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: **West End Homes Subdivision**
9. Name(s) of Subdivider: **Evergreen Housing Solutions, LLC**
   Mailing Address: **131 S Higgins Ave. Ste P-1 Missoula, MT 59802**
   Telephone Number: **Contact Agent**
   Email Address: **Contact Agent**

10. Name(s) of Owner of Record: **Dougherty Ranch, LLC, Fletcher Ray, and Justin Metcalf**
    Mailing Address (s): **Dougherty Ranch, LLC: 1185 E Cooper Lake Shore. Ovando, MT 59854. Fletcher Ray & Justin Metcalf: 541 Plymouth St. Missoula, MT 59801**
    Telephone Number: **Contact Agent**
    Email Address: **Contact Agent**

11. Name and Company of Representative: IMEG, Corp/Paul Forsting, AICP

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

13. 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.

Applicant's Signature (Justin Metcalf) — Date: 4/20/22

Owner's Signature (Dougherty Ranch, LLC) — Date: 12-28-21

Owner's Signature (Fletcher Ray) — Date: 4/19/22

Representative's Signature — Date: 12-28-21

B. SUBJECT PROPERTY INFORMATION

General location of subdivision and address (if address has been assigned): **Generally located to the south of 3285 Flynn Lane. Missoula, MT 59808.**

Legal Description - complete and unabbreviated: **TRACT E-1 OF CERTIFICATE OF SURVEY NO. 6889 AND TRACT D OF CERTIFICATE OF SURVEY NO. 6850, RECORDS OF MISSOULA COUNTY, LOCATED IN THE NW1/4 AND SW1/4 OF SECTION 7, TOWNSHIP 13 NORTH, RANGE 19 WEST AND THE NE1/4 AND SE1/4 OF SECTION 12, TOWNSHIP 13 NORTH, RANGE 20 WEST, PRINCIPAL MERIDIAN MONTANA, MISSOULA COUNTY, MONTANA. CONTAINING A TOTAL OF 71.39 ACRES, MORE OR LESS.**

Township, Range, Section(s): **See Legal Description above.**
Subdivision, Lot(s), Block(s): **See Legal Description above**
Tract(s), COS#: **See Legal Description above**
Geocode: **Portions of: 04-2200-07-3-01-25-0000, 04-2199,12-1-01-15-0000, 04-2200-07-3-01-05-0000**

Number and type of lots proposed: **As the proposed project is within the Sxwtpqyen Master Planned Area the type of lots vary by transect zone. In T-3 there are 116 proposed units. In the T4-0 and T4-R zones there are 144 proposed lots making the total lots proposed 260. Please see the Regulating Plan in the Master Site Plans, included in Section A of this submittal.**
Transect Average Lot Size: **T3 Transect Average Lot Size is .14 Acres (total area = 15.90 Acres/116). T4-O and T4-R Average Lot Size is .06 Acres (total area = 8.99 Acres/144). Please see the Regulating Plan in the Master Site Plans, included in Section A of this submittal**
Total Average Lot Size: **.1 Acres (24.89 (total net acreage of lots)/260 (total number of lots))**
Total acreage of subdivision: **71.39 Acres**
Total net acreage of lots within the proposed subdivision: **24.89 Acres**
Total acreage in streets and roads: **18.05 Acres (71.39 – 53.34 (net acreage of lots plus open space))**
Total acreage in parks or common area: **28.45**
Gross Density: **3.64 dwelling units/ 1 Acre (260 total lots/71.39 gross acreage)**

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)	**Town Center Neighborhood Unit**	**Agricultural**
Adjacent (West)	**Crossroads Center Neighborhood Unit**	**Agricultural**
Adjacent (East)	**RT10 – Residential 10 (two-unit/townhouse) SD/Pleasant View Homes No. 2**	**Residential**
Adjacent (South)	**C-A3 – Agricultural/Residential**	**Agricultural**

2. Is the property zoned? **Yes**
   a. If yes, what is the current zoning of the property? **The property is currently zoned under Missoula Form Based Code for the Sxwtpqyen Neighborhoods as a Crossroad Center Neighborhood Unit.**
   b. 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 Zoning Map and Zoning District Standards in Section B.**
   c. If yes, provide a copy of the zoning district standards which apply to the proposed subdivision. **Please see Zoning Map and Zoning District Standards in Section B.**
   d. If yes, describe how the project complies with the existing zoning district. **The existing zoning standards for the Crossroads Center Neighborhood Unit stipulate the potential for residential, commercial, and civic uses which align with projected uses for this subdivision. The general standards for the Crossroads Center Neighborhood Unit stipulate a maximum average block perimeter of 2,400', no minimum T2: Rural, 50-89% T3: Edge, 0-10% T4-R: General Restricted, 0-10% T4-O: General Open, T5: Mixed-Use Center not permitted, SD-W: Workplace not permitted, OS: Open Space at least 11%, and C: Civic no minimum. The proposed subdivision includes 14.8% open space, 54.4% T3, 10.4% T4-O, and 20.4% T4-R. The newly incorporated parkland created the opportunity for additional T4-R lots to be included within the proposed subdivision per Section 2.D.1 of the Form-Based Code. These additional lots align with the Crossroads Center Neighborhood Design and will provide more housing options for future residents in the area.**

3. Do you intend to zone the property, or will the property have to be re-zoned to allow for this development? **Yes**
   a. If yes, what is the proposed zoning for the subject property? **As the proposed project is within the Sxwtpqyen Master Planned Area the requested zoning includes OS, T3, T4-O, and T4-R Transect Zones. Open Space has no maximum or minimum density by right. T3 has a maximum density of 8 dwelling units per acre and a minimum density of 6 dwelling units per acre. T4-O and T4-R have a maximum density of 36 dwelling units per acre and a minimum density of 12 dwelling units per acre. Please see the 04/05 DRT Update included**

in Section E of this submittal for overage explanations and see the Regulating Plan included in the Master Site Plans, attached in Section A of this submittal for calculated transect zone percentages.

   b. 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. **N/A as zoning will be applied upon annexation into the City.**

