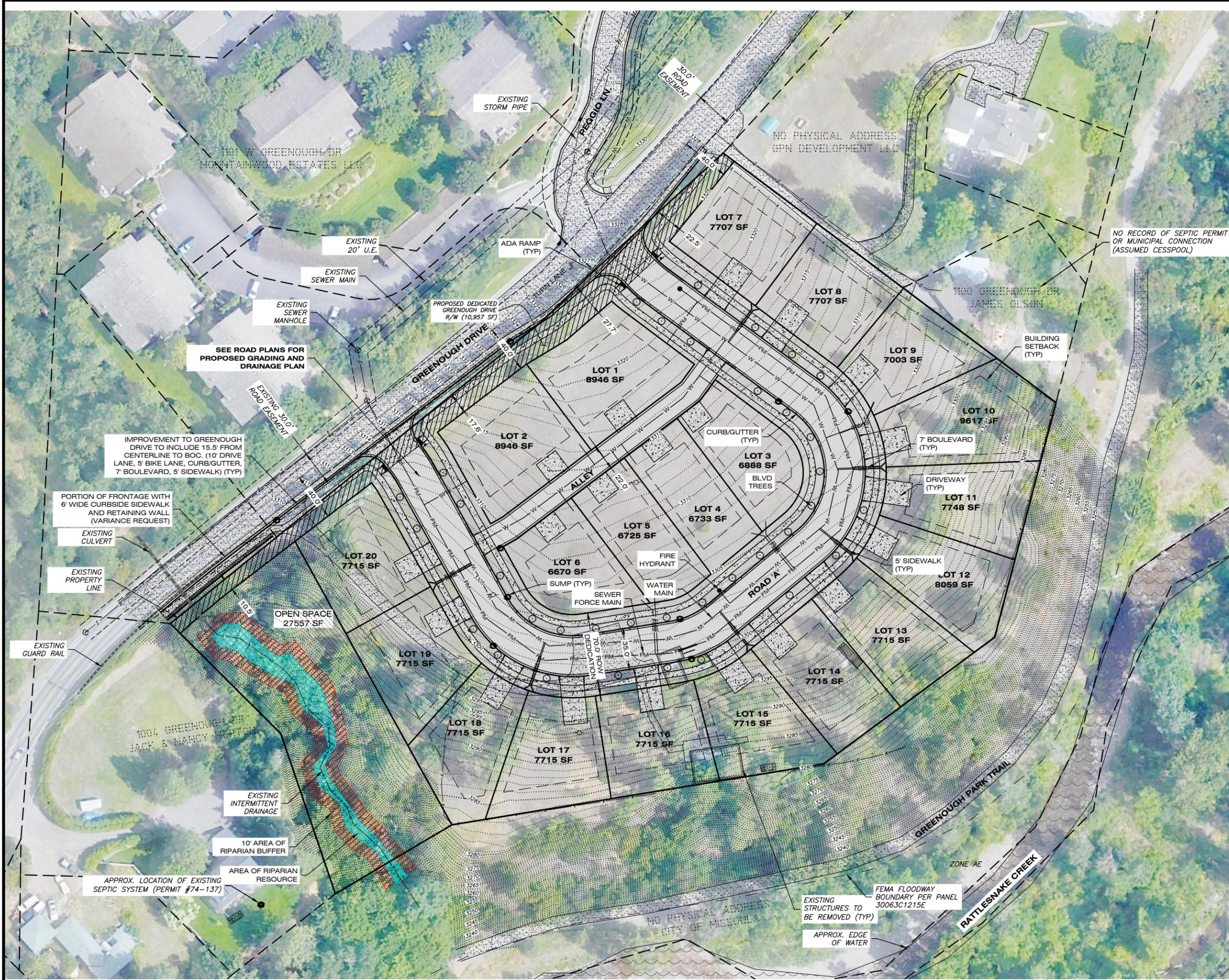
	(E) PROPERTY BOUNDARY
	(E) ADJACENT PROPERTY BOUNDARY
	(E) LOT LINE
	(E) EASEMENT
	(E) SEWER LINE
	(E) STORM DRAIN PIPE
	(E) OVERHEAD UTILITY
	(E) BURIED POWER
	(E) GAS LINE
	(E) TELEPHONE LINE
	(E) TELEVISION LINE
	(E) FIBER OPTIC LINE
	(E) FENCE LINE
	(E) MAJOR CONTOUR
	(E) MINOR CONTOUR
	(E) ASPHALT
	(E) GRAVEL
	(E) CONCRETE
	(E) SEWER MANHOLE
	(E) SEPTIC TANK
	(E) CULVERT
	(E) TELEPHONE JUNCTION BOX
	(E) POWER VAULT
	(E) TELEVISION JUNCTION BOX
	(E) ELECTRICAL TRANSFORMER
	(E) POWER POLE
	(E) GUY WIRE
	(E) SIGN

LOCATION: 1006 W GREENOUGH DRIVE
 COS PLAT M
 SECTION 22, T19N., R19W., P.M.M.
 MISSOULA COUNTY
 PREPARED FOR: GREENOUGH HEIGHTS, LLC

PROJECT NAME: GREENOUGH HEIGHTS
 PROJECT NO.: 20-5651
 SHEET TITLE: SUPPLEMENTAL DATA SHEETS
 SHEET: 1 OF 3
 EXISTING CONDITIONS

PRELIMINARY

DWG LOCATION: G:\MISSOULA\PROJECTS\ACTIVE FILES\2020\PROJECTS\6551 - NORMALD GREENOUGH FEASIBILITY\DRAWINGS\1 DRAWINGS\AUTOCAD\TEXT\BIB\90-981\BJPP DATA.DWG



SETBACKS
 FRONT: 20'
 SIDE (INTERIOR): 7.5'
 SIDE (STREET): 10'
 REAR: 20'

LEGEND

- (E) PROPERTY BOUNDARY
- (E) ADJACENT PROPERTY BOUNDARY
- (E) LOT LINE
- (E) EASEMENT
- (S) SEWER LINE
- (ST) STORM DRAIN PIPE
- (OH) OVERHEAD UTILITY
- (E) BURIED POWER
- (G) GAS LINE
- (T) TELEPHONE LINE
- (TV) TELEVISION LINE
- (FO) FIBER OPTIC LINE
- (F) FENCE LINE
- (M) MAJOR CONTOUR
- (m) MINOR CONTOUR
- (E) ASPHALT
- (E) GRAVEL
- (E) CONCRETE
- (E) SEWER MANHOLE
- (E) SEPTIC TANK
- (E) CULVERT
- (E) TELEPHONE JUNCTION BOX
- (E) POWER VAULT
- (E) TELEVISION JUNCTION BOX
- (E) ELECTRICAL TRANSFORMER
- (E) POWER POLE
- (E) GUY WIRE
- (E) SIGN
- (P) EASEMENT
- (W) WATER LINE
- (WS) WATER SERVICE
- (S) SEWER LINE
- (SS) SEWER SERVICE
- (FM) SEWER FORCE MAIN
- (M) MAJOR CONTOUR
- (m) MINOR CONTOUR
- (P) ASPHALT
- (P) GRAVEL
- (P) CONCRETE
- (P) SEWER MANHOLE
- (P) FIRE HYDRANT
- (P) CURB INLET
- (P) CATCH BASIN
- (P) SUMP
- (ARR) AREA OF RIPARIAN RESOURCE
- (ARB) AREA OF RIPARIAN BUFFER

DATE	
REVISIONS	
DESIGNED: <i>DO</i>	
DRAFTED: <i>DO</i>	
CHECKED: <i>PF</i>	
DATE: <i>4/28/2020</i>	

LOCATION: 1006 W GREENOUGH DRIVE
 COS PLAT M
 SECTION 22, T19N, R19W, P.M.M.
 MISSOULA COUNTY
 PREPARED FOR: GREENOUGH HEIGHTS, LLC

PROJECT NAME: GREENOUGH HEIGHTS
 SHEET TITLE: SUPPLEMENTAL DATA SHEETS
 PROPOSED LAYOUT W/ AERIAL

PROJECT NO.	20-5651
SHEET:	3 OF 3

PRELIMINARY

D:\GIS\LOCATION_G\MISSOULA\PROJECTS\ACTIVE FILES\2020\PROJECTS\5651 - NORMAL\0 GREENOUGH HEIGHTS\DRAWINGS\AUTOCAD\EXHIBIT\5651-00-001_SUPP DATA.DWG
 DATE: 11/22/2021 3:04 PM

Subdivision Application



EXHIBIT 2B – CITY MAJOR SUBDIVISION APPLICATION

A. GENERAL INFORMATION

1. The subdivider has one year after the pre-application meeting to submit a formal subdivision application. Otherwise, a new subdivision pre-application meeting is required.
2. One submittal packet and full-sized preliminary plat is required for each Element Review submittal. The subdivider is encouraged to schedule a meeting with the case planner to submit the formal application packet for Element Review. If requested the meeting will be scheduled within 10 working days of the case planner and the subdivider’s conversation regarding the Element meeting request. The Element Review period starts the day the packet is submitted to Development Services for review and the fee is paid.
3. Once the application packet is deemed complete for Element Review, one submittal packet and full-sized preliminary plat is required for Development Services staff review for each Sufficiency submittal, in addition to packets mailed to agencies identified in the subdivision agency review list. Alternatively, if an electronic packet is submitted meeting the electronic packet submission guidelines, the agency sufficiency packets can be provided electronically.
4. For each Sufficiency submittal via electronic packet, applicants will send agencies a hard copy cover letter and an electronic cover letter notifying them that the project has commenced 1st, 2nd, 3rd, etc. Sufficiency review. This letter should include a link to the subdivision packet on the DS website, review deadlines, contacts, and other information for the Sufficiency review as indicated by DS.
5. Upon completion of Agency Sufficiency Review, the application packets submitted for Planning Board and City Council review must include any agency comment received during Agency Sufficiency Review as well as any applicant responses to the agency comment, if applicable. In addition, Planning Board and City Council review packets must include the letter declaring the application packet Sufficient, and all Element and Agency Sufficiency Review letters from DS. Except for the addition of these materials, the packets submitted for Planning Board and City Council review must be exactly the same as the packet that was deemed Sufficient.
6. Packets for Planning Board review must be provided as hard copy packets, bound along the left edge via plastic comb, plastic coil, or similar style binding device. Single-corner staple fastening does not constitute binding of the left edge. Each packet shall contain full-sized preliminary plats and supplementary data sheets.
7. Packets for City Council review must be provided in an electronic format per the electronic packet submittal guidelines.
8. Name of proposed subdivision: **Greenough Heights**
9. Name(s) of Subdivider: **Greenough Heights LLC**
Mailing Address: **8702 NE 17th Street, Vancouver, WA 98664**
Telephone Number: **360-892-7189**
Email Address: **korkalo@mcn.net**
10. Name(s) of Owner of Record: **Greenough Height LLC.**
Mailing Address: **8702 NE 17th Street, Vancouver, WA 98664**
Telephone Number: **360-892-7189**
Email Address: **korkalo@mcn.net**
11. Name and Company of Representative: **IMEG, Corp/Paul Forsting, AICP**

Mailing Address: **1817 South Ave. W, Suite A, Missoula MT 59801**
 Telephone Number: **406-721-0142**
 Email Address: **paul.t.forsting@imegcorp.com**

12. If the applicant is someone other than the property owner, the owner must also sign the application in the space provided below. Certification: I hereby certify that the foregoing information contained or accompanied in this application is true and correct to the best of my knowledge.

Roy Korkalo <small>F2328B95377241C...</small>	6/23/2021
Applicant's Signature Roy Korkalo <small>F2328B95377241C...</small>	Date 6/23/2021
Owner's Signature  <small>F2328B95377241C...</small>	Date 6/23/2021
Representative's Signature	Date

B. SUBJECT PROPERTY INFORMATION

General location of subdivision and address (if address has been assigned):

1006 W Greenough Drive Missoula, MT 59802

Legal Description - complete and unabbreviated:

The property described in Book 1046, Page 794 micro records of Missoula County and further shown as areas 15 and 16 on Deed Exhibit no. 3161, records of Missoula County located in the northeast one-quarter of the northeast one-quarter (NE1/4NE1/4) of Section 22, Township 13 North, Range 19 West, Principle Meridian Montana, Missoula County, Montana

Township, Range, Section(s): **Township 13 North, Range 19 West, Section 22**

Subdivision, Lot(s), Block(s):

Tract(s), COS#: **COS Plat M, Acres 5.79 NE4 NE 4**

Geocode: **04-2200-22-1-25-13-0000**

Number and type of lots proposed: **20 residential lots**

Average Lot Size: **7723 sqft**

Median Lot Size: **7715 sqft**

Total acreage of subdivision: **5.79 acres**

Total net acreage of lots within the proposed subdivision: **3.55 acres**

Total acreage in streets and roads: **1.61 acres**

Total acreage in parks or common area: **.63 acres**

Gross Density: **1du/.289 acres**

C. TYPE OF SUBDIVISION PROJECT (Check all that apply):

- Major (6 or more lots)
- Residential
- Commercial/Industrial
- Mobile Home Park
- RV Park
- Condominium
- Subdivision PUD

D. ZONING AND GROWTH POLICY COMPLIANCE

1. Complete the following table (where applicable, indicate Unzoned):

	Zoning	Current Land Use
Adjacent (North)	RM 1-45 and R8	Residential
Adjacent (South)	OP1	Open space/ City Park
Adjacent (East)	OP1	Open space/ City Park
Adjacent (West)	R8	Residential

2. Is the property zoned? **Yes**
- If yes, what is the current zoning of the property? **The property is split zoned currently. There is 229,795 sqft zoned R8 and 22,621sqft zoned OP1. OP1 is on the southwest portions of proposed Lots 10-18 and the open space. Please see the zoning map in Section B for clarification on the current zoning.**
 - If yes, provide a zoning map (if available). If the property is split zoned, show the zoning district boundaries on the plat or a Supplemental Data Sheet with the plat as a base map. **Please see the map in Section B.**
 - If yes, provide a copy of the zoning district standards which apply to the proposed subdivision. **Please see zoning district standards in Section B.**
 - If yes, describe how the project complies with the existing zoning district.
 - The project is currently split zoned, which is not allowed in Title 20. The prevailing zoning districts are R8 and OP1. There is 229,795 sqft zoned R8, which allows for residential development at 1du/8000sqft. There is also 22,621sqft zoned OP1, which only allows to preserve natural resources and sensitive spaces. This would mean no residential development within this zoning. Currently OP1 is on the southwest portions of proposed Lots 10-18 and the open space. Please see the zoning map in Section B for clarification on the current zoning.**
3. Do you intend to zone the property, or will the property have to be re-zoned to allow for this development? **Yes, the property will have to be rezoned to allow for this development and comply with Title 20.**
- If yes, what is the proposed zoning for the subject property? **The proposed zoning will be a combination of R8 and OP1. The proposed open space (27,557sqft) of the subdivision will be rezoned to OP1. Missoula City Park's has expressed their desire for this area (Neil Miner email in Section E) and OP1 zoning is fitting for this area. The remaining parcels including lots and roads to be developed (224,665.4sqft) are proposed to be R8. R8 allows for 1du/8000sqft. Greenough Heights density without the open space is approximately 1 du/11,232.77sqft which complies with R8. Please see the rezoning application included in Section A of this submittal.**
 - If a zoning change is requested concurrently with the proposed subdivision, provide a complete and signed rezoning application and a copy of the proposed zoning district regulations. **Please see the rezoning application in Section A and zoning district regulations in Section B.**
4. Will this property be required to be annexed into the City? **No**
- If yes, what zoning district does the City Council intend to apply upon annexation? **N/A**
 - If yes, provide a copy of the Resolution of Intent to Annex approved by City Council. **N/A**
5. Is the property within the Urban Growth Area? **Yes**
6. Which comprehensive plan(s) of the Missoula City Growth Policy apply to this property? **The 'Our Missoula' 2035 City Growth Policy, 2019 Missoula Land Use Element, and 1995 Rattlesnake Valley Plan apply to the property.**
7. What is the current land use designation for this property, as indicated in the applicable comprehensive plan? **Residential Medium Density** Provide a map of the land use designation and legend from the applicable comprehensive plan / growth policy. **Please see map in Section B.**
8. Describe how the project complies with the land use designation and the goals and policies of the Growth Policy. **The project complies with the land use designation of Residential Medium Density (RMD). RMD allows for three to 11 dwelling units per acre. Greenough Heights is roughly 3.46 dwelling units per acre based on the 5.79 parcel size or 3.88 dwelling units per acres once parkland dedication is completed.**
9. Is a Planned Unit Development proposed? **No** If a Planned Unit Development is proposed, provide additional submittal requirements per Section 3-120.2. **N/A**

