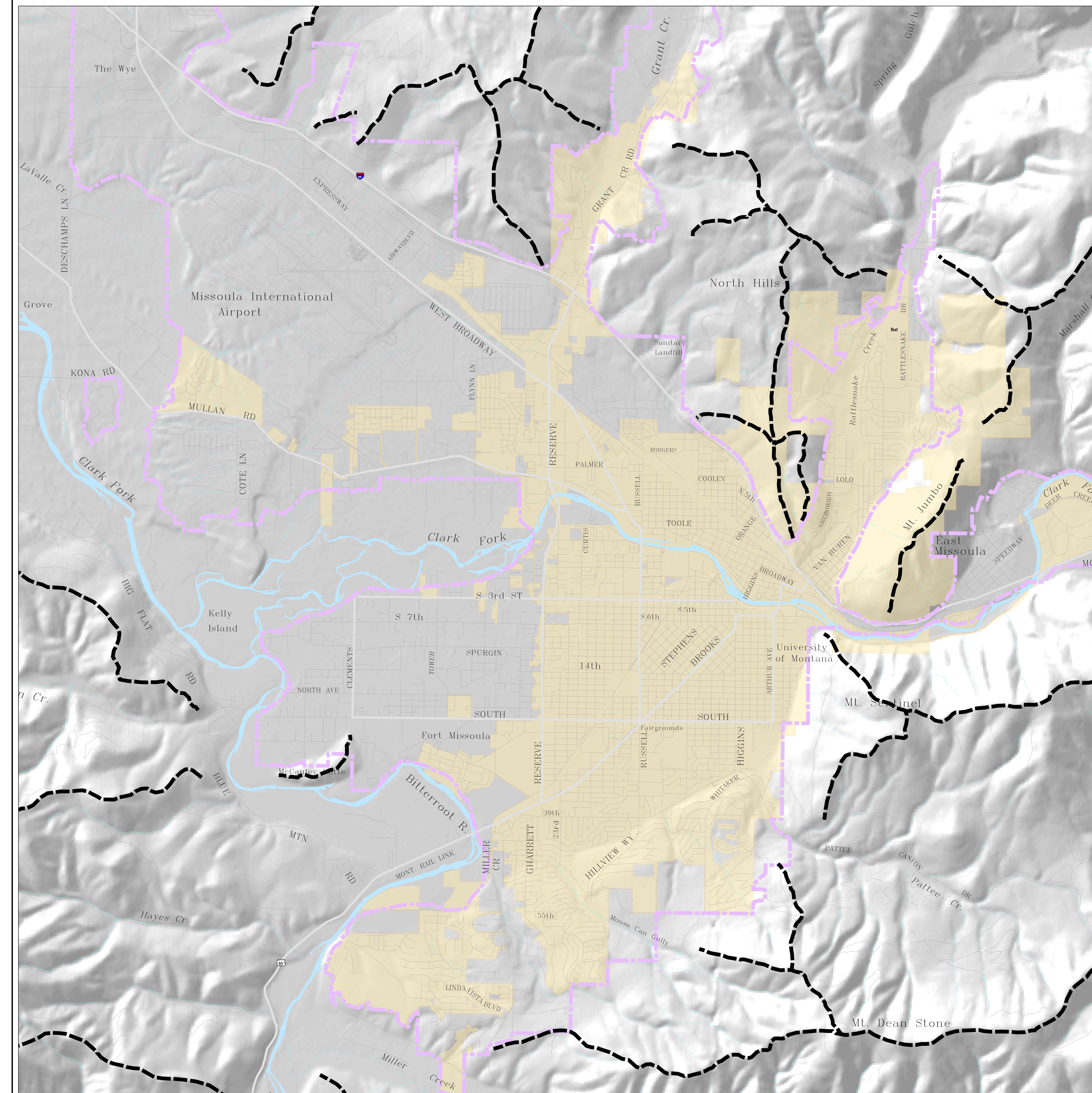


City of Missoula Ridgeline Map

June 4, 2009

Prominent Ridgelines -
From March 3, 1999 map
Urban Services Area
Missoula City Limits



