EXHIBIT 2B – CITY MAJOR SUBDIVISION APPLICATION

A. GENERAL INFORMATION

1. The subdivider has one year after the pre-application meeting to submit a formal subdivision application. Otherwise, a new subdivision pre-application meeting is required.
2. One submittal packet and full-sized preliminary plat is required for each Element Review submittal. The subdivider is encouraged to schedule a meeting with the case planner to submit the formal application packet for Element Review. If requested the meeting will be scheduled within 10 working days of the case planner and the subdivider's conversation regarding the Element meeting request. The Element Review period starts the day the packet is submitted to Development Services for review and the fee is paid.
3. Once the application packet is deemed complete for Element Review, one submittal packet and full-sized preliminary plat is required for Development Services staff review for each Sufficiency submittal, in addition to packets mailed to agencies identified in the subdivision agency review list. Alternatively, if an electronic packet is submitted meeting the electronic packet submission guidelines, the agency sufficiency packets can be provided electronically.
4. For each Sufficiency submittal via electronic packet, applicants will send agencies a hard copy cover letter and an electronic cover letter notifying them that the project has commenced 1st, 2nd, 3rd, etc. Sufficiency review. This letter should include a link to the subdivision packet on the DS website, review deadlines, contacts, and other information for the Sufficiency review as indicated by DS.
5. Upon completion of Agency Sufficiency Review, the application packets submitted for Planning Board and City Council review must include any agency comment received during Agency Sufficiency Review as well as any applicant responses to the agency comment, if applicable. In addition, Planning Board and City Council review packets must include the letter declaring the application packet Sufficient, and all Element and Agency Sufficiency Review letters from DS. Except for the addition of these materials, the packets submitted for Planning Board and City Council review must be exactly the same as the packet that was deemed Sufficient.
6. Packets for Planning Board review must be provided as hard copy packets, bound along the left edge via plastic comb, plastic coil, or similar style binding device. Single-corner staple fastening does not constitute binding of the left edge. Each packet shall contain full-sized preliminary plats and supplementary data sheets.
7. Packets for City Council review must be provided in an electronic format per the electronic packet submittal guidelines.

8. Name of proposed subdivision: **High Park Views**

9. Name(s) of Subdivider: **Rebecca Donnelly**
   Mailing Address: **231 East Alder Unit B, Missoula, MT 59802**
   Telephone Number: **(406) 546-0067**
   Email Address: **rebecca@soldbybd.com**

10. Name(s) of Owner of Record: **Rebecca Donnelly**
    Mailing Address: **231 East Alder Unit B, Missoula, MT 59802**
    Telephone Number: **(406) 546-0067**
    Email Address: **rebecca@soldbybd.com**

11. Name and Company of Representative: **IMEG Corp c/o Tamara Ross**
    Mailing Address: **1817 South Ave. W., Suite A, Missoula MT, 59801**
    Telephone Number: **406-272-0253**
    Email Address: **Tamara.R.Ross@imegcorp.com**

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

Applicant's Signature — Date: 5-22-23

Owner's Signature — Date: 5-22-23

Representative's Signature — Date

B. SUBJECT PROPERTY INFORMATION

General location of subdivision and address (if address has been assigned): **The property is vacant land and does not contain improvements. The subject property is at the end of Landon's way cul-de-sac and north of High Park.**
Legal Description - complete and unabbreviated: **A tract of land, Certificate of Survey No. 282, located in the Northeast One-Quarter (NE1/4) of Section 5, Township 12 North, Range 19 West, Principal Meridian Montana, Missoula County, Montana., Containing +/- 9.58 Acres, more or less.**
Township, Range, Section(s): **T12N, R19W, S05**
Subdivision, Lot(s), Block(s): **N/A**
Tract(s), COS#: **282**
Geocode: **04-2093-05-1-23-05-0000**
Number and type of lots proposed: **13 lots are proposed.**
Average Lot Size: **0.45 AC ((5.87 AC (total net acreage of development lots)/ 13 Lots (total number of lots))**
Median Lot Size: **0.35 AC**
Total acreage of subdivision: **9.58 AC**
Total net acreage of lots within the proposed subdivision: **5.87 AC ((9.58 (Gross AC) - (1.09 AC (roads) - 1.78 AC (common area) - 0.83 (total parkland)**
Total acreage in streets and roads: **1.09 AC ((9.58 AC (Total Acreage of Subdivision) – 5.88 AC + 1.78 AC + 0.83 AC (net acreage of lots + open space + parkland))**
Total acreage in parks or common area: **2.62 AC**
Gross Density: **1.35 du/acre ((13 Lots (Total Lots)/ 9.58 AC (Total Acres of Subdivision or Gross Acreage)).**
Net Density: **2.21 du/acre ((13 lots (Total Lots)/5.87 (Net Acreage of Development Lots)).**

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

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

D. **ZONING AND GROWTH POLICY COMPLIANCE**

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

	Zoning	Current Land Use
Adjacent (North)	**R5.4 Residential (detached house, 1 dwelling unit per 5,400 square feet)**	**Single unit detached residential /utility lot with water tank**
Adjacent (South)	**R5.4 Residential (detached house, 1 dwelling unit per 5,400 square feet)**	**High Park, open lands with trails**
Adjacent (East)	**R5.4 Residential (detached house, 1 dwelling unit per 5,400 square feet)**	**Single unit detached residential & open space**
Adjacent (West)	**R8 Residential (detached house, 1 dwelling unit per 8,000 square feet)**	**Single unit detached residential**

2. Is the property zoned? **Yes**.
   a. If yes, what is the current zoning of the property? **5.4 (Residential detached house, 1 dwelling unit per 5,400 square feet)**
   b. If yes, provide a zoning map (if available). If the property is split zoned, show the zoning district boundaries on the plat or a Supplemental Data Sheet with the plat as a base map. **A Zoning Map and Zoning District Standards have been included in Section B of this submittal. 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 yes, provide a copy of the zoning district standards which apply to the proposed subdivision. **City Zoning Map and Zoning District Standards Exhibit, include in Section B.**
   d. If yes, describe how the project complies with the existing zoning district. **The project will comply with zoning standards by adhering to the allowed uses of the R5.4 (Detached House) standards stipulated in Chapter 20.05 of the City of Missoula's Municipal Code, specifically regarding density (one dwelling unit per 5,400 square feet). Please see the Zoning Map and Zoning District Standards in Section B of this submittal.**
3. Do you intend to zone the property, or will the property have to be re-zoned to allow for this development? **No.**
   a. If yes, what is the proposed zoning for the subject property? **N/A.**
   b. If a zoning change is requested concurrently with the proposed subdivision, provide a complete and signed rezoning application and a copy of the proposed zoning district regulations. **N/A.**
4. Will this property be required to be annexed into the City? **No.**
   a. If yes, what zoning district does the City Council intend to apply upon annexation? **N/A.**
   b. If yes, provide a copy of the Resolution of Intent to Annex approved by City Council. **N/A.**
5. Is the property within the Urban Growth Area? **Yes.**
6. Which comprehensive plan(s) of the Missoula City Growth Policy apply to this property? **The "Our Missoula" City Growth Policy and South Hills Comprehensive Plan (1986) are applicable to the subject property.**
7. What is the current land use designation for this property, as indicated in the applicable comprehensive plan? Provide a map of the land use designation and legend from the applicable comprehensive plan / growth policy. **The project complies with the land use designation. Please see the Comprehensive Plan and Land Use Exhibit in Section B. The current land use designation is Residential Medium, 3 to 11 dwelling units per acre.**
8. Describe how the project complies with the land use designation and the goals and policies of the Growth Policy**. The "Our Missoula" City Growth Policy and South Hills Comprehensive Plan (1986) are applicable to the subject property. The Land Use Designation of Residential Medium Density (RMD) allows for 3 to 11 dwelling units per acre, wherein the proposed development for this property would**

be 2.21 dwelling units per acre. However, the site topography, access requirements, and public health considerations all serve to restrict buildable area on the property. Generally, the easternmost portion of the property is both more densely wooded and a steeper incline, rendering it undevelopable. Through preliminary discussions with City Staff the Preliminary Plat and Supplemental Data Sheets provide this easternmost portion as a dedicated parkland. Additionally, a common area at the northwestern portion of the property contains some steeper slopes but is proposed to be left as open space to accommodate for stormwater infrastructure and provide further non-motorized connectivity through the site to High Park.

Therefore, this project proposes the 2.21 du/acre where 3 to 11 du/acre are recommended because of natural constraints and adjacent developments. This is supported in the "Our Missoula" City Growth Policy which states that, "in limited instances the strong presence of constraints and natural features…may cause an area to be designated for development at a lower density than normally expected within this category". Therefore, factoring in the natural environmental limitations due to steep slopes on the site and considerations of adjacent developments, the proposed net density for the project is 2.21 dwelling units per acre, thus aligning with both existing zoning and land use designation for the area.

9. Is a Planned Unit Development proposed? **No.**
   If a Planned Unit Development is proposed, provide additional submittal requirements per Section 3-120.2. **N/A**.

E. **CLUSTER AND CONSERVATION DEVELOPMENT**

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

F. **PHASING**

1. Is this subdivision proposed to be developed in phases? **No.**
   If yes, provide a phasing plan per Section 4-070.2 & 4-070.3 (and optional Phasing Plan Narrative) which indicates the following: **N/A, as this subdivision will not be developed in phases.**
   a. each phase of the subdivision numbered in the order in which they are proposed to be filed;
   b. which lots and which improvements will occur in each phase;
   c. a legend that lists each phase and specific final plat filing deadline for each phase, including the month, day and year that each phase will be submitted for final plat review; and,
   d. the amount of parkland dedication required for each phase and the amount provided for each phase.
   e. If the Phasing Plan is in color, also number each phase directly on the platted areas.

G. **COVENANTS AND/OR HOMEOWNER'S ASSOCIATION**

1. As a separate attachment, provide proposed draft covenants and restrictions to be included in deeds and contracts for sale. **See Section C for Proposed Draft Covenants, Conditions, and Restrictions.**
2. Is common property to be deeded to a property owner's association? **Yes.**
   If common property is to be deeded, provide draft covenants and restrictions per Section 5020.14K. **This is stipulated in Proposed Draft Covenants Conditions and Restrictions included in Section C.**
3. Are there existing or proposed covenants and/or a homeowner's association? **No.**
   If yes, provide existing covenants, restrictions, and/or property owner's or homeowner's association documents or other documents that outline deed restrictions that apply to the subdivision. **The Preliminary Title Report and Ownership Deeds includes special assessments of the Soil Conservation District, Missoula Water Quality District, the Missoula Urban Transportation District. There are no existing covenants for the subject property.**

If yes, the proposed draft covenants shall specify they apply to the proposed subdivision and are supplemental to the existing covenants and restrictions. **Please see Section C for the Proposed Draft Covenants, Conditions, and Restrictions.**

H. PROJECT SUMMARY

As a separate attachment labeled "Project Summary" and included at the beginning of the submittal packet, provide a narrative description of the proposed project and existing site conditions. Summarize the following information: **Please see Section A for Project Summary.**

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

I. MAPS, DATA SHEETS, AND MATERIALS

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

- ☒ **A vicinity map** showing the subject property and the area within 1,000 feet of the subject property. **See Section B, Vicinity Map.**
- ☒ **A Zoning map** of the subject property and vicinity (showing the existing zoning district), extending at least 300 feet from the property boundaries. **See Section B, City Zoning Map and Zoning District Standards Exhibit.**
- ☒ **A Growth Policy/Comprehensive Plan map** of the subject property and vicinity extending at least 300 feet from the property boundaries for the applicable comprehensive plan, clearly showing the land use designation of the subject property and surrounding properties. **See Section B, Comprehensive Plan and Land Use Exhibit.**
- ☒ **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. **See Section B for the Adjacent Properties and Ownership Exhibit. In addition, the Adjacent Properties Exhibit, included within the Supplemental Data Sheets in Section A, will show the remaining components not included within the Adjacent Properties and Ownership Exhibit to satisfy this requirement.**
- ☒ **Adjacent ownership.** A map showing the ownership of adjacent lands, including lands across public and private rights of way. **See Section B for the Adjacent Properties and Ownership Exhibit.**
- ☒ **Certificate of survey and/or prior subdivision history** of subject property and adjacent properties. **Please see the provided Certificate of Survey and Prior Subdivision History Exhibit included in Section C.**
- ☒ An aerial photo of the subject property and vicinity extending at least 200 feet from the property boundaries. **An Aerial Photo of the property is included in Section B.**
- ☒ **An existing conditions map** per Section 4-010.1B(1) including location, current land use, land cover (such as cultivated areas, paved areas), natural features (such as lakes, streams, riparian vegetation), all existing structures and improvements, and all encumbrances, such as easements. **See Section A, Supplemental Data Sheets for all the existing conditions listed above.**

☒ **Landscaping and maintenance plans** for common areas, and boulevard plantings, as may be required. **The common area can be reviewed within the Preliminary Plat and Supplemental Data Sheets, located in Section A. Boulevard tree plantings have been shown on the Conceptual Boulevard Landscaping Plan within the Grading, Drainage, and Road Construction Plans, provided in Section D. Maintenance plan details for the common area can be reviewed within the covenants within Section C.**

☒ **Variance requests.** If the proposed subdivision cannot comply with all subdivision standards, provide an attachment labeled "Variance Request(s)" and identify, for each standard not met, the section of the subdivision regulations for which the variance request is being sought and address the variance criteria (in Section 6-010 of the City of Missoula Subdivision Regulations) for each variance request. **As a result of site limitations, four Variance Application requests have been submitted with this packet, located in Section A. Generally, the deviations are related to the proposed extension of Landon's Way and its pre-existing cul-de-sac since the topography of the property and immediate vicinity does not lend itself to a through-road design. Street design, improvements and connectivity are discussed. The applicant is requesting to vary from right-of-way width, right-of-way, sidewalk and boulevard requirements as stipulated for a Low Density Urban Local Street as it pertains to Simons Drive. This variance includes a 7-foot curb-side sidewalk per section 3-020.15.D.2.A to align with the Department of Public Works & Mobility's recommended improvements for Simons Drive. Please see the Variance Requests within Section A for more detailed information on the requested deviations.**

☒ An attachment labeled "**Neighborhood Comment and Response**," with minutes from neighborhood meetings and any comments received during the meeting(s). **Neighborhood Meeting Minutes and Public Comments have been included in Section E of this submittal.**

J. WATER AND SANITATION REPORT

The State of Montana [MCA 76-3-622] requires subdividers to provide the following water and sanitation information for any new subdivision that will include a new water supply system or new wastewater facilities. In compliance with this law, attach a separate document entitled "Water & Sanitation Report" which contains the following: **The criterion below is provided within the Water and Sanitation Report included in Section D of this submittal and necessary exhibits are included within the Supplemental Data Sheets included in Section A.**

☒ 1. **Map.** A vicinity map or plan that shows:

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

☒ 2. **Description**. A description of the proposed subdivision's water supply systems, storm water systems, solid waste disposal systems, and wastewater treatment systems, including the following:

a. Whether the water supply and wastewater treatment systems are individual, shared, multiple user, or public as those systems are defined in rules published by the Montana Department of Environmental Quality (DEQ).
b. If the water supply and wastewater treatment systems are shared, multiple user, or public, a statement of whether the systems will be public utilities as defined in 69-3-101, MCA and subject to the jurisdiction of the public service commission or exempt from public service commission jurisdiction and, if exempt, an explanation for the exemption.
c. If the water supply is provided by a multiple user water supply system, per Section 3-070, submit the system design prepared by a professional engineer to comply with design and construction

requirements for public water supply systems specified by rules adopted pursuant to MCA Title 75, Chapter 6.