E. CLUSTER AND CONSERVATION DEVELOPMENT

- Is Cluster and Conservation Development per Section 3-180 proposed? **No**
 - If yes, provide additional submittal requirements described in Section 3-180. **N/A**

F. PHASING

- 1. Is this subdivision proposed to be developed in phases? **No**
 If yes, provide a phasing plan per Section 4-070.2 & 4-070.3 (and optional Phasing Plan Narrative) which indicates the following:
 - a. each phase of the subdivision numbered in the order in which they are proposed to be filed;
 - b. which lots and which improvements will occur in each phase;
 - c. a legend that lists each phase and specific final plat filing deadline for each phase, including the month, day and year that each phase will be submitted for final plat review; and,
 - d. the amount of parkland dedication required for each phase and the amount provided for each phase.
 - e. If the Phasing Plan is in color, also number each phase directly on the platted areas.
- N/A**

G. COVENANTS AND/OR HOMEOWNER’S ASSOCIATION

- 1. As a separate attachment, provide proposed draft covenants and restrictions to be included in deeds and contracts for sale. **Please see Section C for the Draft Covenants.**
- 2. Is common property to be deeded to a property owner’s association? **No**
 If common property is to be deeded, provide draft covenants and restrictions per Section 5-020.14K. **Please see Section C for the Draft Covenants.**
- 2. Are there existing or proposed covenants and/or a homeowner’s association? **Yes**
 If yes, provide existing covenants, restrictions, and/or property owner’s or homeowner’s association documents or other documents that outline deed restrictions that apply to the subdivision. **Proposed covenants and homeowners association documents have been included in this submittal.**
 If yes, the proposed draft covenants shall specify they apply to the proposed subdivision and are supplemental to the existing covenants and restrictions.
Please see Section C for the Draft Covenants.

H. PROJECT SUMMARY

As a separate attachment labeled "*Project Summary*" and included at the beginning of the submittal packet, provide a narrative description of the proposed project and existing site conditions.

Summarize the following information:

- Owner;
- Developer;
- Representative name and company;
- Subdivision name;
- # of lots proposed;
- # of acres;
- Legal description;
- Summary of roads;
- Summary of non-motorized facilities;
- Variances requested, if any; and
- Zoning & growth policy compliance

Please see Section A for the Project Summary.

I. MAPS, DATA SHEETS, AND MATERIALS

As separate attachments, provide the following Maps and Data Sheets with the site clearly identified. All full-size (24" x 36") Supplemental Maps and Data Sheets shall be folded to a maximum of 9" x 12". Where appropriate, required information may be combined as long as the information is clearly presented. Use the preliminary plat as a base map where practical and feasible. Please check the box if the Supplemental Map or Data Sheet is included in the packet and state where in the packet it is located. If the item is not included in the submittal packet, please note "N/A".

- A vicinity map** showing the subject property and the area within 1,000 feet of the subject property. **A Vicinity map has been included in Section B.**

- ☒ **A Zoning map** of the subject property and vicinity (showing the existing zoning district), extending at least 300 feet from the property boundaries. **A Zoning map and a copy of the zoning district standards have been included in Section B.**
- ☒ **A Growth Policy/Comprehensive Plan map** of the subject property and vicinity extending at least 300 feet from the property boundaries for the applicable comprehensive plan, clearly showing the land use designation of the subject property and surrounding properties. **A Comprehensive Plan map and a Land Use map have been included in Section B.**
- ☒ **Adjacent properties.** A map showing the relationship of the proposed subdivision to adjacent subdivisions, certificates of survey, and public or private rights of way and any other access. Include the zoning of adjacent properties and the location of any buildings, railroads, power lines, towers, roads, and other land uses on adjacent lands. Show the names of platted subdivisions and numbers of certificates of surveys on the map. **An Adjacent Properties and Ownership map has been included in Section B.**
- ☒ **Adjacent ownership.** A map showing the ownership of adjacent lands, including lands across public and private rights of way. **An Adjacent Properties and Ownership map has been included in Section B.**
- ☒ **Certificate of survey and/or prior subdivision history** of subject property and adjacent properties. **A Certificate of Survey has been included in Section C.**
- ☒ **An aerial photo** of the subject property and vicinity extending at least 200 feet from the property boundaries. **An Aerial photo has been included in Section B.**
- ☒ **An existing conditions map** per Section 4-010.1B(1) including location, current land use, land cover (such as cultivated areas, paved areas), natural features (such as lakes, streams, riparian vegetation), all existing structures and improvements, and all encumbrances, such as easements. **An existing conditions map has been included with the supplemental data sheets included in Section A.**
- ☒ **Landscaping and maintenance plans** for common areas, and boulevard plantings, as may be required. **Please see Section C for the draft covenants.**
- ☒ **Variance requests.** If the proposed subdivision cannot comply with all subdivision standards, provide an attachment labeled "Variance Request(s)" and identify, for each standard not met, the section of the subdivision regulations for which the variance request is being sought and address the variance criteria (in Section 6-010 of the City of Missoula Subdivision Regulations) for each variance request. **There are two variance requests for this project. Please see Section A for variance requests.**
- ☒ An attachment labeled "**Neighborhood Comment and Response**," with minutes from neighborhood meetings and any comments received during the meeting(s). **Please see Section E for Neighborhood Meeting notes**

J. WATER AND SANITATION REPORT

The State of Montana [MCA 76-3-622] requires subdividers to provide the following water and sanitation information for any new subdivision that will include a new water supply system or new wastewater facilities. In compliance with this law, attach a separate document entitled "Water & Sanitation Report" which contains the following:

- ☒ 1. **Map.** A vicinity map or plan that shows:
 - a. The location, within 100 feet outside of the exterior property line of the subdivision and on the proposed lots, of flood plains; surface water features; springs; irrigation ditches;
 - b. Existing, previously approved, and, for parcels fewer than 20 acres, proposed water wells and wastewater treatment systems; for parcels less than 20 acres, mixing zones;
 - c. The representative drain-field site used for the soil profile description; and
 - d. The location, within 500 feet outside of the exterior property line of the subdivision, of public water and sewer facilities.

- ☒ 2. **Description.** A description of the proposed subdivision's water supply systems, storm water systems, solid waste disposal systems, and wastewater treatment systems, including the following:
 - a. Whether the water supply and wastewater treatment systems are individual, shared, multiple user, or public as those systems are defined in rules published by the Montana Department of Environmental Quality (DEQ).
 - b. If the water supply and wastewater treatment systems are shared, multiple user, or public, a statement of whether the systems will be public utilities as defined in 69-3-101, MCA and subject to the jurisdiction of the public service commission or exempt from public service commission jurisdiction and, if exempt, an explanation for the exemption.
 - c. If the water supply is provided by a multiple user water supply system, per Section 3-070, submit the system design prepared by a professional engineer to comply with design and construction requirements for public water supply systems specified by rules adopted pursuant to MCA Title 75, Chapter 6.
- ☒ 3. **Lot layout.** A drawing of the conceptual lot layout at a scale no smaller than 1 inch equal to 200 feet that shows all information required for a lot layout document in rules adopted by the Montana Department of Environmental Quality pursuant to 76-4-104, MCA.
- ☒ 4. **Suitability.** Evidence of suitability for new on-site wastewater treatment systems that, at a minimum, include:
 - a. A soil profile description from a representative drain-field site identified on the vicinity map that complies with standards published by the Montana Department of Environmental Quality;
 - b. Demonstration that the soil profile contains a minimum of 4 feet of vertical separation distance between the bottom of the permeable surface of the proposed wastewater treatment system and a limiting layer; and
 - c. In cases in which the soil profile or other information indicates that ground water is within 7 feet of the natural ground surface, evidence that the ground water will not exceed the minimum vertical separation distance of 4 feet.
- ☒ 5. **Water quantity.** For new water supply systems, unless cisterns are proposed, evidence of adequate water availability:
 - a. obtained from well logs or testing of onsite or nearby wells;
 - b. obtained from information contained in published hydro-geological reports; or
 - c. as otherwise specified by rules adopted by the Montana Department of Environmental Quality pursuant to 76-4-104, MCA.
- ☒ 6. **Water quality.** Evidence of sufficient water quality in accordance with rules adopted by the Montana Department of Environmental Quality pursuant to 76-4-104, MCA.
- ☒ 7. **Impacts to groundwater quality.** Preliminary analysis of potential impacts to ground water quality from new wastewater treatment systems, using as guidance rules adopted by the board of environmental review pursuant to 75-5-301, MCA and 75-5-303, MCA related to standard mixing zones for ground water, source specific mixing zones, and non-significant changes in water quality. The preliminary analysis may be based on currently available information and must consider the effects of overlapping mixing zones from proposed and existing wastewater treatment systems within and directly adjacent to the subdivision. Instead of performing the preliminary analysis, the sub-divider may perform a complete non-degradation analysis in the same manner as is required for an application that is reviewed under Title 76, Chapter 4.

K. ENVIRONMENTAL ASSESSMENT, PRIMARY REVIEW CRITERIA REPORT, SUMMARY OF PROBABLE IMPACTS, AND SUBDIVISION REGULATION COMPLIANCE

Montana Code Annotated (M.C.A. 76-3-603) requires the submittal of an Environmental Assessment for all major subdivision proposals and defines minimum requirements for its contents. The Environmental Assessment must address the requirements of M.C.A. 76-3-603, and clearly

demonstrate that the proposed subdivision will have no adverse impacts on agriculture, agricultural water user facilities, local services, natural environment, public health and safety, wildlife and wildlife habitat, or the report must identify the adverse impacts and describe proposed avoidance and mitigation efforts that will be used to reasonably minimize potentially significant adverse impacts. Provide a narrative that addresses each Section of the Environmental Assessment. In addition, respond to the following questions which address the primary review criteria. Where requested, provide maps and data sheets. All maps and data sheets shall be folded to 8½" x 11". Where appropriate, required information may be combined as long as the information is clearly presented. Where a plan is required, use the preliminary plat as a base map if practical and feasible.

Per M.C.A. 76-3-603, an Environmental Assessment must accompany the preliminary plat and must include the following information. For your reference, the bulleted list below summarizes the Environmental Assessment requirements that will be fully satisfied by completing Parts 1 through 6 of this Section.

- **Environmental description.** Provide a narrative that describes:
 - Every body or stream of surface water that may be affected by the proposed subdivision,
 - Available groundwater information,
 - Topography,
 - Vegetation, and
 - Wildlife use within the area of the proposed subdivision.
- **Probable impacts.** A summary of the probable impacts of the proposed subdivision based on the primary review criteria described in M.C.A. 76-3-608;
- **A community impact report** containing a statement of anticipated needs of the proposed subdivision for local services, including education and school bus routes; Mountain Line bus routes, roads and maintenance; water, sewage, and solid waste facilities; and fire and police protection (per MCA 76-3-603(c)); See Section 6;
- **Coordination of roads.** A description that explains how the subdivision provides for coordination of roads within subdivided land with other roads, both existing and planned (per MCA 76-3-603(d) and MCA 76-3-501);
- **Land dedication.** A description of the dedication of land for roadways and for public utility easements (MCA 76-3-501(3));
- **Road improvements.** A description of the proposed improvements of roads (MCA 76-3-501(4));
- **Open space.** A description of how the subdivision provides adequate open space for travel, light, air, and recreation (MCA 76-3-501(5));
- **Sanitation.** A description of sanitary facilities (MCA 76-3-501(7)). The applicant may cross-reference Section J, the Water and Sanitation Report, and other relevant areas of the application;
- **Congestion.** A description of the proposed subdivision's mitigation measures to avoid or minimize congestion (MCA 76-3-501(8)); and
- **Avoidance of impacts.** A description of how the proposed subdivision will avoid unnecessary environmental degradation and danger of injury to health, safety, or welfare by reason of natural hazard, including but not limited to fire and wildland fire, or the lack of water, drainage, access, transportation, or other public services, or that would necessitate an excessive expenditure of public funds for the supply of services (MCA 76-3-501(9)).

1. **IMPACT ON AGRICULTURE:** Answer the questions below. In addition, provide a narrative that identifies the adverse impacts and describe proposed avoidance and mitigation efforts that will be used to reasonably minimize potentially significant adverse impacts to agriculture. Agricultural land includes land used for agriculture or having a soil type defined by the Natural

Resources Conservation Service as having agricultural importance, including prime farmland, prime farmland if irrigated, farmland of statewide importance, and farmland of local importance. **This property does not have a history of agricultural use and is not currently used for agricultural purposes. The property is also not timber land. No potentially significant adverse impacts have been identified based on the criteria outlined within this section of the application.**

a. **Agriculture production.** Is the proposed subdivision located on land currently or previously used for agricultural production? **No**
If yes, identify the number of acres in production on a map. **N/A**

b. **Description.**

- i. Describe the productivity of the land and whether the subdivision would remove from production any agricultural or timber land. **The subdivision would not remove any agricultural or timber land from production.**
- ii. Describe agricultural operations and other uses of land on the adjacent property. **There are not agricultural operations on adjacent properties**
- iii. Describe what measures will be taken, if any, to control family pets. **Please see the covenants for measures in regards to control of family pets. Covenants are located in Section C.**
- vi. Describe any existing fence lines around the subdivision boundary, which protect agricultural lands under an ownership other than that of the subdivider, and describe any measures which will be taken to ensure that the owners of the subdivision will share with the owner of the agricultural lands in the continued maintenance of the fence. **There are no existing fence lines around the boundary subdivision which protect agricultural lands.**

c. **Soil type.** Is the proposed subdivision located on land with a soil type defined by the Natural Resources Conservation Services (NRCS) as having agricultural importance (Prime, Prime if Irrigated, Statewide or Local Importance)? **Yes**

If yes, which type(s)? **The subdivision does have some soil that is Totelake gravelly loam 2 to 8 percent slopes. This soil is dedicated farmland of local importance.**

- i. **Soils map.** If yes, identify each area on a copy of the preliminary plat and provide a Soils Map and Table from the Soil Survey, published by the U.S. Department of Agriculture, the Natural Resources Conservation Service, and the Forest Service, showing the soil type(s) found within the proposed subdivision. **Please see included soils report from the Natural Resources Conseravation Service (NRCS) in Section D.**
- ii. **Soils assessment.** Provide a soils assessment per Section 5-020.14M. **Not applicable as the property does not contain land currently used for agricultural production.**
- iii. **Sewer and zoning.** If the soil type is defined as Prime or Prime if Irrigated, is the subdivision proposing or required to connect to sewer, or is the property unzoned?
N/A
- iv. **Irrigation.** If the soil type is defined as Prime if Irrigated, is the property served by an existing, developed irrigation system or water right, including wells and adjacent irrigation ditches? **N/A**

2. IMPACT ON AGRICULTURAL WATER USER FACILITIES: Answer the questions below. In addition, provide a narrative that identifies the adverse impacts and describe proposed avoidance and mitigation efforts that will be used to reasonably minimize potentially significant adverse impacts to agricultural water user facilities.

