Eaton Addition Minor Subdivision
Preliminary Plat Report
Governing Body Review

Missoula City Subdivision Regulations

PREPARED BY:

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engineers ▪ surveyors ▪ planners ▪ scientists

1055 Mount Avenue

Missoula, Montana

MMI # 10660.001

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TABLE OF CONTENTS

MINOR SUBDIVISION PRELIMINARY PLAT APPLICATION

Morrison Maierle

MISSOULA
COMMUNITY PLANNING, DEVELOPMENT & INNOVATION
Development Services Division
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CITY MINOR SUBDIVISION APPLICATION

A. GENERAL INFORMATION

1. The Minor Subdivision Application is for a subdivision of land in which 5 or fewer lots are created and the subdivision does not qualify as an Administrative Minor Subdivision as defined in City Subdivision regulations Section 2-020.117.B.
2. The subdivider has one year after the pre-application meeting to submit a formal subdivision application, otherwise a new pre-application meeting is required.
3. 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.
4. 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.
5. 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.
6. 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.
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.

B. PRELIMINARY PLAT REQUIREMENTS:

Preliminary plat submittals must conform to the requirements of the Subdivision Regulations Section 5-010.1 through .4. Location in packet. Appendix B

C. CONTACT, OWNERSHIP, SUBDIVIDER:

Per City Subdivision Regulations 5-020.1 &.2 provide the following:

1. Name of proposed subdivision: Eaton Addition Minor Subdivision

2. Name(s) of Subdivider: Eaton DV, LLC
   Mailing Address: 3919 Bellecrest Drive, Missoula, MT 59801
   Telephone Number: 406-529-5504
   Email Address: colejensen90@msn.com

3. Name(s) of Owner of Record: Eaton DV, LLC
   Mailing Address: 3919 Bellecrest Drive, Missoula, MT 59801
   Telephone Number: 406-529-5504
   Email Address: colejensen90@msn.com

4. Name and Company of Representative: Wyatt Hatch (Morrison-Maierle)
   Mailing Address:1055 Mount Ave, Missoula, MT 59801
   Telephone Number: 406-542-4835
   Email Address: whatch@m-m.net

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

Applicant's Signature — Date: 4/17/2025

Same as applicant — Owner's Signature — Date: Click or tap to enter a date.

Representative's Signature — Date: 4/21/2025

D. SUBJECT PROPERTY INFORMATION

Per City Subdivision regulations 5-020.3 provide the following information:
General location of subdivision and address (if address has been assigned): 1014 Eaton Street & 2250 South 9th Street West, Missoula, MT 59801
Legal Description - complete and unabbreviated: Lots 14A & 15A, Block 75, Ogden Addition, Northwest ¼, Section 29, Township 13 North, Range 19 West, P.M.M., Missoula County, Montana.
Township, Range, Section(s): Section 29, Township 13 North, Range 19 West
Subdivision, Lot(s), Block(s): Ogden Addition, Lots 14A & 15A, Block 75
Tract(s), COS#: N/A
Geocode(s): 04-2200-29-2-48-47-0000 & 04-2200-29-2-48-148-0000
Number and type of lots proposed: Five (5) lots (Lots 1-5)
Average Lot Size: 0.07 acres
Median Lot Size: 0.07 acres
Total acreage of subdivision: 0.43 acres
Total net acreage of lots within the proposed subdivision: 0.43 acres
Total acreage in streets and roads: 0 acres
Total acreage in parks or common area: 0 acres
Gross Density: 0.43 acres
Net density (Gross minus acreage in roads and open space/common areas/parkland): 0.43 acres

E. ZONING AND GROWTH POLICY COMPLIANCE

Per City Subdivision regulations 5-020.4 provide the following information:

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

	Zoning	Current Land Use
Adjacent (North)	RM2.7 Residential 2.7 (multi-dwelling)	Urban Residential High
Adjacent (South)	RM2.7 Residential 2.7 (multi-dwelling)	Urban Residential High
Adjacent (East)	RM2.7 Residential 2.7 (multi-dwelling)	Urban Residential High
Adjacent (West)	RT5.4 Residential 5.4 (two-unit/townhouse)	Urban Residential High

2. Is the property zoned? ☒ Yes ☐ No
   a. If yes, what is the current zoning of the property? RM2.7 Residential 2.7 (multi-dwelling)
   b. If yes, provide a zoning map (if available). Location in packet Appendix B
   c. 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
   d. If yes, describe how the project complies with the existing zoning district. The proposed project lots comply with the existing zoning district of RM2.7 by providing the minimum square footage of 3,000 square feet and allowing single-dwelling to multi-dwelling structures.
3. What is the applicable City Growth Policy and the recommended land use designation? Our Missoula 2045 Land Use Plan
   Provide a map of the land use designation and legend from the applicable growth policy. Location in packet Appendix B

4. What is the applicable Neighborhood or Vicinity Plan that applies to this property? Urban Residential High per the Our Missoula 2045 Land Use Plan
   Provide a map of the land use designation and legend from the applicable Neighborhood or Vicinity Plan. Location in packet Appendix B

F. LEGAL AND PHYSICAL ACCESS

Per City Subdivision regulations 5-020.5 provide the following information:

1. Is the subject property adjacent to a public right-of-way? ☒ Yes ☐ No
   a. If yes, provide the name of the road providing legal and physical access. Eaton Street and South 9th Street West
   b. If no, does access to the property cross any private properties not owned by the subdivider or property owner? ☐ Yes ☐ No

2. 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. Location in packet N/A. Include documentation of perpetual legal access (including but not limited to easements, agreements, and access permits or other forms of access permission). Location in packet N/A The documentation must be sufficient to demonstrate perpetual legal access.

G. PRIMARY REVIEW CRITERIA REPORT AND SUMMARY OF PROBABLE IMPACTS

(Montana Code Annotated (M.C.A. 76-3-603) does not require the submittal of an Environmental Assessment for minor subdivision proposals.)

Per the City Subdivision regulations section 5-020.6 provide the following information:

1. **IMPACT ON AGRICULTURE:** Answer the questions below. In addition, provide a narrative describing how the subdivision proposal will have no adverse impacts on agriculture or identify 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. Location in packet. Appendix C

   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

   b. Description in the Narrative.
      Location in packet. Appendix C
      i. Describe the productivity of the land and whether the subdivision would remove from production any agricultural or timber land. Location in packet. Appendix C

      ii. Describe agricultural operations and other uses of land on the adjacent property. Location in packet. Appendix C

      iii. Describe what measures will be taken, if any, to control family pets. Location in packet. Appendix C

      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. Location in packet. Appendix C

   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 soil type(s)? Location in packet. N/A

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. Location in packet. N/A

ii. Soils assessment. Provide a soils assessment per Section 5-020.14M. Location in packet. N/A

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? Location in packet. N/A

iv. Irrigation. If the soil type is defined as Prime if Irrigated, is the property served by an existing, developed irrigation system or water right, including wells and adjacent irrigation ditches?

☐ Yes ☒No

2. **IMPACT ON AGRICULTURAL WATER USER FACILITIES:** Answer the questions below. In addition, provide a narrative describing how the subdivision proposal will have no adverse impacts on agricultural water user facilities or identify 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. Location in packet. Appendix C

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.). Location in packet. CN/A

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. Location in packet. N/A

   ii. If yes, do you intend to provide access to the irrigation ditch for all lots? ☐ Yes ☒No
      1). If no, if the average lot size in the proposed subdivision will be one acre or less, provide for disclosure notifying potential buyers that lots within the subdivision are classified as irrigated land and may continue to be assessed for irrigation water delivery even though the water may not be deliverable to the lots. Location in packet. N/A.

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. Location in packet. 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. Location in packet. N/A

d. Removal of facilities. Does the subdivision involve the abandonment or removal of agricultural water user facilities? ☐ Yes ☒No

e. Maintenance. Will the proposed subdivision or associated improvements alter access for maintenance of agricultural water user facilities? ☐ Yes ☒No

f. Water availability. Will the proposed subdivision or associated improvements alter the movement or availability of water? ☒ Yes ☐No

g. Disturbance. Will any proposed construction disturb an existing irrigation ditch or well or result in any changes to agricultural water use? ☐ Yes ☒No

3. **IMPACT ON LOCAL SERVICES:** Answer the questions below. In addition, provide a narrative describing how the subdivision proposal will have no adverse impacts on local services or identify the adverse impacts on local services and describe the proposed avoidance and mitigation efforts that will be used to reasonably minimize potentially significant adverse impacts to local services. Location in packet. Appendix C

   a. Transportation facilities – motorized and non-motorized. Describe the proposed subdivision's mitigation measures to avoid or minimize congestion (MCA 76-3-501(8)); Location in packet. Appendix C

      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. Location in packet. Appendix C (no bridges or culverts proposed or existing)

      ii. Non-motorized transportation facilities**.** Describe existing and proposed non-motorized transportation facilities that will serve the proposed subdivision. Location in packet. Appendix C

      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. Location in packet. Appendix C

      iv. Roads**.** Describe the current conditions of roads adjacent to or off-site that serve the proposed subdivision and, if applicable, any proposed improvements to roads serving the subdivision. Location in packet. Appendix C.

4. **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. Appendix C

   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? Location in packet. N/A

         2) If yes, describe any applicable land management policies of any public lands adjacent to or near the proposed subdivision. Location in packet. N/A

         3) If yes, describe how access to public lands will be affected by this subdivision. Location in packet. N/A

   b. Historical or Cultural Features
      Per Section 5-020.7 and 3-010.8 of the Subdivision Standards provide the following information:

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

ii. Are there any significant natural features? ☐Yes ☒ No

1). If yes, identify any known historical, paleontological, archaeological or cultural sites, sites, natural features, 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 in compliance with Section 3-010.8. Location in packet. 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 N/A.

c. Hydrological and Soil Characteristics

Are there 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, basin closures, a high groundwater table, unstable or expansive soils, and slopes in excess of 25%. ☐Yes ☒ No

i. If yes, describe the avoidance and mitigation efforts that will be used to reasonably minimize potentially significant adverse impacts. Location in packet. N/A.

d. Vegetation Cover Types

Are there any critical plant communities or riparian resource areas on the property? ☐Yes ☒ No

i. If yes, describe the avoidance and mitigation efforts, any measures that will preserve trees, natural vegetation, and critical plan communities, and any measures that will be used to reasonably minimize potentially significant adverse impacts. Location in packet. N/A

5. **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. Location in packet. Appendix 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? Location in packet. Appendix C

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). Location in packet. Appendix 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). Location in packet. Appendix C

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. Appendix C and E

6. **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. Location in packet. Appendix C

   a. Air Stagnation Zone
   Is the property within the Air Stagnation Zone? ☒Yes ☐ No

   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 sub-areas (such as Runway Protection Zone (RPZ), Extended Approach and Departure Areas (EADA), and the 65 dnL noise contour). Location in packet. N/A

   c. 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. Location in packet. Appendix C

   d. 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. Location in packet. Appendix C Examples of health and safety hazards are:
      i. areas containing high pressure gas lines or high voltage lines; ☐Yes ☐ No
      ii. land on or adjacent to Superfund or hazardous waste sites; ☐Yes ☒ No
      iii. land on or adjacent to abandoned landfills, mines, well, waste sites or sewage treatment plants; ☐Yes ☒ No
      iv. areas identified as a high seismic hazard; ☐Yes ☒ No
      v. areas with the potential for land sliding or slope instability; ☐Yes ☒ No
      vi. areas with evidence of high groundwater; ☐Yes ☒ No
      vii. areas within a FEMA-designated floodplain; ☐Yes ☒ No and
      viii. areas with slopes over 25%. ☐Yes ☒ No

H. PROJECT SUMMARY

Per City Subdivision regulations section 5-020.8 provide as a narrative, description of the proposed project and existing site conditions. Location in packet. Appendix A 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:

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

I. SUPPLEMENTAL MAPS, DATA SHEETS, AND MATERIALS

Per City Subdivision regulations section 5-020.9.A-F, 3-010.1.F and 3-060.1 through .5 provide the following information regarding existing conditions:

a. Irrigation 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. N/A
   ii. If yes, do you intend to provide access to the irrigation ditch for all lots? ☐Yes ☐ No
   iii. 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. Location in packetN/A
   iv. Does the subdivision involve the abandonment or removal of irrigation ditches? ☐Yes ☒ No

b. Water rights
Are there water rights associated with the subject property? ☐Yes ☒ No
   i. If yes, have the water rights been severed from the subject property? ☐Yes ☐ No

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. Location in packet 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. Location in packet N/A. 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. Location in packet N/A.

c. Maps and Data Sheets
Provide the following Maps and Data Sheets with the site clearly identified. 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 Appendix B
   ☐ 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 Appendix B
   ☐ Adjacent ownership. A map showing the ownership of adjacent lands, including lands across public and private rights of way. Location in packet Appendix B
   ☐ Certificate of survey and/or prior subdivision history of subject property and adjacent properties. Location in packet Appendix B

☐ An aerial photo of the subject property and vicinity extending at least 200 feet from the property boundaries. Location in packet Appendix B

☐ A detailed US Geological Survey topographic map of the subject property and vicinity extending at least 500 feet from the property boundaries, with the subdivision clearly indicated thereon. Location in packet Appendix B

☐ An existing conditions map per Section 4-010.1.B(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 Appendix B.

☐ Landscaping and maintenance plans for common areas, and boulevard plantings, as may be required. Location in packet N/A

☐ 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 Subdivision Regulations) for each variance request. Location in packet. Appendix G.

J. STREET AND ROAD PLANS

Per City Subdivision regulations section 5-020.7 &.10 provide the following information:

1. Street and road plans

   Existing legal and physical access must be provided to each lot. Provide the following information about the existing legal and physical access:

   a. Using the subdivision plat as a base map show the following: Location in packet. Appendix H and Appendix B (grades included on the Grading and Drainage Plan and widths included on Preliminary Plat)
      i. Street names, road classification, public or private maintenance
      ii. Right-of-way widths
      iii. Surface widths (boc to boc), curb/gutter, with parking lane or no parking lane
      iv. Street grades
      v. Sidewalk widths, landscaped boulevard widths,
      vi. Minimum site distances and curb radii at corners
      vii. Locations and characteristics of bridges and culverts
      viii. Location of streetlights
      ix. Number and location of on-street parking spaces, if applicable

   b. Typical cross sections including pavement and base thickness, and all road improvements and proposed half-street improvements for roads adjacent to the subdivision providing the existing legal and physical access to all lots in the subdivision. Location in packet. Appendix H (included on Grading and Drainage Plan)

   c. Road profiles and cross sections for all existing streets and roads which have grades exceeding seven (7) % or cuts/fills exceeding three (3) feet. Location in packet.N/A.

2. Private road access

   Is the existing legal and physical access to all lots in the subdivision a private road? ☐Yes ☒ No

   a. If yes, include a private road maintenance plan in a development agreement or draft covenants. Location in packet. N/A

3. Traffic generation

a. What is the expected increase in the number of automobile trips per day that the proposed subdivision will generate? No more than 30 trips per day (10 per lot). For traffic estimates, please reference the most recent edition of Trip Generation: An ITE Informational Report.

b. A traffic study may be required by the City Engineer. Location in packet. N/A (proposed development will not generate 200 or more trips/day.

4. Bridges and culverts
Describe characteristics such as location, name, type, width, design load, and vertical clearance, of any existing or proposed bridges or culverts on existing roads providing access to the lots within the subdivision. Location in packet. N/A

4. Non-motorized transportation facilities
Describe existing and proposed non-motorized transportation facilities that will serve the proposed subdivision. Location in packet. Non-motorized transportation facilities are described in Appendices C and D.

5. Bus Routes
Provide a map showing the locations of any bus stops and turnarounds for school buses and public transit. Location in packet. Appendix E If the project is located on an existing school bus route, show the route and the nearest bus stop relative to the proposed subdivision. Location in packet. Not on a Route, but nearest bus stop is on corner of South 10th Street and Kemp Street as shown in Appendix E.
If a bus stop is proposed to be added with the subdivision, indicate the type and location on a Supplemental Data Sheet. Location in packet. N/A

K. GRADING AND DRAINAGE

Per City Subdivision regulations section 5-020.11 provide the following information:

1. Provide a complete grading and drainage plan as described in Section 5-020.11.A through C, which must include accurate dimensions, courses and elevations showing the proposed contours, graded slopes, and indicating approval by the City Engineer. Location in packet. Appendix H

2. Provide a storm water pollution prevention plan (SWPP) for all lots, blocks, and other areas (show accurate dimensions, courses and elevations). Location in packet. Appebdix H

3. Submit a Slope Category Map per Section 5-020.11.D showing grades between 5-14.99%, 15%-20%, 20.01%-25%, and over 25%. This map may be combined with the Slope Category Map required with hillside submittal requirements (see 5-020.14.E) when slopes of 15% or greater occur on the site. Location in packet. N/A (No slopes greater than 15%)

L. UTILITY PLAN

Per City Subdivision regulations section 5-020.7 & .12 submit a plan that shows existing and proposed infrastructure and proposed utilities located on and adjacent to the tract, described in Section 5-020.12.A through C.

1. Utilities and Services
Answer the questions below:
   a. Service providers
   List the following service providers and, if applicable, how the service will be provided:
      i. Electricity: Northwestern Energy
      ii. Telephone: Charter Communications
      iii. Natural Gas: Northwestern Energy
      iv. Cable TV/Internet provider: Charter Communications
      v. Solid Waste Collection and Disposal: Republic Services

   b. Over-head utilities
   If any utilities are proposed to be over-head, explain why. N/A.

b. Street lighting
Is street lighting proposed? ☐Yes ☒ No
If yes, who will install and maintain the street lighting? N/A.

d. Utilities Plan, including at a minimum the following information:
i. Existing and proposed utilities located on and adjacent to the tract, including:
a). The approximate location, size and depth of sanitary and storm sewers, or the location of septic tanks, subsurface treatment systems, replacement areas, detention/retention basins, and irrigation and storm drainage ditches. Location in packet. Appendix I.

b). Approximate location, size and depth of water mains, water lines, wells, and fire hydrants if within 500 feet. Location in packet. Appendix I

ii. Approximate location of gas lines, electric, cable TV, and telephone lines and street lights. Location in packet. Appendix I

M. WATER AND SANITATION

Per City Subdivision regulations section 5-020.13 provide the following information: Location in packet.
Click or tap here to enter text.

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. Appendix J
      i. Nearest public water main. How far is the proposed subdivision boundary from the nearest public water main? 34 feet
      ii. Nearest public sewer main. How far is the proposed subdivision boundary from the nearest public sewer main? 9 feet
   b. If no, please provide 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 or tap here to enter text.

N. 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:
   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

O. EXISTING HAZARDS

The following information must be shown on the preliminary plat or supplementary data sheets per City Subdivision regulations Section 5-020.14.B through F, Section 5-010.4.K through M, and the Subdivision Standards in Section 3-010.2.

1. 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%. Location in packet. There are no unusual geloigic, soil, or topographic conditions that may limit the capability for building or excavation using ordinary and reasonable construction techniques. There fore, the limtations map is not applicable. Nearby well logs are located in Appendix J.

2. Groundwater
   What are the maximum and minimum depths to the water table, and on what dates were those depths determined? 60 feet on 11/18/1997 and 37 feet on 06/10/1997 based on well logs from Montanas Ground Water Information Center included in Appendix J.
   a. Does high seasonal groundwater rise within 15 feet of the surface of the property? ☐Yes ☒ No
      i. If yes, 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

3. Floodplain
   Is any portion of the property within a FEMA-designated 100-year or Shaded Zone X floodplain? ☐Yes ☒ No
   a. 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
   b. 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 In other words, is the subdivision near an Approximate A floodplain zone? ☐Yes☒ No
      i. If yes, provide a flood hazard evaluation report (hydrologic and hydraulic study), including the calculated 100-year frequency water surface elevations and 100-year floodplain boundaries. The subdivision application must include documentation from the Montana Department of Natural Resources and Conservation stating they have reviewed the report and are in agreement with the report. Location in packet.N/A
   c. 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. N/A
   d. 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. Location in packet. N/A
   e. 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). Location in packet. N/A. 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. Location in packet. N/A.
   f. 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: Location in packet. N/A.
      i. 310 Permit (Local Conservation District)
      ii. SPA 124 Permit (Department of Fish, Wildlife, and Parks)
      iii. Floodplain Permit (County Floodplain Administrator)
      iv. Section 404 Permit, Section 10 Permit (U.S. Army Corps of Engineers)
      v. 318 Authorization (Department of Environmental Quality)
      vi. Navigable Rivers Land Use License or Easement (Department of Natural Resources and Conservation)

3. Slope Instability
   Is the subject property within an area with the potential for land sliding or slope instability? ☐Yes ☒ No
   If yes, provide the following information:
   a. Provide a geotechnical report by a qualified soil or geotechnical engineer indicating the locations character and extent of all areas subject to land sliding or slope instability. Designate these areas on the subdivision plat or supplementary data sheet. Location in packet.N/A.

4. Steep Slopes
   Does the subject property have slopes over 15%? ☐Yes ☒ No
   a. If yes, provide a slope category map of the entire subject property showing areas of slope category between: 0-14.99%, 15 – 20%, 20.01 – 25% and over 25%. Location in packet. N/A
   b. If yes, address City Subdivision regulations in Section 3-140 including providing a hillside density reduction worksheet. Location in packet. N/A
   c. If yes, and if the subject property also includes high groundwater or unstable soils provide information required in City Subdivision regulations Section 5-020.14.E. Location in packet. N/A
   d. If development will not occur on slopes greater than 25%, survey and designate those areas as "No-Build No Improvement Zone – Steep Slope". Location in packet. N/A

P. ADJACENT LAND CONDITIONS

Per City Subdivision regulations section 5-020.14.G.(1) through (5) submit the information regarding conditions of land adjacent to the subject property. Location in packet. Appendix B

Q. PARKLAND, COMMON AREA & OPEN SPACE

Minor Subdivisions are exempt from Parkland dedication per City Subdivision regulations Section 3-080.2.D where all the lots in the subdivision may be occupied by only one dwelling unit based on the applicable zoning classification. Per City Subdivision regulations Section 5-020.14.H, J and Q and Section 3-080 provide the following information regarding parkland, common area, open space and boulevards for subdivisions where 2 or more units are allowed on each lot by the zoning classification: Location in packet. N/A

1. Parkland Dedication Requirement
   Provide parkland dedication calculations per Section 3-080.3 and 4.
   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.
      ii) Total acreage of all lots from 0.51 acre to 1.00 acre X 0.075 = parkland dedication in acres.
      ii) 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 above. Location in packet. 0.047 acres. Land dedication will be provided via Cash-in-leiu

2. Land Dedication or Cash-in-lieu
   Will the subdivision include a land dedication to meet the parkland dedication requirement? ☐Yes ☒ No
   a. If no, request cash-in-lieu per Section 3-070.7. Cash-in-lieu must be approved by City Parks and Recreation and meet the standards in the Master Parks Plan. Location in packet. Cash-in-leiu is

requested. To determine a fair market value, an appraisal report is requested to be provided by the City with the appraisal fee being the responsibility of the subdivider per Section 3-070.7.A.

b. If yes, does the land meet the Subdivision Standards in Section 3-070.8 and 9 of the City Subdivision Regulations?☐Yes ☐ No

c. If yes, does the land meet the minimum required parkland acreage per Section 3-070.3 and 4? ☐Yes ☐ No

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. N/A.

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
a). If common area, submit a maintenance plan for the common area. Location in packet. N/A.

3. Open Space
Will the subdivision include permanent open space proposed as part of a cluster or conservation development? ☐Yes ☒ No
a. If yes, prepare and submit a management plan per Section 5-020.14.J in accordance with Section 3-180.4.D and documentation per Section 3-180.5 Location in packet N/A.

4. Landscaping and maintenance plans for common areas, parkland and landscaped boulevards may be required per Section 5-020.14.H. Location in packet. N/A

R. COVENANTS AND/OR HOMEOWNER'S ASSOCIATION

Per City Subdivision regulations section 5-020.14.I provide the following information:

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 5-020.14. I and K. Location in packet. N/A

2. Are there existing or proposed covenants and/or a homeowner's association? ☐Yes ☒ No
If yes, provide a draft of any 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. N/A

S. VEGETATION, RIPARIAN RESOURCE AREAS & WEEDS

Per City Subdivision regulations section 5-020.14.L and 3-010.1.F provide the following information:

1. Are there riparian resource areas or wetlands within or adjacent to the proposed subdivision? ☐Yes ☒ No

a. If yes, show the wetland/riparian resource area and riparian buffer on the plat or supplemental data sheet and provide a Riparian Resource Management Plan that at a minimum must include the information below and outlined in Section 5-020.14.L.(1) through (6) and meet the Subdivision Standards in Section 3-130. Location in packet. N/A

i. Plant types. Describe the vegetative types by plant community, relative age, and condition. Location in packet. N/A

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). Location in packet.
Driveway approaches and sidewalks were strategically placed to avoid destruction of any existing trees.

iii. Critical plant communities. Describe measures that will be taken to protect critical plant communities (such as keeping structural development away from these areas, setting aside areas for open space). Location in packet. N/A

iv. 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. Location in packet. The Existing Conditions Map, located in Appendix B, shows existing site conditions including vegetation.

2. Per the Montana County Weed Management Act and the Missoula County Noxious Weed Management Plan subdivision applications must include a Weed Management Plan for the control and elimination of noxious weeds.
   a. Map
      Identify areas containing noxious weed growth and a Weed Management Plan that describes the proposed means of weed control, especially means to prevent weed growth on areas disturbed by construction. Location in packet. Appendix L

   b. The plan shall specify the developer is responsible for implementation of the Weed Management Plan for all undeveloped/unsold lots and for the common areas. Location in packet. Appendix L
      i. If the subdivision includes Common Areas, the Plan shall specify that once enough development has occurred to support the Homeowner's Association (HOA), the HOA shall assume responsibility for weed management in the Common Areas. Location in packet. N/A

      ii. The Plan shall specify that each Lot Owner shall eliminate weeds at the soonest opportunity after disturbance occurs. Location in packet. Appendix L

      iii. The Plan shall be approved by the Missoula County Weed District. Location in packet. Appendix L

ARTICLES OF ORGANIZATION

STATE OF MONTANA

SECRETARY OF STATE

ARTICLES OF ORGANIZATION FOR DOMESTIC LIMITED LIABILITY COMPANY

STATE OF MONTANA
-FILED-
SECRETARY OF STATE
File Number: 16258102
Date Filed: 8/19/2024 3:49:00 PM

Filing Fees & Processing Options

Fees and Processing Options	24 Hour Processing - $55.00 - Processed within 1 business day

Filing Effective Date

The entity will be effective:	when filed with the Secretary of State

Limited Liability Company Type

Type of Limited Liability Company	Limited Liability Company (LLC)

Limited Liability Company Name

Entity Name	Eaton DV LLC

Term

Term Expiration	Perpetual / Ongoing

Business Purpose

Purpose	Real Estate Rental and Improvements

Business Mailing Address of Principal Office

Address	COLE JENSEN 3919 BELLECREST DRIVE MISSOULA, MT 59801

Business Physical Address of Principal Office

☐ Add Physical Address

Registered Agent In Montana

Registered Agent	Cole Jensen Non-Commercial Registered Agent Agent Number RA1422129 Email Address colejensen90@msn.com Website Physical Address 3919 BELLECREST DR MISSOULA, MT 59801-8907 Mailing Address 3919 BELLECREST DR MISSOULA, MT 59801-8907

☒ The appointment of the registered agent listed above is an affirmation by the represented entity that the agent has consented to serve as a registered agent.

LLC Management

LLC Managed By	Members
Are Members Liable?	No

Members

Name Of Individual Or Business Entity	Business Mailing Address	Email Address
Cole Jensen	3919 BELLECREST DRIVE MISSOULA, MT 59801	colejensen90@msn.com

Page 1 of 2

Sarah Jensen	3919 BELLECREST DRIVE MISSOULA, MT 59801	sarah@wetherbeegroup.com

Declarations

☒ I understand that the information I enter into the online system is public information and will appear online and on copy requests exactly as I key it into the system.

☒ I have been authorized by the business entity to file this document online.

☒ I, HEREBY SWEAR AND/OR AFFIRM, under penalty of law, including criminal prosecution, that the facts contained in this document are true. I certify that I am signing this document as the person(s) whose signature is required, or as an agent of the person(s) whose signature is required, who has authorized me to place his/her signature on this document.

Signature

Self	*Cole Jensen*	*08/19/2024*
Signer's Capacity	Sign Here	Date

Position: Organizer

Daytime Contact

Phone Number: (406) 529-5504

Email: colejensen90@msn.com

Page 2 of 2

APPENDIX A: PROJECT SUMMARY

Appendix A – Project Summary

The subdivider must provide a summary of the proposed project fully describing existing site conditions, the project proposal, zoning, growth policy compliance and variances requested.

Owner, Developer, and Representative

The Eaton Addition Minor Subdivision is proposed by Eaton DV, LLC, serving as both the owner and developer. The owner's representative is Wyatt Hatch, PE of Morrison-Maierle, who can be contacted at whatch@m-m.net or (406) 542-4852.

Project Description

The Eaton Addition Minor Subdivision proposes to subdivide two existing lots, creating five residential lots on a total of 0.43 acres. The subject property is legally described as Lots 14A & 15A, Block 75, Ogden Addition, Northwest 1/4, Section 29, Township 13 North, Range 19 West, P.M.M., Missoula County, Montana.

Existing Site Conditions

The site consists of two existing lots located at 1014 Eaton Street and 2250 South 9th Street West in Missoula, Montana. The property is situated in an established residential neighborhood. Two existing houses are currently located on the subject properties and these existing houses will remain as part of the subdivision.

Legal and physical access to the site is currently provided by Eaton Street to the west and South 9th Street West to the south. Additionally, an alley runs along the northern boundary of the property, serving as secondary access. There is an existing 10" PVC water main in Eaton Street and a 6" steel water main in South 9th Street West. Located within the alley is an existing 8" PVC sanitary sewer main. Water and sewer are currently provided by the City of Missoula's public water and wastewater systems. The property is located within the City of Missoula and has access to municipal utilities and infrastructure.

Existing pedestrian infrastructure includes a sidewalk within the Eaton Street right-of-way, located directly west of the site. However, there are no existing bike lanes on or adjacent to the property. Public transit services are available in the broader area, with the nearest Mountain Line transit stop located approximately 1,000 feet south of the site at the intersection of Aspen Grove Loop and Eaton Street. There are no transit stops directly adjacent to the property, and no significant impacts on public transit are anticipated as a result of the subdivision.

Proposed Subdivision Improvements

The Eaton Addition Minor Subdivision will create five residential lots intended for single-family residential use. The subdivision will maintain the existing legal and physical access to Eaton Street and South 9th Street West, while also implementing infrastructure improvements to enhance transportation and pedestrian connectivity.

To improve access, the existing 20-foot alley right-of-way along the northern boundary of the subdivision will be paved from Eaton Street to the eastern boundary of Lot 3, a width of 16 feet. This improvement will enhance vehicular access and ensure proper serviceability for the newly created lots.

Pedestrian access will be enhanced through the construction of a new boulevard sidewalk along South 9th Street West. This sidewalk will connect to the existing sidewalk on Eaton Street and extend eastward to the eastern boundary of Lot 5. In addition, a sidewalk is proposed within the 10-foot access and utility easement between Lots 4 and 5 to provide pedestrian access benefiting Lots 2 and 3. A separate sidewalk is also proposed within the 5-foot access easement along the eastern boundary of Lot 5, benefiting Lot 3 and connecting directly to the new boulevard sidewalk along South 9th Street West.

No new transit facilities are proposed as part of this project. Given the proximity of an existing transit stop approximately 1,000 feet to the south, no major impacts on public transportation are expected.

Proposed water and sewer services will be installed to each of the three proposed lots through private utility easements. Sanitary sewer will connect to the existing main located within the alley. Water service for Lot 1 will connect to the main located in Eaton Street, while water service for Lots 2 and 3 will connect to the main located in South 9th Street West.

Zoning and Growth Compliance

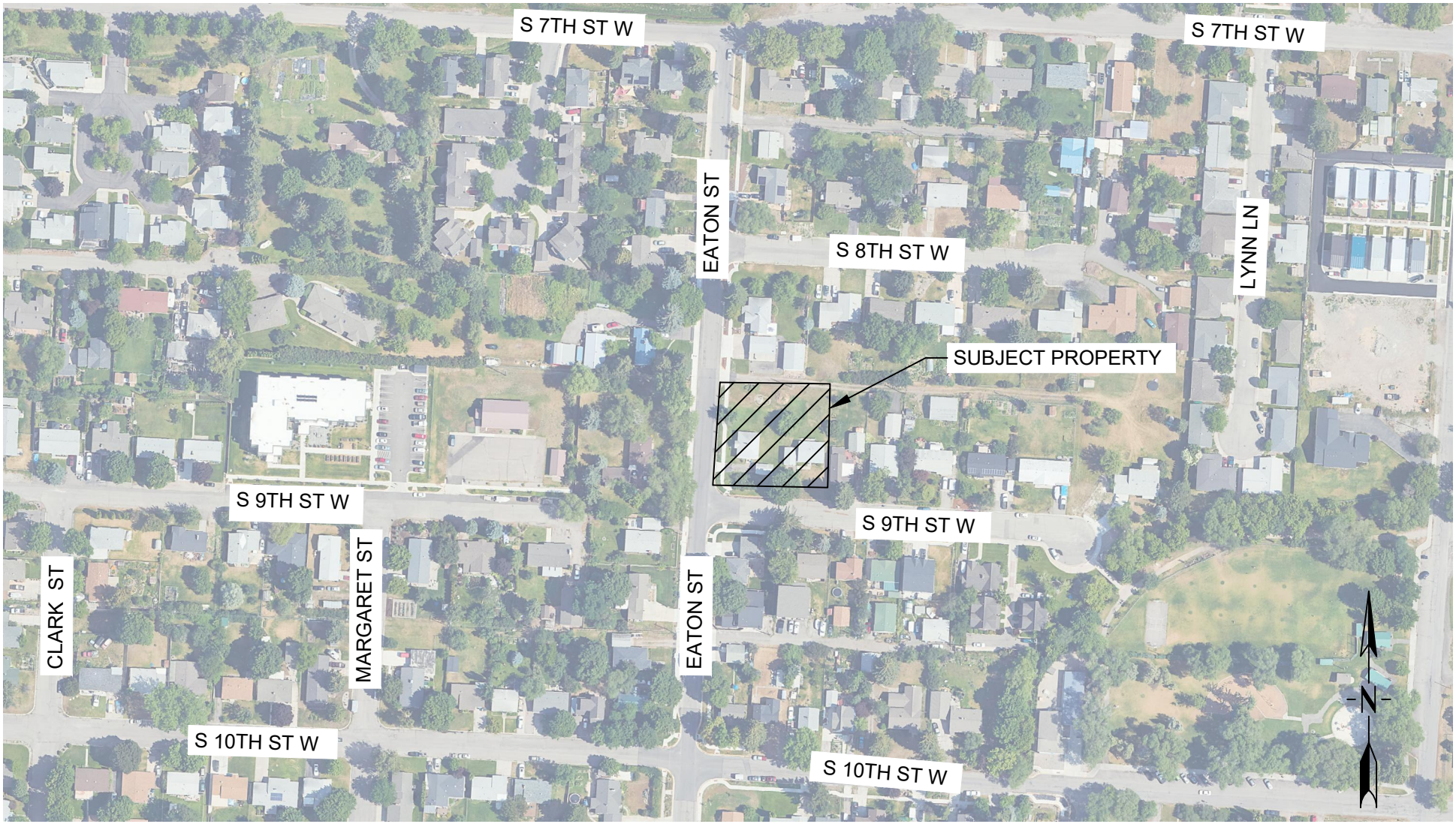
The subject property is zoned RM2.7 (Multi-Dwelling) under the City of Missoula zoning regulations and will remain the same. The applicable growth policy for this area is the Our Missoula 2045 Land Use Plan, which designates the property under the Urban Residential High Density land use category. This designation is intended for areas within the core of the community where city services and infrastructure are readily available. Properties range from small lots with single homes to larger parcels that allow for multi-dwelling structures that are compatible with their surroundings. These areas are well-served by transit and feature a balanced mixture of transportation modes supported by dedicated infrastructure for walking and prioritize safety and convenience.