☒ 3. **Lot layout.** A drawing of the conceptual lot layout at a scale no smaller than 1 inch equal to 200 feet that shows all information required for a lot layout document in rules adopted by the Montana Department of Environmental Quality pursuant to 76-4-104, MCA.

☒ 4. **Suitability.** Evidence of suitability for new on-site wastewater treatment systems that, at a minimum, include:

a. A soil profile description from a representative drain-field site identified on the vicinity map that complies with standards published by the Montana Department of Environmental Quality;

b. Demonstration that the soil profile contains a minimum of 4 feet of vertical separation distance between the bottom of the permeable surface of the proposed wastewater treatment system and a limiting layer; and

c. In cases in which the soil profile or other information indicates that ground water is within 7 feet of the natural ground surface, evidence that the ground water will not exceed the minimum vertical separation distance of 4 feet.

☒ 5. **Water quantity.** For new water supply systems, unless cisterns are proposed, evidence of adequate water availability:

a. obtained from well logs or testing of onsite or nearby wells;

b. obtained from information contained in published hydro-geological reports; or

c. as otherwise specified by rules adopted by the Montana Department of Environmental Quality pursuant to 76-4-104, MCA.

☒ 6. **Water quality.** Evidence of sufficient water quality in accordance with rules adopted by the Montana Department of Environmental Quality pursuant to 76-4-104, MCA.

☒ 7. **Impacts to groundwater quality.** Preliminary analysis of potential impacts to ground water quality from new wastewater treatment systems, using as guidance rules adopted by the board of environmental review pursuant to 75-5-301, MCA and 75-5-303, MCA related to standard mixing zones for ground water, source specific mixing zones, and non-significant changes in water quality. The preliminary analysis may be based on currently available information and must consider the effects of overlapping mixing zones from proposed and existing wastewater treatment systems within and directly adjacent to the subdivision. Instead of performing the preliminary analysis, the sub-divider may perform a complete no degradation analysis in the same manner as is required for an application that is reviewed under Title 76, Chapter 4.

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

Montana Code Annotated (M.C.A. 76-3-603) requires the submittal of an Environmental Assessment for all major subdivision proposals and defines minimum requirements for its contents. The Environmental Assessment must address the requirements of M.C.A. 76-3-603, and clearly demonstrate that the proposed subdivision will have no adverse impacts on agriculture, agricultural water user facilities, local services, natural environment, public health and safety, wildlife and wildlife habitat, or the report must identify the adverse impacts and describe proposed avoidance and mitigation efforts that will be used to reasonably minimize potentially significant adverse impacts. Provide a narrative that addresses each Section of the Environmental Assessment. In addition, respond to the following questions which address the primary review criteria. Where requested, provide maps and data sheets. All maps and data sheets shall be folded to 8½" x 11". Where appropriate, required information may be combined as long as the information is clearly presented. Where a plan is required, use the preliminary plat as a base map if practical and feasible.

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

- ☒ Environmental description. Provide a narrative that describes:
  - ✓ Every body or stream of surface water that may be affected by the proposed subdivision,
  - ✓ Available groundwater information,
  - ✓ Topography,
  - ✓ Vegetation, and
  - ✓ Wildlife use within the area of the proposed subdivision.
- ☒ Probable impacts. A summary of the probable impacts of the proposed subdivision based on the primary review criteria described in M.C.A. 76-3-608;
- ☒ A community impact report containing a statement of anticipated needs of the proposed subdivision for local services, including education and school bus routes; Mountain Line bus routes, roads and maintenance; water, sewage, and solid waste facilities; and fire and police protection (per MCA 76-3-603(c)); See Section 6;
- ☒ Coordination of roads. A description that explains how the subdivision provides for coordination of roads within subdivided land with other roads, both existing and planned (per MCA 76-3-603(d) and MCA 76-3-501);
- ☒ Land dedication. A description of the dedication of land for roadways and for public utility easements (MCA 76-3-501(3));
- ☒ Road improvements. A description of the proposed improvements of roads (MCA 76-3501(4));
- ☒ Open space. A description of how the subdivision provides adequate open space for travel, light, air, and recreation (MCA 76-3-501(5));
- ☒ Sanitation. A description of sanitary facilities (MCA 76-3-501(7)). The applicant may cross reference Section J, the Water and Sanitation Report, and other relevant areas of the application;
- ☒ Congestion. A description of the proposed subdivision's mitigation measures to avoid or minimize congestion (MCA 76-3-501(8)); and
- ☒ Avoidance of impacts. A description of how the proposed subdivision will avoid unnecessary environmental degradation and danger of injury to health, safety, or welfare by reason of natural hazard, including but not limited to fire and wildland fire, or the lack of water, drainage, access, transportation, or other public services, or that would necessitate an excessive expenditure of public funds for the supply of services (MCA 76-3-501(9)).

1. **IMPACT ON AGRICULTURE:** Answer the questions below. In addition, provide a narrative that identifies the adverse impacts and describe proposed avoidance and mitigation efforts that will be used to reasonably minimize potentially significant adverse impacts to agriculture. Agricultural land includes land used for agriculture or having a soil type defined by the Natural Resources Conservation Service as having agricultural importance, including prime farmland, prime farmland if irrigated, farmland of statewide importance, and farmland of local importance. **There is no existing agricultural land or activity on the property or any of the adjacent properties. The site includes a portion of extreme slope and sporadic tree growth, rendering it inadequate for agricultural use. The property is bordered by dense residential development and city-owned parkland, as further evidence of its lack of agricultural potential. Subdividing and developing this property will not remove any agricultural considerations from the city or county. No potentially significant adverse impacts have been identified that would negatively impact agricultural water user facilities as there are no known facilities on or directly adjacent to the subject property. A report issued by the USDA's NRCS indicated the presence of two different types of soil both of which rated as "Not prime farmland". The NRCS Soil Report is included in Section D of this submittal.**
   a. **Agriculture production.** Is the proposed subdivision located on land currently or previously used for agricultural production? **No.**

If yes, identify the number of acres in production on a map. **N/A, as the proposed subdivision is not located on land currently or previously used for agricultural production.**

b) **Description.**

i. Describe the productivity of the land and whether the subdivision would remove from production any agricultural or timber land**. N/A, as the proposed subdivision is not located on land currently or previously used for agricultural production.**

ii. Describe agricultural operations and other uses of land on the adjacent property. **N/A, as the adjacent land uses are residential in nature, aside from the city park located to the South.**

iii. Describe what measures will be taken, if any, to control family pets. **Please see the Proposed Draft Covenants Conditions and Restriction included within Section C for measures included to control family pets.**

iv. Describe any existing fence lines around the subdivision boundary, which protect agricultural lands under an ownership other than that of the subdivider and describe any measures which will be taken to ensure that the owners of the subdivision will share with the owner of the agricultural lands in the continued maintenance of the fence. **N/A, as the proposed subdivision is not located on land currently or previously used for agricultural production nor is it adjacent to any agricultural lands.**

c) **Soil type.** Is the proposed subdivision located on land with a soil type defined by the Natural Resources Conservation Services (NRCS) as having agricultural importance (Prime, Prime if Irrigated, Statewide or Local Importance)? **No.**

If yes, which type(s)? **N/A as no portion of the property is designation with prime soils.**

i. **Soils map.** If yes, identify each area on a copy of the preliminary plat and provide a Soils Map and Table from the Soil Survey, published by the U.S. Department of Agriculture, the Natural Resources Conservation Service, and the Forest Service, showing the soil type(s) found within the proposed subdivision. **Please see included Soils Report from the Natural Resources Conservation Service (NRCS) in Section D which shows no portion of the property is listed as prime farmland.**

ii. **Soils assessment.** Provide a soils assessment per Section 5-020.14M. **A Geotechnical Analysis prepared by Lorenzen Soil Mechanics, Inc. has been included in Section D of this submittal. This report has been prepared to satisfy Section 5-020.14 M of the City Subdivision Regulations to include how textures and depth of soils on the property compare to predominate soil types found according to Natural Resources Conservation Services. This report does include conclusions and recommendations based on observations in the test pits, laboratory testing, and engineering analyses and serves to satisfy all components of the soils assessment per the applicable regulation cited above.**

iii. **Sewer and zoning.** If the soil type is defined as Prime or Prime if Irrigated, is the subdivision proposing or required to connect to sewer, or is the property unzoned? **N/A, as there are no soil types falling into those categories on the subject property.**

iv. **Irrigation.** If the soil type is defined as Prime if Irrigated, is the property served by an existing, developed irrigation system or water right, including wells and adjacent irrigation ditches? **N/A, as there are no soil types falling into those categories on the subject property.**

2. **IMPACT ON AGRICULTURAL WATER USER FACILITIES:** Answer the questions below. In addition, provide a narrative that identifies the adverse impacts and describe proposed avoidance and mitigation efforts that will be used to reasonably minimize potentially significant adverse impacts to agricultural water user facilities. **No potentially significant adverse impacts have been identified that would negatively impact agricultural water use facilities as there are none currently located on the property, or any adjacent properties.**

a. **Location.** Is the subdivision located on land with agricultural water user facilities or adjoining an agricultural water user facility? **No.**
   i. If yes, describe the facilities (irrigation ditch, well, etc.). **N/A, as there are no agriculture water user facilities on or adjoining the subject property.**

b. **Ditches.** Are any irrigation ditches located on or adjacent to the property? **No.**
   i. If yes, provide the name and contact information for the responsible ditch company. **N/A.**
   ii. If yes, do you intend to provide access to the irrigation ditch for all lots? **N/A.**
      1. If no, if the average lot size in the proposed subdivision will be one acre or less, provide for disclosure notifying potential buyers that lots within the subdivision are classified as irrigated land and may continue to be assessed for irrigation water delivery even though the water may not be deliverable to the lots. **The property does not appear to have been previously assessed for irrigation water nor is it within an Irrigation District.**

c. **Abandonment or transfer of water rights.** Does the subdivision involve the abandonment or transfer of water rights from the property being subdivided? **No. Based on information included in both the Preliminary Title Report and using the DNRC's Water Rights Query System, there are no water rights associated with the subject property.**
   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, as there are no water rights associated with the subject property.**
   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, as there are no water rights associated with the subject property.**
   iii. If no, the subdivider shall, unless otherwise provided under separate written agreement or filed easement, show on the preliminary plat, ditch easements for the unobstructed use and maintenance of existing water delivery ditches, pipelines, and facilities in the proposed subdivision that are necessary to convey water through the subdivision to lands adjacent to or beyond the subdivision boundaries in quantities and in a manner that are consistent with historic and legal rights. A minimum width of 10 feet is required on each side of irrigation ditch canals and ditches for maintenance purposes, unless a lesser width is agreed to by the owner of the ditch right. **There are no known ditch easements or other relatable facilities within the proposed subdivision. Therefore, none are shown on the Preliminary Plat and Supplemental Data Sheets in Section A.**

c. **Removal of facilities.** Does the subdivision involve the abandonment or removal of agricultural water user facilities? **No.**

d. **Maintenance.** Will the proposed subdivision or associated improvements alter access for maintenance of agricultural water user facilities? **No.**

e. **Water availability.** Will the proposed subdivision or associated improvements alter the movement or availability of water? **No.**

f. **Disturbance.** Will any proposed construction disturb an existing irrigation ditch or well or result in any changes to agricultural water use? **No.**

3. **IMPACT ON NATURAL ENVIRONMENT:** Answer the questions below. In addition, provide a narrative that identifies the adverse impacts and describe proposed avoidance and mitigation efforts that will be used to reasonably minimize potentially significant adverse impacts to the natural environment.
Based on the evaluation criteria below, we issued a State Historic Preservation Office Report (located in Section E of this submittal), a Natural Heritage Program Environmental Summary (located in Section D of this submittal), a Natural Resources Conservation Services Soil Report (located in Section D of this submittal), a Montana Bureau of Mines and Geology seismic and geologic conditions analysis, and leveraged the LaFave Potentionmetic Analysis (located in Section D of this submittal) to determine any impact to historic, paleontological, archaeological, cultural, geological, surface water, ground water, wetland, riparian and vegetation resources that may be located on the property. Further,

communication has occurred between the Missoula Conservation District and IMEG staff, reference the Missoula Conservation District Inquiry (in Section E), to reasonably minimize potentially significant impacts to the riparian area and vegetation resources that may be located on or adjacent to the property.

The Natural Heritage Program Environmental Summary did not indicate the presence of wetlands or riparian resource areas on the subject property. However, small portion of a man-made pond is located on the property with most of this feature existing near the eastern property line. This can be seen on public aerial mapping resources and provided within the Wetlands Inventory Exhibit. This man-made pond falls under the description of "other body of water" per Section 2-020.102 definition of Riparian Resource. As a result, the pond may be defined as a Riparian Resource, therefore, a Riparian Resource Buffer has been proposed to align with the PLS designation as intermittent drainage ways and freshwater storage associated with high rain events. Please reference the Riparian Resource Management Plan located in Section C. The pond and the associated 10-foot buffer are completely within the proposed parkland dedication and future trail construction will consider the preservation of mature trees and vegetation. Therefore, these mitigation efforts reasonably minimize potentially significant adverse impacts to the natural environment.

Lastly, proposed boulevard vegetation and tree layouts, as outlined in the Conceptual Boulevard and Landscaping Plan, will be reviewed by Parks and Recreation prior to final plat approval. Boulevard tree plantings have been shown on the Conceptual Boulevard Landscaping Plan within the Grading, Drainage, and Road Construction Plans, provided in Section D. Please review the sections below for more in-depth discussions on each natural resource examined therein and any proposed mitigation efforts.

