



COMMUNITY PLANNING, DEVELOPMENT & INNOVATION

Development Services Division

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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. Submit one hard copy of the preliminary plat submittal packet and a full-sized preliminary plat along with the fee with the first Element Review submittal to CPDI, Development Services. The submittal packet shall include a Title Page with the packet labeled as First Element with a date. Hard copy submittal packets shall be bound along the left edge via plastic comb, plastic coil, or three ring binder binding device. The Element Review period starts the day after the packet is submitted to Development Services for review and the fee is paid.
3. An identical electronic version of the submittal packet shall be provided to the Case Planner via a flash drive or link to the documents via the web.
4. Both the hard copy and electronic copy shall include a Table of Contents and be identical. Pdf documents of pages in the electronic copy shall be organized per the Table of Contents mindful of file sizes.
5. As the project moves through Element and Sufficiency reviews the subdivider shall provide (1) hard copy and an electronic copy of only the pages or sections that are revised. With each submittal the Title Page shall be replaced and labeled and dated as 1st, 2nd, 3rd Element, 1st, 2nd, or 3rd Sufficiency, and finally Governing Body Review Packet once the packet has completed Sufficiency Review.
6. For each Sufficiency Review the subdivider shall include in the submittal packet the Agency comment received in all prior Sufficiency Reviews.
7. Upon completion of Agency Sufficiency Review, the application packets submitted for Governing Body 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, the Governing Body Review packet 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 Governing Body review must be exactly the same as the packet that was deemed Sufficient.
8. Name of proposed subdivision: **Carrera Commons Subdivision**
9. Name(s) of Subdivider: **Gooden Construction, Inc.**
Mailing Address: **16862 Beckwith St., Frenchtown, MT 59834**
Telephone Number: **Same as Representative**
Email Address: **wade@goodenconstruction.com**
10. Name(s) of Owner of Record: **Homes for Missoula, LLC**
Mailing Address: **P.O. Box 373, Frenchtown, MT 59834**
Telephone Number: **Same as Representative**
Email Address: **Same as Representative**

11. Name and Company of Representative: **IMEG Corp c/o Tamara Ross**

Mailing Address: **1817 South Ave. W., Missoula MT, 59801**

Telephone Number: **406-272-0253**

Email Address: **Tamara.R.Ross@imegcorp.com**

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

Tamara Ross		<small>Digitally signed by Tamara Ross DN: cn=IMEG, o=IMEG Corp, ou=IMEG Corp, email=IMEG Corp, c=US Reason: I have reviewed this document Date: 2024.03.06 02:45:12-0700</small>
Applicant's Signature		Date
		3-6-2024
Owner's Signature		Date
Tamara Ross		<small>Digitally signed by Tamara Ross DN: cn=IMEG, o=IMEG Corp, ou=IMEG Corp, email=IMEG Corp, c=US Reason: I have reviewed this document Date: 2024.03.06 02:45:12-0700</small>
Representative's Signature		Date

B. SUBJECT PROPERTY INFORMATION

General location of subdivision and address (if address has been assigned): **The property is located on the west side of S. Curtis St. and south of Lovegrove Court and is assigned a physical address of 123 S Curtis St, Missoula, MT 59801.**

Legal Description - complete and unabbreviated: **The South 110' of Lot 5 of Curtis & Major's Addition, as described in Book 1088, at Page 547, Micro Records of Missoula County, located in the Southwest One-Quarter (SW 1/4) of Section 20, Township 13 North, Range 19 West, Principal Meridian Montana, Missoula County, Montana; containing 1.58 acres, more or less.**

Township, Range, Section(s): **T13 N, R19 W, S20**

Subdivision, Lot(s), Block(s): **Curtis and Major's Addition, south 110' of Lot 5**

Tract(s), COS#: **N/A**

Geocode: **04-2200-20-3-26-09-0000**

Number and type of lots proposed: **10 residential lots. This proposed lot count includes the request of Residential RT5.4 zoning.**

Average Lot Size: **.93 ((0.79 AC (total net acreage of development lots) / 10 Lots (total number of lots))**

Median Lot Size: **0.09 AC**

Total acreage of subdivision: **1.58 AC**

Total net acreage of lots within the proposed subdivision: **0.93 AC ((0.93 AC (Net acreage of development lots) + 0 AC (total open space lot acreage))**

Total acreage in streets and roads: **0.59 AC ((1.58 AC (Total Acreage of Subdivision) – (0.93 AC net acreage of lots + 0.14 AC Common Area))**

Total acreage in parks or common area: **0.14AC**

Gross Density: **6.3 du/acre (10 lots proposed / 1.58 total acreage of subdivision).**

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)	City: Residential 10 two-unit/townhouse (RT10)	Residential two-unit house, detached house, and ROW
Adjacent (South)	City: Residential 10 two-unit/townhouse (RT10)	Residential detached house
Adjacent (East)	City: Residential 10 two-unit/townhouse (RT10)	Residential detached house and ROW
Adjacent (West)	City: Residential 10 two-unit/townhouse (RT10)	Residential two-unit house, detached house

2. Is the property zoned? ☒ Yes ☐ No

- If yes, what is the current zoning of the property? **The current zoning of the property is Residential 10 two-unit/townhouse (RT10).**
- If yes, provide a zoning map (if available). Location in packet: **See the attached City Zoning Map and Zoning District Standards Exhibit, in Section B.**
- 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. Location in packet: **N/A, the property is not split zoned; therefore, zoning district boundaries have not been shown on a Supplemental Data Sheet with the preliminary plat as a base map.**
- If yes, describe how the project complies with the existing zoning district. Location in packet: **The property is located inside the City of Missoula and is within the Residential RT10 (two-unit/ townhouse) zoning district which dictates a minimum parcel size of 10,000 sq. ft.**

The property is intended to be rezoned to RT5.4 Residential (two-unit/townhouse) allowing for the same land uses, building types, property line setbacks, and building heights. The difference between the two districts is RT10 has a minimum parcel size and minimum area per unit of 10,000 square feet, while RT5.4 has a minimum parcel size and minimum area per unit of 5,400 square feet. The RT5.4 zoning district allows for higher density than the RT10 zoning district. This proposal will comply with the proposed zoning district through the construction of residential dwelling units on each parcel that will be constructed with a common or abutting wall along shared property lines.

Further, relatable zoning districts would include RT10, R8, and R5.4 intended for a density of anywhere between 5 to 11 du/acre; depending upon the zoning district. This project falls within the density recommendations for the proposed zoning intended for residential dwelling units on each parcel. The property is not subject to any overlay districts. In accordance with the growth policy for this area, the property is close to existing adjacent and surrounding infrastructure that has already been constructed. Existing water and sewer trunk lines are available for use at this site. Further, the rezoning of this site will promote development which will bring road, sidewalk, boulevard, and landscaping improvements to complement the existing built environment. This proposed zoning would continue to incorporate infill that will support the land use designation of Residential Medium Density as provided within the 'Our Missoula' City Growth Policy. Please see the Rezone

Application (Section A) provided herein further supporting how the project complies with the proposed zoning district.

3. Do you intend to zone the property, or will the property have to be re-zoned to allow for this development? ☒ Yes ☐ No
- a. If yes, what is the proposed zoning for the subject property? **RT5.4 Residential (two-unit/townhouse).**
- 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. Location in packet: **A Rezone Application is provided in Section A of this submittal packet.**
4. Will this property be required to be annexed into the City? ☐ Yes ☒ No
- a. If yes, what zoning district does the City Council intend to apply upon annexation? **N/A.**
- b. If yes, provide a copy of the Resolution of Intent to Annex approved by City Council. Location in packet: **N/A.**
5. Is the property within the Utility Services Area Boundary? ☒ Yes ☐ No
6. What is the applicable City Growth Policy and the recommended land use designation? **The applicable regional plans for this proposal include ‘Our Missoula’ 2035 City Growth Policy, the Reserve Street Plan (1995 update) and the River Road/Emma Dickinson Infrastructure Plan. The current land use designated is Residential Medium Density (3 to 11 dwelling units per acre).**
- Provide a map of the land use designation and legend from the applicable growth policy. Location in packet: **Please see Section B of this submittal packet which includes a land use designated map within the Comprehensive Plan and Land Use Exhibit.**
7. What is the applicable Neighborhood or Vicinity Plan that applies to this property? **Both the 1995 Update Reserve Street Plan and River Road/Emma Dickinson Infrastructure Plan apply to this property.**
- Provide a map of the land use designation and legend from the applicable Neighborhood or Vicinity Plan. Location in packet: **Please reference the Comprehensive Plan and Land Use Exhibit, in Section B, which includes a copy of the applicable Neighborhood or Vicinity Plan.**
8. Describe how the project complies with the land use designation and the goals and policies of the Growth Policy. **The purpose of the Residential Medium Density designation is to fit within already established residential neighborhoods and acknowledge the single dwelling residential building type as the primary use with the potential for accessory dwellings. This designation recommends a density of 3 to 11 du/acre. This proposal aligns by providing 10 residential homes on 10 lots which results in gross density of 6.3 dwelling units per acre. Thus, the land use recommendations, as provided in the growth policy, is compatible with the developments intended density.**

The ‘Our Missoula’ City Growth Policy identifies appropriate areas in the community to develop Residential Medium Density to support affordable and accessible housing. The growth policy further notes to guide development to focus inward. The rezone of this property is within a developed residential neighborhood within the city limits of Missoula that has an opportunity to support accessible housing. According to this policy all residential housing should be arranged with consideration of compatibility with adjacent development and natural constraints, such as watercourses, in which this proposal takes into consideration. Therefore, the property would support the goals of the growth policy

as it is proposed within a well-established residential neighborhood, in proximity to public amenities, and is provided access to the existing road network.

The proposal is compatible with neighborhood plans, zoning ordinances, and considers the character of the neighborhood and those in the vicinity of the project site. The rezoning of this site promotes development flexibility, while at the same time helping to ensure that new development will adhere to the applicable regulations and standards outlined in the 'Our Missoula' City Growth Policy.

