



COMMUNITY PLANNING, DEVELOPMENT & INNOVATION

Development Services Division

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EXHIBIT 2A – CITY EXPEDITED SUBDIVISION APPLICATION

A. GENERAL INFORMATION

1. The Expedited Subdivision Application is for subdivision applications that meets the following:
 - a. Subject property is within the City limits;
 - b. Subdivision will connect to City sewer and City water;
 - c. Subdivision complies with the City's Growth Policy;
 - d. Subdivision complies with the City's zoning regulations without the need for a variance;
 - e. Subdivision complies with the City's subdivision design standards and regulations without the need for a variance or other variations to adopted standards; and
 - f. Subdivision complies with applicable federal, state or local regulations as required by Subdivision Design Standard 3-010.1.F.
2. The subdivider has one year after the pre-application meeting to submit a formal subdivision application, otherwise a new pre-application meeting is required.
3. Submit one hard copy of the preliminary plat submittal packet and a full-sized preliminary plat along with the fee with the first Element Review submittal to CPDI, Development Services. The submittal packet shall include a Title Page with the packet labeled as First Element with a date. Hard copy submittal packets shall be bound along the left edge via plastic comb, plastic coil, or three ring binder binding device.
4. An identical electronic version of the submittal packet shall be provided to the Case Planner via a flash drive or link to the documents via the web.
5. Both the hard copy and electronic copy shall include a Table of Contents and be identical. Pdf documents of pages in the electronic copy shall be organized per the Table of Contents mindful of file sizes.
6. As the project moves through Element and Sufficiency reviews the subdivider shall provide (1) hard copy and an electronic copy of only the pages or sections that are revised. With each submittal the Title Page shall be replaced and labeled and dated as 1st, 2nd, 3rd Element, 1st, 2nd, or 3rd Sufficiency, and finally Governing Body Review Packet once the packet has completed Sufficiency Review.
7. For each Sufficiency Review the subdivider shall send the Agency comment received in all prior Sufficiency Reviews.

B. PRELIMINARY PLAT REQUIREMENTS:

Preliminary plat submittals must conform to the requirements of the Subdivision Regulations Section 5-010.1 through .4.

C. CONTACT, OWNERSHIP, SUBDIVIDER:




Per City Subdivision Regulations 5-020.1 &.2 provide the following:

1. Name of proposed subdivision: **Missoula Loft Homes on Mary Jane**
2. Name(s) of Subdivider: **Miramonte Homes LLC**
Mailing Address: **2502 River Road. Tuscon, AZ 85718**
Telephone Number: **Same as Representative**
Email Address: **Same as Representative**

- 3. Name(s) of Owner of Record: **HEH LLC**
 Mailing Address: **2265 S 3rd Street W. Missoula, MT 59801**
 Telephone Number: **Same as Representative**
 Email Address: **Same as Representative**
- 4. Name and Company of Representative: **Tamara Ross/IMEG CORP**
 Mailing Address: **1817 South Avenue W. Missoula, MT 59801**
 Telephone Number: **(406) 272 – 0253**
 Email Address: **Tamara.R.Ross@imegcorp.com**

5. 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.

D.

	4/12/23
Applicant's Signature	Date
	4/19/2023
Owner's Signature	Date
	04/12/2023
Representative's Signature	Date

SUBJECT PROPERTY INFORMATION

Per City Subdivision regulations 5-020.3 provide the following information:

General location of subdivision and address (if address has been assigned): **No physical address has been assigned, but the subject properties are directly adjacent to the west of 4112 Geary Lane. Missoula, MT 59808 (Tract 2) & directly adjacent to the south of 2300 Flynn Lane. Missoula, MT 59808 (Tract 5)**

Legal Description - complete and unabbreviated: **Tract 2 and 5 of Certificate of Survey 6817 being located in the northwest one-quarter (NW1/4) of Section 18, Township 13 North, Range 19 West, Principal Meridian Montana, Missoula County, Montana.**

Township, Range, Section(s): **12 NORTH, 19 WEST, 18, respectively.**

Subdivision, Lot(s), Block(s): **N/A**

Tract(s), COS#: **6817**

Geocode(s): **04-2200-18-2-02-04-0000 (TRACT 2) 04-2200-18-2-08-02-0000 (TRACT 5)**

Number and type of lots proposed: **54**

Average Lot Size: **.14 Acres (7.8 (total net acreage of development lots) / 54 (total number of lots))**

Median Lot Size: **3,500 sqft**

Total acreage of subdivision: **16.74 Acres**

Total net acreage of lots within the proposed subdivision: **11.04 Acres (net acreage of development lots (7.80) plus total open space lot acreage (3.24))**

Total acreage in streets and roads: **5.70 Acres**

Total acreage in parks or common area: **3.24 Acres**

Gross Density: **This calculation uses total dwelling units proposed instead of total lot count. 9.68 dwelling units/ 1 Acre (162 total units/16.74 gross acreage).**

Net density (Gross minus acreage in roads and open space/common areas/parkland): **This calculation uses total dwelling units proposed instead of total lot count. 20.77 dwelling units/ 1 Acre (162 total units/7.80 net development acreage)**

E. ZONING AND GROWTH POLICY COMPLIANCE

Per City Subdivision regulations 5-020.4 provide the following information:

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

2.