The proposed subdivision is consistent with this designation, as the newly created lots will accommodate residential development. Additionally, city utilities and infrastructure are available to serve the subdivision, and structures will be single-family residences, ensuring compliance with growth policy objectives.

Variance Request

A variance is requested for Lots 2 and 3, as these lots do not directly abut a public or private street. However, per discussions during the pre-application meeting held on November 27, 2024, sidewalk access to South 9th Street West shall be provided to meet the legal and physical access requirements and is generally supported by the City of Missoula. A variance request is attached to this application.

APPENDIX B: PRELIMINARY PLAT AND EXHIBITS



Morrison Maierle
engineers ▪ surveyors ▪ planners ▪ scientists
1055 Mount Avenue
Missoula, MT 59801
406.542.8880
www.m-m.net

DRAWN BY: JP
DSGN. BY:
APPR. BY: WEH
DATE: 10/2024

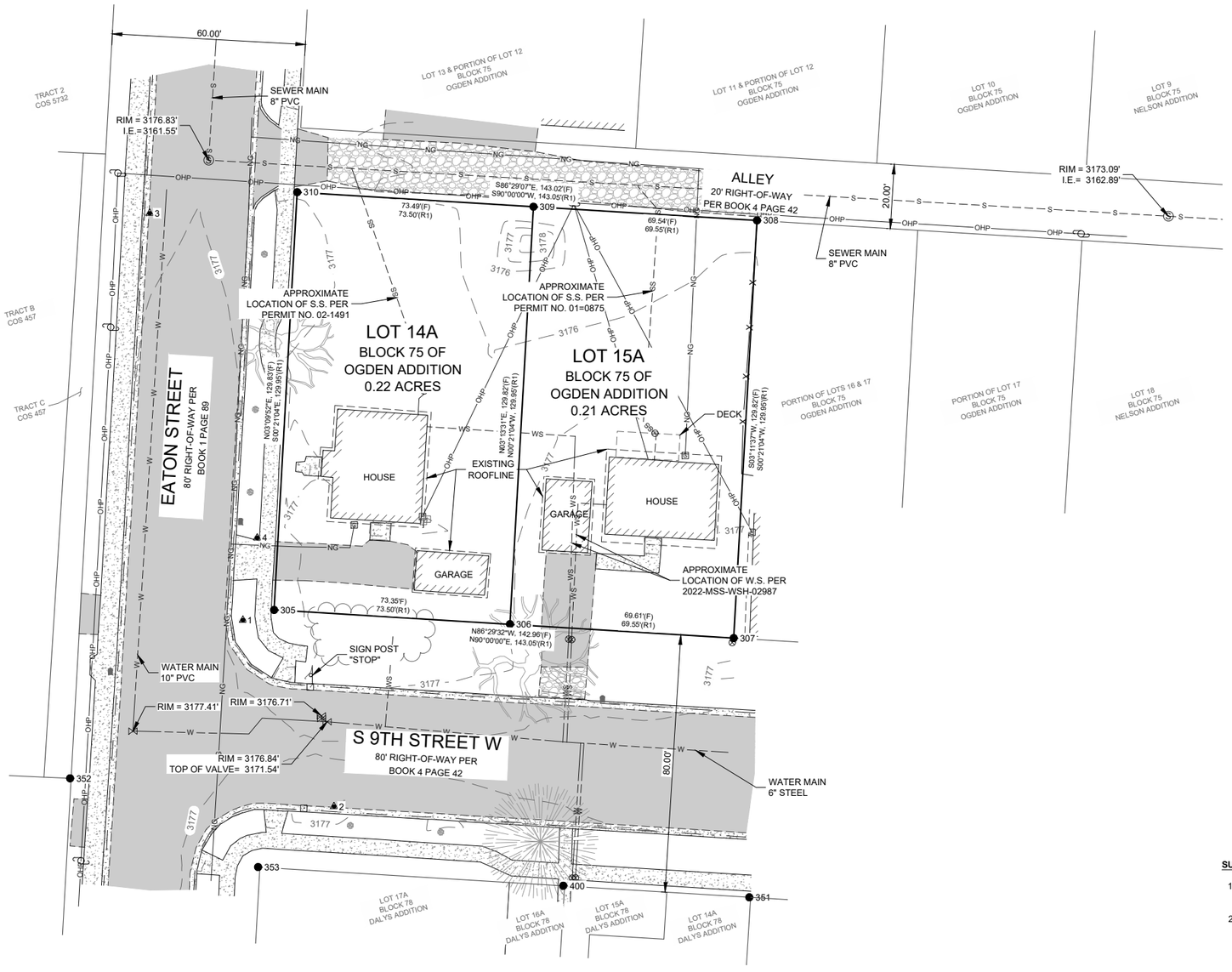
LOT 14A & 15A MINOR SUBDIVISION
MISSOULA MONTANA

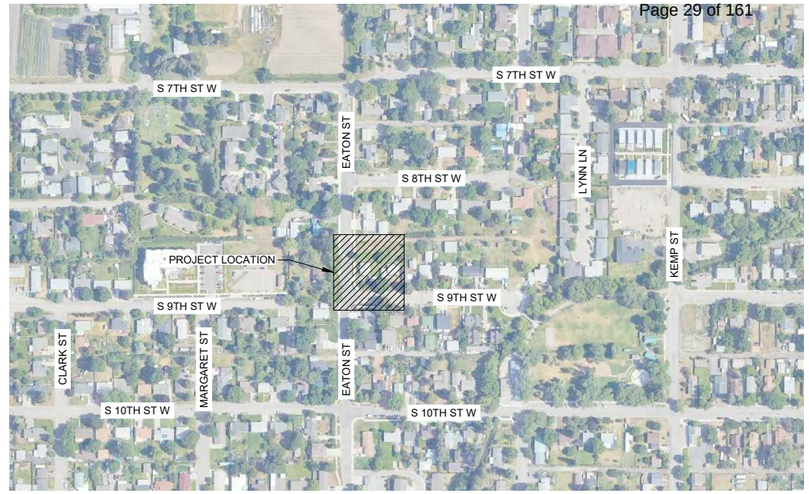
VICINITY MAP

PROJECT NO. 10660.001
FIGURE NUMBER EX

Plotted by jaxson pedersen on Oct/25/2024

M:\10660-Eaton DV, LLC\001_Lot 14A & 15A Minor Subdivision\ACAD\Exhibits\VICINITY MAP.dwg





VICINITY MAP
(NOT TO SCALE)

LEGEND

EXISTING BUILDING	EXISTING WATER VALVE
EXISTING CONCRETE	EXISTING MAILBOX
EXISTING ASPHALT ROAD	EXISTING DECIDUOUS TREE
EXISTING GRAVEL ROAD	EXISTING CONIFEROUS TREE
EXISTING CURB AND GUTTER	EXISTING GAS METER
EXISTING PARCEL BOUNDARY	EXISTING ELECTRICAL METER
EXISTING FENCE	EXISTING POWER POLE
EXISTING BURIED GAS	EXISTING CURB STOP
EXISTING OVERHEAD POWER	EXISTING SIGN POST
APPROXIMATE EXISTING SEWER SERVICE	EXISTING STORM DRAIN
EXISTING SANITARY SEWER MAIN	EXISTING SANITARY SEWER MANHOLE
EXISTING WATER MAIN	APPROXIMATE EXISTING CLEANOUT
EXISTING VEGETATION LINE	EXISTING IRRIGATION CONTROL VALVE
	FOUND MONUMENT
	EXISTING CONTROL POINT
	(R1) RECORD - BOOK 19 PAGE 47 (INABNIT, 1994)

CONTROL POINT TABLE				
POINT #	DESCRIPTION	NORTHING	EASTING	ELEVATION
1	RPC	20000.00	40000.00	3177.56
2	PK	19942.16	40028.27	3176.54
3	PK	20126.31	39971.08	3176.86
4	NAIL	20025.54	40004.42	3177.58
305	YPC 1-1/4 IN MKD PHILLIPS 17516LS	20003.17	40009.66	3177.24
306	YPC 1-1/4 IN MKD ELI 3713LS	19998.76	40082.88	3176.65
307	YPC 1-1/4 IN MKD ELI 3713LS	19994.43	40152.35	3177.12
308	YPC MKD ELI 3713LS	20124.07	40159.58	3175.72
309	YPC MKD ELI 3713LS	20128.32	40090.18	3175.80
310	YPC MKD ELI 3713LS	20132.84	40016.83	3176.70

SURVEYORS NOTES:

1. PROJECT LOCATION LIES IN THE NORTHWEST ONE-QUARTER (NW1/4) OF SECTION 29, TOWNSHIP 13N, RANGE 19W, P.M.M., MISSOULA COUNTY, MT.
2. BURIED UTILITIES ARE SHOWN AS INDICATED BY FIELD LOCATES AND RECORD MAPS FURNISHED AND VERIFIED WHERE POSSIBLE BY FEATURES LOCATED IN THE FIELD. MORRISON-MAIERLE ASSUMES NO LIABILITY FOR THE ACCURACY OR COMPLETENESS OF THOSE RECORDS. FOR THE FINAL LOCATION OF EXISTING UTILITIES IN AREAS CRITICAL TO DESIGN CONTACT THE UTILITY OWNER/AGENCY.
3. FIELD SURVEY COMPLETED BY MORRISON-MAIERLE ON 08/28/2024.
4. PROJECT IS ZONED RESIDENTIAL 2.7 MULTI-DWELLING (RM2.7) PER CITY OF MISSOULA MUNICIPAL CODE, TITLE 20 - ZONING.

N

20 10 0 20 40
SCALE IN FEET

BASIS OF BEARING

BEARINGS ARE STATE PLANE GRID, DERIVED FROM GPS OBSERVATIONS WITH SURVEY-GRADE RECEIVERS AND REFERENCED TO THE MONTANA COORDINATE SYSTEM, SINGLE ZONE, NAD 83 (OPUS). COORDINATES AND DISTANCES ARE TRANSFORMED TO GROUND AT CONTROL POINT # 1. HORIZONTAL UNITS ARE INTERNATIONAL FEET. COMBINED SCALE FACTOR FOR THIS PROJECT IS 0.99924671

VERTICAL DATUM

ELEVATIONS ARE NAVD88, BASED ON OPUS AND COMPUTED USING GEOID 18.

M:\10660.EATON DV, LLC\001_LOT 14A & 16A MINOR SUBDIVISION\ACADISHEETS\CIVIL\EXISTING SITE CONDITIONS.DWG

VERIFY SCALE!

THESE PRINTS MAY BE REDUCED. LINE BELOW MEASURES ONE INCH ON ORIGINAL DRAWING.

MODIFY SCALE ACCORDINGLY!

PLOTTED BY:JAXSON PEDERSEN ON Mar/10/2025

REVISIONS

NO.	DESCRIPTION	BY	DATE

Morrison Maierle
engineers ▪ surveyors ▪ planners ▪ scientists
1055 Mount Avenue
Missoula, MT 59801
406.542.8880
www.m-m.net

DRAWN BY: CMJ
DSGN. BY:
APPR. BY: DCS
DATE: 09/10/24
Q.C. REVIEW BY:
DATE:

LOT 14A & 15A MINOR SUBDIVISION - EXISTING SITE CONDITIONS
MISSOULA MONTANA
EATON DV, LLC

PROJECT NUMBER 10660.001
SHEET NUMBER 1 OF 1
DRAWING NUMBER C.1

19-47

OGDEN ADDITION
BLOCK 75, LOTS 14A & 15A

BOOK 426 PAGE 659

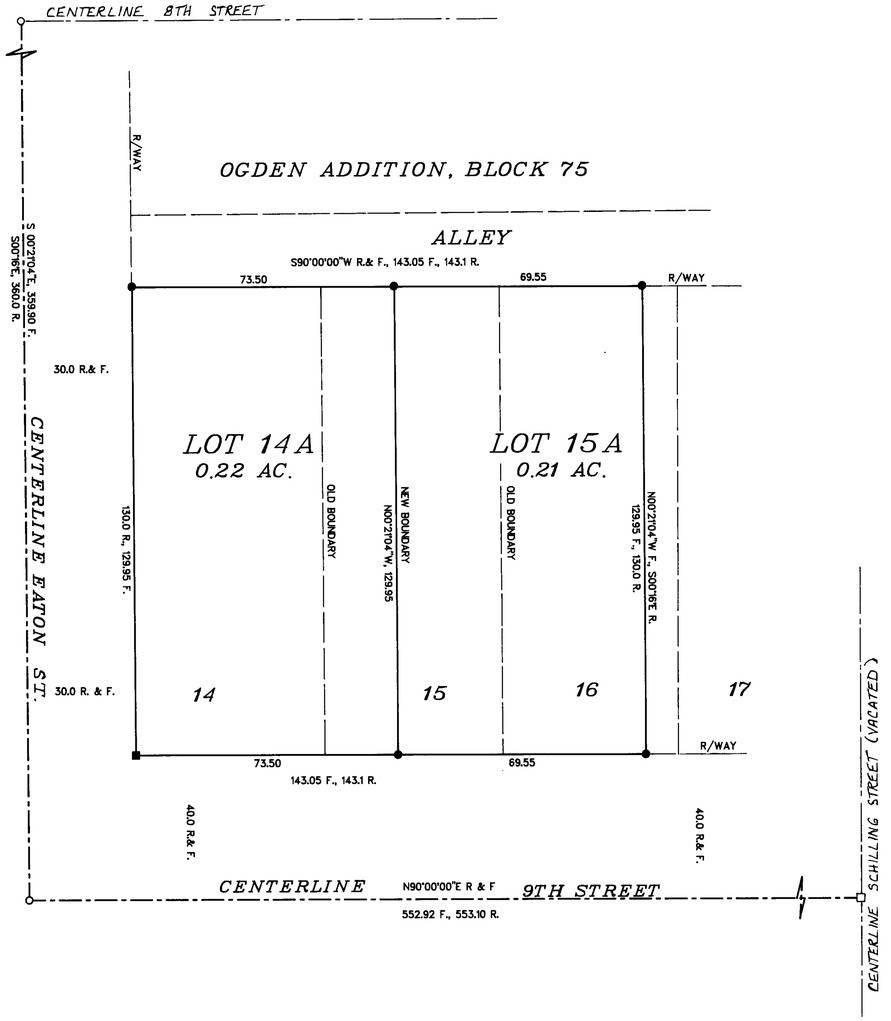
19-47

AN AMENDED SUBDIVISION PLAT FOR THE PURPOSE OF BOUNDARY RELOCATION
LOCATED IN THE NW 1/4, SECTION 29, T.13 N., R.19 W.,P.M.M., MISSOULA COUNTY, MONTANA

NORTH

SCALE
1" = 20'

0 20' 40'



PLAT DRAWN: AUGUST, 1994
GROSS AREA = 0.43 AC.
NET AREA = 0.43 AC.

BASIS OF BEARING: OGDEN ADDITION
OWNERS: FRANK G. & KATHRYN LOBDELL

19-47

ELI & ASSOCIATE
PROFESSIONAL LAND SURVEYORS
ENGINEERS & LAND PLANNERS

BOX 7462 MISSOULA, MONTANA 59807
TELEPHONE (406) 549-5022

LEGAL DESCRIPTION

Tracts of land located in the Northwest one-quarter (NW 1/4) of Section 29, Township 13 North, Range 19 West, Principal Meridian, Montana, Missoula County, Montana, being portions of Lots 14, 15 and the west 40' of 16, Block 75, Ogden Addition, and being further described as follows:
OGDEN ADDITION BLOCK 75 LOTS 14A & 15A (Perimeter Boundary)
Lot 14 and 15 and the West 40 feet of Lot 16 in Block 75 Ogden Addition, a platted subdivision in Missoula County, Montana, as described in Book 33 Micro Page 1560, containing 0.43 acres, and being subject to all easements and dedications existing, shown and/or of record.

OWNERS CERTIFICATION

We hereby certify that the purpose of this division of land is to relocate the existing boundary between existing lots within a platted subdivision , that fewer than six lots are affected and that no additional lots are hereby created. Therefore , this division of land is exempt from review as a subdivision pursuant to section 76-3-207(1)(d), MCA. We further certify that this survey is exempt from sanitation review pursuant to Section 16.16.605(2)(b), ARM, to wit:"Divisions made to correct errors in construction where a building, shrubs or other permanent vegetation may encroach upon the neighboring property."

owners: Frank G. Lobdell Kathryn Lobdell
Frank G. Lobdell Kathryn Lobdell

State of Montana County of Missoula
On this 6th day of Oct., 1994, before me personally appeared Frank G. Lobdell & Kathryn Lobdell known to me to be the persons who executed the within instrument , and acknowledged to me that they executed the same.

Jane C. Inabnit
Notary Public for the State of Montana
Residing at Missoula My Commission expires April 8, 1996

SURVEYORS CERTIFICATION

I certify that this survey represents work done by me or under my direction. 9-23-94
Elden L. Inabnit, Professional Land Surveyor Date
Montana Registration No. 3713S

PURPOSE OF SURVEY

This survey is filed with the intent to qualify for the exemption as found in Section 76-3-207(1)(d), MCA, to wit: "for five or fewer lots within a platted subdivision, relocation of common boundaries and the aggregation of lots."

FINAL APPROVAL GRANTED BY:
Missoula County Surveyor September 29, 1994
Missoula City-County Health Department 10/5/94

9423711

I received and filed this instrument for record on the 11 day of OCT 1994 at 2:14 o'clock P M., permanent files of Missoula County, State of Montana.
Witness my hand:
VICKIE M. ZEIER, County Recorder
By Kate Isaac Deputy
Fee $ 6.00 CK Paid

Book 19 Plats Page 47
File 0-47
Checklist #1622
Ownership Report #1181

LEGEND

- O FOUND STONE IN WELL CASING
- □ FOUND 3" ALUMINUM CAP, MISSOULA COUNTY
- ● SET 5/8" X 24" REBAR W/ 1-1/4" Y.P.C., ELI 3713S
- ■ FOUND 5/8" REBAR

R. RECORD
F. FOUND

THIS SURVEY WAS NOT REVIEWED FOR ADEQUATE ACCESS, INSTALLATION OF UTILITIES, COMPLIANCE WITH ZONING, OR AVAILABILITY OF PUBLIC SERVICES; NOR DOES THIS APPROVAL OBLIGATE MISSOULA COUNTY TO PROVIDE ROAD MAINTENANCE OR OTHER SERVICES.

1/4	SEC	T	R
X	29	13N	19W
	P	M	M

MISSOULA COUNTY, MONTANA
SHEET 1 OF 1

19-47

MISSOULA COUNTY TRACKING NO. 94-3184

ELI PROJECT NO. 94-3913

OWNER OF RECORD
EATON DV, LLC

PRELIMINARY PLAT OF

EATON SUBDIVISION

A MINOR SUBDIVISION OF OGDEN ADDITION, BLOCK 75, LOTS 14A AND 15A,
ALL LOCATED IN THE NORTHWEST ONE-QUARTER (NW1/4) OF SECTION 29, TOWNSHIP 13 NORTH, RANGE 19 WEST,
PRINCIPLE MERIDIAN MONTANA, CITY OF MISSOULA, MISSOULA COUNTY, MONTANA.

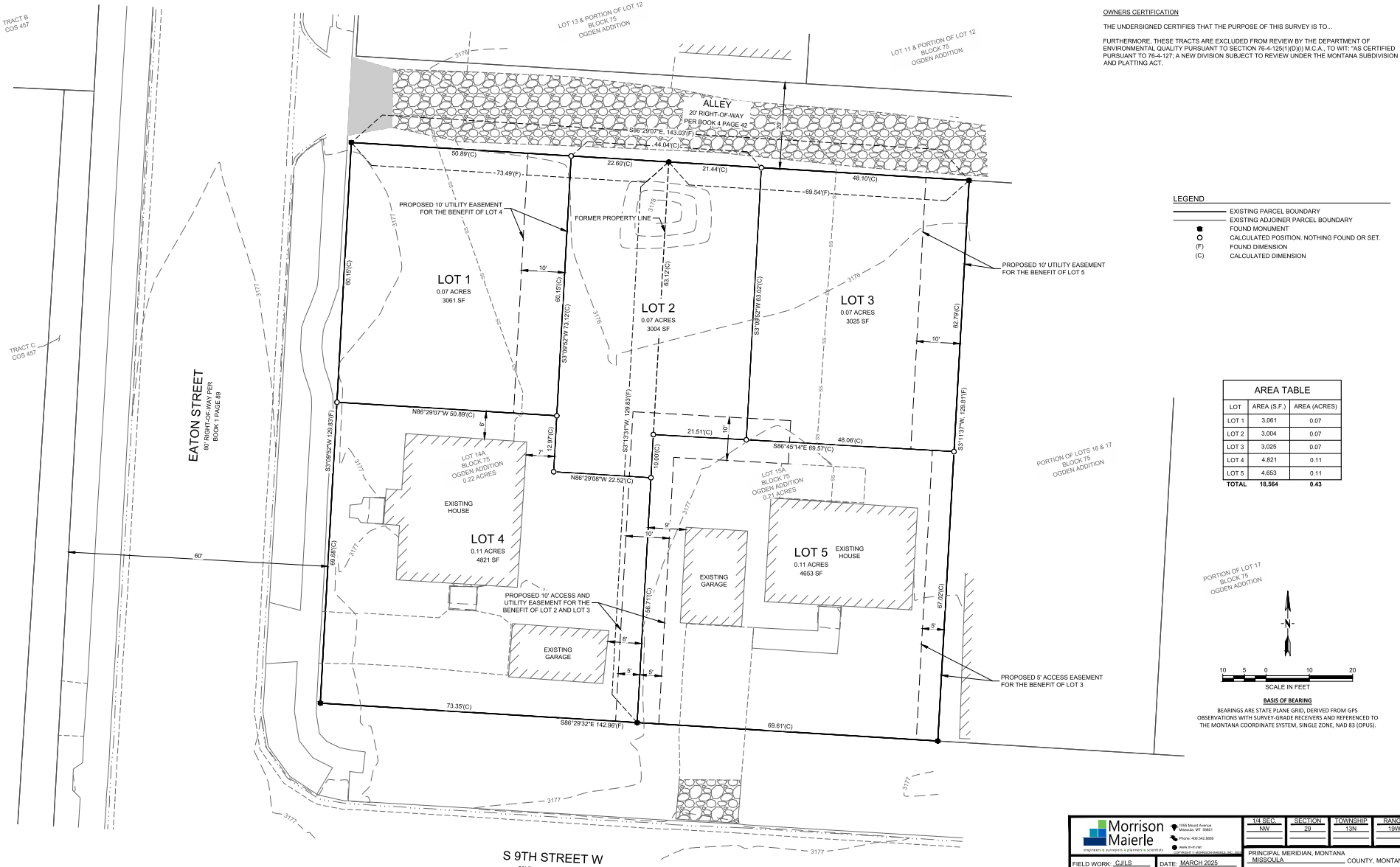
NARRATIVE LEGAL DESCRIPTION
LOTS 14A AND 15A OF BLOCK 75, OGDEN ADDITION, LOCATED IN THE NORTHWEST ONE-QUARTER (NW 1/4) SECTION 29, TOWNSHIP 13 NORTH, RANGE 19 WEST, PRINCIPAL MERIDIAN MONTANA, CITY OF MISSOULA, MISSOULA COUNTY, MONTANA.

CONTAINING 0.43 ACRES MORE OR LESS.

OWNERS CERTIFICATION

THE UNDERSIGNED CERTIFIES THAT THE PURPOSE OF THIS SURVEY IS TO...

FURTHERMORE, THESE TRACTS ARE EXCLUDED FROM REVIEW BY THE DEPARTMENT OF ENVIRONMENTAL QUALITY PURSUANT TO SECTION 76-4-125(1)(D)(i) M.C.A., TO WIT: "AS CERTIFIED PURSUANT TO 76-4-127; A NEW DIVISION SUBJECT TO REVIEW UNDER THE MONTANA SUBDIVISION AND PLATTING ACT.



LEGEND

- EXISTING PARCEL BOUNDARY
- EXISTING ADJOINER PARCEL BOUNDARY
- FOUND MONUMENT
- CALCULATED POSITION. NOTHING FOUND OR SET.
- (F) FOUND DIMENSION
- (C) CALCULATED DIMENSION

AREA TABLE

LOT	AREA (S.F.)	AREA (ACRES)
LOT 1	3,061	0.07
LOT 2	3,004	0.07
LOT 3	3,025	0.07
LOT 4	4,821	0.11
LOT 5	4,653	0.11
TOTAL	**18,564**	**0.43**

10 5 0 10 20
SCALE IN FEET

BASIS OF BEARING
BEARINGS ARE STATE PLANE GRID, DERIVED FROM GPS OBSERVATIONS WITH SURVEY-GRADE RECEIVERS AND REFERENCED TO THE MONTANA COORDINATE SYSTEM, SINGLE ZONE, NAD 83 (OPUS).

Morrison Maierle
engineers ▪ surveyors ▪ planners ▪ scientists
1565 Mount Avenue
Missoula, MT 59801
Phone: 406.542.8880
www.m-m.net

1/4 SEC.	SECTION	TOWNSHIP	RANGE
NW	29	13N	19W

PRINCIPAL MERIDIAN, MONTANA
MISSOULA COUNTY, MONTANA
PLOTTED DATE: Jul/08/2025 PLOTTED BY: jaxson pedersen
CLIENT: EATON DV, LLC SHEET 1 OF 1

FIELD WORK: CJ/LS
DRAWN BY: CJ
CHECKED BY: DS
DATE: MARCH 2025
SCALE: 1"=10'
PROJ. #: 10660.001

DRAWING NAME: M:\10660-Eaton DV, LLC\001 Lot 14A & 15A Minor Subdivision\ACAD\Record\PRELIMINARY PLAT.dwg

PATEL
JAYENDRA

BUSHNELL
AMBER M

WESTON
WILLIAM D

SUBJECT PROPERTY

FULLERTON
HAROLD W

ACE
LLC

TRUITT
MISHANA MAE

ZUESNLEO
LLC

TED'S
DEVELOPMENT
LLC

EBNER
DAWN C

N

0 30 60

SCALE IN FEET

M:\10660-Eaton DV, LLC\001_Lot 14A & 15A Minor Subdivision\ACAD\Exhibits\ADJACENT OWNERSHIP MAP.dwg

Morrison Maierle
engineers ▪ surveyors ▪ planners ▪ scientists

1055 Mount Avenue
Missoula, MT 59801
406.542.8880
www.m-m.net

Plotted by jaxson pedersen on Mar/10/2025

DRAWN BY: JP
DSGN. BY: JP
APPR. BY: WEH
DATE: 03/2025

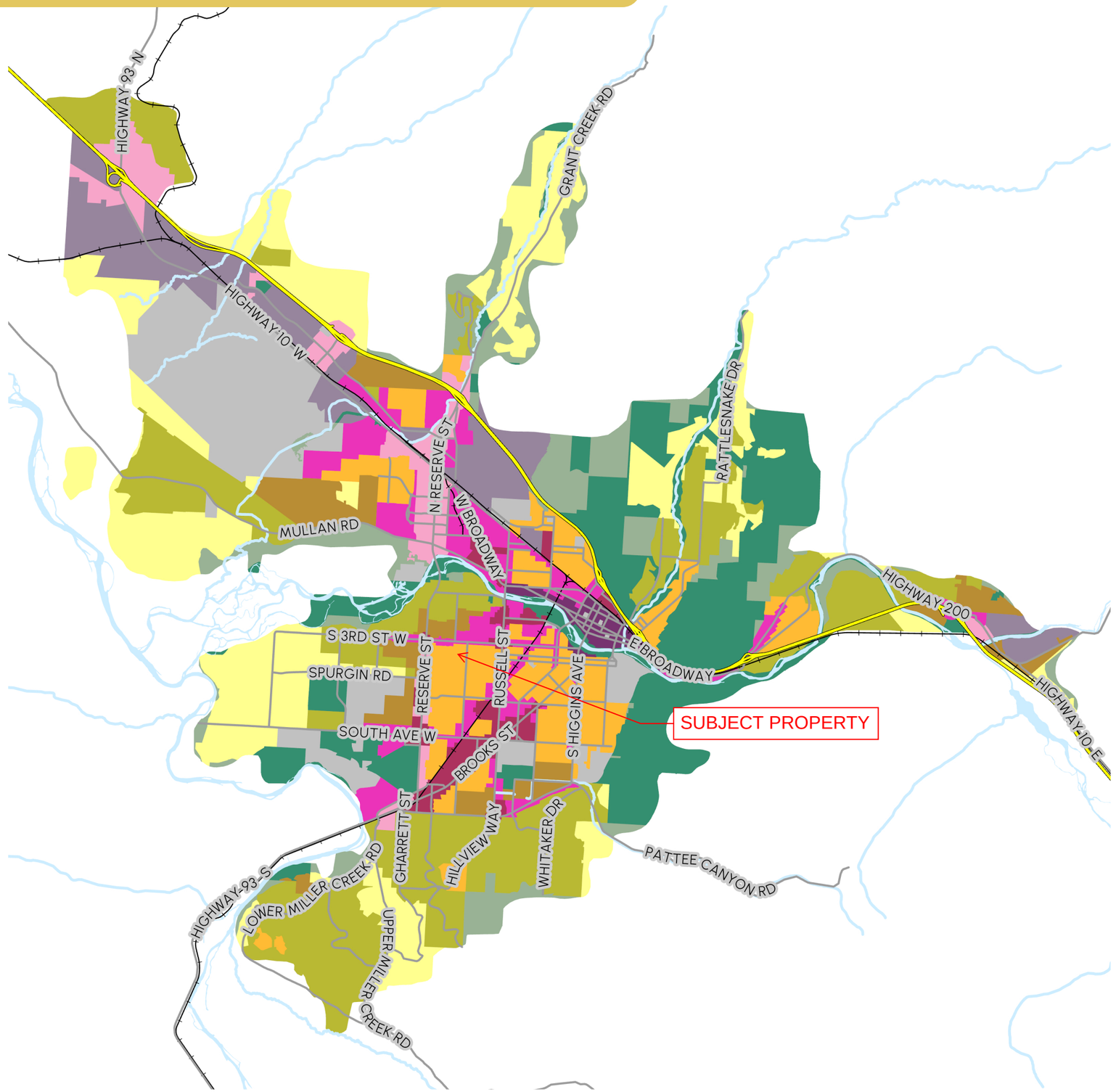
LOT 14A & 15A MINOR SUBDIVISION
MISSOULA MT

ADJACENT OWNERSHIP MAP

PROJECT NO.
10660.001

FIGURE NUMBER
EX

Figure 30. Place Types Map



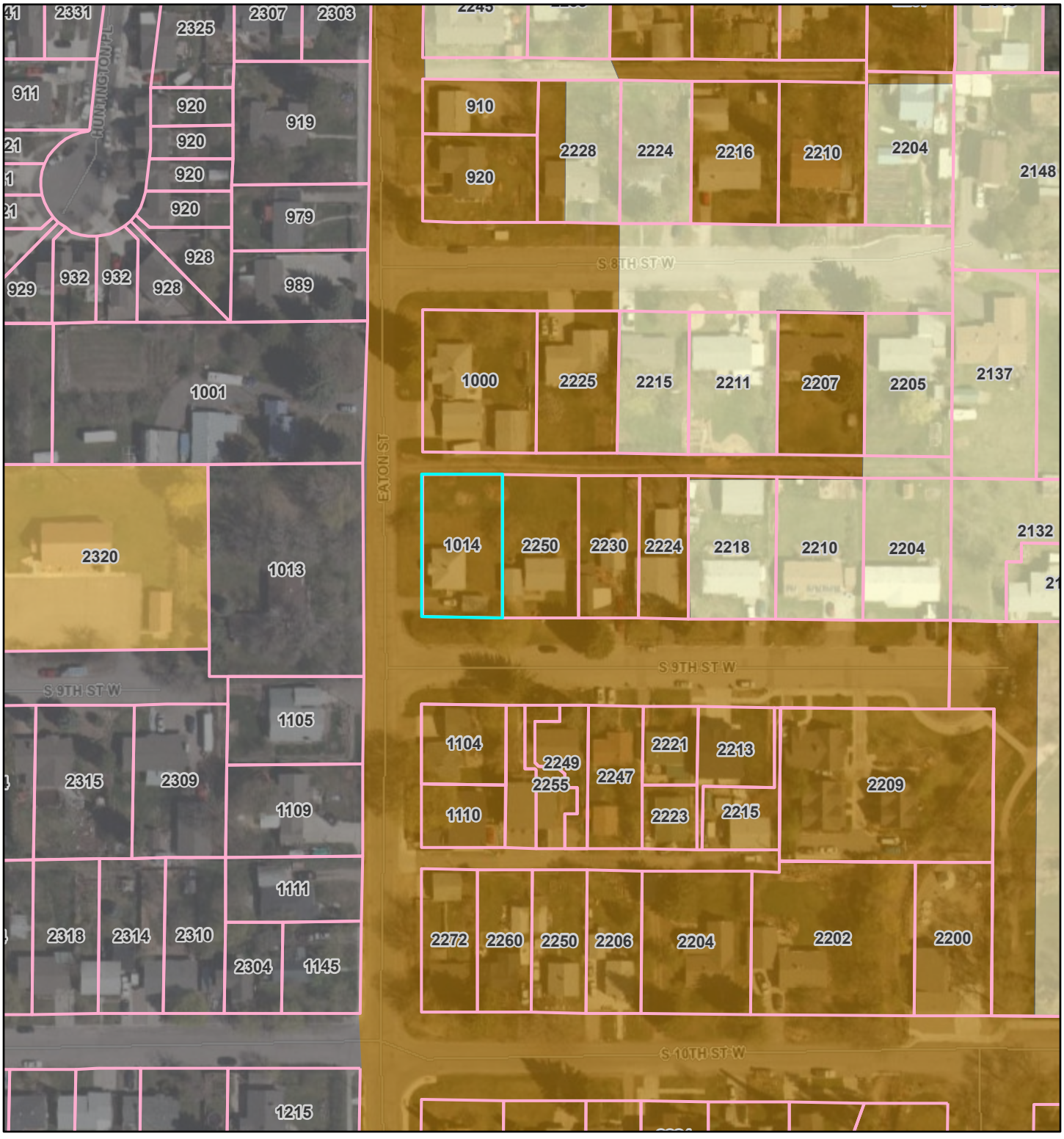
- Downtown
- Urban Mixed-Use High
- Urban Mixed-Use Low
- Limited Urban Mixed-Use
- Urban Residential High
- Urban Residential Low
- Limited Urban Residential
- Rural Residential
- Industrial and Employment
- Civic
- Open and Resource
- Parks and Conservation Lands

The intent of this map is to convey the community's vision for growth and change, and to guide implementation of necessary changes to the City's zoning map, zoning districts, subdivision requirements, and other land use regulations.