4. Will this property be required to be annexed into the City? **Yes**
   a. If yes, what zoning district does the City Council intend to apply upon annexation? **Crossroads Center Neighborhood Unit and the individual transect zones listed above.**
   b. If yes, provide a copy of the Resolution of Intent to Annex approved by City Council. **Please see the Traditional Neighborhood Development Form-Based Code Final Draft which outlines the goals and objectives for the Sxwtpqyen Master Planned Area to be annexed into the City of Missoula. Additionally, please see the Annexation Petition Exhibit included in Section A of this submittal.**
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 2021 Sxwtpqyen Neighborhoods Master Plan applies to the property.**
7. What is the current land use designation for this property, as indicated in the applicable comprehensive plan? **The Sxwtpqyen Neighborhoods Master Planned area designates the proposed subdivision property as a Crossroads Center Neighborhood Unit.** Provide a map of the land use designation and legend from the applicable comprehensive plan / growth policy. **Please see the Comprehensive Plan and Land Use 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 Sxwtpqyen Neighborhoods by offering a mixed-use vision for the Mullan community by promoting development that is consistent with the Crossroads Center Neighborhood unit. The proposed development plan aligns with the percentages of T3: Edge, T4-R: General Restricted, and T4-O: General Open while providing more than the required open space.**
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

1. Is Cluster and Conservation Development per Section 3-180 proposed? **No**
   a. 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? **Yes**
   If yes, provide a phasing plan per Section 4-070.2 & 4-070.3 (and optional Phasing Plan Narrative) which indicates the following: **Please see the Phasing Plan Exhibit included in the Master Site Plans attached in Section A.**
   a. each phase of the subdivision numbered in the order in which they are proposed to be filed; **Please see the Phasing Plan Exhibit included in the Master Site Plans attached in Section A.**
   b. which lots and which improvements will occur in each phase; **Please see the Phasing Plan Exhibit included in the Master Site Plans attached in Section A.**
   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, **Please see the Phasing Plan Exhibit included in the Master Site Plans attached in Section A.**
   d. the amount of parkland dedication required for each phase and the amount provided for each phase. **Please see the Phasing Plan Exhibit included in the Master Site Plans attached in Section A.**
   e. If the Phasing Plan is in color, also number each phase directly on the platted areas. **Please see**

the Phasing Plan Exhibit included in the Master Site Plans attached in Section 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 proposed Draft Covenants.**
2. Is common property to be deeded to a property owner's association? **Yes**

   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**

3. Are there existing or proposed covenants and/or a homeowner's association? **No**

   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. **N/A**

   If yes, the proposed draft covenants shall specify they apply to the proposed subdivision and are supplemental to the existing covenants and restrictions.

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. **All of the information required per Section 4-010.1B(1) has been included in the Existing Conditions and Adjacent Properties Map within the Master Site Plans attached in Section A.**

☒**Landscaping and maintenance plans** for common areas, and boulevard plantings, as may be required. **Common areas will be maintained by Homeowners Association. Please see the covenants in Section C for measures regarding common area and boulevard planting maintenance. Additionally, please see Landscaping and Street Light Plan included in the Master Site Plans attached in Section A.**
☒**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. **Please see the Variance Request included in Section A of this submittal.**
☒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: **Please see the Water and Sanitation Report included in Section D of this submittal.**

☒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 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 year, 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 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. distance between the bottom of the permeable surface of the proposed wastewater treatment system and a limiting year, and
d. 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 ground water will not exceed the minimum vertical separation distance of 4 feet.

☒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 groundwater, 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 require 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. **According to the Natural Resources Conservation Service (NRCS), 96.3% of the property is located on soil classified as Desmet Loam, 0 to 2 percent slopes, which is prime farmland if irrigated. The objective of the NRCS Soil Resource Report included in Section D of this submittal is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The NRCS Report classified the majority of the proposed subdivision property as prime farmland if irrigated which aligns with its most recent use as farmland for lease. The current land owner, Dougherty Ranch LLC, has periodically used the land for farmland leases predominantly for hay production. The greatest potential adverse impact associated with the proposed subdivision is removing land which has historically had periods of agricultural use, and is classified as prime farmland if irrigated. In an effort to minimize potentially adverse impacts to adjacent agricultural lands and to preserve as much of the land designated as prime farmland if irrigated, the applicant is proposing over 27 acres of open space which makes up over 38% of the overall development. This open space dedication far exceeds the requirements outlined in both the recently adopted Sxwtpqyen Master Plan and the City of Missoula's Subdivision Regulations. Interactions between the proposed residential uses and the adjacent agricultural areas to the North and the West will be similar to the existing Pleasant View Subdivision across Flynn Ln. As the proposed development lies within the Sxwtpqyen Master Planned area, HDR completed numerous studies outlining the various impacts that development would have on natural resources. The HDR Cumulative Effects Analysis included in Section D of this submittal completed consultation with the Natural Resources Conservation Service to evaluate the impact on Farmland in the area. Based on their analyses, the NRCS scored the area using the NRCS-CPA-106 form resulting in a score of 157. As the total score was less than 160 no further consideration is necessary for the cumulative impacts on farmland in the area. The proposed development aligns with the standards outlined in the Sxwtpqyen Master Plan and is striving to preserve as much open space as possible within the new development.**

a. **Agriculture production.** Is the proposed subdivision located on land currently or previously used for agricultural production? **Yes**
   If yes, identify the number of acres in production on a map. **Please see the Agricultural Production Exhibit included in Section B of this submittal**

b. Description.

i. Describe the productivity of the land and whether the subdivision would remove from production any agricultural or timber land. **As mentioned in item K.1 above, the property has periodically been used for hay production purposes and has large portions that have become the breeding ground for noxious thistle weeds. These noxious weeds have been a major point of contention for the Pleasant View Subdivision to the East as the pollen from the noxious weeds is carried on the wind and deposits in their yards. The subdivision will be removing approximately 44 acres of prime farmland if irrigated for development and leaving over 27 acres of dedicated open space.**

ii. Describe agricultural operations and other uses of land on the adjacent property. **There are agricultural operations on roughly 80.9 acres of COS 6850 Tracts A and B located**

directly adjacent to the north of the proposed subdivision, and Tract F-1 located directly adjacent to the southwest of the proposed subdivision. The property directly adjacent to the south is current used as ball fields for the Hellgate Elementary School District.