	Zoning	Current Land Use
Adjacent (North)	City: Community Business (B2-1) County: Neighborhood Residential (NR)	Residential and Vacant Land
Adjacent (South)	City: Community Business (B2-1) County: Neighborhood Residential (NR)	Residential and Vacant Land
Adjacent (East)	City: Hellgate Special District County: Neighborhood Residential (NR)	Residential and Vacant Land
Adjacent (West)	City: RT10 Residential (two-unit/townhouse) County: Rural Residential, Small Agriculture (RRS1)	Residential, Small Agriculture and Vacant Land

Is the property zoned? **Yes.**

- a. If yes, what is the current zoning of the property? **Community Business (B2-1). However, additional density of residential developments is further dictated by Development Agreement A-7800. The property also contains the Airport Influence Area and Urban Agriculture Overlay Zones.**
 - b. If yes, provide a zoning map (if available). **See the Zoning Map included in Section B showing the existing zoning for the subject property and surrounding properties. The property is not split zoned; therefore, zoning district boundaries have not been shown on a Supplemental Data Sheet with the plat as a base map.**
 - c. 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. **See the Zoning Map included in Section B of this submittal showing that the property is not split zoned.**
 - d. If yes, describe how the project complies with the existing zoning district. **The B2-1 zone generally promotes a mix of neighborhood-serving commercial uses and medium-high residential density. Current relatable zoning includes B1-1, B2-2, and M1R-2. The proposal is comprised of 42 Single Family Detached Homes and 120 Multi-Dwelling Units resulting in a total of 162 units. Therefore, the proposed development aligns with these uses as the plan is for residential uses that will adhere to all applicable regulations and standards outlined in the Sxwtpqyen Neighborhood Master Planned Area and the Development Agreement A-7800 Exhibit.**
3. What is the applicable City Growth Policy and the recommended land use designation? **The Sxwtpqyen Neighborhood Master Planned Area designates the property as a Neighborhood Unit Type of Community Center. However, the applicant is not submitting a rezone to adhere to the Mullan Form Based Code standards. The project aligns with the visions of ‘Our Missoula’ 2035 City Growth Policy and designates the subject property as Neighborhood Mixed-Use. Provide a map of the land use designation and legend from the applicable growth policy. Please see the Comprehensive Plan Exhibit included in Section B of this submittal**
 4. What is the applicable Neighborhood or Vicinity Plan that applies to this property? **Please see the response to (3.) above. The applicable plans are the Sxwtpqyen Neighborhoods Master Plan and the 2035 Our Missoula City Growth Policy. Provide a map of the land use designation and legend from the applicable Neighborhood or Vicinity Plan. Please see the Comprehensive Plan Exhibit included in Section B of this submittal.**
 5. Describe how the project complies with the land use designation and the goals and policies of the Growth Policy. **The applicable regional plan for this property is the Sxwtpqyen Neighborhoods Master Plan and aims to align with the visions of ‘Our Missoula’ 2035 City Growth Policy and the**

2019 Missoula Land Use Element. The current land use designation of Neighborhood Mixed Use supports a mix of commercial and medium-high residential densities. According to general vision of 'Our Missoula' 2035 City Growth Policy, some of the keys to a healthy built environment are "good connectivity, appropriate mixed-uses of land, a range of affordable housing choices, and a variety of active transportation options" which this proposal provides.

F. LEGAL AND PHYSICAL ACCESS

Per City Subdivision regulations 5-020.5 provide the following information:

1. Is the subject property adjacent to a public right-of-way? **Yes**
 - a. If yes, provide the name of the road providing legal and physical access. **Flynn Lane, Flannigan Lane, Killarney Way, Geary Lane, O'Leary Street, and Mary Jane Boulevard.**
 - b. If no, does access to the property cross any private properties not owned by the subdivider or property owner? **N/A**
2. 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. **Please see the Legal Access List included in Section C of this submittal.** Include documentation of perpetual legal access (including but not limited to easements, agreements, and access permits or other forms of access permission). **Please see the Legal Access List which includes all of the necessary document in Section C of this submittal.** The documentation must be sufficient to demonstrate perpetual legal access.

G. PROJECT SUMMARY

Per City Subdivision regulations section 5-020.8 provide as a narrative description of the proposed project and existing site conditions. Label the narrative: "Project Summary" and include the Project Summary at the beginning of the submittal packet. Summarize the following information in the Project Summary: **Please see Section A for Project Summary.**

- | | |
|------------------------------------|--|
| ▪ Owner; | ▪ Legal description; |
| ▪ Developer; | ▪ Summary of roads; |
| ▪ Representative name and company; | ▪ Summary of pedestrian, bicycle and transit facilities; and |
| ▪ Subdivision name; | ▪ Zoning & growth policy compliance |
| ▪ # of lots proposed; | |
| ▪ # of acres; | |

H. SUPPLEMENTAL MAPS, DATA SHEETS, AND MATERIALS

Per City Subdivision regulations section 5-020.9 provide the following information regarding existing conditions:

- a. **Irrigation Ditches.** Are any irrigation ditches located on or adjacent to the property? **The property does not include nor is it adjoining head gates, pipes, or any other water conveying facilities specifically intended for irrigation or stock watering to agricultural lands. Please see the Existing Conditions Exhibit included in the Supplemental Data Sheets included in Section A of this submittal. This exhibit reflects the mapping and examination by a Professional Land Surveyor within the state of Montana, and reflects mapping of all existing features on the subject property and the surrounding properties. No head gates, pipes, or any other water conveying facilities were identified or mapped during the survey of the property or adjoining properties. Additionally, a DNRC Water Right Query System Exhibit has been included in Section D of this submittal. This exhibit shows that no water rights exist on the property. According to the 2020 aerial imagery there appears to be a wheel line irrigation facility leveraging irrigation water from either the ranch house at 2100 Flynn Lane or the Tract 3 well to the south. This location was not confirmed via survey as no agricultural water user facilities (wheel line) was present on the property. However, the presence of the water user facility present in the aerial imagery does indicate that the proposed subdivision properties are being irrigated for fallow crop growth.**
 - 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**
- iii. 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**
- iv. Does the subdivision involve the abandonment or removal of irrigation ditches? **No**
- b. **Water rights.** Are there water rights associated with the subject property? **No, the DNRC water rights query system and the title report included no information on water rights associated with the subject property.**
 - i. If yes, have the water rights been severed from the subject property? **N/A**
- c. **Abandonment or transfer of water rights.** Does the subdivision involve the abandonment or transfer of water rights from the property being subdivided? **No. As mentioned above, the DNRC water rights query system shows no information regarding water rights on the property. This is further validated by the Preliminary Title Report and Ownership Deeds included in Section C which specifically calls out water rights, claims or title to water, and ditch or ditch rights as being exceptions not declared in the commitment. There are no water rights to abandon or transfer from the property. Please see the DNRC Water Rights Query System Exhibit included in Section D of this submittal.**
 - i. If yes, provide documentation that the water rights have either been removed from the land or that the process has been initiated to remove the water rights from the land. **N/A**
 - ii. If yes, the fact the water rights have been or will be removed from the land within the subdivision shall be denoted on the preliminary plat. **N/A**
 - iii. If no, the subdivider shall, unless otherwise provided under separate written agreement or filed easement, show on the preliminary plat, ditch easements for the unobstructed use and maintenance of existing water delivery ditches, pipelines, and facilities in the proposed subdivision that are necessary to convey water through the subdivision to lands adjacent to or beyond the subdivision boundaries in quantities and in a manner that are consistent with historic and legal rights. **There are no ditches, pipelines, or any other facilities requiring separate written agreements.** A minimum width of 10 feet is required on each side of irrigation ditch canals and ditches for maintenance purposes, unless a lesser width is agreed to by the owner of the ditch right. **N/A**
- d. **Maps and Data Sheets.** Provide the following Maps and Data Sheets with the site clearly identified. 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.
 - o **Please see the Vicinity Map included in Section B of this submittal showing the subject properties and the area within 1,000' of the subject properties.**
 - 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.
 - o **Please see the Existing Conditions Exhibit included in the Supplemental Data Sheets in Section A. This exhibit includes the zoning of adjacent properties and the location of any**

buildings, railroads, power lines, towers, roads, and other land uses as well as the names of planned subdivisions and certificates of surveys.

- Adjacent ownership. A map showing the ownership of adjacent lands, including lands across public and private rights of way.
 - **Please see the Adjacent Properties and Ownership Map included in Section B of this submittal showing the ownership of adjacent lands, including lands across public and private rights of way.**
- Certificate of survey and/or prior subdivision history of subject property and adjacent properties.
 - **Please see the Certificate of Survey and Prior Subdivision History included in Section C for the subject property and the Existing Conditions Exhibit within the Supplemental Data Sheets included in Section A for the COS/plats of adjacent properties. Additionally, the Adjacent Properties and Ownership Map included in Section B of this submittal shows the Certificates of Surveys and Subdivisions for properties adjacent to the proposed development.**
- An aerial photo of the subject property and vicinity extending at least 200 feet from the property boundaries.
 - **Please see the Aerial Photo included in Section B which shows the subject property and vicinity at least 200' from the property boundaries.**
- A detailed US Geological Survey topographic map of the subject property and vicinity extending at least 500 feet from the property boundaries, with the subdivision clearly indicated thereon.
 - **Please see the Topographic Map included in Section B showing the subject property and vicinity extending beyond 500' from the property boundaries with the subdivision clearly indicated thereon.**
- 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.
 - **Please see the Existing Conditions Exhibit within the Supplemental Data Sheets included in Section A of this submittal showing all of the information required per Section 4-010.1B(1)**
- Landscaping and maintenance plans for common areas, and boulevard plantings, as may be required.
 - **There are no plans to have any amenity or open space area associated with this development held in common ownership. Any common areas or open spaces with amenities associated with the multi-family, for rent, development component of this proposal will be held in private ownership and managed by a property management company. For more information regarding maintenance on these areas please see the Draft Covenants Conditions and Restrictions included in Section C of this submittal. Please note, there are preliminary boulevard landscaping plans in the Grading, Drainage, and Road Construction Plans included in Section D of this submittal and final approved plans will be reviewed and amended as needed in Sufficiency Review.**

I. STREET AND ROAD PLANS

Per City Subdivision regulations section 5-020.10 provide the following information:

1. **Street and road plans** including at a minimum, the following information:
 - a. Using the subdivision plat as a base map show the following: **Please see the Grading, Drainage, and Road Constructions Plans included in Section D of this submittal.**
 - i. Street names, road classification, public or private maintenance
 - ii. Right-of-way widths

- iii. Surface widths (boc to boc), curb/gutter, with parking lane or no parking lane
 - iv. Street grades
 - v. Sidewalk widths, landscaped boulevard widths,
 - vi. ~~Minimum site distances and curb radii at corners~~
 - vii. Locations and characteristics of bridges and culverts
 - viii. Location of street lights
 - ix. Number and location of on-street parking spaces, if applicable
- b. **Typical cross sections** including pavement and base thickness, and all road improvements for each on-site road within the subdivision and proposed half-street improvements for roads adjacent to the subdivision which serves the subdivision. **Please see the Grading, Drainage, and Road Constructions Plans included in Section D 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. **There are no proposed streets/roads which will have grades exceeding 7%. For all information regarding the proposed road design please see the Grading, Drainage, and Road Construction Plans included in Section D of this submittal.**
2. **Private road access.** Are private roads proposed? **No**
- a. If private roads are proposed, include a private road maintenance plan in a development agreement or draft covenants. **N/A**
3. **Traffic generation:**
- 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 10th Edition of the ITE Trip Generation Manual automobile trips per weekday will be roughly 1,610 trips per day.**
- b. A traffic study may be required by the City Engineer. **A traffic study is not required for this development as determined by City Public Works and Mobility and Development Services. This determination was based on the fact that the City/County BUILD project completed a comprehensive traffic impact analysis for the Mullan Area Master Plan Boundary. The analysis included the proposed subdivision and is contained in the Technical Memorandum #4 of the Mullan BUILD Design Basis Report, dated July 23, 2020. The City Transportation Engineer reviewed this project, and the land use/density aligns with the assumptions in the BUILD Analysis. This is the reason the TIS is not required.**
4. **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 bridges associated with the proposed development. For a full detail on any proposed culverts associated with the development please see the Grading, Drainage, and Road Construction Plans included in Section D of this submittal.**
5. **Non-motorized transportation facilities.** Describe existing and proposed non-motorized transportation facilities that will serve the proposed subdivision. **There are no existing non-motorized facilities currently on the property. The subdivider will be responsible for all sidewalks and boulevards on either side of Mary Jane Boulevard, Flanagan Lane, Killarney Way, Geary Lane, and Road A as well as half-street improvements along the eastern edge of Flynn Lane and the Northern Edge of O'Leary Street. The O'Learly half-street improvements will include sidewalk, boulevard, trees, storm drainage, curb/gutter, and parking lane and two drive asphalt drive lanes on the north side for the proposed project. A latecomers agreement between the Snowfarm development to the south and Miramonte can be entered to reimburse costs for half-street improvements beyond 2 drive lanes depending on which project constructs first.**

6. **Bus Routes.** Provide a map showing the locations of any bus stops and turnarounds for school buses and public transit. **Please see the Bus Route Exhibit included in Section B of this submittal.** If the project is located on an existing school bus route, show the route and the nearest bus stop relative to the proposed subdivision. **Please see the Bus Route Exhibit included in Section B of this submittal.** If a bus stop is proposed within the subdivision, indicate the type and location on a Supplemental Data Sheet. **A bus stop is not proposed within the subdivision.**

J. GRADING AND DRAINAGE

Per City Subdivision regulations section 5-020.11 provide the following information:

1. Provide a complete grading and drainage plan as described in Section 5-020.11.A through C, which must include accurate dimensions, courses and elevations showing the proposed contours, graded slopes, and indicating approval by the City Engineer. **Please see the Preliminary Storm Drainage Memorandum included in Section D of this submittal as well as the Grading, Drainage, and Road Construction Plans.**
2. Provide a storm water pollution prevention plan (SWPP) for all lots, blocks, and other areas (show accurate dimensions, courses and elevations). **Please see the Grading, Drainage, and Road Construction Plans included in Section D for the SWPP for all lots, blocks, and surrounding areas.**
3. Submit a Slope Category Map per Section 5-020.11.D showing grades between 5-14.99%, 15%-20%, 20.01%-25%, and over 25%. This map may be combined with the Slope Category Map required with hillside submittal requirements (see 5-020.14.E) when slopes of 15% or greater occur on the site. **N/A as there are not slopes greater than 5%.**

K. UTILITY PLAN

Per City Subdivision regulations section 5-020.12 submit a plan that shows existing and proposed infrastructure and proposed utilities located on and adjacent to the tract, described in Section 5-020.12.A through C.

