

MCNETT FLATS SUBDIVISION

Major Subdivision Application

Section 3: Major Subdivision Application Form

<u>Revision</u>	<u>Date</u>
1 st Element Review Copy	August 25, 2020
1 st Sufficiency Review Copy	September 1, 2020
2 nd Sufficiency Review Copy	October 16, 2020
3 rd Sufficiency Review Copy	November 10, 2020
Governing Body Review	December 4, 2020

405 Third Street NW, Suite 206
Great Falls, MT 59404
(406) 761-1955

 **WOITH ENGINEERING, INC.**
ENGINEERS & SURVEYORS

3860 O'Leary Street, Suite A
Missoula, MT 59808
(406) 203-0869



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: **Mcnett Flats**
9. Name(s) of Subdivider: **Tollefson Properties, LLC.**
Mailing Address: **15311 Tyson Way, Frenchtown, MT 59834**
Telephone Number: **(406) 360-4153**
Email Address: **njtollefson@q.com**
10. Name(s) of Owner of Record: **Tollefson Properties, LLC.**
Mailing Address: **15311 Tyson Way, Frenchtown, MT 59834**
Telephone Number: **(406) 360-4153**
Email Address: **njtollefson@q.com**
11. Name and Company of Representative: **Kody Swartz; Woith Engineering, Inc.**

Mailing Address: **3860 O'Leary Street, Suite A**
Missoula, MT 59808
 Telephone Number: **(406) 203-0869**
 Email Address: **kody@woitheng.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

 Owner's Signature Date

 Representative's Signature Date

B. SUBJECT PROPERTY INFORMATION

General location of subdivision and address (if address has been assigned): **The subject property does not have an assigned address. It is located approximately four miles to the west of downtown Missoula, at the northern terminus of George Elmer Drive. Specific location information is included below:**

Legal Description - complete and unabbreviated: **Section 12, Township 13 North, Range 20 West, Certificate of Survey 6109, Parcel 8A, 20.21 Acres.**

Township, Range, Section(s): **Township 13 North, Range 20 West, Section 12**

Subdivision, Lot(s), Block(s): **Not applicable - the subject property is not part of a prior subdivision.**

Tract(s), COS#: **C.O.S. 6109; Parcel 8A**

Geocode: **04-2199-12-1-01-23-0000**

Number and type of lots proposed: **7 commercial lots**

Average Lot Size: **2.19 acres (95,513 sq. ft.)**

Median Lot Size: **2.67 acres (116,267 sq. ft.)**

Total acreage of subdivision: **20.21 acres (880,347.6 sq. ft.)**

Total net acreage of lots within the proposed subdivision: **15.35 acres (668,589 sq. ft.)**

Total acreage in streets and roads: **4.95 acres (215,622 sq. ft.)**

Total acreage in parks or common area: **0.15 acres (6,697 sq. ft.)**

Gross Density: **33.05 DU per Acre (Maximum Allowable by Lot Area)**

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)	C-A3 Agricultural Residential & C-RR1 Residential	The property to the north is currently used for agricultural purposes.
Adjacent (South)	RM1-45/PUD (Flynn Ranch) SD (44 Ranch)	The parcels to the south are currently used for residential developments. (Flynn Ranch and 44 Ranch)
Adjacent (East)	C-C1 Neighborhood Commercial/Special Condition 33	The parcel to the east is currently used for agricultural purposes.
Adjacent (West)	C-RR1 Residential	The parcel to the west is currently used for agricultural purposes.

2. Is the property zoned? **Yes**
 - a. If yes, what is the current zoning of the property? **C-RR1 (Missoula County)**
 - 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. **Please refer to Exhibit 2 for a map of the existing zoning.**
 - c. If yes, provide a copy of the zoning district standards which apply to the proposed subdivision. **Not applicable - City of Missoula zoning standards will apply upon annexation.**
 - d. If yes, describe how the project complies with the existing zoning district. **Not applicable - City of Missoula Title 20 zoning standards will apply upon annexation.**
3. Do you intend to zone the property, or will the property have to be re-zoned to allow for this development? **Yes**
 - a. If yes, what is the proposed zoning for the subject property? **B2-2**
 - 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. **Not applicable - the B2-2 zoning standard will be applied upon annexation.**
4. Will this property be required to be annexed into the City? **Yes**
 - a. If yes, what zoning district does the City Council intend to apply upon annexation? **B2-2**
 - b. If yes, provide a copy of the Resolution of Intent to Annex approved by City Council. **Not applicable - annexation of the parcel will be conducted concurrently with the proposed subdivision.**
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 2035 City Growth Policy is the applicable regional plan.**
7. What is the current land use designation for this property, as indicated in the applicable comprehensive plan? **The Our Missoula 2035 City Growth Policy recommends a land use designation of Neighborhood Mixed-Use.** Provide a map of the land use designation and legend from the applicable comprehensive plan / growth policy. **Please refer to Exhibit 3.**
8. Describe how the project complies with the land use designation and the goals and policies of the Growth Policy. **The Neighborhood Mixed Use area is intended to distinguish, create, maintain, and enhance areas that already provide primarily local service within a neighborhood. They are intended to support and help give identity to individual or small groupings of neighborhoods by providing a visible and distinctive focal point. Medium- to high-density residential uses are encouraged in Neighborhood Mixed Use areas. The proposed development will include seven lots; the requested B2-2 zoning will allow for a variety of land uses, including household living in vertical mixed-use buildings, single-purpose residential buildings, and mixed-use buildings, as well as the variety of public, civic, and commercial uses outlined in Section 20.10.020 of Missoula Code of Ordinances Title 20. This wide variety of permitted uses will allow future projects within**

the proposed subdivision to comply with the goals of the land use designations by allowing medium- to high-density development to support a substantial portion of future City and County growth. The proposed subdivision is located at a future node within the area of the Mullan Area BUILD Grant - the intersection of George Elmer Drive and a planned urban local street. The proposed B2-2 zoning will allow the land uses of the parcels within the proposed subdivision to maintain flexibility to meet variable current and future market needs.