Please review Sections K.3.a through K.3.g below for more thorough discussions on each natural resource examined therein and any proposed mitigation efforts.

a. Public lands

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

1. If yes, how will the proposed subdivision affect adjacent public land uses? **The proposed subdivision will establish non-motorized transportation facilities to expand upon existing trails providing access to High Park, immediately adjacent to the south of the property. The proposed pedestrian improvements intended to increased connectivity are not anticipated to negatively affect adjacent public land uses. The proposed connections will support and improve public access and recreation opportunities to High Park please reference the responses below.**
2. If yes, describe any applicable land management policies of any public lands adjacent to or near the proposed subdivision. **The applicable land management policies for High Park include the Missoula Open Space Plan, the Non-motorized Transportation Plan, the Missoula County Parks and Conservation Plan, and the Master Parks and Recreation Plan for the Greater Missoula Area. The proposed subdivision will dedicate .83 Acres towards parkland dedication and create a public access easement as requested by the City. These areas will align with the Master Parks and Recreation Plan by allowing the proposed subdivision to parallel the scope of the Missoula Open Space Plan, ensuring a "coherent and connected open space system, with access to a park, trail, open space land, natural area, or recreation area is available for every neighborhood". Please see the Parkland Exhibit included within the Supplemental Data Sheets in Section A of this submittal.**
3. If yes, describe how access to public lands will be affected by this subdivision. **The proposed subdivision will arrange non-motorized transportation facilities to provide safe, efficient, access to High Park, and extend access from the park, through the subdivision.**

Communication with city staff and the Parks and Recreation staff will result in easements for improved accessibility for trail users. This extended access should provide a positive impact on the adjacent public land by potentially extending multiple points of access to the park from throughout the neighborhood. Non-motorized transportation is encouraged within the subdivision and facilitated by sidewalk improvements and the proposed gravel trail connecting the eastern terminus of the Landon's Way cul-de-sac with the nature trail coming up from Simons Drive. Generally, three pedestrian improvements or points of access are proposed for the site aside from the newly proposed sidewalks off Landon's Way extension.

The first being a blanket Public Access Easement, within the Common Area, which provides the city an opportunity for a future trail design when desired. This blanket easement is intended to provide flexible access from the north, near the city water tank, through the subject property and into High Park. As a result, portions of the existing nature trail within the Common Area could also tie into to the Hunter Lane cul-de-sac, adjacent to the west, offering another possible improvement to public lands access as result of this division.

The second pedestrian access improvement is near the southwest corner of the proposed development where pedestrian access to High Park already exists. This access will include new signage and a garbage receptacle will be placed near the sidewalk improvements off Landon's Way for future trail users.

The third non-motorized improvement would be a gravel hiker trial constructed within a Pedestrian Access and Utility Easement. This easement varies in width, allowing for a trail switchback, and is proposed between Lots 7 & 6 allowing improved pedestrian access by connecting to the existing social trail beginning from Simons Drive into Landon's Way. The proposed hiker trail within this easement will be constructed of gravel materials with a trailhead marker as provided by Parks and Recreation.

These three areas of extended access should have a positive impact on the adjacent public lands by potentially extending multiple points of access to the park. These additional non-motorized facilities offer mitigation for the limitations of the site due to topography as Landon's Way is not proposed as a through street. Both Landon's Way and Simons Drive include sidewalk improvements as a result of this division contributing to pedestrian access. Please see the Parkland Exhibit included with the Supplemental Data Sheets in Section A.

b. Historical features

i. Are there are any known historic, paleontological, archaeological or cultural sites, structures or objects on or within a half-mile of the proposed subdivision? **No. The Montana Historical Society's (SHPO) Report states that any structure over fifty years of age is considered historic and is potentially eligible for listing on the National Register of Historic Places. The Montana State Historic Preservation Office generated a report which did not include any known historic, paleontological, archaeological, or cultural sites in Section 5, T12N, and R19W. Further, in review of the SHPO reported dated July 15, 2022, "according to our records there have been no previously recorded sites within the designated project area." Therefore, there are no projected impacts to historic features because of this subdivision as determined by evaluating the SHPO report and assessing the properties history through aerial imagery. The full report can be found in Section E of this submittal packet.**

1. If yes, identify any known historical, paleontological, archaeological or cultural sites, structures and/or objects within a half-mile of the proposed subdivision, provide a site map

identifying these features which may be affected by the proposed subdivision and describe any plans to protect such sites or properties. **N/A.**

2. If yes, discuss the impact of the proposed development on any historic features, and the need for inventory, study and/or preservation with the State Historic Preservation Office (SHPO). Provide a written statement outlining any recommendations of SHPO and any plans for inventory, study and/or preservation and any mitigation planned to overcome any adverse impacts. **N/A.**

c. Water rights

i. Have the water rights been severed from the subject property? **No. The DNRC Water Right query and title report do not indicate any water rights are associated with the subject property.**

d. Groundwater

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

1. When evidence of high groundwater or unstable soil is present, provide a groundwater drainage mitigation plan prepared by a licensed professional engineer to mitigate the problem. The plan shall include, but not be limited to, measures to prevent the migration of groundwater through water, sewer and drainage trenches. **As no seasonally high groundwater rises within 15' of the surface of the property a groundwater drainage mitigation plan has not been provided. The property is located within the South Hills area, which is known for springs and seeps, during evaluation, a spring-fed pond was located on the residential property to the north. The analysis completed by Lorenzen Soil Mechanics, Inc. suspects during excavation perched groundwater zones may develop throughout the site. A Grading and Drainage Engineering Design Report has been prepared by a licensed professional engineer to mitigate problems associated with springs or soil conditions that are encountered during road construction or public improvements. For more information on the soil characteristics and depths to groundwater please see the Grading and Drainage Engineering Design Report and the Geotechnical Analysis included in Section D of this submittal.**

ii. What are the maximum and minimum depths to the water table, and on what dates were those depths determined? **Maximum depth to static water level is 340 ft, determined on 10/23/2014 (GWIC 282070), Minimum depth to static water level is 52 ft, determined on 10/21/2014 (GWIC 282072). These well log data are further substantiated by the LaFave Potentiometric Surface Exhibit included in Section D which shows this area has an average minimum aquifer depth of 80' below the surface.**

iii. What is the depth of aquifers and aquifer recharge areas from the surface of the property? **The aquifer along the Clark Fork River area is known to have surface water recharge in this area, but it is not anticipated that this subdivision site will contribute to this recharge. This is based on the subject property's elevation and surroundings which are residential in nature. As mentioned above, the average minimum aquifer depth in this area, according to the potentiometric surface study by LaFave is approximately 80' below the surface.**

iv. Describe the steps necessary to avoid depletion or degradation of groundwater recharge areas. **The subdivision proposes connection to Missoula Water and Sewer Municipal Facilities which will be pursued during Stage 2 Engineering Review, upon sufficiency determination. The connection to City Water and Sewer will aid in avoiding any depletion or degradation of groundwater recharge in this area.**

e. Surface water

i. Delineated floodplain. Is any portion of the property within a FEMA-designated 100 year or Shaded Zone X floodplain? **Yes, the entire property is Shaded Zone X floodplain or .2% annual chance floodplain. Please see the Floodplain Map exhibit included in section B.**

1. If any portion of the property is within a FEMA-designated 100-year or Shaded Zone X floodplain, provide a map with a legend showing the designated areas, and/or areas removed by FEMA through a Letter of Map Amendment. **The property is within the Shaded Zone X or .2% annual chance floodplain and is shown on the Floodplain Map exhibit in Section B. This shows the entire property within this zone and includes the required legend. Please see the FEAM floodplain Panel 30063C1460E included as the Floodplain Map in Section B, which shows our development in the Shaded Zone X floodplain.**

ii. **Non-delineated floodplain.** Are any proposed building sites within 20 vertical feet and 1,000 horizontal feet of a stream draining an area of 15 square miles or more and in the same drainage basin, in an area where no official floodway delineation or floodway study of the stream has been made (in accordance with 3-010.2A)? **This section is not applicable as the there are no 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 where no official floodway delineation or floodway study of the stream has been made. Reference the Floodplain Map in Section B for further support that this criterion is not applicable.**

1. If any proposed building sites are within 20 vertical feet and 1,000 horizontal feet of a stream draining an area of 15 square miles or more and in the same drainage basin, in an area where no official floodway delineation or floodway study of the stream has been made (in accordance with Section 3-010.2A), submit a Flood Hazard Evaluation Report. **N/A.**

iii. **Mapping.** Locate on a plat overlay or sketch map all surface water and the delineated floodways that may affect or be affected by the proposed subdivision including natural water systems (streams, lakes, rivers, or marshes), artificial water systems (canals, ditches, aqueducts, reservoirs, irrigation, or drainage systems), and land subject to flooding. **Please see the Floodplain Map included in Section B and the Supplemental Data Sheets included in Section A.**

iv. **Description.** Describe all surface water that may affect or be affected by the proposed subdivision including name, approximate size, present use, and time of year that water is present. Describe the proximity of proposed construction (such as buildings, sewer systems, and roads) to surface waters. **The Bitterroot River is approximately two miles west of the proposal and has little potential to be affected by the proposed subdivision.**

The property is located within the South Hills area, which is known for springs and seeps, during evaluation, a spring-fed pond was located on the residential property to the north. The analysis completed by Lorenzen Soil Mechanics, Inc. suspects during excavation perched groundwater zones may develop throughout the site. A Grading and Drainage Engineering Design Report, provided in Section D, has been prepared by a licensed professional engineer to mitigate problems associated with springs or soil conditions that are encountered during road construction or public improvements. Due to the unique site conditions additional restrictions have been provided in the covenants pertaining to soils and foundations at the time of a building permit. The specific conditions can be reviewed within the Proposed Draft Covenants Conditions and Restrictions provided in Section C. Further, surface water may occur near the property, as there is a low-lying depression at the bottom of a steep hill directly adjacent to the east of the property, which collects water during periods of high precipitation. Steep slopes and park dedication is planned between this feature and the proposed construction areas. There are no anticipated impacts on the surface waters (riverine and freshwater pond) located directly adjacent to the east of the property.

Further, the subject proposal plans to use public facilities for both water and sewer to the site. Permission to connect to Missoula Water and Sewer Municipal Facilities will be pursued during stage 2 engineering upon sufficiency determination.

v. Wetlands. If wetlands are present, the subdivider shall provide wetlands investigation completed by a qualified consultant using the U.S. Army Corps of Engineers' Wetlands Delineation Manual Technical Report Y-87-1 (1987 Manual). If the investigation indicates the presence of wetlands, a wetlands delineation shall be shown on the final plat. If any construction or changes are proposed which require a 404 Permit, the subdivider shall provide evidence of such permit to the planning department. **According to the Wetlands Inventory Exhibit there are no wetlands present on the subject property. The Freshwater Pond and a proposed Riparian Resource Buffer align with the PLS designation as intermittent drainage ways and freshwater storage associated with high rain events. The location of these features has been reflected in the Supplemental Data Sheets in Section A. Further, both the Floodplain Map and Wetlands Inventory Exhibit included in Section B support that there are no wetlands present on the subject property. As no classified wetlands have been identified on the subject property no wetlands investigation is required nor is a 404-permit required.**

vi. Water quality. Please indicate which if any of the following water quality permits have been applied for and describe the reasons why these permits are required: **As no portion of the property is preventing a river or stream from existing in their natural state, is not impacting the chemical, physical, and biological integrity of the nation's water, will not temporarily increase water turbidity, and will not impact flow for a navigable water way a 310 permit, SPA 124 Permit, Floodplain Permit, Section 404 Permit, 318 Authorization, or Navigable Rivers Land Use License or Easement is not required.**

1. 310 Permit (Local Conservation District)
2. SPA 124 Permit (Department of Fish, Wildlife, and Parks)
3. Floodplain Permit (City Floodplain Administrator)
4. Section 404 Permit, Section 10 Permit (U.S. Army Corps of Engineers)
5. 318 Authorization (Department of Environmental Quality)
6. Navigable Rivers Land Use License or Easement (Department of Natural Resources and Conservation)

f. Vegetation and Riparian Resource Areas

i. **Plant types.** Describe the vegetative types by plant community, relative age, and condition. **A Vegetation Exhibit is included in Section B which summarizes the general plant community and conditions on this site. There are existing trees, shrubs, and grasses present on a majority of the subject property. These seem to mature and in a relatively healthy condition. Please see the Weed Management and Revegetation Plan in Section C to further summarize native and invasive species on this site.**

A Parkland area is proposed along the eastern property line which consists of similar plant types but includes riparian type vegetation near the existing man-made pond as shown within the Riparian Management Plan located in Section C. The existing vegetation within the riparian area consists of riparian type shrubs, and grasses (see the Proposed Site Plan Exhibit) for the location of the Riparian Resource Buffer which protects these occurring vegetation species. These seem to mature and in a relatively healthy condition.

ii. **Measures to preserve existing vegetation.** Describe any measures that will be taken to preserve trees and other natural vegetation as much as possible (such as locating roads, lot boundaries, and planning of construction to avoid damaging tree cover). **Some best management practices have**

been made by the Missoula County Weed District to prevent and eradicate noxious weeds as well as protect existing vegetation onsite. Additionally, the natural vegetation is clustered along the eastern boundary of the subject property which is slotted for preservation as parkland dedication. Further preservation of this existing vegetation is mitigated through a proposed riparian resource buffer as provided within the Riparian Management Plan located in Section C. Preliminary discussions with the City Park and Recreation Department has supported areas of proposed easement through proposed Lots 6 & 7 as well as the proposed gravel trail which ensures non-motorized connectivity to parkland in the area. This has been reflected within the Supplemental Data Sheets in Section A.

iii. **Critical plant communities.** Describe measures that will be taken to protect critical plant communities (such as keeping structural development away from these areas and setting aside areas for open space). **According to the Natural Heritage Program Environmental Summary included in Section D of this submittal this project does not contain any known critical plant communities. However, preservation of existing vegetation within the riparian area is considered critical vegetation on the project site. Measures that will be taken to protect critical plant communities include the riparian area being dedicated as parkland and being subject to the Riparian Management Plan located in Section C. The existing vegetation within the Riparian Resource Buffer consist of riparian shrubs and grasses including Red Osier Dogwood, Snowberry, Woods Rose, Western Sedge, Goldenrod, And Wooly Sedge. All the above vegetation contributes to bank stabilization. The "Riparian Resource Buffer" shall include the prohibition of all buildings, structures, fences (except for wildlife friendly fencing), roads, motorized vehicle access, and/or drainage facilities installation, maintenance and/or repairs, parking, storage, livestock grazing or watering, or any other development. It shall also prohibit any mining, or filling with substances such as gravel, soil, slash, or other debris. Collectively these measures protect the critical vegetation on-site.**

iv. **Weeds.** Identify areas containing noxious weed growth. Describe proposed means of weed control, especially means to prevent weed growth on areas disturbed by construction.
The Weed Management and Revegetation Plan emphasizes rehabilitation of any disturbed land, including after construction. This plan suggestions the most effective way to minimize weed invasion is through revegetation of the recommended grass types. The plan has addressed weed infestation and specifies an obligation of the developer for all undeveloped portions of the site until each lot is sold. Please reference this plan in Section C of this submittal.

v. **Wetlands and riparian resource areas.** Are there any wetland and/or riparian resource areas on the property per Section 2-020.102? **No, there are no known wetland areas on the subject property. However, a small portion of a man-made pond is located on the property with most of this feature existing near the eastern property line. This can be seen on public aerial mapping resources and provided within the Wetlands Inventory Exhibit. This man-made pond falls under the description of "other body of water" per Section 2-020.102 for the definition of Riparian Resource within the City of Missoula Subdivision Regulations.**

As a result, the pond may be defined as a Riparian Resource, therefore, a proposed Riparian Resource Buffer has been proposed to align with the PLS designation as intermittent drainage ways and freshwater storage associated with high rain events. The location of this pond feature has been reflected within the Riparian Resource a Riparian Management Plan has been provided in Section C.

