



DEVELOPMENT SERVICES

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

March 27, 2018

Kevin Mytty, Grass Valley LLC
c/o Shelter West Construction, Inc.
2800 South Reserve
Missoula, MT 59801

RE: 44 Ranch Subdivision – 2018 Phasing Plan Amendment

Dear Mr. Mytty,

At its regularly scheduled meeting of March 12, 2018, the Missoula City Council voted to approve the phasing plan amendment, subject to three new conditions, the amended conditions of approval and the revised phasing plan diagram dated February 7, 2018 attached.

The deadline to submit the Phase 9 final plat is December 31, 2020. You must submit the final plats by the dates shown on the Phasing Plan dated February 7, 2018 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: Ryan J. Salisbury, P.E., WGM Group, Inc.
Donna Gaukler, City Parks and Recreation
Elizabeth Erickson, City Parks and Recreation
Neil Miner, City Parks and Recreation
David Selvidge, City Parks and Recreation
Chris Boza, City Parks and Recreation
Kevin Slovarp, DS City Engineer
Bob Hayes, Stormwater Utility
Travis Ross, Missoula Valley Water Quality District
Denise Alexander, DS
Ana Aronofsky, DS
Daniel Schepke, DS
Andrew Boughan, DS

AMENDED CONDITIONS OF APPROVAL
44 RANCH SUBDIVISION
March 12, 2018

1. The 44 Ranch Special Zoning District shall be adopted prior to final plat approval.

Roads

2. The following statement shall appear on the face of each plat and in each instrument of conveyance:
"Acceptance of a deed for a lot within this subdivision constitutes assent of the lot owner to waive the right to protest a future RSID/SID for improvements including but not limited to the installation of paving, drainage facilities, curbs and gutters, pedestrian walkways or bikeways to George Elmer Drive, Chuck Wagon Drive, Shindig Drive, and all streets within the 44 Ranch subdivision, based on benefit. The waiver shall run with the land and shall be binding on the transferees, successors, and assigns of the owners of the land."
3. Plans for the design of the intersection of Mullan Road with George Elmer Drive including all necessary improvements shall be reviewed and approved by the City Engineer, County Public Works and the Montana Department of Transportation prior to final plat approval. These improvements shall be installed prior to final plat approval of Phase 2.
4. Plans for Chuck Wagon Drive and George Elmer Drive shall include striped bike lanes subject to review and approval of the Bike/Ped. Program Manager prior to final plat approval of each applicable phase.
5. A roundabout shall be installed at the intersection of Chuck Wagon Drive and Cattle Drive and George Elmer Drive and Cattle Drive within a 140' diameter right-of-way and traffic calming features shall be installed on local streets prior to final plat approval of each applicable phase.
6. Alley access shall be required of all lots less than 60' wide adjacent to an alley and a 1' no-access strip between the lot and the street shall be placed on all lots less than 60' wide with alley access subject to review and approval of the City Engineer and City Fire Department, prior to final plat approval of each applicable phase.
7. Branding Iron Drive shall connect to Shindig Drive in a 60' right-of-way with a 20' wide public pedestrian and emergency vehicle access constructed in the location of proposed Lot 505 subject to review and approval of the City Engineer and City Fire Department, prior to final plat approval of Phase 17.
8. The exact location of the GLO right-of-way extension of Shindig Drive shall be identified and plans for the intersection of Shindig Drive and Hiawatha Road shall be reviewed and approved by the City Engineer and County Public Works prior to final plat approval of Phase 17.
9. Final grading and drainage plans shall be reviewed and approved by the City Engineer and County Public Works Department prior to final plat approval of Phase 1.
10. Street lights shall be provided on Shindig Drive, Chuck Wagon Drive, and Cattle Drive subject to review and approval of the City Engineer prior to final plat approval of each applicable phase.
11. Improvements to the parks, boulevards and common areas shall be installed concurrently with the approved subdivision phase where the improvements are located.
12. A plan for the location of cluster mailboxes if required shall be submitted for review and approval by the City Engineer and the Postmaster prior to final plat approval of each applicable phase.
13. The developer shall petition for annexation into the Missoula Urban Transportation District prior to final plat approval.