9. Is a Planned Unit Development proposed? **No** If a Planned Unit Development is proposed, provide additional submittal requirements per Section 3-120.2. **Not applicable - a Planned Unit Development is not proposed for the subject parcel.**

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. **Not applicable - Cluster and Conservation development per Section 3-180 is not proposed for this project.**

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:
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.
Not applicable - the proposed subdivision will not be developed in phases.

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.
2. Is common property to be deeded to a property owner's association? **No**
If common property is to be deeded, provide draft covenants and restrictions per Section 5-020.14K. **Not applicable - common property will not be deeded to a property owner's association.**
2. Are there existing or proposed covenants and/or a homeowner's association? **Yes**
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. **Not applicable - there are no existing covenants. The proposed covenant is included within the subdivision application packet.**
If yes, the proposed draft covenants shall specify they apply to the proposed subdivision and are supplemental to the existing covenants 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:

- | | |
|------------------------------------|-----------------------|
| ▪ Owner; | ▪ Subdivision name; |
| ▪ Developer; | ▪ # of lots proposed; |
| ▪ Representative name and company; | ▪ # of acres; |

- Legal description;
- Summary of roads;
- Summary of non-motorized facilities;
- Variances requested, if any; and
- Zoning & growth policy compliance

A project summary is included within the subdivision submittal packet.

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. **Attached EX-1**
- A Zoning map** of the subject property and vicinity (showing the existing zoning district), extending at least 300 feet from the property boundaries. **Attached EX-2**
- 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. **Attached EX-3**
- 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. **Attached EX-4**
- Adjacent ownership.** A map showing the ownership of adjacent lands, including lands across public and private rights of way. **Attached EX-5**
- Certificate of survey and/or prior subdivision history** of subject property and adjacent properties. **COS#'s: 3176,5699,6109 Attached**
- An aerial photo** of the subject property and vicinity extending at least 200 feet from the property boundaries. **Included in Attached Exhibits**
- 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. **A topographic and boundary survey is included in the construction plans submitted with this application.**
- Landscaping and maintenance plans** for common areas, and boulevard plantings, as may be required. **A landscaping and maintenance plan for boulevards and common areas is included in the construction plans submitted with this application.**
- 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. **Please refer to Section 5 of the subdivision application submittal packet.**
- An attachment labeled "**Neighborhood Comment and Response,**" with minutes from neighborhood meetings and any comments received during the meeting(s). **Please refer to Section 16 of the subdivision application submittal packet.**

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:

- ☒ 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 non-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 76-3-501(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.

According to the NRCS Soils Survey, the soils on the site are classified as Prime Farmland if Irrigated. Please refer to the Environmental Assessment for a narrative identifying the potential adverse impacts and proposed avoidance and mitigation efforts that will be used.

a. Agriculture production. Is the proposed subdivision located on land currently or previously used for agricultural production? **Yes**

If yes, identify the number of acres in production on a map. **Approximately 17 acres of the subject property has been used for production of hay and alfalfa. Please refer to EX-8; Vegetation Map.**

b. Description.

- i. Describe the productivity of the land and whether the subdivision would remove from production any agricultural or timber land. **The proposed subdivision is located on land which is currently and has historically been in use for agricultural production of hay and alfalfa. Approximately 17 acres of the 20.21-acre parcel is used for production of hay and alfalfa. A 17-acre area used for production of hay and alfalfa has limited the ability for a family to provide suitable income. The area used for agricultural production is shown on the agriculture map exhibit. There is no current or known prior timber production on the parcel. Please refer to the Environmental Assessment for proposed avoidance and mitigation efforts.**
- ii. Describe agricultural operations and other uses of land on the adjacent property. **The parcels to the north and northwest are currently used as agricultural land for hay production. The parcels to the east are currently undeveloped land which may have previously been used for agricultural production, but are not presently. The parcels to the south are residential, and the parcel to the west is currently undeveloped but undergoing subdivision and development as residential land.**
- iii. Describe what measures will be taken, if any, to control family pets. **The proposed covenant will place restrictions on property owners within the subdivision to control family pets. Please refer to the proposed covenant, included as an attachment.**
- vi. 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. **Existing fences protect adjacent agricultural lands along the eastern and western boundaries of the subdivision property. The parcel to the west is currently undergoing subdivision review for residential development, so the fence line**

along the western boundary will likely not need to be maintained to protect adjacent agricultural land. The fence along the eastern property boundary will be located within the proposed irrigation easement and is unlikely to be disturbed during construction of the subdivision. This fence will protect the agricultural property to the east. Fence maintenance will be the responsibility of each lot owner.

- 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)? **Yes**
If yes, which type(s)? **According to the NRCS Soils Survey, the subdivision property contains entirely Desmet Loam soils, which are classified as Prime Farmland if Irrigated.**
- 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. **The NRCS Soil Survey report is included within the application packet and includes a map of the soil types found within the proposed subdivision.**
 - ii. **Soils assessment.** Provide a soils assessment per Section 5-020.14M. **The USDA textural triangle and elements of the soils assessment are included within the geotechnical report. Please refer to Section 10 of the subdivision application submittal packet.**
 - 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?
Yes
 - 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? **Yes**

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.

Please refer to the environmental assessment for a description of the potential adverse impacts to agricultural water user facilities and proposed mitigation.

- a. **Location.** Is the subdivision located on land with agricultural water user facilities or adjoining an agricultural water user facility? **Yes**
- i. If yes, describe the facilities (irrigation ditch, well, etc.). **The proposed subdivision is located on land containing several agricultural water user facilities. Please refer to the Environmental Assessment for a narrative identifying the potential adverse impacts to agricultural and proposed avoidance and mitigation efforts that will be used.**
- b. **Ditches.** Are any irrigation ditches located on or adjacent to the property? **Yes**
- i. If yes, provide the name and contact information for the responsible ditch company.
 - ii. If yes, do you intend to provide access to the irrigation ditch for all lots? **No**
 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. **Not applicable -**

the average lot size within the proposed subdivision will be 2.20 acres. Disclosure will not be provided.