9. Is a Planned Unit Development proposed? ☐ Yes ☒ No

If a Planned Unit Development is proposed, provide additional submittal requirements per Section 3-120.2. Location in packet: **N/A.**

E. CLUSTER AND CONSERVATION DEVELOPMENT

1. Is Cluster and Conservation Development per Section 3-180 proposed? ☐ Yes ☒ No

a. If yes, provide additional submittal requirements described in Section 3-180. Location in packet: **N/A.**

F. PHASED SUBDIVISION

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

1. Is this subdivision proposed to be developed in phases? ☐ Yes ☒ No

If yes, provide the following information: **N/A, the subdivision will not be proposed in phases.**

- a. Phasing information outlined in Section 4-070.2 is required to be provided at the time of the pre-application meeting and must be included in preliminary plat submittal packet at the time of Element review. Location in packet: **N/A.**
- b. Provide a phasing plan diagram and legend meeting standards in Section 5-020.14.A. Location in packet: **N/A.**

G. COVENANTS AND/OR HOMEOWNER'S ASSOCIATION

1. Is common property to be deeded to a property owner's association? ☒ Yes ☐ No

If common property is to be deeded, provide draft covenants and restrictions per Section 5- 020.14K. Location in packet: **Please refer to the Draft Proposed Covenants, Conditions, and Restrictions in Section C of the submittal packet.**

2. Are there existing or proposed covenants and/or a homeowner's association? ☒ Yes ☐ No

If yes, provide existing covenants and a draft of any proposed covenants, restrictions, and/or property owner's or homeowner's association documents or other documents that outline deed restrictions that apply to the subdivision in compliance with minimum standards outlined in Section 5-020.14.K.(1) through (10). Location in packet: **Please refer to the Draft Proposed Covenants, Conditions, and Restrictions in Section C of the submittal packet.**

If yes, the proposed draft covenants shall specify they apply to the proposed subdivision and are supplemental to the existing covenants and restrictions. **Because common property is to be deeded to a property owners' association a draft set of Covenants, Conditions, and Restrictions to comply with City of Missoula Subdivision regulations is being provided herein.**

H. PROJECT SUMMARY

Per City Subdivision regulations section 5-020.8 provide as a narrative description of the proposed project and existing site conditions. Label the narrative: "Project Summary" and include the Project

Summary at the beginning of the submittal packet. Summarize the following information in the Project Summary: **Please see Section A for Project Summary.**

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

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. Location in packet: **Review Section B for the Vicinity Map.**
- ☒ **A Zoning map** of the subject property and vicinity (showing the existing zoning district), extending at least 300 feet from the property boundaries. Location in packet: **See Section B, City Zoning Map and Zoning District Standards Exhibit.**
- ☒ **A Growth Policy/Comprehensive Plan map** of the subject property and vicinity extending at least 300 feet from the property boundaries for the applicable comprehensive plan, clearly showing the land use designation of the subject property and surrounding properties. Location in packet: **See Section B, Comprehensive Plan and Land Use Exhibit.**
- ☒ **Adjacent properties.** A map showing the relationship of the proposed subdivision to adjacent subdivisions, certificates of survey, and public or private rights of way and any other access. Include the zoning of adjacent properties and the location of any buildings, railroads, power lines, towers, roads, and other land uses on adjacent lands. Show the names of platted subdivisions and numbers of certificates of surveys on the map. Location in packet: **See Section B for the Adjacent Properties and Ownership Exhibit. The 300' Adjacent Property Exhibit, within the Supplemental Data Sheets, will show the remaining components not included within the Adjacent Properties and Ownership Exhibit to satisfy this requirement.**
- ☒ **Adjacent ownership.** A map showing the ownership of adjacent lands, including lands across public and private rights of way. Location in packet: **See Section B for the Adjacent Properties and Ownership Exhibit.**
- ☒ **Certificate of survey and/or prior subdivision history** of subject property and adjacent properties. Location in packet: **The Certificate of Survey (COS) and Prior Subdivision History is included in Section C.**
- ☒ **An aerial photo** of the subject property and vicinity extending at least 200 feet from the property boundaries. Location in packet: **An Aerial Photo of the property extending at least 200-feet from the property boundaries is included in Section B.**
- ☒ **An existing conditions map** per Section 4-010.1B(1) including location, current land use, land cover (such as cultivated areas, paved areas), natural features (such as lakes, streams, riparian vegetation), all existing structures and improvements, and all

encumbrances, such as easements. Location in packet: **See Section A, Supplemental Data Sheets for all the existing conditions listed above.**

- ☒ **Landscaping and maintenance plans** for common areas, and boulevard plantings, as may be required. Location in packet:
The common area can be reviewed within the Preliminary Plat and Supplemental Data Sheets, located in Section A. Boulevard tree plantings have been shown on the Landscaping and Maintenance Plan (Sheet 8) within the Preliminary Road Construction Plans, provided in Section D. Further, a draft set of Covenants, Conditions, and Restrictions to comply with City of Missoula Subdivision regulations is being provided herein. This draft proposes to establish a homeowners association that will own and be responsible for maintaining the facilities within the common area.
- ☒ **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. Location in packet:
As a result of site limitations, "Variance Request(s)" have been submitted with this packet, located in Section A.
- ☒ An attachment labeled "**Neighborhood Comment and Response**," with minutes from neighborhood meetings and any comments received during the meeting(s). Location in packet:
Neighborhood Meeting Minutes and Comments have been included in Section E of this submittal.

J. WATER AND SANITATION

1. Is this subdivision proposed to be served by City Water and City Sewer? ☒ Yes ☐ No
 - a. If yes, provide the municipal facilities exclusion documentation. Location in packet: **The City of Missoula Public Works indicated in the Pre-Application Meeting that connection to municipal services would be supported. The criterion below is provided within the Water and Sanitation Report included in Section D of this submittal.**
 - i. Nearest public water main. How far is the proposed subdivision boundary from the nearest public water main? **The nearest public water main is located adjacent to the property in S. Curtis Street.**
 - ii. Nearest public sewer main. How far is the proposed subdivision boundary from the nearest public sewer main? **The nearest public sewer main is located adjacent to the property in S. Curtis Street. Sewer main and existing sewer manholes are adjacent to the south within the existing gravel and asphalt driveway of the neighboring property.**
2. If no, please provide a Water and Sanitation Report with the information for a new water supply system or new wastewater facilities required per Section 5-020.13.A through G. Location in packet: **N/A, the subdivision proposes to be served by City Water and City Sewer.**

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. 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: Location in packet: Please reference Parts three and four herein.
 - 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; Location in packet: **Please reference Part Five herein.**
- **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 Location in packet: **Please reference Part Six herein.**
- **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); Location in packet: **Please reference Part Six herein.**
- **Land dedication.** A description of the dedication of land for roadways and for public utility easements (MCA 76-3-501(3)); Location in packet: **Please reference Part Six herein.**
- **Road improvements.** A description of the proposed improvements of roads (MCA 76-3-501(4)); Location in packet: **Please reference Part Six herein. Please see both the Supplemental Data Sheets Exhibit in Section A and the Preliminary Road Construction Plans in Section D.**
- **Open space.** A description of how the subdivision provides adequate open space for travel, light, air, and recreation (MCA 76-3-501(5)); Location in packet: **Please reference Part Six herein. Please see both the Supplemental Data Sheets Exhibit in Section A and the Preliminary Road Construction Plans in Section D.**
- **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; Location in packet: **Please reference Part Six herein. For further information review the Water & Sanitation Report in Section C.**

➤ **Congestion.** A description of the proposed subdivision's mitigation measures to avoid or minimize congestion (MCA 76-3-501(8)); Location in packet: **Please reference Part Six herein.**

➤ **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)). Location in packet: **Please reference Part Six herein.**

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. **No potentially significant adverse impacts have been identified that would negatively impact agricultural lands. According to the Natural Resources and Conservation Service (NRCS) Soil Survey the soils across the subdivision property are classified as Urban Land. NRCS does not consider these soils to be of agricultural importance. The adjacent properties include residential properties along with motorized and non-motorized infrastructure. Therefore, the determination that no potentially significant adverse impacts have been identified or are anticipated is based on NRCS investigation and empirical review of surrounding property use. Location in packet: Please see the NRCS Soils Map and Soils Report in section D.**

a. **Agriculture production.** Is the proposed subdivision located on land currently or previously used for agricultural production? ☐ Yes ☒ No

If yes, identify the number of acres in production on a map. Location in packet: **N/A, the subdivision has not been found to be located on land currently or previously used for agricultural production. This has been based on the review of public historical imagery.**

b. **Description in the Narrative.**

Location in packet: **N/A**

- i. Describe the productivity of the land and whether the subdivision would remove from production any agricultural or timber land. **The property has not been in agricultural or timber land production according to historical aerial imagery dating back to 1955. The property has been reviewed for agricultural or timber land production using publicly available aerial imagery.**
- ii. Describe agricultural operations and other uses of land on the adjacent property. **Present day this property is encompassed by inner city residential development and public infrastructure.**
- iii. Describe what measures will be taken, if any, to control family pets. **Any measures taken to control family pets would be included in the final version of the development covenants for the subject property. No measures have been taken at this time and no language is included in the draft Covenants, Conditions, and Restrictions regarding the control of family pets.**
- iv. Describe any existing fence lines around the subdivision boundary, which protect agricultural lands under an ownership other than that of the subdivider and describe any measures which will be taken to ensure that the owners of the subdivision will share with the owner of the agricultural lands in the continued maintenance of the

fence. Fence lines are present on the subject property but are not adjacent to agricultural lands. Please review the Existing Conditions exhibit (Supplemental Data Sheets, Sheet 1), located in Section A.

- 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 ☒ No
If yes, which type(s)? Location in packet: N/A, please see the NRCS Soils Map and Soils Report in section D. This report does not indicate the property is located on a soil type having agricultural importance (Prime, Prime if Irrigated, Statewide or Local Importance).
- 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. **N/A, the property is not located on a soil type of agricultural importance.**
- ii. **Soils assessment.** Provide a soils assessment per Section 5-020.14M. **N/A, the property does not contain agriculture or agricultural land.**
- iii. **Sewer and zoning.** If the soil type is defined as Prime or Prime if Irrigated, is the subdivision proposing or required to connect to sewer, or is the property unzoned? **N/A, the property does not contain a soil type that would be defined as Prime or Prime if Irrigated.**
- iv. **Irrigation.** If the soil type is defined as Prime if Irrigated, is the property served by an existing, developed irrigation system or water right, including wells and adjacent irrigation ditches? **N/A, as the soil type is not defined as Prime if Irrigated. However, the ditch will convey water through the subdivision to other water users and does not serve the subject property.**

2. **IMPACT ON AGRICULTURAL WATER USER FACILITIES:** Answer the questions below. In addition, provide a narrative that identifies the adverse impacts and describe proposed avoidance and mitigation efforts that will be used to reasonably minimize potentially significant adverse impacts to agricultural water user facilities. **The property contains an existing irrigation ditch responsible for delivering irrigation water for agricultural purposes to the surrounding users and is available for use on the subject property. This irrigation ditch will be contained within a proposed 12' Irrigation Ditch Easement that runs along the western property line of the proposed subdivision.**

In addition, an existing private branch extends off this ditch and is assumed to exist along the northern portion of the property. The exact location, length, size, and condition of this branch is unknown as the ditch company does not keep record of private branches and correspondence with the previous landowner has not allowed permission for the ditch company to observe or cap this line. The approximate location of the private irrigation lateral along the northern property boundary has been shown on the Existing Conditions exhibit within the Supplemental Data Sheets in Section A. This lateral will be capped and abandoned prior to final plat approval. Please see the Orchard Homes Ditch Company Correspondence email in Section E for further clarification. The current landowner will work with the ditch company to remove the private branch and will schedule a site visit to further discuss how to minimize adverse impacts to the ditch and prevent future leakage of the line prior to final plat approval.

The Orchard Homes Ditch Company is a private ditch company, and assessments are decided via their by-laws. Review of the DNRC water rights query system, property's title report, and shares/taxes represented on the tax bill, do not show allocations of water via the existing irrigation ditch.

Due to the ditch company's by-laws and the subdivision regulations this division will be required to provide an easement for the irrigation ditch to provide physical and legal access in the event where lot owners do want to utilize the water shares. Water Shares will be paid through an established homeowners association on behalf of all lot owners that may or may not utilize the water. In summary, this water is used from the Clark Fork (Hellgate) River for irrigation throughout the Cobban and Dinsmore's Orchard Homes Subdivision and broader area. The Orchard Homes Ditch Company manages the selling, leasing, and disposing of its water.