The provided exhibit clearly identifies the existing conditions of the property and reflect that there are no designated wetlands per the USFS Wetlands and Riparian Resources Inventory completed for this area. Lastly, the Natural Heritage Program Environmental Summary has not indicated the presence of wetlands on or along the eastern property line of the subject property.

1. If Riparian Resource Areas are within or adjacent to the proposed subdivision, provide a Riparian Management Plan per the submittal requirements in Sections 3130.3 and 5-020.14L. Show areas of riparian resource and proposed buffers on a supplemental data sheet. **Because this pond falls under the description of "other body of water" per Section 2-020.102 definition of Riparian Resource, a Riparian Management Plan has been provided. Both public mapping resources and the National Wetlands Inventory, provided by US Fish and Wildlife Services, show a pond both on and directly adjacent to the eastern property line of the proposed development. It should be noted, this man-made pond is called out as a Freshwater Pond within the National Wetlands Inventory Exhibit.**

   The property's riparian area and associated buffer is depicted within the Riparian Management Plan. The Riparian Management Plan and Supplemental Data Sheet included in Section C has been prepared as a direct correlation to the man-made pond within the properties metes and bounds and not a direct result of a wetland found on the subject property or directly adjacent along the eastern property line.

   Please see Section B to review the National Wetlands Inventory Exhibit. Due to the presence of the man-made pond a Riparian Management Plan has been prepared and is included in Section C of this submittal packet. The area of riparian resource and the proposed 10-foot buffer associated with the pond are shown within this plan on the enclosed Proposed Site Plan Exhibit within the Supplemental Data Sheets. Communication has occurred between the Missoula Conservation District and IMEG staff, reference the Missoula Conservation District Inquiry (in Section E), to reasonably minimize potentially significant impacts to the riparian area and vegetation resources that may be located on or adjacent to the property.

vi. **Map.** Provide a map showing the distribution of the vegetation types (such as existing trees, vegetation clusters, marsh, grassland, shrub, coniferous forest, deciduous forest, mixed forest) and critical plant communities such as stream bank or shoreline vegetation, vegetation on steep or unstable slopes, vegetation on soils highly susceptible to wind or water erosion. **Please see the Vegetation Exhibit included in Section B which provides vegetation types for the entire property. The Riparian Management Plan includes a supplemental data sheet showing tree classification and locations internal to the subdivision. This site plan also calls out the man-made freshwater pond and buffer as described above.**

g. Geology / Hydrology / Soils / Slopes

i. Description. Describe the geologic, soil, or topographic conditions and any measures that will be taken to address potential problems encountered in the construction of roadways, basements, water supply trenches, sewer supply trenches, septic tank and drainfield installation, and/or underground electrical and telephone lines. **According to the Natural Resources and Conservation Service (NRCS) Soils Report, included as an attachment in Section D, the site consists of two (2) different soil types, including "Bigarm-Minesinger complex, 15 to 30 percent slopes", and "Bigarm gravelly loam, 15 to 30 percent slopes". The property contains a steeply inclined hillside, along its eastern property line which is proposed to be designated parkland. This area consists of approximately 40 feet of topographical slope downward toward Simons**

Drive. The portion of the property that will be developed is relatively flat and can be described as the upper portion of the hillside, towards the southern end of the property.

A full Geotechnical Analysis has been conducted providing descriptions of site conditions, infiltration testing and results, groundwater conditions and recommendations to address potential problems encountered in the construction of roadways, basements, water supply trenches and underground electrical and telephone lines. The Proposed Draft Covenants, Conditions, and Restrictions covenants specify that a Geological/Hydrological Engineering Report has been completed for the subject property. In addition, the covenants state prior to construction and development of each lot an additional site-specific geotechnical report is required prior to the issuance of any building permit on each lot.

ii. **Cut and fill.** Describe the location and amount of any cut or fill three (3) or more feet in depth and plans to prevent erosion and promote revegetation of those cuts and fills. **The road extension for Landon's Way will require greater than a three-foot cut as described in this criterion. The Grading, Drainage, and Road Construction Plans show how and where a three (3) or more foot cut in depth is proposed for this development, please see Section D.**

iii. **U.S.G.S. topographic map.** Provide a detailed current U.S. Geological Survey topographic map with an outline of the subdivision clearly indicated. **A USGS Topographic Map is included in Section B.**

iv. **Limitations map.** Provide a Geologic / Topographic Limitations Map which locates any unusual geologic, soil, or topographic condition on the property which may limit the capability for building or excavation using ordinary and reasonable construction techniques. Conditions include, but are not limited to: shallow depths to bedrock, depth to aquifers and aquifer recharge areas (source: Montana Bureau of Mines and Geology Groundwater Information Center - GWIC), basin closures (Source: Department of Natural Resources, Missoula Regional Office), a high groundwater table, unstable or expansive soils, and slopes in excess of 25%. **According to the Natural Resources and Conservation Service (NRCS) Soils Report, included as an attachment in Section D, the property consists of two (2) different soil types, including "Bigarm-Minesinger complex, 15 to 30 percent slopes", and "Bigarm gravelly loam, 15 to 30 percent slopes". This report includes maps locating soil types and provides soil descriptions of each that may limit the building or excavation of this site.**

The site contains a steeply inclined hillside, along its eastern property line, that will mostly be designated as parkland. The portion of the property that will be developed is relatively flat and can be described as the upper portion of the hillside, towards the southern end of the property. The Existing Conditions exhibit, illustrating the geographic limitations posed by steep slopes, is included with the Supplemental Data Sheets in Section A of this submittal.

The Geotechnical Analysis also provides exhibits and further limitation explanations subject to the property which may limit the capability for building or excavation using ordinary and reasonable construction techniques. Further, this report discusses recommendations that are used to establish the construction of streets, home foundation types, slope stability and problems that may be associated with earthwork operations on the site due to any unstable or expansive soils, the possibility of springs forming during construction, and slopes in excess of 25%.

Please see the Potentiometric Surface of the Basin-Fill and Bedrock Aquifer, Mineral and Missoula Counties, Western Montana by John I. LaFave attached as the Potentiometric

Surface Exhibit included in Section D. This map identifies the area of our development as Quaternary sediments with shallow aquifers (less than 80' below surface), which show there are no concerns of shallow bedrock.

v. **Geotechnical report.** If the proposed subdivision includes land areas with the potential for landsliding, slope instability, or high ground water, provide a report by a qualified soil or geotechnical engineer indicating the locations, character, and extent of all areas subject to landsliding, slope instability, and high ground water, and prominently designate these areas on the preliminary plat and other records of conveyance. **A Geotechnical Analysis is included in Section D of this submittal due to steep slopes and the possibility of springs or seeps during construction as the property is within the South Hills Area known for this type of surface water. Discussions and recommendations in the report include the cut slope stability, site grading for cut and fill sections, structural fill, the groundwater table, measured infiltration rates, suitability of existing soil materials for re-use on the project, and anticipated construction problems associated with the earthwork operations. No high-groundwater has been found to rise within 15' of the surface of the property.**

The Proposed Draft Covenants, Conditions, and Restrictions covenants specify that a Geological/Hydrological Engineering Report has been completed for the subject property. In addition, the covenants state prior to construction and development of each lot an additional site-specific geotechnical report is required prior to the issuance of any building permit on each lot.

Please note, a Grading and Drainage Engineering Design Report has been prepared by a licensed professional engineer to mitigate problems associated with springs or soil conditions that are encountered during road construction or public improvements. All areas subject to steep slopes, stormwater infrastructure and easements have been indicated on the face of the Preliminary Plat.

vi. **Steep Slopes/Slope category map.** Does the subject property have slopes of 25% or greater? **Yes.**

1. If yes, designate these areas as "No-Build Zone" on the plat. **Areas consisting of 25% or greater slopes have been designated on the preliminary plat as "No-Build Zone". Please reference the Preliminary Plat and Supplemental Data Sheets located in Section A of this submittal satisfying this criterion.**

vii. **Hillside density adjustment calculation worksheet.** If the subdivision has sites proposed for development located on slopes over fifteen (15) percent, submit a hillside report per the requirements in Section 5-020.14E and a density adjustment calculation worksheet per the requirements in Section 3-140.4. A hillside density adjustment calculation worksheet is available at the Development Services Office. **Please see the Hillside Density Adjustment Calculation Worksheet and Slope Category Map located in Section D of this submittal.**

4. **IMPACTS ON WILDLIFE AND WILDLIFE HABITAT:** Answer the questions below. In addition, provide a narrative that identifies the adverse impacts and describe proposed avoidance and mitigation efforts that will be used to reasonably minimize potentially significant adverse impacts to wildlife and wildlife habitat. **Typical of an inner-city residential area the property consists of birds, insects and small mammals may be found on the project site. Further, the area surrounding the subject property is in the vicinity of a public park and residential developed, as a result, the use priority for species seeking habitat and breeding at this site unlikely. The Montana Natural Heritage Program (MTNHP) reporting was used to identify SOC within a mile radius of the Subject Property. The requested Environmental Summary Report, managed by**

Montana Natural Heritage Programs data, provides species occurrences, ecological systems, biological reports of both plan and animal observations which include but are not limited to: Great Blue Heron, Lewis Woodpecker, Pileated Woodpecker, Clarks Nutcracker, Evening Crosbeak, Veery, Long-eared Myotis, Hoary Bat, and Western Skink.

The report highlights the presence of Bald Eagles. However, the information is generally based within one square mile in area within Section 5, Township 12 North, Range 19 of which the subject property is located. The areas of occurrence for these birds are shown along South Ave. W, to the north, and Miller Creek Road to the west. Neighborhood comments have included concerns about Great Horned Owls. Although the subject property is adjacent to High Park the nesting of these birds may be likely adjacent to the subject property but has not been shown to be directly associated with the site. This further supports the proposed parkland area and common area to mitigate wildlife impacts.

The parkland and common area will be expected to have minimal disturbance as preventive measures, such as watering or covering exposed soils, will be subject to inspection and review to minimize the wind transport of soils during and immediately after construction to be in accordance with the Stormwater Pollution Prevention Plan (SWPPP). Further, the infrastructure and overall site layout has been considered with city staff to minimize disturbance to the riparian area during construction, and positioned so that removal of mature trees will is less likely to occur. When taking into consideration the steep slopes on site and riparian area to the east the subdivider will be subject to management practices for stormwater during construction and which will minimize the potential for runoff containing sediment and contaminants to affect wildlife or habitat.

Some areas on the edges of Missoula have special requirements for garbage disposal because bears are present in or near these neighborhoods. The subject property is shown on the Bear Buffer Zone Map released by the City of Missoula and is subject to Missoula Municipal Code 8.28.085. The proposed covenants support mitigation efforts due to the property being within the Bear Buffer Zone.

The proposed covenants include Montana FWP's "Living with Wildlife" recommendations which are intended to "reduce the potential for human/bear, human/mountain lion, human/deer, and other human/wildlife conflicts associated with new developments…" In addition, the "Living with Wildlife" recommendations can be useful for "preventing/reducing human/wildlife conflicts." Including this language in the covenants reasonably minimizes possible potentially significant adverse impacts to the wildlife and wildlife habitat. This property would be home to birds and other smaller wildlife species that are typically known to filter throughout residential development and areas with city parks. However, homeowners will be noticed in securing garbage, maintaining bird feeders, suggestions on how to store pet food, etc. to avoid any conflicts between wildlife and human interactions to mitigate nuisances. The applicant is not aware of any known critical or key wildlife areas such as big game winter ranges, grizzly bear linkage corridors, waterfowl nesting areas, habitat for rare or endangered species, and wetlands and riparian resource areas per Montana Fish, Wildlife, and Park's maps and data and other appropriate resources.

