



DEVELOPMENT SERVICES

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

January 13, 2016

Maloney Properties
c/o Jon Gass
WGM Group, Inc.
1111 E. Broadway
Missoula, MT 59802

RE: Teton Addition at Maloney Ranch Subdivision – 2015 Phasing Plan Amendment

Dear Jon,

At its regularly scheduled meeting of January 11, 2016, the Missoula City Council voted to conditionally approve the phasing plan amendment, as shown on the attached Phasing Plan dated December 29, 2015 subject to the attached conditions of approval as amended including the addition of Condition of Approval #29.

The deadline to submit the Phase East - Skalkaho final plat is December 31, 2018 and the deadline to submit the Phase West – Miller final plat is December 31, 2020. Per condition of approval #29, Phase East – Skalkaho is required to be the first Phase East final plat filed and Phase West – Miller is required to be the first Phase West final plat to be filed. You must submit the final plats by the dates shown on the Phasing Plan dated December 29, 2015 or request a subsequent phasing plan extension or phasing plan amendment prior to the submittal deadlines. If you have further questions, please contact me at 552-6627 or email me at mmccrea@ci.missoula.mt.us.

Best regards,

Mary McCrea

Mary McCrea, Development Services

Enclosures

cc: Lloyd Twite, Twite Family Partnership
Gilbert Larson, Gilbert Larson Engineering and Surveying
Donna Gaukler, City Parks and Recreation
Elizabeth Erickson, City Parks and Recreation
Kevin Slovarp, DS City Engineer
Denise Alexander, DS

MASTER LIST OF CONDITIONS OF APPROVAL
TETON ADDITION AT MALONEY RANCH SUBDIVISION
January 11, 2016

1. The proposed rezoning shall be adopted prior to final plat approval.

Roads and Non-motorized Facilities

2. Plans for installing curb/gutter, complete drainage facilities, sidewalk, and pavement on subdivision roadways to dimensions and in locations proposed on the Preliminary Plat Submittal, Supplementary Data Sheets 2-8 dated June 2007, with the exception that 6' sidewalks and 10' boulevards shall be installed on Christian Drive and Lower Miller Creek Road as required by City Council, shall be subject to review and approval by the City Engineer prior to final plat approval of each phase. Final drainage plans shall be reviewed and approved by the City Engineer and the Missoula Water Quality District.
3. The Phase West – Miller, Phase West – Woodchuck, Phase West – Kootenai and Phase West – Trapper final plats shall include a 1' no-access strip on both sides of Lower Miller Creek Road in appropriate locations to be reviewed and approved by City Engineering prior to final plat approval of the above named phases.
4. The applicant shall contribute \$1,800 per new single-dwelling unit and \$1440 for each new multi-dwelling unit, or the requisite traffic impact fee applied by the City of Missoula, whichever is higher, to the Miller Creek Transportation Mitigation Proposal to mitigate the impacts to the Miller Creek/Lower Miller Creek Road intersections. Payment of this contribution shall be verified prior to final plat approval of each phase.
5. Plans for minimum 16' wide alleys within 20' rights-of-way shall be reviewed and approved by City Engineering prior to final plat approval of the following phases: Phase West – Sweeney, Phase West – Lolo, Phase West – Willow, Phase West – Ambrose, Phase East – Threemile, and Phase East – Cameron.
6. Site visibility triangle information shall be recorded on the Phase West – Miller, Phase West – Kootenai and Phase West – Woodchuck final plats per the exhibits dated 5/9/2007 in a form to be reviewed and approved by City Engineering prior to final plat approval. The site visibility triangle information shall be included in the Development Covenants and shall prohibit landscaping, fences, etc. exceeding 30 inches in height, to be reviewed and approved by City Engineering prior to final plat approval of Phase West – Miller or Phase East – Skalkaho, whichever final plat is filed first.
7. A signage plan in conformance with the Manual on Uniform Traffic Control Devices, including provisions for temporary signage during construction, permanent signage, and cost of installation to be included in the security deposit, shall be reviewed and approved by City Engineering and Missoula City Fire prior to final plat approval of either Phase West – Miller or Phase East – Skalkaho, whichever final plat is filed first.
8. Plans for an 8' wide concrete trail from Wheatland Park to Fairfield Drive along Richland Way, and along Astoria Lane to Pondera Park connecting to Lower Miller Creek Road as depicted in the Trail and Open Space Plan dated 6/26/2007 shall be reviewed and approved by City Parks and Recreation and City Engineering. The concrete trail sections shall be connected with a 5' wide compacted gravel trail in the open space area between Fairfield Drive and Absarokee Drive. Plans for the 8' wide concrete trail and the 5' wide compacted gravel trail shall be reviewed and approved by City Parks and Recreation and City Engineering prior to final plat approval of either Phase West – Miller or Phase East – Skalkaho, whichever final plat is filed first. Installation of the 8' wide concrete trail and the 5' wide compacted gravel trail shall be prior to final plat approval of each applicable phase.