No potentially significant adverse impacts have been identified that would negatively impact agricultural water users. There are no agricultural water user facilities located on this property nor on property located immediately adjacent to the proposed subdivision. There are also no irrigation ditches located on the subject property or on property that is located immediately adjacent to the proposed subdivision.

No mitigation is proposed to offset the project's impacts to agricultural water users as no potentially adverse impacts to agriculture water users have been identified.

- a. **Location.** Is the subdivision located on land with agricultural water user facilities or adjoining an agricultural water user facility? **No**
 - i. If yes, describe the facilities (irrigation ditch, well, etc.). **N/A**
- b. **Ditches.** Are any irrigation ditches located on or adjacent to the property? **No**
 - i. If yes, provide the name and contact information for the responsible ditch company.
 - ii. If yes, do you intend to provide access to the irrigation ditch for all lots? **N/A**
 1. If no, if the average lot size in the proposed subdivision will be one acre or less, provide for disclosure notifying potential buyers that lots within the subdivision are classified as irrigated land and may continue to be assessed for irrigation water delivery even though the water may not be deliverable to the lots. **N/A**
- c. **Abandonment or transfer of water rights.** Does the subdivision involve the abandonment or transfer of water rights from the property being subdivided? **No**
 - i. If yes, provide documentation that the water rights have either been removed from the land or that the process has been initiated to remove the water rights from the land. **N/A**
 - ii. If yes, the fact the water rights have been or will be removed from the land within the subdivision shall be denoted on the preliminary plat. **N/A**
 - iii. If no, the subdivider shall, unless otherwise provided under separate written agreement or filed easement, show on the preliminary plat, ditch easements for the unobstructed use and maintenance of existing water delivery ditches, pipelines, and facilities in the proposed subdivision that are necessary to convey water through the subdivision to lands adjacent to or beyond the subdivision boundaries in quantities and in a manner that are consistent with historic and legal rights. A minimum width of 10 feet is required on each side of irrigation ditch canals and ditches for maintenance purposes, unless a lesser width is agreed to by the owner of the ditch right. **N/A**
- d. **Removal of facilities.** Does the subdivision involve the abandonment or removal of agricultural water user facilities? **No**
- e. **Maintenance.** Will the proposed subdivision or associated improvements alter access for maintenance of agricultural water user facilities? **No**
- f. **Water availability.** Will the proposed subdivision or associated improvements alter the movement or availability of water? **No**
- g. **Disturbance.** Will any proposed construction disturb an existing irrigation ditch or well or result in any changes to agricultural water use? **No**

3. **IMPACT ON NATURAL ENVIRONMENT:** Answer the questions below. In addition, provide a narrative that identifies the adverse impacts and describe proposed avoidance and mitigation efforts that will be used to reasonably minimize potentially significant adverse impacts to the natural environment.

There are several structures over 50 years in age. A historical consultant was hired to assess these structures and determine their potential for listing on the National Register of Historic Places. The consultant determined they were likely not eligible for the register. The consultant also determined that there was no connection to Senator Mansfield as was referenced by a neighbor at the neighborhood meeting. These findings were submitted to the City of Missoula Historic Preservation Officer and SHPO who agreed. This information is located in Section E of this submittal.

SHPO also suggested that a cultural resource study may need to be completed on the property. It was the determination of City Planning and Historic Preservation that this cultural resource study be completed based on Confederated Salish and Kootenai Tribes (CSKT) recommendation. CSKT was reached out to multiple times and given information requested on September 21, 2021. CSKT was given 49 business days to comment which exceeds the Department of Interior historical standard of 30 business days

A geotech and water report have been prepared and included. During construction, noxious weeds will be controlled by adherence to the Weed Management and Revegetation Plan approved by Missoula County Weed District. This plan will be recorded as part of the covenants for the subdivision. After construction of infrastructure, noxious weed growth will be controlled via requirements, covenants and oversight by lot owners.

a. Public lands

i. Is the subdivision proposal adjacent to public lands? **Yes**

1. If yes, describe any applicable land management policies of any public lands adjacent to or near the proposed subdivision. **The applicable land management policy is Missoula Urban Area Open Space Plan 2019. This policy calls for protection of the Riparian Area.**
2. If yes, describe how access to public lands will be affected by this subdivision. **The subdivision will donate open space to Missoula City Parks and Recreation Department. This subdivision will not affect public lands or existing access to public lands.**

b. Historical features

i. Are there any known historic, paleontological, archaeological or cultural sites, structures or objects on or within a half-mile of the proposed subdivision? **Yes, there are known sites within the vicinity.**

1. If yes, identify any known historical, paleontological, archaeological, or cultural sites, structures and/or objects within a half-mile of the proposed subdivision, provide a site map identifying these features which may be affected by the proposed subdivision and describe any plans to protect such sites or properties. **The known historical features within a half mile of the property are included in a list from SHPO in Section E. No historical, paleontological, archaeological or cultural sites will be affected by this subdivision. There are several structures over 50 years old on the property. A historical consultant was hired to assess these structures and determine their potential for listing on the National Register of Historic Places. The consultant determined they were likely not eligible for the register. The consultant also determined that there was no connection to Senator Mansfield as was referenced by a neighbor at the neighborhood meeting. These findings were submitted to the City of Missoula Historic Preservation Officer and SHPO who agreed. This information is located in Section E of this submittal.**

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2. If yes, discuss the impact of the proposed development on any historic features, and need for inventory, study and/or preservation with the State Historic Preservation Office (SHPO). Provide a written statement outlining any recommendations of SHPO and any plans for inventory, study and/or preservation and any mitigation planned to overcome any adverse impacts. **Correspondence between Consultant, City of Missoula Planning Staff, City of Missoula Historian, SHPO, CSKT, and an independent historian have all been included in Section E. of this submittal. There is no mitigation planned as there will be no adverse impacts per research provided.**

c. Water rights

i. Have the water rights been severed from the subject property? **No**

d. Groundwater

i. Does high seasonal groundwater rise within 15 feet of the surface of the property? **No**

1. When evidence of high groundwater or unstable soil is present, provide a groundwater drainage mitigation plan prepared by a licensed professional engineer to mitigate the problem. The plan shall include, but not be limited to, measures to prevent the migration of groundwater through water, sewer and drainage trenches. **N/A**
- ii. What are the maximum and minimum depths to the water table, and on what dates were those depths determined? **There is one existing well located nearby the property.**

This well is known as GWIC ID:68549. This well shows a static water level of 35 feet in January of 1951. Water was found between 52 and 56 feet. The Missoula Water Quality District has a monitoring well located in Greenough Park. This well is known as WQD WELL W131914C. This well is located approximately at 3273 feet above sea level. This well shows a high water level of 6.5 feet below ground surface in late May to early June of each year. The lowest water level is recorded typically in September of each year around 9 feet below ground surface. This subdivision site is approximately at 3300 feet above sea level. Based on this information, groundwater is expected at 33.5 feet below ground surface in late May to early June as the minimum depth and 36 feet below ground surface in September as a maximum depth.

- iii. What is the depth of aquifers and aquifer recharge areas from the surface of the property? **The aquifer in the lower rattlesnake area is known to be recharged in the rattlesnake wilderness area and surrounding valley. It is not anticipated that this subdivision site contributes to this recharge.**
- iv. Describe the steps necessary to avoid depletion or degradation of groundwater recharge areas. **Continued protection of the rattlesnake wilderness area and management of the natural and man made reservoirs should protect the aquifer from depletion. This subdivision is proposed to be connected to City of Missoula Water and should not affect the aquifer depletion.**

e. Surface water

- i. **Delineated floodplain.** Is any portion of the property within a FEMA-designated 100-year or Shaded Zone X floodplain? **No**
 1. If any portion of the property is within a FEMA-designated 100-year or Shaded Zone X floodplain, provide a map with a legend showing the designated areas, and/or areas removed by FEMA through a Letter of Map Amendment. **N/A**
- ii. **Non-delineated floodplain.** Are any proposed building sites within 20 vertical feet and 1,000 horizontal feet of a stream draining an area of 15 square miles or more and in the same drainage basin, in an area where no official floodway delineation or floodway study of the stream has been made (in accordance with 3-010.2A)? **No**
 1. If any proposed building sites are within 20 vertical feet and 1,000 horizontal feet of a stream draining an area of 15 square miles or more and in the same drainage basin, in an area where no official floodway delineation or floodway study of the stream has been made (in accordance with Section 3-010.2A), submit a Flood Hazard Evaluation Report. **N/A**
- iii. **Mapping.** Locate on a plat overlay or sketch map all surface water and the delineated floodways that may affect or be affected by the proposed subdivision including natural water systems (streams, lakes, rivers, or marshes), artificial water systems (canals, ditches, aqueducts, reservoirs, irrigation or drainage systems), and land subject to flooding. **An intermittent drainage is located at the bottom of the open space area. This drainage has been shown on the Supplemental Data sheet. Please see Section A.**
- iv. **Description.** Describe all surface water that may affect or be affected by the proposed subdivision including name, approximate size, present use, and time of year that water is present. Describe the proximity of proposed construction (such as buildings, sewer systems, and roads) to surface waters. **There is an intermittent drainage located at the bottom of the proposed open space. This drainage flows during the spring months of the year. This is a small drainage that is approximately 1' wide during the time of the year it runs. This drainage is located in the proposed open space. The**

home-sites adjacent to the open space have a 20' rear yard setback from the limits of the open space. The only other applicable surface water is the Rattlesnake Creek which runs through Greenough Park approximately 100' to the east of the subject property. The Rattlesnake Creek is approximately 60' wide, it is used for recreational purposes, and has water present within its banks all year long. All construction will occur on the subject property which is physically and topographically separated from the creek. Please see the Surface Water Memo in Section D.

- v. **Wetlands.** If wetlands are present, the subdivider shall provide wetlands investigation completed by a qualified consultant using the U.S. Army Corps of Engineers' Wetlands Delineation Manual Technical Report Y-87-1 (1987 Manual). If the investigation indicates the presence of wetlands, a wetlands delineation shall be shown on the final plat. If any construction or changes are proposed which require a 404 Permit, the subdivider shall provide evidence of such permit to the planning department. **N/A**
- vi. **Water quality.** Please indicate which if any of the following water quality permits have been applied for and describe the reasons why these permits are required: **N/A**
 - 1. 310 Permit (Local Conservation District)
 - 2. SPA 124 Permit (Department of Fish, Wildlife, and Parks)
 - 3. Floodplain Permit (City Floodplain Administrator)
 - 4. Section 404 Permit, Section 10 Permit (U.S. Army Corps of Engineers)
 - 5. 318 Authorization (Department of Environmental Quality)
 - 6. Navigable Rivers Land Use License or Easement (Department of Natural Resources and Conservation)

f. Vegetation and Riparian Resource Areas

- i. **Plant types.** Describe the vegetative types by plant community, relative age, and condition. **The project site consists of a mix of grasses, shrubs, trees, and weeds. The age of this vegetation varies from a year or less to trees that are likely older than 20-30 years. Although this area is not irrigated, the vegetation appears to be in a healthy condition.**
- ii. **Measures to preserve existing vegetation.** Describe any measures that will be taken to preserve trees and other natural vegetation as much as possible (such as locating roads, lot boundaries, and planning of construction to avoid damaging tree cover). **The open space area contains the densest population of existing tree cover and shrubs. This area is proposed to be protected as community open space.**
- iii. **Critical plant communities.** Describe measures that will be taken to protect critical plant communities (such as keeping structural development away from these areas, and setting aside areas for open space). **This project contains no known critical plant communities.**
- iv. **Weeds.** Identify areas containing noxious weed growth. Describe proposed means of weed control, especially means to prevent weed growth on areas disturbed by construction. **There are weeds intermixed with the other vegetation throughout the property. The presence of weeds has been noted on the Vegetation Exhibit.**

The Greenough Heights Subdivision will be required to submit and follow a Revegetation Plan for Disturbed Sites and a Weed Management Plan. These plans have been prepared in accordance with the Missoula Comprehensive Subdivision

Weed Management Plan Guidelines. The plans will need approval from both the Missoula County Weed District and the Planning Department. These plans detail the current conditions of the site, the weed management goals for the subdivision, and it specifies specific weed management techniques (control actions) that must be followed to ensure noxious weeds are actively managed on the property in perpetuity. A copy of the plan has been included; please see Section C.

- v. **Wetlands and riparian resource areas.** Are there any wetland and/or riparian resource areas on the property per Section 2-020.102? **Yes**
1. If Riparian Resource Areas are within or adjacent to the proposed subdivision, provide a Riparian Management Plan per the submittal requirements in Sections 3-130.3 and 5-020.14L. Show areas of riparian resource and proposed buffers on a supplemental data sheet. **Please see supplemental data sheets in Section A.**
- vi. **Map.** Provide a map showing the distribution of the vegetation types (such as existing trees, vegetation clusters, marsh, grassland, shrub, coniferous forest, deciduous forest, mixed forest) and critical plant communities such as stream bank or shoreline vegetation, vegetation on steep or unstable slopes, vegetation on soils highly susceptible to wind or water erosion. **A vegetation map has been included in Section B.**

g. Geology / Hydrology / Soils / Slopes

- i. **Description.** Describe the geologic, soil, or topographic conditions and any measures that will be taken to address potential problems encountered in the construction of roadways, basements, water supply trenches, sewer supply trenches, septic tank and drainfield installation, and/or underground electrical and telephone lines. **A geotechnical report has been included in the application. This report discusses the site's geologic, soil and topographic conditions. There are no potential problems with the construction of roadways, basements, water supply trenches, sewer supply trenches, and/or underground electrical and telephone lines. The project does not include septic tank and drainfield installation.**
- ii. **Cut and fill.** Describe the location and amount of any cut or fill three (3) or more feet in depth and plans to prevent erosion and promote revegetation of those cuts and fills. **A mass grading plan is proposed for the site to optimize the cut and fill quantities that will be required for the road design. Due to the existing topography and the limitation in road design standards, the road will be mostly located on structural fill. The center line of road will range from 1'-6' above existing grade while the lots below the road corridor along the exterior of the site will likely be daylight basement style homes as there is a fill slope catching at a 2:1 max slope. The top of this catch slope ranges from 5'-9' of fill above existing grade. Please see the grading, drainage, and road plans (specifically page 7) showing existing and proposed contours and the locations of cut and fill located in Section D.**
- iii. **U.S.G.S. topographic map.** Provide a detailed current U.S. Geological Survey topographic map with an outline of the subdivision clearly indicated. **Please see included USGS map in Section B.**
- iv. **Limitations map.** Provide a Geologic / Topographic Limitations Map which locates any unusual geologic, soil, or topographic condition on the property which may limit the capability for building or excavation using ordinary and reasonable construction techniques. Conditions include, but are not limited to: shallow depths to bedrock, depth

to aquifers and aquifer recharge areas (source: Montana Bureau of Mines and Geology Groundwater Information Center - GWIC), basin closures (Source: Department of Natural Resources, Missoula Regional Office), a high groundwater table, unstable or expansive soils, and slopes in excess of 25%. **A slope category exhibit has been included as part of the slope analysis report in Section D. There are no unusual geologic, soil, or topographic conditions that limit the property.**