The Place Types designated in this map are approximate and must be read in conjunction with the Place Type descriptions and policy statements found within the Land Use Plan. Any policy decisions based on the designations should consider site-specific conditions.

The Land Use Plan (LUP) and Place Type map are not intended to interfere with, abrogate or annul any covenant, deed restriction or other agreement between private parties.

City of Missoula: What's My Zoning



1/2/2025, 2:16:15 PM

Parcels

City Limits

City Zoning

R5.4

RM1-35

RM1-45

RM2.7

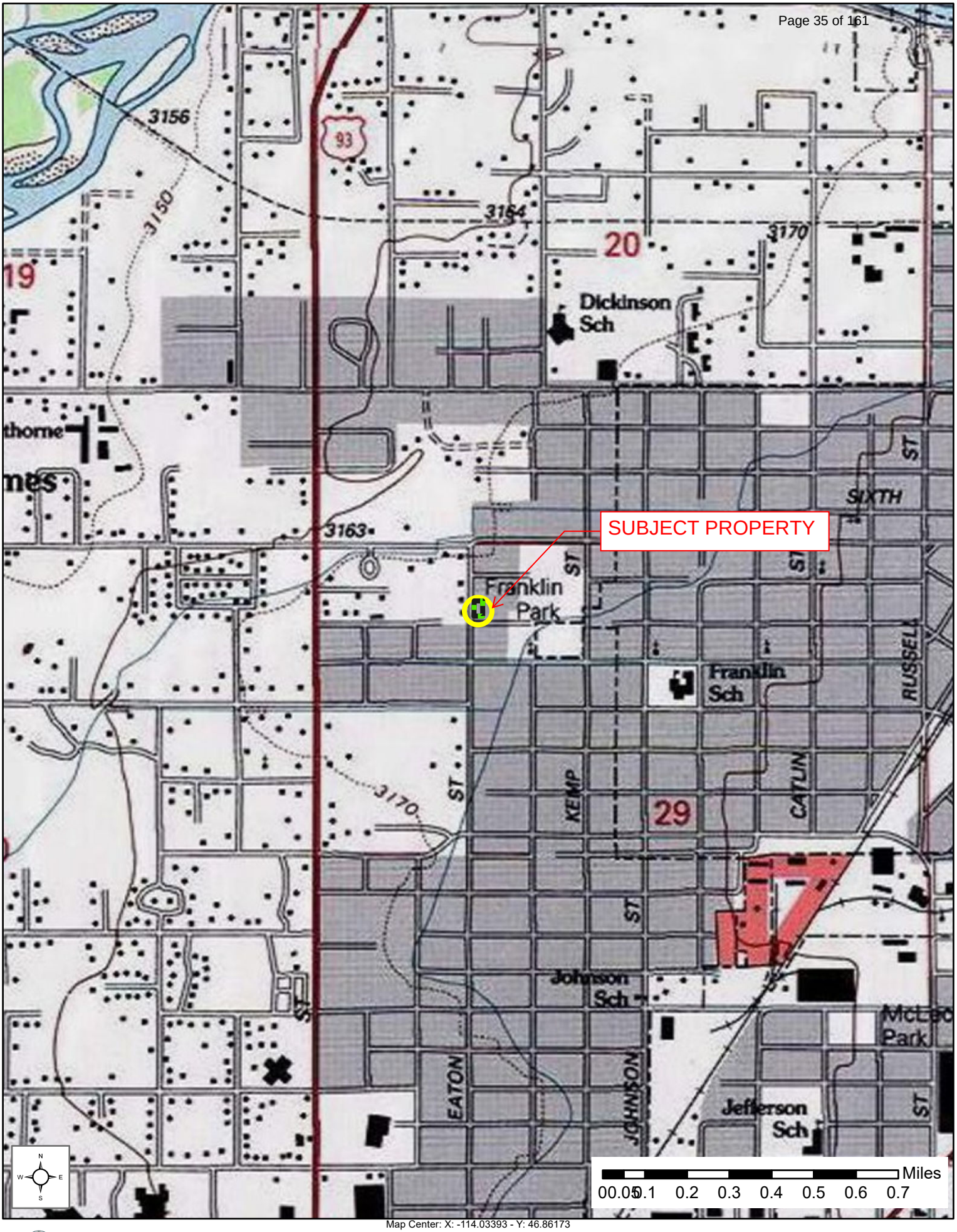
RT5.4

1:2,257

0 0.01 0.03 0.05 mi

0 0.02 0.04 0.08 km

Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, NGA, USGS



Map Center: X: -114.03393 - Y: 46.86173

Missoula COUNTY

Date: 10/25/2024

APPENDIX C: PRIMARY REVIEW CRITERIA REPORT AND SUMMARY OF PROBABLE IMPACTACTS

Appendix C: Primary Review Criteria Reports and Summary of Probable Impacts

1. Impact on Agriculture

Provide a narrative describing how the subdivision proposal will have no adverse impacts on agriculture or identify 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;

The proposed development will not adversely impact agriculture. According to the Natural Resources Conservation Service (NRCS) Web Soils Report, included in Appendix E, the site is classified as "not prime farmland." Additionally, the property is not currently used for agricultural purposes.

i. Describe the productivity of the land and whether the subdivision would remove from production any agricultural or timber land;

There is currently no agricultural productivity of the land as the subject property(s) are used for residential use. The proposed subdivision would not remove from production any agricultural or timber land.

ii. Describe agricultural operations and other uses of land on the adjacent property;

There are no agricultural operations on adjacent properties and land uses on adjacent properties are the same as the proposed subdivision, residential use.

iii. Describe what measures will be taken, if any, to control family pets;

No animals, birds, or pets of any kind shall be raised, maintained, or kept on any lot except for dogs, cats, or household pets, provided they are not raised, maintained, or kept for any commercial purpose and are not kept in unreasonable numbers. All pets shall be kept in accordance with City regulations for pets within city limits and confined to all applicable animal control ordinances.

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;

There are no existing fence lines around the subdivision boundary which protect agricultural lands.

2. Impact on Agricultural Water User Facilities

Provide a narrative describing how the subdivision proposal will have no adverse impacts on agricultural water use facilities or identify the adverse impacts on agricultural water user facilities or identify the adverse impacts and describe proposed avoidance and mitigation efforts that will used to reasonably minimize potentially significant adverse impacts to agricultural water user facilities;

The proposed residential subdivision will have no adverse impacts on agricultural water use facilities. The land is currently designated and used for residential purposes, with no existing or planned agricultural uses. Furthermore, the subdivision does not include agricultural water use facilities. As a result, no mitigation measures are necessary.

3. Impact on Local Services

Provide a narrative describing how the subdivision proposal will have no adverse impacts on local services or identify the adverse impacts on local services and describe the proposed avoidance and mitigation efforts that will be used to reasonably minimize potentially adverse impacts to local services;

The proposed subdivision will not result in significant adverse impacts on local services, including transportation elements, utilities, water supply, sewage disposal, solid waste disposal, schools, and emergency services. The assessment and proposed mitigation measures for each service are outlined below:

a. <u>Transportation Facilities</u>
Motorized and non-motorized. Describe the proposed subdivision mitigation measures to avoid or minimize congestion.

There are no anticipated adverse impacts on transportation elements for the proposed subdivision. As shown in the Missoula public transit map included in Appendix E, there are no public transit stops or routes adjacent to the subdivision. Similarly, according to the Missoula County Public Schools website, there are no school bus stops on or adjacent to the proposed subdivision.

Access to each lot is provided via Eaton Street, South 9th Street West, and the Alley right-of-way north of Lots 1–3. The proposed subdivision will add three (3) additional residential lots and is anticipated to add no more than 30 trips per day to the surrounding streets, therefore having a minimal impact and not requiring a traffic impact study. There are no existing or proposed bike lanes on or adjacent to the subdivision. However, there is an existing sidewalk in the Eaton Street right-of-way directly west of proposed Lots 1 and 4.

To mitigate potential impacts on non-motorized transportation and reduce congestion, the proposed subdivision will include constructing a boulevard sidewalk along South 9th Street West. This sidewalk will connect to the existing sidewalk on Eaton Street and extend to the eastern boundary of Lot 5. Additionally, a sidewalk will be constructed between Lots 4 and 5 from South 9th Street West to facilitate access to Lots 2 and 3, enhancing pedestrian

connectivity and accessibility area. A sidewalk is also proposed within the 5-foot access easement along the eastern boundary of Lot 5, benefiting Lot 3 and connecting directly to the new boulevard sidewalk along South 9th Street West.

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 existing or proposed bridges or culverts within the subdivision or on roads providing access to the subdivision.

ii. Non-motorized Transportation Facilities

Describe existing and proposed non-motorized transportation facilities that will serve the proposed subdivision;

There are no existing or proposed bike lanes on or adjacent to the subdivision. There is an existing sidewalk in the Eaton Street right-of-way directly west of proposed Lots 1 and 4. The proposed subdivision will include a boulevard sidewalk along South 9th Street West. This sidewalk will connect to the existing sidewalk on Eaton Street and extend to the eastern boundary of Lot 5, enhancing pedestrian connectivity and accessibility in the area. Additionally, a sidewalk will be constructed between Lots 4 and 5 from South 9th Street West to facilitate access to Lots 2 and 3, enhancing pedestrian connectivity and accessibility area. A sidewalk is also proposed within the 5-foot access easement along the eastern boundary of Lot 5, benefiting Lot 3 and connecting directly to the new boulevard sidewalk along South 9th Street West.

iii. Bus Routes

Provide a map showing locations of any bus stops and turnarounds for school buses and public transit or provide a narrative in lieu of a map. If the project is located on an existing school bus route, show the route and the nearest bust 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;

As shown in the Missoula public transit map included in Appendix E, there are no public transit stops or routes adjacent to the subdivision. Similarly, according to the Missoula County Public Schools website, there are no school bus stops on or adjacent to the proposed subdivision. A bus stop is not proposed for the subdivision. The nearest school bus stop is located on the corner of South 10th Street West and Kemp Street approximately 1,100 feet from the proposed subdivision, as shown on the School Bus Stop Exhibit attached in Appendix E.

iv. Roads

Describe the current conditions of roads adjacent to or off-site that serve the proposed subdivision and, if applicable, any proposed improvements to roads serving the subdivision;

- **Eaton Street** (directly west of the proposed subdivision): The asphalt is in fair condition. While there is numerous spider webbing in the pavement, there are no major potholes that present significant concerns for traffic safety.

- **South 9th Street West** (directly south of the proposed subdivision): The pavement is in good condition, with fewer spider webbing and no potholes that could compromise traffic safety.

To improve the transportation infrastructure serving the subdivision, the proposed subdivision includes paving a 16 foot width of the existing alley directly north of the subdivision, extending from Eaton Street to the eastern boundary of Lot 3.

b. Water Supply, Sewage Disposal, Solid Waste Disposal

Water supply and sewage disposal for each lot will be provided by the City of Missoula's Municipal Water and Sewer systems. Locations of proposed utility connections for each lot are detailed in the Proposed Utility Plan in Appendix I. Minimal impacts are anticipated for water and sewer, all proposed utility designs and installations will adhere to the 2024 Missoula City Public Works Standards and Specifications Manual and the Montana Public Works Standard Specifications, dated April 2021. Solid waste disposal will be provided by Republic Services. Republic Services was contacted via phone and confirmed their willingness to serve the proposed subdivision. Formal confirmation will be provided through their sign-off on the Municipal Facilities Exclusion form

c. Emergency Services

There are no anticipated adverse impacts on emergency services. Each lot will have direct access via Eaton Street, South 9th Street West, and the Alley right-of-way, ensuring that emergency vehicles can efficiently reach all parts of the subdivision. As shown in Appendix F, email coordination with the police and fire departments confirmed that the proposed subdivision will have no adverse impacts.

d. Residential Units and Taxation

The proposed minor subdivision will provide 3 additional lots totaling 5 lots total. Each lot will pay City taxes, which portions are applied to all elements described above and which are required.

4. Impact on Natural Environment

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;

The proposed subdivision will not impose any adverse impacts on the natural environment. There are no adjacent public lands, historical or cultural features, or unusual geologic, soil, or topographic conditions on the property that could limit the feasibility of building or excavation using standard construction techniques. Additionally, there are no critical plant communities or

riparian resource areas located on the property. Existing vegetation consists of landscape and lawn.

The State Historic Preservation Office was reached out to regarding impacts on cultural resources, and nothing was worth noting on the report. Coordination is found in Appendix F.

Mitigation efforts to reasonably minimize potentially significant adverse impacts to the natural environment include implementing Best Management Practices (BMPs) for erosion and sediment control, stormwater management, preserving trees and vegetation where feasible, and scheduling construction activities appropriately.

5. Impacts on Wildlife and Wildlife Habitat

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;

There are no adverse impacts to wildlife and wildlife habitat from the proposed subdivision. The proposed density of the development is compliant with zoning and will match that of surrounding neighborhoods to reduce impacts and maintain wildlife habitat as much as possible.

a. <u>Species Type</u>

Per Montana Fish, Wildlife, and Parks maps and data, which species of fish and wildlife use the area to be affected by the subdivision?

Montana Fish, Wildlife, and Parks (FWP) maps and data did not indicate species of fish and wildlife that use the area affected by the subdivision. The subdivision is not located in a Wildlife Habitat Protection Area per Montana FWP's Wildlife Habitat Protection Area Mapper. A list generated by the Information for Planning and Construction (IPaC) was used to determine species of fish and wildlife that use the affected area. There are no fish species within the subject property. Wildlife, including, but not limited to, deer, bear, elk, various rodents, and various bird species may be affected by the proposed development. The report in endangered species in the project area. The list generated by IPaC for the proposed development area is located in Appendix E.

b. <u>Wildlife Mitigation</u>

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).

There are no shorelines, marshland or wetlands within the subject properties proposed for development. Potential impacts to wildlife habitat are anticipated to be minimal. The proposed density of the development is in compliance with zoning to match that of surrounding neighborhoods to reduce impacts and maintain wildlife habitat as much as possible.

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)***

There are no codes, covenants, or restrictions tied to this subdivision. Measures to minimize conflicts between residents and wildlife include adhering to Missoula City ordinances regarding trash pickup times and using garbage containers provided by the solid waste disposal company.

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 and endangered species, and wetlands and riparian resource areas per Montana Fish, Wildlife, and Parks maps and data and other appropriate resources.

The subdivision is not located in a Wildlife Habitat Protection Area per Montana FWP's Wildlife Habitat Protection Area Mapper. The US Fish and Wildlife Critical Habitat Mapper, attached in Appendix E, did not identify any critical wildlife areas within the subject property. IPaC, however, identifies species with a status of potentially "threatened" within the proposed development area. Those wildlife species include Canada Lynx, Grizzly Bear, Yellow-billed Cuckoo, and the Monarch Butterfly. IPaC identifies no critical habitats in this location. It is not anticipated that the proposed development will impact rare or endangered species.

6. Impacts on Health and Safety

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.

There are no adverse impacts to public health and safety from the proposed subdivision. The proposed minor subdivision is not located within the Airport Influence Area and is located within the Air Stagnation Zone.

c. 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.

There are no on-site or nearby off-site land uses that create a nuisance to the proposed subdivision. Minor nuisances during construction are anticipated for installation of water and sewer services, sidewalks and alley paving. Construction will be completed in a timely manner and during normal operating hours (7AM-7PM).

d. Avoidance and Mitigation of Hazards

Describe avoidance or mitigation measures that are proposed to address identified hazards and provide a map locating these hazards.

There are no existing hazards identified including high pressure gas lines, high voltage lines, superfund sites, hazardous waste sites, landfills, mines, waste sites, sewage treatment plants, high seismic location, land slides, high groundwater or floodplains. Existing power to the subject properties is fed from overhead power lines along the west side of Eaton Street and the alley located to the north. During construction, contractor shall be aware of existing overhead power and shall comply with all OSHA safety regulations. Additionally, prior to any digging, an 811 call shall be completed to identify any existing underground utility lines.

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APPENDIX D: COMMUNITY IMPACT REPORT

Appendix D - Community Impact Report

The subdivider must provide a report containing a statement of the local facility and service demands resulting from the build-out of the subdivision, including the impacts on education facilities and school bus service, transit facilities and services, roads and non-motorized transportation facilities, water, sewage, and solid waste facilities, police and fire protection services and facilities, including those needed for wild land fire protection.

1. Education Facilities and School Bus Service

The proposed development is located within the Missoula County School District, which serves nine elementary schools, three middle schools, and four high schools. The district also operates an Alternative High School program, an Early Learning Preschool program at Jefferson Center, and an education program at the Lifelong Learning Center.

According to the Missoula County Public School District's online Infofinder map, the subdivision falls within the boundaries of Franklin Elementary School, C.S. Porter Middle School, and Hellgate High School. The nearest bus stop (attached in Appendix E) is at the corner of South 10th Street West and Kemp Street, approximately 1,100 feet from the proposed subdivision. This bus stop serves the C.S Porter Middle School.

Per email correspondence with Missoula County Public Schools (attached in Appendix F), the district has confirmed that the proposed subdivision is not expected to have any major impacts on educational facilities or school services.

2. Transit Facilities and Services

As shown in the Missoula Public Transit Map (Appendix E), there are no public transit stops directly adjacent to the proposed subdivision. The nearest stop, located near the intersection of Aspen Grove Loop and Eaton Street, is approximately 1,000 feet south of the subdivision. No major impacts on public transit are anticipated as a result of the subdivision. Mountain Line provides public transit services in this area.

3. Roads and Non-Motorized Transportation Facilities

Access to each lot is provided via Eaton Street, South 9th Street West, and the Alley right-of-way north of Lots 1–3. There are no existing or proposed bike lanes on or adjacent to the subdivision. However, there is an existing sidewalk in the Eaton Street right-of-way directly west of proposed Lots 1 and 4.

To mitigate potential impacts on non-motorized transportation and reduce congestion, the proposed subdivision will include constructing a boulevard sidewalk along South 9th Street West. This sidewalk will connect to the existing sidewalk on Eaton Street and extend to the eastern boundary of Lot 5, enhancing pedestrian connectivity and accessibility in the area. Additionally, a sidewalk is proposed within the 10-foot access and utility easement between Lots 4 and 5 to provide pedestrian access for the benefit of Lots 2 and 3. A sidewalk is also proposed within the 5-foot access easement along the eastern boundary of Lot 5, benefiting Lot 3 and connecting to the new boulevard sidewalk along South 9th Street West. The

subdivision also proposes to pave the alley from Eaton Street to the end of Lot 3. The pavement width will be 16 feet, as confirmed through coordination with City Engineering. Supporting documentation is included in Appendix F.

4. Water

Water supply for each lot will be provided by the City of Missoula's Municipal Water system. Locations of proposed service connections for each lot are detailed in the Proposed Utility Map in Appendix B. To mitigate potential impacts, all proposed utility designs and installations will adhere to the 2024 Missoula City Public Works Standards and Specifications Manual and the Montana Public Works Standard Specifications, dated April 2021.

5. Sewage and Solid Waste Facilities

Sewer disposal for each lot will be provided by the City of Missoula's Municipal Sewer system. Locations of proposed service connections for each lot are detailed in the Proposed Utility Map in Appendix B. To mitigate potential impacts, all proposed utility designs and installations will adhere to the 2024 Missoula City Public Works Standards and Specifications Manual and the Montana Public Works Standard Specifications, dated April 2021.

Solid waste is currently managed by Republic Services. Republic Services was contacted via phone, and they are willing to serve the proposed lots. Formal confirmation will be provided through their sign-off on the Municipal Facilities Exclusion form.

6. Police and Fire Protection Services and Facilities

Per email coordination with the Missoula Police Department, the proposed subdivision will be served by the Missoula Police Department, and no major impacts are expected. Per email coordination with Dax Frazer, the City of Missoula Fire Marshall, and the police department, no adverse issues will result from this subdivision. Email coordination's are located in Appendix F.

APPENDIX E: REPORT EXHIBITS AND DOCUMENTS

IPaC resource list

This report is an automatically generated list of species and other resources such as critical habitat (collectively referred to as *trust resources*) under the U.S. Fish and Wildlife Service's (USFWS) jurisdiction that are known or expected to be on or near the project area referenced below. The list may also include trust resources that occur outside of the project area, but that could potentially be directly or indirectly affected by activities in the project area. However, determining the likelihood and extent of effects a project may have on trust resources typically requires gathering additional site-specific (e.g., vegetation/species surveys) and project-specific (e.g., magnitude and timing of proposed activities) information.

Below is a summary of the project information you provided and contact information for the USFWS office(s) with jurisdiction in the defined project area. Please read the introduction to each section that follows (Endangered Species, Migratory Birds, USFWS Facilities, and NWI Wetlands) for additional information applicable to the trust resources addressed in that section.

Location

Missoula County, Montana

Local office

Montana Ecological Services Field Office

(406) 449-5225
(406) 449-5339

585 Shephard Way, Suite 1
Helena, MT 59601-6287

Endangered species

This resource list is for informational purposes only and does not constitute an analysis of project level impacts.

The primary information used to generate this list is the known or expected range of each species. Additional areas of influence (AOI) for species are also considered. An AOI includes areas outside of the species range if the species could be indirectly affected by activities in that area (e.g., placing a dam upstream of a fish population even if that fish does not occur at the dam site, may indirectly impact the species by reducing or eliminating water flow downstream). Because species can move, and site conditions can change, the species on this list are not guaranteed to be found on or near the project area. To fully determine any potential effects to species, additional site-specific and project-specific information is often required.

Section 7 of the Endangered Species Act **requires** Federal agencies to "request of the Secretary information whether any species which is listed or proposed to be listed may be present in the area of such proposed action" for any project that is conducted, permitted, funded, or licensed by any Federal agency. A letter from the local office and a species list which fulfills this requirement can **only** be obtained by requesting an official species list from either the Regulatory Review section in IPaC (see directions below) or from the local field office directly.

For project evaluations that require USFWS concurrence/review, please return to the IPaC website and request an official species list by doing the following:

1. Draw the project location and click CONTINUE.
2. Click DEFINE PROJECT.
3. Log in (if directed to do so).
4. Provide a name and description for your project.
5. Click REQUEST SPECIES LIST.

Listed species[1] and their critical habitats are managed by the Ecological Services Program of the U.S. Fish and Wildlife Service (USFWS) and the fisheries division of the National Oceanic and Atmospheric Administration (NOAA Fisheries[2]).

Species and critical habitats under the sole responsibility of NOAA Fisheries are **not** shown on this list. Please contact NOAA Fisheries for species under their jurisdiction.

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1. Species listed under the Endangered Species Act are threatened or endangered; IPaC also shows species that are candidates, or proposed, for listing. See the listing status page for more information. IPaC only shows species that are regulated by USFWS (see FAQ).

2. NOAA Fisheries, also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

The following species are potentially affected by activities in this location:

Mammals

NAME	STATUS
Canada Lynx Lynx canadensis There is **final** critical habitat for this species. Your location does not overlap the critical habitat. https://ecos.fws.gov/ecp/species/3652	Threatened
Grizzly Bear Ursus arctos horribilis There is **proposed** critical habitat for this species. https://ecos.fws.gov/ecp/species/7642	Threatened

Birds

NAME	STATUS
Yellow-billed Cuckoo Coccyzus americanus There is **final** critical habitat for this species. Your location does not overlap the critical habitat. https://ecos.fws.gov/ecp/species/3911	Threatened

Insects

NAME	STATUS
Monarch Butterfly Danaus plexippus Wherever found There is **proposed** critical habitat for this species. Your location does not overlap the critical habitat. https://ecos.fws.gov/ecp/species/9743	Proposed Threatened

Critical habitats

Potential effects to critical habitat(s) in this location must be analyzed along with the endangered species themselves.

There are no critical habitats at this location.

You are still required to determine if your project(s) may have effects on all above listed species.

Bald & Golden Eagles

Bald and golden eagles are protected under the Bald and Golden Eagle Protection Act[1] and the Migratory Bird Treaty Act[2].

Any person or organization who plans or conducts activities that may result in impacts to bald or golden eagles, or their habitats[3], should follow appropriate regulations and consider implementing appropriate conservation measures, as described in the links below. Specifically, please review the "Supplemental Information on Migratory Birds and Eagles".

Additional information can be found using the following links:

- Eagle Management https://www.fws.gov/program/eagle-management
- Measures for avoiding and minimizing impacts to birds https://www.fws.gov/library/collections/avoiding-and-minimizing-incidental-take-migratory-birds
- Nationwide conservation measures for birds https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf
- Supplemental Information for Migratory Birds and Eagles in IPaC https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action

There are likely bald eagles present in your project area. For additional information on bald eagles, refer to Bald Eagle Nesting and Sensitivity to Human Activity

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, see the PROBABILITY OF PRESENCE SUMMARY below to see when these birds are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON
Bald Eagle *Haliaeetus leucocephalus* This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.	Breeds Jan 1 to Aug 31

Golden Eagle Aquila chrysaetos — Breeds Jan 1 to Aug 31

This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.
https://ecos.fws.gov/ecp/species/1680

Probability of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read "Supplemental Information on Migratory Birds and Eagles", specifically the FAQ section titled "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is 0.25/0.25 = 1; at week 20 it is 0.05/0.25 = 0.2.
3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

To see a bar's probability of presence score, simply hover your mouse cursor over the bar.

Breeding Season (■)

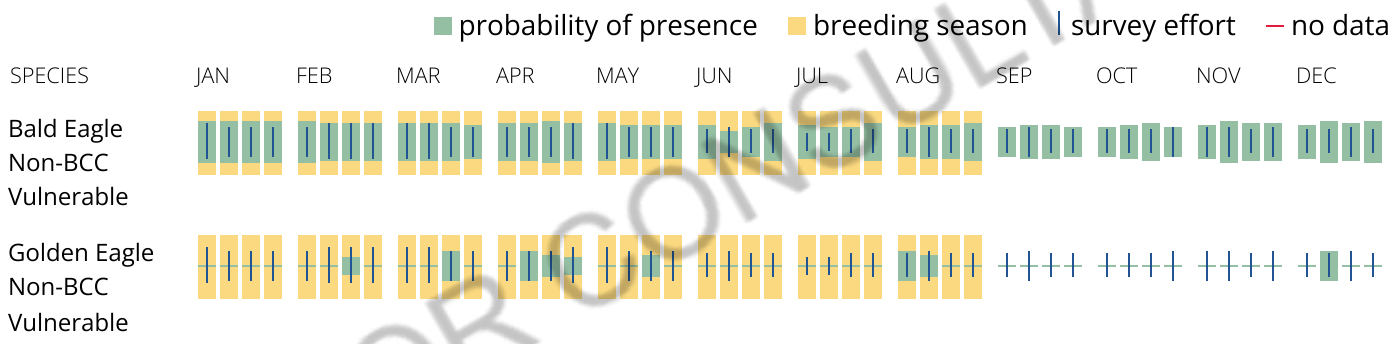
Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort (|)
Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

To see a bar's survey effort range, simply hover your mouse cursor over the bar.

No Data (–)
A week is marked as having no data if there were no survey events for that week.

Survey Timeframe
Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.



What does IPaC use to generate the potential presence of bald and golden eagles in my specified location?

The potential for eagle presence is derived from data provided by the Avian Knowledge Network (AKN). The AKN data is based on a growing collection of survey, banding, and citizen science datasets and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle (Eagle Act requirements may apply). To see a list of all birds potentially present in your project area, please visit the Rapid Avian Information Locator (RAIL) Tool.

What does IPaC use to generate the probability of presence graphs of bald and golden eagles in my specified location?

The Migratory Bird Resource List is comprised of USFWS Birds of Conservation Concern (BCC) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the Avian Knowledge Network (AKN). The AKN data is based on a growing collection of survey, banding, and citizen science datasets and is queried and filtered to return a list of those birds reported as occurring in the 10km grid

cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle (Eagle Act requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the Rapid Avian Information Locator (RAIL) Tool.

What if I have eagles on my list?

If your project has the potential to disturb or kill eagles, you may need to obtain a permit to avoid violating the Eagle Act should such impacts occur. Please contact your local Fish and Wildlife Service Field Office if you have questions.

Migratory birds

Certain birds are protected under the Migratory Bird Treaty Act[1] and the Bald and Golden Eagle Protection Act[2].

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats[3] should follow appropriate regulations and consider implementing appropriate conservation measures, as described in the links below. Specifically, please review the "Supplemental Information on Migratory Birds and Eagles".

1. The Migratory Birds Treaty Act of 1918.
2. The Bald and Golden Eagle Protection Act of 1940.

Additional information can be found using the following links:

- Eagle Management https://www.fws.gov/program/eagle-management
- Measures for avoiding and minimizing impacts to birds https://www.fws.gov/library/collections/avoiding-and-minimizing-incidental-take-migratory-birds
- Nationwide conservation measures for birds https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf
- Supplemental Information for Migratory Birds and Eagles in IPaC https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action

The birds listed below are birds of particular concern either because they occur on the USFWS Birds of Conservation Concern (BCC) list or warrant special attention in your project location. To learn more about the levels of concern for birds on your list and how this list is generated, see the FAQ below. This is not a list of every bird you may find in this location, nor a guarantee that every bird on this list will be found in your project area. To see exact locations of where birders and the general public have sighted birds in and around

your project area, visit the E-bird data mapping tool (Tip: enter your location, desired date range and a species on your list). For projects that occur off the Atlantic Coast, additional maps and models detailing the relative occurrence and abundance of bird species on your list are available. Links to additional information about Atlantic Coast birds, and other important information about your migratory bird list, including how to properly interpret and use your migratory bird report, can be found below.

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, see the PROBABILITY OF PRESENCE SUMMARY below to see when these birds are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON
Bald Eagle *Haliaeetus leucocephalus* This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.	Breeds Jan 1 to Aug 31
Black Swift *Cypseloides niger* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/8878	Breeds Jun 15 to Sep 10
Black Tern *Chlidonias niger surinamenisis* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/3093	Breeds May 15 to Aug 20
Bobolink *Dolichonyx oryzivorus* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 20 to Jul 31
Broad-tailed Hummingbird *Selasphorus platycercus* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 25 to Aug 21
California Gull *Larus californicus* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds Mar 1 to Jul 31

Calliope Hummingbird Selasphorus calliope — Breeds May 1 to Aug 15

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/9526

Cassin's Finch Haemorhous cassinii — Breeds May 15 to Jul 15

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/9462

Evening Grosbeak Coccothraustes vespertinus — Breeds May 15 to Aug 10

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Franklin's Gull Leucophaeus pipixcan — Breeds May 1 to Jul 31

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Golden Eagle Aquila chrysaetos — Breeds Jan 1 to Aug 31

This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.
https://ecos.fws.gov/ecp/species/1680

Lesser Yellowlegs Tringa flavipes — Breeds elsewhere

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/9679

Lewis's Woodpecker Melanerpes lewis — Breeds Apr 20 to Sep 30

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/9408

Long-eared Owl asio otus — Breeds Mar 1 to Jul 15

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/3631

Olive-sided Flycatcher Contopus cooperi — Breeds May 20 to Aug 31
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/3914

Rufous Hummingbird Selasphorus rufus — Breeds Apr 15 to Jul 15
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/8002

Western Grebe aechmophorus occidentalis — Breeds Jun 1 to Aug 31
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/6743

Williamson's Sapsucker Sphyrapicus thyroideus nataliae — Breeds May 1 to Jul 31
This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA

Probability of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read "Supplemental Information on Migratory Birds and Eagles", specifically the FAQ section titled "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.

2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is 0.25/0.25 = 1; at week 20 it is 0.05/0.25 = 0.2.
3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

To see a bar's probability of presence score, simply hover your mouse cursor over the bar.

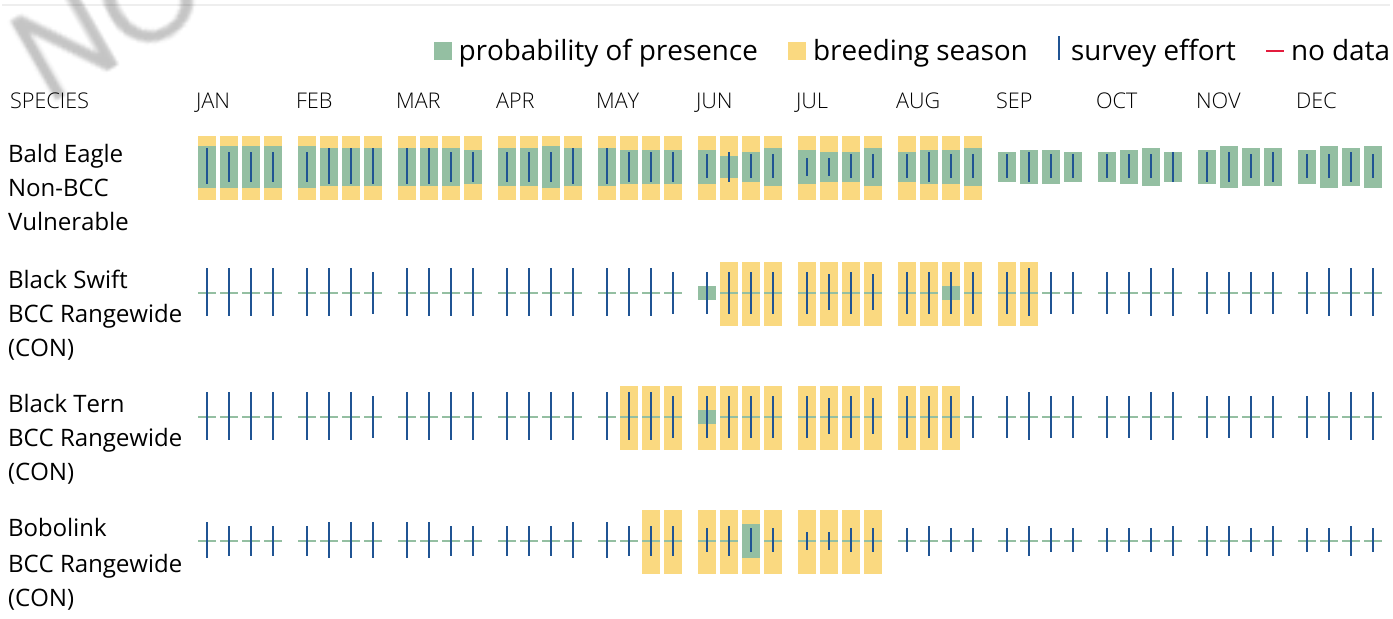
Breeding Season (▪)
Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

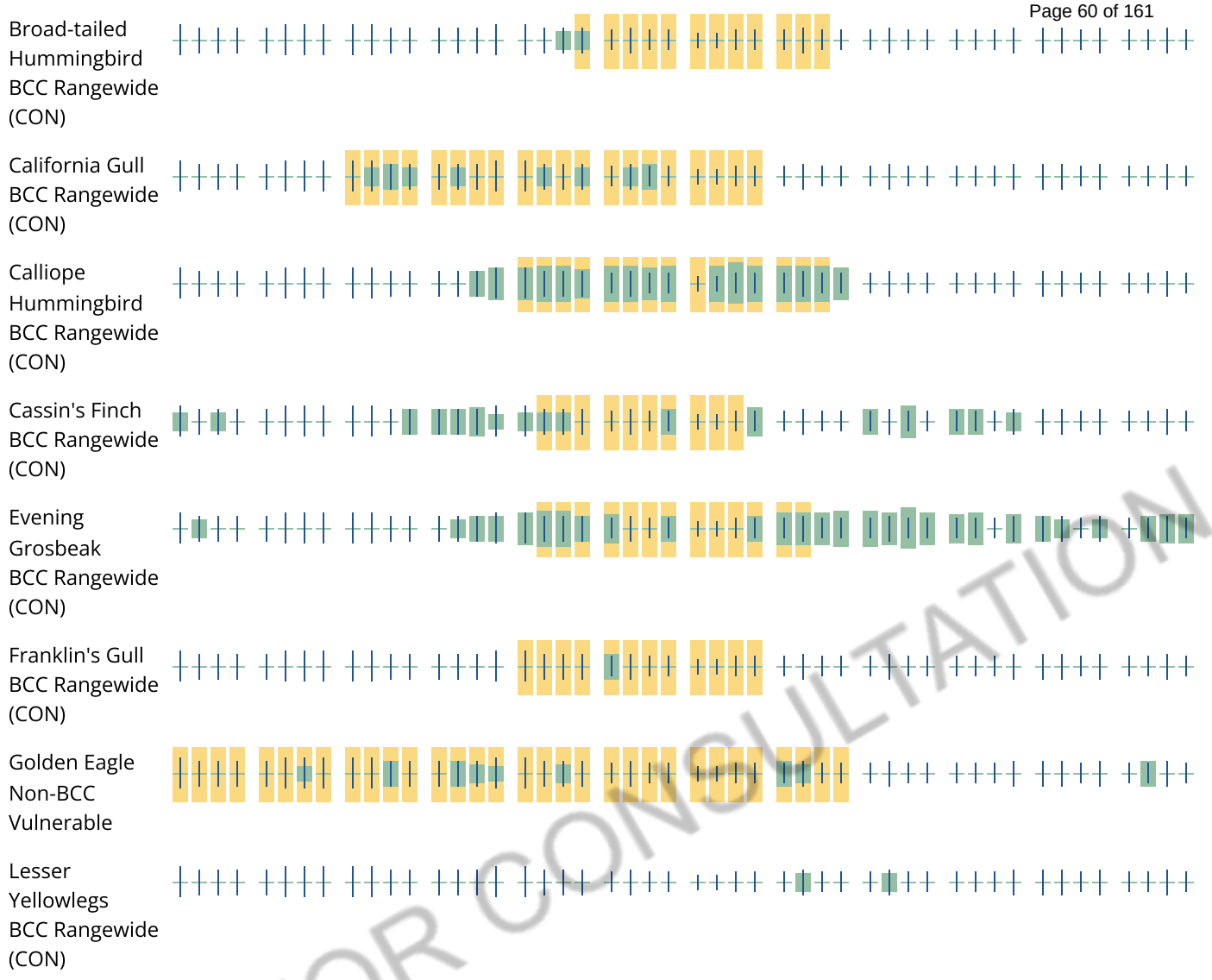
Survey Effort (|)
Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

To see a bar's survey effort range, simply hover your mouse cursor over the bar.