1. **Utilities and Services:** Answer the questions below.
 - a. **Service providers.** List the following service providers and, if applicable, how the service will be provided:
 - i. Electricity: **Northwestern Energy & Missoula Electric Cooperative**
 - ii. Telephone: **Numerous Wireless Providers**
 - iii. Natural Gas: **Northwestern Energy**
 - iv. Cable TV: **Direct TV, Dish Network**
 - v. Solid Waste Collection and Disposal: **Republic Services**
 - b. **Over-head utilities.** If any utilities are proposed to be over-head, explain why. **N/A**
 - c. **Street lighting.** Is street lighting proposed? **Street lighting is not required on local streets. In the event the developer does install street lighting along the local streets, they will be owned and maintained by the developer/HOA. Street lights have been removed from Local Roads at this time. However, street lighting is required along Mary Jane Boulevard as a collector road and will be installed as part of this development. These street lights will be maintained by the City.**

If yes, who will install and maintain the street lighting? **Please see the response above. In the event the developer installs street lighting along the local streets, that lighting will be owned and maintained by the developer. The street lighting along Mary Jane Boulevard will be installed by the developer but be maintained by the City.**
 - d. **Utilities Plan,** including at a minimum the following information:
 - i. 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. **Please see the Utility Construction Plans included in Section D of this submittal.**

- b). Approximate location, size and depth of water mains, water lines, wells, and fire hydrants if within 500 feet. **Please see the Sewer/Septic Exhibit and Water Service Line Exhibit included in Section B of this submittal.**
- ii. Approximate location of gas lines, electric, cable TV, and telephone lines and street lights. **Please see the Supplemental Data Sheets included in Section A as well as the Utility Construction Plans included in Section D which show the location of all applicable utility service lines. Please see the Grading, Drainage, and Road Construction Plans included in Section D for the location of street lights.**

L. WATER AND SANITATION

1. Is this subdivision proposed to be served by City Water and City Sewer? **Yes**
 - a. If yes, provide the municipal facilities exclusion documentation. **The necessary Municipal Facilities Exclusion Documentation will be provided prior to final plat approval.**
 - i. Nearest public water main. How far is the proposed subdivision boundary from the nearest public water main? **There are multiple water mains available to serve the proposed development which are directly adjacent to the subdivision properties. These include mains in Mary Jane Boulevard and O'Leary Street which bisect and border, respectively, the subject property.**
 - ii. Nearest public sewer main. How far is the proposed subdivision boundary from the nearest public sewer main? **Similar to the water mains described in L.1.A.i above, there are sewer main services included within the Mary Jane Boulevard right-of-way bisecting the property and within other roads bordering the property.**
 - b. If no, please provide the information for a new water supply system or new wastewater facilities required per Section 5-020.13.A through G. **N/A**

M. PHASED SUBDIVISION

Section 5-020.14.A.(1) & (2) and section 4-070.2 of the City Subdivision regulations apply to all phased subdivisions.

1. Is this subdivision proposed to be developed in phases? **Yes**

If yes, provide the following information:

- a. Phasing information outlined in Section 4-070.2 is required to be provided at the time of the pre-application meeting, and must be included in preliminary plat submittal packet at the time of Element review. **Please see the Phasing Plan included within the Supplemental Data Sheets in Section A of this submittal which shows the necessary phasing information and deadlines as required by City Subdivision Regulations.**
- b. Provide a phasing plan diagram and legend meeting standards in Section 5-020.14.A. **Please see the Phasing Plan included within the Supplemental Data Sheets in Section A of this submittal which shows the necessary phasing information and deadlines as required by City Subdivision Regulations.**

N. EXISTING HAZARDS

The following information must be shown on the preliminary plat or supplementary data sheets per City Subdivision regulations Section 5-020.14.B through F, Section 5-010.4.K through M, and the Subdivision Design ction 3-010.2.

1. **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 type for the subject property is classified as prime farmland if irrigated (soil type 44 – Grantsdale Loam with 0 to 2% slopes). This soil type is conducive to development as landslides, liquefaction, and other seismic hazards are quite low. This information is further validated by various studies completed on the Holocene Alluvium soil type comprising much of the well sorted clay, silt, sand, and gravel in the surrounding area. 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 indicate no geologic/topographic limitations associated with the proposed development.**

2. **Groundwater:** What are the maximum and minimum depths to the water table, and on what dates were those depths determined? **Please see the Geotechnical Report included in Section D of this submittal for all pertinent information related to groundwater and soil analysis. Six test pit locations were drilled to assist with on-site stormwater management design, and groundwater was not observed in any of the pits between the beginning of March and middle of April, 2023. This aligns with the local well data which indicates the static groundwater level in this area is variable, but is likely 25 to 30 feet in depth below existing grades. The proposed subdivision property is within the LaFave study area as called out on the Potentiometric Surface Exhibit included within Section D, and is located specifically on Quaternary Sediments with classifications as “deep” aquifers greater than 80’ below the surface. This information combined with the empirical data from well logs and groundwater monitoring shows that seasonal high groundwater does not rise within 15 feet of the surface property.**
 - a. Does high seasonal groundwater rise within 15 feet of the surface of the property? **No. As mentioned, the groundwater monitoring data from 2023 combined with the local well log information was used to conclude that seasonal high groundwater does not rise within 15 feet of the surface of the property. Additionally, the Potentiometric Surface of the Basin-Fill and Bedrock Aquifers, in Mineral and Missoula Counties, in Western Montana study by John LaFave outlined the groundwater and other hydrogeologic features within the Lolo-Bitterroot Groundwater Characterization Area. The proposed subdivision property is within the LaFave study area as called out on the Potentiometric Surface Exhibit included within Section D, and is located specifically on Quaternary Sediments with classifications as “deep” aquifers greater than 80’ below the surface. This information combined with the empirical data from well logs and groundwater monitoring shows that seasonal high groundwater does not rise within 15 feet of the surface property.**
 - i. If yes, when evidence of high groundwater or unstable soil is present, provide a groundwater drainage mitigation plan prepared by a licensed professional engineer to mitigate the problem. The plan shall include, but not be limited to, measures to prevent the migration of groundwater through water, sewer and drainage trenches. **N/A**
 - b. What are the maximum and minimum depths to the water table, and on what dates were those depths determined? **Please see the Geotechnical Report included in Section D of this submittal for all pertinent information related to groundwater and soil analysis. Six test pit locations were drilled to assist with on-site stormwater management design, and groundwater was not observed in any of the pits between the beginning of March and middle of April, 2023. This aligns with the local well data which indicates the static groundwater level in this area is variable, but is likely 25 to 30 feet in depth below existing grades. The proposed subdivision property is within the LaFave study area as called out on the Potentiometric Surface Exhibit included within Section D, and is located specifically on Quaternary Sediments with classifications as “deep” aquifers greater than 80’ below the surface. This information combined with the empirical data from well logs and groundwater**