Location in packet: Please review the Existing Conditions exhibit (Supplemental Data Sheets, Sheet 1), located in Section A. The Orchard Homes Ditch Company By-Laws as provided in Section E.

- a. **Location.** Is the subdivision located on land with agricultural water user facilities or adjoining an agricultural water user facility? ☒ Yes ☐ No
- i. If yes, describe the facilities (irrigation ditch, well, etc.).
The property contains an existing irrigation ditch responsible for delivering irrigation water for agricultural purposes to the surrounding properties. The irrigation ditch will remain in the proposed development and will be contained within a proposed 12' Irrigation Ditch Easement that runs along the western property line of the proposed subdivision. Further, a private branch is known to exist along the northern portion of this property according to the ditch company which is planned to be capped/removed prior to final plat approval. The approximate location of the private irrigation lateral along the northern property boundary has been shown on the Existing Conditions exhibit within the Supplemental Data Sheets in Section A. Please reference the previous section for further details. There are no other water user facilities (head gates, ditches, pipes, etc.) on the subject property.
- b. **Ditches.** Are any irrigation ditches located on or adjacent to the property? ☒ Yes ☐ No
- i. If yes, provide the name and contact information for the responsible ditch company.
**Orchard Homes Ditch Company with a mailing address of P. O. Box 5402, Missoula, MT 59806.
Phone: 406-361-6042 and email info@orchardhomesditch.org.**
- ii. If yes, do you intend to provide access to the irrigation ditch for all lots? **Yes.**
The existing ditch conveys water through the subdivision to other water users and is available for use on the subject property. This proposal would improve access to irrigation water and maintenance of the ditch with the newly proposed 12' Irrigation Ditch Easement along the western property line.
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.
- c. **Abandonment or transfer of water rights.** Does the subdivision involve the abandonment or transfer of water rights from the property being subdivided? ☐ Yes ☒ No
- i. If yes, provide documentation that the water rights have either been removed from the land or that the process has been initiated to remove the water rights from the land.
N/A.
- ii. If yes, the fact the water rights have been or will be removed from the land within the subdivision shall be denoted on the preliminary plat. Location in packet: **N/A.**

- iii. If no, the subdivider shall, unless otherwise provided under separate written agreement or filed easement, show on the preliminary plat, ditch easements for the unobstructed use and maintenance of existing water delivery ditches, pipelines, and facilities in the proposed subdivision that are necessary to convey water through the subdivision to lands adjacent to or beyond the subdivision boundaries in quantities and in a manner that are consistent with historic and legal rights. 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. **No, the existing irrigation ditch conveys water through the subdivision to other water users. This proposal would improve access to irrigation water and maintenance of the ditch with the newly proposed 12' Irrigation Ditch Easement along the western property line.**

Location in packet: This information has been included on the face of the Preliminary Plat included in Section A of this submittal.

- d. **Removal of facilities.** Does the subdivision involve the abandonment or removal of agricultural water user facilities? **N/A.**
- e. **Maintenance.** Will the proposed subdivision or associated improvements alter access for maintenance of agricultural water user facilities? **Access will be maintained as the irrigation ditch will be contained within the proposed easement for the unobstructed use and maintenance of existing water user facilities. Therefore, the proposed subdivision will not alter access for maintenance which is necessary to convey water through the subdivision to lands adjacent to or beyond the subdivision boundaries.**
- f. **Water availability.** Will the proposed subdivision or associated improvements alter the movement or availability of water? **No, the proposed improvements will not alter the movement or availability of water. Coordination with the landowner and public agencies will further avoid adverse impacts to this infrastructure.**
- g. **Disturbance.** Will any proposed construction disturb an existing irrigation ditch or well or result in any changes to agricultural water use? **No, the existing ditch will not be altered in anyway; therefore, the water route will be maintained and still supply its users during the construction of this proposal.**

An existing private branch extends off this ditch assumed to existing along the northern portion of the property. The exact location, length, size and condition of this branch is unknown as the ditch company does not keep record of private branches and correspondence with the previous landowner has not allowed permission for the ditch company to observe or cap this line. The approximate location of the private irrigation lateral along the northern property boundary has been shown on the Existing Conditions exhibit within the Supplemental Data Sheets in Section A. This lateral will be capped and abandoned prior to final plat approval. Please see the Orchard Homes Ditch Company Correspondence email in Section E for further clarification.

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. Location in packet: **A State Historic Preservation Office Report (located in Section E of this submittal), a Natural Heritage Program Environmental Summary (located in Section D of this submittal), and a Natural Resources Conservation Services Soil Report (located in Section D of this submittal) have all been included to support evidence of impacts on the natural**

environment. A brief narrative has been provided below, each criterion within this section should be referenced for further details included herein.

All structures on the property have been recently demolished which included a single-family home built in 1935, a single detached garage built in 1965 and another smaller shed towards the back of the property. These observations have been supported by site visits from IMEG Corp. staff in 2023 and can be reviewed through publicly available CAMA data as generated within the site's Property Record Card. However, given the age of the structures, preliminary discussions with the City of Missoula Historic Preservation Office (CHPO) took place and they recommended photos of the potentially historic structures (i.e. buildings, structures, and objects that will be at least 50 years old at the time of project completion) be taken prior to demolition. Additionally, Elizabeth Johnson with the CHPO went out to the site and verified that the existing structures did not retain sufficient integrity or architectural significance to be eligible for listing in the National Register of Historic Places. Please refer to the CHPO Correspondence & Site Photos exhibit (included in Section E) and reference the "Historical Features" response section below. The applicant has reasonably minimized impacts to historic, paleontological, archeological, and cultural resources on the subject property.

The existing plant community on the subject property generally includes existing trees, shrubs, and grasses. The site contains the same soil type throughout and is classified as Urban Land according to the NRCS Soils Report. The irrigation ditch transversing the western property line has not provided a unique plant community rather it consists of intermixed noxious weeds, with a concentration of Canada Thistle, and grasses.

During construction, noxious weeds will be controlled by adherence to the revegetation plan as noted in the Weed Management and Revegetation Plan that has been included in Section C. After construction of the newly proposed infrastructure, noxious weed growth will be controlled via requirements, covenants, and oversight by the lot owners. According to both the Natural Heritage Program Environmental Summary (included in Section D) and a site visit by IMEG Corp. with the Weed District Coordinator critical plant communities are not present on the site.

The Geotechnical Evaluation Report, completed by Pilch Engineering, LLC, provides the future residential buildings can be supported on conventional spread footings on prepared subgrades, provides suggestions for roadway materials and conditions observed during field exploration. Groundwater was not observed in any of the four exploratory test pits at the time of the field exploration (November 2023). The report does not conclude concerns as it pertains to potential for land sliding, slope instability, or high ground water as provided within this criterion.

a. Public lands

- i. Is the subdivision proposal adjacent to public lands? ☐ Yes ☒ No
 - 1. If yes, how will the proposed subdivision affect adjacent public land uses? **N/A.**
 - 2. If yes, describe any applicable land management policies of any public lands adjacent to or near the proposed subdivision. **N/A.**
 - 3. If yes, describe how access to public lands will be affected by this subdivision. **N/A.**

b. Historical features

- i. Are there are any known historic, paleontological, archaeological or cultural sites, structures or objects on or within a half-mile of the proposed subdivision? ☐ Yes ☒ No

Existing structures on the property generally include; a single-family home built in 1935, a single detached garage built in 1965 and another smaller shed towards the back of the property. These observations have been supported by site visits from IMEG Corp. staff and the publicly available CAMA data reviewed within the generated Property Record Card. The referenced State Historic Preservation Office Report does not indicate any known historical buildings on this site. However, if any structures are within the Area of Potential Effect and are over fifty years old the City's Historic Preservation Officer is able to make a determination of their eligibility to be recorded and request a historical assessment of the property's eligibility prior to any disturbance taking place.

Given the age of these structures' preliminary discussions with City of Missoula Historic Preservation Office have taken place and photos of the historic features (i.e. buildings, structures, and objects that will be at least 50 years old at the time of project completion) have been provided. Based upon the discussions with the City Historic Preservation Officer (CHPO) and photos provided it has been determined that the historic features on the site do not retain sufficient integrity or architectural significance to be eligible for listing in the National Register of Historic Places. As a result, the existing structures will be removed and replaced with the newly proposed residential homes. Please refer to the CHPO Correspondence & Site Photos provided in Section E.

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

c. Water rights

- i. Have the water rights been severed from the subject property? ☐ Yes ☒ No
The Orchard Homes Ditch Company is a private ditch company, therefore, review of DNRC Water Right Query System Exhibit (Section D), Tax Bill Exhibit (Section C), and Preliminary Title Report and Ownership Deeds (Section C) will not show allocations of water via the existing irrigation ditch.

The Orchard Homes Ditch Company will require each individual property owner or a homeowner's association to be responsible for paying an assessment fee to the ditch company even if irrigation water shares are not being used, per the company's by-laws. Therefore, this proposal will have an established HOA to satisfy the annual ditch fees for the development. Please see Orchard Homes Ditch Company By-Laws as provided in Section E.

d. Groundwater

- i. Does high seasonal groundwater rise within 15 feet of the surface of the property?
☐ Yes ☒ No
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. Location in packet: N/A

Evidence of high groundwater or unstable soils is not present. Therefore, a Groundwater Drainage Mitigation Plan is not applicable.

- ii. What are the maximum and minimum depths to the water table, and on what dates were those depths determined?

While adjacent well logs (GWIC ID #329990, #189526 and #282851) indicate groundwater to be 21' - 26' below the ground surface, the LaFave Map provided in Section D shows the groundwater elevation to be approximately 3142' mean sea elevation at this location, which is approximately 16.5' below the surveyed elevation of the subject property. Based on the LaFave study, geotechnical investigation, and surrounding well logs, the maximum and minimum depths to water table can be conservatively at 15' - 80' below existing the sites existing grade.

The well log data is further substantiated by the LaFave Map included in Section D showing the aquifer classification for the subject property is "shallow" which means it is less than 80' below the surface.

- iii. What is the depth of aquifers and aquifer recharge areas from the surface of the property?

According to the *Potentiometric Surface of the Basin-Fill and Bedrock Aquifers, Mineral and Missoula Counties, Wester Montana, by John I. LaFave*, the aquifer classification for the subject property is "shallow" which means it is less than 80' below the surface. The LaFave study also notes its estimates that more than 80- 90 percent of the recharge to the aquifer is due to leakage from the Clark Fork River. Other sources include underflow through Hellgate Canyon, and precipitation. Water leaves the aquifer as discharge to the Bitterroot River,

The Missoula Valley Aquifer is not known to have surface water recharge on the property or directly adjacent. This is because there are no recharge areas to the Missoula Valley Aquifer from the surface of the Subject Property. Instead, the Clark Fork River smaller tributaries flow into the valley, and precipitation recharge the Missoula Valley Aquifer. Hellgate Canyon provides water into the Clark Fork River and supplies the aquifer with water, therefore, it is not anticipated that this subdivision site will contribute to aquifer recharge. A copy of the LaFave Map is provided as reference in Section D.