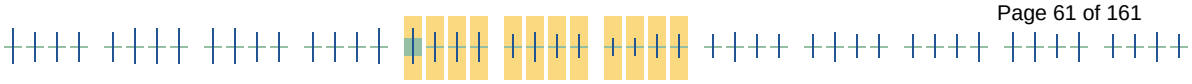
No Data (–)
A week is marked as having no data if there were no survey events for that week.

Survey Timeframe
Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.





Williamson's Sapsucker BCC - BCR



Tell me more about conservation measures I can implement to avoid or minimize impacts to migratory birds.

Nationwide Conservation Measures describes measures that can help avoid and minimize impacts to all birds at any location year round. Implementation of these measures is particularly important when birds are most likely to occur in the project area. When birds may be breeding in the area, identifying the locations of any active nests and avoiding their destruction is a very helpful impact minimization measure. To see when birds are most likely to occur and be breeding in your project area, view the Probability of Presence Summary. Additional measures or permits may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

What does IPaC use to generate the list of migratory birds that potentially occur in my specified location?

The Migratory Bird Resource List is comprised of USFWS Birds of Conservation Concern (BCC) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the Avian Knowledge Network (AKN). The AKN data is based on a growing collection of survey, banding, and citizen science datasets and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle (Eagle Act requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the Rapid Avian Information Locator (RAIL) Tool.

What does IPaC use to generate the probability of presence graphs for the migratory birds potentially occurring in my specified location?

The probability of presence graphs associated with your migratory bird list are based on data provided by the Avian Knowledge Network (AKN). This data is derived from a growing collection of survey, banding, and citizen science datasets.

Probability of presence data is continuously being updated as new and better information becomes available. To learn more about how the probability of presence graphs are produced and how to interpret them, go the Probability of Presence Summary and then click on the "Tell me about these graphs" link.

How do I know if a bird is breeding, wintering or migrating in my area?

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating or year-round), you may query your location using the RAIL Tool and look at the range maps provided for birds in your area at the bottom of the profiles provided for each bird in your results. If a bird

on your migratory bird species list has a breeding season associated with it, if that bird does occur in your project area, there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

What are the levels of concern for migratory birds?

Migratory birds delivered through IPaC fall into the following distinct categories of concern:

1. "BCC Rangewide" birds are Birds of Conservation Concern (BCC) that are of concern throughout their range anywhere within the USA (including Hawaii, the Pacific Islands, Puerto Rico, and the Virgin Islands);
2. "BCC - BCR" birds are BCCs that are of concern only in particular Bird Conservation Regions (BCRs) in the continental USA; and
3. "Non-BCC - Vulnerable" birds are not BCC species in your project area, but appear on your list either because of the Eagle Act requirements (for eagles) or (for non-eagles) potential susceptibilities in offshore areas from certain types of development or activities (e.g. offshore energy development or longline fishing).

Although it is important to try to avoid and minimize impacts to all birds, efforts should be made, in particular, to avoid and minimize impacts to the birds on this list, especially eagles and BCC species of rangewide concern. For more information on conservation measures you can implement to help avoid and minimize migratory bird impacts and requirements for eagles, please see the FAQs for these topics.

Details about birds that are potentially affected by offshore projects

For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the Northeast Ocean Data Portal. The Portal also offers data and information about other taxa besides birds that may be helpful to you in your project review. Alternately, you may download the bird model results files underlying the portal maps through the NOAA NCCOS Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf project webpage.

Bird tracking data can also provide additional details about occurrence and habitat use throughout the year, including migration. Models relying on survey data may not include this information. For additional information on marine bird tracking data, see the Diving Bird Study and the nanotag studies or contact Caleb Spiegel or Pam Loring.

What if I have eagles on my list?

If your project has the potential to disturb or kill eagles, you may need to obtain a permit to avoid violating the Eagle Act should such impacts occur.

Proper Interpretation and Use of Your Migratory Bird Report

The migratory bird list generated is not a list of all birds in your project area, only a subset of birds of priority concern. To learn more about how your list is generated, and see options for identifying what other birds may be in your project area, please see the FAQ "What does IPaC use to generate the migratory birds potentially occurring in my specified location". Please be aware this report provides the "probability of presence" of birds within the 10 km grid cell(s) that overlap your project; not your exact project footprint. On the graphs provided, please also look carefully at the survey effort (indicated by the black vertical bar) and for the existence of the "no data" indicator (a red horizontal bar). A high survey effort is the key

component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort bar or no data bar means a lack of data and, therefore, a lack of certainty about presence of the species. This list is not perfect; it is simply a starting point for identifying what birds of concern have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list helps you know what to look for to confirm presence, and helps guide you in knowing when to implement conservation measures to avoid or minimize potential impacts from your project activities, should presence be confirmed. To learn more about conservation measures, visit the FAQ "Tell me about conservation measures I can implement to avoid or minimize impacts to migratory birds" at the bottom of your migratory bird trust resources page.

Facilities

National Wildlife Refuge lands

Any activity proposed on lands managed by the National Wildlife Refuge system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

There are no refuge lands at this location.

Fish hatcheries

There are no fish hatcheries at this location.

Wetlands in the National Wetlands Inventory (NWI)

Impacts to NWI wetlands and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local U.S. Army Corps of Engineers District.

This location did not intersect any wetlands mapped by NWI.

NOTE: This initial screening does **not** replace an on-site delineation to determine whether wetlands occur. Additional information on the NWI data is provided below.

Data limitations

The Service's objective of mapping wetlands and deepwater habitats is to produce reconnaissance level information on the location, type and size of these resources. The maps are prepared from the analysis of high altitude imagery. Wetlands are identified based on vegetation, visible hydrology and geography. A margin of error is inherent in the use of imagery; thus, detailed on-the-ground inspection of any particular site may result in revision of the wetland boundaries or classification established through image analysis.

The accuracy of image interpretation depends on the quality of the imagery, the experience of the image analysts, the amount and quality of the collateral data and the amount of ground truth verification work conducted. Metadata should be consulted to determine the date of the source imagery used and any mapping problems.

Wetlands or other mapped features may have changed since the date of the imagery or field work. There may be occasional differences in polygon boundaries or classifications between the information depicted on the map and the actual conditions on site.

Data exclusions

Certain wetland habitats are excluded from the National mapping program because of the limitations of aerial imagery as the primary data source used to detect wetlands. These habitats include seagrasses or submerged aquatic vegetation that are found in the intertidal and subtidal zones of estuaries and nearshore coastal waters. Some deepwater reef communities (coral or tuberficid worm reefs) have also been excluded from the inventory. These habitats, because of their depth, go undetected by aerial imagery.

Data precautions

Federal, state, and local regulatory agencies with jurisdiction over wetlands may define and describe wetlands in a different manner than that used in this inventory. There is no attempt, in either the design or products of this inventory, to define the limits of proprietary jurisdiction of any Federal, state, or local government or to establish the geographical scope of the regulatory programs of government agencies. Persons intending to engage in activities involving modifications within or adjacent to wetland areas should seek the advice of appropriate Federal, state, or local agencies concerning specified agency regulatory programs and proprietary jurisdictions that may affect such activities.

United States Department of Agriculture

NRCS

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Missoula County Area, Montana

January 2, 2025

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (https://offices.sc.egov.usda.gov/locator/app?agency=nrcs) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require

alternative means for communication of program information (Braille, large print, audiotape, etc.) should contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). To file a complaint of discrimination, write to USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410 or call (800) 795-3272 (voice) or (202) 720-6382 (TDD). USDA is an equal opportunity provider and employer.

Contents

How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Map Scale: 1:348 if printed on A portrait (8.5" x 11") sheet.

N

Meters
0 5 10 20 30

Feet
0 15 30 60 90

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 11N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Missoula County Area, Montana
Survey Area Data: Version 23, Sep 16, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Aug 15, 2022—Sep 17, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
114	Urban land	0.5	100.0%
Totals for Area of Interest		**0.5**	**100.0%**

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Missoula County Area, Montana

114—Urban land

Map Unit Setting

National map unit symbol: 4w9f
Elevation: 2,600 to 5,500 feet
Mean annual precipitation: 11 to 19 inches
Mean annual air temperature: 41 to 45 degrees F
Frost-free period: 90 to 120 days
Farmland classification: Not prime farmland

Map Unit Composition

Urban land: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Minor Components

Orthents

Percent of map unit: 3 percent
Hydric soil rating: No

Bigarm

Percent of map unit: 3 percent
Landform: Stream terraces
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: R044AB032MT - Loamy (Lo) LRU 44A-B
Hydric soil rating: No

Argiborolls

Percent of map unit: 3 percent
Hydric soil rating: No

Grassvalley

Percent of map unit: 2 percent
Landform: Lake plains
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: R044AA032MT - Loamy (Lo) LRU 44A-A
Hydric soil rating: No

Grantsdale

Percent of map unit: 2 percent
Landform: Stream terraces
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: R044AB032MT - Loamy (Lo) LRU 44A-B
Hydric soil rating: No

Desmet

Percent of map unit: 2 percent
Landform: Stream terraces
Down-slope shape: Linear
Across-slope shape: Linear

Ecological site: R044AA032MT - Loamy (Lo) LRU 44A-A
Hydric soil rating: No

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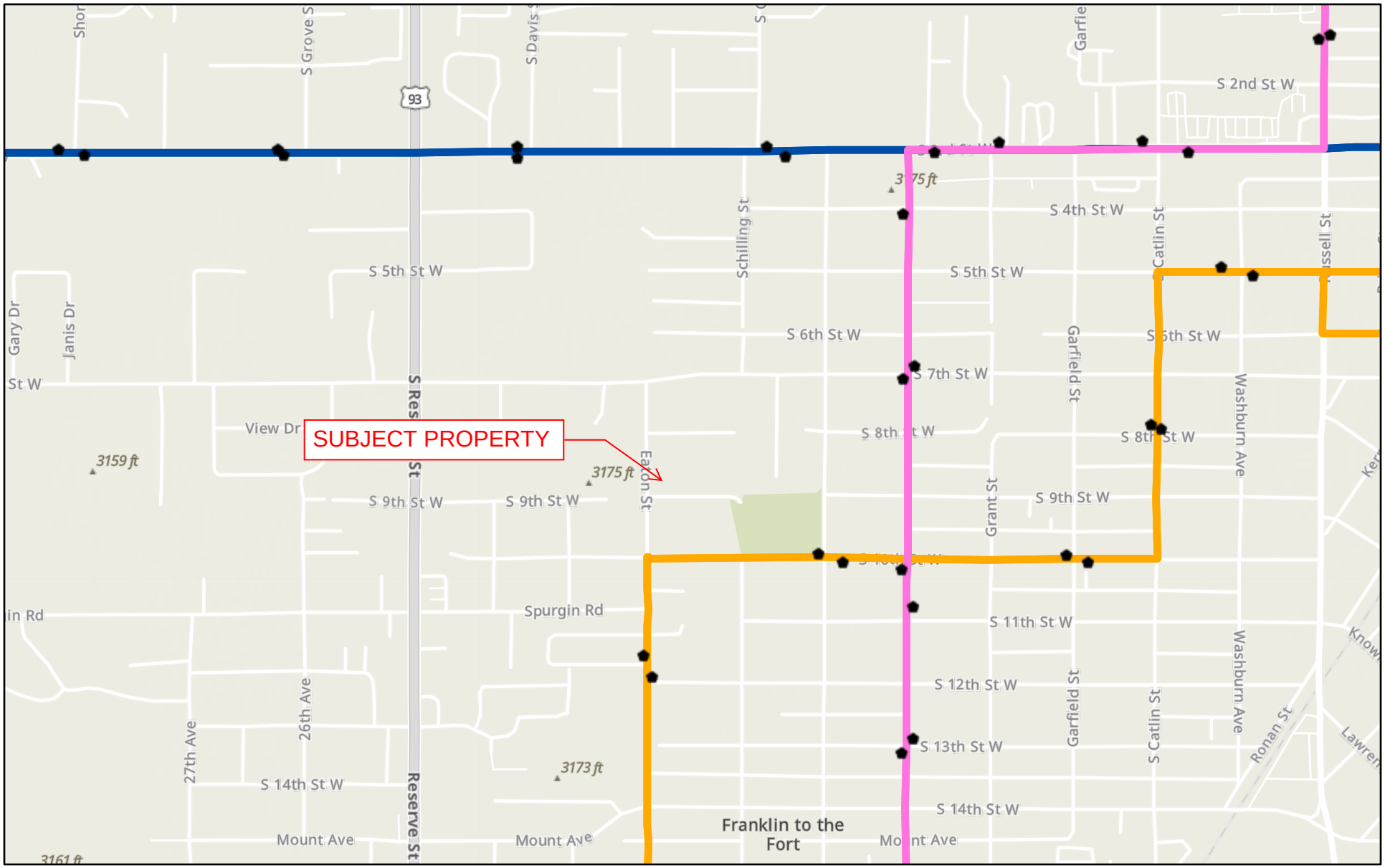
Public Transit Map



1/3/2025

Transit Stop

Transit Route

Route 2

Route 8

Route 9

World Hillshade

1:13,948

0 0.07 0.15 0.3 mi

0 0.13 0.25 0.5 km

SCHOOL BUS STOP EXHIBIT

Missoula County Public Schools

Bulletin | Contact Us

Search

1014 Eaton St | 59801

All Grades and Schools

Search

Results for 1014 Eaton St, 59801

All | Schools

*MCPS C.S. Porter Middle School (6 - 8)
2510 W. Central Ave., Missoula, MT 59804

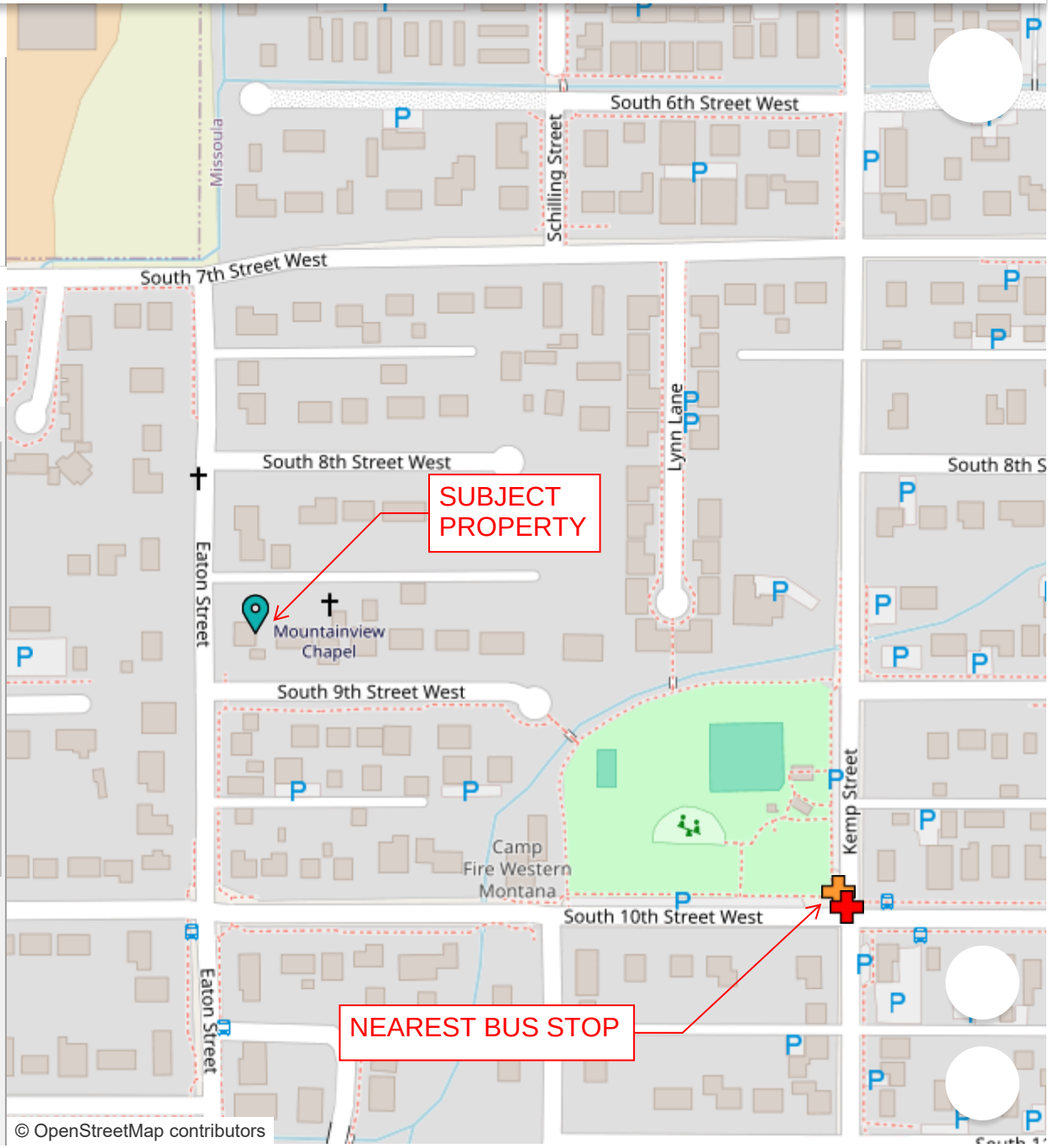
FRANKLIN PARK (EAST SIDE) 7:24 AM
Bus 244 | C.S.Porter MS RT #51 AM (6-…
Franklin School Area's to C.S. Porter (6-8)

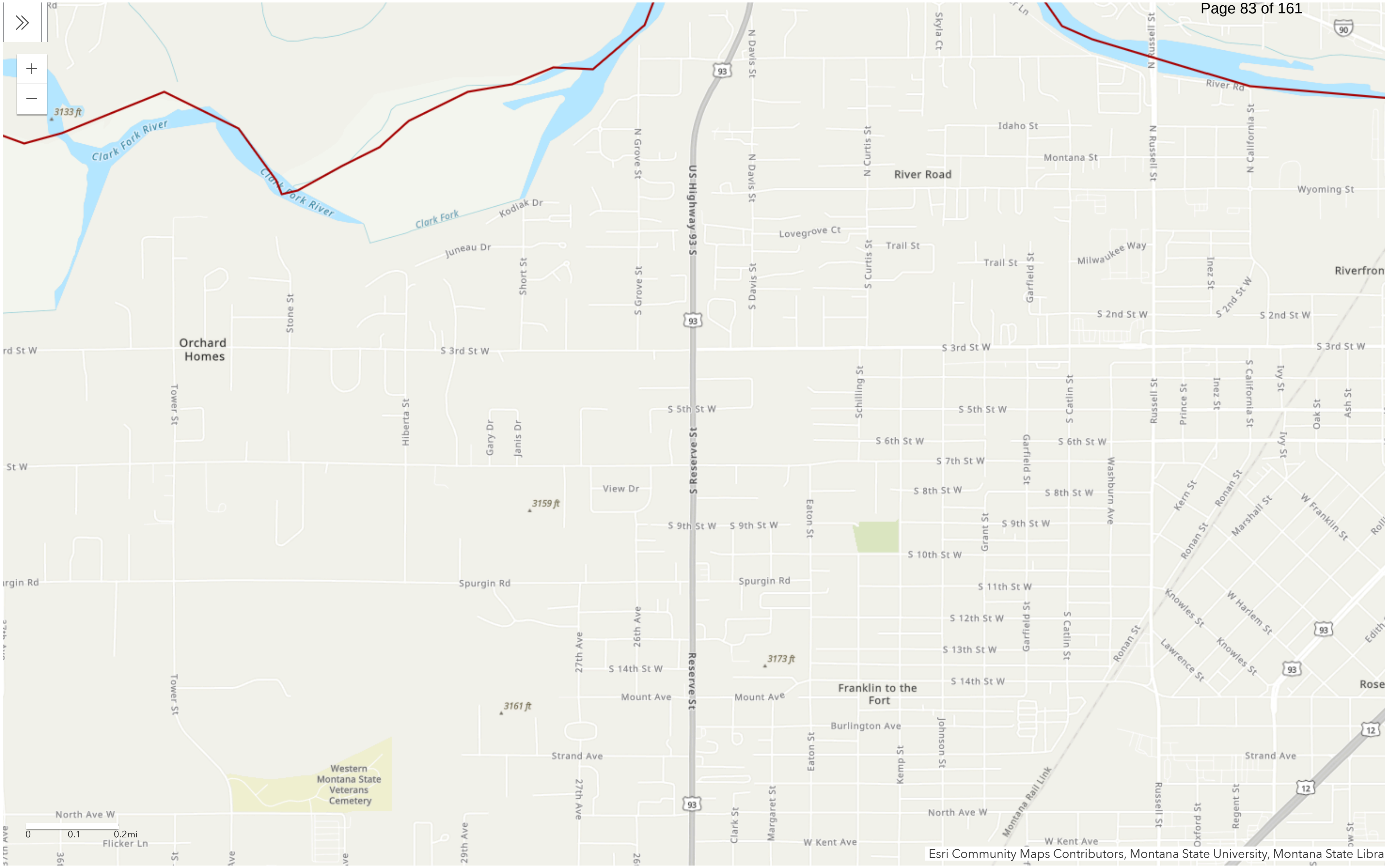
FRANKLIN PARK (KEMP & 10TH ST W) 2:58 PM
Bus 244 | C.S.Porter MS RT #51 PM (6-…
C.S.Porter to Franklin School Area (6-8)

*MCPS Franklin Elementary School (K, 1 - 5, EL)
1901 S. 10th 9th St. West, Missoula, MT 59801

Franklin School GS (Walking Boundary) 5:00 AM
Franklin GS (PM) (NO Busing Boundary)
Franklin GS (PM) (NO Busing Boundary)

Franklin School GS (Walking Boundary) 5:00 AM




Clark Fork River
Clark Fork
3133 ft
Kodiak Dr
Juneau Dr
Orchard Homes
S 3rd St W
Stone St
Short St
N Grove St
S Grove St
US Highway 93 S
N Davis St
S Davis St
N Curtis St
S Curtis St
Lovegrove Ct
Trail St
River Road
Idaho St
Montana St
Wyoming St
Milwaukee Way
River Rd
N Russell St
N California St
Riverfront
S 2nd St W
S 5th St W
S 6th St W
S 7th St W
S 8th St W
S 9th St W
S 10th St W
S 11th St W
S 12th St W
S 13th St W
S 14th St W
Tower St
Hiberta St
Gary Dr
Janis Dr
View Dr
3159 ft
S Reserve St
Reserve St
Eaton St
Schilling St
Garfield St
S Catlin St
Grant St
Washburn Ave
Russell St
Prince St
Inez St
S California St
Ivy St
Oak St
Ash St
Kern St
Ronan St
Marshall St
W Franklin St
Knowles St
W Harlem St
Lawrence St
Spurgin Rd
27th Ave
26th Ave
3173 ft
3161 ft
Mount Ave
Franklin to the Fort
Burlington Ave
Johnson St
Kemp St
Strand Ave
Western Montana State Veterans Cemetery
North Ave W
W Kent Ave
Montana Rail Link
Clark St
Margaret St
Oxford St
Regent St
Rose
29th Ave
Flicker Ln
0 0.1 0.2mi
Esri Community Maps Contributors, Montana State University, Montana State Libra

APPENDIX F: EMAIL COORDINATION

Jaxson Pedersen

From: Jaxson Pedersen
Sent: Monday, March 10, 2025 10:39 AM
To: Traci Freshour; Aaron Lebsack
Cc: Wyatt E. Hatch
Subject: RE: Lot 14A & 15A Minor Subdivision Questions

Traci,

Thank you for the response and providing the appropriate section of the manual. We will propose paving the alley up to the eastern edge of the property line of 2250 S 9th Street West. Additionally, since this is an existing alley and a redevelopment, we understand that the alley width should be a minimum of 16 feet.

Please let me know if my interpretation is incorrect.

Thanks!

Jaxson Pedersen
Engineering Designer, Morrison-Maierle
+14065424878 direct | +14068805563 mobile
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From: Traci Freshour <FreshourT@ci.missoula.mt.us>
Sent: Monday, March 10, 2025 8:34 AM
To: Jaxson Pedersen <jpedersen@m-m.net>; Aaron Lebsack <LebsackA@ci.missoula.mt.us>
Cc: Wyatt E. Hatch <whatch@m-m.net>
Subject: RE: Lot 14A & 15A Minor Subdivision Questions

Hi Jaxon,

I am not sure where “this point” is, but it needs to be paved to the eastern edge of 2250 property line to for engineering to approve the subdivision conditions.

Here is the link to the Public Works Manual https://www.ci.missoula.mt.us/DocumentCenter/View/62747/Chapter-7-Transportation?bidId= and I sent you the alley section out of 7.4.6. I

7.4.6 Alleys

A. All alleys shall meet the requirements of MMC 12.10.110.G.

B. All alleys proposed within new development shall meet the following requirements:

1. Alley improvement plans shall be designed and sealed by a licensed professional engineer in the state of Montana;
2. Alleys shall have a minimum unobstructed width of 20 feet;
3. Alleys shall have a minimum paved width of 20 feet; and
4. Alleys requiring fire apparatus access for a ladder truck may have additional design requirements and shall be approved by the City Fire Marshall.

C. If new development or redevelopment requires fire apparatus access from an existing alley, the alley shall meet the following requirements:

1. Alley improvement plans shall be designed and sealed by a licensed professional engineer in the state of Montana;
2. Alleys shall have a minimum unobstructed width of 16 feet;
3. Alley surfacing (street to street including approaches) shall consist of 2-inch depth of asphalt millings or pavement with a minimum width of 16 feet in accordance with City of Missoula Standard Drawings 705 and 706; and
4. Alleys providing fire apparatus access for a ladder truck may have additional design requirements and are approved on a case-by-case basis by the City Engineer and Fire Marshall.

Let me know if you need anything else.

Thank you,

Traci Freshour |
Department of Public Works & Mobility

From: Jaxson Pedersen <jpedersen@m-m.net>
Sent: Thursday, March 6, 2025 11:32 AM
To: Aaron Lebsack <LebsackA@ci.missoula.mt.us>; Traci Freshour <FreshourT@ci.missoula.mt.us>
Cc: Wyatt E. Hatch <whatch@m-m.net>
Subject: Lot 14A & 15A Minor Subdivision Questions

Hello,

I am part of the design team working on a subdivision project that intends to convert two existing lots into five, creating three new residential lots. During the pre-application meeting, one of the conditions of approval for the plat was to pave the existing north alley abutting the subdivision, at least to the eastern edge.

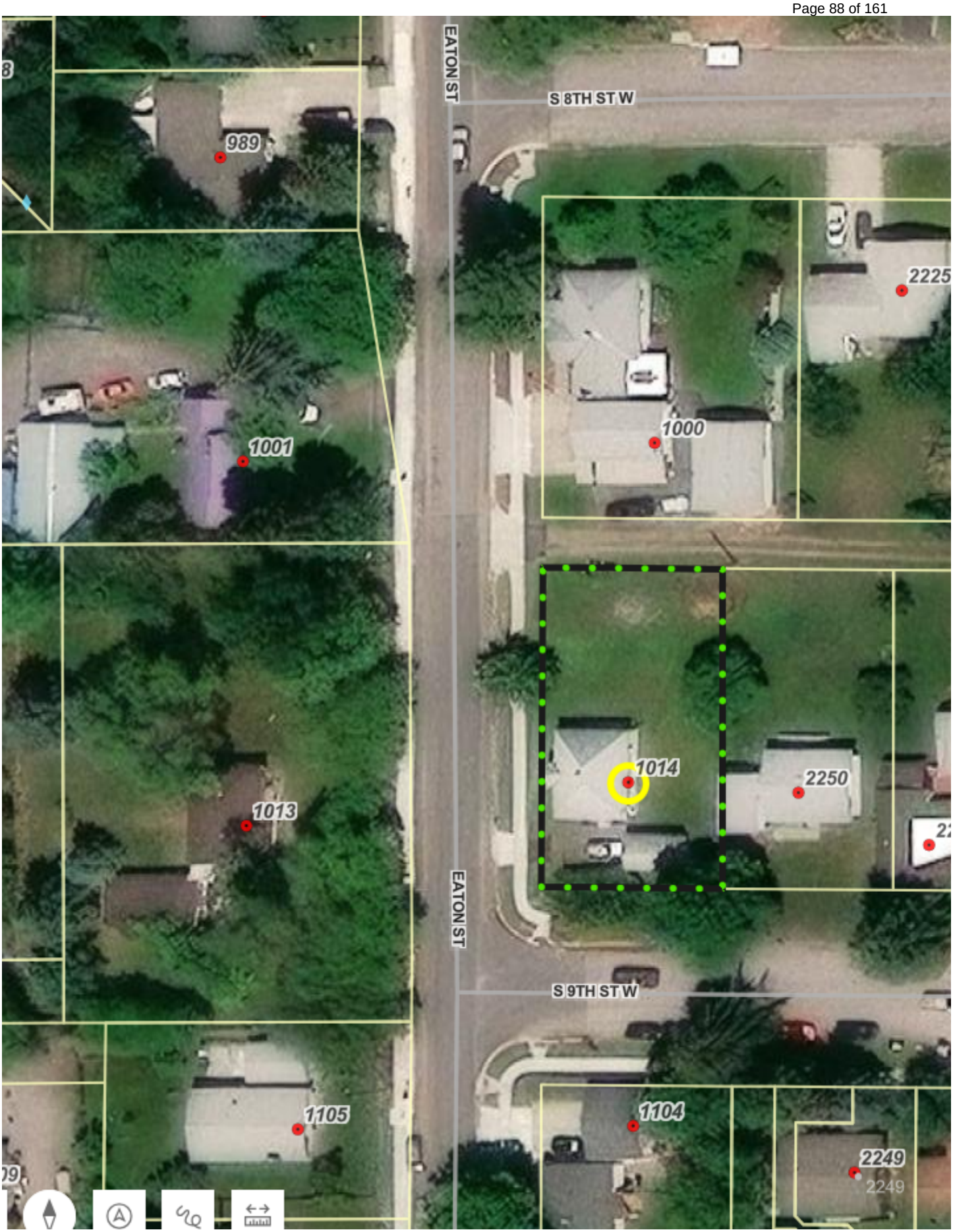
From an engineering perspective, would it be acceptable to end the pavement at this point, or would the entire alley need to be paved? Additionally, what is the required width for the alley paving? (currently a 20’ ROW)

The addresses for the lots in question are:

- 1014 Eaton Street, Missoula, MT 59801

- 2250 South 9th Street West, Missoula, MT 59801

For reference, I have attached screenshots from the Missoula County GIS and Google Earth imagery. Please let me know if you need any further information


EATON ST
S 8TH ST W
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1001
1000
2225
1014
2250
1013
EATON ST
S 9TH ST W
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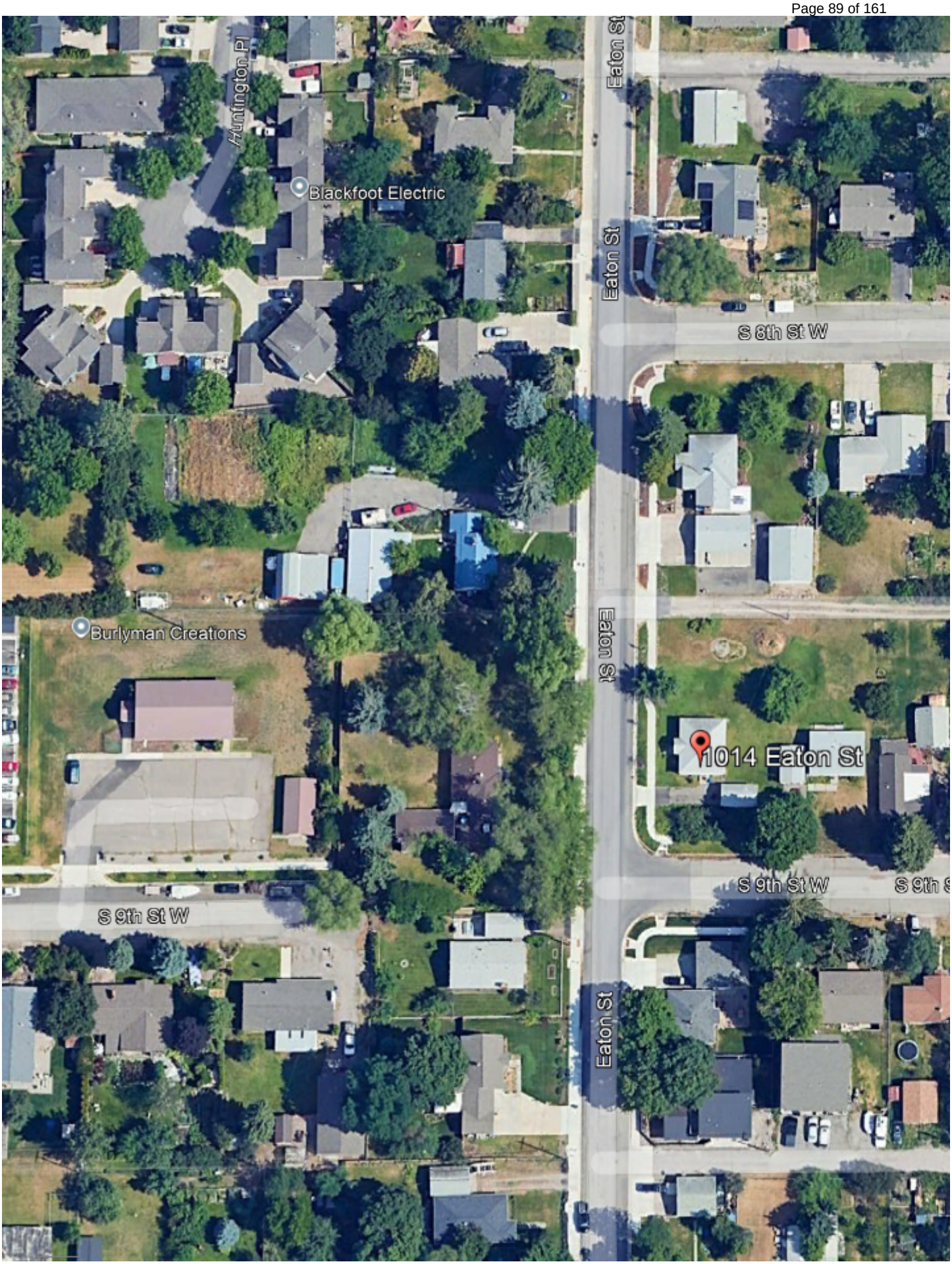
1104
2249
2249


Huntington Pl
Blackfoot Electric
Eaton St
Eaton St
S 8th St W
Burlyman Creations
Eaton St
1014 Eaton St
S 9th St W
S 9th St W
Eaton St

Thanks,

Jaxson Pedersen
Engineering Designer, Morrison-Maierle
+14065424878 direct | +14068805563 mobile
1055 Mount Ave, Missoula, MT 59801

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Jaxson Pedersen

From: Dax Fraser <FraserD@ci.missoula.mt.us>
Sent: Thursday, March 6, 2025 9:01 AM
To: Jaxson Pedersen
Cc: Wyatt E. Hatch
Subject: RE: Inquiry Regarding Fire Services for Proposed Subdivision

It looks like the addresses are within 600' of city fire hydrants so they should be good to go and they are in the City's jurisdiction.