- v. **Geotechnical report.** If the proposed subdivision includes land areas with the potential for landsliding, slope instability, or high ground water, provide a report by a qualified soil or geotechnical engineer indicating the locations, character, and extent of all areas subject to landsliding, slope instability, and high ground water, and prominently designate these areas on the preliminary plat and other records of conveyance. **A geotechnical report has been included for the project site in Section D.**
 - vi. **Steep Slopes/Slope category map.** Does the subject property have slopes of 25% or greater? **Yes**
 - 1. If yes, designate these areas as "No-Build Zone/Steep Slope" on the plat. **Please see Section A for the variance request regarding no-build zones.**
 - vii. **Hillside density adjustment calculation worksheet.** If the subdivision has sites proposed for development located on slopes over fifteen (15) percent, submit a hillside report per the requirements in Section 5-020.14E and a density adjustment calculation worksheet per the requirements in Section 3-140.4. A hillside density adjustment calculation worksheet is available at the Development Services Office. **Please see the included Slope Map and Slope Analysis Report in Section D.**
- 4. IMPACTS ON WILDLIFE AND WILDLIFE HABITAT:** Answer the questions below. In addition, provide a narrative that identifies the adverse impacts and describe proposed avoidance and mitigation efforts that will be used to reasonably minimize potentially significant adverse impacts to wildlife and wildlife habitat. **No potentially significant adverse impacts have been identified based on the criteria outlined within this section of the application. The proposed mitigation described in this section will minimize potential impacts to wildlife and wildlife habitat.**
- a. **Species types.** Per Montana Fish, Wildlife, and Parks maps and data, which species of fish and wildlife use the area to be affected by the subdivision? **A Wildlife and Wildlife Habitat Exhibit has been included in Section B. The exhibit identifies the wildlife that Montana Fish, Wildlife, and Parks database lists as being known to utilize all or a portion of the section, township, range that this project is located within.**
 - b. **Wildlife mitigation.**
 - i. Describe any proposed measures to protect, enhance, or minimize degradation of wildlife habitat (such as keeping buildings and roads back from shorelines, setting aside marshland as open space, using a cluster development to limit development on sensitive areas). **No impacts have been identified based on the criteria outlined within this section. No mitigation has been proposed as no impacts have been identified based on the criteria outlined below.**
 - ii. Describe any proposed measures to minimize or mitigate conflicts between residents and wildlife (such as covenants that require garbage and pet food to be kept indoors). **The proposed use of the property is not anticipated to increase the conflicts between residents and any wildlife as the property is proposed for residential use.**

- c. **Map.** Provide a map identifying any known critical or key wildlife areas such as big game winter ranges, grizzly bear linkage corridors, waterfowl nesting areas, habitat for rare or endangered species, and wetlands and riparian resource areas per Montana Fish, Wildlife, and Park's maps and data and other appropriate resources. **A Wildlife and Wildlife Habitat Exhibit has been included in Section B.**

5. IMPACTS ON PUBLIC HEALTH & SAFETY: Answer the questions below. In addition, provide a narrative that identifies the adverse impacts and describe proposed avoidance and mitigation efforts that will be used to reasonably minimize potentially significant adverse impacts to public health and safety. **No potentially significant adverse impacts have been identified based on the criteria outlined within this section of the application.**

a. **Air Stagnation Zone.** Is the property within the Air Stagnation Zone? **No**

b. **Airport Influence Area.** Is the property within the Airport Influence Area? **No**

- i. If the property is within the Airport Influence Area, provide a map showing the boundaries of the Airport Influence Area with the site identified and other sub-areas (such as Runway Protection Zone (RPZ), Extended Approach and Departure Areas (EADA), and the 65 dnL noise contour). **N/A**

c. **Avoidance and mitigation of hazards.** Describe avoidance or mitigation measures that are proposed to address identified hazard(s) and provide a map locating the hazards.

Examples of health and safety hazards are:

- i. areas containing high pressure gas lines or high voltage lines;
- ii. land on or adjacent to Superfund or hazardous waste sites;
- iii. land on or adjacent to abandoned landfills, mines, well, waste sites or sewage treatment plants; and
- iv. areas identified as a high seismic hazard

Not applicable, the land is not adjacent to any hazards.

d. **Nuisances.** If the proposed subdivision contains on-site or nearby off-site land uses that create a nuisance (such as noise, dust, smoke, or unpleasant odors), identify such nuisances and describe avoidance or mitigation measures that are being proposed to address them. **The subdivision will not create any nuisances in the area.**

6. COMMUNITY IMPACT REPORT & IMPACT ON LOCAL SERVICES: Answer the questions below. In addition, provide a narrative that identifies the adverse impacts and describe proposed avoidance and mitigation efforts that will be used to reasonably minimize potentially significant adverse impacts to local services. **The subdivision should provide no major impacts on local services.**

a. **Transportation facilities – motorized and non-motorized.** Describe the proposed subdivision's mitigation measures to avoid or minimize congestion (MCA 76-3-501(8)); **The subdivision should not cause any issues with traffic in the area. We have computed the subdivision to add roughly 160 trips to the area. Greenough Drive is equipped to handle this additional transportation. There should be a positive affect on nonmotorized facilities. The subdivision will add sidewalks in an area that is already being used for sidewalk. This will help control erosion and be safer for the public.**

- i. **Bridges and culverts.** Describe characteristics such as location, name, type, width, design load, and vertical clearance, of any existing or proposed bridges or culverts within

the subdivision or on roads providing access to the subdivision. **There is an existing culvert on the west side of the property.**

- ii. **Non-motorized transportation facilities.** Describe existing and proposed non-motorized transportation facilities that will serve the proposed subdivision, including sidewalks and bike lanes/stripping. **There is about .2 miles of sidewalk from the interstate overpass of I90 on W Greenough Drive headed northwest towards the site. After the end of the sidewalk the road has a shoulders on both sides. There is a guard rail before the property and currently it seems the public uses the land outside of the bridge as an informal sidewalk. The subdivision would add sidewalk as shown on the supplementary data sheets. The sidewalk will also be on both sides of the proposed road.**

- iii. **Bus Routes.** Provide a map showing the locations of any bus stops and turnarounds for school buses and public transit, or provide a narrative description of bus routes in lieu of a map. If the project is located on an existing school bus route, show the route and the nearest bus stop relative to the proposed subdivision. If a bus stop is proposed within the subdivision, indicate the type and location on a Supplemental Data Sheet. **Please see Bus Route Map in Section B displaying current school bus stops.**

- iv. **Roads.** Complete the following table to describe current conditions and, if applicable, any proposed improvements to roads serving the subdivision. If necessary, provide information about additional roads on a separate sheet.

<i>Road name</i>	W Greenough Dr.	Road A		
Onsite or offsite	Offsite	Onsite		
Right-of-way type (public/private) If public, state the jurisdiction.	City	City		
Right-of-way width	Varies	70'		
Surface type (gravel, chip-seal, asphalt)	New Asphalt with Chip and seal	Asphalt		
Surface width and, if applicable, shoulder width	30'	31'		
Maximum grade	8%	8%		
Road length	1 mile before turning into Duncan Dr.	Approximately .2 miles		
Maintenance responsibility (City, private)	City	City		
Road maintenance agreement (if private) (yes, no, or N/A)	N/A	N/A		
Curbs/gutters Drainage swales	Road has curb/gutter, no swales.	Road has curb/gutter, no swales		
Sidewalk, trail, and boulevard widths	7'	5'		
Bike Lanes	N/A	N/A		
Estimated time for completion	Already complete	2023		

Road Classification (collector, arterial, etc.)	Collector	Residential		
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1. **Year-round access.** If year-round vehicular access to all lots and common facilities within the subdivision is not provided, explain why. **There will be year-round vehicle access to all lots and common facilities within the subdivision.**

2. **Arterial access.** If access to any individual lot is directly from an arterial street or road, explain why access was not provided by means of a road with a lesser classification. **N/A**

3. **Private road access.**
 - A. Does access to the property cross any private properties not owned by the subdivider or property owner? **No**
 - i. If access to the subdivision is across private property not owned by the subdivider, provide a list labeled "Legal Access" containing the names and owners of those properties. Include documentation of perpetual legal access (including but not limited to easements, agreements, and access permits or other forms of access permission) or describe how perpetual legal access will be obtained prior to the filing of the final plat. The documentation must be sufficient to demonstrate perpetual legal access. The information must be provided for any access routes required. **N/A**
 - B. Are private roads proposed? **No**
If private roads are proposed, include a private road maintenance plan in a development agreement or draft covenants. **N/A**
 - C. Are short courts proposed? **No**
If short courts are proposed, provide a plan meeting the standards of Section 3-020.6B and a variance request addressing the criteria in Section 6-010. **N/A**
 - D. Are Homezone/Woonerf streets proposed? **No**
If Homezone/Woonerfs are proposed, provide a plan meeting the standards of Section 3-020.7 **N/A**
 - E. Are Cul-de-sac/Circle/Loop streets proposed? **No**
If Cul-de-sac/Circle/Loop streets are proposed, provide a plan meeting the standards of Section 3-020.5B and a variance request addressing the criteria in Section 6-010. **N/A**

4. **Traffic impact narrative:**
 - A. What is the expected increase in the number of automobile trips per day that the proposed subdivision will generate? For traffic estimates, please reference the most recent edition of *Trip Generation: An ITE Informational Report*. **160 Trips Per Day**
 - B. Identify all existing transportation corridors, (including bicycle and pedestrian routes) within a quarter-mile radius of the project and provide a summary describing how this project is likely to impact those transportation corridors. **The western boundary of the property is directly adjacent to Greenough Drive. This project proposes two access points onto Greenough Drive. Greenough Drive is without sidewalks or bike lanes in this location. The only other applicable transportation corridor is the trail in Greenough Park. This trail is located directly east of the project site.**
 - C. What are the planned improvements to existing public and private access roads to mitigate the impacts anticipated from this subdivision? **The subdivision will**

add sidewalks adjacent to W Greenough Drive. The subdivision will also add curb and gutter adjacent to W Greenough Drive.

5. **Street and road plans**, including at a minimum, the following information:
 - A. Using the subdivision plat as a base map show the following:
 - i. Street names
 - ii. Right-of-way widths
 - iii. Surface widths
 - iv. Street grades
 - v. Type and location of sidewalks and curbs/gutters
 - vi. Minimum site distances and curb radii at corners
 - vii. Locations and characteristics of bridges and culverts
 - viii. Location of street lights
 - ix. For cul-de-sac streets, provide the widths of turn-around radii, minimum right-of-way widths at turn-arounds, minimum surface widths at turn-arounds and total length
 - x. Number and location of on-street parking spaces, if applicable
 - xi. Bike lanes – existing or proposed.
Street and road plans have been included with this submittal. Please see Section D for the Grading, Drainage and Road Construction Plans.
 - B. **Typical cross sections** including pavement and base thickness for each type of proposed road or road improvement proposed within the subdivision and adjacent to the subdivision which serves the subdivision. **This has been included in the street and road plans have been included in Section D.**
 - C. **Road profiles and cross sections** for all proposed streets and roads which have grades exceeding seven (7) % or cuts/fills exceeding three (3) feet **Please see the Grading, Drainage, and Road Plans included in Section D. We have also requested a variance regarding slopes, please see Section A.**
6. **Grading and drainage plans**, including at a minimum the following information:
 - A. Provide a report that addresses the following:
 - i. A description of the proposed storm drainage and calculations for a 10-year frequency 1-hour storm and a 100-year frequency 1-hour storm on site and a method to mitigate adverse impacts for a 100-year frequency 1-hour storm. **The Grading and Drainage Report has been included with to address the above items in Section D.**
 - ii. Conveyance, treatment, and disposal of storm water for both on-site and off-site facilities. **The Grading and Drainage Report has been included in Section D.**
 - B. Using the subdivision plat as a base map, show the following:
 - i. proposed grades of all streets;
 - ii. proposed drainage facilities for all lots, blocks, and other areas (show accurate dimensions, courses and elevations);
 - iii. graded slopes;
 - iv. existing and proposed contours; and
 - v. design for suitable drainage facilities for any surface run-off. If detention or retention areas are proposed, provide cross sections of the facilities and inlet and outlet location and elevations. **The Grading and Drainage Report has been included to address the above items in Section D.**
 - C. Provide a storm water pollution prevention plan (SWPP) for all lots, blocks, and other areas (show accurate dimensions, courses and elevations). **The Grading and Drainage Report has been included to address the above items in Section D.**

D. Submit a Slope Category Map showing grades between 5-10%, 10.01%-20%, 20.01%-25%, and over 25%. **Please see the Slope Category Map included in Section D.**

7. **Traffic study.** Submit a Traffic Study if the proposed subdivision generates 200 or more average weekday daily trips and the City Engineer requires submittal of a Traffic Study. The Traffic Study must address the current capacities of adjacent roads and nearby intersections and provide an analysis of level of service (LOS) changes that will occur as a result of the development of the proposed subdivision. Identify the adverse impacts and describe proposed avoidance and mitigation efforts that will be used to reasonably minimize potentially significant adverse impacts to transportation facilities. If the City Engineer determines that a Traffic Study is not required, submit written documentation indicating so. **According to the U.S. Department of Transportation Federal Highway Administration "The average U.S. household currently produces 9.5 trips a day, by all modes, about 82 percent of which are vehicle trips. The remaining trips include other modes of travel such as transit, bicycling, and walking." (source <https://www.fhwa.dot.gov/policy/2010cpr/chap1.cfm>). Based on this math, the average household generates 7.79 or 8 trips per day. The estimated number of weekday daily trips for this subdivision is 160.**
8. **Coordination of roads.** Describe how the subdivision provides for coordination of roads within subdivided land with other roads, both existing and planned (per MCA 76-3-603(d) & MCA 76-3-501 and the Subdivision Regulations Section 1-030.3B). **Coordination with city engineering will be ongoing through staged engineering submittal guidelines according to the public works manual.**
9. **Right-of-way Easements.** Describe the dedication of land for roadways and for public utility easements or the provision for right-of-way easements per MCA 76-3-501(3) and Subdivision Regulations Section 1-30C. **We understand that we are responsible for improving the east half of Greenough Drive to collector road standards. Greenough Drive is located within a 30' wide roadway easement (not right-of-way(ROW)), entirely offsite of the subdivision property. Additionally, Greenough Drive does not perfectly parallel our western property line. Therefore, we are proposing to dedicate varying amounts of ROW necessary for a collector road. When we offset the centerline of the existing road 40' the portion of the ROW on our subject property varies in width ranging from approximately 10.5' to 27.7' in order to meet half street improvements. Please see Sheets 2 and 3 of the Supplemental Datasheets within Section A, as well as Detail D on Sheet D2 of the Grading, Drainage, and Road Construction Plans within Section D for further detail.**

b. Utilities and Services: Answer the questions below. In addition, provide a narrative that identified the adverse impacts and describe proposed avoidance and mitigation efforts that will be used to reasonably minimize potentially significant adverse impacts to utilities. **There have been no mitigation efforts proposed due to no known adverse impacts. All utilities and services are already within the area due to this being a city subdivision. Expansions to this property will not cause any impacts.**

- i. **Service providers.** List the following services providers and, if applicable, how the service will be provided:
- Electricity: **Northwestern Energy**
 - Telephone: **Numerous wireless providers**
 - Natural Gas: **Northwestern Energy**
 - Cable TV: **Spectrum, Dish, Directv**
 - Solid Waste Collection and Disposal: **Republic Services**
- ii. **Over-head utilities.** If any utilities are proposed to be over-head, explain why. **This project does not propose overhead utilities.**

- iii. **Street lighting.** Is street lighting proposed? **No**
If yes, who will install and maintain proposed street lighting? **N/A**
- iv. **Utilities Plan**, including at a minimum the following information:
1. Existing and proposed utilities located on and adjacent to the tract, including:
 - a. The approximate location, size and depth of sanitary and storm sewers, or the location of septic tanks, subsurface treatment systems, replacement areas, detention/retention basins, and irrigation and storm drainage ditches.
 - b. Approximate location, size and depth of water mains, water lines, wells, and fire hydrants if within 500 feet.
 2. Approximate location of gas lines, electric, cable TV, and telephone lines and street lights. **This data can be found on the Supplemental Data Sheets in Section A.**
- c. **Water supply:** Answer the questions below. In addition, provide a narrative that identifies the adverse impacts and describe proposed avoidance and mitigation efforts that will be used to reasonably minimize potentially significant adverse impacts to water supply. **The proposed lots will connect to the existing water main located in Greenough Drive. No adverse impacts are anticipated from connecting to this water main. Fire hydrants have also been proposed to be used for the lots as shown on the Supplemental Data Sheets. These hydrants will be connected to the public water supply. Additional mitigation has not been proposed as no additional adverse impacts have been identified.**
- i. **Water system.** Identify and describe the type of water supply planned for household use (such as, an existing public or multi-family system, new public or multi-family system or individual system). **This project will connect to the City of Missoula's water system.**
 1. Water supply via wells require well isolation zones. Provide easements for well isolation zones encroaching onto adjoining private property. **N/A**
 - ii. **Nearest public water main.** How far is the proposed subdivision boundary from the nearest public water main? **The nearest public water main is located in the adjacent Greenough Drive road easement.**
 - iii. **Description of use.** Describe how water will be provided for household use. **A water main connecting to the existing Missoula water system is proposed to provide water for household use.**
 - iv. **Capacity.** Indicate the number of gallons per day of water the proposed subdivision will require and whether the water supply is sufficient to meet the needs of the anticipated, final population of the subdivision. Are there any anticipated effects on existing water systems or wells within the area? **This property will connect to the Missoula Water Municipal Water Facilities. These facilities will be expanded to serve the lots. We estimate that each home will utilize approximately 150 gallons per day (GPD) of water. The total estimated GPD for the entire project is 3,000. A "will serve" letter has been obtained from the City confirming the existing water system can provide water to this development. There are no known impacts to surrounding existing wells or Public Water Supply systems.**
 - v. **State standards.** Indicate whether the plans for water supply meet the standards of MDEQ for quality, quantity and construction criteria. **Montana Department of**

Environmental Quality (MDEQ) standards will be met for this project. MDEQ approval will be required to extend the existing water facilities to service the lots.