9. Plans for gravel trails through subdivision open space areas in the locations depicted in the Trail and Open Space Plan dated 6/26/2007 shall be reviewed and approved by City Parks and Recreation and City Engineering prior to final plat approval of the appropriate phases.
10. Plans for striped bike lanes on Lower Miller Creek Road and Christian Drive shall be reviewed and approved by City Engineering prior to final plat approval of the following phases: Phase West – Miller, Phase West - Woodchuck, Phase West – Kootenai, Phase West – Trapper, Phase East – Divide, and Phase East - Skalkaho.
11. Plans for street-tree plantings shall be reviewed and approved by City Parks and Recreation prior to final plat approval of each phase.
12. The developer shall present evidence of petitioning for annexation of the entirety of Teton Addition of Maloney Ranch Subdivision into the Missoula Urban Transportation District prior to final plat approval of either Phase West – Miller or Phase East – Skalkaho, whichever final plat is filed first.

Parks, Common Area and Natural Resources

13. Plans for finish grading, installation of 12" of topsoil, installation of commercial grade irrigation and application of suitable turf grass seed shall be subject to review and approval of City Parks and Recreation prior to Phase West – Blodgett final plat approval for Pondera Park and Phase East - Threemile final plat approval for Wheatland Park.
14. All open space areas depicted as "ORL" in Phase West – Sweeney, Phase West Willow and Phase East – Sawtooth (Phase 8 on Sheet 1 of 8 dated June 2007) shall be dedicated as common area, and a plan for maintenance shall be reviewed and approved by City Parks and Recreation prior to final plat approval of Phase West – Sweeney, Phase West – Willow and Phase East - Sawtooth. These areas shall include Public Access Easements to be reviewed and approved by City Engineering and City Parks and Recreation prior to final plat approval each applicable phase.
15. The five public non-motorized connection easements shown on the Trail and Open Space Connections Plan dated 6/26/2007 shall be dedicated as common area to be reviewed and approved by City Parks and Recreation prior to final plat approval of Phase East Skalkaho, Phase East – Sawtooth, Phase West – Sweeney, and Phase West - Kootenai. Lots may be reconfigured to meet the common area requirement.
16. Plans for installation of a 5' wide concrete pathway with irrigated and planted grass strips on either side within linear 20' wide common areas connecting Chester Drive with Christian Drive in Phase East – Divide and Phase East - Sawtooth, Christian Drive with Chester Drive in Phase East – Skalkaho and Phase East - Reimel, Chester Drive with Garrison Drive in Phase East – Reimel and Phase East - Willoughby, and Chester Drive with Richland Way in Phase East – Sawtooth and Phase East - Threemile shall be reviewed and approved by City Parks and Recreation prior to final plat approval of each applicable phase. The linear common areas shall be depicted with Public Access Easements, and shall be as shown on Sheet 1 of 8 dated June 2007.
17. Lot D376 as depicted on Sheet 1 of 8 date 6/26/2007 shall be redesigned so that Wheatland Park is 100% surrounded by pedestrian facilities including boulevard trees between Lot D376 and Wheatland Park, to be reviewed and approved by City Parks and Recreation and City Engineering prior to Phase East - Threemile final plat approval.
18. Lots A1 through A17 shall indicate building envelopes for all structures on the final plat within 150 feet of the adjoining public road right-of-way. Lawns, accessory structures, fences, etc. are not permitted outside the building envelopes.

Fire

19. Final plans for fire suppression water flow and hydrant placement shall be reviewed and approved by City Engineering and City Fire Department prior to final plat approval of either Phase West – Miller or Phase East – Skalkaho, whichever final plat is filed first. Fire hydrants, subject to the review and approval of the City Engineer and City Fire Department, shall be installed prior to issuance of the first building permit.
20. General plans for visible address signs shall be reviewed and approved by the City Fire Department and included in the covenants prior to final plat approval of either Phase West – Miller or Phase East – Skalkaho, whichever final plat is filed first.
21. A revised Revegetation Plan for disturbed sites shall be submitted to and approved by the Missoula County Weed Board prior to final plat approval of either Phase West – Miller or Phase East – Skalkaho, whichever final plat is filed first.

