EXHIBIT 2B – CITY MAJOR SUBDIVISION APPLICATION

A. GENERAL INFORMATION

1. The subdivider has one year after the pre-application meeting to submit a formal subdivision application. Otherwise, a new subdivision pre-application meeting is required.
2. One submittal packet and full-sized preliminary plat is required for each Element Review submittal. The subdivider is encouraged to schedule a meeting with the case planner to submit the formal application packet for Element Review. If requested the meeting will be scheduled within 10 working days of the case planner and the subdivider's conversation regarding the Element meeting request. The Element Review period starts the day the packet is submitted to Development Services for review and the fee is paid.
3. Once the application packet is deemed complete for Element Review, one submittal packet and full-sized preliminary plat is required for Development Services staff review for each Sufficiency submittal, in addition to packets mailed to agencies identified in the subdivision agency review list. Alternatively, if an electronic packet is submitted meeting the electronic packet submission guidelines, the agency sufficiency packets can be provided electronically.
4. For each Sufficiency submittal via electronic packet, applicants will send agencies a hard copy cover letter and an electronic cover letter notifying them that the project has commenced 1st, 2nd, 3rd, etc. Sufficiency review. This letter should include a link to the subdivision packet on the DS website, review deadlines, contacts, and other information for the Sufficiency review as indicated by DS.
5. Upon completion of Agency Sufficiency Review, the application packets submitted for Planning Board and City Council review must include any agency comment received during Agency Sufficiency Review as well as any applicant responses to the agency comment, if applicable. In addition, Planning Board and City Council review packets must include the letter declaring the application packet Sufficient, and all Element and Agency Sufficiency Review letters from DS. Except for the addition of these materials, the packets submitted for Planning Board and City Council review must be exactly the same as the packet that was deemed Sufficient.
6. Packets for Planning Board review must be provided as hard copy packets, bound along the left edge via plastic comb, plastic coil, or similar style binding device. Single-corner staple fastening does not constitute binding of the left edge. Each packet shall contain full-sized preliminary plats and supplementary data sheets.
7. Packets for City Council review must be provided in an electronic format per the electronic packet submittal guidelines.

8. Name of proposed subdivision: **The Wildroot Subdivision**

9. Name(s) of Subdivider: **Refer to Project Summary for Contact Information in C.1. Project Summary**
   Mailing Address:
   Telephone Number:
   Email Address:

10. Name(s) of Owner of Record: **Refer to Project Summary for Contact Information in C.1. Project Summary**
    Mailing Address:
    Telephone Number:
    Email Address:

11. Name and Company of Representative: **Nicole Olmstead, Cushing Terrell**
    Mailing Address: **06 Railroad Street W #104, Missoula MT 59802**
    Telephone Number: **406.922.7128**
    Email Address: **nicoleolmstead@cushingterrell.com**