- vi. **Existing public system.** If the subdivider proposes to connect to an existing water system:
1. Identify and describe that system. **Missoula Water Municipal Facilities**
 2. Provide written evidence that permission to connect to that system has been obtained. **Please see the intent to serve water and sewer letter from the City of Missoula included in Section D.**
 3. State the approximate distance to that system. **The nearest water main is located in Greenough Drive.**
 4. State the cost of extending or improving the existing water system to service the proposed development **Preliminary, approximate costs are \$200,000.**
 5. Show that the existing water system is adequate to serve the proposed subdivision. **Please see intent to serve water and sewer letter from the City of Missoula which discusses the City's capacity of the water system. This intent to serve letter is located in Section D.**
- vii. **New public system.** If a separate public water system is to be installed, describe:
1. Who is to install that system and when it will be completed. **N/A**
 2. Who will administer and maintain the system at the beginning of subdivision development and when subdivision is completed. **N/A**
 3. Provision of evidence that the water supply is adequate in quantity, quality, and dependability (75-6-102 MCA). **N/A**
- viii. **Individual system.** If individual water systems are to be provided, describe the adequacy of supply of the ground water for individual wells or cisterns and how this was determined. **N/A**
- d. **Sewage disposal:** Answer the questions below. In addition, provide a narrative that identifies the adverse impacts and describe proposed avoidance and mitigation efforts that will be used to reasonably minimize potentially significant adverse impacts. **The lots are currently within the Missoula Wastewater Facilities Service Area and are proposed to connect to the public sanitary sewer disposal facilities. They will connect via sewer service lines to an existing sewer main currently located in the Greenough Drive easement, adjacent to the property. Additional mitigation has not been proposed.**
- i. Identify and describe the type of sewage disposal system planned for the subdivision. **The subdivision is proposed to connect to City sewer.**
 - ii. How far is the proposed development boundary from the nearest public sewage system main? **The nearest public sewage system main is located directly adjacent to the property in Greenough Drive.**
 - iii. Is the property currently wholly within a Wastewater Facility Service Area and eligible to access public sanitary sewer disposal facilities? **Yes**
 1. If yes, provide the approval letter from the City Sewer Service Review Committee certifying the property for connection to and usage of the public sanitary sewer system. **Please see included "Will Serve" letter from the City of Missoula in Section D.**
 2. If any portion of the property is outside the Wastewater Facility Service Area, provide a copy of the City Council-approved Resolution expanding the Wastewater Facility Service Area to serve the property. **N/A**

e. **Schools:** Answer the questions below. In addition, provide a narrative that identifies the adverse impacts and describe proposed avoidance and mitigation efforts that will be used to reasonably minimize potentially significant adverse impacts to schools. **No potentially significant adverse impacts have been identified based on the criteria outlined within this section of the application. Since no potentially significant adverse impacts have been identified, no mitigation is proposed.**

i. Identify the name of the schools and school districts (elementary and secondary) that will serve the proposed subdivision. **Rattlesnake Elementary School, Washington Elementary School and Hellgate High School**

ii. Estimate the number of school-aged children this subdivision is likely to add to the district. **10- This number was reached by taking the average household size according to the 2020 Census for Missoula County and the children 18 and under percentage of the population. The average household size is 2.31 persons times 20 houses is 46.2 persons. The percentage of children under 18 in the population is 21%. So the amount of children is 9.7 rounded to 10.**

f. **Emergency Services:** Answer the questions below. In addition, provide a narrative that identifies the adverse impacts and describe proposed avoidance and mitigation efforts that will be used to reasonably minimize potentially significant adverse impacts to emergency services. **No potentially significant adverse impacts have been identified based on the criteria outlined within this section of the application. The site can be adequately served by the existing emergency service providers. Fire hydrants are proposed to be installed with the subdivision as shown on the Supplemental Data Sheets. No additional mitigation is proposed.**

i. Complete the table below:

	Name of service provider	Distance between service provider and proposed subdivision
Fire protection	City of Missoula Fire Department	~.5 miles
Police protection	Missoula Police Department	~.9 miles
Ambulance	St. Patrick Hospital	~1.1 miles

ii. How will water supply for fire protection be provided? **Fire hydrants are proposed to be installed with the subdivision for fire protection purposes. The hydrants will be installed in the required locations to meet the City's fire protection standards.**

iii. Is the property, or any portion of the property, located within a Wildland Residential Interface? **Yes**

1. If yes, include the standards in Exhibit 6 of the Subdivision regulations in a development agreement between the governing body and the developer or in the covenants, except in those cases when the need to protect areas of riparian resources or habitat for species of special concern outweigh the danger of wildfire. **Please see the Defensible Space plan approved by City of Missoula Fire Chief and added as Exhibit B to the Draft Covenants located in Section C of this submittal. The riparian area will be protected due to dedication to the City of Missoula Parks Department of Open Space/Parkland Dedication.**

2. If yes, does the subdivision design include more than one access route providing ingress and egress from within the subdivision that meets the standards contained in Section 3-020.4L for providing emergency travel? **Yes**

iv. If the proposed subdivision is not within a fire district, provide an application for annexing into the appropriate fire district. **Not applicable the subdivision is within City Fire.**

g. Housing: Answer the questions below. In addition, provide a narrative that identifies the adverse impacts and describe proposed avoidance and mitigation efforts that will be used to reasonably minimize potentially significant adverse impacts to housing. **No potentially significant adverse impacts have been identified based on the criteria outlined within this section of the application. The proposed mitigation described in this section will minimize any potential impacts to housing.**

- i. Describe the total number of dwellings anticipated by type (such as single dwelling, multiple dwelling, or mobile home). **There will be 20 single dwellings.**
- ii. Estimate the market cost of the dwellings and rents for rental units in this subdivision. **\$500,000**
- iii. What is the approximate average number of bedrooms per dwelling unit anticipated for the subdivision? **3-4 bedrooms per dwelling**
- iv. Is the subdivision planned as a second home? **No**
- v. What is the expected date of full development and occupancy for this subdivision? **Estimated date for full development and occupancy is 2023-2024.**

i. Open space and parkland dedication: Answer the questions below. In addition, provide a narrative that identifies the adverse impacts and describe proposed avoidance and mitigation efforts that will be used to reasonably minimize potentially significant adverse impacts to open space and park land. **No potentially significant adverse impacts have been identified based on the criteria outlined within this section of the application. The proposed mitigation described in this section will minimize any potential impacts to open space and park land.**

- i. **Open spaces:** Describe how the subdivision provides adequate open spaces for travel, light, air, and recreation (per MCA 76-3-501(5)). **The subdivision is adjacent to a park and dedicates the open space to Missoula’s City Parks. The open space will allow for light, air, and travel within the neighborhood and for surrounding neighborhoods.**
- ii. **Park land:** Complete the table below to calculate the park dedication requirement for the subdivision:

	Lots 0-0.5 acres	Lots 0.51 – 1.0 acres	Lots 1.01 – 3.0 acres	Lots 3.01 - 5.0 acres	Lots >5.0 acres	All Other Lots	Total
No. of dwellings/ acre proposed or allowed by zoning	1 or 2	1	1	1	1		
Total acreage in lot category	3.55acres					x	
Park dedication requirement	x 0.11	x 0.075	x 0.05	x 0.025	x 0	x 0.02	
Park dedication requirement	=.39acres	=	=	=	0	=	<u>.39 acres</u>

Total parkland proposed							<u>.63acres</u>
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1. How will the parkland requirement be satisfied (such as public parkland dedication, common area deeded to a property owner’s association, previous parkland dedication, cash in-lieu, or waiver of dedication)? **The parkland dedication will be met through an open space dedication to City of Missoula Parks Department.**
2. If common area is proposed, provide a description of the proposed park and recreation facilities, maintenance and development schedule. Describe how park and recreation facilities will be installed and maintained. Common areas must be installed, inspected, and approved prior to being turned over to the Homeowners’ Association. **Maintenance to the open space will be determined by the City of Missoula Parks Department.**
3. If cash-in-lieu is proposed, describe the circumstances that make the parkland dedication undesirable. At the time the final plat is filed, an appraisal of the fair market value of the un-subdivided, unimproved amount of land that would have been otherwise dedicated to parkland will be required to be provided by the subdivider. **Cash-in-lieu is not proposed.**
4. If the parkland requirement will be satisfied through a previous dedication, describe the original dedication and demonstrate how the previous dedication meets the requirements for this proposal. **N/A - there is no previous dedication.**
5. If this is a manufactured home community or recreational vehicle park, have plans been made to develop a recreation area? **N/A**
 - a. If yes, provide a proposed preliminary plan with as much applicable information as is required to be shown on a preliminary plat. **N/A**

L. PRELIMINARY PLAT REQUIREMENTS: Preliminary plat submittals must conform to the requirements of the Subdivision Regulations Section 5-010. The following list is provided in order to assist applicants in preparing preliminary plats; however, it is not intended to be an all-encompassing or exclusive list.

1. **Preparation:** The plat must be prepared by a professional land surveyor licensed to practice in the State of Montana.
2. **Format:** The size of the plat must be 24" x 36" with a 1½" margin on the binding side and should be folded to a maximum of 9" x 12". Each sheet shall show the number of that sheet and the total number of sheets included.
3. **Identifying Information:** The following identifying information must be clearly indicated on the plat.

<input type="checkbox"/> Subdivision or development name	<input type="checkbox"/> Names of owner(s) of record and sub-divider(s)
<input type="checkbox"/> Legal description	<input type="checkbox"/> Date plat was drawn
<input type="checkbox"/> North arrow	
<input type="checkbox"/> Scale used on the plat	
4. **Survey Information:** The following survey information shall be shown on the preliminary plat or shall be contained in a written statement or supplementary drawing accompanying the preliminary plat:
 - Exterior boundaries of the platted tracts;
 - Approximate location of all section or legal subdivision corners pertinent to the subdivision boundaries. Township, range, principal meridian, section and quarter section(s) if portion of a section, or other general legal description;

- Approximate dimensions and area of each lot. Lots and blocks shall be designated by number and area.
- All streets, alleys, avenues, roads, and highways and the proposed width of each, with existing and proposed street names;
- The area, locations, boundaries, and dimensions of all parks, common areas, and other areas dedicated for public use;
- The total gross area of the subdivision and the total net area, exclusive of public areas and rights-of-way;
- Ground elevations of the tract: elevations and benchmarks. Contour intervals shall be vertical intervals of two (2) feet where the average slope of the subdivision is less than ten (10) percent and at intervals of five (5) feet where the average slope of the subdivision is ten (10) percent or greater;
- Approximate location and identification of all existing and proposed private and public easements and rights-of-way, including descriptions of their widths and purposes;
- Existing and/or proposed irrigation ditch easements;
- Easements for any feature or improvement that encroaches onto adjoining private property;
- Proposed locations of intersections, other access points and access control lines for any subdivision requiring access to major highways or thoroughfares, including those under state jurisdiction;
- Identified hazard areas shall be prominently shown on the subdivision plat and in other records of conveyance;
- Any proposed "No-Build Zones" and "No-Build/No-Alteration Zones";
- The area of the subdivision within the FEMA-designated floodway and/or flood-fringe, if applicable.

Variance Requests

Variance Request #1 – Contiguous Building Site

Requirement - We are requesting a variance from Article 3-140.3, minimum building site. The regulation requires all lots to have a contiguous building site area of at least 2,000 square feet, none of which may contain slopes greater than 25%.

Variance Request – We are requesting a variance to for lots 19 and 20. These lots do not have 2,000 square feet of contiguous building site area less than 25%. The existing driveway, which will be removed with the new subdivision, runs through these two lots. The slopes were manmade slopes over 25% to account for the driveway.

Mitigation – The driveway will be removed from these lots due to implementation of Road A usage in the subdivision. Therefore the slopes on these lots will be removed during construction by lot owners.

The following points address the six criteria for requesting a variance in accordance with Missoula City Subdivision Regulations Section 6-010:
(IMEG Corp's responses in **bold**.)

- 1.) The granting of this variance does not result in a threat to public safety, health or welfare, nor is it injurious to other person or property.
The granting of this variance will not threaten public safety, health or welfare because the slopes on lots 19 and 20 will be removed and are manmade. James Thomasson, a geotechnical engineer with Allwest, completed a Geotechnical Analysis on the site This Geotechnical Evaluation is included within Section D of this subdivision submittal. According to the report, "all lots within the proposed subdivision should be considered buildable from a slope stability standpoint and do not require 'no-build' zone designations." Cale Mages, P.E., of IMEG completed a slope analysis report included within Section D of this subdivision submittal. This slope analysis report indicates that all lots within the subdivision should be considered buildable.
- 2.) The conditions upon which this request for a variance is based are unique to the property for which the variance is sought and are not applicable generally to other property.
The conditions upon which this request for a variance is based are unique to the property because this driveway is unique to the property. The slopes on lots 19 and 20 are manmade for the existing driveway on the property. With the removal of the driveway from the property these slopes will no longer be an issue.
- 3.) Because of the physical surroundings, particular shape, or topographical conditions of the specified property involved, undue hardship to the owner would result if the strict requirements of these regulations are enforced.
The construction of the driveway causing manmade slopes over 25% on Lots 19 and 20 will remove some of the lots available to the public and owner. This would create an undue hardship on the owner and increase the cost of the remaining development and while decreasing the cost of availability to the public. By allowing this variance for a manmade slope the public and the owner would benefit.
- 4.) The variance will not in any manner violate the provisions of the zoning ordinance or any variance granted to those regulations or the Missoula County Growth Policy.
This variance request will not violate the provisions of the zoning ordinance or any variance granted to those regulations or the Missoula County Growth Policy.

- 5.) This variance will not cause any increase in public costs.
This variance will not cause any increase in public costs.
- 6.) The hardship has not been created by the applicant or the applicant's agent or assigns.
The hardship was not created directly by the applicant or applicant's agent. The existing driveway was there when Greenough Heights LLC obtained the property.

We have also included photos on the following page that display the slope due to the driveway.



West side of the existing driveway facing south



East side of the existing driveway facing south



West side of the existing driveway facing north



East side of the existing driveway facing north

Variance Request #2 – West Greenough Drive

Requirement - We are requesting to vary from the following articles in City of Missoula Subdivision Regulations.