Irrigation Ditches

14. The irrigation ditch easements on the property shall be delineated on the final plat subject to review and approval of the Hellgate Valley Irrigation Company prior to final plat approval of each applicable phase.
15. In accordance with MCA 76-3-504(1)(j), either irrigation easements shall be provided to each lot in the subdivision; or the subdivider shall either have the water rights removed and shown on the face of the final plat prior to final plat approval of each applicable phase; or the covenants shall be amended prior to final plat approval to include notification that the land is classified as irrigated and may continue to be assessed for irrigation water delivery even though the water may not be deliverable subject to review and approval by Development Services prior to final plat approval.

Parks

16. All common areas shall be dedicated as a public park or as common areas, subject to review and approval of the Parks and Recreation Department. Plans for improvements to be installed by the developer including but not limited to finish grading, trees, commercial-grade irrigation system and seeding of the Park shall be reviewed and approved by Parks & Recreation prior to final plat approval of the relative phase. The 5.86-acre park shall not be used for surface detention/retention drainage facilities.

Fire

17. An emergency vehicle turnaround shall be constructed at the west end of Cinch Drive subject to review and approval of the City Engineer and City Fire Department prior to final plat approval of Phase 19.
18. Final plans for fire suppression water flow and hydrant placement shall be reviewed and approved by the City Engineer and City Fire Department prior to final plat approval of each applicable phase. 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.
19. All residences within this subdivision shall post address signs visible from the street. Plans for these signs shall be reviewed and approved by the City Fire Department and included in the covenants prior to Phase 1 final plat approval.

Floodplain

20. A note shall be placed on the final plat of each applicable phase and in the covenants prior to Phase 1 final plat approval that states the following: "Basements shall be prohibited in all phases until such time as the developer provides sufficient evidence to the appropriate agencies that no threat to the public safety or loss of property will result in those areas proposed for basements. In Phases west of Belt Buckle Way, the lowest finished floor, of any structure and mechanical equipment shall be at least 2' above the 100-year flood elevation of Grant Creek as established by HDR, Inc. Pre and post construction Elevation Certificates shall be submitted documenting the lowest floor and utility elevations are a minimum of 2' above the base flood elevation."

Covenants

21. An avigation easement shall be obtained and included in the covenants for the property in compliance with the Airport Influence Area Resolution prior to final plat approval of Phase 1.
22. The covenants shall be amended to include the following section: "Radon Mitigation: EPA has designated Missoula County as having a high radon potential (Zone 1). All residences should incorporate passive radon mitigation systems into the design." prior to Phase 1 final plat approval.

23. A note shall be placed on the final plat of each applicable phase and in the covenants that states the following: "This property is in the Airport Influence Area and subject to the requirements of the Airport Influence Area Resolution. The 44 Ranch Subdivision may also be within an Extended Approach and Departure Zone for a proposed second runway as shown in the Airport Authority's 2004 Plan and lot owners should be aware of the resultant safety risk. Lot owners should consult the Airport Layout Plan and any relevant documents to determine the status of the proposed runway location at the time of purchase."
24. The proposed 5.86-acre common area park located in proposed Phase 16 shall be relocated to Phase 2 and 7C and the proposed 3.37-acre park located in Phase 1 shall be relocated to proposed Phase 13 and 16.
25. Fence Line Drive shall extend to the north boundary of the 44 Ranch subdivision in the vicinity of Lot 256 prior to final plat approval of Phase 13.
26. The alleys parallel with George Elmer Drive shall be deleted and the alleys perpendicular to George Elmer Drive east of Latigo Drive shall intersect with George Elmer Drive. Except where streets or alleys intersect, a one-foot no-access strip shall be placed between the lots and George Elmer Drive.
27. All lots that do not have alley access shall have a minimum lot width of 60'.
28. George Elmer Drive shall be constructed with 6' wide concrete sidewalks and a 10' wide landscaped boulevard along the west side of the road fronting the subdivision.
29. Chuck Wagon Drive shall be designed as an arterial, to replace Roundup Drive in the Collector Roadway System, from Mullan Road to the north boundary of the 44 Ranch subdivision subject to review and approval of the City Engineer, County Public Works Department and Montana Department of Transportation.
30. Plans for the design of the intersection of Mullan Road with Chuck Wagon Drive including all necessary improvements shall be reviewed and approved by the City Engineer and County Public Works and the Montana Department of Transportation prior to final plat approval of each applicable phase. These improvements shall be installed prior to final plat approval of Phase 8.