monitoring shows that seasonal high groundwater does not rise within 15 feet of the surface property.

3. **Floodplain:** Is any portion of the property within a FEMA-designated 100-year or Shaded Zone X floodplain? **No**
- a. If any portion of the property is within a FEMA-designated 100-year or Shaded Zone X floodplain, provide a map with a legend showing the designated areas, and/or areas removed by FEMA through a Letter of Map Amendment. **N/A**
 - b. 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, please see the Floodplain Map included in Section B of this submittal showing the location of the subject property related to the nearest Approximate A floodplain.** In other words, is the subdivision near an Approximate A floodplain zone? **No, please see Floodplain Map included in Section B of this submittal.**
 - i. If yes, provide a flood hazard evaluation report (hydrologic and hydraulic study), including the calculated 100-year frequency water surface elevations and 100-year floodplain boundaries. The subdivision application must include documentation from the Montana Department of Natural Resources and Conservation stating they have reviewed the report and are in agreement with the report. **N/A**
 - c. 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. **The criteria listed above is not applicable to this project and therefore is not necessary to include on the proposed preliminary plat included herein.**
 - d. Description. Describe all surface water that may affect or be affected by the proposed subdivision including name, approximate size, present use, and time of year that water is present. Describe the proximity of proposed construction (such as buildings, sewer systems, and roads) to surface waters. **There are no surface water features that may affect or be affected by the proposed subdivision therefore this item is not applicable.**
 - e. 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). **N/A** If the investigation indicates the presence of wetlands, a wetlands delineation shall be shown on the final plat. If any construction or changes are proposed which require a 404 Permit, the subdivider shall provide evidence of such permit to the planning department. **N/A**
 - f. Water quality. Please indicate which if any of the following water quality permits have been applied for and describe the reasons why these permits are required: **N/A as none of the permits listed below apply to the proposed development.**
 - i. 310 Permit (Local Conservation District)
 - ii. SPA 124 Permit (Department of Fish, Wildlife, and Parks)
 - iii. Floodplain Permit (County Floodplain Administrator)
 - iv. Section 404 Permit, Section 10 Permit (U.S. Army Corps of Engineers)
 - v. 318 Authorization (Department of Environmental Quality)
 - vi. Navigable Rivers Land Use License or Easement (Department of Natural Resources and Conservation)
4. **Slope Instability:** Is the subject property within an area with the potential for land sliding or slope instability? **No**

If yes, provide the following information:

- a. Provide a geotechnical report by a qualified soil or geotechnical engineer indicating the locations character and extent of all areas subject to land sliding or slope instability. Designate these areas on the subdivision plat or supplementary data sheet. **This item is not applicable, but a Geotechnical Report has been included with this submittal for other purposes.**
5. **Steep Slopes:** Does the subject property have slopes over 15%? **No**
- a. If yes, provide a slope category map of the entire subject property showing areas of slope category between: 0-14.99%, 15 – 20%, 20.01 – 25% and over 25%. **N/A**
 - b. If yes, address City Subdivision regulations in Section 3-140 including providing a hillside density reduction worksheet. **N/A**
 - c. If yes, and if the subject property also includes high groundwater or unstable soils provide information required in City Subdivision regulations Section 5-020.14.E. **N/A**
 - d. If development will not occur on slopes greater than 25%, survey and designate those areas as “No-Build No Improvement Zone – Steep Slope”. **N/A**
6. **Airport Influence Area.** Is the property within the Airport Influence Area? **Yes**
- a. 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). **Please see the Airport Influence Area Exhibit included in Section B of this submittal.**
7. **Additional hazards.** In addition to the hazards listed above do any of the following health and safety hazards exist on or adjacent to the subject property? **No, please see the responses below for details on each additional hazard.**
- a. areas containing high pressure gas lines or high voltage lines; **No, the Existing Conditions Exhibit included within the Supplemental Data Sheets in Section A outline all of the existing conditions of the site including the location of high-pressure gas lines and high voltage lines. This exhibit was created via the survey completed by a PLS licensed in the state of Montana, verified by both on-the-ground survey and detailed title report review, for encumbrances specifically related to any potential hazard. As no high pressure gas lines or high voltage lines are represented on the subject property or surrounding properties, this hazard is not applicable.**
 - b. land on or adjacent to Superfund or hazardous waste sites; **No, the proposed subdivision property is not located on or adjacent to superfund or hazardous waste sites. These sites are designated and declared by both federal and state governments, and no information regarding any prior Superfund or hazardous waste sites was provided in the Preliminary Title Report included in Section C or the NRCS Soils Report included in Section D.**
 - c. land on or adjacent to abandoned landfills, mines, well, waste sites or sewage treatment plants; **No, the proposed subdivision property is not located on or adjacent to abandoned landfills, mines, wells, waste sites or sewage treatment plants. Similar to the response to Superfund or hazardous waste sites above, the proposed subdivision property has no history of any abandoned landfills or waste sites as indicated by the Preliminary Title Report included in Section C and the NRCS Soils Report included in Section D. Further, the adjacent properties are all either developed, under development, or in the review process for proposed development and no declaration or information regarding past or current hazardous activities or wasting has been provided.**
 - d. areas identified as a high seismic hazard; **No, there is no history of high seismic hazard in this area. Development, including major subdivisions, have been built along Flynn Lane for over 50 years with no seismic outfall occurring due to roadway, utility, or home construction. The Montana Bureau of Mines and Geology provides seismic data for this area and shows no**