- c. **Abandonment or transfer of water rights.** Does the subdivision involve the abandonment or transfer of water rights from the property being subdivided? **N/A**
- 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. **Not applicable - the subdivision does not involve the abandonment or transfer of water rights from the property. There are no existing water rights associated with the subdivision 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. **Not applicable - the subdivision does not involve the abandonment or transfer of water rights from the property. There are no existing water rights associated with the subdivision 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. **To ensure proper operation, ensure proper and sufficient access for future maintenance or replacement, and to protect the proposed culvert from accidental damage, a 20-foot wide easement will be established along the eastern boundary of the property. The proposed culvert will be routed along the centerline of the easement.**
- d. **Removal of facilities.** Does the subdivision involve the abandonment or removal of agricultural water user facilities? **Yes**
- e. **Maintenance.** Will the proposed subdivision or associated improvements alter access for maintenance of agricultural water user facilities? **Yes**
- f. **Water availability.** Will the proposed subdivision or associated improvements alter the movement or availability of water? **No**
- g. **Disturbance.** Will any proposed construction disturb an existing irrigation ditch or well or result in any changes to agricultural water use? **Yes**

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.

Please refer to the environmental assessment for a description of the potential adverse impacts to the natural environment and proposed avoidance and mitigation efforts.

a. **Public lands**

- i. Is the subdivision proposal adjacent to public lands? **No**
 1. If yes, how will the proposed subdivision affect adjacent public land uses? **Not applicable - the proposed subdivision is not adjacent to public lands.**

2. If yes, describe any applicable land management policies of any public lands adjacent to or near the proposed subdivision. **Not applicable - the proposed subdivision is not adjacent to public lands.**
3. If yes, describe how access to public lands will be affected by this subdivision. **Not applicable - the proposed subdivision is not adjacent to public lands.**

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**
 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. **The Montana State Historic Preservation Office identified two historic sites within Section 12, Township 13 North, Range 20 West. These sites include an historic agricultural structure dating from 1880-1889, and an historic irrigation system, the Flynn-Dougherty Ditch, dating from 1950-1959. Neither of these historical features will be altered or disturbed by the proposed subdivision, so the State Historic Preservation Office has not recommended a cultural resource inventory for this project.**
 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. **Not applicable - the proposed subdivision will not impact either of the identified historical features. Therefore, the State Historic Preservation Office has not recommended a cultural resource inventory for this project. Should structures need to be altered, or if cultural materials are inadvertently discovered during the project, the preservation office should be contacted and the site investigated.**

c. Water rights

- i. Have the water rights been severed from the subject property? **N/A**

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. **Not applicable - there are no signs of high groundwater being an issue on the subdivision property.**
- ii. What are the maximum and minimum depths to the water table, and on what dates were those depths determined? **Please refer to the hydrogeologic evaluation included within this subdivision application submittal packet.**
- iii. What is the depth of aquifers and aquifer recharge areas from the surface of the property? **Please refer to the hydrogeologic evaluation included within this subdivision application submittal packet.**
- iv. Describe the steps necessary to avoid depletion or degradation of groundwater recharge areas. **Please refer to the hydrogeologic evaluation included within this subdivision application submittal packet.**

e. Surface water

- i. **Delineated floodplain.** Is any portion of the property within a FEMA-designated 100-year or Shaded Zone X floodplain? **No**
 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. **Not applicable - According to FEMA Flood Insurance Rate Map 30063C1190E, the proposed subdivision is not within a FEMA-designated 100-year or Shaded Zone X floodplain. The FIRM for the subject property is included within this submittal packet.**
- 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)? **No**
 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. **Not applicable - there are no proposed building sites, or any portion of the subject property, within 20 vertical feet and 1,000 horizontal feet of Grant Creek. Grant Creek is the nearest stream draining an area of at least 15 square miles.**
- 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. **Not applicable - there are no surface waters or delineated floodways that may affect or be affected by the proposed subdivision. Note that an historical arm of Grant Creek is shown crossing the parcel on several available maps, such as the USGS topographic quadrangle. These historical maps show a former channel which has not conveyed water since the 1950s, when Grant Creek was channelized and rerouted to its present location to the north of the parcel. The historic arm of the creek will not impact the proposed development and no mitigation measures are needed for adverse impacts.**
- 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. **Not applicable - the surface waters nearest to the proposed subdivision include the Clark Fork River and Grant Creek. These surface waters will not affect or be affected by the subdivision. The boundary of the proposed subdivision is approximately 2,400 feet to the south of Grant Creek and 7,000 feet to the north of the Clark Fork River. Grant Creek and the Clark Fork River flow year-round.**
- 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. **Not applicable - there are no wetlands present on or adjacent to the subject property.**

- 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: **Not applicable - none of the following water quality permits have been applied for or are applicable to this project.**
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. **The area of the proposed subdivision was walked on April 2, 2020 by the Missoula County Weed District Manager. The the property includes native flora species typical to the fringe urban areas of Western Montana. 17 acres of the 20.21 acre parcel was formerly used primarily for the production of hay and alfalfa. The proposed subdivision is located in the Mullan-Big Flat weed management area. According to the Missoula County Weed District, widespread weeds in the area include spotted knapweed, sulfur cinquefoil, Canada thistle, oxeye daisy, houndstongue, common tansy, field bindweed, and leafy spurge. Established weeds include yellow toadflax, dalmation toadflax, st. johnswort, orange hawkweed, tall buttercup, Russian knapweed, and whitetop. Rare weeds include Japanese knotweed and tamarisk.**
- 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). **There are no existing timber land or critical plant communities onsite. However, a few recommendations on 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.**
- 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). **Not Applicable - No critical plant communities were identified on the project 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 following noxious weed species were identified around the perimeter of the stubble field onsite: musk thistle, houndstongue, common tansy, and spotted knapweed. The primary weed management tool to be used in the subdivision will be revegetation. Areas disturbed during construction will be reseeded as soon as possible, and within the same season. Each lot will have landscaping and irrigation; these areas will be mowed and maintained after reseeding to reduce seed production of noxious weeds and prevent their spread.**

There are three reseeding mixes are recommended for the property - one roadside mix, one turf/ common area mix, and one nurse crop mix to be used prior to construction to prevent the growth of noxious weeds. Mowing the site at least once per year is another recommended weed management tool. This also helps to control and limit the growth of vegetation on site and decreases fire danger. Lastly, it is recommended that a herbicide be used to eradicate the noxious weed species found on site as follows: 1 oz/acre Metsulfuron Methyl be used to target Houndstounge and Common Tansy species, and 6 oz/acre of Aminopyralid be used to targe the Spotted Knapweed and Musk Thistle identified on site.