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

DocuSigned by:
0378B69F8A0941C...
1/31/2024
Applicant's Signature Date

DocuSigned by:
0378B69F8A0941C...
1/31/2024
Owner's Signature Date

Nicole Olmstead January 29, 2024
Representative's Signature Date

B. SUBJECT PROPERTY INFORMATION

General location of subdivision and address (if address has been assigned): See Project Summary
Legal Description - complete and unabbreviated:
PARCEL 1: W½W½SW¼SW¼ OF SECTION 5, TOWNSHIP 12 NORTH, RANGE 19 WEST, P.M.M., MISSOULA COUNTY, MONTANA - RECORDING REFERENCE: BOOK 810 OF MICRO RECORDS AT PAGE 1424
PARCEL 2: E½W½SW¼SW¼ OF SECTION 5, TOWNSHIP 12 NORTH, RANGE 19 WEST, P.M.M., MISSOULA COUNTY, MONTANA - RECORDING REFERENCE: BOOK 810 OF MICRO RECORDS AT PAGE 1425
PARCEL 3: A TRACT OF LAND LOCATED IN THE W½E½SW¼SW¼ OF SECTION 5, TOWNSHIP 12 NORTH, RANGE 19 WEST, P.M.M., MISSOULA COUNTY, MONTANA, BEING MORE PARTICULARLY DESCRIBED AS TRACT A OF CERTIFICATE OF SURVEY NO. 1328. - RECORDING REFERENCE: BOOK 810 OF MICRO RECORDS AT PAGE 1426
PARCEL 4: A TRACT OF LAND LOCATED IN THE W½E½SW¼SW¼ OF SECTION 5, TOWNSHIP 12 NORTH, RANGE 19 WEST, P.M.M., MISSOULA COUNTY, MONTANA, BEING MORE PARTICULARLY DESCRIBED AS TRACT B OF CERTIFICATE OF SURVEY NO. 1328. - RECORDING REFERENCE: BOOK 810 OF MICRO RECORDS AT PAGE 1427
PARCEL 5: E½E½SW¼SW¼ OF SECTION 5, TOWNSHIP 12 NORTH, RANGE 19 WEST, P.M.M., MISSOULA COUNTY, MONTANA. - RECORDING REFERENCE: BOOK 810 OF MICRO RECORDS AT PAGE 1428
PARCEL 6: A TRACT OF LAND LOCATED IN THE SE¼ OF SECTION 6, TOWNSHIP 12 NORTH, RANGE 19 WEST, P.M.M., MISSOULA COUNTY, MONTANA, BEING MORE PARTICULARLY DESCRIBED AS TRACT C-G-1 OF CERTIFICATE OF SURVEY NO. 2412.
PARCEL 7: A TRACT OF LAND LOCATED IN THE SE¼ OF SECTION 6, TOWNSHIP 12 NORTH, RANGE 19 WEST, P.M.M., MISSOULA COUNTY, MONTANA, BEING MORE PARTICULARLY DESCRIBED AS TRACT C-G-2 OF CERTIFICATE OF SURVEY NO. 2412. TOGETHER WITH A TRACT OF LAND LOCATED IN THE NW¼SW¼ OF SECTION 5, TOWNSHIP 12 NORTH, RANGE 19 WEST, P.M.M., MISSOULA COUNTY, MONTANA, BEING MORE PARTICULARLY DESCRIBED AS PORTION A OF CERTIFICATE OF SURVEY NO. 4322. - RECORDING REFERENCE: BOOK 810 OF MICRO RECORDS AT PAGE 1429

Township, Range, Section(s): **See Legal Description above**
Subdivision, Lot(s), Block(s): **See Legal Description above**
Tract(s), COS#: **See Legal Description above**

Geocode: **04-2093-06-4-10-01-0000, 04-2093-05-3-02-01-0000, 04-2093-05-3-02-02-0000, 04-2093-05-3-02-03-0000, 04-2093-05-3-02-04-0000, 04-2093-05-3-02-05-0000**

Number and type of lots proposed:
21 Townhome Lots
226 Single Family Lots
1 Multifamily Lot (203 residential units)
Average Lot Size:
.17 acres (not inlcuding Multifamily Parcel); .21 acres (inlcuding Multifamily Parcel)
Median Lot Size: **.2 acres**
Total acreage of subdivision: **106.57 acres**
Total net acreage of lots within the proposed subdivision: **50.66 acres**
Total acreage in streets and roads: **26.27 acres**
Total acreage in parks or common area: **29.64 acres**
Gross Density: **4.22 du/acre**

C. TYPE OF SUBDIVISION PROJECT (Check all that apply):

☒ Major (6 or more lots)
☒ Residential
☐ Commercial/Industrial
☐ Mobile Home Park
☐ RV Park
☐ Condominium
☐ Subdivision PUD