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 is an existing fence line separating the Hellgate Elementary ball fields from the piece of property directly adjacent to the south of the proposed subdivision. Additionally, there is a fence running the length of the eastern edge of the property along Flynn Ln. The proposed covenants alert future home owners in the area that they are living adjacent to agricultural operations and as such should take notice of potential nuisances such as dust and noise. Additionally, the covenants outline the responsiblities of each home owner regarding fenceline maintenance and repair.**

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, the majority of the proposed subdivision is located on Prime farmland if irrigated.**
If yes, which type(s)? **Soil type 34 – Desmet loam with 0 to 2% slopes makes up the majority of the property.**

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 the included soils report from the Natural Resources Conservation Service (NRCS) in Section D for a Soils Map and Table and the Existing Conditions and Adjacent Property Exhibit in the Master Site Plans included in Section A for each area identified on a copy of the preliminary plat.**

ii. **Soils assessment.** Provide a soils assessment per Section 5-020.14M. **Please see the Geotechnical Report by Tetra Tech included with the Stage 2 Engineering Exhibit attached in Section D of this submittal which outlines the soil texture, topsoil depth, and water-holding capacity. The geotechnical report also discusses how the variation of soil types, textures, and compositions vary across the site which correlates to the NRCS report included in Section D of this submittal. Finally, the geotechnical report states that the recommendations included therein are subject to change, and were made based on the soil conditions at the time of the report.**

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? **The property is currently zoned, and is required to connect to the City of Missoula sewer systems as the properties are planned for annexation.**

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? **Yes, the property is currently served by existing water rights ranging from stock use to irrigation.**

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. **The proposed subdivision is located on property owned by Dougherty Ranch LLC. Dougherty Ranch LLC has multiple surface water and groundwater rights for stock water and irrigation purposes. All of the water rights will be retained by Dougherty Ranch LLC upon sale of land to the developer. As there are no agricultural water user facilities (ditches, water delivery troughs, pipelines, etc.) located directly on the property no potentially significant adverse impacts have been identified that would negatively impact agricultural water user facilities. The closest agricultural water user facility to the proposed subdivision is the adjacent wheel line used for irrigation on the field directly adjacent to the west of the proposed subdivision which is owned by Dougherty Ranch LLC.**

a. **Location.** Is the subdivision located on land with agricultural water user facilities or adjoining an agricultural water user facility? **Yes**
    i. If yes, describe the facilities (irrigation ditch, well, etc.). **The adjoining irrigation facility is an existing wheel line used for irrigating the field directly adjacent to the West of the proposed subdivision.**

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. **N/A.**
    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? **Please see the Buy Sell Agreements included in Section C of this submittal. Buy Sells 1 through 5 specifically state that no water rights are included in the sale of the property. Thus, all water, including surface water or ground water, any legal entitlement to water, including statements of claim, certificates of water rights, permits to appropriate water, exempt existing rights, decreed basins or any ditches, ditch rights, or ditch easements appurtenant to and/or used in connection with the proposed subdivision property are severed upon the sale of land.**
    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. **Please see the Buy Sell Agreements included in Section C of this submittal for proof that water rights are removed from the land at time of sale.**
    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. **This language has been noted on the Preliminary Plat included in Section A of this submittal.**
    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. **As there are no water delivery ditches, pipelines, or facilities located in the proposed subdivision no easements are required to convey water through the subdivision to lands adjacent to or beyond the proposed subdivision boundaries.**

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. **Based on the evaluation criteria below we issued a State Historic Preservation Office Report (located in Section E of this submittal), a Natural Heritage Program Environmental Summary (located in Section D of this submittal), a Natural Resources Conservation Services Soil Report (located in Section D of this submittal), and a Montana Bureau of Mines and Geology seismic analysis (located in Section D of this submittal) to determine any impact to historic, paleontological, archeological, cultural, geological, surface water, ground water, wetland, riparian, and vegetation resources that may be located on the property. Additionally, during construction, noxious weeds will be controlled by adherence to the revegetation plan as noted in the Weed Management and Revegetation Plan that has been included in Section C of this submittal. After construction of infrastructure, noxious weed growth will be controlled via requirements, covenants and oversight by the lot owners. Lastly, there are no trees on site and the existing vegetation will not be preserved. No know critical plant communities exist on site. Proposed boulevards will be replanted with new trees as outlined in an approved landscaping plan prior to final plat approval. There are minimal impacts to the natural environment because the site is currently vacant. Please review the sections below for more in-depth discussions on each natural resource examined therein and any proposed mitigation efforts.**

h. Public lands

i. Is the subdivision proposal adjacent to public lands? **The only adjacent lands that could be considered public would be the Hellgate Elementary School Ball Fields located to the South of the proposed development. However, as the ball fields are owned by Hellgate Elementary and not considered exclusively for use and benefit of the public the property is not adjacent to any public lands.**

1. If yes, how will the proposed subdivision affect adjacent public land uses? **N/A**
2. If yes, describe any applicable land management policies of any public lands adjacent to or near the proposed subdivision. **N/A**
3. If yes, describe how access to public lands will be affected by this subdivision. **N/A**

i. Historical features

i. Are there are any known historic, paleontological, archaeological or cultural sites, structures or objects on or within a half-mile of the proposed subdivision? **Yes, there is a known historic structure located to the North of the proposed subdivision which served as one of the original homesteads in the area. However, the structure will not be disturbed at any point during the subdivision process as it is over 400' from the northern most property**

boundary. Please see the Historic Homestead Exhibit included in Section B of this submittal. According to the SHPO report included in Section E of this submittal, if any structures over fifty years of age are going to be disturbed during the subdivision process, they must undergo the process of determining historic recording eligibility. As no structures will be disturbed or demolished during any process of the proposed subdivision no additional measures are required.

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. **Although the historic homestead is located within a half mile of the proposed subdivision it will not be disturbed and therefor no plans for protecting the homestead are required. Please see the Historic Homestead Exhibit included in Section B of this submittal.**
2. If yes, discuss the impact of the proposed development on any historic features, and the 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. **There are no projected impacts to any historic features associated with this subdivision as determined by evaluating the SHPO report, assessing the properties history, and speaking with the landowners.**

j. Water rights

i. Have the water rights been severed from the subject property? **Please see the Buy Sell Agreements included in Section C of this submittal. Buy Sells 1 through 5 specifically state that no water rights are included in the sale of the property. Thus, all water, including surface water or ground water, any legal entitlement to water, including statements of claim, certificates of water rights, permits to appropriate water, exempt existing rights, decreed basins or any ditches, ditch rights, or ditch easements appurtenant to and/or used in connection with the proposed subdivision property are severed upon the sale of land.**

k. Groundwater

i. Does high seasonal groundwater rise within 15 feet of the surface of the property? **According to the Cumulative Effects Analysis Groundwater Modeling Study carried out by NewFields in January, 2021 the maximum distance to groundwater in the area is no less than 14 feet. The most accurate figure from the report is Figure 4-8: Simulated Depth to Groundwater:2-year Creek Event, 2 year Storm Discharge – Flynn-Lowney Ditch Removed. This report has been included in Section D of this submittal. Additionally, the Geotechnical Report included with the Stage 2 Engineering Exhibit attached in Section D of this submittal states that no groundwater was detected in June, 2021 at a depth of less than 15 feet during peak flow when high groundwater is typically detected. Lastly, the Preliminary Grading and Drainage Engineering Design Report included with the Stage 2 Engineering Submittal attached in Section D outlines the groundwater depths and total sumps proposed in each zone of the proposed subdivision; please reference the Groundwater Depth Exhibit included in the report referenced above.**

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.

