



Heron's Landing Phase WI

Phased Development Review
City Council

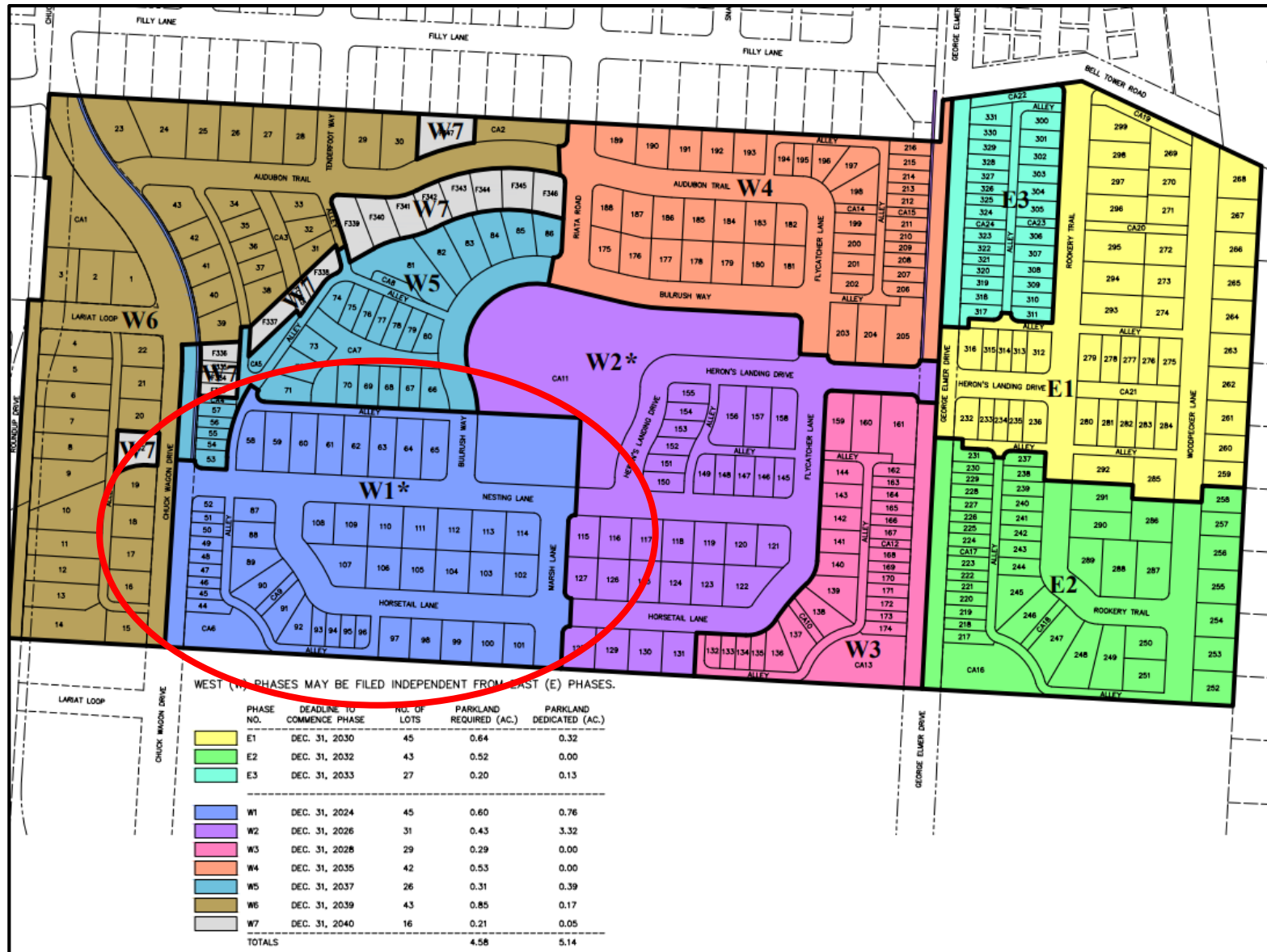
Dave DeGrandpre
Development Services
November 27, 2020



Property Location



Property Location





MISSOULA
HUB OF FIVE VALLEYS



- September 21, 2020: City Council approved the preliminary plat for the 10-phase Heron's Landing Subdivision, subject to 25 conditions. This is the first phase to move toward final platting.
- For each phase before final plat review, MCA 76-3-617(4) requires the governing body to hold a public hearing and determine whether any changed primary criteria impacts or new information exists that would result in significant adverse impacts. If so, additional conditions of approval can be applied.
- Notice was received October 26, 2020 that the applicant intends to move forward with Phase VI final platting. State law requires a public hearing and decision by City Council within 30 working days of notice. The deadline is December 10, 2020.

Primary review criteria in MCA 76-3-608(3):

- I. Agriculture and Agriculture Water User Facilities
- II. Local Services
- III. Natural Environment, Wildlife & Wildlife Habitat
- IV. Public Health and Safety
- V. Compliance with Survey Requirements
- VI. Compliance with Subdivision Regulations & Review Procedure
- VII. Provisions of Utility Easements
- VIII. Legal and Physical Access

- No concerns expressed from agency staff regarding changed impacts on transportation facilities, water, sewer, storm water, parks, or any municipal departments.
- No public comment received as of November 27, 2020.

Motion:

There are no changed primary criteria impacts or new information that creates new potentially significant adverse impacts for Phase VI of Heron's Landing Subdivision based on the findings of fact and conclusions of law provided in the staff report. Therefore, no new conditions of approval are necessary.