

EXHIBIT B

WEED MANAGEMENT AND REVEGETATION PLAN FOR TRINITY MULLAN SUBDIVISION

INTRODUCTION

This Weed Management and Revegetation Plan is prepared for Trinity Mullan Subdivision (Subject Property) to comply with the Missoula County Noxious Weed Management Act, Title 7 Chapter 22, Sections 7-22-2102 through 7-22-2153. The plan is intended to provide a method for weed control and vegetative rehabilitation for the Subject Property.

Missoula County donated the land for the Trinity Apartment Project which is owned 50-50 between Homewood and the Missoula Housing Authority (Owners). The Owners are submitting a Minor Subdivision application to the City of Missoula. The project includes a three lot subdivision. One lot will be used for an affordable housing apartment complex project, while the other two lots will be retained by Missoula County. The parcel area spans 4.96 acres. At the affordable housing project there will be 34,250 square feet of ground-level common activity area that will be covered with turf grass. Weed management shall be the responsibility of the Owners. This Weed Management and Revegetation Plan is intended to meet requirements of the Missoula County Regulations and the conditions of plat approval for Trinity Mullan Subdivision.

CURRENT CONDITION AND ORGANIZATION OF THE SUBJECT PROPERTY

The Subject Property is located north of Mullan Rd and south of West Broadway. Maple St is perpendicular to the southeast boundary of the Subject Property. The Subject Property is currently vacant land with no structures. The subdivision and permitting process should be completed by February 2021; construction will begin in the spring of 2021.

A site visit with Bryce Christiaens, Weed District Manager for Missoula County, was conducted on June 16, 2020. Spotted Knapweed is the primary noxious weed species of concern on the Subject Property. Other vegetation within the footprint of the proposed apartment complex is sparse. The densest patch of Knapweed is located north of the proposed apartment complex on the Owners' property (as illustrated on the attached site map).

Mowing is the recommended treatment for controlling Knapweed at the Subject Property. It should occur at the end of July 2020, when the Knapweed begins to flower and before setting seed. Mowing treatments should continue until turf is laid in common activity areas. The area with dense Knapweed stands north of the proposed apartment complex should be treated by the Owners with annual mowing or an herbicide application.

To prevent weed establishment in disturbed areas that will not have turf grass, the ground around parking lots or roads should be reseeded as soon as possible; however, seeding should not occur when soils are dry. Broadcast seeding across disturbed ground should occur before late May. Otherwise, a dormant seeding in late fall to early winter, when the ground is frozen, is recommended. If a broadcast seeding technique is used, rather than a no till drill technique, twice as much seed should be applied to account for loss from birds.

MANAGEMENT GOALS

The purpose of the plan is to reduce and manage the spread of noxious weeds and to maintain and enhance healthy plant communities. Early detection of noxious weeds by present and future owners is important for effective weed control. It is important to continue annual monitoring of weed growth in late spring or early summer. If the noxious weed community shifts from the current conditions, the Owners should consult with the Missoula County Weed District to determine the proper weed control tool. There are more options for successful control when infestations are caught in their small, early stages.

MANAGEMENT STRATEGY

Annual mowing should be used to reduce Spotted Knapweed seed production across the Subject Property. Typically, mowing should occur in the last week of July when the plant begins to flower, but before it is setting seed. Herbicide treatments may be necessary to control the Knapweed infestation on the north end of the Subject Property. Herbicide treatment is unnecessary in areas where turf grass will be laid. The following table specifies herbicides recommended for Spotted Knapweed on the north end of the Subject Property. Each product has different seasonal windows of efficacy. Cutting or disturbing soil too soon after spraying weeds will reduce weed control; the herbicide requires at least 14 days to be effective.

TABLE 1. RECOMMENDED HERBICIDES FOR SPOTTED KNAPWEED

TRADE NAME	ACTIVE INGREDIENT	RATE	EFFICACY	COMMENTS
Curtail	Clopyralid + 2, 4-D	0.5-.67 pints per acre	Most effective in rosette to bud stages	Do not apply to shallow groundwater areas.
Transline	Clopyralid	0.5-.67 pints per acre	Least effective herbicide	Do not apply to shallow groundwater areas.

Disturbed areas that will not have sod should be reseeded as soon as possible, but seeding should not occur when soils are dry. If construction occurs in the dry season, then a dormant seeding should be used during winter when the ground is frozen. If a broadcast seeding technique is used, rather than a no till drill technique, twice as much seed should be applied to account for loss from birds. The following dryland/common area grass mixes are recommended for disturbed areas if the developer is not able to lay turf sod or plant ornamentals directly after ground

disturbance. The roadside grass mixes recommended below should be used on ground disturbances around driveways and roads.

TABLE 4. RECOMMENDED GRASS MIXES FOR DISTURBED AREAS

Dryland/Common Area Grass				
Common Name	Species	% mix	Seeds/lb.	PLS pounds /acre
Bluebunch Wheatgrass	<i>Pseudoroegneria spicata</i>	20.00%	114,000	6.1
Slender Wheatgrass	<i>Elymus trachycaulus</i>	20.00%	144,000	4.8
Junegrass	<i>Koeleria macrantha</i>	20.00%	1,800,000	0.4
Sandberg's Bluegrass	<i>Poa secunda</i>	20.00%	1,000,000	0.7
Western Wheatgrass	<i>Pascopyrum smithii</i>	20.00%	187,000	3.7
	Grand Totals	100.00%		15.8
Roadside Grass Mixture				
Common Name	Species	% mix	Seeds/lb.	PLS pounds /acre
Hard Fescue	<i>Festuca longifolia</i>	33.30%	400,000	2.9
Western Wheatgrass	<i>Pascopyrum smithii</i>	33.30%	187,000	6.2
Streambank Wheatgrass	<i>Elymus lanceolatus</i>	33.30%	155,000	7.5
	Grand Totals	99.90%		16.6

This Weed Management Plan is not all-inclusive regarding methods, products, or techniques to control weeds and to revegetate the ground. The Owners shall consult with the Missoula County Weed District from initial planning to application, monitoring, and evaluation. The Plan will assist in preventing the spread of noxious weeds in Missoula County by investigating what options are available if a noxious weed problem is identified and to select an option in keeping with good land stewardship practices.

Signed this 25 day of June, 2020.

Bryce Christiaens

Bryce Christiaens, Weed District Manager
Missoula County Weed District

TRINITY APARMENTS
Weed Management and
Revegetation Plan

**13N 19W
Sec 17**

NWSE

NESE




W BROADWAY

MAPLE ST

MULLAN RD

SWSE

SESE

-  Missoula County Property
-  Subject Property
-  Dense Knapweed



LOC: Missoula County PROJ MGR: JE
TR: 13N 19W DRAWN BY: EC
BASE: 2018 Aerial PROJ: 19-11-19
FILE: 2_WeedMngmt DATE: 6/24/2020

This is not a legally recorded map or survey. WGM does not guarantee the accuracy, current status, or completeness of the material contained herein and is not responsible for any misuse/misrepresentation of this information or its derivatives. This graphic representation is for general planning purposes only.