Conditions of Phasing Plan Amendment Approval

31. The Phasing Plan dated December 18, 2017 shall be amended to include the completion of Shindig Drive connecting south across Hiawatha Drive to The Valley Subdivision in Phase 17, per the revised phasing plan diagram dated February 7, 2018 shown in Exhibit # 2, subject to review and approval of Development Services.
32. The subdivider shall comply with future revisions to stormwater regulations or any new Department of Environmental Quality (DEQ) stormwater requirements for any phases that have not received final plat approval prior to adoption of the new regulations or requirements, subject to review and approval of City of Missoula Stormwater Utility, City Engineer, and Missoula Valley Water Quality District, prior to the final plat submittal for each applicable phase.
33. The subdivider shall investigate the following storm water treatment options to mitigate the subdivision's impact on Grant Creek water quality in coordination with and subject to approval of City of Missoula Stormwater Utility, City Engineer, City Parks and Recreation and Missoula Valley Water Quality District specific to decreasing sediment and nitrogen and reducing water temperature prior to discharge into Grant Creek:
 - a. Stormwater directed to bioswales installed in the center median boulevard area of Cattle Drive in Phase 11 prior to piping the stormwater to discharge into Grant Creek, prior to Phase 11 final plat approval.

- b. Stormwater directed to bioswales installed in the 3.37 acre Common Area/Park in Phase 13 and 16 prior to piping the stormwater to discharge into Grant Creek. The Common Area/Park shall be designed to accommodate the bioswale located within a stormwater utility easement while maintaining active and passive recreation activities, prior to final plat approval of Phases 13 and 16.
- c. Include optimization of the constructed floodplain (Lake Hiawatha) to perform as a stormwater treatment wetland in the Phase 13 through 19 final storm drainage plans, prior to final plat approval of Phase 13 through 19. A wetland ecologist shall design the wetland with a goal of increasing retention and adding wetland species that uptake nitrogen and phosphorous while maintaining the flood capacity and function that was originally intended for Lake Hiawatha.

Findings of Fact & Conclusions of Law - Phasing Plan Amendment
44 RANCH SUBDIVISION
March 12, 2018

SUBDIVISION PRIMARY CRITERIA COMPLIANCE

A. ZONING AND COMPREHENSIVE PLAN COMPLIANCE

Findings of Fact:

1. City Council approved the prior phasing plan March 14, 2016, with 19 phases and a final plat submittal deadline of December 31, 2025 for Phases 18 & 19, the last two phases.
2. The final plats for Phases 1 through 8 have been filed with the County Clerk and Recorder.
3. The 2018 phasing plan amendment reconfigures the layout for Phases 9 through 19, however the total number of phases and the deadlines for final plat submittal remain the same.
4. The subject property is zoned 44 Ranch Special Zoning District. The subdivision complies with the zoning. City Council determined that the phasing plan amendment does not impact zoning compliance.
5. The 44 Ranch Subdivision received preliminary plat approval on May 16, 2005 for 545 residential lots on a 132.08-acre parcel, for a density of just under 4 dwelling units per acre. City Council determined that the phasing plan amendment does not change the density of the subdivision.
6. The *2035 Our Missoula City Growth Policy*, approved in November 2015, is the applicable regional plan. The Growth Policy recommends a land use designation of Residential Medium, 3 to 11 dwelling units per acre. The subdivision complies with the density recommendation in the Growth Policy.
7. The *Wye-Mullan West City-County Plan*, approved in November 2005, is the applicable vicinity plan and recommends Residential, 4 to 6 dwelling units per acre. The subdivision complies with the density recommendation in the Wye-Mullan Plan.

Conclusion of Law:

1. City Council determined that the Phasing Plan Amendment has no impact on the subdivision's compliance with the zoning or the regional and vicinity plans.
2. City Council determined that the subdivision will continue to comply with the zoning, the regional plan and the vicinity plan.

B. EFFECTS ON AGRICULTURE & AGRICULTURE WATER USERS

Findings of Fact:

1. City Council determined that the findings of fact at the time of preliminary plat approval regarding the primary review criteria on the effects on agriculture and agriculture water users are not impacted by the phasing plan amendment.

Conclusions of Law:

1. City Council determined that the findings of fact at the time of preliminary plat approval regarding the primary review criteria on the effects on agriculture and agriculture water users will still be valid with the phasing plan amendment.