- v. **Wetlands and riparian resource areas.** Are there any wetland and/or riparian resource areas on the property per Section 2-020.102? **No**
 - 1. If Riparian Resource Areas are within or adjacent to the proposed subdivision, provide a Riparian Management Plan per the submittal requirements in Sections 3-130.3 and 5-020.14L. Show areas of riparian resource and proposed buffers on a supplemental data sheet.
- 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. **Included as EX-8**

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. **Slopes across the project parcel are generally less than 5%, with higher slopes up to 15% in the area of the former Grant Creek channel. Geologically, this area is mapped on the Missoula West 30' x 60' Quadrangle Geologic Map (MBMG Open File Report 373) as Quaternary period Alluvium of Alluvial Terrace Deposits (Qat). These deposits are characterized as well-rounded cobbles, gravel, and sand in deposits with flat topped surfaces that are 10 to 30 feet above the present flood plain. Several measures are described in the geotechnical report to address potential problems in the construction of the proposed roadways.**
- 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 proposed subdivision will include several areas with fill exceeding three feet in the former Grant Creek channel. Up to six feet of fill will be required in these areas. Please refer to the included cut and fill exhibit.**
- 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 quad map for Northwest Missoula, MT is included within the submittal packet.**
- 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%. **Not applicable - there are no geologic or topographic limitations on the property which may limit the capability for building or excavation using ordinary and reasonable construction techniques.**

- 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. **Please refer to the geotechnical report, included as an attachment to the submittal packet.**
 - vi. **Steep Slopes/Slope category map.** Does the subject property have slopes of 25% or greater? **No**
 - 1. If yes, designate these areas as "No-Build Zone/Steep Slope" on the plat.
 - 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. **Not applicable - the proposed subdivision does not have sites proposed for development located on slopes over fifteen percent.**
- 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. **Please refer to the environmental assessment for a description of the potential adverse impacts to wildlife and proposed avoidance and mitigation efforts.**
- 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? **According to GIS data available from Montana Fish, Wildlife, and Parks, the proposed subdivision is within the known range distribution of grizzly bear, ruffed grouse, pheasant, white-tailed deer, Hungarian partridge, gray wolf, dusky grouse, black bear, mountain lion, spruce grouse, and sharptail grouse. However, the subject property is currently used for agricultural production of hay and alfalfa and likely only directly serves as habitat for white-tailed deer, small mammals, and some bird species. Additionally, there are existing residential, commercial, and industrial land uses within 3,500 feet of the proposed subdivision to the north, east, and south, but there are also nearby agricultural areas and open space associated with the airport, so some use by wildlife in the vicinity would be expected to continue.**
 - 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 subdivision, at the most intensive density allowed by the proposed zoning, will represent the loss of wildlife habitat, specifically foraging land for white-tailed deer, small mammals, and raptor species. The subdivision**

property is presently used for agriculture, and does not contain any shorelines, marshland, sensitive areas, or critical wildlife habitat requiring protection. The maximum density allowed by the proposed zoning will serve as mitigation to loss of wildlife habitat within the greater Missoula region. According to the City of Missoula Growth Policy 2035, 9,000 additional residential dwelling units will be required within the Urban Growth Area to accommodate anticipated future growth. At the maximum potential density allowed by the zoning, the proposed subdivision could accommodate 7.5% of the projected growth on 20.21 acres. The proposed subdivision would minimize habitat loss while maximizing the growth accommodated on a single parcel.

- 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). **Measures will be introduced within the proposed covenant to minimize conflicts between residents and wildlife, including the following:**
 - **Native vegetation shall be planted for landscaping and revegetation.**
 - **No portion of any lot shall be used or maintained as a dumping ground. Any rubbish, trash, or other waste will be stored in sanitary containers and removed on at least a weekly basis.**
 - **Salt blocks and feeding platforms for deer or mineral blocks for horses or other livestock shall not be allowed on any subdivision lot.**
 - **Pet food shall only be stored indoors. Pets shall not be allowed to run freely and potentially harass wildlife. The keeping of animals other than dogs and cats shall not be allowed.**

- 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. **The nearest known big game winter range habitat is approximately two miles to the north of the proposed subdivision, in the north hills area north of Interstate 90. The proposed subdivision is also not located within a grizzly bear linkage corridor – according to the University of Montana Grizzly Bear Migration Corridor Conservation website, the nearest grizzly bear linkage corridor is well to the east of Missoula, near Clinton. The subdivision property does not support any waterfowl nesting areas, habitat for rare or endangered species, wetlands, or 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. **Please refer to the environmental assessment for a description of the potential adverse impacts to public health and safety and proposed avoidance and mitigation efforts.**

- 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? **Yes**
 - 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).

- 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

There are no known health and safety hazards on or within the vicinity of the subdivision property. There are no high-pressure gas lines or high-voltage power lines on the property. The nearest Superfund sites are the Smurfit Stone Mill and Milltown Reservoir, both of which are more than five miles from the proposed subdivision and will not pose any risk to future residents of the subdivision. There are no hazardous waste sites on or adjacent to the property – all adjacent parcels are used for agricultural or residential uses. Additionally, there are no abandoned landfills, mines, waste sites, or sewage treatment plants in the vicinity of the project.