According to the Natural Resources Conservation Services Report included in Section D, the property contains prime farmland if irrigated. According to the Cumulative Effects Analysis Groundwater Modeling Study included in Section D of this submittal, there is no evidence of high groundwater on the proposed development property. Lastly, according to the Geotechnical Report included with the Stage 2 Engineering Exhibit attached in Section D of this submittal there is no presence of unstable soils amongst the soil classification types outlined by the NRCS. As mentioned above, no groundwater was detected in the 9 different locations that were bored during the geotechnical analysis by Tetra Tech in June, 2021.

ii. What are the maximum and minimum depths to the water table, and on what dates were those depths determined? **According to the Cumulative Effects Analysis Groundwater Modeling Study included in Section D of this submittal, the Missoula Aquifer is a highly conductive, unconfined, shallow sand and gravel aquifer. The local aquifer is the Grant Creek Aquifer which has water entering as underflow from the Grant Creek Valley alluvium and bedrock north of the proposed development. The shallowest depth to the local aquifer in this area is 55 feet according to the study mentioned above. Tetra Tech bored 9 different holes encompassing the property in June, 2021 during peak flow periods typically associated with high groundwater. In all of the boring locations which drilled to 15.5', no groundwater was encountered. Based on the minimum depth to the aquifer and the minimum depth to groundwater the maximum and minimum depths for the water table can be assumed as over 16 feet for minimum and 55 feet for maximum.**

iii. What is the depth of aquifers and aquifer recharge areas from the surface of the property? **According to the Cumulative Effects Analysis Groundwater Modeling Study included in Section D of this report the depth to aquifer recharge for the local Grant Creek Aquifer is approximately 55 feet.**

iv. Describe the steps necessary to avoid depletion or degradation of groundwater recharge areas. **The conclusion of the Cumulative Effects Analysis Groundwater Modeling Study completed by NewFields in January, 2021 is that depletion or degradation of the groundwater recharge for the local Grant Creek Aquifer is not anticipated with the proposed development in the master planned area because the proposed subdivision is to be connected to City of Missoula Water and should not impact the aquifer depletion**.

I. Surface water

i. **Delineated floodplain.** Is any portion of the property within a FEMA-designated 100-year or Shaded Zone X floodplain? **No, please see the floodplain map included in Section B.**

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. **This section is not applicable as no section of the property is located within a 100-year or shaded zone x floodplain. Please see the Floodplain Map included in Section B.**

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, no 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 in an area where no official floodway delineation or floodway study of the stream has been made.

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. **The proposed development is approximately 3,175 feet elevation based on the survey conducted by a PLS. According to the FEMA floodplain map the base elevation for Lower Grant Creek at the "limit of detailed study" point is 3,176 feet elevation. However, the closest point for the non-delineated floodplain of Lower Grant Creek is over 1,000 horizontal feet. Although the proposed development is within 20 vertical feet it is not within 1,000 horizontal feet. In the Indirect and Cumulative Effects Analysis report conducted by HDR they provide detailed plans for the Grant Creek area in order to bring the BUILD grant project in compliance with local floodplain regulation and permit acquisition. Included in these plans are the procedures for submitting a Conditional Letter of Map Revision (CLOMR) and Letter of Map Revision (LOMR) to FEMA. One of the goals of the ongoing Grant Creek Floodplain Study is to design a stream channel with a floodplain bench and ultimately reduce the area associated with the 100-year floodplain, which would increase the developable area for future projects. A copy of the HDR study is included in Section D of this submittal.**

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. **Please see the Floodplain Map included in Section B and the Master Site Plans included in Section A which display the existing conditions of the property which has been surveyed by a PLS, and outline all surface waters, streams, lakes, rivers, marshes, ditches, aqueducts, reservoirs, irrigation or drainage systems, and delineated floodways that may affect or be affected by the proposed subdivision.**

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. **As noted in the Cumulative Effects Analysis report conducted by HDR and the Cumulative Effects Analysis Groundwater Monitoring Study completed by NewFields there are no surface waters that may affect or be affected by the proposed subdivision.**

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. **The property has been surveyed by a PLS in which no wetlands were identified as noted in the Master Site Plans included in Section A of this submittal. Additionally, the Natural Heritage Program Environmental Summary indicated no presence of wetlands on the subject property. Lastly, the Aquatic Resources Report conducted by HDR indicates that no wetlands were identified in the**

proposed subdivision area. A copy of these reports are included in Section D of this submittal.

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: **As no portion of the property is located within the 100-year or Shaded Zone X Floodplain, is preventing a river or stream from existing in their natural state, is impacting the chemical, physical, and biological integrity of the nations water, will temporarily increase water turbidity, and will impact flow for a navigable water way a 310 permit, SPA 124 permit, Floodplain Permit, Section 404 Permit, 318 Authorization, or Navigable River Land Use License or Easement is not required.**

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)

m. 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 grasses with large patches of noxious weeds. The irrigation of this property combined with the history of agricultural use has left the resident grasses and noxious weeds in relativley 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 proposed open space for this subdivision will adhere to the revegetation plan included with this submittal. The density of vegetation throughout the site is sparse and no portions of the vegetation on the proposed open space will be preserved as the dominant vegetation type is a noxious weed.**

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 included in Section B. The proposed subdivision must adhere to the weed management plan included in Section C of this submittal.**

v. **Wetlands and riparian resource areas.** Are there any wetland and/or riparian resource areas on the property per Section 2-020.102? **No**

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. **There are no wetlands present on the property as noted in the Master Site Plans, included in Section A of this submittal. Additionally, the Natural Heritage Program Environmental Summary indicated no presence of wetlands or riparian resource areas on or adjacent to the subject property. Lastly, the Aquatic Resources Report included in Section D did not identify any wetlands or riparian resources that could be classified as wetlands in the proposed development area.**

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. **Please see the Vegetation Exhibit included in Section B.**

n. 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. **According to the Natural Resources Conservation Service Report included in Section D, the soil types for the subject property are largely classified as prime farmland if irrigated. This soil type is conducive to development as landslides, liquefaction, and other seismic hazards are quite low. This information is further validated by the Geotechnical Report included with the Stage 2 Engineering Exhibit attached in Section D because the property is located on Alluvium from the Holocene which is comprised of well sorted-clay, silt, sand, and gravel. The subject property is not located in the 100-year Floodplain according to FEMA as shown on the Floodplain Map included in Section B. Additionally, development, including major subdivisions, have been built along Flynn Lane for over 50 years with no seismic outfall occurring due to roadway construction, utility construction, or home construction. These empirical data combined with the information offered in both the NRCS Report and the Geotechnical Report indicates that the geologic and soil conditions in the area should present no problems during construction of roadways and underground utility lines. Lastly, the project does not include septic tank and drainage installation. A copy of the reports mentioned above have been included in the application. It is worth noting that the Geotechnical Report discusses the site's geologic, soil and topographic conditions and identifies no potential problems with the construction of roadways, basements, water supply trenches, sewer supply trenches, and/or underground electrical and telephone lines.**