C. EFFECTS ON LOCAL SERVICES

Roads, Driveways, Active Transportation Facilities

Findings of Fact:

1. The subdivision layout for roads, active transportation facilities and driveway approach standards are unchanged by the phasing plan amendment.
2. The road widths, sidewalks and boulevards approved at the time of preliminary plat approval meet current standards.
3. Missoula County adopted the Collector Roadway System Resolution #2001-2005 planning for major north/south routes in the vicinity of 44 Ranch Subdivision. The subdivision includes construction of two of the major north/south connector routes from the north boundary of the subdivision south to Mullan Road: George Elmer Drive and Chuck Wagon Drive.
4. George Elmer Drive was constructed with Phase 1. Construction of Chuck Wagon Drive was included with the Phase 8 final plat filed September 14, 2017. Road construction for Chuck Wagon Drive south of the 44 Ranch Subdivision lots to Mullan Road was included in an Improvements Agreement guaranteed by a security. Per the agreement construction of this portion of Chuck Wagon Drive shall be completed by June 7, 2018.
5. Shindig Drive is the third north/south connector route from the north boundary of the subdivision south to Mullan Road. The preliminary plat approval for 44 Ranch Subdivision required construction of Shindig Drive from the north boundary of the subdivision south across Hiawatha Road, making the connection with Shindig Drive in The Valley Subdivision. The Valley Subdivision was approved by City Council March 20, 2006.
6. In the prior phasing plan, approved in 2016, completion of Shindig Drive from the north boundary of 44 Ranch Subdivision through to the connection across Hiawatha Road to Shindig Drive in The Valley Subdivision would occur in Phase 15 with a final plat submittal deadline of December 31, 2023.
7. The applicant's requested phasing plan amendment delayed completion of Shindig Drive until Phase 19, the last phase of the subdivision. Phases 16 & 17 have the same final plat submittal deadline of December 31, 2024. Phases 18 & 19 have the same final plat submittal deadline of December 31, 2025.
8. City Engineering provided comment that the Shindig Drive connection to The Valley Subdivision should occur before the last planned phase of development for the following reasons:
 - a. Completion of the grid roadway system prior to the last phase of the development will allow for alternate routes for homeowners with lots west of Chuck Wagon Drive;
 - b. There is no guarantee that all the phases will be filed. Completion of Shindig Drive prior to the last phase of development is desirable for completion of the grid roadway system;
 - c. Construction of Shindig Drive is likely to be less costly when constructed as a whole instead of in small pieces; and
 - d. If the extension of Shindig Drive and also Brumby Lane were completed in Phase 17, then the lots east of Shindig Drive and south of Brumby Lane could be included in Phase 17. The additional revenue from the sale of these lots could be used to offset the cost of constructing these roadways.

9. Development Services staff met with the applicant's representative to discuss the City Engineer's concerns and the City Council approved new condition of approval #31:
 31. The Phasing Plan dated December 18, 2017 shall be amended to include the completion of Shindig Drive connecting south across Hiawatha Drive to The Valley Subdivision in Phase 17, per the revised phasing plan diagram dated February 7, 2018 shown in Exhibit # 2, subject to review and approval of Development Services.
10. City Council approved the Revised Phasing Plan Diagram dated February 7, 2018 that shows the completion of Shindig Drive and additional lots east of Shindig Drive within Phase 17 meeting the new condition of approval #31.

Conclusions of Law:

1. City Council determined that the findings of fact at the time of preliminary plat approval regarding the primary review criteria on the effects on local services for roads, driveways and active transportation facilities will still be valid with the 2018 phasing plan amendment with the City Council imposed condition of approval #31 requiring the completion of Shindig Drive with Phase 17.

Stormwater and Drainage

Findings of Fact:

1. The preliminary plat approval for the subdivision prohibited management of stormwater through injection wells and instead specified discharge west of the subdivision into Grant Creek. The Stormwater Master Plan for this subdivision was approved by City and County Public Works Departments in March 2006.
2. The Missoula Valley Water Quality District provided comment regarding water quality for Grant Creek. In their comment they stated that the Department of Environmental Quality (DEQ) performed water quality assessments on Grant Creek after the Stormwater Master Plan was approved. This assessment along with subsequent re-assessments showed Grant Creek to be impaired due to excessive nutrients, high levels of sediment and temperature, channel alteration and nuisance algae. Grant Creek appears on the State of Montana's list of impaired waters (303(d)).
3. The Missoula Valley Water Quality District also commented that managing stormwater by directing it to Grant Creek will further degrade it.
4. The City of Missoula established a Storm Water Utility with the adoption of Ordinance 3580 on September 12, 2016.
5. The Department of Environmental Quality approved an MS4 permit for the City's municipal separate storm sewer system that provides for a system of storm water conveyance via roads with drainage systems, municipal streets, catch basins, curbs, gutters, ditches, manmade channels or storm drains.
6. The City of Missoula's MS4 permit runs through 2021 and does not outline specific discharge limits at an outfall. When the MS4 permit is renewed in 2022, the Department of Environmental Quality may set discharge limits at an outfall.
7. Phases 13 through 19 have final plat submittal deadlines of December 31, 2022 or later. Should DEQ requirements change with renewal of the MS4 permit or stormwater regulations change, City Council determined that the remaining phases should comply with the new requirements or regulations for handling of stormwater.