According to the Montana Bureau of Mines and Geology Publication XXX: Probabilistic Earthquake Ground Shaking Maps for the State of Montana, the 10% probability of exceedance in 50 years peak horizontal acceleration for Missoula is less than 0.1. This is the lowest category representing weak to moderate shaking. The proposed subdivision is not in an area identified as a high seismic hazard.

- 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 proposed subdivision is adjacent to several parcels which are currently and historically used for agricultural operations. Agricultural operations can produce nuisances to residents of the proposed subdivision, including dust and noise. Language will be included in the proposed covenant to ensure that future owners of lots within the subdivision are fully aware of any ongoing adjacent offsite agricultural operations:**

Notice of Adjacent Agricultural Activities – The Mcnett Flats Subdivision is located directly adjacent to an existing agricultural operation. Agricultural practices can sometimes cause some discomfort and inconveniences for neighboring residents. Many practices are a necessary function of certain agricultural operations and are protected when they are in accordance with the law.

Agricultural activities you may experience can include, but are not limited to, the following – noise, odors, fumes, dust, fertilizers, smoke, pesticides, insects, farm personnel and truck traffic, visual impacts, nighttime lighting, operation of machinery, and the storage, warehousing, and processing of agricultural products or other inconveniences or discomforts associated with the protected agricultural operations 24 hours a day.

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. **Please refer to the environmental assessment for a description of the potential community impacts, impacts on local services, and proposed avoidance and mitigation efforts.**

- a. **Transportation facilities – motorized and non-motorized.** Describe the proposed subdivision’s mitigation measures to avoid or minimize congestion (MCA 76-3-501(8)); **Planned improvements to existing public and private roads to mitigate the impacts anticipated from the proposed subdivision include the approval and design of a traffic signal for the intersection of George Elmer Drive and Mullan Road; a project which is currently underway at the time of this writing to meet the current traffic demands and future traffic volume growth.**
- 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. **George Elmer Drive crosses Flynn-Lowney Ditch on a concrete box culvert approximately 1,230 feet to the south of the proposed subdivision boundary. The culvert is approximately 70 feet in length and carries the flow of the irrigation ditch beneath the roadway. The design load of this culvert is not known; however, George Elmer Drive is classified as an Urban Collector (With Parking), and there are no load limit signs for the culvert, so it can reasonably be assumed that the culvert has sufficient design load to accommodate typical residential traffic generated by 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/stripping. **The proposed subdivision will include multiple non-motorized transportation facilities. George Elmer Drive includes bike lanes on the pavement shoulders south of the Flynn Lowney Ditch crossing, which transition to six-foot-wide bike lanes inside the parking lanes north of the ditch crossing. These six-foot-wide bike lanes will be continued along the entire length of George Elmer Drive through the proposed subdivision - within Mcnett Flats, they will be located adjacent to the sidewalk to improve cyclist safety. To the south of the proposed subdivision, the bike lanes along George Elmer Drive offer connections to the existing bike path which parallels Mullan Road to the east and west. The project will include construction of the section of the planned Tipperary Way Trail, adjacent to Pius Way, which will offer connections to the proposed bike lanes on both sides of George Elmer Drive. In addition, the proposed subdivision will include sidewalks with a minimum width of five feet on both sides of all proposed roadways. All sidewalks, street crossings, and curb ramps will comply with Americans with Disabilities Act (ADA) accessibility standards. Pedestrian accessibility between the proposed subdivision, George Elmer Drive, and Flynn Ranch to the south will be provided by connecting to existing sidewalk infrastructure where applicable.**
- 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. **The nearest Mountain Line bus route to the proposed subdivision is Route 11, connecting downtown Missoula to Missoula International Airport. There are no public transportation routes directly serving the proposed subdivision at the time of this environmental assessment. The project is not located on an existing school bus route. There are no proposed bus stops or turnarounds within the proposed subdivision. From May 11, 2020 correspondence with Mountain Line,**

plans for providing service in the area are still very much preliminary and subject-to-change, and it will be a number of years before transit service is feasible. Therefore, it would not be appropriate to install a bus stop within the subdivision at this time.

- 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.

<i>Road name</i>	Note - road table is included as an attachment to the environmental assessment.			
Onsite or offsite				
Right-of-way type (public/private) If public, state the jurisdiction.				
Right-of-way width				
Surface type (gravel, chip-seal, asphalt)				
Surface width and, if applicable, shoulder width				
Maximum grade				
Road length				
Maintenance responsibility (City, private)				
Road maintenance agreement (if private) (yes, no, or N/A)				
Curbs/gutters Drainage swales				
Sidewalk, trail, and boulevard widths				
Bike Lanes				
Estimated time for completion				
Road Classification (collector, arterial, etc.)				

- Year-round access.** If year-round vehicular access to all lots and common facilities within the subdivision is not provided, explain why. **Not applicable - Year-round access to all seven lots and common facilities within the proposed subdivision will be provided. All proposed streets and roads will be paved public rights-of-way, maintained by the City of Missoula, including snow removal as necessary.**
- 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. **All seven lots within the proposed subdivision will have provided**

access from Urban Local Streets. Four of the lots will have frontage along George Elmer Drive, which is classified as an Urban Collector (With Parking). It is not known at the time of this writing whether access to the future developments constructed on these lots will be requested from George Elmer Drive; however, these lots will also have frontage along Urban Local Streets.