- iv. Describe the steps necessary to avoid depletion or degradation of groundwater recharge areas.

The proposed subdivision is to be connected to City of Missoula Water and is not anticipated to negatively impact the aquifer depletion. Generally, individual lot owners can avoid the depletion or degradation of the valley's aquifer through everyday indoor and outdoor tasks such as replacing leaky faucets or improving appliances to be more efficient. However, overall, the City of Missoula avoids depletion through the maintenance and new installation of municipal supply lines.

e. Surface water

- i. **Delineated floodplain.** Is any portion of the property within a FEMA-designated 100- year or Shaded Zone X floodplain? ☐ Yes ☒ 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. Location in

packet: **N/A, please reference the Floodplain Map exhibit included in section B.**

- 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)?

☐ Yes ☒ 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. Location in packet: **N/A, the proposed building sites are not within 20 vertical feet and 1,000 horizontal feet of the subject property. There are no other known floodways, streams, or drainage ways in the area. The FEMA Floodplain Panel 30063C1460E has been included within the Floodplain Map exhibit (included in Section B.)**
- 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. Location in packet: **The Existing Conditions exhibit (within the Supplemental Data Sheets located in Section A) provides the location of existing natural and artificial water systems.**
- 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. **According to the *Tracing Ground-Water Flow in the Missoula Valley Aquifer, Southwest Montana report prepared by John LaFave and others*, “The valley is drained by the west-flowing Clark Fork River and the north-flowing Bitterroot River” which consists of mostly urban and/or residential land uses. This report was developed by the Montana Water Center in conjunction with the Montana Ground-Water Assessment Program at the Montana Bureau of Mines and Geology to better understand the dynamics of ground-water flow through portions of the Missoula Valley Aquifer, discusses discharges of the Clark Fork River and provides descriptions of surface waters in the Missoula Valley.**

According to the National Wetlands Inventory Map a freshwater emergent wetland is approximately 740.00 feet east of the site, which is an existing ditch lateral (reference Clerk and Recorder Bk. 2 Pg.7). Using public aerial imagery and the Orchard Homes Ditch Company website mapping resource it appears the irrigation ditch stems from the bank of the Clark Fork River and supplies water shares through two existing water rights year-round. None of the proposed construction activities such as buildings, sewer systems, and roads are expected to impact this feature. Please see the National Wetlands Inventory Map included in Section B for more information on the exact location of the surface water feature described above.

All stormwater runoff generated by the new impervious surfaces (roads, sidewalks, parking areas, buildings, etc.) will be subject to City of Missoula Public Works Standards, Montana Department of Environmental Quality, and the regulations required of a Stormwater Pollution Prevention Plan (SWPPP)

which will be reviewed by the City Engineering. Further, the development plans to use public facilities for both water and sewer to the site. The water main extension will be reviewed and approved through the City of Missoula Stage process, and the applicable approval documents will be submit to MDEQ for public system review per MCA statutes.

The existing irrigation ditch on and adjacent to the site has potential to be affected by the development. Access will be maintained through a newly proposed easement for the unobstructed use and maintenance of existing water user facilities that is necessary to convey water through the subdivision to lands adjacent to or beyond the subdivision boundaries. The ditch is not intended to be altered in any way; therefore, the water route will be maintained and still supplied to its users during the construction of this proposal. By maintained access to the existing irrigation ditch and by not proposing any alterations to the ditch we believe the potential impacts to the facility will be mitigated.

Location in packet: Please reference the Proposed Site Plan (Supplemental Data Sheets located in Section A) showing surface waters on and adjacent to the property.

- 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. **This packet includes two references to support wetlands are not present on the site. The Natural Heritage Program Species of Concern Occurrences Report (Environmental Summary) has not shown the presence of wetlands or riparian resource areas on or directly adjacent to the subject property. Further, the National Wetlands Inventory mapping resources, provided by US Fish and Wildlife Services does not indicate any riparian resource areas on or directly adjacent to the development.**

Location in packet: Please reference Natural Heritage Program Species of Concern Occurrences Report within Section D to review the Environmental Summary. Provided in Section B is the referenced National Wetlands Inventory Map.

- 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: **N/A, as the property is not located within the 100-year or Zone X Floodplain.**
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 existing plant community on the subject property generally includes existing trees, shrubs, and grasses. The site contains the same soil**

type throughout and is classified as Urban Land according to the NRCS Soils Report. As a result, the site forms a relatively uniform patch of similar plant communities. The irrigation ditch transversing the western property line has not provided a unique plant community rather it consists of intermixed noxious weeds, with a concentration of Canada Thistle, and grasses.

Based on public aerial imagery the larger vegetation has been present on the site since at least 2003. This includes the existing trees along the northern property line, eastern property line and shrubs bordering a portion of the southern property. It can be concluded that the mature trees and larger shrubs are at least 20 years old and still in good condition. The condition of the intermittent grasses and weed vegetation types transversing the agricultural water user facilities on site are in a relatively healthy state. The Weed Management and Revegetation Plan supports ways to educate future property owners and help the land become more resistant to future noxious weed invasions resulting in a healthier desired condition of native species and species diversity.

Location in packet: Reference the Vegetation Exhibit (in Section B) and the Existing Conditions Sheet (within the Supplemental Data Sheets located in Section A). The Weed Management and Revegetation Plan in Section C to further summarize native and invasive species on this site.

- ii. **Measures to preserve existing vegetation.** Describe any measures that will be taken to preserve trees and other natural vegetation as much as possible (such as locating roads, lot boundaries, and planning of construction to avoid damaging tree cover). **The metes and bounds of the parent parcel will not change, thus, existing vegetation along these lot lines will be reasonably preserved. Some trees on the eastern and northern side of the parcel will be removed for the newly proposed lots and replaced throughout the subdivision within the proposed boulevard. The Permittable Homesite Areas, within the Proposed Site Plan, provide the required lot line setbacks for each lot. Further, when overlayed with an aerial the Permittable Homesite Areas give an idea of where specific trees requiring removal or preservation will be determined at time of building permitting and with the Parks and Recreation Department as improvements occur within the proposed right-of-way.**

Location in packet: **Proposed Site Plan (within the Supplemental Data Sheets), located in Section A.**

- iii. **Critical plant communities.** Describe measures that will be taken to protect critical plant communities (such as keeping structural development away from these areas and setting aside areas for open space). **According to the Natural Heritage Program Environmental Summary this project contains no known critical plant communities. The approved Weed Management and Revegetation Plan further summarizes native and invasive species found on this site during the site visit with the district and does not include any critical plant communities.**

Location in packet: **The Natural Heritage Program Environmental Summary is included in Section D and the Weed Management and Revegetation Plan is provided in Section C.**

- iv. **Weeds.** Identify areas containing noxious weed growth. Describe proposed means of weed control, especially means to prevent weed growth on areas disturbed by

construction. **The Weed Management and Revegetation Plan emphasizes rehabilitation of any disturbed land, including after construction. This plan suggestions the most effective way to minimize weed invasion is through revegetation of the recommended grass types and herbicides. A concentration of Canada Thistle is towards the rear of the lot and any weeds along the irrigation ditch should be pulled by hand. The plan has addressed weed infestation and specifies an obligation of the developer for all undeveloped portions of the site until each lot is sold.**

Location in packet: **The Weed Management and Revegetation Plan is provided in Section C.**

- v. **Wetlands and riparian resource areas.** Are there any wetland and/or riparian resource areas on the property per Section 2-020.102? ☐ Yes ☒ 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. **N/A, wetland and/or riparian resource areas are not located on property.**

Location in packet: **Please reference Natural Heritage Program Species of Concern Occurrences Report within Section D to review the Environmental Summary. Provided in Section B is the referenced National Wetlands Inventory Map.**

- 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. **The larger tree types along the northern property line, eastern property line and shrubs bordering a portion of the southern property are shown within the Vegetation Exhibit. This exhibit also shows intermittent grasses and noxious weeds transversing the irrigation ditch in the western portion of the property. Critical plant communities such as stream banks or shoreline vegetation are not present on the property. According to the NRCS Soils Report unstable slopes, areas highly susceptible to wind or erosion are not typical of this soil classification or city lots.**

Location in packet: **Please see the Vegetation Exhibit included in Section B. The Natural Resources and Conservation Service (NRCS) Soils Report, is provided in Section D.**

g. Geology / Hydrology / Soils / Slopes

- i. **Description.** Describe the geologic, soil, or topographic conditions and any measures that will be taken to address potential problems encountered in the construction of roadways, basements, water supply trenches, sewer supply trenches, septic tank and drainfield installation, and/or underground electrical and telephone lines. **According to the Natural Resources and Conservation Service (NRCS) Soils Report the soils across the subdivision property are classified as Urban Land. NRCS does not consider these soils to be prime agricultural soils and are not expected to cause potential problems during construction. The USGS Topographic Map and the Existing Conditions (Supplemental Data Sheet) indicate steep slopes, that may be subject to landslides or provide to be unstable, are not present on the site. The Existing**

Conditions (Supplemental Data Sheet) shows existing water supply trenches and sewer supply trenches adjacent to the property that are proposed to be extended to provide services to this development. Potential problems encountered in the construction of supply extensions and the newly proposed roadway are not anticipated due to the flat nature of the property and soil type.

Location in packet: A Natural Resources and Conservation Service (NRCS) Soils Report is provided in Section D. A USGS Topographic Map is included in Section B. The Existing Conditions (Supplemental Data Sheet) is provided in Section A.

- 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 Preliminary Road Construction Plans (Sheet 4) provide a cut and fill exceeding three (3) or more feet in depth for this development. The only fill over 3' would be near the eastern boundary where Pit Lane accesses off of South Curtis Street as it is slightly elevated in relation to the subject property. Thus, the need to exclude the parking lane near the access, allowing for appropriate catch slopes withing the property bounds.**

Location in packet: Preliminary Road Construction Plans are provided in Section D.

- iii. **U.S.G.S. topographic map.** Provide a detailed current U.S. Geological Survey topographic map with an outline of the subdivision clearly indicated. Location in packet: A USGS Topographic Map is included in Section B.
- iv. **Limitations map.** Provide a Geologic / Topographic Limitations Map which locates any unusual geologic, soil, or topographic condition on the property which may limit the capability for building or excavation using ordinary and reasonable construction techniques. Conditions include but are not limited to: shallow depths to bedrock, depth to aquifers and aquifer recharge areas (source: Montana Bureau of Mines and Geology Groundwater Information Center - GWIC), basin closures (Source: Department of Natural Resources, Missoula Regional Office), a high groundwater table, unstable or expansive soils, and slopes in excess of 25%. **The applicant has not found the subject property to have any unusual geologic, soil, or topographic conditions that would limit the capability for building or excavation using ordinary and reasonable construction techniques. This is supported by the Geotechnical Evaluation Report, completed by Pilch Engineering, LLC, included in Section D.**

In summary, according to the Natural Resources and Conservation Service (NRCS) Soils Report the subject property is entirely classified as Urban Land, reference Section D. Generally, these soils can be significantly changed into human-transported materials or human-altered materials which aligns with the characteristics of the land use history in the area of residential development and urban infrastructure. "Urban Land" and does not give a Hydrologic Soil Group designation, please reference the NRCS Soils Map in Section D.