8. City Council approved new condition of approval #32 to address compliance with changes in regulations or DEQ requirements as follows:
 32. The subdivider shall comply with future revisions to stormwater regulations or any new Department of Environmental Quality (DEQ) stormwater requirements for any phases that have not received final plat approval prior to adoption of the new regulations or requirements, subject to review and approval of City of Missoula Stormwater Utility, City Engineer, and Missoula Valley Water Quality District, prior to the final plat submittal for each applicable phase.
9. City Council approved new condition of approval #33 that requires the developer to investigate stormwater treatment options in coordination with City of Missoula Stormwater Utility, City Engineer, City Parks and Recreation and Missoula Valley Water Quality District with a goal of decreasing sediment, adding plant species that help improve water quality via uptake of nitrogen and phosphorous, and reducing water temperature prior to discharge into Grant Creek as follows:
 33. The subdivider shall investigate the following storm water treatment options to mitigate the subdivisions impact on Grant Creek water quality in coordination with and subject to approval of City of Missoula Stormwater Utility, City Engineer, City Parks and Recreation and Missoula Valley Water Quality District specific to decreasing sediment and nitrogen and reducing water temperature prior to discharge into Grant Creek:
 - a. Stormwater directed to bioswales installed in the center median boulevard area of Cattle Drive in Phase 11 prior to piping the stormwater to discharge into Grant Creek, prior to Phase 11 final plat approval.
 - b. Stormwater directed to bioswales installed in the 3.37 acre Common Area/Park in Phase 13 and 16 prior to piping the stormwater to discharge into Grant Creek. The Common Area/Park shall be designed to accommodate the bioswale located within a stormwater utility easement while maintaining active and passive recreation activities, prior to final plat approval of Phases 13 and 16.
 - c. Include optimization of the constructed floodplain (Lake Hiawatha) to perform as a stormwater treatment wetland in the final storm drainage plans, prior to final plat approval of Phase 13 through 19. A wetland ecologist shall design the wetland with a goal of increasing retention and adding wetland species that uptake nitrogen and phosphorous while maintaining the flood capacity and function that was originally intended for Lake Hiawatha.

Conclusions of Law:

1. City Council determined that the findings of fact at the time of preliminary plat approval regarding the primary review criteria on the effects on local services for drainage and stormwater facilities will still be valid with the 2018 phasing plan amendment with the City Council imposed conditions of approval No. 32 and 33.
2. Final grading, drainage and stormwater plans will be reviewed and approved by Montana DEQ and the City Engineer prior to final plat approval of each phase.

Water, Sewer and Solid Waste

Findings of Fact:

1. City Council determined that the findings of fact at the time of preliminary plat approval regarding the primary review criteria on the effects on local services for the provision of public water and sewer and for solid waste disposal are not impacted by the phasing plan amendment.

Conclusions of Law:

1. City Council determined that the findings of fact at the time of preliminary plat approval regarding the primary review criteria on the effects on local services for the provision of public water and sewer and for solid waste disposal will still be valid with the phasing plan amendment.

Parks and Recreation

Findings of Fact:

1. City Council determined that the amount park land or common area provided on the preliminary plat at the time of preliminary plat approval for parkland dedication meets current standards and are unchanged by the phasing plan amendment.
2. A 5.86 acre park was dedicated to the City of Missoula in Phases 2 and 7C. Per the phasing plan amendment the 3.37 acre park moves from Phase 15 to Phase 16 with a final plat submittal deadline of December 31, 2024, one year later than the prior approved phasing plan.
3. City Parks and Recreation commented that moving the 3.37 acre park from Phase 15 to Phase 16 was an acceptable change with no significant effect on the timely provision of parks and recreation services to serve new growth in the area.