3. **Private road access.**

- A. Does access to the property cross any private properties not owned by the subdivider or property owner? **No**
- i. If access to the subdivision is across private property not owned by the subdivider, provide a list labeled "Legal Access" containing the names and owners of those properties. Include documentation of perpetual legal access (including but not limited to easements, agreements, and access permits or other forms of access permission) or describe how perpetual legal access will be obtained prior to the filing of the final plat. The documentation must be sufficient to demonstrate perpetual legal access. The information must be provided for any access routes required. **Not applicable - access to the proposed subdivision is not across private property not owned by the subdivider.**
- B. Are private roads proposed? **No**
If private roads are proposed, include a private road maintenance plan in a development agreement or draft covenants. **Not applicable - Private roads are not proposed within the subdivision.**
- C. Are short courts proposed? **No**
If short courts are proposed, provide a plan meeting the standards of Section 3-020.6B and a variance request addressing the criteria in Section 6-010. **Not applicable - Short courts are not proposed within the subdivision.**
- D. Are Homezone/Woonerf streets proposed? **No**
If Homezone/Woonerfs are proposed, provide a plan meeting the standards of Section 3-020.7
- E. Are Cul-de-sac/Circle/Loop streets proposed? **No**
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. **Not applicable - there are no proposed cul-de-sac or loop streets within the subdivision.**

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*. **Abelin Traffic Services (ABS) of Helena, Montana conducted a Traffic Impact Study for the proposed development in December 2019. ATS performed a trip generation analysis to determine the anticipated future traffic volumes from the proposed development using the trip generation rates contained in Trip Generation (Institute of Transportation Engineers, Tenth Edition). These rates are the national standard and are based on the most current information available to planners. A vehicle "trip" is defined as any trip that either begins or ends at the development site. ATS determined that the critical traffic impacts on the intersections and roadways would occur during the weekday morning and evening peak hours. According to the ITE trip generation rates, at full build-out the proposed development would produce 238 AM peak hour trips, 290 PM peak hour trips, and 3,590 daily**

trips. Please refer to the complete Traffic Impact Study for detailed trip generation information.

- 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. **Major existing transportation corridors within a one-half mile radius of the proposed subdivision include George Elmer Drive and Cattle Drive. George Elmer Drive includes a bicycle route and both of these corridors include pedestrian sidewalks. Mullan Road, slightly outside of this radius, will also see significant impact from this subdivision. A detailed analysis of impacts to existing transportation corridors in the vicinity of the proposed subdivision is provided in Abelin Traffic Services' Traffic Impact Study. The traffic impacts outside of the development include the following:**
- **The proposed subdivision will contribute to the need for the planned signalization of the intersection at George Elmer Drive and Mullan Road.**
 - **As development pressure increases in this area, the traffic signal will likely draw traffic from Chuck Wagon Drive onto George Elmer Drive to access the traffic signal, thus increasing the Chuck Wagon Drive intersection to capacity.**
 - **The proposed subdivision will not contribute to the future need for a right-turn lane at Chuck Wagon Drive as very little traffic from the proposed development would benefit from using this turn lane.**
- C. What are the planned improvements to existing public and private access roads to mitigate the impacts anticipated from this subdivision? **Planned improvements to existing public and private roads to mitigate the impacts anticipated from the proposed subdivision include the approval and design of a traffic signal for the intersection of George Elmer Drive and Mullan Road; a project which is currently underway at the time of this writing to meet the current traffic demands and future traffic volume growth.**
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. Minimum site distances and curb radii at corners
 - vii. Locations and characteristics of bridges and culverts
 - viii. Location of street lights
 - ix. 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
 - x. Number and location of on-street parking spaces, if applicable
 - xi. Bike lanes – existing or proposed.
Please refer to the included construction plans for grading, drainage, and road plans.
- 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. **Please refer to the**

- included construction plans for proposed road cross-sections for each type of road within the subdivision.
- 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. Profiles are included for all proposed roads within the subdivision. Please refer to the included construction plans.
6. **Grading and drainage plans**, including at a minimum the following information:
- A. Provide a report that addresses the following:
- 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. Please refer to the included Grading and Drainage Design Report for a description of the proposed storm drainage facilities and design calculations.
 - Conveyance, treatment, and disposal of storm water for both on-site and off-site facilities. Please refer to the included Grading and Drainage Design Report for a description of the proposed storm drainage facilities and design calculations.
- B. Using the subdivision plat as a base map, show the following:
- proposed grades of all streets;
 - proposed drainage facilities for all lots, blocks, and other areas (show accurate dimensions, courses and elevations);
 - graded slopes;
 - existing and proposed contours; and
 - 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 refer to the included Construction Plans for the above information.
- C. Provide a storm water pollution prevention plan (SWPP) for all lots, blocks, and other areas (show accurate dimensions, courses and elevations). A stormwater pollution prevention plan (SWPPP) is included within the proposed construction plans submitted with this application.
- D. Submit a Slope Category Map showing grades between 5-10%, 10.01%-20%, 20.01%-25%, and over 25%.
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. A Traffic Impact Study for the proposed subdivision, completed by Abelin Traffic Services of Helena, Montana, is included within the subdivision submittal packet.
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). The proposed subdivision provides for coordination of the proposed extensions of George Elmer Drive and Old Ranch Road by matching centerlines and

bearings. The existing infrastructure will be blended into the proposed improvements. Similarly, the bearings and centerlines, as well as the proposed cross-section, will be coordinated between the proposed subdivision and the proposed development of the parcel immediately to the west. Woith Engineering has been in contact with both the City of Missoula and 406 Engineering to ensure the accuracy of this coordination.

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 76-3-501(3) and Subdivision Regulations Section 1-030.3C. **All proposed roadways within the subdivision will be dedicated to the City of Missoula as public rights-of-way.**
- 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. **Existing utilities on the subdivision property include overhead power installations along the eastern and southern property boundaries, a buried natural gas main installation along the southern boundary, parallel to Pius Way, and a buried electrical cable in the southeast corner of the property.**

An existing power pole will need to be relocated to allow construction of the new road at the eastern edge of the property. This relocation will be coordinated with the owner of the overhead power utility. In addition, measures will be taken in design of the proposed improvements to ensure the existing buried natural gas main and electrical cable will not be adversely impacted. These measures include verification of new utility crossings and verification of cut and fill depths over the existing buried utilities. Notes will be included in the final construction plans requiring contact of "Utility Notification Center" (811) at least three working days prior to the commencement of construction activities to schedule the marking of existing utility locations.