D. ZONING AND GROWTH POLICY COMPLIANCE

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

	Zoning	Current Land Use
Adjacent (North)	**R8 residential, RT10 Residential (two-unit/townhouse), R40 Residential**	**Detached houses, vacant**
Adjacent (South)	**R8 Residential, R5.4 Residential, and RRS 1 Rural Residential, Small Agriculture 1 (County)**	**Detached houses, Religious Assembly, vacant**
Adjacent (East)	**R5.4 Residential, RT10 Residential (two-unit/townhouse), R8 Residential**	**Detached houses, vacant**
Adjacent (West)	**RM1-35 Residential (multi-dwelling)/Elk Hills PUD, B2-1 Community Business/Elk Hills PUD, OP1 Open Space, Hillview Heights Overlay**	**Detached houses, 2-unit and 3+-unit townhouses, vacant**

2. Is the property zoned? Yes
   a. If yes, what is the current zoning of the property?

The current City of Missoula zonings of the property are R8 Residential, RM1-35 Residential (multi-dwelling), RM0.5 Residential (multi-dwelling), B2-1 Community Business, Hillview Heights Overlay, and Node Development Overlay.

The Missoula County zoning of the property is R Residential with land use of 4 parcels listed as Vacant Land - Rural and 1 parcel listed as Improved Property - Rural

b. If yes, provide a zoning map (if available). If the property is split zoned, show the zoning district boundaries on the plat or a Supplemental Data Sheet with the plat as a base map. See A.6. Existing Conditions Alta Survey

c. If yes, provide a copy of the zoning district standards which apply to the proposed subdivision.See D.19. City of Missoula Code Chapter 20.05 for zoning district standards that apply to the proposed subdivision.

d. If yes, describe how the project complies with the existing zoning district. **The project will remain consistent with the zoning recommendations from the Our Missoula 2035 City Growth Policy of Residential High Density and Residential Medium Density and include residential development.**

3. Do you intend to zone the property, or will the property have to be re-zoned to allow for this development? **Yes**
   a. If yes, what is the proposed zoning for the subject property? **The proposed zoning for the property is RM0.5 Residential, RM1-35 Residential (multi-dwelling), and R5.4 Residential and eliminate the Hillview Heights Overaly. See E.2. Rezone Application**
   b. If a zoning change is requested concurrently with the proposed subdivision, provide a complete and signed rezoning application and a copy of the proposed zoning district regulations.For Rezoning Applicatoin, See E.2. Rezone Application. See document D.19. City of Missoula Code Chapter 20.05 zoning district regulations.
4. Will this property be required to be annexed into the City? **Yes**
   a. If yes, what zoning district does the City Council intend to apply upon annexation? **R5.4 Residential for annexed parcels. See E.1. Annexation Petition. Parcels are intended to be rezoned upon annexation, See E.2. Rezone Application**
   b. If yes, provide a copy of the Resolution of Intent to Annex approved by City Council. **See E.1. Annexation Petition**
5. Is the property within the Urban Growth Area? **Yes**
6. Which comprehensive plan(s) of the Missoula City Growth Policy apply to this property? **The Our Missoula 2035 City Growth Policy is the applicable comprehensive plan which includes a future land use designation for the property of Residential High Density and Residential Medium Density and is also partially located within the Node Development Overlay. The Residential High-Density land use designation identified for areas within the core of the community and where city services and infrastructure are readily available. Structures may be a range of dwelling types from small-lot single dwelling to large scale multi-level multi-dwelling development. The Residential Medium Density land use designation is intended to fit with many already established residential neighborhoods and acknowledge the single dwelling residential building types as the primary use with the potential for accessory structures. Node Development Overlays are areas with the potential for limited mixture of uses at crossroads leading into or part of a neighborhood, and have the potential to bring together multi-modal transportation activities to serve as a hub for a particular area.**
7. What is the current land use designation for this property, as indicated in the applicable comprehensive plan? **The current land use designations for the property are Residential High Density and Residential Medium Density** Provide a map of the land use designation and legend from the applicable comprehensive plan / growth policy. See A.29. Growth Policy Map
8. Describe how the project complies with the land use designation and the goals and policies of the Growth Policy. **The project will remain consistent, and comply, with the**

recommendations from the Our Missoula 2035 City Growth Policy of Residential High Density and Residential Medium Density and include residential development.Our Missoula 2035 City Growth Policy Future Land Use Map recommends a land use designation of Residential High Density (24 to 43 units per acre) and Residential Medium Density (3 to 11 units per acre) for the project area. The three proposed zoning districts are all relatable zoning districts for the corresponding land use designations. See C.1. Project Summary