record of seismic activity over 4.0 on the Richter Scale within 30 miles of the property. These empirical data, combined with the MBMG Seismology Exhibit included in Section D, provide more than enough evidence that seismic hazards are not a concern with the proposed subdivision. and

- e. If the answer was yes to any of the hazards listed in 6 above, provide a map locating any hazards located on or adjacent to the subject property. **N/A as none of the additional hazards listed above apply to the project.**

O. ADJACENT LAND CONDITIONS

Per City Subdivision regulations section 5-020.14.G.(1) through (5) submit the information regarding conditions of land adjacent to the subject property. **Please see the Supplement Data Sheets included in Section A, the Adjacent Properties and Ownership Map included in Section B, and the Neighborhood Meeting Mailer List Exhibit included in Section E satisfying all of the criteria stipulated in the City Subdivision Regulations Section 5-020.14.G(1) through (5)**

P. PARKLAND, COMMON AREA & OPEN SPACE

Per City Subdivision regulations Section 5-020.14.H, J and P and Section 3-080 provide the following information regarding parkland, common area, open space and boulevards: **Please see Parkland Dedication Table included below addressing all of the criteria outlined in Section 5-020.14.H, J, and P and Section 3-080 of the City Subdivision Regulations.**

	Lots 0-0.5 acres	Lots 0.51 – 1.0 acres	Lots 1.01 – 3.0 acres	Lots 3.01 - 5.0 acres	Lots >5.0 acres	All Other Lots	Total
No. of dwellings/acre proposed or allowed by zoning	51	3	0	0	0	0	Total lots 54. Total dwellings/acre 21 (162 / 7.8)
Total acreage in lot category	5.47 AC	2.33 AC	0	0	0	0	7.8 AC development lots
Park dedication requirement	x 0.11 (for this proposal the .02*10 du/acre*net lotted area was used)	x 0.075 (for this proposal the .02*10 du/acre*net lotted area was used)	x 0.05	x 0.025	x 0	x 0.02	
Park dedication requirement	= 1.1 AC	= .47 AC	=	= 0	= 0	= 0	1.56 AC

Total parkland proposed							<u>3.24 AC</u>

1. ~~Parkland Dedication Requirement. Provide parkland dedication calculations per Section 3-080.3 and 4.~~
 - a. ~~For lots 0.5 acre or smaller where the zoning allows only one or two dwelling units per lot the calculation is: Acreage of lots X 0.11% = parkland dedication in acres.~~
 - b. ~~For lots of any size where the zoning allows 3 or more dwelling units and the density for the zoning is up to 10 dwelling units per acre the calculation is: 0.02 acres X max. density in units/acre X acreage of lots = parkland dedication in acres.~~
 - c. For lots of any size where the zoning allows 3 or more dwelling units and the density for the zoning is greater than 10 dwelling units per acre the calculation is: 0.02 acres X 10 dwelling units/acre X acreage of lots = parkland dedication in acres. **This was the calculation used to provide the information in the table above.**
 - d. Total parkland dedication for the subdivision is the compilation of all the parkland required in each category.
2. **Land Dedication or Cash-in-lieu.** Will the subdivision include a land dedication to meet the parkland dedication requirement? **Yes**
 - a. If no, request cash-in-lieu per Section 3-070.7. Cash-in-lieu must be approved by City Parks and Recreation and meet the standards in the Master Parks Plan. **N/A**
 - b. If yes, does the land meet the Subdivision Design Standards in Section 3-080.8 and 9 of the City Subdivision Regulations? **Yes, the proposed parkland will provide open space area for passive or active recreation. The acreage for the parkland was stipulated as a component of the Development Agreement associated with Tracts 2 & 5 meaning greater than 5 acres is not required. The park will be centrally located, adjacent to public streets on at least 50% of the perimeter, accessible to bicycle and pedestrian trails, and has less than 2% slope for over 50% of the parkland area. The park will be dedicated and maintained by the City of Missoula.**
 - c. If yes, does the land meet the minimum required parkland acreage per Section 3-070.3 and 4? **Yes**
 - i. If no, request a combination of land dedication and cash-in-lieu per Section 3-070.6 and 7. Cash-in-lieu must be approved by City Parks and Recreation and meet the standards in the Master Parks Plan. **N/A**
 - ii. If yes, will the land be improved and dedicated to the City of Missoula as a Public Park to be maintained by the City? **Yes** Or will the land be improved, owned and maintained by the Lot Owners / Home Owner's Association as Common Area? **No**
 - a). If common area, submit a maintenance plan for the common area. **N/A as the proposed park will be dedicated and maintained by the City of Missoula.**
3. **Open Space.** Will the subdivision include permanent open space proposed as part of a cluster or conservation development? **No**
 - a. If yes, prepare and submit a management plan per Section 5-020.14.J in accordance with Section 3-180.4.D and documentation per Section 3-180.5 **N/A**
4. **Landscaping and maintenance plans** for common areas, parkland and landscaped boulevards may be required per Section 5-020.14.H. **Please see the Draft Covenants, Conditions, and Restrictions included in Section C of this proposal outlining common area maintenance procedures.**