To further support the applicants, claim there are no known limitations on the property as it pertains to building or excavation please refer to the *Potentiometric Surface of the Basin-Fill and Bedrock Aquifers, Mineral and Missoula Counties, Wester Montana, by John I. LaFave*, the aquifer contour elevation at the subject property is approximately 3142'. The LaFave Map shows groundwater elevation to be approximately 3142' mean sea elevation at this location, which is approximately

16.5' below the surveyed elevation of the subject property. Based on the LaFave study, geotechnical investigation, and surrounding well logs, the maximum and minimum depths to water table be can conservatively noted at 15' - 80' below existing grade. The LaFave study also notes its estimates that more than 80-90 percent of the recharge to the aquifer is due to Leakage from the Clark Fork River as well as underflow through Hellgate Canyon and precipitation. Therefore, it is not anticipated that this subdivision site will contribute to this recharge. A copy of the LaFave Map is provided as reference in Section D.

- v. **Geotechnical report.** If the proposed subdivision includes land areas with the potential for land sliding, 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 land sliding, slope instability, and high ground water, and prominently designate these areas on the preliminary plat and other records of conveyance.

The report provides the future residential buildings can be supported on conventional spread footings on prepared subgrades, provides suggestions for roadway materials and conditions observed during field exploration. Groundwater was not observed in any of the four exploratory test pits at the time of the field exploration (November 2023). The report does not conclude concerns as it pertains to potential for land sliding, slope instability, or high ground water as provided within this criterion.

Location in packet: A preliminary Geotechnical Evaluation Report has been included in Section D for soil infiltration capacity as well as road and building structural considerations to further support the criterion listed above.

- vi. **Steep Slopes/Slope category map.** Does the subject property have slopes of 25% or greater? ☐ Yes ☒ No
1. If yes, designate these areas as "No-Build Zone/Steep Slope" on the plat. Location in packet: N/A.

- 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.
Location in packet: N/A.

4. **IMPACTS ON WILDLIFE AND WILDLIFE HABITAT:** Answer the questions below. In addition, provide a narrative that identifies the adverse impacts and describe proposed avoidance and mitigation efforts that will be used to reasonably minimize potentially significant adverse impacts to wildlife and wildlife habitat. **Typical of an inner-city residential area the property consists of birds, insects, and small mammals. There are no larger tracts of open space, parkland, or corridors available to wildlife or that would consist of large areas of wildlife habitat. Residential development is surrounding the subject property and adjacent to public infrastructure (roadways, intermittent sidewalks, and utility infrastructure), therefore, the site would not be considered a priority for habitat and breeding is highly unlikely. The Montana Natural Heritage Program (MTNHP) reporting was used to identify Species of Concern (SOC) within a mile radius of the Subject Property. The requested Environmental Summary Report, managed by Montana Natural Heritage Programs data, provides species occurrences, ecological systems, biological reports and animal observations which include but are not limited to: Bald Eagle, Great Blue Heron, Lewis Woodpecker, Pileated Woodpecker,**

Clark's Nutcracker, Grey-crowned Rosey-Finch, Evening Grosbeak, Cassin's Finch, Veery, Varied Thrush, Brown Creeper, Flammulated Owl, Long-eared Myotis, Bat and Bat Roost, and Western Skink. The Bald Eagle has been listed as a sensitive species as it has been included in the report that observes species within a mile radius of the Subject Property. Nesting sites have not been confirmed on or adjacent to the property but the surrounding areas could be included in Bald Eagle breeding territory. Confirmed nesting areas must be buffered by a minimum distance of just over one mile in order to be conservative about encompassing the breeding territory and area commonly used for renesting (see page 3 of the SOC Occurrences Report).

This property would be home to birds and other smaller wildlife species that are typically known to filter throughout dense residential development. However, homeowners are encouraged to secure garbage and avoid any conflicts between wildlife and human interactions to mitigate nuisances. The applicant is not aware of any known critical or key wildlife areas such as big game winter ranges, grizzly bear linkage corridors, waterfowl nesting areas, habitat for rare or endangered species, and wetlands and riparian resource areas per Montana Fish, Wildlife, and Parks's maps and data and other appropriate resources.

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

Location in packet: A Wildlife Exhibit has been included in Section B which summarizes the information collected from Montana Fish, Wildlife, and Parks databases. The environmental full Natural Heritage Program Species of Concern Occurrences Report is provided in Section D. The proposed Draft Proposed Covenants, Conditions, and Restrictions are in Section C.

- 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?

Wildlife species that may use the project site are not anticipated to be affected by the subdivision. The Montana Fish, Wildlife, and Parks databases provide information of wildlife and fish species that are known to utilize all or a portion of the section, township, range that this project is located within. Please see the summary provided above providing further explanation of measures to protect, enhance, or minimize degradation of wildlife habitat.

The subdivision will not affect fish species. The subdivision will preserve mature trees as reasonably possible and provide additional tree plantings as required within the boulevard. As lots are purchased and homes are constructed residential landscaping will provide habitat for many of the bird species and smaller mammals listed in the report provided by Montana Fish, Wildlife, and Parks databases.

- 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 Environmental Summary Report has shown the Bald Eagle to be a sensitive species to this area. Nesting sites have been confirmed within the broader area and could include breeding territory. Please see the summary provided above providing further explanation of measures to protect, enhance, or minimize degradation of wildlife habitat.**

Location in packet: **The environmental full Natural Heritage Program Species of Concern Occurrences Report is provided in Section D. The proposed Draft Proposed Covenants, Conditions, and Restrictions are in Section C.**

- ii. Describe any proposed measures to minimize or mitigate conflicts between residents and wildlife (such as covenants that require garbage and pet food to be kept indoors). **The applicant has not found there will be conflicts between residents and wildlife based on the criteria outlined within this section of the application. Please see the summary provided above pertaining to proposed measures to minimize or mitigate conflicts between residents and wildlife.** Location in packet: **N/A.**
- 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. Location in packet: **A Wildlife Exhibit has been included in the submittal packet, see Section B. There are no 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 on or adjacent to the site.**

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. **No potentially significant adverse impacts have been identified based on the criteria outlined within this section of the application. There are no hazardous waste sites on or adjacent to the property – all adjacent parcels are used for residential uses. Additionally, there are no abandoned landfills, mines, waste sites, or sewage treatment plants in the vicinity of the project. No potentially significant adverse impacts have been identified based on the criteria outlined within this section of the application. The proposed mitigation measures described in this section will minimize potentially significant adverse impacts to public health and safety.**

- a. **Air Stagnation Zone.** Is the property within the Air Stagnation Zone? ☒ Yes ☐ No
The proposed subdivision is within the Missoula County Air Stagnation Zone so all driving surfaces will be paved. Additionally, if the Missoula Air Quality District recommends covenants pertaining to woodstoves and outdoor burning, those provisions will be added to the draft Covenants, Conditions, and Restrictions accordingly.
- b. **Airport Influence Area.** Is the property within the Airport Influence Area? ☐ Yes ☒ No
 - i. If the property is within the Airport Influence Area, provide a map showing the boundaries of the Airport Influence Area with the site identified and other subareas (such as Runway Protection Zone (RPZ), Extended Approach and Departure Areas (EADA), and the 65 dnL noise contour).
Location in packet: **N/A.**
- c. **Avoidance and mitigation of hazards.** Describe avoidance or mitigation measures that are proposed to address identified hazard(s) and provide a map locating the hazards. Examples of health and safety hazards are:
 - i. areas containing high pressure gas lines or high voltage lines;
 - ii. land on or adjacent to Superfund or hazardous waste sites;

- iii. land on or adjacent to abandoned landfills, mines, well, waste sites or sewage treatment plants; and
- iv. areas identified as a high seismic hazard

Geologic Hazards, including the potential for seismically induced liquefaction of soils at the project site, is included within the Geotechnical Evaluation Report, provided in Section D. Further, the report reviewed and determined the risk of slope instability for the project site, existing and proposed topography, subsurface soil conditions, depth to groundwater, and the proposed construction layout provided. The recommendation provided by Pilch Engineering begins on page 19 of the evaluation. The applicant does not foresee any significant health or safety hazards as a result of the proposed construction activities as stated in the Geotechnical Evaluation Report included herein.

The Revegetation Plan and Weed Management Plan indicates methods for homeowners to ensure that there are no dangerous pesticides or herbicides contributing to groundwater or surface water contamination. The Missoula Weed Prevention Coordinator has reviewed and approved this plan located within Section C of this submittal.

No other hazards have been identified on the subject property.

- 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 located in a residential area. Each lot for this project will connect to public infrastructure, utilize private businesses for trash collection services (republic Services or Grizzly Disposal & Recycling, and be subject to the same regulations as those of the properties within the project sites vicinity. Therefore, the subject proposal will implement similar mitigation measures and be subject to the same regulations as those residents in the vicinity. There are no known nuisances that would impact this residential neighborhood; therefore, no further mitigation measures are proposed. Location in packet: N/A.**

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. **No potentially significant adverse impacts have been identified based on the criteria outlined within this section of the application. The proposed mitigation described in this section will minimize potential impacts to local services.**

- a. **Transportation facilities – motorized and non-motorized.** Describe the proposed subdivision's mitigation measures to avoid or minimize congestion (MCA 76-3501(8)); **The site adjoins a few public streets that allow for connectivity for both motorized and non-motorized users. The proposed improvements provided in detail within this section seem to reasonably correspond with the anticipated increase of the neighborhood's population, dwelling densities, and service requirements of the proposed development mitigating impacts from this subdivision. The improvements may include but are not limited to; a new internal roadway with parking on one side, half street improvements to S. Curtis Street, and increased access for emergency services.**

Pedestrian circulation has been considered throughout the development and as such the proposed subdivision will include streetside landscaping in the

boulevards and sidewalks. Further, preliminary discussions with city staff have resulted in a newly proposed 20' wide Non-Motorized Access and Utility Easement that will extend from the southern ROW line for Pit Lane, through the proposed common area, to the southern property line to ensure public access. This offers mitigation due to the difficulties of providing a through connection and existing adjacent infrastructure. This newly proposed pedestrian easement provides an increased possibility for future connection into the Milwaukee Trail and to the pedestrian easement into the adjacent subdivision, Craftsman Place.

Location in packet: Improvements can be observed in the Preliminary Road Construction Plans in Section D of this submittal. Variances to the City of Missoula Subdivision Standards as they pertain to transportation facilities can be reviewed in Section A.