- i. **Service providers.** List the following service providers and, if applicable, how the service will be provided:
- Electricity: **Northwestern Energy**
 - Telephone: **Numerous Cellular Providers**
 - Natural Gas: **Northwestern Energy**
 - Cable TV: **Spectrum**
 - Solid Waste Collection and Disposal: **Republic Services**
- ii. **Over-head utilities.** If any utilities are proposed to be over-head, explain why. **Not applicable - all proposed utilities within the subdivision shall be installed underground.**
- iii. **Street lighting.** Is street lighting proposed? **No**
If yes, who will install and maintain proposed street lighting? **Not applicable - street lighting is not proposed.**
- 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. **Please refer to the utilities plan included with the preliminary construction plans.**
- 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. **Please refer to the included Public Water Engineering Report for a narrative that identifies potential adverse impacts and the proposed avoidance and mitigation efforts.**
- 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). **At full build-out the development could contain approximately 650 living units, if the maximum density permitted by the proposed zoning is realized. The proposed complete water main extensions will include approximately 1,188 lineal feet of 16" ductile iron pipe, 2,110 lineal feet of 12" ductile iron pipe, 104 lineal feet of 6" ductile iron hydrant lead pipe, and five fire hydrant assemblies. The proposed main extensions will connect to the existing 8" main in both the George Elmer Drive and Old Ranch Road rights-of-way and follow the same bearing of the roadways to the north where they will be connected by a cross at the intersection of the main east-west roadway. The extension will tie into the 8" x 8" x 8" tee fitted with a blow off valve at the terminus of George Elmer Drive. The Old Ranch Road extension will tie into the existing 8" stub onto the property. The proposed 16" water main is anticipated to tie into the proposed 16" main in Remington Drive of the Remington Flats Subdivision near the southwest corner of the property and continue to the north end of the George Elmer Drive extension. All mains will be fitted with blow-off valves at dead end locations to facilitate future extension. All proposed water main extensions will be located within the proposed rights-of-way.**
 1. Water supply via wells require well isolation zones. Provide easements for well isolation zones encroaching onto adjoining private property.
 - ii. **Nearest public water main.** How far is the proposed subdivision boundary from the nearest public water main? **Existing water infrastructure can be found less than 500 feet and directly adjacent to the subject parcel to the south in the City of Missoula Service Area. The 8" ductile iron main is located in the Pius Way, George Elmer Drive, and Old Ranch Road rights-of-way (Record Drawing 504-C) and was installed in 2009. The existing system is owned and operated by the City of Missoula.**
 - iii. **Description of use.** Describe how water will be provided for household use. **Water will be provided for household use through service connections to the proposed public water mains and internal building plumbing.**
 - 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 total average daily demand during the summer months, when water usage will be at its most severe, is 155,520 gallons per day, assuming the maximum density allowed by the proposed zoning.**

- v. **State standards.** Indicate whether the plans for water supply meet the standards of MDEQ for quality, quantity and construction criteria. **The proposed construction plans for water supply will meet the standards of MDEQ for quality, quantity, and construction criteria.**
- vi. **Existing public system.** If the subdivider proposes to connect to an existing water system:
 - 1. Identify and describe that system. **City of Missoula Public Water System (PWSID:MT0000294)**
 - 2. Provide written evidence that permission to connect to that system has been obtained. **A letter from the Development Services Engineering Division indicating preliminary approval to connect to the City's public water supply system is included within the application submittal packet.**
 - 3. State the approximate distance to that system. **The existing City of Missoula water system is located directly adjacent to the proposed subdivision approximately 20 feet to the south at the terminus of George Elmer Drive, Pius Way and Old Ranch Road.**
 - 4. State the cost of extending or improving the existing water system to service the proposed development **The cost to extend and improve the City of Missoula public water supply system to serve the proposed subdivision is preliminarily estimated to be approximately \$480,000.**
 - 5. Show that the existing water system is adequate to serve the proposed subdivision. **A letter from the Development Services Engineering Division indicating preliminary approval to connect to the City's public water supply system is included within the application submittal packet.**
- 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- The proposed water system is to connect to the existing City of Missoula Public Water System (PWSID: MT 0000294)**
 - 2. Who will administer and maintain the system at the beginning of subdivision development and when subdivision is completed. **The City of Missoula**
 - 3. Provision of evidence that the water supply is adequate in quantity, quality, and dependability (75-6-102 MCA). **Please refer to the City of Missoula PWS (PWSID: 0000294)**
- 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**
- 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. **Please refer to the included Sanitary Sewer Engineering Report for a narrative that identifies potential adverse impacts and the proposed avoidance and mitigation efforts.**
 - i. Identify and describe the type of sewage disposal system planned for the subdivision. **The proposed sanitary sewer extensions will connect to an existing sanitary**

- sewer manhole (MH-2) of record drawing P-07-019 located at the terminus of George Elmer Drive, south of the development. The proposed sewer main will also connect to the manhole (MH-4) of record drawing P-07-019 located at the terminus of Old Ranch Road. The sanitary sewer extensions will include approximately 1,191 lineal feet of 12" SDR-35 PVC sanitary sewer main pipe, 1,727 lineal feet of 8" SDR-35 PVC sanitary sewer main pipe, and eleven 48" concrete sanitary sewer manholes at full build-out. The existing system is owned and operated by the City of Missoula and was constructed in 2010 in the subject area. The proposed sanitary sewer main extensions will have manholes placed at the terminus of the two mains that run north and south in the George Elmer Drive and Old Ranch Road with capped stubs installed into the adjacent parcels to facilitate future extension. A manhole with a capped stub will also be installed on the main that runs east-west at the terminus located along the eastern boundary in order to facilitate future extension.
- ii. How far is the proposed development boundary from the nearest public sewage system main? **The existing City of Missoula wastewater collection system is located directly adjacent to the proposed subdivision approximately 20 feet to the south at the terminus of George Elmer Drive, Pius Way and Old Ranch Road.**
 - iii. Is the property currently wholly within a Wastewater Facility Service Area and eligible to access public sanitary sewer disposal facilities? **Yes**
 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. **A letter from the Development Services Engineering Division indicating preliminary approval to connect to the City's public sanitary sewer system is included within the application submittal packet.**
 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. **N/A**
- 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. **No potentially significant adverse impacts to schools have been identified.**
- i. Identify the name of the schools and school districts (elementary and secondary) that will serve the proposed subdivision. **The proposed subdivision is located within Hellgate Elementary School District and Missoula County Public Schools Big Sky High School 9-12 district.**
 - ii. Estimate the number of school-aged children this subdivision is likely to add to the district. **The proposed subdivision could contain approximately 650 apartment units - given that the average number of persons per household in Missoula County is 2.33, and an estimated 19.3 percent of the population is below eighteen years of age, it is estimated that the proposed subdivision could add 250 to 300 school-aged children to these districts if the maximum density permitted by the proposed B2-2 zoning were realized. This is unlikely to have any adverse impacts on the existing facilities or ability to teach existing students.**
- 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. **Please refer to the environmental assessment for a description of the**