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. **Please see the Grading, Drainage, and Road Plans included in the Stage 2 Engineering Exhibit attached in Section D of this submittal for plans to prevent erosion during road construction. The prelminary plans do not show cut or fill three or more feet in depth.**

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%. **According to the Natural Resources Conservation Service Report included in Section D, the soil types for the subject property are largely classified as prime farmland if irrigated. This soil type is conducive to development as landslides, liquefaction, and other seismic hazards are quite low. This is information is further validated by both the Indirect and Cumulative Effects Analyses and the Geotechnical Report because the property is located on Alluvium from the Holocene which is comprised of well sorted-clay, silt, sand, and gravel. The subject property is not located in the 100-year Floodplain according to FEMA as shown on the Floodplain Map included in Section B. Additionally, development, including major subdivisions, have been built along Flynn Lane for over 50 years with no seismic outfall occurring due to roadway construction, utility construction, or home construction. These empirical data combined with the information offered in the NRCS Report, Indirect and Cumulative Effects Analysis analyses, and Geotechnical Report indicates that the geologic and soil conditions in the area should present no problems during construction of roadways and underground utility lines. Lastly, the project does not include septic tank and drainage installation. 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 NRCS Report and Geotechnical Report did not identify any unusual geolgic, soil, or topographic conditions on the property which may limit the capability for building or excavating during construction. Most importantly, there has been no evidence of unusual geologic, soil, or topographic conditions during any of the historic development along Flynn Lane.

Please see the Potentiometric Surface of the Basin-Fill and Bedrock Aquifer, Mineral and Missoula Counties, Wester Montana by John I. LaFave attached as the Potentiometric Surface Exhibit included in Section D. This map identifies the area of our development as Quaternary sediments with shallow aquifers (less than 80' below surface), which show there are no concerns of shallow bedrock.

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 with the Stage 2 Engineering Exhibit for the project site in Section D.**

vi. **Steep Slopes/Slope category map.** Does the subject property have slopes of 25% or greater? **No**
    1. If yes, designate these areas as "No-Build Zone/Steep Slope" on the plat. **Not applicable as the property does not have slopes of 25% or greater per the exhibits included in the Master Site Plans which were created upon survey by a PLS.**

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. **This is not applicable because the property does not have slopes of 15% or greater. Therefore, a hillside report is not required. The topographic condtions of the site can be seen in the Master Site Plans attached in Section A of this submittal.**

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. **In an effort to determine if any impacts to wildife and wildlife habitat will occur due to the proposed subdivision a Natural Heritage Program Environmental Summary was conducted to identify species occurrences, other observed species without site specific occurences, other species potentially present based on their range, presence of associated habitats, land cover mapped as ecological systems, wetland and riparian areas, land management categories, and bioligcal reports associated with pland and animal observations. The Envionrmental Summary serves to compliment the Wildlife and Vegetation Exhibits inluded in Section B and helps narrow down the list of species provided by Montana Fish, Widlife, and Parks. It is worth noting that the Environmental Summary lists species by modeled or observed associated habitats and how common they are throughout the area. Included below are species that have associated habitats that are over 40% common in the area according to the Environmental Summary. The Evening Grosbeak, Western Spotted Skunk, Rufous Hummingbird, Little Brown Myotis, North American Porcupine, American Wolverine, Grizzly Bear, Yellow-billed Cuckoo, Loggerhead Shrike, Balk Eagle, Panic Grass, Pale-Yellow Jewel-Weed, Whitebark Pine, Pointed Brown Sedge, and Columbia Watermeal. In order to help mitigate any adverse impacts to the animal species listed above a "Living with Wildlife" section has been added to the draft covenants. To go one step further in investigating the potential impacts on Wildlife and Wildlife Habitat that could occur as a result of the proposed development, the Biological Assessment conducted by HDR as part of the BUILD Grant was analyzed for conclusions regarding proposed actions/mitigation efforts required to preserve the environmental baseline. According to the Biological Assessment included in Section D a "*may effect, not likely to adversely effect"* determination was rendered relative to bull trout, a "*no effect"* decision was rendered for the Yellow-billed Cuckoo habitat, a "*not likely to jeopardize the continued existence"* for the wolverine, a "*no effect"* determination for grizzly bear, a "*no effect"* for Canada Lynx, and a "*not likely to jeopardize the continued existence"* for the whitebark pine. In order to help mitigate any unpredicted, adverse, impacts to any of the species not listed above the proposed subdivision will also adhere to the approved Weed Management Plan included in Section C of this submittal. Based on these findings, no adverse impacts are anticipated.**

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. This list is complimented by the Natural Heritage Program Environmental Summary and the Biological Assessment included in Section D of this submittal. For the complete list of species known to frequent this area, please review both the exhibit included in Section B and the summaries included in Section D.

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). **The proposed subdivision is prioritizing open spaces throughout the development to ensure there is multiple areas preserved which allows room for existing habitat to be utilized by both flora and fauna. Additionally, the proposed subdivision will adhere to boulevard tree planting standards to enhance habitat for avian species in the area. As no sensitive areas, marshlands, or shorelines are located on or adjacent to the subject property and the Biological Assessment identified no "*likely to impact*" recommendations for species no other mitigation is proposed.**

viii. 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). **As mentioned above, the proposed covenants include "Living with Wildlife" language included in Section C of this submittal.**

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. The "Living with Wildlife" section of the covenants informs future homeowners that they must accept the responsibility of living with wildlife that frequent the area and take measures to ensure all anti-habituation efforts are taken such as properly storing garbage, pet food, and other potential attractants.**

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. **There were no public health and safety points stressed by residents in the area during the neighborhood meeting. The proposed subdivision includes half-street improvements to Flynn Lane and non-motorized trails throughout the subdivision to access the proposed open spaces. The proposed subdivision will serve to improve public health and safety by providing adequate, safe, transportation options for both motorized and non-motorized travel in the area. Please review the reponses below for specifics regarding public health and safety concerns.**

a. Air Stagnation Zone. Is the property within the Air Stagnation Zone? **Yes**

b. Airport Influence Area. Is the property within the Airport Influence Area? **Yes**

ix. 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). **See EADA zone indicated in the Illustrative Plan within the Master Site Plans, included in Section A of this submittal.**

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:

x. areas containing high pressure gas lines or high voltage lines;
xi. land on or adjacent to Superfund or hazardous waste sites;
xii. land on or adjacent to abandoned landfills, mines, well, waste sites or sewage treatment plants; and
xiii. areas identified as a high seismic hazard.