- i. **Bridges and culverts.** Describe characteristics such as location, name, type, width, design load, and vertical clearance, of any existing or proposed bridges or culverts within the subdivision or on roads providing access to the subdivision. **There are no known existing or proposed bridges within the subdivision or on roads providing access to the subdivision.** Location in packet: See the Existing Conditions Exhibit (within the Supplemental Data Sheets) provided in Section A.
- 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. **S. Curtis Street is located adjacent to the proposal's eastern property line. The street has an asphalt trail on the eastern side, adjacent to the subject property, according to aerial imagery. This street is classified as an Urban Collector (without parking) and will be improved to include a 5-foot sidewalk and 7' boulevard along the property's frontage.**

Improvements internal to the subdivision will include sidewalks, boulevard trees and landscaping. Proposed Pit Lane will be constructed with the required 5-foot sidewalk and 7-foot boulevard along the southern portion of the roadway and one 7-foot parking lane on the north side of the road. Thus, the north side of the proposed Pit Lane will contain one single 7-foot proposed parking lane with no sidewalk or boulevard improvements. Pit Lane will be constructed within a 31.5' right-of-way. Further, preliminary discussions with city staff have resulted in a newly proposed 20' wide Non-Motorized Access and Utility Easement that will extend from the southern ROW line for Pit Lane, through the proposed common area, to the southern property line to ensure public access. This offers an increased possibility for future connection into the Milwaukee Trail and to the pedestrian easement into the adjacent subdivision, Craftsman Place.

The Milwaukee Trail, an asphalt shared use pathway, exists north of the property. The trail is not fully accessible via sidewalk infrastructure, however, is connected via the pedestrian asphalt trail along the east side of S. Curtis Street. Overtime as infill projects improve sidewalk connection in the area.

Location in packet: Reference the Supplemental Data Sheets provided in Section A. In addition, Section A includes the variances applicable to these roadways and related infrastructure.

- 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 project is not located on an existing school bus route. There are no proposed bus stops or turnarounds within the proposed Subdivision. The Bus Route Exhibit displays current school bus stops in the vicinity and the nearest bus stops relative to the proposed subdivision.**

Location in packet: **The Bus Route Exhibit is included in Section B.**

- b. **Street and Roads Plans.** Per City Subdivision regulations section 5-020.10 provide the following information:
- i. Using the subdivision plat as a base map show the following: Location in packet: **Please see the Preliminary Road Construction Plans in Section D. In addition, Section A includes the variances applicable to these roadways and related infrastructure.**
 - 1) Street names, road classification, public or private maintenance
 - 2) Right-of-way widths
 - 3) Surface widths (boc to boc), curb/gutter, with parking lane or no parking lane
 - 4) Street grades
 - 5) Sidewalk widths, landscaped boulevard widths
 - 6) Minimum site distances and curb radii at corners
 - 7) Locations and characteristics of bridges and culverts
 - 8) Location of streetlights
 - 9) Number and location of on-street parking spaces, if applicable
 - 10) For cul-de-sac streets, provide the widths of turn-around radii, minimum right-of-way widths at turnarounds, minimum surface widths at turn-arounds and total length
 - 11) Number and location of on-street parking locations, if applicable
 - 12) Location of existing and proposed bike lanes
 - ii. **Typical cross sections** including pavement and base thickness, and all road improvements for each on-site road within the subdivision and proposed half-street improvements for roads adjacent to the subdivision which serve the subdivision. Location in packet: **Typical cross sections are included in the Preliminary Road Construction Plans in Section D.**
 - iv. **Road profiles and cross sections** for all proposed streets and roads which have grades exceeding seven (7) % or cuts/fills exceeding three (3) feet. Location in packet: **Not applicable as there are no proposed streets or roads which have grades exceeding 7% or cuts/fills exceeding 3 feet.**
 - v. **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. **The proposed subdivision will construct public half-street improvements across the frontage of the subject property providing an adequate transition into existing infrastructure and adds to improve public safety as the area redevelops. These improvements are proposed to include a 3.9' foot public right-of-way dedication along the western side of the roadway.** Location in packet: **Reference the Preliminary Road Construction Plans in Section D.**
 - vi. **Cul-de-sac/Circle/Loop Streets.** Are Cul-de-sac/Circle/Loop streets proposed?
☒ Yes ☐ 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. Location in packet: **Please see both the Supplemental Data Sheets Exhibit in Section A and the Preliminary Road Construction Plans in Section D. In addition, Section A includes the variances applicable to these roadways and related infrastructure. A variance to the subdivision regulations has been provided in Section A.**

- vii. **Homezone/Woonerf.** Are Homezone/Woonerf streets proposed? ☐ Yes ☒ No
If Homezone/Woonerfs are proposed, provide a plan meeting the standards of Section 3-020.7 Location in packet: **N/A.**

viii. **Private road access.**

- 1) Does access to the property cross any private properties not owned by the subdivider or property owner? ☐ Yes ☒ No
 - a) 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. Location in packet: **N/A.**
- 2) Are private roads proposed? ☐ Yes ☒ No
If private roads are proposed, include a private road maintenance plan in a development agreement or draft covenants. Location in packet: **N/A.**
- 3) Are short courts proposed? ☐ Yes ☒ 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. Location in packet: **N/A.**

c. **Traffic impact narrative:**

- i. 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*.
Townhomes are expected to contribute 7 vehicle trips per day each, while detached single family homes contribute 8 vehicle trips per day each. If the future development included 10 townhomes on 10 lots the development would generate a total of 70 vehicle trips per day.

If future development included all single-family homes the 10 lots would contribute 8 vehicle trips on average per day, totaling 80 additional trips per day. Both estimates would not generate 200 or more average weekday daily trips requiring a Traffic Study as stated below.

Further, the City of Missoula stated a traffic impact study would not be required as a result of the proposed development and anticipated increased traffic. This information has been provided through using traffic averages per the most recent edition of the Trip Generation, Institute of Transportation Engineers, 11th Edition (2021).

- 1) **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.

Preliminary discussions with city staff during the pre-application meeting has determined a traffic study would not be required.

Location in packet: N/A.

- ii. 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. Location in packet: **The Vicinity Map included in Section B of this application has the existing transportation corridors outlined and the bicycle and pedestrians' routes for these corridors are summarized and described below.**

The majority of the roadways within a quarter mile north of the property provide a connection between two streets or are intended for through traffic. Existing road infrastructure in the vicinity includes Everard Court, Westfield Court, and Applewood Lane which have generally been constructed as cul-de-sacs, loop streets, or dead-end streets and classified as Local Streets.

Wyoming Street is a varying width right-of-way that will likely be used by new residents of this development and is largely considered a Local Collector. The existing condition of this roadway consists of intermittent boulevard and sidewalks improvements near the subdivision. Bike lanes become more apparent near the intersection of Wyoming Street and N Russell Street. The Milwaukee Trail, an asphalt shared use pathway, exists north of the property. Residents of this development will have access to this non-motorized pathway that extends access opportunities to Bentley Park, Emma Dickson School and Sussex School to the south. These areas are not fully accessible via sidewalk infrastructure, however, overtime as infill projects will improve sidewalk connection to parks, schools, and stores in the vicinity. Due to the proposed infrastructure improvements unfavorable impacts to these transportation corridors are not anticipated.

S. Curtis Street is adjacent to the proposal's eastern property line. This street is classified as an Urban Collector (without Parking), providing the main ingress and egress for the development. S. Curtis Street is wide enough to support two 12.5' driving lanes, intermittent 5-foot sidewalks and curb and gutter constructed within a 60-foot right-of-way. Improvements are proposed adjacent to the property and will be blended with existing infrastructure mitigating impacts to the roadway. A pedestrian asphalt trail exists along the east side of S. Curtis Street. Overtime as infill projects improve sidewalk connection in the area. Other roadways within a quarter mile east of the property, that are unlikely to see impact as a direct result of this subdivision include; Catrina Lane, Trail Street, Carol Ann Court, N Johnson Street and N Grant Street. Many of these would be considered loop streets or are constructed as cul-de-sacs that are not intended for through traffic.

Within one quarter mile south of the property roads consist of; Bulen Street Harriet Street and Augusta Drive that can be generally classified as local streets. These are not intended for through traffic and will not see a significant impact due to the proposed development. S 3rd Street West is

classified as Minor Arterial that generates traffic from the highway into the inner-city road network.

Reserve Street is west of the subject property which contains existing sidewalk infrastructure. Reserve Street will be used and additional trips per day will be added to this road as a result of this development. However, the roadway is an arterial thoroughfare designed for high-capacity urban traffic and is not expected to be directly impacted. Other roadways west of the property, that are unlikely to see impact as a direct result of this subdivision include; Ramers Court and Craftsman Place and Bently Park Loop. This is because they are generally not intended for through traffic.

Milwaukee Trail transverses the northern portion of Bently Park to the west of the subject property. The trail is not fully accessible via sidewalk infrastructure, however, overtime as infill projects improve sidewalk connection in the area access using this trail will be increased. It should be noted, preliminary discussions with city staff have resulted in a newly proposed 20' wide Non-Motorized Access and Utility Easement through the proposed common area and cul-de-sac to the southern property line to ensure public access and future utility extension. This offers an increased possibility for future connection into the Milwaukee Trail and to the pedestrian easement into the adjacent subdivision, Craftsman Place. This offers an increased possibility for future connection into the Milwaukee Trail and to the pedestrian easement into the adjacent subdivision, Craftsman Place. As future infill developments occur in the vicinity of this project site, additional sidewalks will be constructed, offering improved future connection to those existing non-motorized facilities in the area as new development occurs.

1) 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). Location in packet: **The applicant will continue coordinating with City Engineering regarding the proposed half street improvements to S. Curtis St., blending existing infrastructure into the proposed improvements and the construction of the internal road within the proposed subdivision. Comments on the preliminary road design and coordination of roads within this proposal will be provided during the agency comment portion of the sufficiency review.**

- iii. What are the planned improvements to existing public and private access roads to mitigate the impacts anticipated from this subdivision? Location in packet: **The Preliminary Road Construction Plans within Section D provide more details of the residential subdivision proposed road improvements. Each variance requested to the required improvements can be reviewed within Section A of this submittal packet.**

The proposed subdivision will construct public half-street improvements across the frontage of the subject property providing an adequate transition into existing infrastructure and adds to improve public safety as the area redevelops. A variance requested is included in Section A requesting to vary from the 80' wide right-of-way width and from the requirement to construct a 5-foot bike lane. The development proposes to include a 3.9' foot public right-of-way dedication, one 5-foot sidewalk with a 7-foot boulevard along the eastern side of the roadway.

The newly proposed internal roadway, Pit Lane, requests deviation from the requirements to construct 5-foot sidewalks, 7-foot boulevards, and parking

lanes on both sides of the Low Density Local Residential Street. Pit Lane would include a 31.5' right-of-way dedication, one 7-foot-wide parking lane, one 5-foot sidewalk and one 7-foot-wide boulevard along the northern portion of the roadway. A Variance request is included in Section A for review of these improvements and to allow a cul-de-sacs as dead end streets are typically prohibited.

d. **Grading and drainage plans**, including at a minimum the following information:

i. Provide a report that addresses the following: Location in packet:

See the Preliminary Grading and Drainage Engineering Design Report in Section D of this submittal. Basin delineation, impervious coverage, and general site grading can be seen on Sheet 9 and 10 of the Preliminary Road Construction Plans included in Section D of this submittal.

- 1) A description of the proposed storm drainage and calculations for a 10-year frequency 1-hour storm and a 100-year frequency 1-hour storm on site and a method to mitigate adverse impacts for a 100-year frequency 1-hour storm. **The report provides three drainage basins (Basin A-C) will be developed to handle peak flows during a 100-year, 24-hour storm. Time of concentration calculations are included in the Appendix B, Hydrographs Report, that further described the methods of mitigation to mitigate adverse impacts for a 100-year frequency 1-hour storm per the Missoula City Public Works Standards and Specifications Manual.**

- 2) Conveyance, treatment, and disposal of storm water for both on-site and off-site facilities.