9. Is a Planned Unit Development proposed? **No** If a Planned Unit Development is proposed, provide additional submittal requirements per Section 3-120.2. **N/A**

E. CLUSTER AND CONSERVATION DEVELOPMENT

1. Is Cluster and Conservation Development per Section 3-180 proposed? **No**
   a. If yes, provide additional submittal requirements described in Section 3-180. **N/A**

F. PHASING

1. Is this subdivision proposed to be developed in phases? **Yes**
   If yes, provide a phasing plan per Section 4-070.2 & 4-070.3 (and optional Phasing Plan Narrative) which indicates the following:
   a. each phase of the subdivision numbered in the order in which they are proposed to be filed;
   b. which lots and which improvements will occur in each phase;
   c. a legend that lists each phase and specific final plat filing deadline for each phase, including the month, day and year that each phase will be submitted for final plat review; and,
   d. the amount of parkland dedication required for each phase and the amount provided for each phase.
   e. If the Phasing Plan is in color, also number each phase directly on the platted areas.
   See A.25. Phasing Plan .

G. COVENANTS AND/OR HOMEOWNER'S ASSOCIATION

1. As a separate attachment, provide proposed draft covenants and restrictions to be included in deeds and contracts for sale.
2. Is common property to be deeded to a property owner's association? **Yes**
   If common property is to be deeded, provide draft covenants and restrictions per Section 5-020.14K. **See F.1. Master Declaration CCR**
2. Are there existing or proposed covenants and/or a homeowner's association? **Yes**
   If yes, provide existing covenants, restrictions, and/or property owner's or homeowner's association documents or other documents that outline deed restrictions that apply to the subdivision. **There are no existing covenants, restrictions, and/or property owner's or homeowner's association documents or other documents that outline deed restrictions that apply to the subdivision.**

   For proposed draft covenants see document F.1. Master Declaration CCR
   If yes, the proposed draft covenants shall specify they apply to the proposed subdivision and are supplemental to the existing covenants and restrictions.

H. PROJECT SUMMARY

As a separate attachment labeled "*Project Summary*" and included at the beginning of the submittal packet, provide a narrative description of the proposed project and existing site conditions. Summarize the following information:

- Owner;
- Developer;
- Representative name and company;
- Subdivision name;
- # of lots proposed;
- # of acres;
- Legal description;
- Summary of roads;

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

See C.1. Project Summary

I. MAPS, DATA SHEETS, AND MATERIALS

As separate attachments, provide the following Maps and Data Sheets with the site clearly identified. All full-size (24" x 36") Supplemental Maps and Data Sheets shall be folded to a maximum of 9" x 12". Where appropriate, required information may be combined as long as the information is clearly presented. Use the preliminary plat as a base map where practical and feasible. Please check the box if the Supplemental Map or Data Sheet is included in the packet and state where in the packet it is located. If the item is not included in the submittal packet, please note "N/A".