Therefore, no potentially significant adverse impacts have been identified based on the criteria outlined within this section of the application. Any proposed mitigation described in this section will minimize potential impacts to wildlife and wildlife habitat.

a. **Species types.** Per Montana Fish, Wildlife, and Parks maps and data, which species of fish and wildlife use the area to be affected by the subdivision? **A Wildlife Exhibit has been included in Section B. The exhibit identifies the wildlife that Montana Fish, Wildlife, and Parks database lists as being known to utilize all or a portion of the section, township, range that this project is located within. The requested Environmental Summary Report, managed by Montana Natural Heritage Programs data, provides species occurrences, ecological systems, biological reports of both plan**

and animal observations which include but are not limited to: Great Blue Heron, Lewis Woodpecker, Pileated Woodpecker, Clarks Nutcracker, Evening Crosbeak, Veery, Long-eared Myotis, Hoary Bat, and Western Skink. This summarized list has been complied through using the Natural Heritage Program Environmental Summary included in Section D of this submittal. For the complete list of species known to frequent this area, pleas review both the exhibit included in Section B and the summaries included in Section D.

b. **Wildlife mitigation.**

I. Describe any proposed measures to protect, enhance, or minimize degradation of wildlife habitat (such as keeping buildings and roads back from shorelines, setting aside marshland as open space, using a cluster development to limit development on sensitive areas)**. The proposed covenants include Montana FWP's "Living with Wildlife" recommendations, see Section C. Please see the summary provided above.**

II. Describe any proposed measures to minimize or mitigate conflicts between residents and wildlife (such as covenants that require garbage and pet food to be kept indoors). **The subdivision proposes a parkland dedication along the eastern property line and a common area along the northwest portion of the property. These areas are required for a major subdivision and will aid in providing additional cover and nesting areas for small birds (jays, finches, wrens etc.). Neighborhood comments have included concerns about Great Horned Owls. This further supports the proposed dedicated parkland area to mitigate wildlife impacts. Further, t**he proposed covenants include Montana FWP's "Living with Wildlife" and special requirements for garbage disposal to reduce the likelihood of bear encounters, within Section C of this submittal. Please see the summary provided above for how the subdivision will minimize or mitigate conflicts between residents and wildlife.

c. **Map.** Provide a map identifying any known critical or key wildlife areas such as big game winter ranges, grizzly bear linkage corridors, waterfowl nesting areas, habitat for rare or endangered species, and wetlands and riparian resource areas per Montana Fish, Wildlife, and Park's maps and data and other appropriate resources. **A Wildlife Exhibit have been included in the submittal packet, see Section B. A Riparian Management Plan has been prepared and is included in Section C of this submittal packet showing riparian resource areas.**

5. IMPACTS ON PUBLIC HEALTH & SAFETY: Answer the questions below. In addition, provide a narrative that identifies the adverse impacts and describe proposed avoidance and mitigation efforts that will be used to reasonably minimize potentially significant adverse impacts to public health and safety.

The proposed subdivision includes areas of "No-Build Zone" due to areas consisting of 25% or greater slopes. The location of these features has been reflected on the Existing Conditions Exhibit in the Supplemental Data Sheets in Section A and Sections K.3.a through K.3.g of this application provide a more thorough description of this natural resource examined on the subject property and any proposed mitigation efforts. Further, due to slopes over 15% being present on site the submitted Hillside Density Adjustment Calculation Worksheet is in Section D of this submittal. As a result of this topography features public health and safety mitigation efforts have been considered throughout this project site and building sites have been limited due to the constraints of steep slopes. Generally, the "No-Build Zone" areas exist west of Lot 12, within Lot 13, the east portions of Lots 5-6 and in areas of the proposed parkland dedication.

Mitigation is provided by the applicant due to physical site constraints and the density proposed for this site. The area within which the proposed development is situated is zoned as R5.4, allowing one dwelling unit per 5,400 square feet. Further, the "Our Missoula" City Growth Policy and South Hills Comprehensive Plan (1986 Update) designates this area as Residential Medium allowing 3 to 11 dwelling units per acre. As a result of the sites topography, access requirements, and public health considerations the buildable area on the property is restricted. Even factoring in such considerations, the proposed net density for the project is 2.21 dwelling units per acre, thus aligning with both existing zoning and land use designation for

the area. Therefore, with nearly a third of the acreage dedicated to some form of open space, the relative impact on public health and safety is minimal and the areas consisting of steep slopes are generally adjacent to the common area and park dedication.

Access to the development is proposed to be a continuation of Landon's Way. Therefore, improvements proposed for this subdivision include Landon's Way and construction of a new cul-de-sac where the roadway will terminate approximately 630-feet into the subdivision due to the site's topography and shape. There will be no through-road which will minimize additional traffic in the community, avoid areas with steeper site topography, and avoid areas of limited visibility for motorized users. The proposed subdivision considers non-motorized trails throughout the development to access the proposed open spaces, provide connectivity to surrounding neighborhoods, and the adjacent park to the south. Due to the sites topography a Geotechnical Analysis has been conducted providing descriptions of site conditions and recommendations for site preparation, pavement designs offering mitigation for road construction and associated facilities. This report will discuss recommendations that are used to establish the construction of streets, home foundation types, slope stability and problems that may be associated with earthwork operations on the site due to any unstable or expansive soils, the possibility of springs forming during construction, and slopes in excess of 25%. Please reference this report in Section D to review this report and the recommended mitigation for this site. The Proposed Draft Covenants, Conditions, and Restrictions recommend stormwater drainage facilities, intended to capture and channel stormwater runoff, to be the responsibility of the 'The Association'. No building of any kind shall be erected, placed, or permitted to remain on such easements, and landscaping in any area designated as a stormwater or drainage catch basin minimizing impacts after construction to adjacent open spaces or parkland dedications. The Grading, Drainage, and Road Construction Plans (sheet 3) includes the SWPPP outlining responsibilities during construction, please reference Section D.

The Supplemental Data Sheets attached in Section A of this submittal outline all of the existing conditions of the site including the locations of steep slopes, surface waters, roadway easements, non-motorized easements and adjacent properties. Therefore, the proposed subdivision will serve to improve public health and safety by providing adequate, safe, transportation options for both motorized and non-motorized travel in the area.

There are no hazardous waste sites on or adjacent to the property – adjacent parcels are used for residential uses or for public use (rights-of-way, parkland areas, etc.). There are no abandoned landfills, mines, waste sites, or sewage treatment plants in the vicinity of the project. The subject property contains one impact on public health and safety, the Wildland Urban Interface, which most of Missoula County is mapped within. The proposed mitigation measures described in this section will minimize potentially significant adverse impacts to public health and safety.

a. **Air Stagnation Zone.** Is the property within the Air Stagnation Zone? **Yes.**
b. **Airport Influence Area.** Is the property within the Airport Influence Area? **No.**
    i. If the property is within the Airport Influence Area, provide a map showing the boundaries of the Airport Influence Area with the site identified and other sub-areas (such as Runway Protection Zone (RPZ), Extended Approach and Departure Areas (EADA), and the 65 dnL noise contour). **N/A.**
c. **Avoidance and mitigation of hazards.** Describe avoidance or mitigation measures that are proposed to address identified hazard(s) and provide a map locating the hazards. Examples of health and safety hazards are:
    i. areas containing high pressure gas lines or high voltage lines;
    ii. land on or adjacent to Superfund or hazardous waste sites;
    iii. land on or adjacent to abandoned landfills, mines, well, waste sites or sewage treatment plants; and
    iv. areas identified as a high seismic hazard.

    Hazards as listed above are not present in the proposed development. Therefore, no avoidance or mitigation efforts have been provided.

However, as discussed previously, a full Geotechnical Analysis has been conducted providing descriptions of site conditions, infiltration testing and results, groundwater conditions and recommendations for site preparation, pavement designs and how the site conforms to both DEQ and the City of Missoula regulations. Further, this report discusses recommendations that are used to establish the construction of streets, home foundation types, slope stability and problems that may be associated with earthwork operations on the site due to any unstable or expansive soils, the possibility of springs forming during construction, and slopes in excess of 25%. Please reference this report in Section D. This report along with the required motorized and non-motorized improvements to Landon's Way help mitigate concerns of traffic safety and public access to the park adjacent to the south.

The proposed subdivision includes areas of "No-Build Zone" due to areas consisting of 25% or greater slopes. Please reference the Preliminary Plat and Supplemental Data Sheets located in Section A. In addition, the submittal packet includes the MBMG Geologic Conditions Exhibit and MBMG Seismology Exhibit included in Section D of this submittal outlining seismic hazards in the area. The MBMG Geologic Conditions Exhibit does not show any seismic activity over 4.0 on the Richter Scale within 30 miles of the property, therefore, no mitigation is proposed regarding seismic activity.

The Revegetation Plan and Weed Management Plan indicates methods for homeowners to ensure that there are no dangerous pesticides or herbicides contributing to runoff or into surface waters. The Missoula Weed Prevention Coordinator has reviewed and approved this plan located within Section C of this submittal. These will be included in the properties Covenants Conditions and Restrictions to educate future landowners of best management practices.

d. **Nuisances.** If the proposed subdivision contains on-site or nearby off-site land uses that create a nuisance (such as noise, dust, smoke, or unpleasant odors), identify such nuisances and describe avoidance or mitigation measures that are being proposed to address them. **The subdivision is located in a residential area. Each lot for this project will connect to public infrastructure, utilize city trash collection services, and be subject to the same regulations as those of the properties within the project sites vicinity. Therefore, the subject proposal will implement similar mitigation measures and be subject to the same regulations as those residents in the vicinity. Further, to limit any nuisances caused by the proposed subdivision a "Nuisances" section is included in the Covenants attached in Section C. There are no known nuisances that would impact this residential neighborhood; therefore, no mitigation measures are proposed.**

6. COMMUNITY IMPACT REPORT & IMPACT ON LOCAL SERVICES: Answer the questions below. In addition, provide a narrative that identifies the adverse impacts and describe proposed avoidance and mitigation efforts that will be used to reasonably minimize potentially significant adverse impacts to local services.

Landon's Way is a 54-foot existing right-of-way with a 10-foot BWSE on either side. Along the western property line currently exists a 32-foot Utility Easement which terminates approximately 94-feet into the subject property. This Utility Easement is currently owned by the City of Missoula for the right to construct, maintain, operate, and remove sanitary sewer pipelines within the easement. In addition, a Roadway Easement exists, along the western property line, which is 113-feet wide and terminates about 100-feet into the subject property. This is a non-exclusive easement for a roadway and Cul-De-Sac which has been granted and conveyed to the City of Missoula.

The landowner has reasonably considered both motorized and non-motorized facilities, however, connections are limited. These limitations include a 60-foot topographic relief sloping downward from the south to the north where the newly proposed residences will be served by the proposed cul-de-sac street. Further, there is an additional 40-foot of topographical relief sloping downward toward Simons Drive. As a

result of site limitations, Variance requests have been submitted with this packet, located in Section A. Generally, the deviations are related to the proposed extension of Landon's Way and its pre-existing cul-de-sac since the topography of the property and immediate vicinity does not lend itself to a through-road design. Due to the insufficient width of the existing roadway this request includes deviation from the elements of 3-020 Table .2A pertaining to Simons Drive (right-of-way, sidewalk and boulevard requirements). This variance includes a 7-foot curb-side sidewalk per section 3-020.15.D.2.A to align with the Department of Public Works & Mobility's recommended improvements for Simons Drive.

Improvements proposed for this subdivision include Landon's Way and construction of a new cul-de-sac where the roadway will terminate approximately 630-feet into the subdivision. Further, a Pedestrian Access and Utility Easement intended for both a gravel hiker trail, public water and sewer will continue in a northernly direction. The project proposal will propose a 70-foot right-of-way to connect into the existing infrastructure of Landon's Way. A Variance Request has been included within Section A, regarding block length, to mitigate the limitations of the topography.

Non-motorized transportation is encouraged within the subdivision and facilitated by sidewalk improvements and the proposed gravel trail connecting the eastern terminus of the Landon's Way cul-de-sac with the nature trail coming up from Simons Drive. The gravel hiker trail will be contained within the Pedestrian Access and Utility Easement as proposed between Lots 7 & 6 allowing pedestrian access from Simons Drive into Landon's Way. The proposed easement between Lots 7 & 6 will offer improved pedestrian access by connecting to the existing social trail beginning from Simons Drive into the hiker trail to Landon's Way cul-de-sac. The proposed hiker trail within this easement will be constructed of gravel materials with a trailhead marker as provided by Parks and Recreation. A second mitigation effort includes a blanket Public Access Easement, within the Common Area, providing the city an opportunity for a future trail design when desired. This blanket easement is intended to provide flexible access from the north, near the city water tank, through the subject property and into High Park. As a result of this easement, portions of the existing nature trail within the Common Area could also tie into to the Hunter Lane cul-de-sac, adjacent to the west, offering another possible improvement to public lands access as result of this division. These additional non-motorized facilities offer mitigation for the limitations of the site due to topography as Landon's Way is not proposed as a through street.

Further, planned public improvements to the existing road will aid in mitigating impacts anticipated from the proposed subdivision. These proposed improvements can be observed in the Grading, Drainage, and Road Construction Plans in Section D of this submittal. It should be noted further review will occur during stage 2 engineering upon sufficiency determination. Mitigation regarding the topography on the subject property has been heavily considered, therefore, a stamped geotechnical engineering report has been prepared. The full Geotechnical Analysis discusses recommendations that are used to establish the construction of streets, home foundation types, slope stability and problems that may be associated with earthwork operations on the site due to any unstable or expansive soils, the possibility of springs forming during construction, and slopes in excess of 25%. Please refer to this report in Section D.

The potentially significant adverse impacts have been identified based on the criteria outlined within this section of the application. The proposed mitigation described in this section will minimize potential impacts to local services which are described below throughout this section.

a. **Transportation facilities – motorized and non-motorized.** Describe the proposed subdivision's mitigation measures to avoid or minimize congestion (MCA 76-3-501(8));
   i. **Bridges and culverts.** Describe characteristics such as location, name, type, width, design load, and vertical clearance, of any existing or proposed bridges or culverts within the subdivision or on roads providing access to the subdivision. **There are no known existing or proposed bridges within the subdivision or on roads providing access to the subdivision.**
   ii. **Non-motorized transportation facilities.** Describe existing and proposed non-motorized transportation facilities that will serve the proposed subdivision, including sidewalks and bike

lanes/striping. **Non-motorized facilities do not exist on the property. Newly proposed non-motorized transportation is encouraged within the subdivision and facilitated by sidewalk improvements and pedestrian access to High Park through three main points.**

The first being a gravel hiker trail contained within the Pedestrian Access and Utility Easement as proposed between Lots 7 & 6 allowing pedestrian access from Simons Drive into Landon's Way. The proposed hiker trail within this easement will be constructed of gravel materials with a trailhead marker as provided by Parks and Recreation. The second pedestrian access improvement is near the southwest corner of the proposed development where pedestrian access to High Park already exists. This access will include new signage and a garbage receptacle will be placed near the sidewalk improvements off Landon's Way for future trail users. The third improvement is a blanket Public Access Easement, within the Common Area, which provides the city an opportunity for a future trail design when desired. This blanket easement is intended to provide flexible access from the north, near the city water tank, through the subject property and into High Park.