Dax Fraser
Fire Marshal
Missoula Fire Department
fraserd@ci.missoula.mt.us

From: Jaxson Pedersen <jpedersen@m-m.net>
Sent: Wednesday, March 5, 2025 2:48 PM
To: Dax Fraser <FraserD@ci.missoula.mt.us>
Cc: Wyatt E. Hatch <whatch@m-m.net>
Subject: Inquiry Regarding Fire Services for Proposed Subdivision

Dax,

I am working on a subdivision project that will convert two existing lots into five, creating three new residential lots. The development may include three new single-family homes.

Per the City of Missoula Subdivision Regulations, we are required to assess potential impacts on community services, including fire protection.

The lots in question are located at:

- **1014 Eaton Street, Missoula, MT 59801**
- **2250 South 9th Street, Missoula, MT 59801**

From the fire department's perspective, are there any concerns regarding this proposed development? Additionally, will the new lots be served by the Missoula Fire Department?

Thank you,

Jaxson Pedersen
Engineering Designer, Morrison-Maierle
+14065424878 direct | +14068805563 mobile
1055 Mount Ave, Missoula, MT 59801

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Jaxson Pedersen

From: ContactMPD <ContactMPD2@ci.missoula.mt.us>
Sent: Thursday, March 6, 2025 5:18 AM
To: Jaxson Pedersen; ContactMPD
Cc: Wyatt E. Hatch
Subject: RE: Inquiry Regarding Police Services for Proposed Subdivision

From: Eddie McLean McleanE@ci.missoula.mt.us
Sent: Wednesday, March 5, 2025 5:14 PM
To: ContactMPD ContactMPD2@ci.missoula.mt.us; Grp. PD Staff PD_Staff@ci.missoula.mt.us
Subject: RE: Inquiry Regarding Police Services for Proposed Subdivision

The lots are within the city limits and are therefore served by the Missoula Police Department. The impact on the Missoula Police Department is negligible. One consideration is the driveway access for the lots, as Eaton is an arterial between S. 7th and S. 14th Street at that location. The current driveway access to 1014 Eaton is very close to the intersection of S. 9th Street. Accessing the lots from S. 9th Street would minimize the probability of a vehicle crash at that location.
Eddie

Capt. Edward P. McLean
Missoula Police Department
435 Ryman
Missoula, MT 59802
Office (406) 552-6332
Cell (406) 370-6793
Fax (406) 327-2132

Laurie Clark
Administrative Services/Business Manager
Missoula Police Department
406.552.6320 - desk phone; 406.327.2138 - fax
clarkl@ci.missoula.mt.us

From: Jaxson Pedersen <jpedersen@m-m.net>
Sent: Wednesday, March 5, 2025 2:37 PM
To: ContactMPD <ContactMPD2@ci.missoula.mt.us>
Cc: Wyatt E. Hatch <whatch@m-m.net>
Subject: Inquiry Regarding Police Services for Proposed Subdivision

Good Afternoon,

I am part of the design team working on a subdivision project that will convert two existing lots into five, creating three new residential lots. The development may include three new single-family homes.

Per the City of Missoula Subdivision Regulations, we are required to assess potential impacts on community services, including the police department.

The lots in question are located at:

- **1014 Eaton Street, Missoula, MT 59801**
- **2250 South 9th Street, Missoula, MT 59801**

From the police department's perspective, are there any concerns regarding this proposed development? Additionally, will the new lots be served by the Missoula Police Department?

Thank you for your time and consideration.

Jaxson Pedersen
Engineering Designer, Morrison-Maierle
+14065424878 direct | +14068805563 mobile
1055 Mount Ave, Missoula, MT 59801

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Jaxson Pedersen

From: Vincent Giammona <vmgiammona@mcpsmt.org>
Sent: Thursday, March 6, 2025 12:37 PM
To: Jaxson Pedersen; Tracy Long
Cc: Wyatt E. Hatch
Subject: Enrollment and Bus Route Questions

Hello-

Thank you for the email and questions. In regards to the addresses you shared, the locations are within the no busing zone for Franklin and Hellgate.
For Porter, the students that live in that area have a stop about 3 blocks away (the stop that was referenced). Our records show that about 29 kids ride that bus in the morning and afternoon, so there should be plenty of room for a couple more kids.

Thanks and let us know if you have any other questions.

Vinny
--
Vinny Giammona
pK-8 Assistant Superintendent
Missoula County Public Schools
406-728-2400 Ex. 1025
vmgiammona@mcpsmt.org

Jaxson Pedersen

From: Jaxson Pedersen
Sent: Wednesday, March 5, 2025 10:14 AM
To: talong@mcpsmt.org
Cc: Wyatt E. Hatch
Subject: Enrollment and Bus Route Inquiry

Good morning,

I am reaching out to inquire about potential future students in the Missoula County Public School District.

I am part of the design team working on a subdivision project that will convert two existing lots into five, creating three new residential lots. The development may include three new single-family homes, and we anticipate that future residents may have children who would need to attend local schools.

I would like to confirm whether the addition of these potential students would place any extra or excessive burden on school staff and resources. The addresses of the lots in question are:

- **1014 Eaton Street, Missoula, MT 59801**
- **2250 South 9th Street West, Missoula, MT 59801**

Additionally, could you provide insight into any potential impacts on the capacity of nearby bus stops? The closest stop I identified is at the corner of South 10th Street West and Kemp Street.

Thank you for your time and consideration. Please let me know if this is the correct point of contact for this inquiry or if I should reach out to someone else.

Best,

Jaxson Pedersen
Engineering Designer, Morrison-Maierle
+14065424878 direct | +14068805563 mobile
1055 Mount Ave, Missoula, MT 59801

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MONTANA HISTORICAL SOCIETY
State Historic Preservation Office

FILE SEARCH REQUEST INVOICE

DATE: 9-Apr-25

SHPO Invoice #: 20250409006

Bill To:

Contact Name: Jaxson Pedersen
Organization: Morrison-Maierle
Address: 1055 Mount Ave
City/State/Zip: Missoula MT 59801
Email: jpedersen@m-m.net

File Search Fee Structure
$35 / Section Searched
For questions contact: **Damon Murdo** dmurdo@mt.gov **406-444-7767**

Total Cost:	**$35.00**

Project Name:	EATON ADDITION 5-LOT MINOR SUBDIVISION MISSOULA

Total sections searched for SHPO Project #: 20250409006	**1**

Please make all checks payable to:
Montana Historical Society
PO Box 201201
Helena, MT 59620

**** PAY ONLINE HERE ****
https://opp.mt.gov/doa/opp/HISSHPO/cart

Due upon receipt. Please pay within 30 days.

MTHS Accounting Use Only	604	604.1
	29.75	5.25

Jaxson Pedersen

From: Elizabeth Johnson (they/them) <JohnsonE@ci.missoula.mt.us>
Sent: Wednesday, April 16, 2025 8:38 AM
To: Jaxson Pedersen
Cc: Wyatt E. Hatch
Subject: Re: Eaton Addition Minor Subdivision

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Jaxson,
If any buildings, structures, or site features known to be over 50 years of age are to be impacted by this proposal, documentation, including site histories, photographs, and an assessment of the property's eligibility for listing in the National Register of Historic Places, shall be provided for all qualifying structures/features on the property. If the project will not impact the existing structures, no additional documentation for the properties is needed at this time.

Thank you,
Elizabeth Johnson | Historic Preservation Officer
Community Planning, Development & Innovation
406-552-6638 | johnsone@ci.missoula.mt.us

Promoting equitable growth and a resilient, sustainable community.

From: Jaxson Pedersen <jpedersen@m-m.net>
Sent: Thursday, April 10, 2025 9:09 AM
To: Elizabeth Johnson (they/them) <JohnsonE@ci.missoula.mt.us>
Cc: Wyatt E. Hatch <whatch@m-m.net>
Subject: Eaton Addition Minor Subdivision

Good morning,

I am a part of the design team working on a minor subdivision project that intends to convert two existing lots into five, creating three new residential lots. The two existing structures on the properties are intended to remain untouched, while the newly created lots will include single-family homes.

The lots in question are located at:

- 1014 Eaton Street, Missoula, MT 59801
- 2250 South 9th Street, Missoula, MT 59801

As part of our compliance with the City of Missoula Subdivision Regulations, we are assessing potential impacts on historic or cultural resources. I have submitted a File Request Form to the State Historic Preservation Office (SHPO), and Damon Murdo, Cultural Records Data Manager at SHPO, has referred me to you regarding any concerns or special considerations that may pertain to this development.

Could you please advise if there are any known cultural or historical concerns for the subject properties that we should be aware of during the subdivision process?

Thanks,

Jaxson Pedersen
Engineering Designer, Morrison-Maierle
+14065424878 direct | +14068805563 mobile
1055 Mount Ave, Missoula, MT 59801

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Jaxson Pedersen

From: Murdo, Damon <dmurdo@mt.gov>
Sent: Wednesday, April 9, 2025 3:07 PM
To: Jaxson Pedersen
Cc: johnsone@ci.missoula.mt.us
Subject: EATON ADDITION 5-LOT MINOR SUBDIVISION MISSOULA
Attachments: Sites.pdf; Reports.pdf; 20250409006.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

MONTANA HISTORICAL SOCIETY

LIBRARY & ARCHIVES
MUSEUM
OUTREACH & EDUCATION
PUBLICATIONS
STATE HISTORIC PRESERVATION OFFICE

April 9, 2025

Jaxson Pedersen
Morrison-Maierle
1055 Mount Ave
Missoula MT 59801

RE: EATON ADDITION 5-LOT MINOR SUBDIVISION MISSOULA. SHPO Project #: 20250409006

Dear Mr. Pedersen:

I have conducted a cultural resource file search for the above-cited project located in Section 29, T13N R19W. According to our records there have been a few previously recorded sites within the designated search locale. In addition to the sites there have been a few previously conducted cultural resource inventories done in the area. I've attached a list of the sites and reports. If you would like any further information regarding the sites or reports, you may contact me at the number listed below.

It is SHPO's position that any structure over fifty years of age is considered historic and is potentially eligible for listing on the National Register of Historic Places. According to the MT Cadastral the two structures currently located within the existing lots are both over fifty years of age. If any structures are within the Area of Potential Effect, and are over fifty years old, we would recommend that they be recorded, and a determination of their eligibility be made prior to any disturbance taking place.

Since this project is located within the City of Missoula, we would ask that you contact the local Historic Preservation Officer, Elizabeth Johnson, for any concerns that she may have regarding this proposed project. She may be reached at 406-552-6638, or johnsone@ci.missoula.mt.us.

If you have any further questions or comments, you may contact me at (406) 444-7767 or by e-mail at dmurdo@mt.gov. I have attached an invoice for the file search. Thank you for consulting with us.

Sincerely,

Damon Murdo
Cultural Records/Data Manager
State Historic Preservation Office

MONTANA
HISTORICAL SOCIETY

406-444-7767 | mths.mt.gov
PO Box 201201, 225 North Roberts Street
Helena, MT 59620-1201

Township:13 N Range:19 W Section: 29

BABCOCK WILLIAM A., ET AL.

8/17/1984 RESERVE STREET IMPROVEMENT PROJECT MISSOULA, MONTANA

Report Document Number: MO 4 6165 Agency Document Number: M8103(4)

Township:13 N Range:19 W Section: 29

HAGEN DELIA, ET AL.

1/1/2001 RESULTS OF A CULTURAL RESOURCES INVENTORY OF THE RUSSELL STREET EXPANSION CORRIDOR, MISSOULA COUNTY, MONTANA

Report Document Number: MO 4 23612 Agency Document Number: STPU8105(8)-4128

Township:13 N Range:19 W Section: 29

MCKAY KATHRYN L.

9/8/1998 MISSOULA CITY PRIMARY SIDEWALK AND BICYCLE LANE NETWORK PROJECT: SOUTH AVENUE WEST, CLARK TO GRANT STREETS

Report Document Number: MO 6 23957 Agency Document Number: CM8199(30 &31)

Township:13 N Range:19 W Section: 29

EMMONS ANN, ET AL.

8/1/2002 RESULTS OF A CULTURAL RESOURCES INVENTORY OF THE RUSSELL STREET EXPANSION CORRIDOR, MISSOULA COUNTY, MONTANA - ADDENDUM

Report Document Number: MO 4 25154 Agency Document Number: STPU8105(8)-4128

Township:13 N Range:19 W Section: 29

HAGEN DELIA L.

8/22/2014 REPORT OF A CULTURAL RESOURCES INVENTORY OF THE MONTANA DEPARTMENT OF TRANSPORTATION'S RUSSELL STREET PROJECT AREA, MISSOULA COUNTY, MONTANA

Report Document Number: MO 4 37175 Agency Document Number: STPU-CM-M8105(8)UPN4128

Township:13 N Range:19 W Section: 29

MOON JENNIFER & NICOLE KROMAREK

9/2/2015 MT5 STOUT CELLULAR TELECOMMUNICATIONS PROJECT- 1536 SOUTH RESERVE STREET, MISSOULA.

Report Document Number: MO 6 38022 Agency Document Number:

Township:13 N Range:19 W Section: 29

VEST JAY

11/7/2023 MRL TRIANGLE MISSIOULA COUTNY MONTANA

Report Document Number: MO 5 43164 Agency Document Number:

STATE HISTORIC PRESERVATION OFFICE Montana Cultural Resource Database

Township, Range, Section Report

Report Date:4/9/2025

Site #	Twp	Rng	Sec	Qs	Site Type 1	Site Type 2	Time Period	Owner	NR Status
24MO0218	13N	19W	29	NW	Historic Residence		1910-1919	Private	Undetermined*
24MO0219	13N	19W	29	NW	Historic Residence		1920-1930	Private	Undetermined*
24MO0220	13N	19W	29	SW	Historic Site		Historic Period	Private	Undetermined*
24MO0221	13N	19W	29	SW	Historic Site		Historic Period	Private	Undetermined*
24MO0223	13N	19W	29	SW	Historic Site		Historic Period	Private	Undetermined*
24MO0225	13N	19W	29	Comb	Historic Irrigation System		Historic More Than One Decade	State Owned	Ineligible
24MO0226	13N	19W	29	Comb	Historic District		Historic Period	Combination	Undetermined*
24MO0450	13N	19W	29		Historic Railroad		Historic More Than One Decade	Private	Eligible
24MO0465	13N	19W	29	SE	Historic Political/Government		Prehistoric More Than One Period	Combination	Ineligible
24MO0736	13N	19W	29		Historic Residence		1950-1959	Private	Undetermined*
24MO0737	13N	19W	29		Historic Residence		Historic More Than One Decade	Private	Undetermined*
24MO0738	13N	19W	29		Historic Residence		Historic More Than One Decade	Private	Undetermined*
24MO0739	13N	19W	29		Historic Residence		Historic More Than One Decade	Private	Undetermined*
24MO0740	13N	19W	29		Historic Residence		Historic More Than One Decade	Private	Undetermined*
24MO0742	13N	19W	29		Historic Residence		Historic More Than One Decade	Private	Undetermined*
24MO0743	13N	19W	29		Historic Residence		Historic More Than One Decade	Private	Undetermined*
24MO0746	13N	19W	29		Historic Residence		Historic More Than One Decade	Private	Undetermined*
24MO0747	13N	19W	29		Historic Residence		Historic More Than One Decade	Private	Undetermined*
24MO0748	13N	19W	29		Historic Residence		Historic More Than One Decade	Private	Undetermined*
24MO0750	13N	19W	29		Historic Residence		Historic More Than One Decade	Private	Undetermined*
24MO0751	13N	19W	29		Historic Residence		Historic More Than One Decade	Private	Undetermined*
24MO0752	13N	19W	29		Historic Residence		Historic More Than One Decade	Private	Undetermined*
24MO0753	13N	19W	29		Historic Residence		Historic More Than One Decade	Private	Undetermined*
24MO0755	13N	19W	29		Historic Residence		Historic More Than One Decade	Private	Undetermined*
24MO0757	13N	19W	29		Historic Residence		Historic More Than One Decade	Private	Undetermined*
24MO0758	13N	19W	29		Historic Residence		Historic More Than One Decade	Private	Undetermined*
24MO0812	13N	19W	29	NE	Historic Residence		Historic Period	Private	Eligible
24MO0813	13N	19W	29	NE	Historic Residence		Historic Period	Private	Ineligible
24MO0814	13N	19W	29	NE	Historic Residence		Historic Period	Private	Eligible
24MO0816	13N	19W	29	NE	Historic Residence		Historic Period	Private	Undetermined*
24MO0818	13N	19W	29	NE	Historic Residence		Historic Period	Private	Ineligible
24MO0820	13N	19W	29	NE	Historic Residence		Historic Period	Private	Ineligible
24MO0822	13N	19W	29	NE	Historic Residence		Historic Period	Private	Eligible
24MO0823	13N	19W	29	NE	Historic Residence		Historic Period	Private	Ineligible
24MO0824	13N	19W	29	NE	Historic Residence		Historic Period	Private	Ineligible
24MO0825	13N	19W	29	NE	Historic Residence		Historic Period	Private	Ineligible
24MO0867	13N	19W	29	SE	Historic Residence		Historic More Than One Decade	Private	Ineligible
24MO0890	13N	19W	29	SE	Historic Commercial Development		Historic More Than One Decade	Private	Ineligible
24MO1502	13N	19W	29	SE	Historic Residence		1950-1959	Private	Undetermined*

24MO1908	13N	19W	29	NE	Historic Commercial Development	1960-1969	Private	Undetermined*
24MO1909	13N	19W	29	NE	Historic Residence	1970-1979	Private	Undetermined*
24MO1910	13N	19W	29	NE	Historic Commercial Development	1970-1979	Private	Undetermined*
24MO1922	13N	19W	29	SE	Historic Commercial Development	1970-1979	Private	Ineligible
24MO1923	13N	19W	29	SE	Historic Commercial Development	1970-1979	Private	Ineligible

APPENDIX G: VARIANCE REQUEST

Appendix G – Variance Request

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 Subdivision Regulations) for each variance request.

A variance is being requested from the City of Missoula Subdivision Regulations for Eaton Addition Minor Subdivision concerning each lot abutting a public or private street or road.

Regulation of Concern: City of Missoula Subdivision Regulations Article 3-030.1.C.(3) Each lot must abut on and have access to a public or private street or road.

Variance Request: Allow proposed Lots 2 and 3 to not directly abut a public street or road, given access is provided through easements.

Justification: Proposed Lots 2 and 3 do not directly abut a public street or road. To improve access, the existing alley right-of-way along the northern boundary of the subdivision will be paved from Eaton Street to the eastern boundary of Lot 3. This improvement will enhance vehicular access and ensure proper serviceability for the newly created lots. Pedestrian access will be improved through the construction of a new boulevard sidewalk along South 9th Street West. This sidewalk will connect to the existing sidewalk on Eaton Street and extend to the eastern boundary of Lot 5. An additional sidewalk between Lots 4 and 5 will provide direct pedestrian access to South 9th Street West for Lots 2 and 3. A sidewalk is also proposed within the 5-foot access easement along the eastern boundary of Lot 5, benefiting Lot 3 and connecting to the new boulevard sidewalk along South 9th Street West.

The following address the criteria requirements of Section 6-010 of Article 6 of the Missoula Subdivision Regulations:

1. **The granting of the variance does not result in a threat to the public safety, health, or welfare, and is not injurious to other persons or property.** The proposed subdivision design aligns with the intent of the regulations by ensuring all lots have safe and reliable access, even if they do not directly abut a public street.

2. **The conditions upon which the request for variance is based are unique to the property for which the variance is sought and are not applicable generally to other property.** The variance request is unique to the Eaton Addition Minor Subdivision due to the existing structure configurations, the intent to meet zoning requirements, and the surrounding infrastructure. The proposed subdivision is consistent with the themes and strategies outlined in the Our Missoula 2045 Land Use Policy. Providing alley access and sidewalk connectivity supports the *Health & Safety* theme by ensuring clear and efficient access for fire, police, and emergency services. Additionally, the proposed sidewalk improvements support the themes of *Economic Health* and *Community & Quality of Life* by enhancing neighborhood connectivity and improving access for residents and visitors. See section 4 below for more on the proposed subdivision aligning with strategies outlined in the Our Missoula 2045 Land Use Policy.

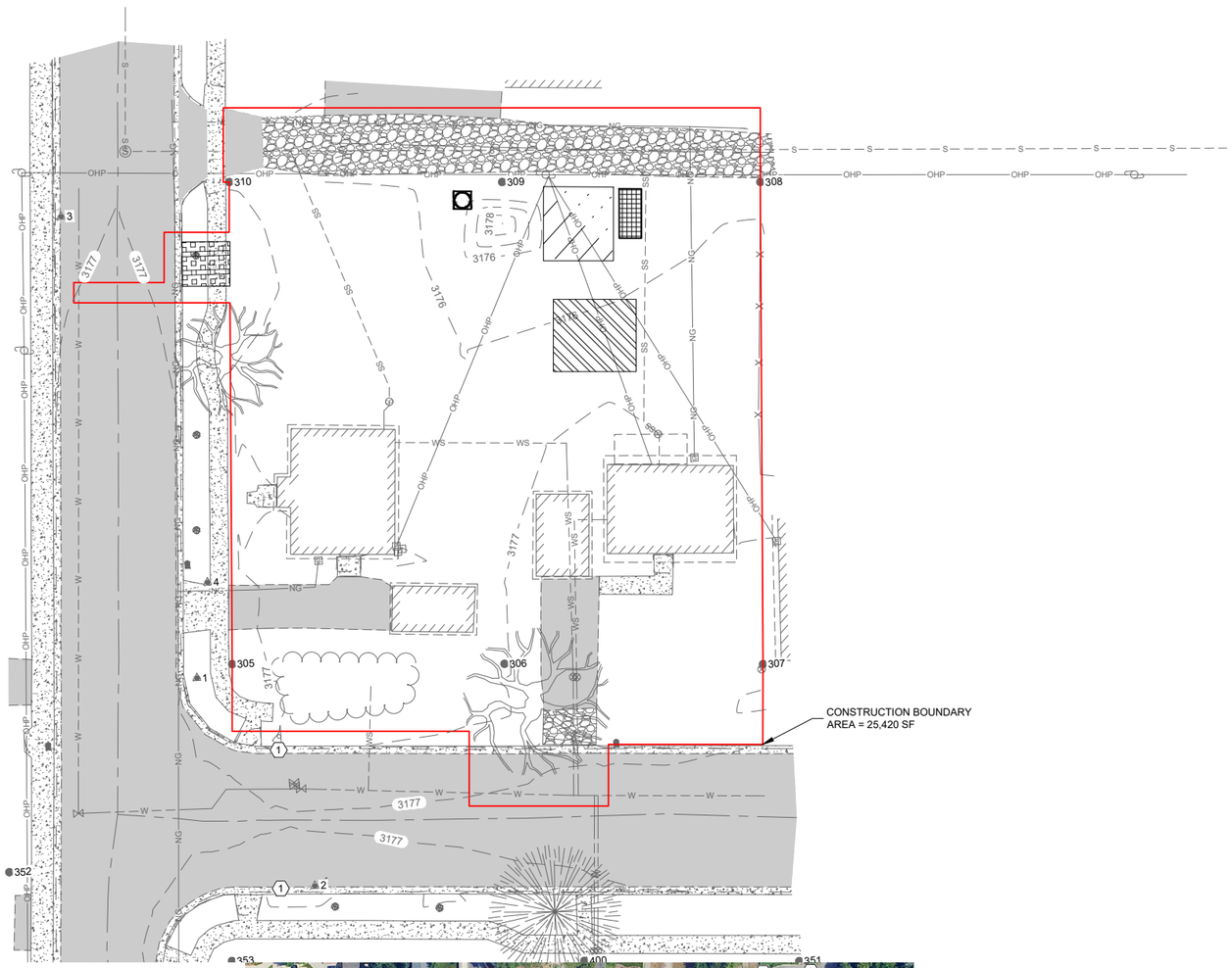
3. **Because of the physical surroundings, particular shape, or topographical condition of the specified property involved, undue hardship to the owner would result if the strict requirements of these regulations are enforced.** It is not feasible to convert the alley into a public or private road or street. Paving the alley to and through the subdivision and adding sidewalks ensures safe access without unnecessary burdens.

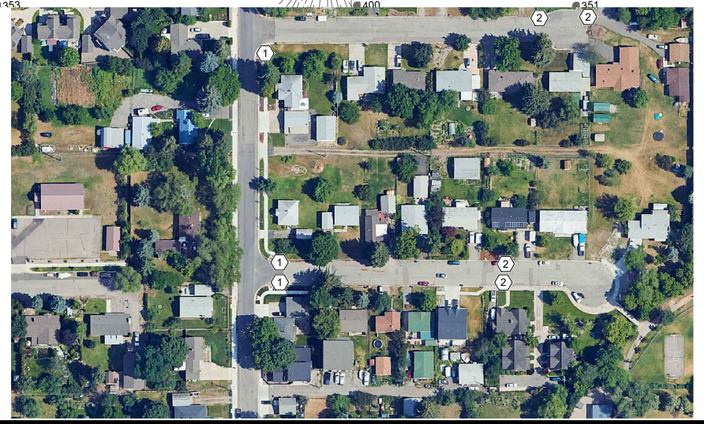
4. **The variances will not in any matter violate the provisions of the zoning ordinance or any variance granted to those regulations or the *Missoula City Growth Policy*.** The variances will not violate the provisions of the zoning ordinance, any previously granted variances, or the Missoula City Growth Policy. The proposed lots comply with all applicable zoning standards, including the minimum required parcel size of 3,000 square feet. The existing buildings meet the minimum building setback requirements, and any future structures constructed on the newly created lots shall conform to all applicable provisions of the Missoula Municipal Zoning Code and the *Our Missoula 2045* Land Use Policy. As outlined in the *Urban Residential High* place type of the Land Use Plan, alley-facing structures are common and appropriate. The existing buildings are consistent with the intended building types, scale, and height for this designation. Any new structures will also be required to conform to these standards, including limiting the number of residential units to approximately 6 to 8 per parcel, consistent with the recommended residential intensity for the *Urban Residential High* place type. The area supports street parking, emphasizes walkability, and experiences high levels of pedestrian activity, all of which further align with the goals and intent of the Growth Policy.

5. **The variance will not cause an increase in public costs.** The variance will not increase public costs. The site is already served by existing public water, sewer, stormwater, and roadway infrastructure. While new connections to water and sewer will be made, no utility extensions are required. A new boulevard sidewalk will be constructed along South 9th Street West, enhancing pedestrian access, and will be financed by the developer. Alley access reduces the need for new driveways or modifications to South 9th Street West, minimizing impacts to public infrastructure. All proposed developments will remain within the capacity of existing public systems.

6. **The hardship has not been created by the applicant or the applicant's agent or assigns.** This hardship is a result of existing infrastructure and boundary conditions. It is not feasible for conversion of the alleyway into a public street. By allowing physical and legal access through easements and sidewalk connectivity to meet this requirement, the proposed development will meet the current zoning and works towards meeting the Growth Policy’s high-density designation.

APPENDIX H: GRADING AND DRAINAGE





GENERAL NOTES:

1. LOCATIONS OF TEMPORARY STOCKPILES MUST BE COVERED WHEN NOT BEING ACTIVELY WORKED IN DRY WEATHER. ALTERNATIVELY, IN WET WEATHER, OR FOR LONGER STORAGE, USE SEEDING AND MULCH, SOIL BLANKETS, OR MATS.
2. PERFORM CLEARING AND EARTH-MOVING ACTIVITIES ONLY DURING DRY WEATHER; WHEN NECESSARY, USE DUST CONTROL MEASURES TO COMPLY WITH AIR QUALITY ORDINANCES. MEASURES TO ENSURE ADEQUATE EROSION PREVENTION AND SEDIMENT CONTROL SHALL BE INSTALLED PRIOR TO EARTH-MOVING ACTIVITIES AND CONSTRUCTION.
3. MEASURES TO ENSURE ADEQUATE EROSION PREVENTION AND SEDIMENT CONTROL ARE REQUIRED YEAR-ROUND. STABILIZE ALL DISTURBED AREAS AND MAINTAIN EROSION PREVENTION MEASURES CONTINUOUSLY BETWEEN APRIL 30TH THROUGH OCTOBER 1ST.
4. MAXIMIZE AND PROTECT AREAS TO BE UNDISTURBED (INCLUDING SENSITIVE AREAS AND BUFFER ZONES), USING A VEGETATIVE BUFFER OR 6' FENCE/BARRIER. DO NOT DISTURB RIPARIAN AREAS.
5. INLET PROTECTION SHALL BE CLEANED OUT AFTER EACH RAIN EVENT, OR AS NEEDED, TO FUNCTION PROPERLY. DO NOT USE SAND BAGS, AS THESE TEAR AND CAN RESULT IN SAND ENTERING THE STORM DRAINS.
6. STORE, HANDLE, AND DISPOSE OF CONSTRUCTION MATERIALS AND WASTES PROPERLY, TO PREVENT THEIR CONTACT WITH STORM WATER. NO MATERIALS SHALL BE STORED OR STOCKPILED ON THE STREET.
7. STOCKPILES MUST BE COVERED WHEN LEFT OVERNIGHT; IF NOT BEING WORKED ON WITHIN 14 DAYS, THEY MUST BE STABILIZED WITH SEED, COVERED WITH MULCH, SOIL BLANKETS, OR MATS.
8. CONTROL AND PREVENT THE DISCHARGE OF ALL POTENTIAL POLLUTANTS, INCLUDING PAVEMENT CUTTING WASTES, PAINTS, CONCRETE, PETROLEUM PRODUCTS, CHEMICALS, WASH WATER, OR SEDIMENTS, AND NON-STORM WATER DISCHARGES TO STORM DRAINS AND WATER COURSES.
9. AVOID CLEANING, FUELING, OR MAINTAINING VEHICLES ON SITE, EXCEPT IN A DESIGNATED AREA WHERE WASH WATER IS CONTAINED AND TREATED. LIMIT AND TIME APPLICATIONS OF PESTICIDES AND FERTILIZERS TO PREVENT POLLUTED RUNOFF.
10. LIMIT CONSTRUCTION ACCESS ROUTES TO STABILIZED, DESIGNATED ACCESS POINTS.
11. AVOID TRACKING DIRT OR OTHER MATERIALS OFF SITE; CLEAN OFF-SITE PAVED AREAS AND SIDEWALKS USING DRY SWEEPING METHODS.
12. THE AREAS DELINEATED ON THE PLANS FOR PARKING, GRUBBING, STORAGE, ETC., SHALL NOT BE ENLARGED OR "RUN OVER".
13. EROSION PREVENTION AND SEDIMENT CONTROL MATERIALS SHALL BE STORED ON SITE.
14. TREE PROTECTION SHALL BE IN PLACE BEFORE ANY DEMOLITION, GRADING, EXCAVATING, OR GRUBBING IS STARTED.
15. INLETS LOCATED WITHIN 200' OF THE PROJECT BOUNDARY REQUIRE INLET PROTECTION.

LEGEND:

- CONSTRUCTION BOUNDARY
- CONCRETE WASHOUT
- PORTABLE TOILET
- STAGING AREA
- STABILIZED ENTRANCE
- PARKING AREA
- DUMPSTER

KEY NOTES:

1. STORM DRAIN INLET PROTECTION
2. EXISTING STORM DRAIN INLET

N

20 10 0 20 40
SCALE IN FEET

M:\10660-EATON DV, LLC\001_LOT 14A & 15A MINOR SUBDIVISION\ACAD\SHEETS\CIV\EROSION CONTROL PLAN.DWG

VERIFY SCALE!

THESE PRINTS MAY BE REDUCED. LINE BELOW MEASURES ONE INCH ON ORIGINAL DRAWING.

MODIFY SCALE ACCORDINGLY!