Office of
Planning &
Grants

0 0.5 1 Miles

Map by C. Wilson, June 22, 2009
Montana State Plane, NAD 83, feet
D:\projects\060309_hillsides_and_ridgelines.mxd

Source: Montana FWP, 2005 NAIP
Imagery, 30M DEM, Missoula Office of Planning and Grants

MEMORANDUM
DATE: March 3, 1999
TO: All interested parties.
FROM: Erik Benson, Principal Cartographer
RE: Proposed Hillside Development Regs
This is a description of the methods and materials used to produce the draft "hillsides available for development" map and its purpose.
At the request of Cindy Klette and Barb Martens (in response to discussions by Barbara Evans, David Harmon, and Chris Gingerelli) a map was produced showing lands currently available for hillside development within the areas generally visible from the Missoula area.
The lands available for hillside development were found using the following criteria:
1. A viewshed boundary established using contour maps of the Missoula Valley and several viewpoints around the Missoula urban area. The viewpoints chosen reflected what the majority of Missoulians would see in the urban area from existing streets intersections, places, and what would be seen from flat areas that could undergo development in the future, in this case Buller Creek and Bandmann Flat. Prominent mountain ranges and peaks under USFS ownership were not considered. The land viewpoints are Reserve St. as it crosses the bike/ped path on the Milwaukee Railroad bed, Grant Creek Rd. and Snowbow Rd., Prospect Dr. and Klondike Ct., Upper Rattlesnake near Siesta Dr., Rattlesnake Dr. and Brooks Ln., Bandmann Flat along Deer Creek Rd., Pattee Canyon near Huckleberry Rd., Christian Dr. and Alisha Dr., Trails End Rd. and Evans Ridge Rd., Clements Ln. and Spurgin Rd., and Deschamps Ln., Deschamps Ln. and Maccoain Ln., Butler Creek Rd., and Lavallo Cr. Rd.
2. Private ownership within the viewshed boundary on a hillside with less than 25% slope or on a prominent ridge with less than 25% slope and without a conservation easement and without P-1 or CP-1 zoning.
3. Minimal or non-existing development. Infill development was not considered. Areas already slated for development were not considered.
The materials used in producing the map were:
1. USGS 1:24,000 scale quadrangle maps. 40 foot interval contour lines were digitized into AutoCAD from these maps. Slope information was drawn onto quadrangles using slope template and digitized into AutoCAD.
2. A 1:24,000 scale slope template created by Prof. H. Bockmehl, U of M Dept. of Geography. Template lines are spaced at 2%, 4%, 8%, 15%, and 25% according to the slope equation Rise / Run x 100%.
3. Missoula County Surveyors AutoCAD basemap property lines.
4. Office of Planning & Grants AutoCAD basemap of Missoula County adapted from the Missoula County Carrying Capacity Study.
5. AutoCAD maps of USGS 1:100,000 scale 50 meter interval contours.
6. Federal, state, and corporate land ownership from 1997 National Forest visitor's map. This information was entered into Office of Planning & Grants AutoCAD maps.
7. Office of Planning & Grants AutoCAD maps of conservation easements, county and city park lands, U of M lands, and National Wildlife Federation lands.
The land ownership, contour, and viewshed information was overlaid in AutoCAD to isolate areas of private land ownership on hillsides and ridges. Polygons were created around these areas. Then AutoCAD slope information was overlaid to further isolate areas with slopes under 25%. The resulting purple polygons were then created around areas with less than 25% slope.
This map illustrates what is available for potential development today. No attempts were made to predict future land sales or trades between private, corporate, or public entities. It was not made to promote or deny development on individual properties. This map is in draft stage and does not take precedence over existing land use plans, existing zoning, or existing regulations.
If you have any questions or comments please contact OPG.