Q. COVENANTS AND/OR HOMEOWNER'S ASSOCIATION

1. Is common property to be deeded to a property owner's association? **No. The common areas associated with the proposed development will be privately owned and managed by a Property Management Company – not commonly owned.**
If common property is to be deeded, provide draft covenants and restrictions per Section 5-020.14. I and K. **N/A as common property is not to be deeded to a separate entity for ownership/maintenance. All common areas/landscaping will adhere to the maintenance provisions outlined in the Draft CCRs included in Section C of this submittal and be managed by a Property Management Company.**
2. Are there existing or proposed covenants and/or a homeowner's association? **No**
If yes, provide a draft of any covenants, restrictions, and/or property owner's or homeowner's association documents or other documents that outline deed restrictions that apply to the subdivision in compliance with minimum standards outlined in Section 5-020.14.K.(1) through (10). **N/A**

R. VEGETATION, RIPARIAN RESOURCE AREAS & WEEDS

1. Are there riparian resource areas or wetlands within or adjacent to the proposed subdivision? **The property has been surveyed by a PLS licensed in the state of Montana in which no wetlands were identified as noted in the Existing Conditions Exhibit included within the Supplemental Data Sheets in Section A of this submittal. Additionally, the National Wetlands Inventory Map included in Section D further validates the Existing Conditions Exhibit as no Wetlands or Riparian Resource Areas have been indicated on or adjacent to the proposed subdivision properties.**
 - a. If yes, show the wetland/riparian resource area and riparian buffer on the plat or supplemental data sheet and provide a Riparian Resource Management Plan that at a minimum must include the information below and outlined in Section 5-020.14.L.(1) through (6) and meet the Subdivision Design Standards in Section 3-130. **N/A**
 - i. Plant types. Describe the vegetative types by plant community, relative age, and condition. **The project site consists of various grasses and noxious weeds.**
 - 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.**
 - iii. Critical plant communities. Describe measures that will be taken to protect critical plant communities (such as keeping structural development away from these areas, setting aside areas for open space). **This project contains no known critical plant communities.**
 - iv. 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. **Please see the Vegetation Exhibit included in Section B and the Supplement Data Sheets included in Section A.**
2. Per the Montana County Weed Management Act and the Missoula County Noxious Weed Management Plan subdivision applications must include a Weed Management Plan for the control and elimination of noxious weeds is required.
 - a. Map. Identify areas containing noxious weed growth and a Weed Management Plan that describes the proposed means of weed control, especially means to prevent weed growth on areas disturbed by construction. **Please see the Vegetation Exhibit included in Section B of this submittal.**
 - b. The plan shall specify the developer is responsible for implementation of the Weed Management Plan for all undeveloped/unsold lots and for the common areas. **Please see the Weed Management and Revegetation Plan included in Section C of this submittal.**
 - i. If the subdivision includes Common Areas, the Plan shall specify that once enough development has occurred to support the Homeowner's Association (HOA), the HOA shall assume

responsibility for weed management in the Common Areas. **Please see the responses in Section Q above as there is no plan to transfer any common area to a Homeowner's Association.**

- ii. The Plan shall specify that each Lot Owner shall eliminate weeds at the soonest opportunity after disturbance occurs. **This is planned as a 'for rent or lease' project, therefore the landowner will be responsible for adherence to the Weed Management and Revegetation Plan included in Section C of this submittal.**
- iii. The Plan shall be approved by the Missoula County Weed District. **The Weed Management Plan included in Section C of this submittal was developed following a site visit with the Missoula County Weed District in accordance with all pertinent regulations and standards.**

S. HISTORICAL OR CULTURAL FEATURES

Per Section 3-010.8 of the Subdivision Design Standards provide the following information:

1. Are there any known historic, paleontological, archaeological or cultural sites, structures or objects on the subject property, or within a half-mile of the proposed subdivision? **No. 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 and as no other historic, paleontological, archaeological, or cultural sites were identified, no additional measures are required.**
 - a. If yes, identify any known historical, paleontological, archaeological or cultural sites, 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 in compliance with Section 3-010.8. **N/A**