The Existing Conditions and Adjacent Properties Map of the Master Site Plans, attached in Section A of this submittal outline all of the existing conditions of the site including the location of high-pressure gas lines or high voltage lines, land on or adjacent to Superfund or hazardous waste sites, and land on or adjacent to abandoned landfills, mines, well, waste sites or sewage treatment plants. The MBMG Geologic Conditions Exhibit included in Section D of this submittal outlines seismic hazards in the area. As none of the hazards listed above are represented in the Master Site Plans included in Section A, and the MBMG Geologic Conditions Exhibit does not show any seismic activity over 4.0 on the Richter Scale within 30 miles of the property no mitigation is proposed.

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 contain any on-site or nearby off-site land uses that could potentially create nuisances in the area. Please see the Project Summary included in Section A of this submittal for a project overview.**

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. **According to the Traffic Impact Study (TIS), conducted by HDR, and included with the Stage 2 Engineering Exhibit attached in Section D of this submittal the analysis of Camden & Flynn, England & Flynn, England & Mary Jane, and England & Connery intersections indicates that under 2020 (pre-Covid) conditions all four would operate at levels of service (LOS) acceptable for no mitigation measures in both the AM and PM peak hours. Please reference the included TIS included in Section D for more information. Based on the Traffic Impact Study recommendations and conclusions the subdivision should cause no potentially significant adverse 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));
As the majority of the roads included in the proposed subdivision are part of the larger BUILD grant project with the City of Missoula, the mitigation measures required to minimize or avoid congestion will remain fluid to be in compliance with the BUILD grant objectives. That being said, the TIS conducted by HDR recommends that the City accounts for pedestrian behavior, bicycle travel patterns, and observed speeds on Flynn among other measures to minimize or avoid congestion. The proposed development has strongly considered those

recommendations and is providing ample pedestrian travel corridors via sidewalk and boulevards, is providing bicycle connections to the Flynn Lane two-way neighborhood bike street, and is providing half-street improvements to Flynn lane. These mitigation measures align with the recommendations that the TIS is making to the City of Missoula.

Based on the results of the Traffic Impact Study and the proposed improvements to non-motorized and motorized travel corridors, there should be a positive affect on pedestrian and vehicular transportation in the area. The subdivision will add sidewalks in an area that isn't being utilized for any non-motorized use as well as adding bike path circulation. Non-motorized transportation is encouraged within the subdivision and facilitated by sidewalk connections to the proposed open space Flynn Square Park.

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 are no existing bridges or culverts on the property. The closest bridge to the proposed subdivision is on Flynn Ln as it crosses Lower Grant Creek. See Grading, Drainage, and Road Plans included in the Stage 2 Engineering Exhibit attached in Section D for additional information.**

ii. Non-motorized transportation facilities. Describe existing and proposed non-motorized transportation facilities that will serve the proposed subdivision, including sidewalks and bike lanes/striping. **The proposed subdivision prioritizes non-motorized transportation as evidenced by over 2 miles of proposed sidewalks and bike paths which accommodate pedestrian circulation throughout residential development and the proposed Flynn Square Park. Please see the Street Atlas in the Master Site Plans, included in Section A of this submittal.**

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. **Please see the Road Atlas Worksheet included in Section D.**

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. **No primary access to any individual lot is directly from an arterial street or road.**

3. **Private road access.**
   A. Does access to the property cross any private properties not owned by the

subdivider or property owner? **Yes**

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. **The James D Dougherty Family LLC owns the property directly adjacent to the North of the proposed subdivision. The proposed alley running along the northernmost portion of the proposed subdivision crosses that property. As that property is under single ownership this narrative serves to satisfy the requirements of 3.i above in lieu of a "Legal Access" list. The easement required to develop proposed Phases 8 and 9 will be obtained prior to filing of those phases if necessary.**

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.* **According to the 2017 ITE Trip Generation Manual, and the Traffic Impact Study included in the Stage 2 Engineering Exhibit attached in Section D, the expected number of automobile trips per weekday is 1,900Trips.**

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 entire subdivision property lies directly adjacent to the west of Flynn Lane. The north-south trending section of Flynn Lane is designated as a two-way tract Neighborhood Bike Street according the FBC. This designation requires that the proposed subdivision provides half-street improvements along Flynn Lane for bicycle and pedestrian traffic ensuring connectivity and improving non-motorized transportation options in the area. The non-motorized transportation options are further improved by the proposed sidewalks and boulevards which will provide a continuous walking path throughout the proposed subdivision and to the proposed open spaces.**

Flynn Ln serves as the primary motorized transportation corridor for

residents of the Pleasant View Subdivision to the east of the proposed subdivision and serves as a thoroughfare for commuters to access W. Broadway to the north and Mullan Rd to the south. There are a number of streets that lead to residential developments off of Flynn Ln. For a comprehensive list of the streets within a quarter-mile radius of the proposed subdivision please see the Illustrative Plan in the Master Site Plans, in Section A of this submittal. For information regarding the impact that the proposed subdivision will have on the network of surrounding motorized transportation corridors please see the Traffic Impact Study included in the Stage 2 Engineering Exhibit attached in Section D of this submittal. Based on that analyses, combined with the ITE estimated trips, the subdivision has no potentially significant adverse impacts on either motorized or non-motorized traffic. The proposed development, in conjunction with the motorized and non-motorized improvements, will serve to improve pedestrian and vehicular transportation in the area.

C. What are the planned improvements to existing public and private access roads to mitigate the impacts anticipated from this subdivision? **For a comprehensive overview of the planned improvements to both Flynn Lane and all of the internal subdivision roads and non-motorized facilities please see the Grading, Drainage, and Road Plans included in the Stage 2 Engineering Exhibit attached inSection D of this submittal.**

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.

      The Grading, Drainage, and Road Plans included in the Stage 2 Engineering Exhibit attached in Section D of this submittal satisfy all of the criteria outlined above. These plans will continue to be updated as we move through the various engineering stages with the City of Missoula's Public Works department.

   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. **The road sections are provided in the Street Atlas Details pages 2 & 3 included in the Master Site Plans attached in Section A of this submittal.**
   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.