Covenants

22. The covenants for Teton Addition at Maloney Ranch shall be amended prior to final plat approval of either Phase West – Miller or Phase East – Skalkaho, whichever final plat is filed first, to include the following items, and these sections shall not be amended, modified, added to or deleted without consent of the governing body:
 - a. Driveways
Dead-end driveways in excess of one hundred and fifty (150) feet in length shall have approved turnaround for fire apparatus. A turnaround shall be located within one hundred and fifty (150) feet of the building. A minimum unobstructed width of not less than twenty (20) feet and an unobstructed vertical clearance of 13'6" shall be provided for any driveway over one hundred and fifty (150) feet. The opening through a gate should be two feet wider than the road. Final design shall be approved through the City Fire Department.
 - b. Radon
The EPA has designated the Missoula area as having a high radon gas potential (Zone 1). Therefore, the Missoula City-County Health Department recommends that all new residences incorporate radon-resistant construction features.
 - c. Weeds
Amend the first sentence of Article 2.35 to require revegetation after the first appropriate opportunity after disturbance occurs.
 - d. Amendments
Amend Article 3.4 of the covenants as follows: "No covenant or sections thereof relating to radon, weed control, address signage, driveway standards, site visibility triangles or amendments may be changed or deleted without prior written consent of the governing body."
23. Article 2.19 of the Protective Covenants shall be eliminated to allow use of passive and active solar in construction of homes prior to final plat approval of either Phase West – Miller or Phase East – Skalkaho, whichever final plat is filed first.
24. The portion of Article 2.27 of the covenants prohibiting compost piles shall be deleted prior to final plat approval of either Phase West – Miller or Phase East – Skalkaho, whichever final plat is filed first.
25. Christian Drive shall be completed and built from Lower Miller Creek Road to the eastern boundary of the subdivision prior to final plat approval of the fourth Phase East subdivision phase.

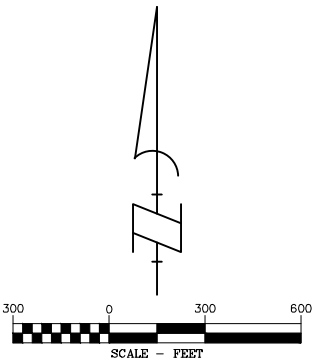
26. The covenants shall be amended to include a Weed Management Plan (Plan) for all undeveloped and planned open space areas of the subdivision, to be reviewed and approved by the County Weed District prior to final plat approval of either Phase West – Miller or Phase East – Skalkaho, whichever final plat is filed first. The Plan shall include provisions making the developer responsible for its implementation, beginning at the filing of the first phase of Teton Addition at Maloney Ranch, until enough development has occurred to support the Homeowner's Association. The Plan shall include a mechanism allowing the Homeowner's Association to assume weed management duties from the developer, continuing after the final phase of the subdivision has been filed. The Plan and the covenant provisions related to weed management shall be reviewed and approved by the County Weed District, City Parks and Recreation and Development Services prior to final plat approval of either Phase West – Miller or Phase East – Skalkaho, whichever final plat is filed first.
27. The final plat shall include a 20' wide Conditional Public Non-Motorized Access Easement (NMAE) along the western boundary of Phase West – Miller, Phase West - Woodchuck, and Phase West – Kootenai, as indicated on Sheet 1 of 8 dated June 2007 in a location to be reviewed and approved by City Parks and Recreation prior to final plat approval of each applicable phase. This easement shall be activated in the event that the developer is not able to acquire an alternative acceptable trail easement between the Bitterroot River and the western boundary of Phase West – Miller, Phase West - Woodchuck, and Phase West – Kootenai, within one year of final plat approval of Phase West - Miller. The easement along the western boundary line of Phase West – Miller, Phase West - Woodchuck, and Phase West – Kootenai may be terminated if an acceptable trail easement is acquired by the developer within one year of Phase West - Miller final plat approval. Language referring to the terms and scope of the Conditional Public NMAE shall be included on the face of the applicable plats and in the covenants, to be reviewed and approved by Parks and Recreation prior to Phase West – Miller final plat approval. If the easement is activated, plans for a trail within the easement shall be reviewed and approved by City Engineering and Parks and Recreation subject to an improvements guarantee.
28. Pondera Park shall be expanded into an at least 5 acre public park. Subdivision lots deleted to meet the requirement may be recuperated in other areas of the subdivision, subject to zoning and the review and approval of City Parks and Recreation and Development Services prior to Phase West – Miller final plat approval.
29. Phases shall be filed starting with Phase West – Miller on the west side and Phase East – Skalkaho on the east side and shall continue with the filing of phases adjacent to the prior filed phases, such that infrastructure, such as roads, sidewalks and trails, is extended from a filed phase to an adjacent phase, subject to review and approval of Development Services prior to final plat approval of each phase. Phase West – Blodgett shall be the fifth Phase West final plat to be filed and Phase East – Threemile shall be the fifth Phase East final plat to be filed.