Conclusion of Law:

1. City Council determined that the findings of fact at the time of preliminary plat approval regarding the primary review criteria on the effects on local services for the provision of parkland dedication will still be valid with the phasing plan amendment.

Schools

Findings of Fact:

1. City Council determined that the findings of fact at the time of preliminary plat approval regarding the primary review criteria on the effects on local services for schools are not impacted by the phasing plan amendment.

Conclusions of Law:

1. City Council determined that the findings of fact at the time of preliminary plat approval regarding the primary review criteria on the effects on local services for schools will still be valid with the phasing plan amendment.

City Fire and Police

Findings of Fact:

1. City Council determined that the findings of fact at the time of preliminary plat approval regarding the primary review criteria on the effects on local services for the provision of fire and police services are not impacted by the phasing plan amendment.

Conclusions of Law:

1. City Council determined that the findings of fact at the time of preliminary plat approval regarding the primary review criteria on the effects on local services for the provision of fire and police services will still be valid with the phasing plan amendment.

D. EFFECTS ON THE NATURAL ENVIRONMENT AND WILDLIFE AND WILDLIFE HABITAT

Wildlife & Wildlife Habitat and Weed Management

Findings of Fact:

1. City Council determined that the findings of fact at the time of preliminary plat approval regarding the primary review criteria on the effects on the natural environment, wildlife, and wildlife habitat are not impacted by the phasing plan amendment.

Conclusions of Law:

1. City Council determined that the findings of fact at the time of preliminary plat approval regarding the primary review criteria on the effects on the natural environment, wildlife, and wildlife habitat will still be valid with the phasing plan amendment.

E. EFFECTS ON PUBLIC HEALTH AND SAFETY

Findings of Fact:

1. At the time of preliminary plat approval the floodplain map showed the 100 year floodplain for Grant Creek near the western edge of the Grant Creek Floodplain. The potential for high ground water as a result of flood events and irrigation practices was also a concern.
2. Condition of approval #20 prohibited basements in all phases until evidence was provided evaluating groundwater depth relative to basements. Geomatrix completed a study in 2006 that provided an evaluation of groundwater depth relative to basement construction. The study provided four construction zones ranging from Zone 1 - No construction; Zone 2 – Appropriate for Houses Built on Slabs; Zone 3 – Appropriate for houses with crawl spaces; and Zone 4 – Appropriate for houses with Full Basements. The recommendations of this study have been followed for construction of homes in 44 Ranch Subdivision.
3. Condition of approval #20 also requires that for homes west of Belt Buckle Way (Phases 10, 13 & 15 through 19) the lowest finished floor and mechanical equipment shall be at least 2 feet above base flood elevation with pre and post-construction certificates required.
4. The City of Missoula updated Title 18, Floodplain Hazard Management Regulations effective July 1, 2015. The Flood Insurance Rate Map was revised July 6, 2015 for Missoula County and incorporated areas.
5. The 2015 Flood Insurance Rate Map shows the location of the 100-year floodplain for Grant Creek further away from (west of) 44 Ranch Subdivision.
6. City Council determined that the findings of fact at the time of preliminary plat approval regarding the primary review criteria on the effects on public health and safety related to groundwater and floodplain hazards are not impacted by the phasing plan amendment.