Road name	**Landon's Way**	**Landon's Way**	**Simons Dr.**	**Simons Dr. (Half-Street Improvements)**
Onsite or offsite	**Offsite**	**Onsite**	**Offsite**	**Onsite**
Right-of-way type (public/private) If public, state the jurisdiction.	**Public - City**	**Public - City**	**Public - City**	**Public - City**
Right-of-way width	**54'**	**70'**	**60'**	**60'**
Surface type (gravel, chipseal, asphalt)	**Asphalt**	**Asphalt**	**Asphalt**	**Asphalt**
Surface width and, if applicable, shoulder width	**35'**	**35'**	**35'**	**27-28' / Varied Widths**
Maximum grade	**2%**	**5.5%**	**2%**	**2%**
Road length	**~ 1,650 ft**	**~ 600 ft**	**~ 3,300 ft**	**~ 3,300 ft**
Maintenance responsibility (City, private)	**City**	**City**	**City**	**City**
Road maintenance agreement (if private) (yes, no, or N/A)	**No**	**No**	**No**	**No**
Curbs/gutters Drainage swales	**No**	**Yes (Curb & Gutter)**	**No**	**Yes (Curb & Gutter)**
Sidewalk, trail, and boulevard widths	**5' Sidewalk**	**7' Boulevard & 5' Sidewalk**	**No**	**7' Curb-Side Sidewalk**
Bike Lanes	**N/A**	**N/A**	**N/A**	**No**
Estimated time for completion	**N/A**	**2026**	**N/A**	**N/A**
Road Classification (collector, arterial, etc.)	**Low Density Urban Local Street**	**Low Density Urban Local Street**	**Low Density Urban Local Street**	**Low Density Urban Local Street**

These three areas of extended access provide a positive impact on the adjacent public lands by potentially extending multiple points of access from the park to the surrounding neighborhoods. Additionally, the landowner intends to preserve portions of the existing

nature trail These areas are intended to align with the Master Parks and Recreation Plan and the Missoula Open Space Plan by supporting a, "coherent and connected open space system, with access to a park, trail, open space land, natural area, or recreation area is available for every neighborhood" as described within each plan.

The proposed sidewalks and pedestrian access easement locations and widths will occur during stage 2 engineering upon sufficiency determination. These proposed improvements can be observed in the Grading, Drainage, and Road Construction Plans in Section D of this submittal.

iii. **Bus Routes.** Provide a map showing the locations of any bus stops and turnarounds for school buses and public transit or provide a narrative description of bus routes in lieu of a map. If the project is located on an existing school bus route, show the route and the nearest bus stop relative to the proposed subdivision. If a bus stop is proposed within the subdivision, indicate the type and location on a Supplemental Data Sheet.
There are no proposed bus stops or turnarounds within the proposed Subdivision. The closest bus stop is located at High Park and Whitaker roughly 4,300 ft south of the subject property. Please see the Bus Route Exhibit in Section B displaying current school bus stops in the vicinity and the nearest bus stops relative to the proposed subdivision.

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

1. **Year-round access.** If year-round vehicular access to all lots and common facilities within the subdivision is not provided, explain why. **Year-round access to the subdivision is proposed.**
2. **Arterial access.** If access to any individual lot is directly from an arterial street or road, explain why access was not provided by means of a road with a lesser classification. **N/A, the proposed lots will access off of Landon's Way which is a Low Density Urban Local Street. Landon's Way connects onto Hillview Way which is known to be an Urban Collector.**
3. **Private road access.**
   a) Does access to the property cross any private properties not owned by the subdivider or property owner? **No.**
   b) Are private roads proposed? **No.**
      If private roads are proposed, include a private road maintenance plan in a development agreement or draft covenants. **N/A**
   c) Are short courts proposed? **No.**
      If short courts are proposed, provide a plan meeting the standards of Section 3020.6B and a variance request addressing the criteria in Section 6-010.
   d) Are Homezone/Woonerf streets proposed? **No.**
      If Homezone/Woonerfs are proposed, provide a plan meeting the standards of Section 3-020.7. **N/A**
   e) Are Cul-de-sac/Circle/Loop streets proposed? **Yes.**
      If Cul-de-sac/Circle/Loop streets are proposed, provide a plan meeting the standards of Section 3-020.5B and a variance request addressing the criteria in Section 6-010.
      The existing conditions of the property dictate the proposed cul-de-sac turnaround as the predominant practical design for subdivision ingress and egress. There is currently a cul-de-sac turnaround at the end of Landon's Way, at the western edge of the property boundary. The proposed road for the subdivision would simply be an extension of Landon's Way, and its pre-existing cul-de-sac

since the topography of the property and immediate vicinity does not lend itself to a through-road design. Please reference the Grading, Drainage, and Road Construction Plans in Section D.

Please also see the Variance Request addressing the criteria in Section 6-010. This request, in summary, is seeking deviation to construct a cul-de-sac where prohibited, as a result planning one ingress and egress access route where two are required due to being within the WUI, and proposing an extension of Landon's Way that is more than 600 feet. Variance Requests are included in Section A of this submittal.

4. **Traffic impact narrative:**
   a. What is the expected increase in the number of automobile trips per day that the proposed subdivision will generate? For traffic estimates, please reference the most recent edition of Trip Generation: An ITE Informational Report. **The general number used to estimate vehicle trips per day for the proposed use of Single-Family Detached Housing is 10 for each lot proposed. The Traffic Memorandum indicates a total number of trips for 13 proposed lots is 166 vehicle trips per day has been included into this response. Access to the subdivision will be provided primarily via Landon's Way to the west. However, proposed Lot 13 will continue to access off of Simons Drive using a newly proposed shared access, thus, this lot would not be subject to the use of the ITE trip generation equations. Therefore, proposed Lot 13 is not considered in the above vehicle trips per day as further described in the Traffic Memorandum. This memorandum uses the current edition (11th) and includes rates and equations for use in estimating traffic generation by land use of the type proposed for the subdivision which is Single Family Detached Housing.**

   Preliminary discussions with City Staff have not indicated a traffic study would be required. Please see the Traffic Memorandum has been provided in Section D of this submittal outlining considerations of traffic generation with this development.

   b. Identify all existing transportation corridors, (including bicycle and pedestrian routes) within a quarter-mile radius of the project and provide a summary describing how this project is likely to impact those transportation corridors. **Existing transportation corridors within a quarter-mile radius have been summarized below.**

   Adjacent to the North of the subject property is a larger tract residential property with a private driveway. In addition, the City of Missoula owns a property that contains a water storage tank and various utility easements not intended for public pedestrian or bicycle routes. Therefore, there is no foreseeable impact to these properties. Other streets within the neighboring subdivision developments would be classified as Low Density Urban Local Streets. These streets include but are not limited to; Polaris Way, Simons Drive, Overlook Way and W Atermos Drive. Further, a few Urban Collectors exist to the north including; SW Higgins Avenue and High Park Way.

   Many of the streets east of the subject property would classify as interior streets. Therefore, per the subdivision regulations, the streets within the neighboring subdivision development would be classified as Low Density Urban Local Streets. These streets include but are not limited to; Continental Way, Parkview Way and Rimrock Way. Generally, these streets should contain 10-foot easements on either side for utilities, landscaping, and street-side sidewalks constructed within a 70-foot easement width which is required by current subdivision regulations. The local street road classification does not include a requirement for bicycle routes or facilities. Many of these streets end

up connecting onto Whitaker Drive an Urban Collector and are not anticipated to be impacted by the proposed development.

Areas to the south within a quarter-mile radius of the subject property are larger tract residential properties containing private driveways. Therefore, these are private property where motorized and non-motorized facilities (bicycle and pedestrian routes) are not located or granted public access. As a result, there are no foreseeable impacts from this subdivision to these private driveways.

Many of the streets west of the subject property are interior streets. Therefore, per the subdivision regulations, the streets within the neighboring subdivision development would be classified as Low Density Urban Local Streets, similarly to Landon's Way. These streets may include Black Pine Trail, Woodbine Place which forks into Landon's Way and Macie Way that is constructed as a cul-de-sac street type. Given many of these streets are designed with cul-de-sacs they do not encourage through traffic and generally connect into Hill View Way, an Urban Collector. The local streets mentioned are not anticipated to be impacted by the proposed development and a collector street type is designed to collect traffic from local streets and withstand higher volumes of traffic.

c. What are the planned improvements to existing public and private access roads to mitigate the impacts anticipated from this subdivision?
Planned improvements include a newly constructed cul-de-sac that will provide an adequate fire truck turnaround. The design of the proposed cul-de-sac provides a 45-foot turnaround radius pavement width to account for emergency response vehicles and provides an adequate turnaround. Further, a fire hydrant is proposed just west of the cul-de-sac radii as the 35-foot surface width travel lane extension ties into Landon's Way. The additional proposed improvements to Landon's Way onsite include a 35-foot surface width, asphalt surface material with curb and gutter. The width of the proposed sidewalks will be 5-feet with a 7-foot boulevard on both sides. Catch basins and trees will be dispersed as shown on the Grading, Drainage, and Road Construction Plans. Specifically, conceptual boulevard improvements and landscaping plans are shown within the Grading, Drainage, and Road Construction Plans in Section D.

Section A of the submittal packet includes four variance requests which generally include deviation from the cul-de-sac length, block length, and right-of-way improvements as it pertains to Landon's Way. Further, the applicant is requesting to vary from right-of-way width, sidewalk and boulevard requirements as stipulated for a Low Density Urban Local Street as it pertains to Simons Drive. This variance includes a 7-foot curb-side sidewalk per section 3-020.15.D.2.A to align with the Department of Public Works & Mobility's recommended improvements for Simons Drive. The development will provide non-motorized access to reasonably expected streets and other community facilities explained throughout this application packet.

The subject property consists of areas that contain approximately 40 feet of topographical slope downward toward Simons Drive. Therefore, only a portion of the property is proposed to be developed, which is relatively flat, and can be described as the upper portion of the hillside towards the southern end of the subject property. Preliminary discussions with City Engineering have determined that boulevard and sidewalk improvements will be postponed and included as a condition of approval with the postponement recorded on the final plat. The installation of these improvements along the property's frontage will be further discussed during infrastructure review.

Due to the steep topography this development proposes mitigation measures for both planned and existing roads which includes; drainage basin discharges, a newly proposed detention pond in the common area, and swale locations with associated infrastructure. Please refer to the Drainage Basin Exhibits located within the Grading and Drainage Engineering Design Report. This report is in Section D of this submittal and provides a comprehensive review of these mitigation efforts to public roadways and related infrastructure. Maintenance of the detention ponds and common area facilities are proposed to be the responsibility of the Homeowners Association.

Further, mitigation to planned improvements includes a completed Geotechnical Analysis which provides recommendations that are used to establish the construction of streets, home foundation types, slope stability and problems that may be associated with earthwork operations on the site due to any unstable or expansive soils, and slopes more than 25%. Please refer to this report in Section D for further review. Mitigation is proposed which includes areas of "No-Build Zone" due to areas consisting of 25% or greater slopes to further consider public road infrastructure. The location of these features has been reflected on the Existing Conditions Exhibit in the Supplemental Data Sheets in Section A and Sections K.3.a through K.3.g of this application provide a more thorough discussions of this natural resource examined on the subject property and any proposed mitigation efforts.

The applicant is aware a SID waiver statement will be required on the face of the final plat and in each instrument of conveyance which generally notifies future landowners of the SID, based on benefit, for future improvements and maintenance to Landon's Way. This will include the maintenance of the newly proposed extension within the subdivision, including but not limited to paving, curbs and gutters, non-motorized facilities and drainage facilities which will further mitigate any unknown impacts from this subdivision. This statement will be provided on the face of the final plat prior to final plat approval. Details of maintenance and improvements of existing and proposed roadways please see both the Supplemental Data Sheets Exhibit in Section A and the Grading, Drainage, and Road Construction Plans in Section D.

5. **Street and road plans,** including at a minimum, the following information:
   A. Using the subdivision plat as a base map show the following:
   i. Street names
   ii. Right-of-way widths
   iii. Surface widths
   iv. Street grades
   v. Type and location of sidewalks and curbs/gutters
   vi. Locations and characteristics of bridges and culverts
   viii. For cul-de-sac streets, provide the widths of turn-around radii, minimum right-of way widths at turn-arounds, minimum surface widths at turn-arounds and total length
   ix. Number and location of on-street parking spaces, if applicable Document Location: **Please see both the Supplemental Data Sheets Exhibit in Section A and the Grading, Drainage, and Road Construction Plans in Section D.**
   B. Typical cross sections including pavement and base thickness for each type of proposed road or road improvement proposed within the subdivision and adjacent to the subdivision which serves the subdivision. **Typical cross sections are included in the Grading, Drainage, and Road Construction Plans in Section D.**
   C. Road profiles and cross sections for all proposed streets and roads which have grades exceeding seven (7) % or cuts/fills exceeding three (3) feet. **Please reference the Grading,**

Drainage, and Road Construction Plans which provide road profiles and cross sections exceeding seven (7) % or cuts/fills exceeding three (3) feet. These can be reviewed within section D of the packet submittal.

6. **Grading and drainage plans,** including at a minimum the following information:
   A. Provide a report that addresses the following:
      i. A description of the proposed storm drainage and calculations for a 10-year frequency 1-hour storm and a 100-year frequency 1-hour storm on site and a method to mitigate adverse impacts for a 100-year frequency 1-hour storm.
      The Grading and Drainage Engineering Design Report states that two basins will be sized such that the conveyance, treatment, and disposal of storm water for both on-site and offsite facilities will be retained and infiltrated entirely for Lots 1-13.
      In summary, Basin A will be 2-feet deep designed with an outlet structure that, using a 6" orifice set 1' above the bottom, retaining and infiltrating water during a 2-year storm while the peak flow for the 10- and 100-year storms are mitigated to be discharged at less than pre-development rate. This structure will outlet to the existing 15" storm pipe stub in Black Pine Trail providing the bulk of the stormwater drainage for the division. The City of Missoula has agreed that this storm pipe stub has sufficient capacity to accept these pre-development flows from the proposed Basin A detention pond. The storm pond for Drainage Basin B will be a proposed retention pond. The retention pond will be designed to completely retain the post-development
      100-year storm for Drainage Basin B. The basin will be graded as such that all proposed impervious area will convey as sheet flow to the proposed pond.

      Further mitigation is provided within this engineering design report. Neither proposed stormwater pond will overflow during the 100-year storm. Should a storm larger than the 100-year occur, Pond A will overflow into the catch basins riser weir which acts as an emergency outlet. Pond B will overflow to the northeast towards Simons Way as it had historically. The Grading and Drainage Engineering Design Report for this proposal can be found in Section D of this submittal packet. This provides all necessary descriptions and calculations as described above, satisfying this criterion.

      ii. Conveyance, treatment, and disposal of storm water for both on-site and offsite facilities.
      The Drainage Basin Exhibits provide details pertaining to stormwater retention and discharge to the city stormwater infrastructure. When taking into consideration the steep slopes on site and riparian area to the east the subdivider will be subject to management practices for stormwater during construction and minimize the potential for runoff containing sediment and contaminants for both on-site and offsite facilities.