AMENDED PHASING PLAN
THE TETON ADDITION AT MALONEY RANCH
MISSOULA, MONTANA

REVISIONS:		
NO.	DESCRIPTION	DATE

PROJECT: 06-08-23
FILE No: 060823ex-phase-amended.dwg
FILE PATH:
W:\Projects\060823\CAD Data\060823\Exhibits
LAYOUT: PHASE
SURVEYED: ---
DESIGN: ---
DRAFT: CEG
APPROVE: JLG
DATE:

DECEMBER 29, 2015



LEGEND
PHASE BOUNDARY

WEST PHASE – FILED IN ANY ORDER, EXCEPT AS NOTED.

PHASE	PARK/CAGS AREA	DEADLINE TO FILE PLAT
PHASE WEST – MILLER	5.57 AC.	DECEMBER 31, 2020
PHASE WEST – WOODCHUCK	0.00 AC.	DECEMBER 31, 2025
PHASE WEST – TRAPPER	1.18 AC.	DECEMBER 31, 2030
PHASE WEST – BLODGETT	5.70 AC.	DECEMBER 31, 2030
PHASE WEST – KOOTENAI	0.09 AC.	DECEMBER 31, 2030
PHASE WEST – SWEENEY	11.64 AC.	DECEMBER 31, 2030
PHASE WEST – CARLTON	0.07 AC.	DECEMBER 31, 2030
PHASE WEST – LOLO	1.38 AC.	DECEMBER 31, 2030
PHASE WEST – BOULDER	0.00 AC.	DECEMBER 31, 2031
PHASE WEST – AMBROSE	4.07 AC.	DECEMBER 31, 2031
PHASE WEST – WILLOW	3.71 AC.	DECEMBER 31, 2031
TOTAL	33.41 AC.	

TOTAL LOT AREA	94.69 (61%)
TOTAL R/W	27.04 (17%)
TOTAL PARK AND COMMON AREA	33.41 (22%)
TOTAL AREA	155.14 (100%)

REQUIRED PARKLAND DEDICATION (11% OF LOT AREA): 10.42 AC.

EAST PHASE – FILED IN ANY ORDER, EXCEPT AS NOTED.

PHASE	PARK/CAGS AREA	DEADLINE TO FILE PLAT
PHASE EAST – SKALKAHO	4.41 AC.	DECEMBER 31, 2018
PHASE EAST – DIVIDE	12.24 AC.	DECEMBER 31, 2020
PHASE EAST – SAWTOOTH	7.77 AC.	DECEMBER 31, 2023
PHASE EAST – GRANITE	0.09 AC.	DECEMBER 31, 2025
PHASE EAST – THREEMILE	3.07 AC.	DECEMBER 31, 2025
PHASE EAST – REIMEL	0.12 AC.	DECEMBER 31, 2025
PHASE EAST – CAMERON	0.00 AC.	DECEMBER 31, 2025
PHASE EAST – WILLOUGHBY	0.05 AC.	DECEMBER 31, 2028
PHASE EAST – MEADOW	13.63 AC.	DECEMBER 31, 2028
TOTAL	41.38 AC.	

TOTAL LOT AREA	84.42 (53%)
TOTAL R/W	33.69 (21%)
TOTAL PARK AND COMMON AREA	41.38 (26%)
TOTAL AREA	159.49 (100%)

REQUIRED PARKLAND DEDICATION (11% OF LOT AREA): 9.29 AC.