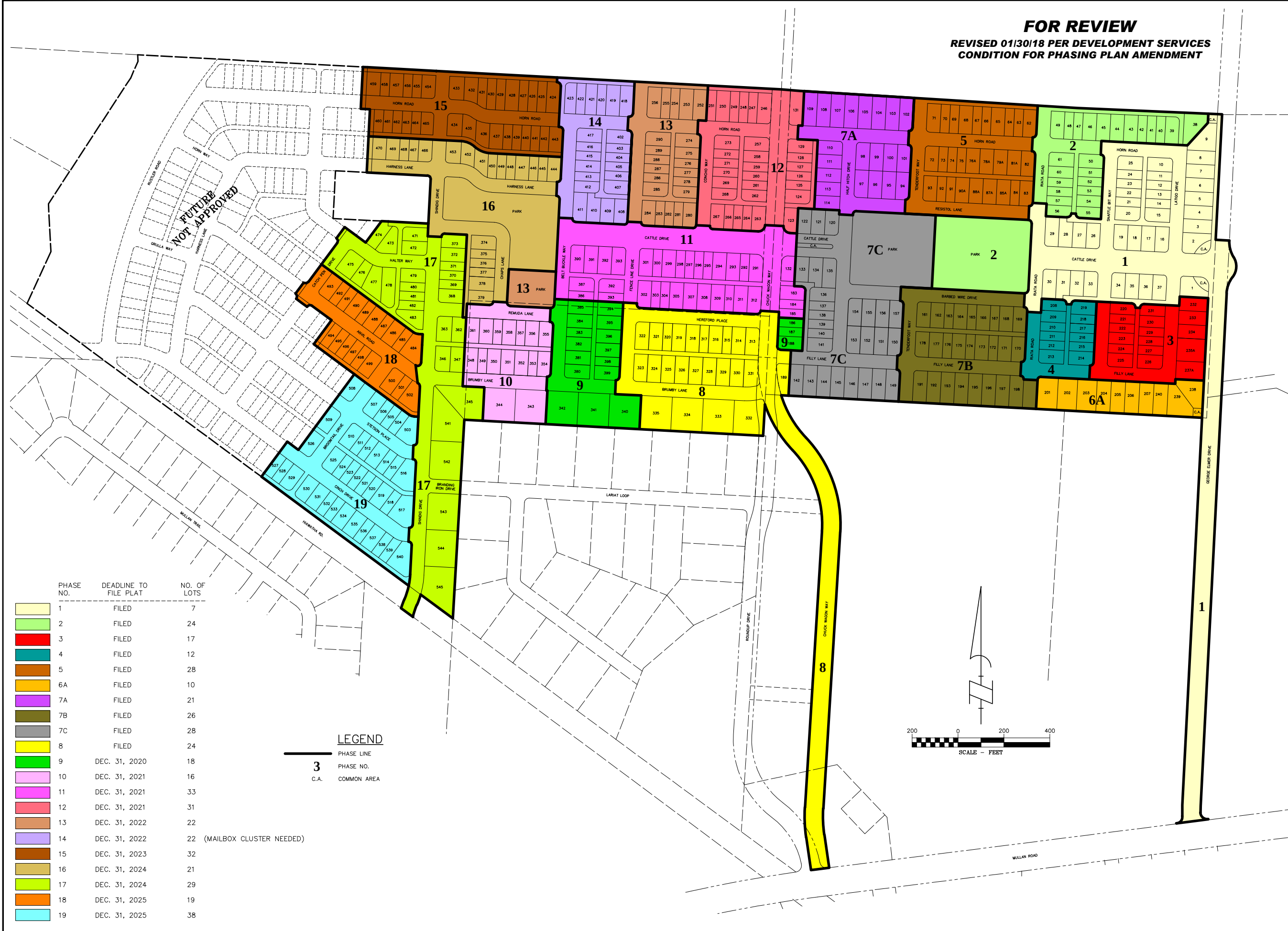
Conclusions of Law:

1. City Council determined that the findings of fact at the time of preliminary plat approval regarding the primary review criteria on the effects on public health and safety related to groundwater and floodplain hazards will still be valid with the phasing plan amendment.



WGM GROUP
WWW.WGMGROUP.COM

FOR REVIEW
REVISED 01/30/18 PER DEVELOPMENT SERVICES
CONDITION FOR PHASING PLAN AMENDMENT



PHASE NO.	DEADLINE TO FILE PLAT	NO. OF LOTS
1	FILED	7
2	FILED	24
3	FILED	17
4	FILED	12
5	FILED	28
6A	FILED	10
7A	FILED	21
7B	FILED	26
7C	FILED	28
8	FILED	24
9	DEC. 31, 2020	18
10	DEC. 31, 2021	16
11	DEC. 31, 2021	33
12	DEC. 31, 2021	31
13	DEC. 31, 2022	22
14	DEC. 31, 2022	22 (MAILBOX CLUSTER NEEDED)
15	DEC. 31, 2023	32
16	DEC. 31, 2024	21
17	DEC. 31, 2024	29
18	DEC. 31, 2025	19
19	DEC. 31, 2025	38

LEGEND

- PHASE LINE
- PHASE NO.
- C.A. COMMON AREA

AMENDED PHASING PLAN
44 RANCH
MISSOULA, MONTANA

REVISIONS:		
NO.	DESCRIPTION	DATE

PROJECT: 03-02-06
LAYOUT: 160420.1-21
SURVEYED: ---
DESIGN: DH
DRAFT: CEG
APPROVE: RJS
DATE:

FEBRUARY 7, 2018