PLOTTED BY:JAXSON PEDERSEN ON Apr/14/2025

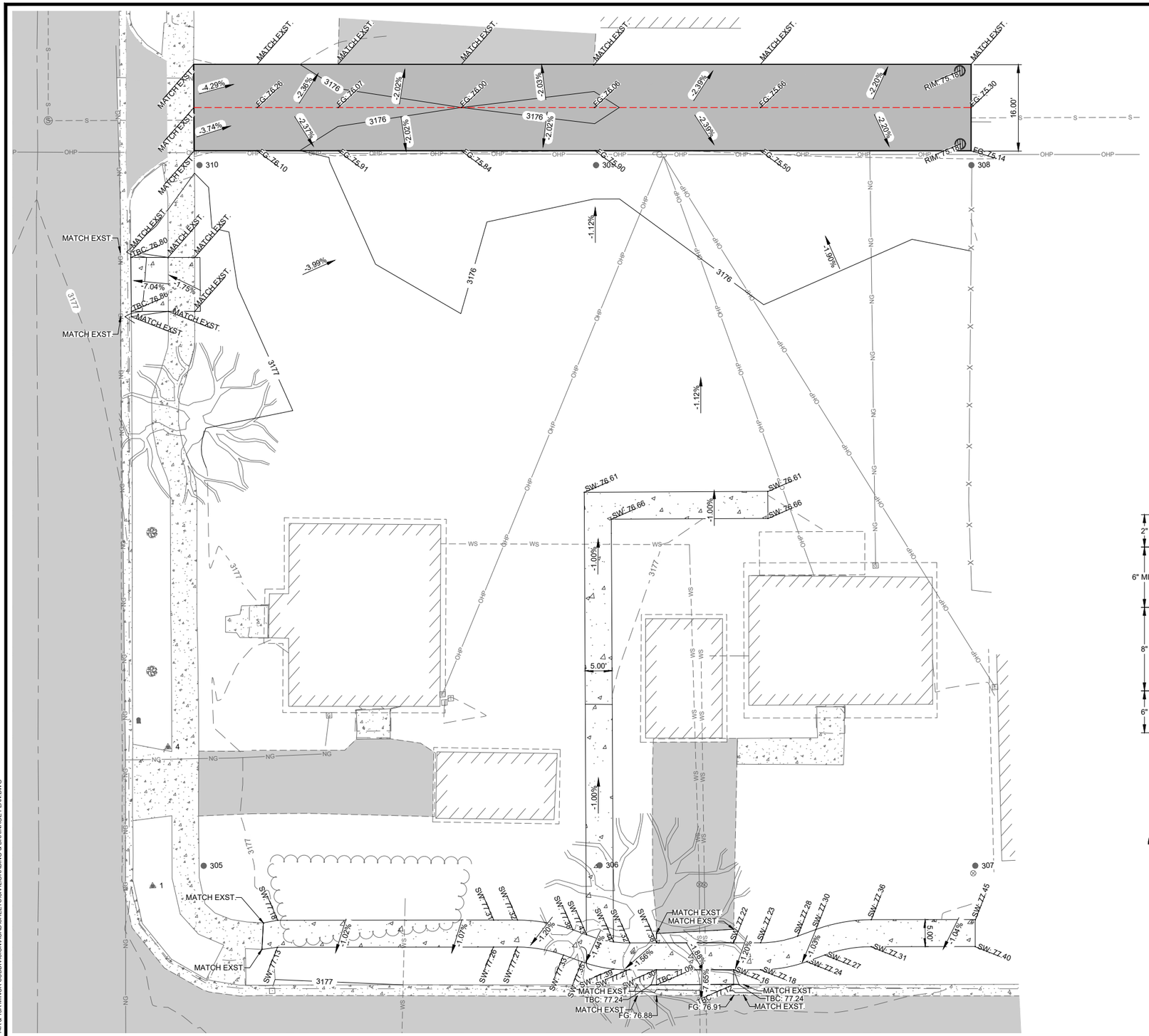
REVISIONS			
NO.	DESCRIPTION	BY	DATE

Morrison Maierle
engineers ▪ surveyors ▪ planners ▪ scientists
1055 Mount Avenue
Missoula, MT 59801
406.542.8880
www.m-m.net

DRAWN BY: JP
DSGN. BY: WEH
APPR. BY: WEH
DATE: 04/2025
Q.C. REVIEW BY:
DATE:

EATON ADDITION MINOR SUBDIVISION
MISSOULA MONTANA
EROSION CONTROL PLAN

PROJECT NUMBER 10660.002
SHEET NUMBER 1
DRAWING NUMBER EX



GENERAL NOTES:

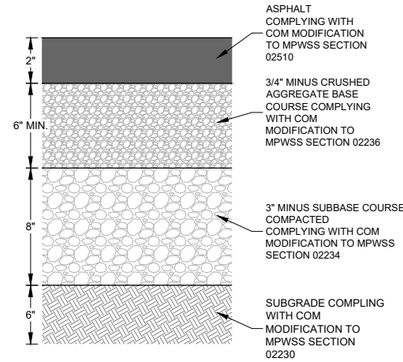
1. SITE GRADING SHALL NOT PROCEED UNTIL EROSION & SEDIMENTATION CONTROL MEASURES HAVE BEEN INSTALLED.
2. UNLESS OTHERWISE NOTED, ALL CALLOUTS ARE TO FINISHED GRADE.
3. UNLESS OTHERWISE NOTED, PROPOSED CURB & GUTTER IS TYPICAL "L" TYPE CURB PER CITY OF MISSOULA STD-740. AT LAYDOWN AREAS CURB AND GUTTER SHALL BE MODIFIED "L" TYPE CURB AND GUTTER PER CITY OF MISSOULA STD-741.
4. ALL TIE-INS TO EXISTING ASPHALT, CONCRETE CURB & GUTTER, AND SIDEWALKS SHALL BE NEAT CUT BY METHOD APPROVED BY THE ENGINEER. PROVIDE SMOOTH TRANSITIONS TO EXISTING SURFACES.
5. ASPHALT CUTTING & REMOVAL SHALL BE IN ACCORDANCE WITH CITY OF MISSOULA STD-744. CONTRACTOR TO ENSURE TIE-IN TO EXISTING ASPHALT ALONG NEW CURB & GUTTER DOES NOT EXCEED 5% SLOPE. CONTRACTOR SHALL EXTEND ASPHALT CUTTING & REMOVAL AS NECESSARY TO NOT EXCEED 5% SLOPE.
6. ALL CURB SHALL BE CATCH CURB.
7. PROVIDE SMOOTH TRANSITIONS FROM FULL HEIGHT CURB TO LAYDOWN CURB AND FROM SPILL TO CATCH CURB. PROVIDE SMOOTH TRANSITIONS FROM PROPOSED INFRASTRUCTURE TO EXISTING INFRASTRUCTURE.
8. ENSURE PROPER DRAINAGE AWAY FROM THE BUILDING IN LANDSCAPED AREAS ADJACENT TO BUILDING.
9. ENSURE SIDEWALK MEETS ADA REQUIREMENTS FOR RAMPS AND LANDINGS. NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES IN ADA ACCESSIBILITY DESIGN.
10. GRADING & DRAINAGE INFRASTRUCTURE SHALL CONFORM TO PRO-WAG STANDARDS WITHIN THE RIGHT-OF-WAY.
11. GRADING & DRAINAGE INFRASTRUCTURE SHALL CONFORM TO AMERICANS WITH DISABILITIES ACT REQUIREMENTS OUTSIDE OF THE RIGHT-OF-WAY.
12. LANDSCAPE PLAN PROVIDED BY OTHERS.
13. FOR ELEVATIONS SHOWN, ADD 3100' TO ALL SPOT ELEVATION CALLOUTS.

LEGEND

GRADE BREAK

LEGEND

TBC	TOP BACK OF CURB
SW	SIDEWALK
FG	FINISHED GRADE
EXST.	EXISTING

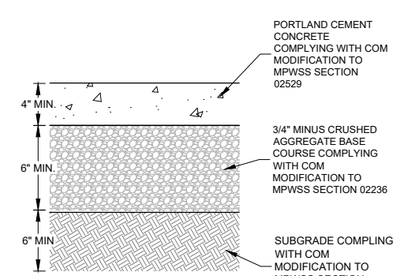


NOTE:

1. SEE CITY OF MISSOULA STD-752 FOR ADDITIONAL REQUIREMENTS.

1 ASPHALT PAVEMENT SECTION

SCALE N.T.S.



NOTE:

1. SEE CITY OF MISSOULA STD-752 FOR ADDITIONAL REQUIREMENTS.
2. CONCRETE SHALL BE 6" THICK THROUGH DRIVEWAY APPROACHES.

2 SIDEWALK SECTION

SCALE N.T.S.

N

10 5 0 10 20

SCALE IN FEET

M:\10660-EATON DV, LLC\001_LOT 14A & 16A MINOR SUBDIVISION\ACAD\SHEETS\01\VIL\GRADING & DRAINAGE PLAN.DWG

VERIFY SCALE!

THESE PRINTS MAY BE REDUCED. LINE BELOW MEASURES ONE INCH ON ORIGINAL DRAWING.

MODIFY SCALE ACCORDINGLY!

PLOTTED BY:JAXSON PEDERSEN ON Apr/21/2025

REVISIONS

NO.	DESCRIPTION	BY	DATE

Morrison Maierle
engineers ▪ surveyors ▪ planners ▪ scientists
1055 Mount Avenue
Missoula, MT 59801
406.542.8880
www.m-m.net

DRAWN BY: JP
DSGN. BY: WEH
APPR. BY: WEH
DATE: 04/2025
Q.C. REVIEW BY:
DATE:

EATON ADDITION MINOR SUBDIVISION

MISSOULA MONTANA

GRADING & DRAINAGE PLAN

PROJECT NUMBER 10660.002

SHEET NUMBER 2

DRAWING NUMBER EX

Morrison Maierle
engineers • surveyors • planners • scientists

memo

TO: CPDI, Development Services

FROM: Jaxson Pedersen, Wyatt Hatch, PE

DATE: April 16th, 2025

RE: Eaton Addition Minor Subdivision Stormwater Memo

PROJECT INFORMATION

Project Name: Eaton Addition Minor Subdivision
Address: 1014 Eaton Street & 2250 South 9th Street West, Missoula, MT 59801
Owner: Eaton DV, LLC – Cole Jensen
Design Engineer: Jaxson Pedersen; Wyatt Hatch, PE

INTRODUCTION

The Eaton Addition Minor Subdivision project involves subdividing two existing lots into five total lots, resulting in the creation of three new lots. The subject property includes Lot 14A and 15A of Book 19, Page 47 (bk19pg47), consisting of approximately 0.43 acres. Two existing single-family homes are located on the property and are intended to remain in place. The three newly created lots are intended for future single-family residential development.

As part of the subdivision improvements, the existing alley right-of-way will be paved to a width of 16 feet, extending from Eaton Street to the eastern boundary of Lot 3. The existing boulevard sidewalk on Eaton Street will also be extended along South 9th Street West to the eastern boundary of Lot 5. Additionally, a sidewalk will be installed between Lots 4 and 5 to provide pedestrian access for Lots 2 and 3. Street access for Lots 2 and 3 will be provided via the alley. The existing driveway approach for Lot 5 will be paved, and a new approach for Lot 1 will be constructed along Eaton Street.

Proposed water and sanitary sewer services will be installed to each of the three new lots through private utility easements, as necessary. Sanitary sewer service will connect to the existing main located within the alley, while water service for Lot 1 will connect to the existing main in Eaton Street. Water service for the remaining lots will connect to the existing main in South 9th Street West.

This memo outlines the proposed stormwater management design for the subdivision improvements and describes how the project will meet the requirements of the City of Missoula Subdivision Regulations Section 5-020.11.C.

EXISTING SITE CONDITIONS

Most of the site drains in a consistent direction, generally from southwest to southeast, while some areas in the northern part of the site—particularly in proposed Lots 2 and 3—drain in the opposite direction. The existing sidewalk and boulevard direct runoff toward Eaton Street, while the alley primarily drains from southwest to northeast. Site slopes range from approximately 1% to 4%.

Impervious areas currently existing on the subject property include the paved portions of two driveway accesses, two existing houses, two existing garages, and the boulevard sidewalk along Eaton Street. The existing alley is gravel, and the remainder of the site consists primarily of lawn

and landscaping. Pre-development stormwater management relies entirely on surface runoff. The boulevard and existing sidewalk were not included in the analysis area, as runoff from these areas is directed to Eaton Street and will remain unchanged. The existing alley was included in this analysis as it will be paved and tie-in to the proposed development. Table 1 below summarizes the existing site cover.

Table 1: Existing Site Cover

Cover Type	Area (ac)
Paved/House	0.05
Gravel	0.04
Lawn/Landscaping	0.40

The pre-development runoff rate was calculated using the Rational Method. Precipitation intensities were obtained from the Intensity-Duration-Frequency (IDF) curve based on values provided in Chapter 6 of the Missoula City Public Works Standards and Specifications Manual. The 24-hour storm depths used in the analysis are 1.17 inches for the 2-year storm, 1.66 inches for the 10-year storm, and 2.28 inches for the 100-year storm. The time of concentration was determined using the TR-55 method, resulting in 29.96 minutes, as shown in Attachment A. Runoff rates were calculated for the 2-year, 10-year, and 100-year, 24-hour storm events and are summarized in Table 2 below. Detailed calculations are provided in Attachment B.

Table 2: Pre-Development Basin Flowrate

Storm Event	Major Basin (Cumulative)
2-Year, 24-Hour Runoff Rate (cfs)	0.10
10-Year, 24-Hour Runoff Rate (cfs)	0.17
100-Year, 24-Hour Runoff Rate (cfs)	0.28

STORMWATER MANAGEMENT DESIGN

Impervious areas for the proposed site include all existing impervious areas described above, in addition to the paved alley, the sidewalk between Lots 4 and 5, and an estimated 75% of the building setback areas of proposed Lots 1-3. The boulevard sidewalk along South 9th Street West was not included in the analysis as it drains towards the existing right-of-way. Table 2 below summarizes the proposed site cover.

Table 3: Post-Development Land Cover

Cover Type	Area (ac)
Paved/House	0.18
Lawn/Landscaping	0.31

The post-development runoff rate is calculated utilizing the rational method. The post-development time of concentration is calculated utilizing the TR-55 Method resulting in 19.32 minutes, as shown in Attachment A. The pre-development runoff rates are calculated for the 2-year, 10-year, and 100-year 24-hour storm events and are summarized in Table 4 below. Calculations are included in Attachment B.

Table 4: Post-Development Basin Flowrate

Storm Event	Major Basin (Cumulative)
2-Year, 24-Hour Runoff Rate (cfs)	0.16
10-Year, 24-Hour Runoff Rate (cfs)	0.28
100-Year, 24-Hour Runoff Rate (cfs)	0.46

The proposed stormwater management system incorporates two City of Missoula standard 8-foot precast dry wells for effective stormwater disposal. Pretreatment is provided through sheet flow over a lawn by slowing runoff velocity, allowing sediment and pollutants to settle or be filtered, and promoting infiltration into the soil. This process reduces runoff volume and improves water quality prior to entering the dry wells.

As described in the City of Missoula Subdivision Regulations Section 5-020.11.C, storm drainage designs must include an Initial Storm Water Facility sized to infiltrate, evapotranspire, and/or capture for reuse the post-development runoff generated from the first 0.5 inches of rainfall on impervious areas. As calculated in Attachment B, the Initial Storm Water Facility volume to be retained is 327 cubic feet. The standard dry well, as described in Chapter 6 of the 2024 Missoula City Public Works Standards and Specifications Manual, provides 160 cubic feet of storage, resulting in a total of 320 cubic feet of storage.

Lots 4 and 5 contribute minimal runoff to the dry wells, as they will remain in their existing undeveloped condition. Additionally, infiltration through sheet flow across lawn and landscaped areas is expected to further reduce the total runoff volume. As a result, the proposed dry wells are adequately sized to retain the required Initial Storm Water Facility volume. Anticipated soil conditions—based on the nearest well log indicating the presence of gravel and sand—are favorable for infiltration

CONCLUSION

The proposed stormwater management system for the Eaton Addition Minor Subdivision project effectively addresses runoff per City of Missoula Subdivision Regulations Section 5-020.11.C with consideration of Chapter 6 of the City of Missoula Public Works Manual. Proposed stormwater management infrastructure includes two City of Missoula Standard 8-foot precast dry wells. Analysis was completed for the 2-year, 10-year, and 100-year 24-hour storm events. The proposed stormwater management system infiltrates, evapotranspires, and/or captures for re-use the post-development runoff generated by the first 0.5 inches of rainfall on impervious areas.

ATTACHMENT A

IDF CURVE

Return to Summary

Rainfall Intensity for DEQ 8

1. Location Data:

Latitude:	46.861906
Longitude:	-114.033994
Distance to closest station (km)	1.80
Closest meteorological station	MISSOULA FTS MONTANA
2-hour, 24-hour precipitation (in)	1.19

2. Pre-development Hydraulic Path:

Flow Type	Surface Description	Flow Length (ft)	Land Slope (ft/ft)	Culvert Diameter (in)	Depth of Flow in Channel (in) or Culvert (in)	Channel - Top Width (ft.)	Channel - Bottom Width (ft.)	Cross Sectional Flow Area (ft^2)	Wetted Perimeter (ft)	n	Average Velocity (ft/s)	Tt (hr)	Tt (min)
Sheet	Dense Grasses	96.41	0.01							0.24	n/a	0.50	29.96

Appendix F: http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/stelprdb1044171.pdf

3. Post-development Hydraulic Path:

Flow Type	Surface Description	Flow Length (ft)	Land Slope (ft/ft)	Culvert Diameter (in)	Depth of Flow in Channel (in) or Culvert (in)	Channel - Top Width (ft.)	Channel - Bottom Width (ft.)	Cross Sectional Flow Area (ft^2)	Wetted Perimeter (ft)	n	Average Velocity (ft/s)	Tt (hr)	Tt (min)
Sheet	Dense Grasses	70	0.02							0.24	n/a	0.29	17.57
Sheet	Cement Rubble Surface	40	0.021							0.024	n/a	0.03	1.75

Appendix F: http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/stelprdb1044171.pdf

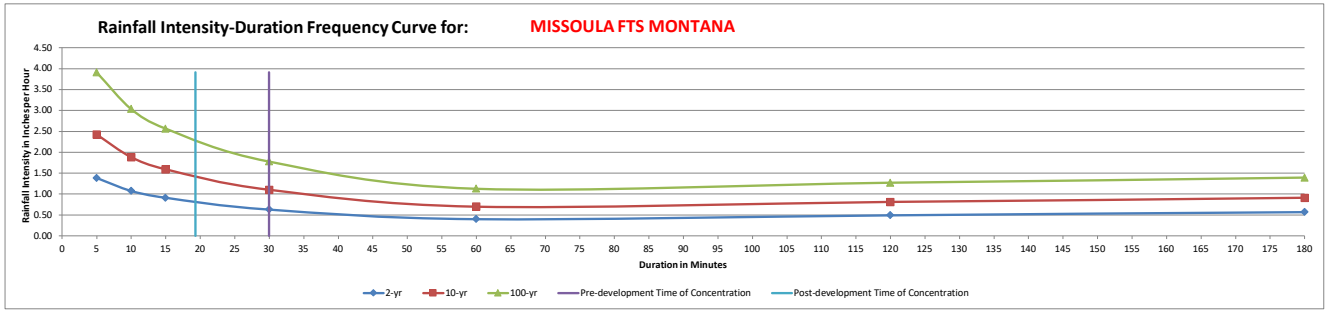
4. Time of Concentration and Rainfall Intensity (24-hour storm event):

Pre-development Path

Total Time of Concentration (min)	29.96
Rainfall Intensity (in/hr), 2 Year	0.65
Rainfall Intensity (in/hr), 10 Year	1.14
Rainfall Intensity (in/hr), 100 Year	1.83

Post-development Path

Total Time of Concentration (min)	19.32
Rainfall Intensity (in/hr), 2 Year	0.82
Rainfall Intensity (in/hr), 10 Year	1.44
Rainfall Intensity (in/hr), 100 Year	2.33



ATTACHMENT B

STORMWATER CALCULATIONS

Appendix G: Standard Storm Drainage Plan

DEQ Montana Department of Environmental Quality

Sudivision Name	Eaton Addition
EQ#	N/A
County	Missoula County
Location	
Lot/Area No.	

Rational Method Co-Efficients (C)	
0.9	Paved/hard surfaces
0.8	Gravel surfaces
0.1	Lawn/landscaping
0.2	Unimproved areas

Q=C*i*A

Intensity Values

2-year, T_c	0.82	inches/hour
2-year, 24-hour	1.17	inches
10-year, T_c	1.44	inches/hour
100-year, T_c	2.33	inches/hour
100-year, 24-hour	2.28	inches

Total Area/Lot Size 0.49 acres = 21615 ft^2

Initial Stormwater Facility Volume (0.5" x Impervious Area) = 327.83 ft^3

Pre-Development Characteristics			**2-year, T_c (flow rate)**	**2-year, 24-hour (volume)**	**10-year, T_c (flow rate)**	**100-year, T_c (flow rate)**	**100-year, 24-hour (volume)**
Paved/House Area	0.04760101 acres	2073.5 ft^2	Q= 0.035 ft^3/sec	V= 181.950 ft^3	Q= 0.062 ft^3/sec	Q= 0.101 ft^3/sec	V= 354.569 ft^3
Gravel Area	0.044258035 acres	1927.88 ft^2	Q= 0.029 ft^3/sec	V= 150.375 ft^3	Q= 0.051 ft^3/sec	Q= 0.083 ft^3/sec	V= 293.038 ft^3
Lawn/Landscaping	0.404353076 acres	17613.62 ft^2	Q= 0.033 ft^3/sec	V= 171.733 ft^3	Q= 0.059 ft^3/sec	Q= 0.095 ft^3/sec	V= 334.659 ft^3
Unimproved Area	0 acres	0 ft^2	Q= 0.000 ft^3/sec	V= 0.000 ft^3	Q= 0.000 ft^3/sec	Q= 0.000 ft^3/sec	V= 0.000 ft^3
Total	0.496212121 acres	21615 ft^2	Q_{Total}= **0.098** ft^3/sec	V_{Total}= **504.057** ft^3	Q_{Total}= **0.172** ft^3/sec	Q_{Total}= **0.279** ft^3/sec	V_{Total}= **982.265** ft^3

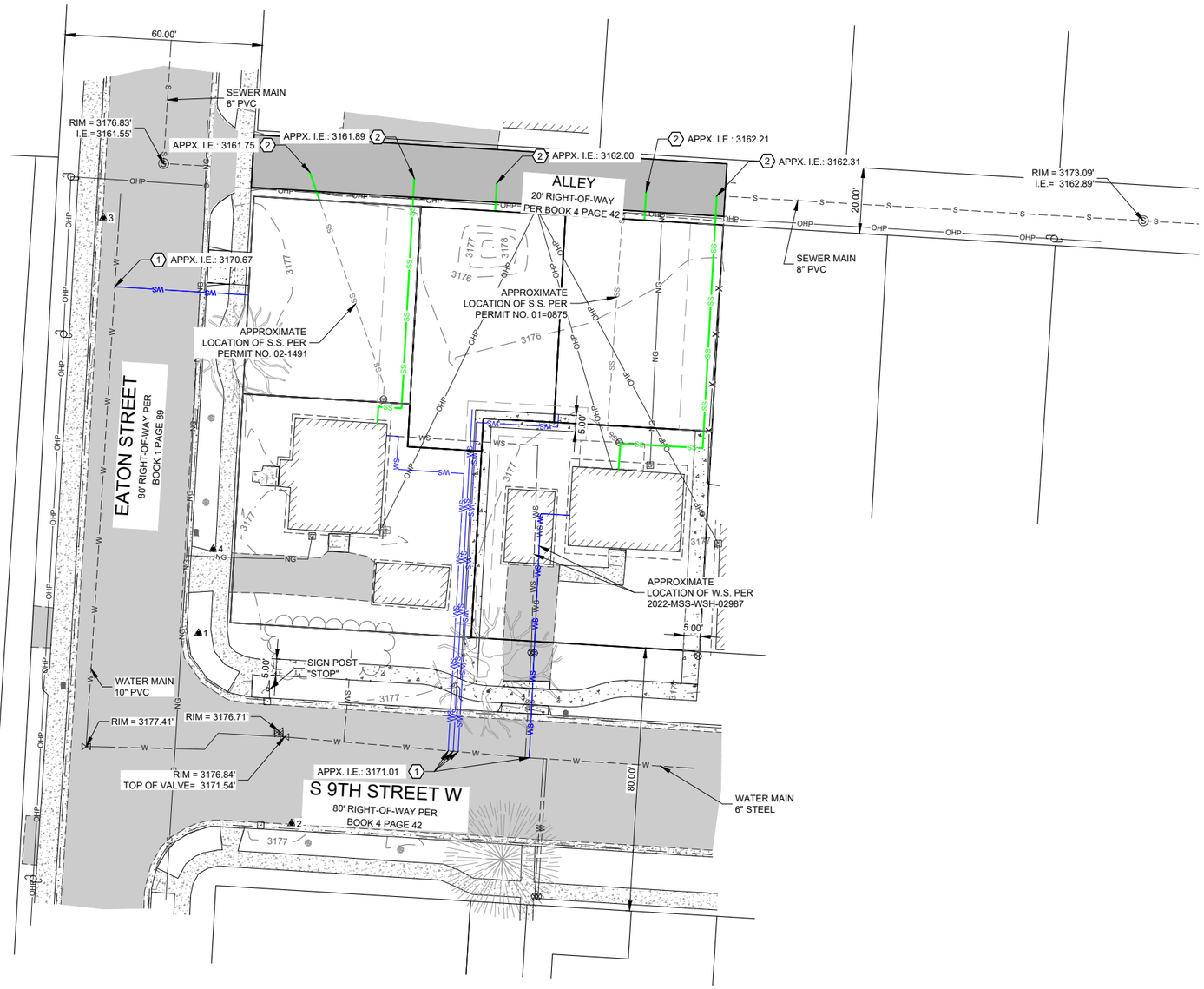
Post-Development Characteristics			**2-year, T_c (flow rate)**	**2-year, 24-hour volume)**	**10-year, T_c (flow rate)**	**100-year, T_c (flow rate)**	**100-year, 24-hour (volume)**
Paved/House Area	0.180624426 acres	7868 ft^2	Q= 0.134 ft^3/sec	V= 690.417 ft^3	Q= 0.236 ft^3/sec	Q= 0.382 ft^3/sec	V= 1345.428 ft^3
Gravel Area	0 acres	ft^2	Q= 0.000 ft^3/sec	V= 0.000 ft^3	Q= 0.000 ft^3/sec	Q= 0.000 ft^3/sec	V= 0.000 ft^3
Lawn/Landscaping	0.315587695 acres	13747 ft^2	Q= 0.026 ft^3/sec	V= 134.033 ft^3	Q= 0.046 ft^3/sec	Q= 0.074 ft^3/sec	V= 261.193 ft^3
Unimproved Area	0 acres	0 ft^2	Q= 0.000 ft^3/sec	V= 0.000 ft^3	Q= 0.000 ft^3/sec	Q= 0.000 ft^3/sec	V= 0.000 ft^3
Total	0.496212121 acres	21615 ft^2	Q_{Total}= **0.161** ft^3/sec	V_{Total}= **824.450** ft^3	Q_{Total}= **0.282** ft^3/sec	Q_{Total}= **0.456** ft^3/sec	V_{Total}= **1606.621** ft^3

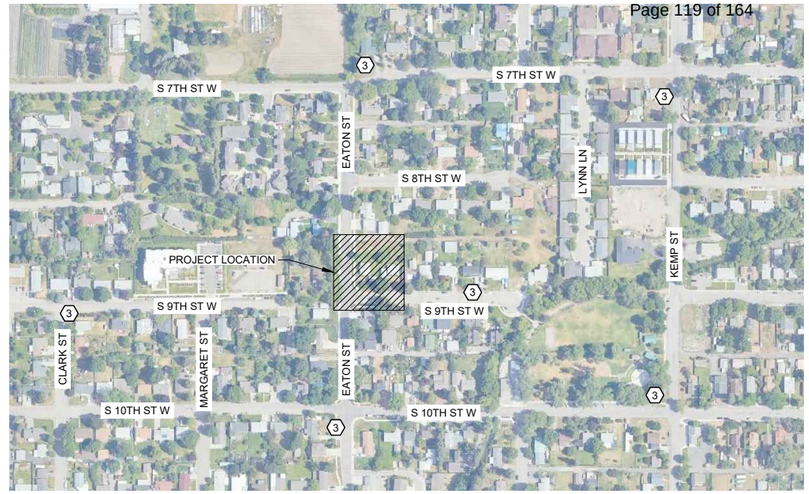
Runoff Flow/Volume Change	ΔQ= **0.062** ft^3/sec	ΔV= **320.393** ft^3	ΔQ= **0.110** ft^3/sec	ΔQ= **0.177** ft^3/sec	ΔV= **624.356** ft^3

Required Minimum Facility Volume: **327.83** ft^3

= input field

APPENDIX I: UTILITY PLAN





VICINITY MAP
(NOT TO SCALE)

KEY NOTES

1. PROPOSED 3/4" SDR 7 PE DOMESTRIC WATER SERVICE.
2. PROPOSED 4" SCHEDULE 40 PVC SANITARY SEWER SERVICE.
3. EXISTING FIRE HYDRANT.

GENERAL NOTES

1. THE APPROXIMATE LOCATION OF THE NEAREST GAS LINES, ELECTRIC, CABLE TV, TELEPHONE LINES, AND STREET LIGHTS ARE BASED ON SURVEY COMPLETED BY MORRISON-MAIERLE ON 8/28/2024 AND ARE INDICATIVE OF FEATURES PRESENT AT THE TIME OF SURVEY. AN 811 UTILITY LOCATE REQUEST WAS UTILIZED IN DETERMINING THE LOCATION OF ALL UNDERGROUND UTILITIES.

LEGEND

EXISTING BUILDING	EXISTING WATER VALVE
EXISTING CONCRETE	EXISTING MAILBOX
EXISTING ASPHALT ROAD	EXISTING DECIDUOUS TREE
EXISTING GRAVEL ROAD	EXISTING CONIFEROUS TREE
EXISTING CURB AND GUTTER	EXISTING GAS METER
EXISTING PARCEL BOUNDARY	EXISTING ELECTRICAL METER
EXISTING FENCE	EXISTING POWER POLE
EXISTING BURIED GAS	EXISTING CURB STOP
EXISTING OVERHEAD POWER	EXISTING SIGN POST
APPROXIMATE EXISTING SEWER SERVICE	EXISTING STORM DRAIN
EXISTING SANITARY SEWER MAIN	EXISTING SANITARY SEWER MANHOLE
EXISTING WATER MAIN	APPROXIMATE EXISTING CLEANOUT
EXISTING VEGETATION LINE	EXISTING IRRIGATION CONTROL VALVE
	FOUND MONUMENT
	EXISTING CONTROL POINT
	(R1) RECORD - BOOK 19 PAGE 47 (INABNIT, 1994)

N

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SCALE IN FEET

M:\10660-EATON DV, LLC\001_LOT 14A & 15A MINOR SUBDIVISION\ACAD\SHEETS\CIV\SITE UTILITY PLAN.DWG

VERIFY SCALE!
THESE PRINTS MAY BE REDUCED. LINE BELOW MEASURES ONE INCH ON ORIGINAL DRAWING.
MODIFY SCALE ACCORDINGLY!

PLOTTED BY:JAXSON PEDERSEN ON Jul/08/2025

REVISIONS

NO.	DESCRIPTION	BY	DATE

Morrison Maierle
engineers ▪ surveyors ▪ planners ▪ scientists
1055 Mount Avenue
Missoula, MT 59801
406.542.8880
www.m-m.net

DRAWN BY: JP
DSGN. BY: WEH
APPR. BY: WEH
DATE: 07/2025
Q.C. REVIEW
BY: _____
DATE: _____

EATON ADDITION MINOR SUBDIVISION
MISSOULA MONTANA
SITE UTILITY PLAN

PROJECT NUMBER 10660.002
SHEET NUMBER 3
DRAWING NUMBER EX

APPENDIX J: MUNICIPAL FACILITIES EXCLUSION DOCUMENTATION

MONTANA DEPARTMENT OF ENVIRONMENTAL QUALITY

MUNICIPAL FACILITIES EXCLUSION

Subdivision Name: Eaton Addition Minor Subdivision Number of lots/parcels/units: 5 / 1 / 5

Geocode: 04-2200-29-2-48-47-0000 & 04-2200-29-2-48-48-0000 (this can be found at http://svc.mt.gov/msl/mtcadastral)

Are main extensions necessary to serve the subdivision? __Yes X No If yes, have plans for the mains been submitted for review? __Yes X No

How will construction of the facilities be financed? N/A

Owner Information:

Owner(s) Name: Cole Jensen (Eaton DV, LLC) _____

Print name of owner(s) Signature of all owners of record

Address: 3919 Bellecrest Drive, Missoula, MT 59801

Street or PO Box, City, State, Zip Code

Email: colejensen90@msn.com Phone: 406-529-5504

Consultant Information:

Company and Address: Morrison-Maierle

Email: whatch@m-m.net Phone: 406-542-4835

Eligibility Requirements: **All of the following criteria must be met:**

- X The project must be provided with adequate municipal water and sewer, solid waste disposal and the municipality must review storm water plans.
- X All the mains necessary to serve the subdivision must be municipality owned, operated and maintained. Privately owned mains or lift stations make the project ineligible for this exemption.
- X The municipality must be a 1st or 2nd class municipality as described in MCA 7-4-111 or covered under a growth policy pursuant to Title 76, chapter 1.

The project must be ***one*** of the following (check applicable box):

- X A new division subject to review under the Montana Subdivision and Platting Act, or
- _ Previously divided parcels recorded with Sanitary Restrictions prior to July 1, 1973 or
- _ Divisions or parcels of land that are exempt from Montana Subdivision and Platting Act review under 76-3-203 or 76-3-207 (1) (a), (b), (d), (e), or (f)

Form continues on next page →

Submittal Requirements: **All of the following items must be submitted:**

- X This form, signed by the property owner, ***and*** the municipalities' representative.
- X Copy of Preliminary Plat, COS, Amended Plat, Unit Declaration or Exemption Certificate. The Plat, COS, Am Plat, Unit Declaration or Exception Certificate must contain the exemption 76-4-125 (1)(d)(i), (ii) or (iii). If using item (iii), the Plat, COS, Am Plat, Unit Declaration or Exemption Certificate must also contain the appropriate Platting Act exemption.
- X Vicinity map showing project location.
- X Applicable zoning ordinances in effect X on file RM2.7 (Title 20)
- X Copy of growth policy, if applicable X on file Our Missoula 2045 Land Use Plan
- X $120 processing fee

https://library.municode.com/mt/missoula/codes/municipal_code

https://www.engagemissoula.com/growth-policy-update

Certification:

I hereby certify that I am licensed to practice engineering in the State of Montana, I am employed directly or retained by the municipality providing service and am authorized to sign on behalf of the municipality. In addition, I hereby certify that:

1. The existing water and wastewater systems are in compliance with the provisions of Title 75, chapters 5 and 6, and
2. The water and wastewater systems have adequate capacity to meet the needs of the project, and
3. The municipality has or will review plans to ensure adequate storm water drainage and adequate solid waste disposal.