The report provides three drainage basins (Basin A-C) will be developed on the project site to capture rainfall that lands within the basin areas to drain into the proposed internal roadways curb and gutter (along Pit Lane) to one of the three (3) proposed sumps. These basins have been designed to capture both on-site and off-site flows of stormwater. Each runoff basin has a respective drywell sump for stormwater runoff storage and infiltration. It is also noted that pre-treatment will be required for sump infiltration and will be designed and approved through Stage 3 review in Final Platting.

ii. Using the subdivision plat as a base map, show the following: Location in packet: **Detailed information regarding the criteria listed below please reference the Preliminary Road Construction Plans, provided in Section D of this submittal.**

- 1) proposed grades of all streets;
- 2) proposed drainage facilities for all lots, blocks, and other areas (show accurate dimensions, courses and elevations);
- 3) graded slopes;
- 4) existing and proposed contours; and
- 5) 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.

iii. Provide a storm water pollution prevention plan (SWPP) for all lots, blocks, and other areas (show accurate dimensions, courses and elevations). Location in packet: **A draft Stormwater Pollution Prevention Plan has been included within the Preliminary Road Construction Plans, Sheet 9.**

iv. Submit a Slope Category Map showing grades between 5-10%, 10.01%-20%, 20.01%-25%, and over 25%. Location in packet: **The subject property is generally flat; a Slope Category Map has not been provided.**

- e. **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. Location in packet: **Please reference the Existing Conditions exhibit (Supplemental Data, Sheet 1) included in Section A. Numerous wireless providers will provide telephone service, Direct TV and Dish Network will provide Cable TV, and Republic Services will provide solid waste collection and disposal. No mitigation has been proposed as there are no known potentially significant adverse impacts to the utilities.**
- i. **Service providers.** List the following service providers and, if applicable, how the service will be provided:
- 1) Electricity: **Northwestern Energy**
 - 2) Telephone: **Numerous Wireless Providers**
 - 3) Natural Gas: **Northwestern Energy**
 - 4) Cable TV/Internet Provider: **Direct TV, Dish Network**
 - 5) Solid Waste Collection and Disposal: **Republic Services**
- ii. **Over-head utilities.** If any utilities are proposed to be over-head, explain why. **This project does not propose overhead utilities. Existing overhead power near the northern property line leading to the power meter will be removed. The existing power on S Curtis Street will remain. Please reference the Preliminary Road Construction Plans and Existing Conditions exhibit (Supplemental Data, Sheet 1) for the location of existing over-head utilities and proposed improvements.**
- iii. **Street lighting.** Is street lighting proposed? ☐ Yes ☒ No
If yes, who will install and maintain proposed street lighting? **N/A, this project does not propose street lighting.**
- iv. **Utilities Plan,** including at a minimum the following information: Location in packet: **Available utilities are shown on the Utility Construction Plans attached in Section D.**
- 1) Existing and proposed utilities located on and adjacent to the tract, including: Location in packet: **Available utilities are shown on the Utility Construction Plans attached in Section D.**
 - 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.
Stormwater infrastructure exists in neighboring subdivisions but do not exist on the subject property. The nearest being stormwater drywells and inlets roughly 100-feet to the east of the property along S Curtis Street and Trail Street consisting of 8" PVC lines.

The approximate location of the previous sewer service is north of the existing driveway and has been capped and abandoned (Permit #2023-MSS-SWR-0083). Based on a review of publicly available data and the survey conducted on site by IMEG there are no known records of septic tanks or replacement areas on the property. Existing 8" sanitary gravity mains exist adjacent to the north, south and along S Curtis Street of the property.

The property contains an existing irrigation ditch responsible for delivering irrigation water for agricultural purposes to the surrounding properties. The irrigation ditch will remain in the proposed development and will be contained within a proposed 12' Irrigation Ditch Easement that runs along the western property line of the proposed subdivision. In addition, an existing private branch extends off this irrigation ditch along the western property line. It is assumed the private branch exists along the northern

portion of the property. The exact location, length, size, and condition of this branch is unknown as the ditch company does not keep record of private branches and correspondence with the previous landowner has not allowed permission for the ditch company to observe or cap this line. The approximate location of the private irrigation lateral along the northern property boundary has been shown on the Existing Conditions exhibit within the Supplemental Data Sheets in Section A. This lateral will be capped and abandoned prior to final plat approval. Please see the Orchard Homes Ditch Company Correspondence email in Section E for further clarification.

- b) Approximate location, size and depth of water mains, water lines, wells, and fire hydrants if within 500 feet.

An existing 6" steel water main is located in S Curtis Street. Adjacent to the west is an existing water blow-off & valve assembly for an 8" iron main supplying water to residents along Craftsman Place. Adjacent to the north is a 2" water service line made up of an unknown material providing water service to the residents along Lovegrove Court. The existing well adjacent to the north, approximately 100-feet, is shown on the Existing Conditions sheet (Supplemental Data) provided in Section A.

A fire hydrant exists northeast of the property and is generally located at the corner of S Curtis Street and Trail Street. Further, a fire hydrant is being proposed at the northeastern property corner, south of proposed Pit Lane in the boulevard, to service the subject property.

Locations of water mains, water lines, wells and fire hydrants are included within the Existing Conditions Exhibit (within the Supplemental Data Sheets), please see Section A. Further details regarding fire hydrants, depth of water mains, water lines and associated facilities can be reviewed in the Existing Conditions sheet (Supplemental Data Sheets) provided in Section A.

Please note, IMEG staff has requested via mailed letter if adjacent property owners "will" or "will not" allow an easement for a newly proposed water connection through Craftsman Place as required by the City. This packet includes copies of the letters sent to two adjoining neighbors with the physical addresses of 219 S. Curtis St. and 126 Davis St. One request for an easement to construct a water main was signed and returned by Frances O'Connell on 06/17/2024 included within the subdivision packet. As a result, the newly proposed water main will be extended beyond edge of cul-de-sac and finished with a [post hydrant](#) or water blow off as provided within the Proposed Layout. Please refer to the Neighboring Water Service Connection Requests (Section D) exhibit herein.

- 2) Approximate location of gas lines, electric, cable TV, and telephone lines and streetlights. Location in packet: A gas line exists on the property. Available utilities are shown on the Existing Conditions exhibit (Supplemental Data, Sheet 1). The Existing Conditions Exhibit provides the approximate location of existing gas lines, electric, cable TV, telephone lines and streetlights.

- v. **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. **The City of Missoula Public Works indicated in the Pre-Application Meeting that this project will be supported for municipal connections. A previously existing well has been abandoned which had served the recently demolished single-family home built in 1935, according to**

publicly available data. Please reference the Groundwater Information Center publicly available data, ID #329990, for the abandonment of this well. A new 8" water main will be extended from the existing 6" water main located in S. Curtis Street into the subdivision. The proposed water main extension will be constructed within the right-of-way of the newly proposed Pit Lane. A new sewer service will be proposed for each residential home through the existing sewer main adjacent to the southern property line. This sewer facility will provide individual services to all lots within the proposed subdivision.

No adverse impacts to the public system were noted and no mitigation efforts were brought to our attention during those meetings.

- 1) **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). Location in packet: **A new water main will be extended from the existing 6" steel water main located in S. Curtis St. into the subdivision. The water main will be constructed within the right-of-way of the newly proposed Pit Lane. Please reference the preliminary Utility Construction Plans as well as the Preliminary Road Construction Plans in Section D of this submittal for further details on the locations of water systems as described above.**
 - a) Water supply via wells require well isolation zones. Provide easements for well isolation zones encroaching onto adjoining private property. Location in packet: **No new wells are proposed; therefore, no well isolation zones are necessary. This project will propose connection to the City of Missoula's water system.**
- 2) **Nearest public water main.** How far is the proposed subdivision boundary from the nearest public water main?
An existing 6" steel water main is located in S. Curtis Street. Adjacent to the west is an existing water blow-off & valve assembly for an 8" iron main supplying water to residents along Craftsman Place. According to the Missoula City Utility Maps there is a Privately owned and maintained 2" diameter water line servicing the residents along Lovegrove Court.
- 3) **Description of use.** Describe how water will be provided for household use.
A new water main will be extended from the existing 6" steel water main located in S. Curtis St. into the subdivision. The proposed water main extension will be constructed within the right-of-way of the newly proposed Pit Lane. These facilities will be expanded to serve all lots within the proposed subdivision and will be subject to the City of Missoula Stage process and the applicable approval documents will be submitted to MDEQ for public system review per MCA statutes.
- 4) **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?
We estimate that each resident will follow the DNRC average of 150 gallons per day (GPD) of water per household. Therefore, an estimate of 1,500 gallons per day when considering the 10 proposed residential homes within the proposal. The DNRC average for the final population of this subdivision is not anticipated to have a negative effect on existing water systems or wells within the area.
- 5) **State standards.** Indicate whether the plans for water supply meet the standards of MDEQ for quality, quantity and construction criteria.
The proposed subdivision will connect to Missoula City Water. The Montana Department of Environmental Quality (MDEQ) standards will be met for this project. Furthermore, the applicable sections above regarding water supply provide preliminary plans for the extension to public infrastructure in accordance with adopted ordinances and regulations for this subdivision to qualify for MCA 76-3-623. Further, the Utility

Construction Plans offer greater detail on how state standards will be met, please reference Section D.

- 6) **Existing public system.** If the subdivider proposes to connect to an existing water system:
 - a) Identify and describe that system. Location in packet: **Missoula Water Municipal Facilities are proposed, please see the responses below. Please see the preliminary Utility Construction Plans in Section D of this submittal for further details on the locations of existing water systems.**
 - b) Provide written evidence that permission to connect to that system has been obtained. **The water main extension will be reviewed and approved through the City of Missoula Stage process, and the applicable approval documents will be submitted to MDEQ for public system review per MCA statutes.**
 - c) State the approximate distance to that system. **A new water main will be extended from the existing 6" water main located in S. Curtis St. into the subdivision. The water main is directly adjacent to the proposed development.**
 - d) State the cost of extending or improving the existing water system to service the proposed development. **Preliminary costs are approximately \$1,300,00.00.**
 - e) Show that the existing water system is adequate to serve the proposed subdivision. **All discussions surrounding water system adequacy are the responsibility of the City of Missoula. During the pre-application meeting, City Engineering stated connection to municipal services would be supported for the proposed development.**
 - 7) **New public system.** If a separate public water system is to be installed, describe:
 - a) Who is to install that system and when it will be completed. Location in packet: **Not applicable as no separate public water system is to be installed.**
 - b) Who will administer and maintain the system at the beginning of subdivision development and when subdivision is completed. **Not applicable as no separate public water system is to be installed.**
 - c) Provision of evidence that the water supply is adequate in quantity, quality, and dependability (75-6-102 MCA). **Not applicable as no separate public water system is to be installed.**
 - 8) **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.
Location in packet: **Not applicable as no separate public water system is to be installed.**
- vi. **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. **The proposed lots are currently within the Missoula Wastewater Facilities Service Area and will connect to public sanitary sewer disposal facilities. Please see the Proposed Site Plan provided within the Supplemental Data Sheets (Section A) and the Utility Construction Plans (Section D) for further details on the locations of public sewer mains. No adverse impacts have been identified based on the planned sewer service connections coming off of the sewer main located to the south of the subject property.**
- 1) Identify and describe the type of sewage disposal system planned for the subdivision. **The proposed lots are currently within the Missoula Wastewater Facilities Service Area and will connect to the existing sewer main located to the south of the subject property via sewer service stubs.**
 - 2) How far is the proposed development boundary from the nearest public sewage system main?