potential adverse impacts to emergency services and proposed avoidance and mitigation efforts.

i. Complete the table below:

	Name of service provider	Distance between service provider and proposed subdivision
Fire protection	City of Missoula Fire Department	2.7 miles
Police protection	City of Missoula Police Department	4.4 miles
Ambulance	Missoula Emergency Services	2.5 miles

ii. How will water supply for fire protection be provided? **Water supply for fire protection will be provided via hydrants connected to the City of Missoula's public water supply system. Please reference the utility plans within the preliminary construction plans included in this application submittal.**

iii. Is the property, or any portion of the property, located within a Wildland Residential Interface? **Yes**

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. **The standards in Exhibit 6 of the Subdivision Regulations have been included in the proposed Declaration of Covenants, Conditions, and Restrictions for the proposed subdivision.**

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? **Yes**

iv. If the proposed subdivision is not within a fire district, provide an application for annexing into the appropriate fire district. **The proposed subdivision is within the City of Missoula Fire 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. **No potentially significant adverse impacts to housing have been identified.**

i. Describe the total number of dwellings anticipated by type (such as single dwelling, multiple dwelling, or mobile home). **At the maximum density permitted by the proposed B2-2 zoning, the subdivision could support approximately 650 multi-family dwelling units.**

ii. Estimate the market cost of the dwellings and rents for rental units in this subdivision. **Estimated rents will range from approximately \$750 per one-bedroom unit to \$950 per two-bedroom unit.**

iii. What is the approximate average number of bedrooms per dwelling unit anticipated for the subdivision? **Approximately 1.5 bedrooms per dwelling unit is anticipated.**

- iv. Is the subdivision planned as a second home? **Not applicable - the proposed subdivision will contain multi-family residential and mixed-use development.**
- v. What is the expected date of full development and occupancy for this subdivision? **The expected date of full development and occupancy is 2023.**

i. **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. **No potentially significant adverse impacts to open space and parkland have been identified.**

i. **Open spaces:** Describe how the subdivision provides adequate open spaces for travel, light, air, and recreation (per MCA 76-3-501(5)). **The proposed subdivision will include a combination of cash-in-lieu donation and multi-family activity areas. The activity area requirement will provide open spaces for air and recreation. Dedicated public rights-of-way will provide open spaces for travel.**

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 or 2	1	1	1	1	10	
Total acreage in lot category	0	0	0	0	0	x 15.35	
Park dedication requirement	x 0.11	x 0.075	x 0.05	x 0.025	x 0	x 0.02	
Park dedication requirement	=0	=0	=0	=0	0	=3.07	<u>3.07 acres</u>
Total parkland proposed							<u>0.15 acres</u>

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)? **As the future usage of the Lots is not known at this time and could allow commercial uses under the proposed B2-2 zoning, the developer requests cash-in-lieu of 2.92 acres of parkland dedication along with dedication of 0.15 acres of multi-use trail easement dedication to maintain flexibility to meet future market needs. Parkland dedication is not required for subdivisions with non-residential uses under Article 3-080.2.A; under B2-2 zoning, the subdivision could contain entirely non-residential uses, depending on future market conditions. The entire parcel is located within 0.36 miles of the existing 5.71-acre park in 44 Ranch. The**

primary concern expressed by Parks and Recreation regarding cash-in-lieu for the entire parcel is the barrier presented by the functional classification of George Elmer Drive (Urban collector with parking). To mitigate this, the developer proposes installing a 10' wide pedestrian crossing, equipped with warning signals activated by pedestrians, north of the intersection of Pius Way and George Elmer Drive. The crossing is proposed to connect to both the Tipperary Way Trail and the bike lanes along George Elmer to provide a safe access route to the existing park for any future residents of Mcnett Flats.

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. **Any activity areas will meet the requirements for activity areas set forth in Missoula Title 20.**
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. **As the future usage of the Lots is not known at this time and could allow commercial uses under the proposed B2-2 zoning, the developer requests cash-in-lieu of 2.92 acres of parkland dedication along with dedication of 0.15 acres of multi-use trail easement dedication to maintain flexibility to meet future market needs. The proposed subdivision is within the service area of a large existing park within the 44 Ranch development. However, George Elmer Drive is a barrier to access due to its classification. The developer proposes installing a 10' wide pedestrian crossing, equipped with warning signals activated by pedestrians, north of the intersection of Pius Way and George Elmer Drive. The crossing is proposed to connect to both the Tipperary Way Trail and the bike lanes along George Elmer to provide a safe access route to the existing park for any future residents of Mcnett Flats.**
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. **N/A**
5. If this is a manufactured home community or recreational vehicle park, have plans been made to develop a recreation area? **N/A**
 - 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**

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.

<input type="checkbox"/> Subdivision or development name	<input type="checkbox"/> North arrow
<input type="checkbox"/> Legal description	<input type="checkbox"/> 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.