Not applicable as there are no proposed streets or roads which have grades exceeding 7% or cuts/fills exceeding 3 feet. **Not applicable as there are no proposed streets or roads which have grades exceeding 7% or cuts/fills exceeding 3 feet.**

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. **Please see the Prelminary Grading and Drainage Engineering Design Report included in Section D of this submittal for the information requested above. An overview of the Stormwater Mitigation Plan for the area can be found in Appendix A of the Report mentioned above. Appendix A contains the updated Stormwater Mitigation Plan, the updated Groundwater Depth Exhibit, the updated Drywell Sump Infiltration Rate Exhibit, and the updated SWPPP Plan.**

      ii. Conveyance, treatment, and disposal of storm water for both on-site and off-site facilities. **Please see the Preliminary Grading and Drainage Engineering Design Report included in the Stage 2 Engineering Exhibit attached in Section D of this submittal.**
   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. **Please see the Preliminary Grading and Drainage Engineering Design Report included in the Stage 2 Engineering Exhibit attached in Section D of this submittal.**
   C. Provide a storm water pollution prevention plan (SWPP) for all lots, blocks, and other areas (show accurate dimensions, courses and elevations). **Please see the Storm Water Pollution Prevention Plan included the Grading, Drainage, and Road Plans and in Appendix A of the Preliminary Grading and Drainage Engineering Design Report which are both attached in the Stage 2 Engineering Exhibit included in Section D of this application.**
   D. Submit a Slope Category Map showing grades between 5-10%, 10.01%-20%, 20.01%-25%, and over 25%. **As no grades over 25% or between 5% and 20% are present on the subject property a slope category map is not required. This is confirmed with the Existing Conditions Exhibit created from the survey complete by a PLS.**

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. **As the anticipated number of vehicle trips per week day is 1,900 a Traffic Impact Study is included with the Stage 2 Engineering Submittal attached in Section D of this application. The Traffic Impact Study outlines the LOS changes and potentially significant impacts that could occur as a result of these trips. Based on the information provided in that study, no mitigation efforts are proposed outside of the design and coordination of internal roads for the proposed subdivision as the ingress and egress options for motorized traffic will offer a traffic calming effect within the proposed development. Additionally, the multiple access points also provide multiple egress points onto Flynn Lane which, combined with the half-street improvements, serve to mitigate any potential LOS changes that could occur.**

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 Subdivision Regulations Section 1-030.3B). **This project will be reviewed by the Engineering Staff at the City of Missoula Public Works Department. Comments on the preliminary road designs and coordination of roads within the subdivided land will be provided during Stage 2 Engineering review.**

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 1-030.3C. **Please see the Grading, Drainage, and Road Plans included in the Stage 2 Engineering Exhibit attached in Section D of this submittal for a comprehensive outline and description of all of the dedication of land for roadways and for public utility easements in addition to right-of-way easements per MCA 76-3-501(3) and Subdivision Regulations Section 1-030.3C.**

b. Utilities and 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 utilities.
NorthWestern Energy will provide electricity and natural gas to the subdivision, numerous wireless providers will provide telephone service, Direct TV and Dish Network will provide Cable TV, and Republic Services will provide solid waste collection and disposal. No mitigation has been proposed as there are no known potentially significant adverse impacts to the utilities.

i. Service providers. List the following service providers and, if applicable, how the service will be provided:

- Electricity: **Northwestern Energy and Missoula Electric Cooperative (please see the Service Area Inquiry included in Section E of this submittal)**
- Telephone: **Numerous Wireless Providers**
- Natural Gas: **Northwestern Energy**
- Cable TV: **Direct TV, Dish Network**
- 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? **Yes**

If yes, who will install and maintain proposed street lighting? **The Developer will install the street lights, and the City of Missoula will be responsible for maintenance.**

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. **Please see the Utility Construction Plans included in the Stage 2 Engineering Exhibit attached inSection D and the Utility Overview Plan included in the Master Site Plans attached in Section A of this submittal.**

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. **City of Missoula Public Works indicated in the Pre-Application Meeting and the DRT Core meeting that this project will be supported and will be served by the City of Missoula municipal water system. No adverse impacts to the public system were noted and no mitigation efforts were brought to our attention during those meetings. It is understood that a 'will serve' letter will be issued as part of the City Engineering Stage 2 Checklist submittal upon element sufficiency through Development Services.**

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). **The proposed lots will connect to the existing water main located in Flynn Lane.**
    1. Water supply via wells require well isolation zones. Provide easements for well isolation zones encroaching onto adjoining private property. **This project will connect to the City of Missoula's water system. As no wells are proposed, no well isolation zones are necessary.**

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 Flynn Lane directly adjacent to the east of the proposed development. Please see the Utility Construction Plans included in the Stage 2 Engineering Exhibit attached in Section D and the Master Site Plans included in Section A of this submittal for the exact location noted at the time of survey.**

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 Municpal Water Facilities. These facilities will be expaneded to serve the lots. We estimate that each home will utlize approximately 250 Gallons Per Day (GPD) of water making the total estimated GPD for the entire project 65,250 GPD.**

Permission to connect to Missoula Water Municipal Facilities will be pursued during stage 2 engineering upon element sufficiency.

v. **State standards**. Indicate whether the plans for water supply meet the standards of MDEQ for quality, quantity and construction criteria. **The proposed subdivision will connect to Missoula City Water. The Montana Department of Environmental Quality (MDEQ) standards will be met for this project. Please see the Ulitity Construction Plans included in Section D of this submittal for exiting water main locations and proposed connections.**

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. **Permission to connect to Missoula Water Municipal Facilities will occur during stage 2 engineering.**
   3. State the approximate distance to that system. **The nearest water main is located in Flynn Lane. Please see the Utility Construction Plans included in the Stage 2 Engineering Exhibit attached inSection D for location of the the existing water mains.**
   4. State the cost of extending or improving the existing water system to service the proposed development. **Preliminary costs are approximated at $1,736,690.**
   5. Show that the existing water system is adequate to serve the proposed subdivision. **Permission to connect to Missoula Water Municipal Facilities will occur during stage 2 engineering following element sufficiency.**

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. **Not applicable as no separate public water system is to be installed.**
   2. Who will administer and maintain the system at the beginning of subdivision development and when subdivision is completed. **Not applicable as no separate public water system is to be installed.**
   3. Provision of evidence that the water supply is adequate in quantity, quality, and dependability (75-6-102 MCA). **Not applicable as no separate public water system is to be installed.**

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. **Not applicable as no individual water systems will be installed.**

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 and gravity mains to an existing sewer main currently located in the Dougherty 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. **Permission to connect to Missoula City Sewer will occur during stage 2 engineering upon element sufficiency.**