Existing 8" PVC sanitary gravity mains exist adjacent to the north, south and along S. Curtis St. of the property.

- 3) Is the property currently wholly within a Utility Service Area Boundary and eligible to access public sanitary sewer disposal facilities? ☒ Yes ☐ No

a) If yes, provide the Municipal Facilities exemption documentation that the property is eligible for connection to and usage of the public sanitary sewer system.

The property is entirely within the Missoula Wastewater Facilities Service Area.

- b) If any portion of the property is outside the Utility Services Area Boundary, provide a copy of the City Council-approved Resolution expanding the Utility Services Area Boundary to serve the property.

Not applicable as no portion of the property is outside the Utility Services Area Boundary.

- vii. **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. Location in packet:

There are no potentially significant adverse impacts identified based on the criteria outlined within this section of the application. However, to further determine if the proposed subdivision would adversely impact any of the schools in the area an inquiry was sent out to staff at the schools listed below.

- 1) Identify the name of the schools and school districts (elementary and secondary) that will serve the proposed subdivision.

Hawthorne Elementary, C.S. Porter Middle School, and Big Sky-High School.

- 2) Estimate the number of school-aged children this subdivision is likely to add to the district.

According to census information gathered and analyzed by Statista between 1960 and 2020 the average number of children under 18 in families with children in the United States grows at a maximum of .5 children per year (assuming a household has two parents). As the exact number of families with children cannot be determined at this time it is anticipated that the proposed development will align with the average trend and families that move to the proposed subdivision would contribute a maximum of .5 annual growth to children under the age of 18 in this area (www.statista.com).

Based on this calculation, assuming the residential homes adhere to the estimated average, the proposed development could add as many as 5 school aged children once completely built out and lived in.

- viii. **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. Location in packet: **The proposed subdivision design accommodates adequate, safe, access for emergency service vehicles. An adequate fire truck turnaround has been provided and will be reviewed by City of Missoula Fire Department and the City Public Works Department. No potentially significant adverse impacts are expected to occur to emergency service providers in the area due to the proposed subdivision.**

- 1) 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	Missoula Police Department	~ 0.7 Miles
Ambulance	St. Patrick Hospital	~ 2.2 Miles

- 2) How will water supply for fire protection be provided?
A fire hydrant is proposed for this development. Preliminary discussions with city staff and the fire department have required an additional fire hydrant for the subdivision to provide adequate means for water supply. Please see the Proposed Layout Sheet (within the Supplemental Data Sheets) included in Section A of this submittal.
- 3) Is the property, or any portion of the property, located within a Wildland Residential Interface? ☐ Yes ☒ **No**
- a) 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. Location in packet: **Please see Community Wildfire Protection Plan Exhibit showing the property is outside of a Wildland Residential Interface, provided in Section B.**
- b) 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?
Location in packet: **N/A, subdivision is not required to construct more than once access route.**
- 4) If the proposed subdivision is not within a fire district, provide an application for annexing into the appropriate fire district. Location in packet: **Not applicable as the subdivision is located within the City of Missoula Fire Department district.**
- ix. **Housing:** Answer the questions below. In addition, provide a narrative that identifies the adverse impacts and describe proposed avoidance and mitigation efforts that will be used to reasonably minimize potentially significant adverse impacts to housing. **The Our Missoula City Growth Policy designates this area as Residential Medium allowing 3 to 11 dwelling units per acre. The property is intended to be rezoned to RT5.4 Residential (two-unit/townhouse) allowing for similar building types and property line setbacks but will allow for two-unit townhomes. The RT5.4 Residential (two-unit/townhouse) dictates a minimum parcel size of 5,400 sq ft (gross density calculation). The proposal is compatible with neighborhood plans, zoning ordinances, and considers the character of the neighborhood and those in the vicinity of the project site. The rezoning of this site promotes development flexibility, while at the same time helping to ensure that new development will adhere to the applicable regulations and standards outlined in the ‘Our Missoula’ City Growth Policy.**
- 1) Describe the total number of dwellings anticipated by type (such as single dwelling, multiple dwelling, or mobile home). **The development is estimated to contain a total of 10 residential homes on 10 lots.**

- 2) Estimate the market cost of the dwellings and rents for rental units in this subdivision. **The development will construct market rate homes and the median sale price of a Townhome Unit in 2023 was \$502,000 in Missoula County per the MOR Housing Report. A single-family home median sale price was 579,900. Market costs will vary as the homes will be constructed by individual lot owners with associated accessory uses.**
 - 3) What is the approximate average number of bedrooms per dwelling unit anticipated for the subdivision? **Three bedrooms is the approximate average.**
 - 4) Is the subdivision planned as a second home? **No.**
 - 5) What is the expected date of full development and occupancy for this subdivision? **This will be determined by the timing of the subdivision review, material supply chain, and real estate market. A conservative estimate for full build out would be two to five years from the date of preliminary plat approval. With that being said, the expected year of full development and occupancy for this subdivision is 2026 or later.**
- x. **Parkland, Common Area & Open Space:** 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. Location in packet: **This proposal will complete a "cash-in-lieu" park land dedication. Pursuant to Section 76-3-606 MCA, developers may make cash contributions instead of dedicating part of the area being developed as park land. A common area is proposed along the western property line. The City of Missoula has requested a 20' wide Non-Motorized Access and Utility Easement dedication planned within the southern portion of the common area on the west end of the property. This proposed easement dedication may serve as a future possible connection to adjacent subdivisions and the Milwaukee Trail to the north as the area redevelops. The proposed tree planting locations within the boulevards and common area, near the western portion of the property, can be reviewed within Preliminary Road Construction Plans in Section D. Please reference Sheet 5 titled Landscaping and Maintenance Plan (Sheet 8).**

The intent of the subdivider proposing cash-in-lieu is to utilize existing and proposed parkland dedications in the city that are available for easier connectivity and public access than the subject parcel. This cash-in-lieu option will better allow the city to use funds for those spaces that could offer a higher quality open space and future opportunities to residents to enjoy larger complexes with connectivity to surrounding neighborhoods and established public spaces. These funds may be used for improvements to park shelters, picnic tables, playgrounds, sports fields, walking trails etc. The subject property is not within reasonable proximity to a park and offers limited opportunity to connect to any other public space adjacent to the proposal.

Per City Subdivision regulations Section 5-020.14.H, J and P and Section 3-080 provide the following information regarding parkland, common area, open space and boulevards: Location in packet: **The proposed tree planting locations within the boulevards and common area, near the western portion of the property, can be reviewed within the Preliminary Road Construction Plans (Landscaping and Maintenance Plan (Sheet 8), in Section D. This proposal is not proposed as a Cluster and Conservation Development, therefore, the criteria and materials associated with Section 3-0180 are not provided.**

- 1) **Parkland Dedication Requirement:** Provide parkland dedication calculations per Section 3-080.3 and 4. The total parkland dedication requirement for the subdivision is the compilation of all the parkland required in each category below:
 - a) For lots where the zoning allows only one or two dwelling units per lot, the calculation is:
 - i) Total acreage of all lots up to 0.50 acre X 0.11 = parkland dedication in acres.
Total acreage in this category (.93 x 0.11) includes 0.10 acres required for park land dedication if proposed.
 - ii) Total acreage of all lots from 0.51 acre to 1.00 acre X 0.075 = parkland dedication in acres.
 - iii) Total acreage of all lots from 1.01 acre to 3.00 acres X 0.05 = parkland dedication in acres.
 - iv) Total acreage of all lots from 3.01 acres to 5.00 acres X 0.025 = parkland dedication in acres.
 - b) For lots of any size where the zoning allows 3 or more dwelling units and the density for the zoning is up to 10 dwelling units per acre the calculation is: 0.02 acres X max. density in units/acre X acreage of lots = parkland dedication in acres.
 - c) For lots of any size where the zoning allows 3 or more dwelling units and the density for the zoning is greater than 10 dwelling units per acre the calculation is: 0.02 acres X 10 dwelling units/acre X acreage of lots = parkland dedication in acres.
 - d) Total parkland dedication for the subdivision is the compilation of all the parkland required in each category.
The subdivision (.93 x 0.11) includes 0.10 acres required for park land dedication if proposed.
- 2) **Land Dedication or Cash-in-lieu.** Will the subdivision include a land dedication to meet the parkland dedication requirement? **No.**
 - a) If no, request cash-in-lieu per Section 3-0780.7. Cash-in-lieu must be approved by City Parks and Recreation and meet the standards in the Master Parks Plan. Location in packet: **The intent of the subdivider proposing cash-in-lieu is to utilize existing and proposed parkland dedications in the city that are available for easier connectivity and public access than the subject parcel. The applicant is aware a cash donation in-lieu of land dedication must be equal to the fair market value of the amount of land statutorily required to be dedicated and meet the criteria provided in Section 3-080.7.**
 - b) If yes, does the land meet the Subdivision Design Standards in Section 3-070.8 and 9 of the City Subdivision Regulations? **N/A, the subdivision does not include a land dedication.**
 - c) If yes, does the land meet the minimum required parkland acreage per Section 3-070.3 and 4? **N/A, the subdivision does not include a land dedication.**
 - i) If no, request a combination of land dedication and cash-in-lieu per Section 3 070.6 and 7. Cash-in-lieu must be approved by City Parks and Recreation and meet the standards in the Master Parks Plan. Location in packet:
 - ii) If yes, will the land be improved and dedicated to the City of Missoula as a Public Park to be maintained by the City? ☐ Yes ☒ No
Or will the land be improved, owned and maintained by the Lot Owners / Home Owner's Association as Common Area? ☐ Yes ☒ No
 - iii) If common area, submit a maintenance plan for the common area. Location in packet: **The proposed tree planting locations within the boulevards and common area, near the western portion of the property, can be reviewed**

within the Preliminary Road Construction Plans in Section D. Please see the Landscaping and Maintenance Plan (Sheet 8).

Please see the covenants for measures in regard to the HOA responsibilities of these areas. Proposed Draft Covenants, Conditions, and Restrictions are provided in Section C.

- iv) If this is a manufactured home community or recreational vehicle park, have plans been made to develop a recreation area? ☐ Yes ☒ No
 - 1) If yes, provide a proposed preliminary plan with as much applicable information as is required to be shown on a preliminary plat. Location in packet: **N/A.**

L. PRELIMINARY PLAT REQUIREMENTS: Preliminary plat submittals must conform to the requirements of the Subdivision Regulations Section 5-010.1 through .4. Location in packet: **This information has been included on the face of the Preliminary Plat included in Section A of this submittal.**