- a. Article 3-020. Table .2A which states that, “boulevard width for an urban collector (without parking) should be 7’ minimum.”
- b. Article 3-020.2.B. which states that, “all public and private street and road improvements, including pavement, curbs, sidewalks, bike facilities, and drainage, must be in accordance with the Missoula City Public Works Standards and Specifications and standards prescribed in Table .2A. Where the specifications or standards conflict with other regulations, the regulations of 3-020 apply.
- c. Article 3-020.3C, which states that, public street and road rights-of-way must meet the standards in Table .2A.
- d. Article 3-020.4.B. which states that, “all roadway improvements, including but not limited to pavement, curbs, sidewalks, and drainage must meet Missoula City Public Works Standards and Specifications and the specifications and standards prescribed in these regulations (3-020 Streets, Sidewalks, and Trails); when the specifications or standards conflict, the regulations of 3-020 shall apply.
- e. Article 3-020.15.D.1 which states that, “Sidewalks and boulevards must be provided in all subdivisions and adjacent to all streets in accordance with Table .2A.
- f. Article 3-020.15.D.2(a). which states that, “If the City Council approves a variance to allow sidewalks combined with the curb, the minimum clear space for the sidewalk must be 7 feet on the local streets and 9 feet on collectors and arterial streets, exclusive of the curb. Wider sidewalks may be required in commercial areas based on use as determined by City Engineering.

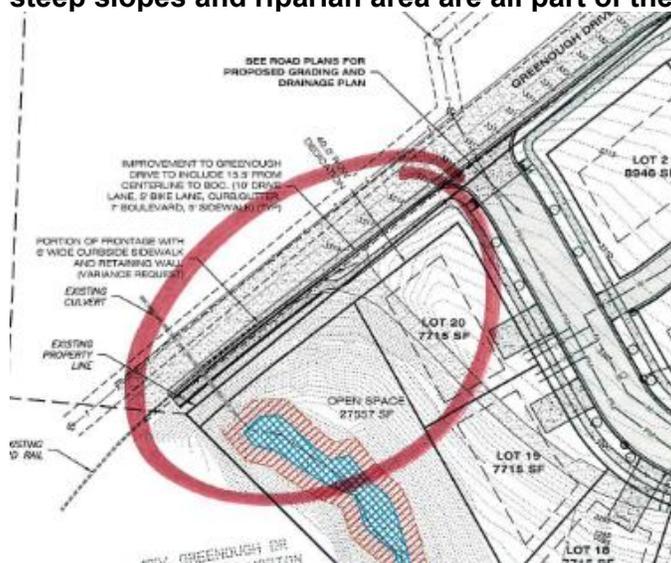
Variance Request –

- a. A variance is requested for the area of West Greenough Drive by and leading up to the existing bridge. (Please see Supplemental Data Sheets for the exact location.) We would like to remove the boulevard width and have a sidewalk against the curb that would be 6’ wide (per email from Troy Monroe June 11, 2021).
- b. A variance to request from Table .2A regarding boulevard width, and sidewalk width.
- c. A variance is requested from standard street improvements associated with table .2A as listed above.
- d. A request to vary from Table .2A regarding the boulevard width in specified place close to the existing culvert. The sidewalk width being 6’ wide instead of 7’ wide due to lack of space, riparian area, and steep slopes.
- e. A request to vary from the boulevard and sidewalk widths as mentioned in Table .2A.
- f. A request to have sidewalks to be 6’ wide due to steep slopes and preservation of riparian area.

Mitigation – The sidewalk would still be provided for the public; however, the sidewalk would be adjacent to the curb. The sidewalk is adjacent to the curb currently in other places on Greenough Drive. This removal of the required 6’ wide boulevard will only apply on the section that is adjacent to the steep slope. This variance would protect the riparian area.

The following points address the six criteria for requesting a variance in accordance with Missoula City Subdivision Regulations Section 6-010:
(IMEG Corp's responses in **bold.**)

- 1.) The granting of this variance does not result in a threat to public safety, health or welfare, nor is it injurious to other person or property.
The granting of this variance will not threaten public safety, health or welfare. The sidewalk and roadway will provide a safe transportation route for all users.
- 2.) The conditions upon which this request for a variance is based are unique to the property for which the variance is sought and are not applicable generally to other property.
The conditions upon which this request for a variance is based are unique to the property. This property has an existing culvert and steep slope with a riparian area. These conditions are unique and the variance would allow for preservation of the riparian area, as well as less fill in the riparian area for adding a sidewalk with boulevard.
- 3.) Because of the physical surroundings, particular shape, or topographical conditions of the specified property involved, undue hardship to the owner would result if the strict requirements of these regulations are enforced.
The topographical conditions of the steep slope from the culvert on the property would create undue hardship on the owner. The owner would have to provide more cut and fill for the additional 6' of boulevard space and endangering the riparian area and disturbing the slope. By allowing this variance there is provision for less disturbance of the natural environment.
- 4.) The variance will not in any manner violate the provisions of the zoning ordinance or any variance granted to those regulations or the Missoula County Growth Policy.
This variance request will not violate the provisions of the zoning ordinance or any variance granted to those regulations or the Missoula County Growth Policy.
- 5.) This variance will not cause any increase in public costs.
This variance will not cause any increase in public costs.
- 6.) The hardship has not been created by the applicant or the applicant's agent or assigns.
The hardship was not created directly by the applicant or applicant's agent. The steep slopes and riparian area are all part of the natural drainage.



Section of West Greenough Drive where the sidewalk is adjacent to the road.



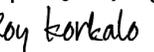
DEVELOPMENT SERVICES

435 RYMAN • MISSOULA, MT 59802 - 4297 • (406) 552-6630 • FAX: (406) 552-6053

CITY REZONE APPLICATION**A. GENERAL INFORMATION**

1. One submittal packet is required for Completeness/Sufficiency Review.
2. Once the application is deemed complete by Development Services (DS), the application fee and 27 submittal packets shall be submitted or 15 submittal packets for Planning Board and staff if an electronic submittal packet is also submitted meeting the electronic packet submittal guidelines. The packets submitted for governing body review must be exactly the same as the packet that was deemed complete.
3. Name of proposed Rezone: **Greenough Heights Rezone**
4. Name(s) of Applicant: **Greenough Heights, LLC.**
Mailing Address: **8702 NE 17th Street Vancouver, WA 98664**
Telephone Number: **360-892-7189**
Email Address: **korkalo@mcn.net**
5. Name(s) of Owner of Record: **Same as applicant**
Mailing Address:
Telephone Number:
Email Address:
6. Name and Company of Representative: **Anna Vickers/IMEG Corp.**
Mailing Address: **1817 South Ave.W Ste A, Missoula MT 59801**
Telephone Number: **406-721-0142**
Email Address: **anna.m.vickers@imegcorp.com**
7. Does the applicant(s) whose signature(s) are included below own at least 35% of the area or number of the parcels included within the area proposed to be rezoned? (Requirement of Title 20, 85.050(A)) **Yes**
8. If the applicant is someone other than the property owner, the owner must also sign the application in the space provided below. **N/A**

Certification: I hereby certify that the foregoing information contained or accompanied in this application is true and correct to the best of my knowledge.

	11/5/2021
<small>F232B89597241C...</small> Applicant's Signature	Date
	11/5/2021
<small>F232B89597241C...</small> Owner's Signature	Date
	11/9/2021
Representative's Signature	Date

B. SUBJECT PROPERTY INFORMATION

General location of subject property and address (if address has been assigned): **1006 W Greenough**
 Legal Description - complete and unabbreviated: **That property described in Book 1046, Page 794, Micro Records of Missoula County and further shown as Areas 15 and 16 on Deed Exhibit No. 3161, Records of Missoula County, located in the Northeast One-Quarter of the Northeast One-Quarter (NE1/4NE1/4) of Section 22, Township 13 North, Range 19 West, Principal Meridian, Montana, Missoula County Montana**

Proposed Legal Descriptions upon subdivision:

Lots 10 -18 of Greenough Heights Subdivision located in the NE1/4 of Section 22, Township 13 North, Range 19 West, PMM, City of Missoula, Missoula County, Montana

and

Open Space of Greenough Heights Subdivision located in the NE1/4 of Section 22, Township 13 North, Range 19 West, PMM, City of Missoula, Missoula County, Montana

Township, Range, Section(s): **Township 13 North, Range 19 West, NE1/4NE1/4 Section 22**

Subdivision, Lot(s), Block(s):

Tract(s), COS#: **C.O.S. Plat M, Acres 5.79**

Bearings & Distances Descriptions (if boundaries of proposed rezone are not exactly the same as the boundaries of the property legally described above):

Geocode: **04-2200-22-1-25-13-0000**

C. ZONING AND GROWTH POLICY INFORMATION

1. Complete the following table (where applicable, indicate Unzoned):

	Zoning	Current Land Use
Adjacent (North)	R8(residential),RM1-45 (Residential, multi-dwelling), PUD/Rattlesnake Hills Estates	residential
Adjacent (South)	OP1(Open Space)	park/open space
Adjacent (East)	OP1 (Open Space)	park/ open space
Adjacent (West)	R8(residential),RM1-45 (Residential, multi-dwelling), PUD/Rattlesnake Hills Estates	residential

2. What is the current zoning of the property (including intensity designator)? **R8 (Residential 8) currently 229,795sqft of the subject property and OP1 (Open Space) currently 22,261sqft of the subject property. OP1 currently is on the southwest portions of proposed Lots 10-18 and southwest portion of the proposed Open Space.**

3. What is the requested zoning for the property (including intensity designator)? **R8 (Residential 8) for all portions of the subdivision that will be developed. This includes roads and lots. This would be a total of 224,859sqft. And OP1 (Open Space) for the open space portion of the subdivision which is proposed to be dedicated to City of Missoula Parks and Recreation. This would be a total of 27,557sqft.**

4. What is the applicable comprehensive plan and land use designation for the property? **Our Missoula 2035 marks this property as residential medium density three to 11 units per acre. There is also the 1995 Rattlesnake Valley Plan which designates this property as six to eight dwelling units per acre.**

5. What is the intended use for the property? **The lots and roads of the property are intended to be used for a residential subdivision. The area that is proposed to be open space is intended to be a protected riparian area owned by the City of Missoula Parks and Recreation.**

D. RESPONSES TO REVIEW CRITERIA REQUIRED BY STATE LAW & THE CITY OF MISSOULA TITLE 20 ZONING ORDINANCE

Review Criteria. Provide a response to the following review criteria for rezone requests.

1. Whether the zoning is made in accordance with a growth policy;

Our Missoula 2035 Growth Policy calls for the property to be residential medium density with three to 11 units per acre. And the 1995 Rattlesnake Valley Plan calls for the property to be six to eight dwelling units per acre. The parcel is 5.79 acres and is comprised of two zoning districts, R8 and OP1. The OP1 zoning makes up approximately .51 acres (22,261sqft) of the parcel, currently. The R8 makes up approximately 5.27 acres (229,951sqft) of the parcel, currently. R8 (Residential 8) for all portions of the subdivision that will be developed. This includes roads and lots. This would be a total of 224,859sqft. And OP1 (Open Space) for the open space portion of the subdivision which is proposed to be dedicated to City of Missoula Parks and Recreation. This would be a total of 27,557sqft. R8 zoning allows for one dwelling unit per 8000 sqft. Our plan is to put 20 units on the parcel. This would make the property density approximately 3.45 units per acre including the current open space or 3.88 dwelling units per acre based on proposed parkland dedication. The requested zoning is in compliance with the growth policy recommendation of residential medium density as well as protects riparian area for the open space.

- 2a. Whether the zoning is designed to facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements

- 2b. Whether the zoning considers the effect on motorized and non-motorized transportation systems;

By allowing the parcel to be rezoned to R8 and OP1, the City would be encouraging inward development and growth where this is presently existing City infrastructure, as well as, protecting the natural riparian area in the area. The property is adjacent to the existing Greenough Park. There is City of Missoula sewer and water line that runs through Greenough Drive adjacent to the property. The property is located within the school districts of Rattlesnake Elementary School district, Washington Middle School and Hellgate High School. There will be adequate transportation provisions for this rezone due to the infrastructure that will be provided from the proposed subdivision as well as existing infrastructure in the area. The designation of the open space and natural gully of the land will also protect this riparian area for nondisturbance of critical natural resources.

3. Whether the zoning considers the promotion of compatible urban growth;

The zoning of R8 allows for compatible urban growth due to the City's inward growth policy. This rezone will allow for a subdivision to take place on the property. The property's ease of connection to existing infrastructure allows for well planned urban growth. While the designation of OP1 also promotes proper urban growth by protecting a riparian area for nondisturbance of critical natural resources.

- 4a. Whether the zoning is designed to promote public health, public safety, and the general welfare;

- 4b. Whether the zoning is designed to secure safety from fire and other dangers;

- 4c. Whether the zoning considers the reasonable provision of adequate light and air;

- 4d. Whether the zoning conserves the value of buildings and encourages the most appropriate use of land throughout the jurisdictional area;

This zoning will promote public health, safety and general welfare by allowing more citizens to live where there are already adequate City services. The zoning will be designed to be secure from safety and fire dangers. The subdivision on this parcel will be connected to City Water and

there will be fire hydrants installed. This will allow to protect the parcel from any fire dangers. The subdivision will also implement a Defensible Space Plan through the covenants. This plan will allow for further control of vegetation adjacent to houses to protect homes from fires. The zoning will allow for adequate light and air due to this being single family homes. The zoning also conserves the land and value of the buildings. While the entire parcel is over 5 acres the parcel has joint zoning of OP1 and R8. In order to allow development on this parcel the parcel must be rezoned for the current southwestern portion of proposed lots 10-18 to R8. And rezoned for the proposed open space to OP1. We are requesting the parcel be zoned R8 due a majority of the parcel being currently zoned R8, alignment with the growth policy, and alignment with the City's Housing Plans and Goals. Our request for the open space to be zoned OP1 protects the riparian area from future land use and development. This also promotes public health safety, adequate light, air, general welfare of the community and natural environment.

5. Whether the zoning considers the character of the district and its peculiar suitability for particular uses;

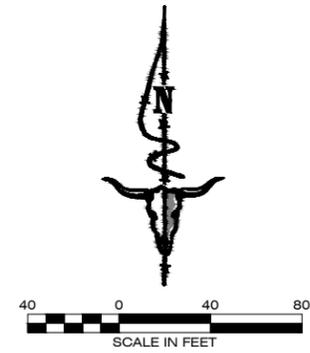
The zoning of R8 does consider the character of the district. The lower rattlesnake is one of Missoula's prominent neighborhoods. Across Greenough Drive is Mountainwood Estates and there are also single-family homes as well as a park in the area. Allowing for the R8 zoning to be throughout the develop-able parcels and road is imperative to allow inward growth development. The proposed subdivision for this parcel will be single family homes. These homes will fit with adjacent single family homes as well as the condominiums within Mountainwood Estates. Allowing for the open space to be zoned OP1 will also be consistent with neighborhood character. Greenough Heights is adjacent to Greenough Park. Protecting a riparian area is consistent to the lower rattlesnake and promotes good neighborhood character adjacent to a protected natural area.

E. ATTACHMENTS

As separate attachments (8.5" x 11" or 11" x 17"), provide the following materials with the site clearly identified. Where appropriate, required information may be combined as long as the information is clearly presented. Please check the box if the material is included in the packet. If the material is not included in the submittal packet, please note "N/A".

- A vicinity map** showing the subject property and the area within 300 feet of the subject property.
- A Zoning map** of the subject property and vicinity (showing the existing zoning district), extending at least 300 feet from the property boundaries.
- An aerial photo** of the subject property and vicinity extending at least 300 feet from the property boundaries.
- A Growth Policy/Comprehensive Plan map** of the subject property and vicinity extending at least 300 feet from the property boundaries for the applicable comprehensive plan, clearly showing the land use designation of the subject property and surrounding properties.
- The current plat** of the subject property.