      A swale is proposed within the Landon's Way right-of-way directly downhill from Lots 1-5 that will intercept any groundwater expressed from springs that develop as a result of the site's construction before it reaches the road and/or the lots downhill. This swale will run through culverts under the lots' proposed driveways and be routed to the Basin A pond. As any water that reaches this swale is just another expression of the site's stormwater that was already quantified in the sizing of Basin A's pond, it doesn't affect the pond's capacity. For more detailed information on basin delineation, impervious coverage, general site grading and proposed drywell sump locations please see the Grading, Drainage, and Road Plans and Grading and Drainage Engineering Design Report included in Section D of this submittal.

      The Proposed Draft Covenants, Conditions, and Restrictions recommend stormwater drainage facilities, intended to capture and channel stormwater runoff, to be the

responsibility of 'The Association'. No building of any kind shall be erected, placed, or permitted to remain on such easements, and landscaping in any area designated as a stormwater or drainage catch basin minimizing impacts after construction to adjacent open spaces or parkland dedications. The Grading, Drainage, and Road Construction Plans (sheet 3) includes the SWPPP outlining responsibilities during construction, please reference Section D.

B. Using the subdivision plat as a base map, show the following:
   i. proposed grades of all streets;
   ii. proposed drainage facilities for all lots, blocks, and other areas (show accurate dimensions, courses and elevations);
   iii. graded slopes;
   iv. existing and proposed contours; and
   v. design for suitable drainage facilities for any surface run-off. If detention or retention areas are proposed, provide cross sections of the facilities and inlet and outlet location and elevations. **Please reference the Grading and Drainage Engineering Design Report located in Section D. This can be further supported by reviewing the Grading, Drainage, and Road Construction Plans in Section D of this submittal.**

C. Provide a storm water pollution prevention plan (SWPPP) for all lots, blocks, and other areas (show accurate dimensions, courses and elevations). **Please see the Storm Water Pollution Prevention Plan (SWPPP) included in the Grading, Drainage, and Road Construction Plans and in Appendix A of the Grading and Drainage Engineering Design Report which are both included in Section D of this application.**

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

7. **Traffic study.** Submit a Traffic Study if the proposed subdivision generates 200 or more average weekday daily trips and the City Engineer requires submittal of a Traffic Study. The Traffic Study must address the current capacities of adjacent roads and nearby intersections and provide an analysis of level of service (LOS) changes that will occur as a result of the development of the proposed subdivision. Identify the adverse impacts and describe proposed avoidance and mitigation efforts that will be used to reasonably minimize potentially significant adverse impacts to transportation facilities. If the City Engineer determines that a Traffic Study is not required, submit written documentation indicating so.
   The proposed subdivision does not generate 200 or more average weekday daily trips, therefore, a Traffic Study has not been provided. A Traffic Memorandum has been provided in Section D to support the anticipated traffic generation as a result of this proposed subdivision. The general number used to estimate vehicle trips per day for the proposed use of Single-Family Detached Housing is 10 for each lot proposed. The provided Traffic Memorandum indicates a total for 15 proposed lots are 166 vehicle trips per day. Due to modifications to this development the traffic memorandum is more conservative than the 13 lots now proposed.

   Please note that proposed Lot 13 will continue to access off of Simons Drive, thus, this lot would not be subject to the use of the ITE trip generation equations. Access to the subdivision will be provided primarily via Landon's Way to the west. Therefore, proposed Lot 13 would not be considered in the above vehicle trips per day as further described in the Traffic Memorandum.

   Preliminary discussions with City Staff have not indicated a traffic study would be required with the originally proposed 15 lots and will still not be required due to the reduction of lots. All project elements will be completed to mitigate adverse impacts to public road infrastructure, provide increased connectivity for this neighborhood to local road networks

already developed, and improve related utility infrastructure. Ultimately, this project will be reviewed by the Engineering Staff, the Development Services Division and must adhere to applicable MCA regulations. Considerations and constraints for the proposed development and the traffic generated therein have been outlined in the Traffic Memorandum included in Section D of this submittal.

8. **Coordination of roads.** Describe how the subdivision provides for coordination of roads within subdivided land with other roads, both existing and planned (per MCA 76-3-603(d) & MCA 76-3-501 and Subdivision Regulations Section 1-030.3B). **Coordination will continue with City Engineering regarding the proposed improvements to Landon's Way, blending existing infrastructure into the proposed improvements, the proposed shared driveway for the use and benefit of Lot 13 and the construction of a cul-de-sac internal to the proposed subdivision. Comments on the preliminary road design, variance requests and coordination of roads within this proposal will be provided during Stage 2 Engineering review.**

9. **Right-of-way Easements.** Describe the dedication of land for roadways and for public utility easements or the provision for right-of-way easements per MCA 76-3501(3) and Subdivision Regulations Section 1-030.3C. **Please see the Grading, Drainage, and Road Construction Plans included in Section D. These plans provide a preliminary outline and description of all dedication of land for roadways and for public utility easements in addition to right-of-way easements per MCA 76-3-501(3) and Subdivision Regulations Section 1-030.3C.**

b. **Utilities and Services:** Answer the questions below. In addition, provide a narrative that identifies the adverse impacts and describe proposed avoidance and mitigation efforts that will be used to reasonably minimize potentially significant adverse impacts to utilities. **There are no potentially significant adverse impacts identified based on the criteria outlined within this section of the application. However, to further determine if the proposed subdivision would adversely impact utility and service providers all pertinent agencies have been contacted, and reviewed, the development upon determination of element complete by Development Services. Agency comments are provided in the submittal packet. NorthWestern Energy will provide electricity and natural gas to the subdivision, numerous wireless providers will provide telephone service, Direct TV and Dish Network will provide Cable TV, and Republic Services will provide solid waste collection and disposal. No mitigation has been proposed as there are no known potentially significant adverse impacts to the utilities. At this time, no mitigation has been proposed as there are no known potentially significant adverse impacts to the utilities.**

i. **Service providers.** List the following service providers and, if applicable, how the service will be provided:
   - Electricity: **Northwestern Energy**
   - Telephone: **Numerous Wireless Providers**
   - Natural Gas: **Northwestern Energy**
   - Cable TV: **Direct TV, Dish Network**
   - Solid Waste Collection and Disposal: **Republic Services**

ii. **Over-head utilities.** If any utilities are proposed to be over-head, explain why. **This project does not propose overhead utilities, therefore, this criterion is not applicable.**

iii. **Street lighting.** Is street lighting proposed? **No.**
If yes, who will install and maintain proposed street lighting? **This project does not propose street lighting.**

iv. **Utilities Plan,** including at a minimum the following information:

1. Existing and proposed utilities located on and adjacent to the tract, including:
    a. The approximate location, size and depth of sanitary and storm sewers, or the location of septic tanks, subsurface treatment systems, replacement areas, detention/retention basins, and irrigation and storm drainage ditches.
    b. Approximate location, size and depth of water mains, water lines, wells, and fire hydrants if within 500 feet.
2. Approximate location of gas lines, electric, cable TV, and telephone lines and street lights. **Available utilities are shown on the Sewer Main Construction and Water Main Construction Plans attached in Section D.**

c. Water supply: Answer the questions below. In addition, provide a narrative that identifies the adverse impacts and describe proposed avoidance and mitigation efforts that will be used to reasonably minimize potentially significant adverse impacts to water supply. **Public water is proposed which will be provided to each individual lot within the subdivision. The proposed main extensions will connect to the existing 8" PVC water main in Landon's Way right-of-way and an existing 16" PVC water main in Simons Drive right-of-way. Therefore, the subdivision proposes to loop the water main connection from Landon's Way to the northern property boundary running along Simons Drive. The higher elevations of this parcel, in relation to public facilities, has been discussed with city staff and further communication will determine the overall gallons per minute during the Stage 2 Engineering review process upon sufficiency determination through Development Services.**

No adverse impacts to the public system were noted and no mitigation efforts were brought to our attention during the preapplication meeting with City staff. Permission to connect to Missoula Water Municipal Facilities will be pursued during City Engineering Stage 2 Checklist submittal upon sufficiency determination through Development Services.

i. **Water system.** Identify and describe the type of water supply planned for household use (such as, an existing public or multi-family system, new public or multi-family system or individual system). **This project will connect to the City of Missoula's water system. Water is available for extension within Landon's Way, adjacent to the east, and Simons Drive, to the north, of the proposed subdivision. The proposed main extensions will connect to the existing 8" PVC water main in Landon's Way right-of-way and an existing 16" PVC water main in Simons Drive right-of-way. Therefore, the subdivision proposes to loop the water main connection from Landon's Way to the northern property boundary running along Simons Drive. The higher elevations of this parcel, in relation to public facilities, has been discussed with city staff and further communication will determine the overall gallons per minute during the Stage 2 Engineering review process upon sufficiency determination through Development Services.**
All proposed water main extensions will be located within the proposed rights-of-ways.
    1. Water supply via wells require well isolation zones. Provide easements for well isolation zones encroaching onto adjoining private property. **This project will connect to the City of Missoula's water system. There are no known existing wells that would require a well isolation zone onto adjoining private property. Further, no new wells are proposed, therefore, no well isolation zones are necessary.**

ii. **Nearest public water main.** How far is the proposed subdivision boundary from the nearest public water main? **The nearest public water main is in Landon's Way, directly adjacent to the west of the subject property. Please see the Supplemental Data Sheets included in Section A and the Sewer and Water Main Construction Plans as well as the Grading, Drainage, and Road Construction Plans in Section D of this submittal for further details on the locations of public water mains.**

iii. **Description of use.** Describe how water will be provided for household use. **A water main**

connecting to the existing Missoula Water System is proposed to provide water for household use. The subdivision proposes connection to two existing water mains. One existing 8" PVC water main is located in Landon's Way right-of-way and the second is a 16" PVC water main located in Simons Drive right-of-way. Therefore, the subdivision proposes to loop the water main connection from Landon's Way to the northern property boundary running along Simons Drive. The proposal will include a 32-foot-wide Utility easement for both water and sewer to allow connection from where the newly construction cul-de-sac will terminate to Simons Drive, along the northern property line. Please see the Sewer and Water Main Construction Plans in Section D of this submittal for further details on the locations of public water mains.

iv. **Capacity.** Indicate the number of gallons per day of water the proposed subdivision will require and whether the water supply is sufficient to meet the needs of the anticipated, final population of the subdivision. Are there any anticipated effects on existing water systems or wells within the area? **The property will connect to Missoula Water Municipal Facilities. These facilities will be expanded to serve all lots within the proposed subdivision. We estimate that each resident will follow the DNRC average of 250 gallons per day per household. Therefore, an estimate of 3,750 gallons per day when considering single-family detached homes within the proposal. Further discussions with the Fire Marshall will occur to confirm adequate fire flow for fire suppression and sprinkler systems. Permission to connect to Missoula Water Municipal Facilities will be further pursued during the Stage 2 Engineering review process upon sufficiency determination through Development Services.**

v. **State standards.** Indicate whether the plans for water supply meet the standards of MDEQ for quality, quantity and construction criteria. **The proposed subdivision will connect to Missoula Water Municipal Facilities. The Montana Department of Environmental Quality (MDEQ) standards will be met for this project. Furthermore, the applicable sections above regarding water supply provide preliminary plans for the extension to public infrastructure in accordance with adopted ordinances and regulations for this subdivision to qualify for MCA 76-3-623. Please reference the Sewer and Water Main Construction included in Section D for existing locations and proposed connections.**

vi. **Existing public system.** If the subdivider proposes to connect to an existing water system:
   1. Identify and describe that system. **The proposed main extensions will connect to the existing 8" PVC water main in Landon's Way right-of-way and an existing 16" PVC water main in Simons Drive right-of-way. Therefore, the subdivision proposes to loop the water main connection from Landon's Way to the northern property boundary running along Simons Drive. The higher elevations of this parcel, in relation to public facilities, has been discussed with city staff and further communication will determine the overall gallons per minute during the Stage 2 Engineering review process upon sufficiency determination through Development Services.**
   2. Provide written evidence that permission to connect to that system has been obtained. **Permission to connect to Missoula Water Municipal Facilities will be pursued during Stage 2 Engineering review process upon sufficiency determination through Development Services.**
   3. State the approximate distance to that system. **Water infrastructure is located directly adjacent to this property in Landon's Way. Please see the Water Service Line Exhibit in Section B for a general vicinity of water mains. Further, the Sewer and Water Main Construction Plans offer greater detail of this infrastructure locations and details, please reference Section D.**
   4. State the cost of extending or improving the existing water system to service the proposed development. **Preliminary costs are approximately $1,400,00.00.**
   5. Show that the existing water system is adequate to serve the proposed subdivision.

Permission to connect to Missoula Water Municipal Facilities will be pursued during stage the Stage 2 Engineering review process upon sufficiency determination through Development Services.