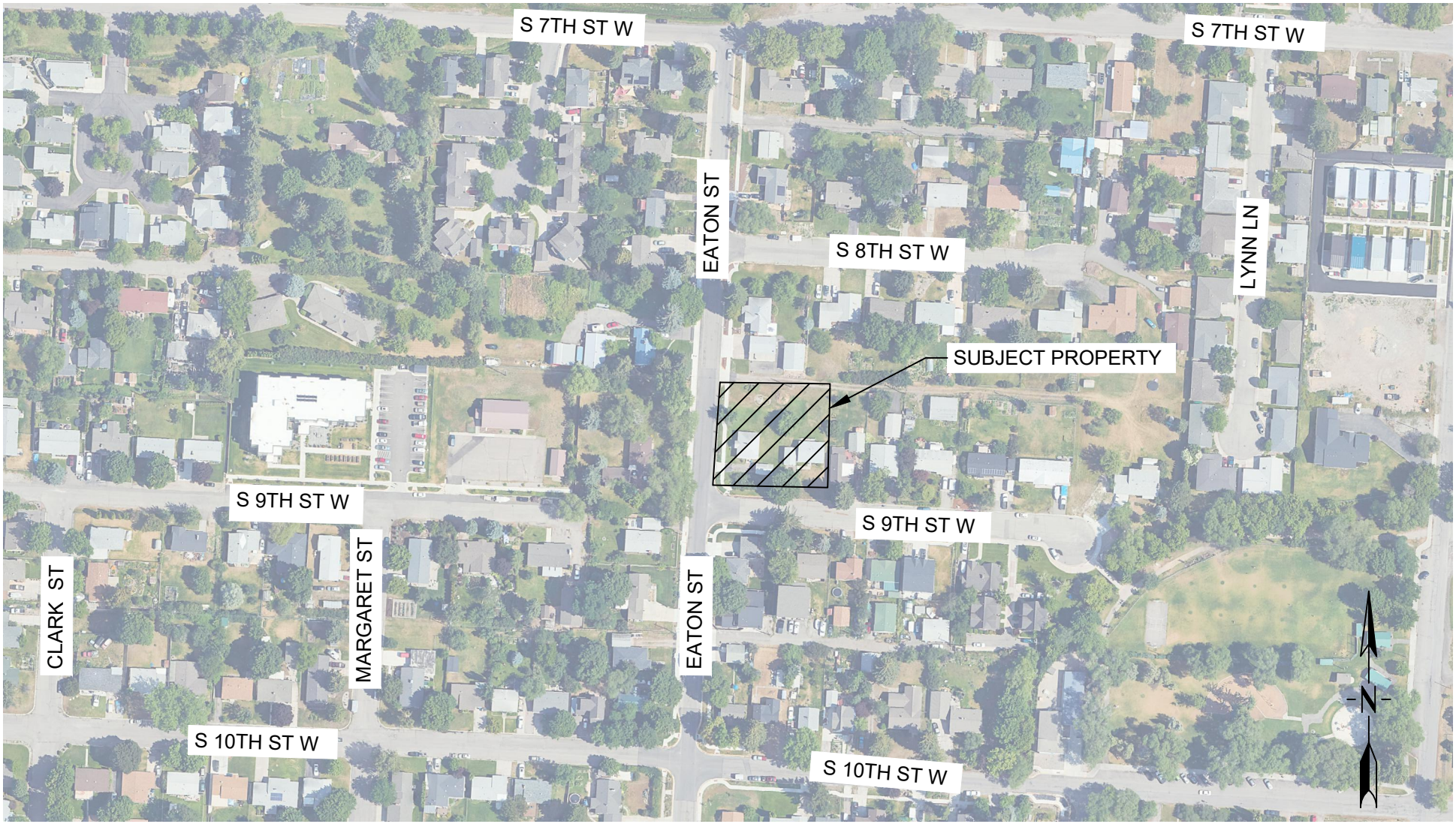
_____ _____

(Signature of Professional Engineer) (Date Signed)

Montana P.E. Number _____

PE Stamp

Send to: MTDEQ Subdivisions
PO Box 200901
Helena MT 59620-0901



Morrison Maierle
engineers ▪ surveyors ▪ planners ▪ scientists
1055 Mount Avenue
Missoula, MT 59801
406.542.8880
www.m-m.net

DRAWN BY: JP
DSGN. BY:
APPR. BY: WEH
DATE: 10/2024

LOT 14A & 15A MINOR SUBDIVISION
MISSOULA MONTANA

VICINITY MAP

PROJECT NO. 10660.001

FIGURE NUMBER EX

Plotted by jaxson pedersen on Oct/25/2024

M:\10660-Eaton DV, LLC\001_Lot 14A & 15A Minor Subdivision\ACAD\Exhibits\VICINITY MAP.dwg

OWNER OF RECORD
EATON DV, LLC

PRELIMINARY PLAT OF

EATON SUBDIVISION

A MINOR SUBDIVISION OF OGDEN ADDITION, BLOCK 75, LOTS 14A AND 15A,
ALL LOCATED IN THE NORTHWEST ONE-QUARTER (NW1/4) OF SECTION 29, TOWNSHIP 13 NORTH, RANGE 19 WEST,
PRINCIPLE MERIDIAN MONTANA, CITY OF MISSOULA, MISSOULA COUNTY, MONTANA.

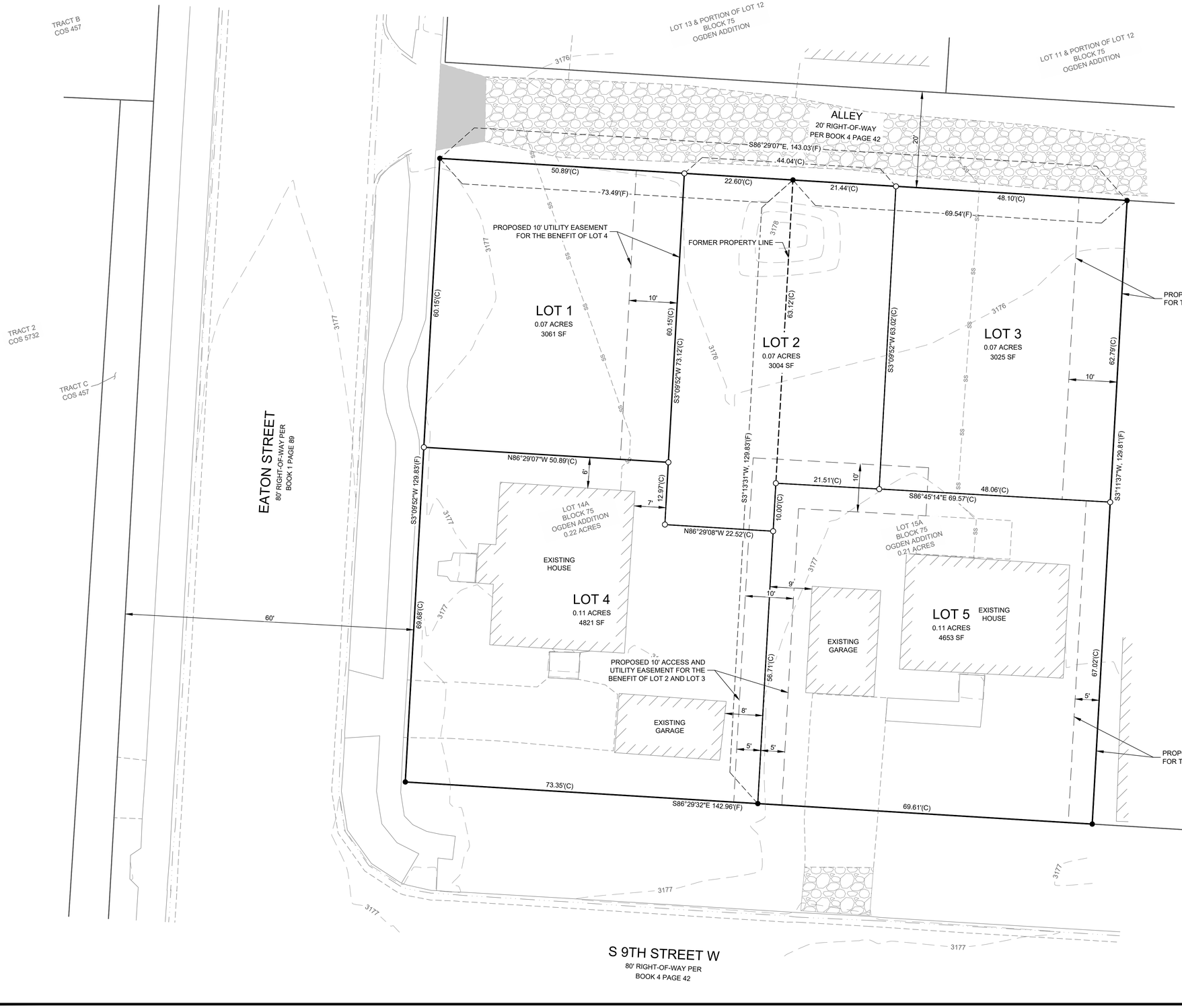
NARRATIVE LEGAL DESCRIPTION
LOTS 14A AND 15A OF BLOCK 75, OGDEN ADDITION, LOCATED IN THE NORTHWEST ONE-QUARTER (NW 1/4) SECTION 29, TOWNSHIP 13 NORTH, RANGE 19 WEST, PRINCIPAL MERIDIAN MONTANA, CITY OF MISSOULA, MISSOULA COUNTY, MONTANA.

CONTAINING 0.43 ACRES MORE OR LESS.

OWNERS CERTIFICATION

THE UNDERSIGNED CERTIFIES THAT THE PURPOSE OF THIS SURVEY IS TO...

FURTHERMORE, THESE TRACTS ARE EXCLUDED FROM REVIEW BY THE DEPARTMENT OF ENVIRONMENTAL QUALITY PURSUANT TO SECTION 76-4-125(1)(D)(ii) M.C.A., TO WIT: "AS CERTIFIED PURSUANT TO 76-4-127; A NEW DIVISION SUBJECT TO REVIEW UNDER THE MONTANA SUBDIVISION AND PLATTING ACT.



S 9TH STREET W
80' RIGHT-OF-WAY PER
BOOK 4 PAGE 42

LEGEND

———	EXISTING PARCEL BOUNDARY
———	EXISTING ADJOINER PARCEL BOUNDARY
●	FOUND MONUMENT
○	CALCULATED POSITION. NOTHING FOUND OR SET.
(F)	FOUND DIMENSION
(C)	CALCULATED DIMENSION

AREA TABLE

LOT	AREA (S.F.)	AREA (ACRES)
LOT 1	3,061	0.07
LOT 2	3,004	0.07
LOT 3	3,025	0.07
LOT 4	4,821	0.11
LOT 5	4,653	0.11
TOTAL	**18,564**	**0.43**

N

10 5 0 10 20
SCALE IN FEET

BASIS OF BEARING

BEARINGS ARE STATE PLANE GRID, DERIVED FROM GPS OBSERVATIONS WITH SURVEY-GRADE RECEIVERS AND REFERENCED TO THE MONTANA COORDINATE SYSTEM, SINGLE ZONE, NAD 83 (OPUS).

Morrison Maierle
engineers • surveyors • planners • scientists
1055 Mount Avenue
Missoula, MT 59801
Phone: 406.542.8880
www.m-m.net

1/4 SEC.	SECTION	TOWNSHIP	RANGE
NW	29	13N	19W

PRINCIPAL MERIDIAN, MONTANA
MISSOULA COUNTY, MONTANA

FIELD WORK: CJ/LS
DRAWN BY: CJ
CHECKED BY: DS

DATE: MARCH 2025
SCALE: 1"=10'
PROJ. #: 10660.001

PLOTTED DATE: Jul/08/2025 PLOTTED BY: jaxson pedersen
CLIENT: EATON DV, LLC SHEET 1 OF 1

DRAWING NAME: M:\10660-Eaton DV, LLC\001_Lot 14A & 15A Minor Subdivision\ACAD\Record\PRELIMINARY PLAT.dwg

19-47

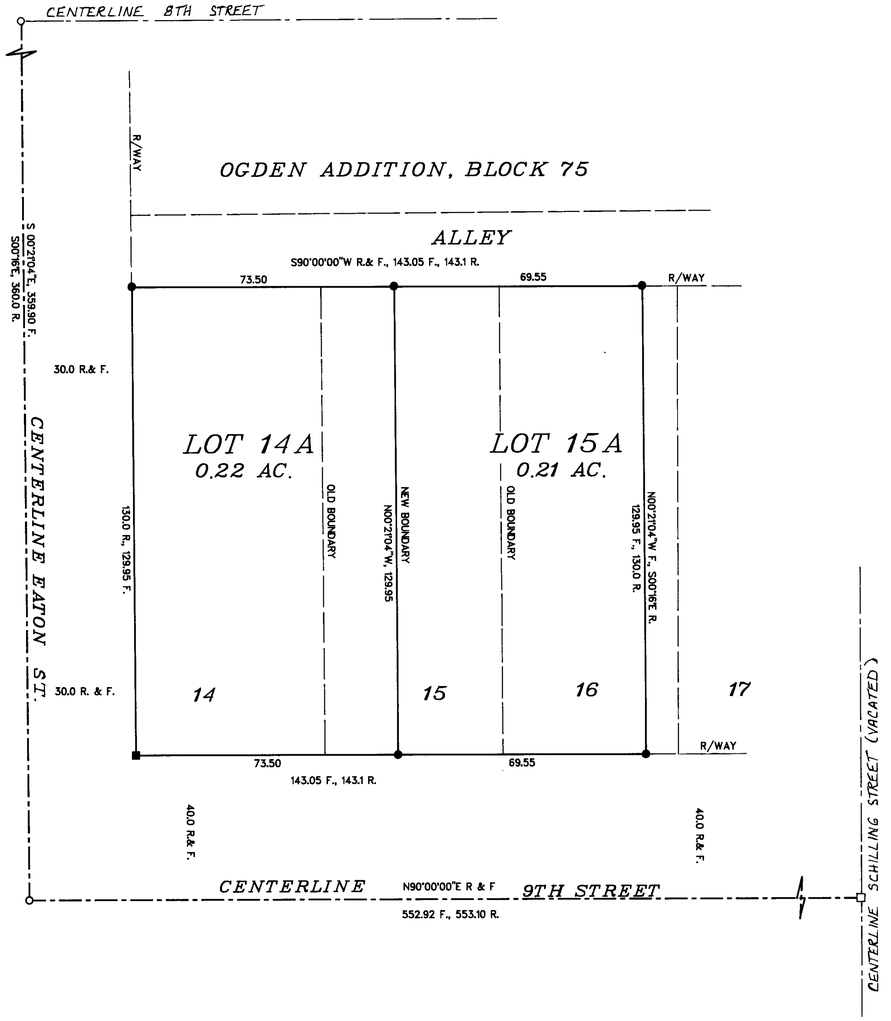
OGDEN ADDITION
BLOCK 75, LOTS 14A & 15A

AN AMENDED SUBDIVISION PLAT FOR THE PURPOSE OF BOUNDARY RELOCATION
LOCATED IN THE NW 1/4, SECTION 29, T.13 N., R.19 W.,P.M.M., MISSOULA COUNTY, MONTANA

BOOK 426 PAGE 659
19-47

NORTH

SCALE
1" = 20'
0 20' 40'



PLAT DRAWN: AUGUST, 1994
GROSS AREA = 0.43 AC.
NET AREA = 0.43 AC.

BASIS OF BEARING: OGDEN ADDITION
OWNERS: FRANK G. & KATHRYN LOBDELL

19-47

ELI & ASSOCIATE
PROFESSIONAL LAND SURVEYORS
ENGINEERS & LAND PLANNERS

BOX 7462 MISSOULA, MONTANA 59807
TELEPHONE (406) 549-5022

LEGAL DESCRIPTION

Tracts of land located in the Northwest one-quarter (NW 1/4) of Section 29, Township 13 North, Range 19 West, Principal Meridian, Montana, Missoula County, Montana, being portions of Lots 14, 15 and the west 40' of 16, Block 75, Ogden Addition, and being further described as follows:
OGDEN ADDITION BLOCK 75 LOTS 14A & 15A (Perimeter Boundary)
Lot 14 and 15 and the West 40 feet of Lot 16 in Block 75 Ogden Addition, a platted subdivision in Missoula County, Montana, as described in Book 33 Micro Page 1560, containing 0.43 acres, and being subject to all easements and dedications existing, shown and/or of record.

OWNERS CERTIFICATION

We hereby certify that the purpose of this division of land is to relocate the existing boundary between existing lots within a platted subdivision , that fewer than six lots are affected and that no additional lots are hereby created. Therefore , this division of land is exempt from review as a subdivision pursuant to section 76-3-207(1)(d), MCA. We further certify that this survey is exempt from sanitation review pursuant to Section 16.16.605(2)(b), ARM, to wit:"Divisions made to correct errors in construction where a building, shrubs or other permanent vegetation may encroach upon the neighboring property."

owners: Frank G. Lobdell Kathryn Lobdell
Frank G. Lobdell Kathryn Lobdell

State of Montana County of Missoula
On this 11th day of Oct., 1994, before me personally appeared Frank G. Lobdell & Kathryn Lobdell known to me to be the persons who executed the within instrument , and acknowledged to me that they executed the same.

Jane C. Inabnit
Notary Public for the State of Montana
Residing at Missoula My Commission expires April 8, 1996

SURVEYORS CERTIFICATION

I certify that this survey represents work done by me or under my direction. 9-23-94
Elden L. Inabnit, Professional Land Surveyor Date
Montana Registration No. 3713S

PURPOSE OF SURVEY

This survey is filed with the intent to qualify for the exemption as found in Section 76-3-207(1)(d), MCA, to wit: "for five or fewer lots within a platted subdivision, relocation of common boundaries and the aggregation of lots."

FINAL APPROVAL GRANTED BY:
Missoula County Surveyor September 29, 1994
Missoula City-County Health Department 10/5/94

9423711

I received and filed this instrument for record on the 11 day of OCT 1994 at 2:14 o'clock P M., permanent files of Missoula County, State of Montana.
Witness my hand:
VICKIE M. ZEIER, County Recorder
By Kate Isaac Deputy
Fee $ 6.00 CK Paid

Book 19 Plats Page 47
File 0-47
Checklist #1622
Ownership Report #1181

LEGEND

- O FOUND STONE IN WELL CASING
- □ FOUND 3" ALUMINUM CAP, MISSOULA COUNTY
- ● SET 5/8" X 24" REBAR W/ 1-1/4" Y.P.C., ELI 3713S
- ■ FOUND 5/8" REBAR

R. RECORD
F. FOUND

THIS SURVEY WAS NOT REVIEWED FOR ADEQUATE ACCESS, INSTALLATION OF UTILITIES, COMPLIANCE WITH ZONING, OR AVAILABILITY OF PUBLIC SERVICES; NOR DOES THIS APPROVAL OBLIGATE MISSOULA COUNTY TO PROVIDE ROAD MAINTENANCE OR OTHER SERVICES.

1/4	SEC	T	R
X	29	13N	19W
	P	M	M

MISSOULA COUNTY, MONTANA
SHEET 1 OF 1

19-47

MISSOULA COUNTY TRACKING NO. 94-3184
ELI PROJECT NO. 94-3913

APPENDIX K: GWIC WELL LOGS

MONTANA WELL LOG REPORT

This well log reports the activities of a licensed Montana well driller, serves as the official record of work done within the borehole and casing, and describes the amount of water encountered. This report is compiled electronically from the contents of the Ground Water Information Center (GWIC) database for this site. Acquiring water rights is the well owner's responsibility and is NOT accomplished by the filing of this report.

Other Options

Go to GWIC website
Plot this site in State Library Digital Atlas
Plot this site in Google Maps
View scanned well log (3/19/2009 12:41:47 PM)

Site Name: BENNET TOM
GWIC Id: 162010

Section 1: Well Owner(s)

1) BENNET, TOM (MAIL)
2409 S 8TH W
MISSOULA MT 59801 [06/10/1997]

Section 2: Location

Township	Range	Section	Quarter Sections
13N	19W	29	NW¼ NW¼

County
MISSOULA

Geocode

Latitude	Longitude	Geomethod	Datum
46.861231	-114.037516	TRS-SEC	NAD83

Ground Surface Altitude	Ground Surface Method	Datum	Date

Addition	Block	Lot
GEESEY ADDITION		2

Section 3: Proposed Use of Water

DOMESTIC (1)

Section 4: Type of Work

Drilling Method: ROTARY DRIVEN
Status: NEW WELL

Section 5: Well Completion Date

Date well completed: Tuesday, June 10, 1997

Section 6: Well Construction Details

There are no borehole dimensions assigned to this well.

Casing

From	To	Diameter	Wall Thickness	Pressure Rating	Joint	Type
-2	77	6				STEEL

Completion (Perf/Screen)

From	To	Diameter	# of Openings	Size of Openings	Description
77	77	6			OPEN BOTTOM *

Annular Space (Seal/Grout/Packer)

From	To	Description	Cont. Fed?

Section 7: Well Test Data

Total Depth: 77
Static Water Level: 37
Water Temperature:

Air Test *

30 gpm with drill stem set at _ feet for 1 hours.
Time of recovery _ hours.
Recovery water level _ feet.
Pumping water level _ feet.

** During the well test the discharge rate shall be as uniform as possible. This rate may or may not be the sustainable yield of the well. Sustainable yield does not include the reservoir of the well casing.*

Section 8: Remarks

Section 9: Well Log

Geologic Source
111ALVM - ALLUVIUM (HOLOCENE)

From	To	Description
0	2	SOIL
2	37	GRAVEL AND SAND
37	77	GRAVEL AND SAND WITH WATER

Driller Certification

All work performed and reported in this well log is in compliance with the Montana well construction standards. This report is true to the best of my knowledge.

0	0	BENTONITE	

Name:
Company: JEROMES DRILLING CO
License No: WWC-249
Date Completed: 6/10/1997

MONTANA WELL LOG REPORT

This well log reports the activities of a licensed Montana well driller, serves as the official record of work done within the borehole and casing, and describes the amount of water encountered. This report is compiled electronically from the contents of the Ground Water Information Center (GWIC) database for this site. Acquiring water rights is the well owner's responsibility and is NOT accomplished by the filing of this report.

Other Options

Go to GWIC website
Plot this site in State Library Digital Atlas
Plot this site in Google Maps
View scanned well log (3/19/2009 12:42:35 PM)

Site Name: CITY OF MISSOULA * FRANKLIN PARK
GWIC Id: 165180

Section 1: Well Owner(s)

1) CITY OF MISSOULA (MAIL)
435 RYMAN
MISSOULA MT 59802 [11/18/1997]

Section 2: Location

Township	Range	Section	Quarter Sections
13N	19W	29	NE¼ NW¼

County

MISSOULA

Geocode

Latitude	Longitude	Geomethod	Datum
46.861231	-114.032237	TRS-SEC	NAD83

Ground Surface Altitude **Ground Surface Method** **Datum** **Date**

Addition **Block** **Lot**

Section 3: Proposed Use of Water

IRRIGATION (1)

Section 4: Type of Work

Drilling Method: ROTARY
Status: NEW WELL

Section 5: Well Completion Date

Date well completed: Tuesday, November 18, 1997

Section 6: Well Construction Details

There are no borehole dimensions assigned to this well.

Casing

From	To	Diameter	Wall Thickness	Pressure Rating	Joint	Type
-2.5	98	8				STEEL

Completion (Perf/Screen)

From	To	Diameter	# of Openings	Size of Openings	Description
98	98	8			OPEN BOTTOM *

Annular Space (Seal/Grout/Packer)

From	To	Description	Cont. Fed?

Section 7: Well Test Data

Total Depth: 98
Static Water Level: 42
Water Temperature:

Air Test *

200 gpm with drill stem set at _ feet for 1 hours.
Time of recovery _ hours.
Recovery water level _ feet.
Pumping water level 52 feet.

** During the well test the discharge rate shall be as uniform as possible. This rate may or may not be the sustainable yield of the well. Sustainable yield does not include the reservoir of the well casing.*

Section 8: Remarks

Section 9: Well Log

Geologic Source

112ALVM - ALLUVIUM (PLEISTOCENE)

From	To	Description
0	2	TOPSOIL
2	60	BROWN CLAY & GRAVEL
60	98	BROWN CLAY & GRAVEL & WATER & SAND

Driller Certification

All work performed and reported in this well log is in compliance with the Montana well construction standards. This report is true to the best of my knowledge.

0	20	BENTONITE	

Name:
Company: CAMP WELL DRILLING
License No: WWC-7
Date Completed: 11/18/1997

APPENDIX L: WEED MANAGEMENT PLAN

Eaton Addition Minor Subdivision
Weed Management Plan
First Element

Missoula City Subdivision Regulations

PREPARED BY:

Morrison Maierle
engineers ▪ surveyors ▪ planners ▪ scientists

1055 Mount Avenue

Missoula, Montana

MMI # 10660.001

April 2025

Contents

INTRODUCTION

The Eaton Addition Minor Subdivision project involves subdividing two existing lots into five total lots, resulting in the creation of three new lots. The subject property includes Lot 14A and 15A of Book 19, Page 47 (bk19pg47), consisting of approximately 0.43 acres. Two existing single-family homes are located on the property and are intended to remain in place. The three newly created lots are intended for future single-family residential development.

As part of the subdivision improvements, the existing alley right-of-way will be paved to a width of 16 feet, extending from Eaton Street to the eastern boundary of Lot 3. The existing boulevard sidewalk on Eaton Street will also be extended along South 9th Street West to the eastern boundary of Lot 5. Additionally, a sidewalk will be installed between Lots 4 and 5 to provide pedestrian access for Lots 2 and 3. Street access for Lots 2 and 3 will be provided via the alley. The existing driveway approach for Lot 5 will be paved, and a new approach for Lot 1 will be constructed along Eaton Street. There are no common areas or parkland areas proposed.

Proposed water and sanitary sewer services will be installed to each of the three new lots through private utility easements, as necessary. Sanitary sewer service will connect to the existing main located within the alley, while water service for Lot 1 will connect to the existing main in Eaton Street. Water service for the remaining lots will connect to the existing main in South 9th Street West.

This document provides recommendations and requirements for revegetation of areas disturbed during construction and ongoing control of noxious weeds.

PURPOSE AND INTENT

In accordance with the Montana County Weed Control Act, a noxious weed is defined as any exotic plant species that is or may become established in the state and that has the potential to render land unsuitable for agriculture, forestry, livestock, wildlife, or other beneficial uses. Such species are formally designated as either state-listed or county-listed noxious weeds.

The purpose of this document is to outline a comprehensive plan for the management of noxious weeds during the development of the proposed Eaton Addition Minor Subdivision. The goal of this weed management plan is to support the long-term viability of Montana’s natural, agricultural, and recreational resources by actively managing and preventing the spread of noxious and invasive weed species throughout the development process.

WEED MANAGEMENT AREA

Subdivision Name: Eaton Addition Minor Subdivision

Owner: Cole Jensen (Eaton DV, LLC)

Legal Description: Lots 14A & 15A, Block 75, Ogden Addition, Northwest 1/4 , Section 29, Township 13 North, Range 19 West, P.M.M., Missoula County, Montana.

Current Land Use: Residential High

Proposed Development: Five-lot Minor Subdivision

WEED MANAGEMENT PRIORITIES

To prevent the introduction and spread of noxious weeds, all areas disturbed during construction will be promptly re-seeded using native plant species. Commercially available wildflower mixes that may contain noxious weed seeds will be strictly avoided. Reseeding will occur as soon as practical following disturbance and will be completed within the same growing season to minimize the risk of weed establishment. Any noxious weeds identified on the subdivision site during construction will be eradicated using appropriate control methods. Known noxious weed species present in the vicinity are discussed in the following section.

The owner is responsible for the implementation of this Weed Management Plan and shall eliminate weeds at the soonest opportunity after disturbance occurs.

WEEDS OF CONCERN

The area of the proposed minor subdivision was observed by Morrison Maierle and County Weed District staff on April 21, 2024. During this site visit, noxious weeds such as creeping bell flower, oxeye daisy, and spotted knapweed were located on the site. These areas were minor.

WEED MANAGEMENT TOOLS

The primary weed management strategies proposed for the subdivision include revegetation of disturbed areas and elimination of existing noxious weeds, as described above. Disturbed areas will be reseeded as soon as feasible, and within the same growing season, to promote the establishment of desirable vegetation and prevent weed encroachment. Following reseeding, these areas will be mowed and maintained regularly to suppress noxious weed seed production and reduce the potential for spread. Below, received by the Missoula County Weed Departments outlines the recommended native reseeding mixtures to be used for revegetation efforts for this subdivision.

Fine Fescue/Kentucky Bluegrass Lawn mixture

Composition:

- 35% TENACIOUS HARD FESCUE
- 20% HEATHLAND CHEWINGS FESCUE
- 15% MARVEL STRONG CREEPING RED FESCUE
- 15% STARR KENTUCKY BLUEGRASS
- 15% UNITED KENTUCKY BLUEGRASS

Mixture components are subject to change without notice, subject to availability. The function and intention of the mix will remain unchanged.

Seeding Rate:

New Lawn Renovation: 5-7 lbs. per thousand sqft

Overseeding: 4-6 lbs. per thousand sqft

Low Grow Fescue Mix

Composition:

- 25% Celestial Creeping Red Fescue
- 25% Enchantment Chewings Fescue
- 25% Bighorn GT Hard Fescue
- 25% Blue Mesa Sheep Fescue

Mixture components are subject to change without notice, subject to availability. The function and intention of the mix will remain unchanged.

Seeding Rate

New Lawn Renovation: 6-9 lbs. per thousand sqft

Overseeding: 5-8 lbs. per thousand sqft

Flowering Bee Lawn mixture

Composition:

- 23.5% Boreal Creeping Red Fescue

- 23% Intrigue Chewings Fescue
- 23% Gladiator GT Hard Fescue
- 23% Blue Mesa Sheep Fescue
- 4.5% White Dutch Clover
- 2.6% Self-Heal
- 0.4% Yaak Yarrow OR Creeping Thyme

Seeding Rate

Plant at a rate of 5 pounds per thousand square feet.

*These mixes can be blended locally at Westland Seed or other seed supply store. They can also be ordered from Twin City Seed Co. in Minnesota.

Mowing the site at least once per year is another recommended weed management tool. This helps control and limit growth of vegetation and decreases fire danger. Lastly, it is recommended that a herbicide be used to eradicate the noxious weed species found on site as follows:

Oxeye daisy, *Leucanthemum vulgare*

Hand pulling: Hand pulling can be an effective method of control, especially on small infestations, if carried out persistently over the course of several years. Care should be taken to remove as much of the plants root system as possible in order to minimize re-growth from missed root fragments.

Mowing: Mowing is not an effective method of controlling oxeye daisy, but can be utilized to reduce seed production. mowing should be done just as infestations begin to flower and should be repeated if the growing season is long enough to permit a second or third flowering.

Biological control: N/A

Grazing: Under normal grazing conditions, oxeye daisy infestations will increase in density and size. Heavy, intense grazing will force livestock to feed on oxeye daisy and reduce seed production, but may also damage competitive desirable species as well.

Herbicide: There are a number of herbicides that can be used to effectively control oxeye daisy. The following herbicides are recommended for control of oxeye daisy. Always consult product labels and read them carefully to ensure correct species/land management usage and chemical application.

Herbicides for Oxeye daisy, *Leucanthemum vulgare*			
Active Ingredient	**Rate**	**Efficacy**	**Comments**
Aminocyclopyrachlor + Chlorosulfuron	3-4.5oz/ acre	In spring up to flowering or in the fall rosette stage.	Broad spectrum control of broadleaf species. May suppress or injure certain annual grass species. Avoid root zone, avoid applying more than 11oz product/acre per year. Use an adjuvant.
Aminopyralid	5-7 fl. oz/ acre	Winter to early spring for preemergence and seedling treatments; in spring up to flower bud stage.	A broadleaf herbicide, more selective. Safe on grasses, longer residual and higher activity than clopyralid. Will kill most legumes.
Clopyralid	0.67-1.33 pints/ acre	In Spring up to the flower bud stage.	A broadleaf herbicide, more selective. Safe on grasses. Will kill most legumes.
Clopyralid+ 2-4, D	1.5 quarts + 1.5 quarts / acre	Apply to actively growing weeds from full rosette to early flower bud.	Crop rotation restrictions while using product, up to 4 years potential harm, refer to label for transferring livestock back into broadleaf crop areas
Picloram	1.5-2 pints/ acre	Apply at rosette to flower bud	Most broadleaf plants are susceptible to

		stage in spring or to new rosettes in fall.	Picloram, relatively safe on established grasses. Long soil residual activity and some applicators note that it can injure young or germinating grasses.
Dicamba	1-2 pints/ acre	Apply to rapidly growing plants in the rosette stage. Smaller plants are more effectively controlled.	Broadleaf-selective herbicide effective earlier in season. Limited soil residual, avoid drift to sensitive crops. Do not apply when temps are 80degreesF. Will kill most legumes.
Triclopyr	2 pints/ acre	Postemergence to rapidly growing plants.	Broadleaf-selective, safe on most grasses. Low volatile ester until sprayed on hard surface in high temperature.
Glyphosate	1.33-2.67 quarts/ acre	Apply to rapidly growing plants from rosette to bud stage.	Glyphosate is nonselective and will kill any vegetation it comes into contact with. Spray for uniform coverage, not for runoff. No soil activity.
Chlorosulfuron	1.5 oz/ acre	In fall to new rosettes or to rosettes in spring before bolting.	Mixed selectivity, generally safe on grasses. Fall application my injure bromes. Use surfactant. Can be used in late season applications to reduce

			seed production with long soil residual activity.
Imazapyr	2-3 pints/ acre	Preemergence or postemergence.	Non-selective herbicide.
Metsulfuron	0.5-1 oz/ acre	Apply to young rapidly growing weeds in spring before flowering.	Mixed selectivity, generally safe on grasses. Some soil residual activity. Use a surfactant. Can be tank mixed with 2,4-D and/or dicamba.
Sulfometuron	3-5 oz/ acre	Preemergence or early postemergence, when weeds are germinating or rapidly growing.	Mixed selectivity, fairly safe on native perennial grasses. Other desirable grasses may be stunted, stressed, or injured, Good for revegetation use but with long soil residual.

Spotted knapweed, *Centaurea stoebe*

Hand pulling: Hand pulling is an extremely effective method on small scale infestations of spotted knapweed. Pulling is easiest when soil is moist; allowing you to remove most of the taproot and kill the plant. Any stage from flowering on should be bagged and removed from the site in order to minimize seeds at the site.

Mowing: Mowing will help reduce seed production of spotted knapweed; however, repeated mowing will result in knapweed plants flowering and setting seed below the blades of the mower. Mowing should occur during the bud stage but before flower to prevent cut plants from producing viable seed.

Biological control: There are thirteen biological control agents that have been released in Montana to control spotted and diffuse knapweed. Of those species, eight

have been shown to affect knapweed populations. The majority of these species are wide spread in Western Montana. Contact the Missoula County Weed District for assistance with monitoring and additional releases.

Grazing: Repeated grazing by cattle, sheep and goats can be effective at reducing levels of spotted knapweed if managed to reduce damage to desirable species such as native forbs and grasses. Grazing should occur when native species are dormant (either in the spring before native species begin growing or in the fall after they have dropped their seed). Managers should also be careful not to graze so much as to produce excessive bare ground, which can result in increased weed invasions.

Herbicide: There are a number of herbicides that provide effective control of spotted knapweed. The following herbicides are recommended for control of spotted knapweed. Always consult product labels and read them carefully to ensure correct species/land management usage and chemical application.

Herbicides for Spotted knapweed, *Centaurea stoebe*			
Active Ingredient	**Rate**	**Efficacy**	**Comments**
Picloram	1 pint/ acre	Spring/ fall, actively growing	Coarse ground required. Do not use near surface water, shallow ground water, landscaped areas, or vegetable gardens (current/future).
Aminopyralid	5-7 oz/ acre	Spring/ fall, actively growing	Can be applied to water's edge. Do not use in landscaped areas or vegetable gardens (current/future).
Aminopyralid + 2-4, D	2 pints/ acre	Spring/ fall, actively growing	Can be applied to water's edge. Do not use in landscaped areas or vegetable gardens (current/future).
Clopyralid	2 pints/ acre	Rosette – Bud	More effective than when combined with 2-4, D.
2-4, D	2 quarts/ acre	Rosette – Bud	Least effective herbicide listed. More effective

			when combined with Dicamba.

Creeping Bellflower, *Campanula rapunculoides*

Control of creeping bellflower takes time and effort. Digging and sifting soil to a depth of 12 inches can remove most lateral roots and taproots. Root materials should be bagged and disposed of properly. New growth from any missed root fragments should be removed or killed within 10 days to prevent taproot formation. This process can take at least two years to control creeping bellflower. Herbicides can also be effective, but applications must be repeated throughout the growing season and for several years to exhaust the extensive root reserves. Herbicide active ingredients found to be effective include **glyphosate** (non-selective) and **clopyralid, triclopyr**, and **dicamba**. Not all herbicides are approved for use on gardens or lawns, so careful selection of products is important. When using herbicides, always read and follow product labels.