CURRENT ZONING



IMEG
 1817 SOUTH AVE. W. STE. A PH. 406.721.0142
 MISSOULA, MT FAX. 406.721.5224
 www.imegcorp.com
 59801

DATE	
REVISIONS	

DESIGNED: DO
 DRAFTED: DO
 CHECKED: PF
 DATE: 4/28/2022

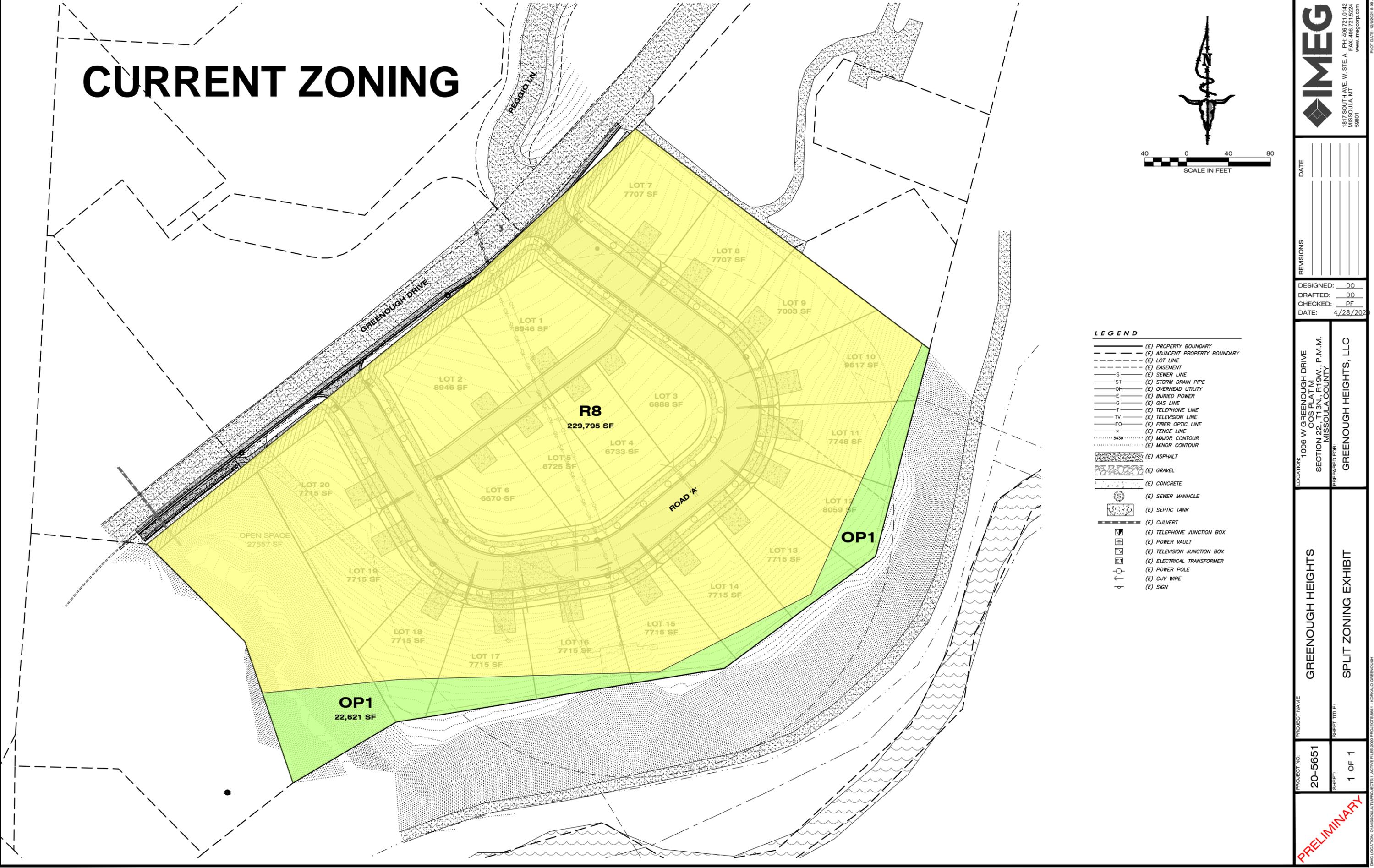
LOCATION: 1006 W GREENOUGH DRIVE
 COS PLAT M
 SECTION 22, T18N, R19W, P.M.M.
 MISSOULA COUNTY
 PREPARED FOR: GREENOUGH HEIGHTS, LLC

PROJECT NAME: GREENOUGH HEIGHTS
 SHEET TITLE: SPLIT ZONING EXHIBIT

PROJECT NO. 20-5651
 SHEET: 1 OF 1

PRELIMINARY

- LEGEND**
- (E) PROPERTY BOUNDARY
 - (E) ADJACENT PROPERTY BOUNDARY
 - (E) LOT LINE
 - (E) EASEMENT
 - S (E) SEWER LINE
 - ST (E) STORM DRAIN PIPE
 - OH (E) OVERHEAD UTILITY
 - E (E) BURIED POWER
 - G (E) GAS LINE
 - T (E) TELEPHONE LINE
 - TV (E) TELEVISION LINE
 - FO (E) FIBER OPTIC LINE
 - x (E) FENCE LINE
 - 3430 (E) MAJOR CONTOUR
 - (E) MINOR CONTOUR
 - (E) ASPHALT
 - (E) GRAVEL
 - (E) CONCRETE
 - (E) SEWER MANHOLE
 - (E) SEPTIC TANK
 - (E) CULVERT
 - (E) TELEPHONE JUNCTION BOX
 - (E) POWER VAULT
 - (E) TELEVISION JUNCTION BOX
 - (E) ELECTRICAL TRANSFORMER
 - (E) POWER POLE
 - (E) GUY WIRE
 - (E) SIGN



PROPOSED ZONING



IMEG
 1817 SOUTH AVE. W. STE. A PH: 406.721.0142
 MISSOULA, MT FAX: 406.721.5224
 www.imegcorp.com 59801

DATE	
REVISIONS	

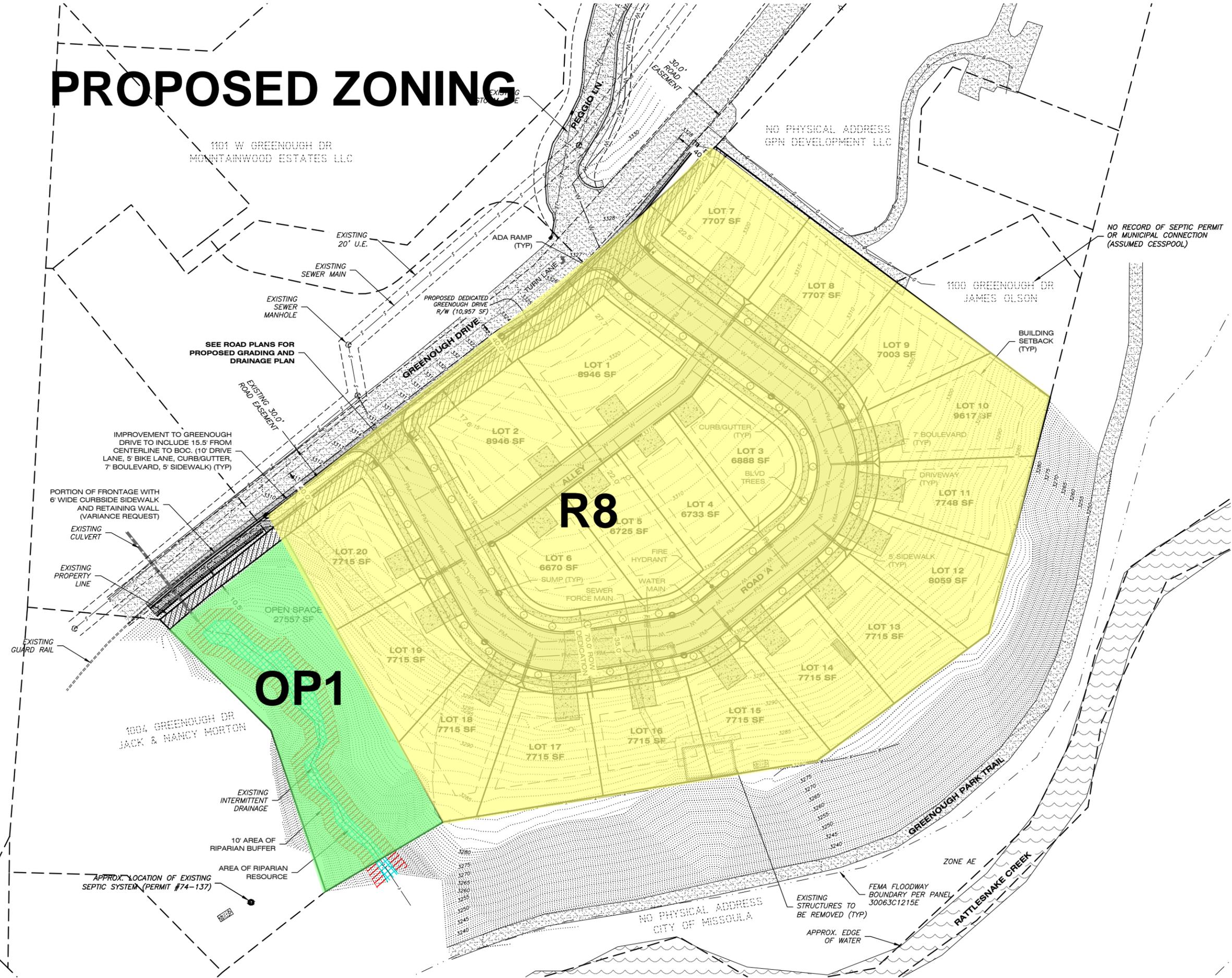
DESIGNED: *DO*
 DRAFTED: *DO*
 CHECKED: *PF*
 DATE: 4/28/2020

LOCATION: 1006 W GREENOUGH DRIVE
 COS PLAT M
 SECTION 22, T19N, R19W, P.M.M.
 MISSOULA COUNTY
 PREPARED FOR: GREENOUGH HEIGHTS, LLC

PROJECT NAME: GREENOUGH HEIGHTS
 SHEET TITLE: SUPPLEMENTAL DATA SHEETS
 PROPOSED LAYOUT

PROJECT NO. 20-5651
 SHEET: 2 OF 3

PRELIMINARY



SETBACKS
 FRONT: 20'
 SIDE (INTERIOR): 7.5'
 SIDE (STREET): 10'
 REAR: 20'

- LEGEND**
- (E) PROPERTY BOUNDARY
 - (E) ADJACENT PROPERTY BOUNDARY
 - (E) LOT LINE
 - (E) EASEMENT
 - (S) SEWER LINE
 - (ST) STORM DRAIN PIPE
 - (OH) OVERHEAD UTILITY
 - (E) BURIED POWER
 - (G) GAS LINE
 - (T) TELEPHONE LINE
 - (TV) TELEVISION LINE
 - (FO) FIBER OPTIC LINE
 - (F) FENCE LINE
 - (M) MAJOR CONTOUR
 - (m) MINOR CONTOUR
 - (E) ASPHALT
 - (E) GRAVEL
 - (E) CONCRETE
 - (E) SEWER MANHOLE
 - (E) SEPTIC TANK
 - (E) CULVERT
 - (E) TELEPHONE JUNCTION BOX
 - (E) POWER VAULT
 - (E) TELEVISION JUNCTION BOX
 - (E) ELECTRICAL TRANSFORMER
 - (E) POWER POLE
 - (E) GUY WIRE
 - (E) SIGN
 - (P) EASEMENT
 - (W) WATER LINE
 - (WS) WATER SERVICE
 - (S) SEWER LINE
 - (SS) SEWER SERVICE
 - (FM) SEWER FORCE MAIN
 - (P) MAJOR CONTOUR
 - (P) MINOR CONTOUR
 - (P) ASPHALT
 - (P) GRAVEL
 - (P) CONCRETE
 - (P) SEWER MANHOLE
 - (P) FIRE HYDRANT
 - (P) CURB INLET
 - (P) CATCH BASIN
 - (P) SUMP
 - (ARR) AREA OF RIPARIAN RESOURCE (ARR)
 - (ARB) AREA OF RIPARIAN BUFFER (ARB)

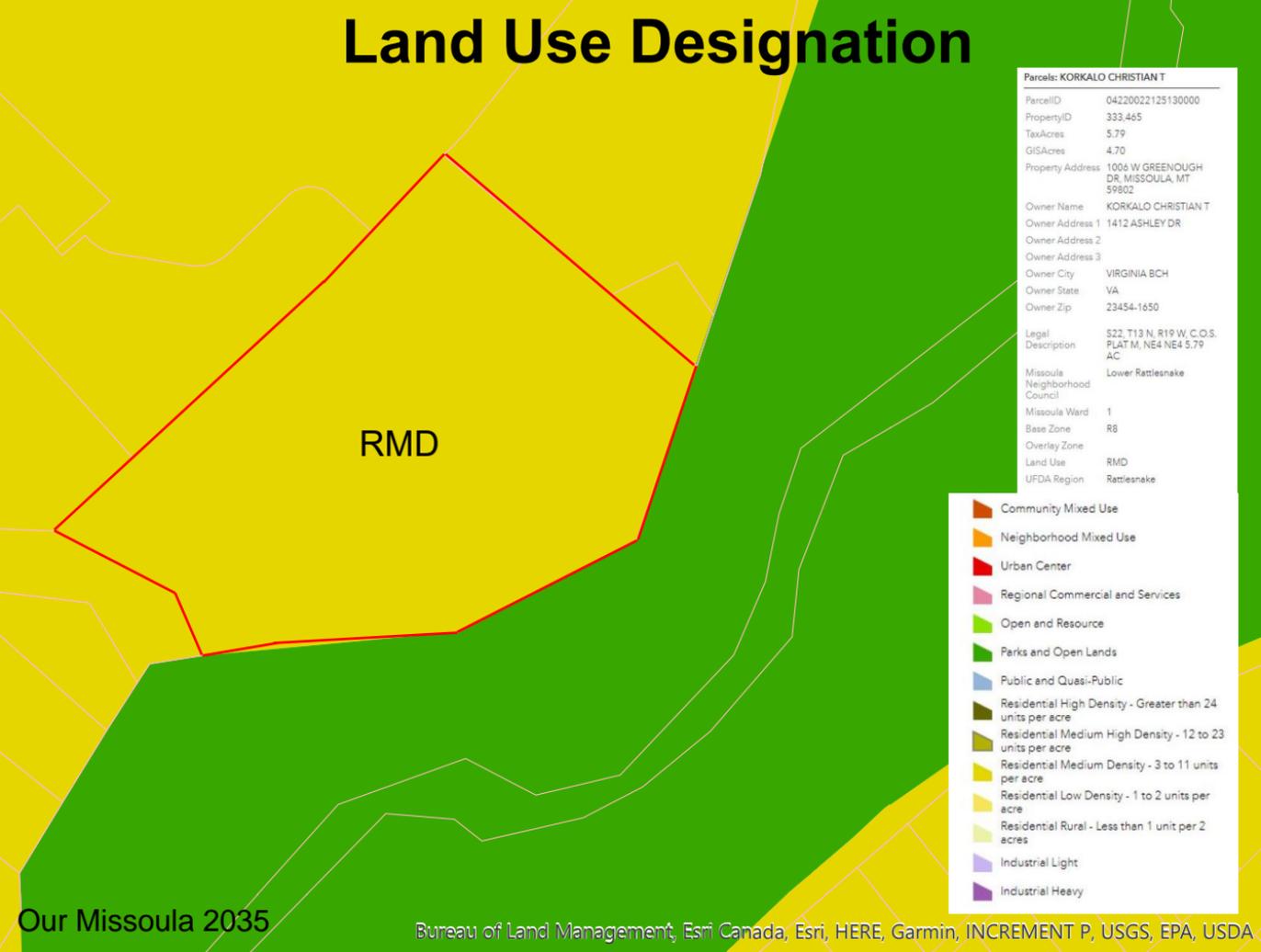
Vicinity Map



Map Center: X: -113.97976 - Y: 46.87629

The material displayed on this page is informational and should be used for reference only. No reliance should be placed thereon without verification by the user. Missoula County does not warrant that the information is either complete or accurate. No representation, warranties or covenants of any kind are made by Missoula County. Before acting on the information contained on this page the user should consult original documents.