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

viii. **Individual system.** If individual water systems are to be provided, describe the adequacy of supply of the ground water for individual wells or cisterns and how this was determined. **Not applicable as no individual water systems will be installed.**

d. Sewage disposal: Answer the questions below. In addition, provide a narrative that identifies the adverse impacts and describe proposed avoidance and mitigation efforts that will be used to reasonably minimize potentially significant adverse impacts. **All existing and proposed wastewater treatment infrastructure within and adjacent to the property has been shown on the Supplemental Data Sheets, found in Section A. The proposed lots are currently within the Missoula Wastewater Facilities Service Area and are proposed to connect to the public sanitary sewer disposal facilities. The subdivision is proposing to construct gravity sewer mains, therefore, additional mitigation has not been proposed.**

i. Identify and describe the type of sewage disposal system planned for the subdivision. **The proposed lots are currently within the Missoula Wastewater Facilities Service Area. Permission to connect to Missoula City Sewer will occur during the City Engineering Stage 2 review process upon sufficiency determination by Development Services.**

ii. How far is the proposed development boundary from the nearest public sewage system main? **The nearest public sewage system main is located directly adjacent to the property in Landon's Way. Further, the Simons Drive stub is generally located near the service driveway that provides access for the two lots directly adjacent, to the north, of the subject property. Please see the Supplemental Data Sheets included in Section A of this submittal for current sewer main location. Please see the Sewer Main Construction Plans included in Section D of this submittal for further details.**

iii. Is the property currently wholly within a Wastewater Facility Service Area and eligible to access public sanitary sewer disposal facilities? **Yes, the property is entirely within the Missoula Wastewater Facilities Service Area**. **Permission to connect to Missoula City Sewer will occur during the City Engineering Stage 2 review process upon sufficiency determination by Development Services.**
1. If yes, provide the approval letter from the City Sewer Service Review Committee certifying the property for connection to and usage of the public sanitary sewer system. **Permission to connect to Missoula City Sewer will occur during the City Engineering Stage 2 review process upon sufficiency determination by Development Services.**
2. If any portion of the property is outside the Wastewater Facility Service Area, provide a copy of the City Council-approved Resolution expanding the Wastewater Facility Service

Area to serve the property. **Not applicable as no portion of the property is outside the Wastewater Facility Service Area.**

e. Schools: Answer the questions below. In addition, provide a narrative that identifies the adverse impacts and describe proposed avoidance and mitigation efforts that will be used to reasonably minimize potentially significant adverse impacts to schools. **There are no potentially significant adverse impacts identified based on the criteria outlined within this section of the application. However, to further determine if the proposed subdivision would adversely impact any of the schools in the area an inquiry was sent out to staff at the schools listed below. Please see the School Inquiry Exhibit located in Section E of this submittal.**

i. Identify the name of the schools and school districts (elementary and secondary) that will serve the proposed subdivision. **Lewis & Clark Elementary School District (MCPS), Sentinel High School (MCPS), and Washington Middle School (MCPS).**

ii. Estimate the number of school-aged children this subdivision is likely to add to the district. **According to census information gathered and analyzed by Statista between 1960 and 2020 the average number of children under 18 in families with children in the United States grows at a maximum of .5 children per year (assuming a household has two parents). As the exact number of families with children cannot be determined at this time it is anticipated that the proposed development will align with the average trend and families that move to the proposed subdivision would contribute a maximum of .5 annual growth to children under the age of 18 in this area (www.statista.com). Based on this information, assuming 13 future single-family homes would adhere to the estimated average, the proposed development could add 7 school aged children at full build out.**

f. Emergency Services: Answer the questions below. In addition, provide a narrative that identifies the adverse impacts and describe proposed avoidance and mitigation efforts that will be used to reasonably minimize potentially significant adverse impacts to emergency services. **The proposed subdivision design accommodates adequate, safe, access for emergency service vehicles. No potentially significant adverse impacts are expected to occur to emergency service providers in the area due to the proposed subdivision.**

i. Complete the table below:

	Name of service provider	Distance between service provider and proposed subdivision
Fire protection	**City of Missoula Fire Department**	**~ 3.7 Miles**
Police protection	**Missoula Police Department**	**~ 3.8 Miles**
Ambulance	**St. Patrick Hospital**	**~ 4.3 Miles**

ii. How will water supply for fire protection be provided? **Please see the Sewer and Water Main Construction Plans located in Section D of this submittal. Preliminary discussions regarding the fire hydrant proposed near the newly constructed cul-de-sac location for fire suppression has been shown and has been deemed adequate for this development.**

iii. Is the property, or any portion of the property, located within a Wildland Residential Interface? **Yes, please see the Wildland Urban Interface Map included in Section B of this submittal.**

1. If yes, include the standards in Exhibit 6 of the Subdivision Regulations in a development agreement between the governing body and the developer or in the covenants, except in those cases when the need to protect areas of riparian resources or habitat for species of special concern outweigh the danger of wildfire. **Yes, please see the Wildland Urban Interface Map included in Section B of this submittal.**
2. If yes, does the subdivision design include more than one access route providing ingress and egress from within the subdivision that meets the standards contained in Section 3-020.4L for providing emergency travel? **No, the proposed development will extend Landon's Way and terminate via a newly constructed cul-de-sac. The subdivision standard allows for one access route providing ingress and egress from within the subdivision if it is not feasible because of topographic constraints. The site contains areas of steep slopes and is an irregular shape, therefore, one access is proposed. The minimum unobstructed road or street surface width is greater than 20 feet in width and offers unobstructed vertical clearance for emergency access for both the newly proposed internal roadway and the proposed Shared Access Easement for the use and benefit of Lot 13. The subdivider intends to provide adequate room for emergency and service vehicles. Review by City Engineer and the Fire Chief will occur upon sufficiency determination through Development Services.**
3. If the proposed subdivision is not within a fire district, provide an application for annexing into the appropriate fire district. **Not applicable as the subdivision is located within the City of Missoula Fire Department district.**

g. Housing: Answer the questions below. In addition, provide a narrative that identifies the adverse impacts and describe proposed avoidance and mitigation efforts that will be used to reasonably minimize potentially significant adverse impacts to housing.

The "Our Missoula" City Growth Policy and South Hills Comprehensive Plan (1986 Update) designates this area as Residential Medium allowing 3 to 11 dwelling units per acre. As a result of the sites topography, access requirements, and public health considerations the buildable area on the property is restricted. Even factoring in such considerations, the proposed net density for the project is 2.21 dwelling units per acre, thus aligning with both existing zoning and land use designation for the area. This is supported in the "Our Missoula" City Growth Policy which states that, "in limited instances the strong presence of constraints and natural features…may cause an area to be designated for development at a lower density than normally expected within this category".

Therefore, with nearly a third of the acreage dedicated to some form of open space, the relative impact on public health and safety is minimal and the areas consisting of steep slopes are generally adjacent to the common area and park dedication. The project will comply with zoning standards by adhering to the allowed uses of the R5.4 (Detached House) standards stipulated in Chapter 20.05 of the City of Missoula's Municipal Code, specifically regarding density (one dwelling unit per 5,400 square feet). Please see the Zoning Map and Zoning District Standards in Section B of this submittal. No potentially significant adverse impacts to housing are expected.

i. Describe the total number of dwellings anticipated by type (such as single dwelling, multiple dwelling, or mobile home). **The development is estimated to contain a total of 13 single family homes on 13 lots.**
ii. Estimate the market cost of the dwellings and rents for rental units in this subdivision. **The development will construct market rate homes and the median sale price of a Single-Family Home in 2022 was $475,000 in Missoula County per the MOR Housing Report. Market costs will vary as the homes will be constructed by individual lot owners.**
iii. What is the approximate average number of bedrooms per dwelling unit anticipated for the subdivision? **Three.**
iv. Is the subdivision planned as a second home? **No.**

v. What is the expected date of full development and occupancy for this subdivision? **This will be determined by the subdivision review time and preliminary approval, material supply chain, and real estate market. A conservative estimate for full build out would be two to five years from the date of preliminary plat approval. With that being said, the expected year of full development and occupancy for this subdivision is 2028.**

h. Open space and parkland dedication: Answer the questions below. In addition, provide a narrative that identifies the adverse impacts and describe proposed avoidance and mitigation efforts that will be used to reasonably minimize potentially significant adverse impacts to open space and park land.
This proposal will include parkland, along the eastern property line, of 0.83 acres and a common area of 1.78 acres generally located in the northwest corner of the proposed subdivision. The landowner is proposing mitigation efforts through the use of a Geotechnical Analysis which provides recommendations that influence lot configuration and street layout. As a result of this analysis, the development has been proposed within a relatively flat portion of the property and away from the existing mature vegetation along the eastern property line and preserves the existing social trails for future improvements as proposed within the Supplemental Data Sheets.

Typically, the acceptance of steep slope areas as parkland dedication are not allowable per the City of Missoula Subdivision Regulations. However, the proposal will seek City Council determination to accept this parkland dedication which has been preliminary discussed with City staff during a pre-application meeting. This would be supported by staff if disturbance in the parkland dedication is minimized and the existing social trails are used to provide improved connections into High Park. Therefore, it is the subdividers intent for the parkland area dedication, existing mature vegetation and a majority of the social trail to be preserved. This results in improved access to High Park and the adjacent road network.

Mitigation has been further considered through the blending of existing infrastructure into the proposed improvements and the construction of the cul-de-sac. The newly constructed sidewalks proposed for Landon's Way will improve connectivity from surrounding residential developments to High Park. Landon's Way also offers street parking which could be utilized by park visitors. The existing conditions of Landon's Way, nearest to the southern property line, contain park signage, a trash can and boulders which will be removed and replaced as shown on the Supplemental Data Sheets. The Parks and Recreation Department will review and approve the new location of the park sign and trash can prior to final plat approval.

Generally, three pedestrian improvements or access points are proposed for the site. The first being a gravel hiker trail contained within the Pedestrian Access and Utility Easement as proposed between Lots 7 & 6 allowing pedestrian access from Simons Drive into Landon's Way. The proposed hiker trail within this easement will be constructed of gravel materials with a trailhead marker as provided by Parks and Recreation. The second pedestrian access improvement is near the southwest corner of the proposed development where pedestrian access to High Park already exists. However, because of this division new signage and a garbage receptacle will be placed near the sidewalk improvements off Landon's Way for future trail users. The third improvement is a blanket Public Access Easement, within the Common Area, which provides the city an opportunity for a future trail design when desired. This blanket easement is intended to provide flexible access from the north, near the city water tank, through the subject property and into High Park. These additional non-motorized facilities offer mitigation for the limitations of the site due to topography as Landon's Way is not proposed as a through street.

Lastly, mitigation has been provided in both the Weed Management and Revegetation Plan and the Riparian Management Plan. These plans aim to protect natural vegetation, mature trees, and reduce noxious vegetation that may already exist within the proposed parkland and common areas. As a

result, these areas will result in adequate open spaces for travel, light, air, possibilities for recreation, and locations providing scenic views.

The applicant believes any anticipated adverse impacts to open space and park land has been reasonability mitigated through the improvements and dedications as described above.

i. **Open spaces:** Describe how the subdivision provides adequate open spaces for travel, light, air, and recreation (per MCA 76-3-501(5)). **The open spaces proposed provide areas for both passive and active recreation opportunities that provide wide open spaces for travel, light, air, and recreation. Smaller open spaces are provided through right-of-way and access easements that create connections for vehicles as well as sidewalk connections for pedestrians. Additional open space is provided with the front, side, and rear yard setbacks required through zoning.**

ii. **Park land:** Complete the table below to calculate the park dedication requirement for the subdivision:

	Lots 0-0.5 acres	Lots 0.51 – 1.0 acres	Lots 1.01 – 3.0 acres	Lots 3.01 - 5.0 acres	Lots >5.0 acres	All Other Lots	Total
No. of dwellings/ acre proposed or allowed by zoning	**1 du/ 5,400 sq. ft.**	-	**1 du/ 5,400 sq. ft.**	-	-	-	
Total acreage in lot category	**4.27 AC**	-	**1.60 AC**	-	-	-	
Park dedication requirement	x 0.11	x 0.075	x 0.05	x 0.025	x 0	x 0.02	
Park dedication requirement	**0.47 AC**	-	**0.08 AC**	-	-	-	**0.55 AC**
Total parkland proposed	-	-	-	-	-	-	**0.83 AC**

1. How will the parkland requirement be satisfied (such as public parkland dedication, common area deeded to a property owner's association, previous parkland dedication, cash in-lieu, or waiver of dedication)? **A public parkland dedication is proposed of 0.83 Acres along the eastern property line which will be dedicated and maintained by the City of Missoula. A larger parkland area is proposed due to mature vegetation, existing trail networks and slopes on the property. The proposed Common Area of 1.78 acres is planned to be deeded to a Homeowner's Association.**
2. If common area is proposed, provide a description of the proposed park and recreation facilities, maintenance, and development schedule. Describe how park and recreation facilities will be installed and maintained. Common areas must be installed, inspected, and approved prior to being turned over to the Homeowners' Association. **The common area will include natural grasses, small shrubs, and trees. Amenities will be provided based on**

the desires of the Homeowner's Association. The Homeowner's Association will be responsible for maintenance of the common area. The subdivision will not be phased, and the development schedule of this area will be determined upon final plat approval and prior to being turned over to the Homeowner's Association.

3. If cash-in-lieu is proposed, describe the circumstances that make the parkland dedication undesirable. At the time the final plat is filed, an appraisal of the fair market value of the un-subdivided, unimproved amount of land that would have been otherwise dedicated to parkland will be required to be provided by the subdivider. **Not applicable, cash-in-lieu is not proposed.**
4. If the parkland requirement will be satisfied through a previous dedication, describe the original dedication and demonstrate how the previous dedication meets the requirements for this proposal. **Not applicable, the parkland requirement has not been satisfied through a previous dedication.**
5. If this is a manufactured home community or recreational vehicle park, have plans been made to develop a recreation area? **N/A, the proposal does not include a manufactured home community or recreational vehicle park.**
   a. If yes, provide a proposed preliminary plan with as much applicable information as is required to be shown on a preliminary plat. **N/A, as this is not a manufactured home community or recreational vehicle park.**

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

1. **Preparation:** The plat must be prepared by a professional land surveyor licensed to practice in the State of Montana.
2. **Format:** The size of the plat must be 24" x 36" with a 1½" margin on the binding side and should be folded to a maximum of 9" x 12". Each sheet shall show the number of that sheet and the total number of sheets included.
3. **Identifying Information:** The following identifying information must be clearly indicated on the plat.
   - □ Subdivision or development name
   - □ Legal description
   - □ North arrow
   - □ Scale used on the plat
   - □ Names of owner(s) of record and sub-divider(s)
   - □ Date plat was drawn
4. **Survey Information:** The following survey information shall be shown on the preliminary plat or shall be contained in a written statement or supplementary drawing accompanying the preliminary plat:
   - □ Exterior boundaries of the platted tracts;
   - □ Approximate location of all section or legal subdivision corners pertinent to the subdivision boundaries. Township, range, principal meridian, section and quarter section(s) if portion of a section, or other general legal description;
   - □ Approximate dimensions and area of each lot. Lots and blocks shall be designated by number and area.
   - □ All streets, alleys, avenues, roads, and highways and the proposed width of each, with existing and proposed street names;
   - □ The area, locations, boundaries, and dimensions of all parks, common areas, and other areas dedicated for public use;
   - □ The total gross area of the subdivision and the total net area, exclusive of public areas and rights-of-way;
   - □ Ground elevations of the tract: elevations and benchmarks. Contour intervals shall be vertical intervals of two (2) feet where the average slope of the subdivision is less than ten

(10) percent and at intervals of five (5) feet where the average slope of the subdivision is ten (10) percent or greater;

□ Approximate location and identification of all existing and proposed private and public easements and rights-of-way, including descriptions of their widths and purposes;

□ Existing and/or proposed irrigation ditch easements;

□ Easements for any feature or improvement that encroaches onto adjoining private property;

□ Proposed locations of intersections, other access points and access control lines for any subdivision requiring access to major highways or thoroughfares, including those under state jurisdiction;

□ Identified hazard areas shall be prominently shown on the subdivision plat and in other records of conveyance;

□ Any proposed "No-Build Zones" and "No-Build/No-Alteration Zones";

□ The area of the subdivision within the FEMA-designated floodway and/or flood-fringe, if applicable.