ROLES AND RESPONSIBILITIES

The property owner shall be responsible for the implementation and execution of this weed management plan until such time as each lot is conveyed to a new owner. Following transfer of ownership, each individual lot owner will be responsible for the control of noxious weeds and vegetation on their respective property. Lot owners are encouraged to contact the Missoula County Weed Control Board for additional guidance on effective weed control methods. Additionally, owners will be required to develop and implement re-vegetation and landscaping plans for any areas of the lot disturbed by construction.

APPENDICES

1. A Source Guide- Revegatation Basics (Adopted from Revegetation Guidelines fro Western Montana: Considering Invasive Weeds, 2006).

1. A Source Guide - Revegetation Basics

(Adapted from Revegetation Guidelines for Western Montana: Considering Invasive Weeds, 2006)

The quick and successful establishment of healthy, use/type appropriate vegetation is the ultimate goal for any revegetation project. It is the most effective way to minimize weed invasion and establishment on your site in the long term. Depending on the severity of the current noxious weed infestation, actual revegetation may or may not be required. Typically, revegetation is recommended if the cover by desirable species is less than 30% at the time weed control actions are undertaken. Conditions such as soil type, annual precipitation, slope, aspect, intended use, wildlife and more can all affect the success of a revegetation effort, and have to be taken into consideration when choosing the appropriate species for a revegetation project. The following is a basic introduction to 1) assessing the need for revegetation, 2) determining the site characteristics that will affect your revegetation project, 3) site preparation and 4) a guide to the "workhorse" species and seeding recommendations for common land types and uses. It is always recommended that you contact the Missoula County Weed District or other local experts for more in depth revegetation methods for your project.

1.1 Assessing the need for revegetation at your site

Revegetation of your site may or may not be needed depending on the current condition of your site and on the uses or actions that you plan for it. The following is a simple method that you can use to determine the percent cover of desirable species on your site, which will allow you to decide if you should revegetate following your weed control action or any other action that may be detrimental to the plant community on your site.

Determining percent cover of desirable species:

Step 1. Purchase a hula hoop. Kid's sized hula hoops typically have a diameter of roughly 28-30", which are the perfect size to be used as a simple plot frame when conducting your percent cover survey.

Step 2. Toss the hula hoop out randomly on your site so that it is lying flat on the ground.

Step 3. Stand over the hula hoop and estimate the percentage of the area that is covered with desirable vegetation (good grasses and forbs), undesirable vegetation (weeds) and bare ground. Do not worry about counting individual plants or distinguishing between species of grasses, forbs or weeds, you simply want to know how much of the area is covered with good vs. bad plants.

Step 4. Repeat this process at least 9 more times in the area where you are working.

Step 5. Add up all the percentages of desirable vegetation and divide by 10 (or by the number of times that you tossed out your hula hoop. This will give you the average desirable vegetation cover for your area.

Be sure to repeat this process for all of your different community types (woodland, riparian, grassland, wetland, etc.) as well as all of the different use types (park land,

pond, natural area etc.) that you have within your project area, as different plant communities and use areas will have different conditions. If your average desirable vegetation cover is less than 30%, then you

will need to revegetate the area. Note: Disturbances that create bare ground (such as new roads) and that are susceptible to erosion should always be revegetated.

1.2 Determining the site characteristics that will affect your reveg project.

It is important to remember that soil, moisture, aspect, slope and other characteristics will play a large part in the success or failure of your revegetation project. For the highest likelihood of success, you must match the appropriate vegetation (and use) to the characteristics of your site. All projects and sites will be different. If you are planning a large project, you should consider contacting local experts on soils and revegetation for your area. Contact the Missoula County Weed District for assistance in this matter. Here we will cover basic soil assessment, as well as other simple measures that can help increase your chances of a successful revegetation project. The NRCS Web Soil Survey (websoilsurvey.nrcs.usda.gov/app/) is an excellent resource for determining a wide variety of pertinent soil, moisture, and temperature information for your site. Simply go to the website above and follow the directions for the program to get site specific information.

For larger projects, tests should be run on pH, Electrical conductivity (or salinity of the soil) and the organic matter of the soil, all of which can affect the type and ability of plants to grow on your site. For smaller sites, a simple test called "manual texturing" can be done to give you an idea of soil type and texture, which will give you a good idea of what plants will grow well on your site. To perform the test, take a cup of soil from your site and add a little water to it. Next rub the soil in your hands. If it feels gritty and will not ball up, then you have a sandy soil type. If it feels similar to talcum powder and forms a loose ball in your hand, then you have a silty soil type. If it is sticky and forms a tight ball, then you have a clay heavy soil. Sandy soils will drain well and require a drought-tolerant plant mix. Heavy clay soils will retain a lot of moisture and require plants that can handle excess moisture and the soil compaction that can often occur in construction areas. Ideally, you want a soil type that is in between all three soil types, with about equal amounts of silt and sand and a little less clay.

Annual Precipitation: Annual precipitation will play a large role in the success of your planting. Planting moisture-loving plants in a dry area with low annual precipitation will doom your project from the beginning. The NRCS Web Soil Survey mentioned above will give you this information.

Temperature: (USDA Plant Hardiness Zone). You should consult an USDA Plant Hardiness Zone Map to more easily choose the plant species (especially shrubs and trees) that will survive your sites average minimal winter temperatures. For a Montana specific hardiness zone map, go to: http://www.plantmaps.com/interactive-montana-usda-plant-zone-hardiness-map.php.

1.3 Site preparation

Preparing your site for the type of revegetation that you are doing will increase your chances for a successful project. The two most common preps that must be undertaken for a project are 1) dealing with compacted soil and 2) preparing the seed bed to increase establishment and survival.

Compacted Soils: Sites that have seen a lot of traffic and use (such as construction sites), especially if they have clay dominant soils, will suffer from soil compaction. All sites that suffer from soil compaction should be tilled or plowed in order to improve the soil structure in a way that will allow seeds to germinate easier and moisture to percolate through rather than run-off. Any site where the topsoil has been removed

should be plowed or ripped to a depth of 6-12" before adding topsoil to the site. Topsoil should be spread at a depth of 4-6" if possible. After plowing, the site should be firmed but not compacted. Depending on the soils, this can be accomplished through irrigation of the site, which will aid in the settling of the soil on your site. If the site is prone to run-off and erosion, it will be best to mechanically firm the soil of the site before irrigation is applied. If contouring of the site is needed, then wait until your site has dried.

Seedbed Preparation: Seedbed prep is only necessary when you will be broadcast seeding your site, and will provide for a multitude of small niches for your seeds to germinate and establish. The two most important things to manage for when preparing your seedbeds are 1) good seed-to-soil contact and 2) protection from wind and water erosion. Depending on the size of your site, seedbed prep can be accomplished using a simple garden rake to harrows pulled behind an ATV or tractor. Even when seeding into an area that already has desired vegetation, harrows can provide your site with the seed niches you require without damaging the existing vegetation.

1.4 Species and seeding recommendations for common land types and uses

The following is a list of commonly used and available plant species that can be used according to type/use of your site. You should always consult with the Missoula County Weed District or other local experts before moving forward with a seeding/planting mix.

Native Plant Recommendations by Type for Westen Montana			
Name	**Soil Type**	**Minimum Precipitation**	**Notes**
Dry, Warm Site: *Typically open grassland at low eleveations and on south- and west-facing slopes at higher elevations*			
Grasses			
Slender wheatgrass	Sandy to Clayey	16"	Has moderate drought tolerance. Rapid establishment in a wide range of sites, including site with high salinity. Short-lived species.
Thickspike wheatgrass	Sandy to Clayey	8"	Drought-tolerant and fairly easy to establish. Long-lived.
Bluebunch wheatgrass	Silty-loamy to	10"	Drought-tolerant and moderately easy to establish. Adapted to most sites, including nutrient poor soils.
Beardless wheatgrass	Silty-loamy	13-15"	Fair Establishment and intolerant of poor drainage, high water tables and spring flooding.
Big bluegrass	Silty-loamy to	8"	Easy to Establish, but intolerant of poor drainage or high water tables. Can take mildly saline soils.
Canada wildrye	Sandy	12"	Quick establishment and short-lived. Prefers moist but well-drained sites
Prairie junegrass	Sandy	12"	Drought-tolerant with moderate establishment.
Sandberg bluegrass	Sandy to Clayey	8"	Drought-tolerant and does well on nutrient poor soils.
Needle and thread	Sandy to silty-	10"	Drought-tolerant and long-lived. Does well on disturbed sites.
Idaho fescue	Silty-loamy to	10"	Moderately drought-tolerant with slow establishment.
Forbs			
Common yarrow	Sandy to loamy	10"	Drought-tolerant and aggressive. Good for erosion prevention.
Blanketflower	Sandy to silty-	10"	Fairly drought-tolerant and good for erosion prevention mixes.
Rocky Mountain beeplant	Silty-loamy to	16"	Annual good for short-term establishment.
Hairy evening primrose	Sandy	12"	Does well in disturbed areas.
Prairie flax	Sandy to silty-	10"	Drought-tolerant and easy to establish. Does very well in well-drained sites.
Sulfur flower	Sandy to silty-	10"	Requires well-drained sites.
Prairie coneflower	All-types	16"	Drought-tolerant and does well on well drained sites.
Arrowleaf balsamroot	Silty-loamy	12"	Drought-tolerant, but slow to establish
Lupine spp.	Silty-loamy to	12-16"	Found in a wide variety of sites and conditions
Penstemon spp.	Sandy to silty-	10-14"	Widely adaptable and drought-tolerant
Fringed sage	Silty-loamy	6"	Does well on nutrient poor, dry soils
Trees and Shrubs			
Trees: Ponderosa pine, Douglas fir Shrubs: snowberry, woods rose, bitterbrush, sumac, mountain mahogany, mockorange, chokecherry			

Native Plant Recommendations by Type for Westen Montana			
Name	**Soil Type**	**Minimum Precipitation**	**Notes**
Moist, Warm Site: *Typically found on north- and east-facing slopes at low elevations and on south- and west-facing slopes at high elevations.*			
Grasses			
Slender wheatgrass	Sandy to Clayey	16"	Has moderate drought tolerance. Rapid establishment in a wide range of sites, including site with high salinity. Short-lived species.
Thickspike wheatgrass	Sandy to Clayey	8"	Drought-tolerant and fairly easy to establish. Long-lived.
Beardless wheatgrass	Silty-loamy	13-15"	Fair Establishment and intolerant of poor drainage, high water tables and spring flooding.
Big bluegrass	Silty-loamy to clayey	8"	Easy to Establish, but intolerant of poor drainage or high water tables. Can take mildly saline soils.
Canada wildrye	Sandy	12"	Quick establishment and short-lived. Prefers moist but well-drained sites
Mountain brome	Silty-loamy to clayey	16"	Useful for disturbed sites and drought-tolerant.
Forbs			
Common yarrow	Sandy to loamy	10"	Drought-tolerant and aggressive. Good for erosion prevention.
Blanketflower	Sandy to silty-loamy	10"	Fairly drought-tolerant and good for erosion prevention mixes.
Rocky Mountain beeplant	Silty-loamy to clayey	16"	Annual good for short-term establishment.
Hairy evening primrose	Sandy	12"	Does well in disturbed areas.
Prairie coneflower	All-types	16"	Drought-tolerant and does well on well drained sites.
Arrowleaf balsamroot	Silty-loamy	12"	Drought-tolerant, but slow to establish
Lupine spp.	Silty-loamy to clayey	12-16"	Found in a wide variety of sites and conditions
Penstemon spp.	Sandy to silty-loamy	10-14"	Widely adaptable and drought-tolerant
Trees and Shrubs			
Trees: Ponderosa pine, Douglas fir, western larch Shrubs: snowberry, woods rose, currant, serviceberry, Rocky Mountain maple			

Native Plant Recommendations by Type for Westen Montana			
Name	**Soil Type**	**Minimum Precipitation**	**Notes**
Riparian Areas: *Stream bottoms, wet meadows: sites which are subirrigated for at least a portion of each growing season.*			
Grasses			
Slender wheatgrass	Sandy to Clayey	16"	Has moderate drought tolerance. Rapid establishment in a wide range of sites, including site with high salinity. Short-lived species.
Western wheatgrass	Silty-loamy to clayey	10"	Drought-tolerants and fairly easy to establish. Good for saline and poorly drained soils.
Tufted hairgrass	Silty-loamy to clayey	20"	Most common in moist sites.
Native segdes and rushes are also recommended for riparian areas as plugs; planted at a rate of 11,000/acre.			
Forbs			
Common yarrow	Sandy to loamy	10"	Drought-tolerant and aggressive. Good for erosion prevention.
Lupine spp.	Silty-loamy to clayey	12-16"	Found in a wide variety of sites and conditions
Penstemon spp.	Sandy to silty-loamy	10-14"	Widely adaptable and drought-tolerant
Trees and Shrubs			
Trees: black cottonwood, quaking aspen, Englemann spruce Shrubs: snowberry, woods rose, native willows, red osier dogwood, chokecherry, mockorange, Rocky Mountain maple, water birch, alder, serviceberry			

Native Plant Recommendations by Type for Westen Montana			
Name	**Soil Type**	**Minimum Precipitation**	**Notes**
Moist, Warm Site: *Found predominantly on north- and east-facing slopes at mid elevations and on all aspects of high elevations.*			
Grasses			
Slender wheatgrass	Sandy to Clayey	16"	Has moderate drought tolerance. Rapid establishment in a wide range of sites, including site with high salinity. Short-lived species.
Beardless wheatgrass	Silty-loamy	13-15"	Fair Establishment and intolerant of poor drainage, high water tables and spring flooding.
Big bluegrass	Silty-loamy to clayey	8"	Easy to Establish, but intolerant of poor drainage or high water tables. Can take mildly saline soils.
Tufted hairgrass	Silty-loamy to clayey	20"	Most common in moist sites.
Mountain brome	Silty-loamy to clayey	16"	Useful for disturbed sites and drought-tolerant.
Forbs			
Common yarrow	Sandy to loamy	10"	Drought-tolerant and aggressive. Good for erosion prevention.
Lupine spp.	Silty-loamy to clayey	12-16"	Found in a wide variety of sites and conditions
Penstemon spp.	Sandy to silty-loamy	10-14"	Widely adaptable and drought-tolerant
Trees and Shrubs			
Trees: Douglas fir, western larch, Engelmann spruce Shrubs: snowberry, woods rose, Scouler's willow, red osier dogwood, alder, Rocky Mountain maple			

Agricultural Grass Recommendations by Type for Westen Montana			
Name	**Soil Type**	**Minimum Precipitation**	**Notes**
Dryland Pasture			
Grasses			
Italian ryegrass	Silty-loamy	10"	Quick and easy to establish. Highly palatable.
Hard fescue	Sandy to Clayey	16"	Moderately drought-tolerant. Does well on hilly, upland sites with low fertility.
Tall wheatgrass	Silty-loamy to clayey	12"	Drought-tolerant and easy to establish.
Sheep fescue	Sandy to Clayey	10"	Drought-tolerant but slow to establish. Poor palatability but good erosion control.
Perennial ryegrass	Silty-loamy to clayey	12"	Rapid establishment but short-lived. Excellent palatability
Russian wildrye	Silty-loamy to clayey	12"	Drought-tolerant but difficult to establish. Good palatability year-round.
Intermediate wheatgrass	Silty-loamy to clayey	14"	Moderately drought-tolerant with easy establishment.
Pubescent wheatgrass	Sandy to Clayey	12"	Easy to establish and long-lived. Not very winter hardy so use in less harsh sites.
Irrigated Pasture			
Meadow fescue	Sandy to Clayey	18"	Slow establishment but suited to cool, moist sites. Very palatable.
Tall fescue	All soils but sandy	18"	Tolerates wet, poorly-drained sites and tolerant to relatively heavy grazing.
Meadow brome	Silty-loamy to clayey	16"	Good drought tolerance and easy establishment. Very productive, and winter hardy.
Orchardgrass	Silty-loamy to clayey	16"	Easily established and good palatability.
Intermediate wheatgrass	Silty-loamy to clayey	14"	Moderately drought-tolerant with easy establishment.

Signature Page

Written By:

X

Jaxson Pedersen
Engineering Designer

Approved By:

X April 28, 2025

Marirose Kuhlman
Habitat Coordinator

Morrison Maierle

KEY NOTES

1. CREEPING BELLFLOWER PRESENT.
2. OXEYE DAISY PRESENT.
3. SPOTTED KNAPWEED PRESENT.

GENERAL NOTES

1. ELIMINATE PRESENT NOXIOUS WEEDS WITH METHODS AND HERBICIDES DESCRIBED IN THE WEED MANAGEMENT PLAN.

N

0 20 40

SCALE IN FEET

Morrison Maierle
engineers ▪ surveyors ▪ planners ▪ scientists
1055 Mount Avenue
Missoula, MT 59801
406.542.8880
www.m-m.net

DRAWN BY: JP
DSGN. BY:
APPR. BY: WEH
DATE: 04/2025

EATON ADDITION MINOR SUBDIVISION
MISSOULA MONTANA

NOXIOUS WEEDS MAP

PROJECT NO. 10660.001

FIGURE NUMBER EX

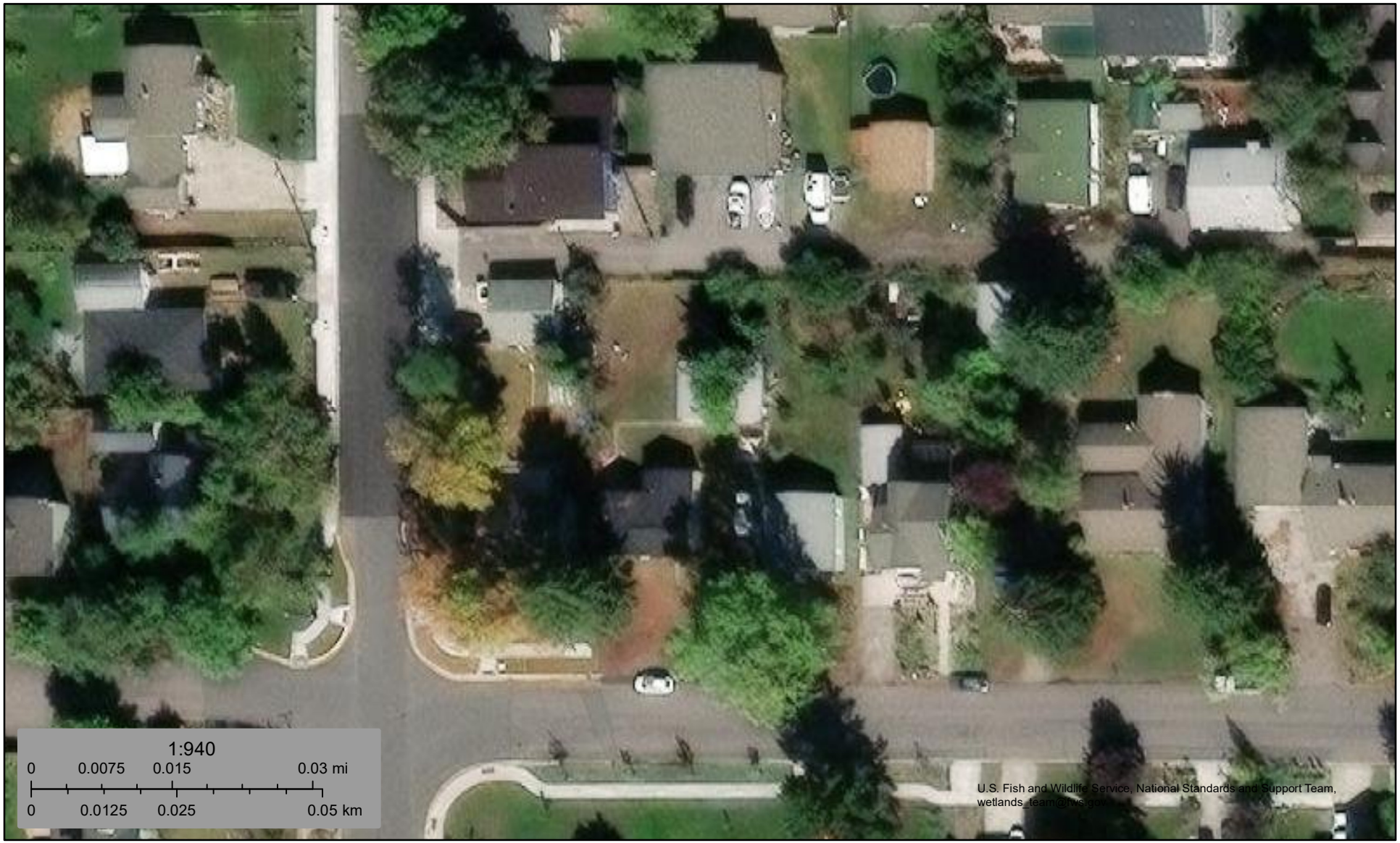
Plotted by jaxson pedersen on Apr/21/2025

M:\10660-Eaton DV, LLC\001_Lot 14A & 15A Minor Subdivision\ACAD\Exhibits\NOXIOUS WEEDS EXHIBIT.dwg

APPENDIX M: WETLAND INVENTORY

U.S. Fish and Wildlife Service
National Wetlands Inventory

Eaton Addition Wetlands Inventory



April 21, 2025

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

APPENDIX N: NEIGHBORHOOD MEETING DOCUMENTATION

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406.542.8880 • www.m-m.net

Eaton Addition Subdivision - Neighborhood Meeting
Sign-in Sheet
4/7/2025

Name	Address	Phone Number	Email	Affiliation
WYATT HATCH	1055 MOUNT	406/781-3981	whatch@m-m.net	MMI
MOLLY FEHRINGER	1055 MOUNT		mfehringer@m-m.net	MMI
Jaxson Pedersen	1055 Mount	406-880-5563	jpedersen@m-m.net	MMI
Cole Jensen	3919 Bellecrest	406-529-5504	colejensen90@msn.com	Eaton DV
Jay Brooker	2332 Springhill	406 830 6056	brooker-jay@yahoo	Self
Dick + Nancy SOLUM	2137 S. 8th W	406 240.7743	dnsolum at Bresnan.net	self
Andrew Maier	2201 South 10th West	406 370 2889	——	self
Cheryl Fullerton	1013 EATON	406 370 7739	cherylfullerton@hotmail.com	resident
Amy Engkjer	2218 S. 9th St W	406-241-2745	amyb@bigsky.net	res.
Nate McConnell	1111 Eaton	216-780-5374	mcconnellnathan@Yahoo.Com	Resident
Katie Hutchens	2435 S 7th St W	406-925-3101	katiehutchens.ka@gmail.com	resident.
Kristen Jordan	2140 S 7th St W 59801	406 240 9070	JordanKP@ci.missoula.mt.us	city council rep
Malcolm Edwards	2211 S. 9th ST. W MSLA, MT 59801	406 241-0106	mac.edwards144@gmail.com	resident
CAROLE THOEN	2132 S. 9th St W	406-498-5323	Text	Resident
Marsha German	2402 S 9th St W	406-549-3219		resident
David Cornbessel	2209 S 9th West St	406-543-6976	phone	Rent

Neighborhood Meeting Invite List within 300'

NOTE: Unless otherwise stated, all delivery addresses are Missoula, MT 59801

In person delivery	
Delivery Address	Recipient
2230 S 9TH ST W	Current Resident
2224 S 9TH ST W	PRTICHARD CARLENE P TRUSTEE
2218 S 9TH ST W	ENGKJER AMY E
2210 S 9TH ST W	Current Resident
2204 S 9TH ST W	MURPHY MICHAEL J, MURPHY MARTY
1000 EATON ST	Current Resident
2225 S 8TH ST W	WESTON WILLIAM D
2215 S 8TH ST W	Current Resident
2211 S 8TH ST W	EDWARDS MALCOM K, LINTON ARIEL
2207 S 8TH ST W	SHIELDS JOHN R
2205 S 8TH ST W	HORNSETH LARRY
920 EATON ST	LARSEN MICHAEL A, LARSEN SARAH A
2228 S 8TH ST W	PHELPS KELSEY GORDON, ROBERTS JESSICA ANNE
2224 S 8TH ST W	WILSON TRAVIS, WILSON JENNY
2216 S 8TH ST W	Current Resident
2210 S 8TH ST W	BING JUDY A, RATHBUN JUDY A
1104 EATON ST	Current Resident
1110 EATON ST	Current Resident
2255 S 9TH ST W	Current Resident
2247 S 9TH ST W	Current Resident
2221 S 9TH ST W	Current Resident
2213 S 9TH ST W	Current Resident
2205 S 9TH ST W	Current Resident
2223 S 9TH ST W	MULLENDORE MARK
2215 S 9TH ST W	CARLSON MICHAEL
2272 S 10TH ST W	Current Resident
2260 S 10TH ST W	Current Resident
2250 S 10TH ST W	Current Resident
2206 S 10TH ST W	RITSEMAN DAVIS, JOHNSON ERICA
2204 S 10TH ST W	CASSIDY KEVIN
2202 S 10TH ST W	NEMACHECK MICHAEL
1145 EATON ST	KATO JESSICA L
1111 EATON ST	MCCONNELL NATHANIEL S
1109 EATON ST	JENKINS MAUREEN O
1105 EATON ST	TRUITT MISHANA MAE, TRUITT ERIN
1013 EATON ST	Current Resident
1001 EATON ST	Current Resident
989 EATON ST	GREEN ABBY L
979 EATON ST	MEINTS STUART, MOLINAR ALLISON
928 HUNTINGTON PL UNIT A	Current Resident
928 HUNTINGTON PL UNIT B	Current Resident
2309 S 9TH ST W	MYLLYMAKI KYLE, MYLLIMAKI VIRGINIA
2320 S 9TH ST W	Current Resident
2205 B South 9th Street West, Missoula, MT 59801	Current Resident
2207 A South 9th Steet West, Missoula, MT 59801	Current Resident
2207 B South 9th Steet West, Missoula, MT 59801	Current Resident
2209 A South 9th Steet West, Missoula, MT 59801	Current Resident
2209 B South 9th Steet West, Missoula, MT 59801	Current Resident
2213 B South 9th Steet West, Missoula, MT 59801	Current Resident
2249 South 9th Steet West, Missoula, MT 59801	Current Resident
2255 B South 9th Street West, Missoula, MT 59801	Current Resident
2204 South 8th Street West, Missoula, MT 59801	Current Resident
1001 1/2 Eaton Street, Missoula, MT 59801	Current Resident
Mail Delivery	
2218 S 9TH ST W MISSOULA, MT 59801-3262	ACE LLC
7134 BROOKE LYNN CT MISSOULA, MT 59803-9539	DWYER SMANATHA RENNE, DWYER DYLAN BRYAN
1030 JACKSON ST MISSOULA, MT 59802-3724	BUSHNELL AMBER M
641 SAN SOUCI DR RESBURG, OR 97471-9261	WESTON JAMIE LYNN, WESTON WILLIAM DAVID
PO BOX 4273 MISSOULA, MT 59806-4273	GARTON JOHN, MCDERMOTT TAMARA
PO BOX 7878 MISSOULA, MT 59807-7878	PANGRLE BRAIN, LAZO SILVIA M
6080 INDUSTRIAL RD MISSOULA, MT 59808-8412	TEDS DEVELOPMENT LLC
933 GLADIS DR MISSOULA, MT 59804-3160	RUIN LLC
455 VIA DE LA LUZ NEWBURY PARK, CA 91320-6929	EBNER BRETT ALAN, EBNER DAWN CRUGNALE
90 BROOKSIDE WAY MISSOULA, MT 59802-3278	9TH STREET LLC
1235 34TH STREET MISSOULA, MT 59801-8516	MISSOULA HOUSING AUTHORITY
309 PLYMOUTH ST, MISSOULA, MT 59801-4134	PHAM TRI D, MCKELVEY KIMBERLY A
PO BOX 3696 MISSOULA, MT 59806	AISLING PROPERTIES
304 HIBERTA ST, MISSOULA, MT 59804-1150	RANDALL MARY ANN
1214 E CARDINAL LN MOUNT PROSPECT, IL 60056-2643	PATEL JAYENDRA
16100 FOLSOM RD FLORENCE, MT 59833-5909	MOUNTAIN VIEW CHAPEL INC

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March 14, 2025

CURRENT RESIDENT

RE: Neighborhood Meeting for the Eaton Addition Minor Subdivision

To Whom it May Concern,

On Behalf of Eaton DV, LLC, Morrison-Maierle (MMI) is inviting you to a Neighborhood Meeting for a proposed Minor subdivision proposal generally located at 1014 Eaton Street and 2250 South 9th Street West. The legal description of the subject properties are Block 75, Lots 14A and 15A of the Ogden Addition. MMI staff will be hosting this meeting on Monday, April 7th, 2025 at 5:30 pm (MST) at the corner of South 9th Street West and Eaton Street. For ease of access, the meeting location is illustrated in the image below.

The subject properties shown above are currently located within the City of Missoula and are not proposed for rezoning as a part of this project. The proposed Minor Subdivision will create three (3) additional lots from the two (2) existing lots, resulting in five (5) total lots, meeting requirements outlined in Title 20 Zoning for RM2.7 (multi-dwelling). The intention of this subdivision is to provide a total of five (5) single-family dwelling units.

The purpose of this meeting is to inform members of the public of the proposed subdivision and provide an overview of the project with details regarding the ongoing process. Members of the public may make comments or express concerns about the proposed development by attending this Neighborhood Meeting. If attendance at the date and time specified does not work for you, we encourage you to provide comments via email or mail to whatch@m-m.net or 1055 Mount Avenue, Missoula, MT 59801. We want to hear your comments/concerns and ask for patience during the meeting to ensure we can communicate with all attendees. We look forward to connecting with you at the meeting to discuss the proposed development with you.

Sincerely,

Morrison-Maierle

Wyatt Hatch, PE
Project Manager
Land Development Engineer

Neighborhood Meeting Notes – Eaton Addition Minor Subdivision

Project Name: Eaton Addition Minor Subdivision
Meeting Date & Time: 4/7/2025 @ 5:30 PM
Meeting Location: Yard of 1014 Eaton Street, Missoula, MT 59801
Meeting Facilitator/Applicant: Wyatt Hatch, PE (Morrison-Maierle)
Representatives Present: Wyatt Hatch, PE (Engineer), Cole Jensen (Owner), Kristen Jordan (City Council – Ward 6)
Number of Attendees: 16

1. Introduction

- Welcome and overview of the meeting provided by Wyatt Hatch.
- Introductions of the property owner and engineer (Cole Jensen).
- Handouts provided:
    - Existing Site Conditions Drawing
    - Improvements Plan Drawing
    - Preliminary Plat Drawing

2. Project Overview

- Project overview presented by Cole Jensen and Wyatt Hatch:
    - Number of lots to be created discussed.
    - Current land use and zoning described.
    - Intention to keep the two existing houses and garages untouched.
    - Intention to sell lots to Missoula families and create opportunity for families to buy a home or lot to build at a more affordable price.
    - Intention to be responsible with the proposed minor subdivision and as respectful as possible to the surrounding neighborhood.
    - Overview of proposed infrastructure:
        - 16’ Paved alley
        - Sidewalk improvements along South 9th Street West
            - Existing large tree to remain
        - New water and sewer connections
        - Additional driveway approach for Lot 1
    - Lot sizes and dimensions discussed.
    - Clarification provided on the difference between a minor and a major subdivision.

3. Public Comments and Questions

- **Parking Availability:**
  Concern about increased parking demand.
  - Owner responded that an additional driveway approach and alley access will help reduce reliance on street parking.
- **House Size/Type:**
  Concern about the type and size of future homes.
  - Owner stated the lots are intended for single-family homes, likely one to two stories, not tall multi-level structures.
  - City Council Representative clarified that while this may be the owner's intention, the zoning allows multifamily homes and future buyers could choose to build them.
- **Preservation of Existing Homes:**
  Concern about potential demolition of existing houses.
  - Owner confirmed intent to preserve both existing homes and garages.
  - City Council Representative noted that future buyers could demolish structures unless sale restrictions are put in place.
- **Alleyway**
  - Dead-end sign wanted for alley as it's hard for folks to turnaround at the end of the alley if they are unaware.
  - City Council Representative acknowledged the sign would be the City's responsibility since the alleyway is owned by the City.
- **Construction Impacts on Remote Work:**
  Concern about construction noise and disruption.
  - Owner responded that efforts will be made to minimize impacts, such as keeping equipment on-site, but acknowledged that construction noise is unavoidable. Resident also indicated working from home and disruption to job.
- **Process for Voicing Concerns:**
  Question from residents on how to express opposition and whether the subdivision could be stopped.
  - City Council Representative explained it would require a two-thirds council vote to deny the subdivision, which is unlikely if it complies with city regulations.
- **Timeline for Public Input:**
  Residents asked about the timeline for submitting public feedback.

- City Council Representative pointed attendees to Engage Missoula for ongoing updates and opportunities for comment.
- Engineer outlined the remaining steps in the preliminary plat and city review process before any construction begins. Indicated additional notices provided once sufficiency review is obtained.

4. Follow-Up Items

- Residents will continue private discussions with the owner about placing potential restrictions on property sales to limit future impacts.
- Engineer and City Council Representative clarified the process for addressing comments and concerns.

APPENDIX O: DRAFT EASEMENT MAINTENANCE AGREEMENT

EATON SUBDIVISION

EASEMENT MAINTENANCE AGREEMENT

It is agreed by the undersigned as follows:

The owners of Lots 2, 3, 4, and 5 within the Eaton Subdivision will jointly maintain the shared 10’ access and utility easement, located between Lots 4 and 5 for the benefit of Lots 2 and 3, used by all lots and share equally in the cost of such maintenance. Maintenance includes surface treatment, resurfacing, snow removal, and necessary repair of the sidewalk.

This agreement shall be binding upon the lot owners and any future lot owners or successors in interest and shall be an obligation running with the land.

Owners of Lot 2, Lot 3, Lot 4, Lot 5 – Eaton Subdivision:

OWNER OF LOT 2

Signature: _____

Printed Name: _____

Date: _____

STATE OF _____)
: ss.
COUNTY OF _____)

This instrument was acknowledged before me on this ___ day of _____, 20____ by _____, known to me to be the person who signed the foregoing instrument.

Notary Public Signature: _____

My Commission Expires: _____
[Seal]

OWNER OF LOT 3

Signature: _____

Printed Name: _____

Date: _____

STATE OF _____)
: ss.
COUNTY OF _____)

This instrument was acknowledged before me on this ___ day of _____, 20____ by _____, known to me to be the person who signed the foregoing instrument.

Notary Public Signature: _____

My Commission Expires: _____
[Seal]

OWNER OF LOT 4

Signature: _____

Printed Name: _____

Date: _____

STATE OF _____)
: ss.
COUNTY OF _____)

This instrument was acknowledged before me on this ___ day of _____, 20____ by _____, known to me to be the person who signed the foregoing instrument.

Notary Public Signature: _____

My Commission Expires: _____
[Seal]

OWNER OF LOT 5

Signature: _____

Printed Name: _____

Date: _____

STATE OF _____)
: ss.
COUNTY OF _____)

This instrument was acknowledged before me on this ___ day of _____, 20____ by _____, known to me to be the person who signed the foregoing instrument.

Notary Public Signature: _____

My Commission Expires: _____
[Seal]