Land Use Designation



Parcels: KORKALO CHRISTIAN T

ParcelID	04220022125130000
PropertyID	333.465
TaxAcres	5.79
GISAcres	4.70
Property Address	1006 W GREENOUGH DR, MISSOULA, MT 59802
Owner Name	KORKALO CHRISTIAN T
Owner Address 1	1412 ASHLEY DR
Owner Address 2	
Owner Address 3	
Owner City	VIRGINIA BCH
Owner State	VA
Owner Zip	23454-1650
Legal Description	S22, T13 N, R19 W, C.O.S. PLAT M, NE4 NE4 5.79 AC
Missoula Neighborhood Council	Lower Rattlesnake
Missoula Ward	1
Base Zone	RB
Overlay Zone	
Land Use	RMD
UFDA Region	Rattlesnake

RATTLESNAKE VALLEY PLAN AMENDMENT 1995 UPDATE

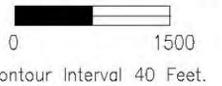
ADOPTED LAND USES

By City Resolution 5765
Oct. 2, 1995 and County
Resolution 95-102,
Nov. 28, 1995

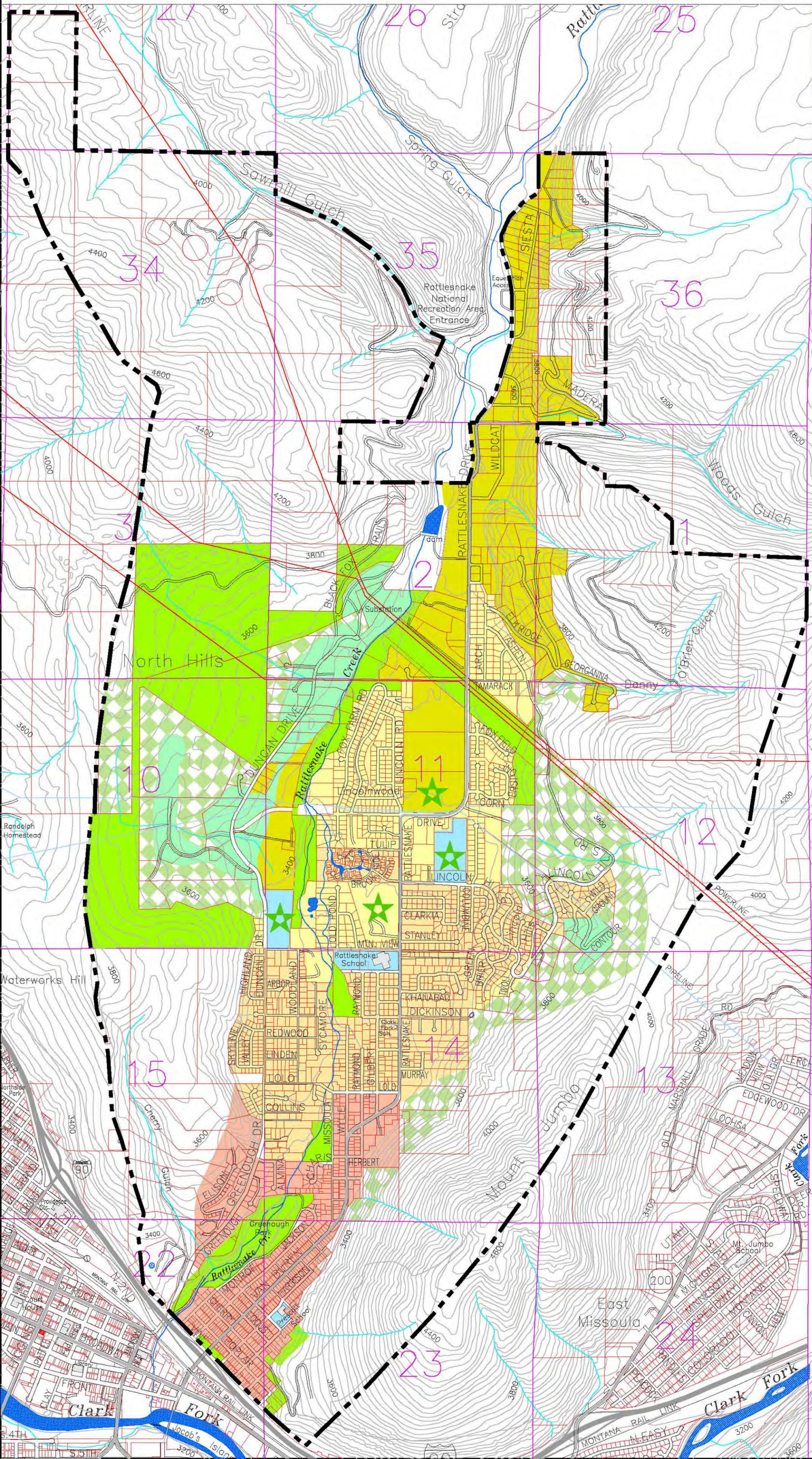
-  Plan Boundary
-  6-8 dwelling units/acre
-  4 dwelling units/acre
-  2 dwelling units/acre
-  1 dwelling unit/acre
-  1 dwelling unit per 2 acres
-  1 dwelling unit per 5-10 acres
-  Parks and Open Space
-  Potential Park
-  Public & Quasi-public Lands & Facilities
-  1 dwelling unit per 40 acres
-  Property Line



Scale:
1 inch = 1500 feet

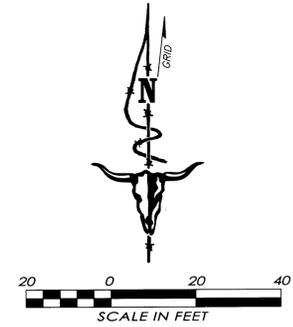
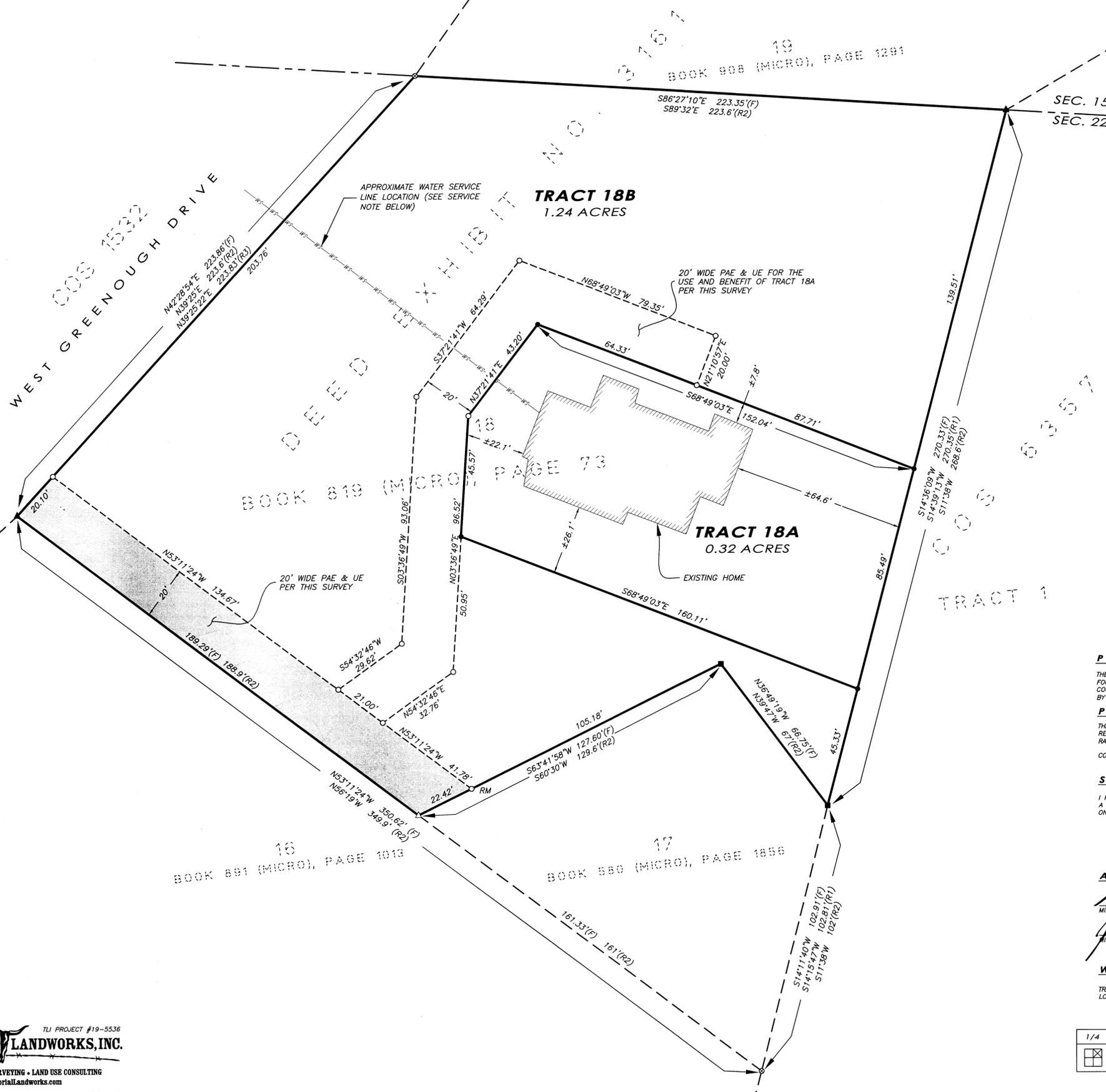


filename: P1320RAT.PLT
Sources: County Surveyors and
Office of Planning & Grants
Reprinted from map by D.Dewing &
E. Benson, 4/5/1996.



CERTIFICATE OF SURVEY

TO DEPICT COURT ORDERED DIVISION OF LAND PURSUANT TO MONTANA FOURTH JUDICIAL DISTRICT COURT, MISSOULA COUNTY, DEPARTMENT NO. 2,
CAUSE NO. DR-18-783, LOCATED IN THE NE1/4 OF SECTION 22, T.13N., R.19W., P.M.M., CITY OF MISSOULA, MISSOULA COUNTY, MONTANA



BASIS OF BEARING:
STATE PLANE MONTANA - ZONE 2500
GROUND (TRUE) DISTANCES
GRID NORTH

DATE:
MARCH, 2020

RECORD OWNERS:
MICHAEL W. MCGOWAN
MARYANN MCGOWAN

SURVEY COMMISSIONED BY:
MICHAEL W. MCGOWAN

- LEGEND**
- = SET 5/8"x24" REBAR WITH 1-1/4" YPC (JACOBSON, 13748LS)
 - = SET 5/8"x24" REBAR WITH 1-1/2" ALUMINUM CAP (JACOBSON, 13748LS)
 - △ = SET MAG NAIL WITH 1-1/4" WASHER (13748LS)
 - ⊙ = FOUND 1-1/2" BRASS CAP (B58 ES)
 - ▲ = FOUND 1-1/4" O.D. PIPE (CAPPED)
 - = FOUND 1-1/4" O.D. PIPE (NO CAP)
 - YPC = YELLOW PLASTIC CAP
 - R/W = RIGHT-OF-WAY
 - COS = CERTIFICATE OF SURVEY
 - (F) = FOUND PER THIS SURVEY
 - (R1) = RECORD OR ADDITIVE PER COS 6357
 - (R2) = RECORD OR ADDITIVE PER DE 3161
 - (R3) = RECORD OR ADDITIVE PER COS 1532
 - UE = UTILITY EASEMENT
 - PAE = PRIVATE ACCESS EASEMENT
 - O.D. = OUTSIDE DIAMETER
 - RM = REFERENCE MONUMENT
- = PORTION OF 20' WIDE PAE & UE FOR THE USE & BENEFIT OF THAT PROPERTY DESCRIBED IN BOOK 580(MICRO), PAGE 1856.

PURPOSE OF SURVEY:

THE PURPOSE OF THIS CERTIFICATE OF SURVEY IS TO DEPICT THE TRACTS OF LAND AS PER AN ORDER OF MOTION FOR DIVISION OF LAND ISSUED BY THE MONTANA FOURTH JUDICIAL DISTRICT COURT, DEPARTMENT NO. 2, CAUSE NO. DR-18-783, PURSUANT TO 76-3-201(1)(g) MCA, TO WIT: "IS CREATED BY ORDER OF ANY COURT OF RECORD IN THIS STATE OR BY OPERATION OF LAW OR THAT, IN THE ABSENCE OF AGREEMENT BETWEEN THE PARTIES TO THE SALE, COULD BE CREATED BY AN ORDER OF ANY COURT IN THIS STATE PURSUANT TO THE LAW OF EMINENT DOMAIN, TITLE 70, CHAPTER 30".

PERIMETER LEGAL DESCRIPTION

THAT PROPERTY DESCRIBED IN BOOK 819, AT PAGE 73, MICRO RECORDS OF MISSOULA COUNTY AND FURTHER DEPICTED AS TRACT 18 ON DEED EXHIBIT NO. 3161, RECORDS OF MISSOULA COUNTY, LOCATED IN THE NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (NE1/4NE1/4) OF SECTION 22, TOWNSHIP 13 NORTH, RANGE 19 WEST, PRINCIPAL MERIDIAN MONTANA, MISSOULA COUNTY, MONTANA;

CONTAINING 1.56 ACRES, MORE OR LESS, BEING SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY AS SHOWN, EXISTING OR OF RECORD.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS ATTACHED CERTIFICATE OF SURVEY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION, AND SUBSTANTIALLY COMPLETED ON THE DATE SHOWN HEREON.

ss. *Matthew Jacobson* 3/23/20
MATTHEW JACOBSON, PROFESSIONAL LAND SURVEYOR DATE
MONTANA LICENSE NO. 13748LS



APPROVED BY:

Randy Adams, PLS 3-23-2020
MISSOULA COUNTY - DEPARTMENT OF PUBLIC WORKS DATE

James Z. ... R.S. 3-24-2020
MISSOULA CITY - COUNTY HEALTH DEPARTMENT DATE

WATER LINE SERVICE NOTE

TRACT 18B IS FURTHER SUBJECT TO A 15 FOOT WIDE WATER SERVICE LINE EASEMENT FOR THE BENEFIT OF TRACT 18A & MISSOULA WATER, THE APPROXIMATE LOCATION IS SHOWN HEREON. SAID EASEMENT SHALL BE LOCATED 7.5 FEET ON EACH SIDE OF THE AS-CONSTRUCTED LOCATION.

1/4	SEC.	T.	R.
☒	22	13N.	19W.

COS006750 Pages: 1 Fee: \$26.00
6/3/24/2020 04:27:48 PM Certificate of Survey
Tyler R. Gernant, Missoula County Clerk & Recorder

OD B: 1027 P: 1274
SAC B: 1027 P: 1275

PREPARED BY: **TERRITORIAL LANDWORKS, INC.** TLJ PROJECT #19-5536
CIVIL ENGINEERING • SURVEYING • LAND USE CONSULTING
www.TerritorialLandworks.com

Phone: 406/721-0142 PO Box 3851
Fax: 406/721-6224 Missoula, MT 59806