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 Dougherty 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. **Permission to connect to Missoula City Sewer will occur during stage 2 engineering upon element sufficiency.**
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. **Not applicable as no portion of the property is outside the Wastewater Facility Service Area.**

iv. **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. **The proposed subdivision is within the Big Sky High School and Hellgate Elementary School Districts. In an effort to determine if the proposed subdivision would adversely impact any of the schools in the area an inquiry was sent out to staff at Hellgate Elementary and Big Sky Highschool. At this time, the Superintendant for Hellgate Elementary is the only individual that has solicited a response, but he indicated that the school district can reasonably accommodate up to approximately 1,800 additional students. Please see the updated School Inquiry Exhibit located in Section E of this submittal.**Identify the name of the schools and school districts (elementary and secondary) that will serve the proposed subdivision. **Hellgate Elementary and Big Sky High School.**

v. Estimate the number of school-aged children this subdivision is likely to add to the district. **According to census information gathered and analyzed by Statista between 1960 and 2020 the averge number of children under 18 in families with chilren in the United States grows at a maximum of .5 children per year (assuming a household has two parents). As the exact number of families with children cannot be determined at this time it is anticipated that the proposed development will align with the average trend and families that move to the proposed subdivision would contribute a maximum of .5 annual growth to children under the age of 18 in this area (www.statista.com).**

e. **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. **The proposed subdivision design accommodates adequate, safe, access for emergency service vehicles. No potentially significant adverse impacts are expected to occur to emergency service providers in the area due to the proposed subdivision. As the proposed subdivision will provide half-street improvements along Flynn Lane we anticipate only positive impacts to emergency service providers in the area.**

i. Complete the table below:

	Name of service provider	Distance between service provider and proposed subdivision
Fire protection	City of Missoula Fire Department	~ 6.7 Miles
Police protection	Missoula Police Department	~ 6 Miles
Ambulance	St. Patrick Hospital	~ 6 Miles

ii. How will water supply for fire protection be provided? **There are existing fire hydrants along Flynn Lane and proposed Hydrant Locations within the proposed subdivision. Please see the Fire Hydrant Layout Exhibit located in Section D of this submittal.**

iii. Is the property, or any portion of the property, located within a Wildland Residential Interface? **No, please see the Wildland Urban Interface Map included in Section B of this submittal.**

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. **Not applicable as the property is not located within a Wildland Residential Interface.**

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? **Not Applicable.**

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

f. 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 adverse impacts to housing in the area were presented during the neighborhood meeting. The proposed subdivision aligns with the Sxwtpqyen Master Plan which prioritizes the identification of neighborhood centers in the greater Mullan Area to offer a mix of housing options in a newly annexed portion of the City of Missoula. The Master Plan also supports protecting open space with infill projects and compactly developed communities. The proposed subdivision addresses the concerns raised in the neighborhood meeting and aligns with the priorities of the Master Plan by proposing high density housing development in the Crossroads Center Neighborhood Unit. Based on the concerns raised in the neighborhood meeting and the city of Missoula's declared need for high density housing development no potentially significant adverse impacts to housing are expected.**

i. Describe the total number of dwellings anticipated by type (such as single dwelling, multiple dwelling, or mobile home). **It is estimated there will be 260 residential dwelling units.**

ii. Estimate the market cost of the dwellings and rents for rental units in this subdivision.

According to Missoula Organization of Realtors, the median price for a Missoula Home is $475,000 as of February, 2022.

iii. What is the approximate average number of bedrooms per dwelling unit anticipated for the subdivision? **4.**

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. **The proposed subdivision will provide over 2 miles of non-motorized facilities throughout the subdivision which not only provide access to residences but also provide access to the proposed Flynn Square Park and the numerous open spaces within the development. Flynn Square Park will serve to be the Neighborhood Park per the Form Based Code requirements. The infrastructure of this park will be developed in conjunction with Design Workshop, Missoula Parks and Recreation, and the Developer. There are no anticipated adverse impacts to open space and park land as the current property is not connected to, and does not contain, any existing park land. The proposed development will improve access to open spaces and park land as a 26.72 acre park is proposed in the southern portion of the development and additional open spaces are proposed througout the development totalling to over 27 acres of dedicated open space.**

i. **Open spaces:** Describe how the subdivision provides adequate open spaces for travel, light, air, and recreation (per MCA 76-3-501(5)). **The proposed subdivision will create multiple open space areas which provide for adequate room for travel, light, and air within the subdivision. The network of proposed sidewalks will provide non-motorized access to the proposed Flynn Square Park as well as the smaller open spaces associated with the proposed development.**

ii. **Park land:** Complete the table below to calculate the park dedication requirement for the subdivision. The following table leverages the parkland dedication requirements from the Sxwtpqyen Master Plan.

"11% of the net lotted area or .02 acres per allowed density of net lotted area - whichever is greater"	**T3**	**.02 acres**	**8 (du/acre)**	**15.90 net lotted area**	**= 2.54**
	T4-0	**.02 acres**	**10 (du/acre)**	**3.04 net lotted area**	**= .608**
	T4-R	**.02 acres**	**10 (du/acre)**	**5.95 net lotted area**	**= 1.19**
					Total Parkland Dedication Requirement = 4.33

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 requirement will be satisfied through parkland dedication of 26.72 acres. The proposed parkland dedication exceeds the 4.33 requirement calculated via the Form Based Code.**

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. **Flynn Square Park is the proposed park to be maintained by the City of Missoula. The proposed subdivision will provide non-motorized transportation facilities to the proposed park. The additional open spaces throughout the subdivision, not including Flynn Square Park, will be maintained by the Homeowners Association. The smaller open spaces will have picnic tables and other pedestrian seating options that will be maintained by the Homeowners' Association. Please see the covenants included in Section C for maintenance, repair, and funding mechanisms for these open spaces. The recreation facilities that will be included in Flynn Square Park will be dictated by the City of Missoula.**
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. **This is not applicable as no cash-in-lieu is 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. **Not applicable as the parkland requirement will not be satisfied through a previous dedication.**
5. If this is a manufactured home community or recreational vehicle park, have plans been made to develop a recreation area? **Not applicable as this is not a manufactured home community or recreational vehicle park.**
    a. If yes, provide a proposed preliminary plan with as much applicable information as is required to be shown on a preliminary plat. **Not applicable as this is not a manufactured home community or recreational vehicle park.**

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.
    - ☐ Subdivision or development name
    - ☐ Legal description
    - ☐ North arrow
    - ☐ Scale used on the plat
    - ☐ Names of owner(s) of record and sub-divider(s)
    - ☐ Date plat was drawn

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.