- ☒ **A vicinity map** showing the subject property and the area within 1,000 feet of the subject property. **See A.28. Vicinity Map with Aerial**
- ☒ **A Zoning map** of the subject property and vicinity (showing the existing zoning district), extending at least 300 feet from the property boundaries. **See A.9. Existing Zoning Map**
- ☒ **A Growth Policy/Comprehensive Plan map** of the subject property and vicinity extending at least 300 feet from the property boundaries for the applicable comprehensive plan, clearly showing the land use designation of the subject property and surrounding properties. **A.29. Growth Policy Map**
- ☒ **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. **See A.1. Preliminary Plat**
- ☒ **Adjacent ownership.** A map showing the ownership of adjacent lands, including lands across public and private rights of way. **See A.1. Preliminary Plat**
- ☒ **Certificate of survey and/or prior subdivision history** of subject property and adjacent properties. **Refer to A.1. Preliminary Plat, A.2. Pine at Wildroot COS and A.3. Subject Property COS**
- ☒ **An aerial photo** of the subject property and vicinity extending at least 200 feet from the property boundaries. **See A.7. Existing Conditions Site Aerial**
- ☒ **An existing conditions map** per Section 4-010.1B(1) including location, current land use, land cover (such as cultivated areas, paved areas), natural features (such as lakes, streams, riparian vegetation), all existing structures and improvements, and all encumbrances, such as easements. **See A.6. Existing Conditions Alta Survey**
- ☒ **Landscaping and maintenance plans** for common areas, and boulevard plantings, as may be required. **See A.26. Landscape Plans**
- ☒ **Variance requests.** If the proposed subdivision cannot comply with all subdivision standards, provide an attachment labeled "Variance Request(s)" and identify, for each standard not met, the section of the subdivision regulations for which the variance request is being sought and address the variance criteria (in Section 6-010 of the City of Missoula Subdivision Regulations) for each variance request. **See G.1. Variance Requests**
- ☒ An attachment labeled "**Neighborhood Comment and Response**," with minutes from neighborhood meetings and any comments received during the meeting(s). **See H.1. Neighborhood Comment and Response**

J. WATER AND SANITATION REPORT

The State of Montana [MCA 76-3-622] requires subdividers to provide the following water and sanitation information for any new subdivision that will include a new water supply system or new

wastewater facilities. In compliance with this law, attach a separate document entitled "Water & Sanitation Report" which contains the following:

☒ 1. **Map.** A vicinity map or plan that shows:
   a. The location, within 100 feet outside of the exterior property line of the subdivision and on the proposed lots, of flood plains; surface water features; springs; irrigation ditches;
   b. Existing, previously approved, and, for parcels fewer than 20 acres, proposed water wells and wastewater treatment systems; for parcels less than 20 acres, mixing zones;
   c. The representative drain-field site used for the soil profile description; and
   d. The location, within 500 feet outside of the exterior property line of the subdivision, of public water and sewer facilities.

☒ 2. **Description.** A description of the proposed subdivision's water supply systems, storm water systems, solid waste disposal systems, and wastewater treatment systems, including the following:
   a. Whether the water supply and wastewater treatment systems are individual, shared, multiple user, or public as those systems are defined in rules published by the Montana Department of Environmental Quality (DEQ).
   b. If the water supply and wastewater treatment systems are shared, multiple user, or public, a statement of whether the systems will be public utilities as defined in 69-3-101, MCA and subject to the jurisdiction of the public service commission or exempt from public service commission jurisdiction and, if exempt, an explanation for the exemption.
   c. If the water supply is provided by a multiple user water supply system, per Section 3-070, submit the system design prepared by a professional engineer to comply with design and construction requirements for public water supply systems specified by rules adopted pursuant to MCA Title 75, Chapter 6.

☒ 3. **Lot layout**. A drawing of the conceptual lot layout at a scale no smaller than 1 inch equal to 200 feet that shows all information required for a lot layout document in rules adopted by the Montana Department of Environmental Quality pursuant to 76-4-104, MCA.

☒ 4. **Suitability.** Evidence of suitability for new on-site wastewater treatment systems that, at a minimum, include:
   a. A soil profile description from a representative drain-field site identified on the vicinity map that complies with standards published by the Montana Department of Environmental Quality;
   b. Demonstration that the soil profile contains a minimum of 4 feet of vertical separation distance between the bottom of the permeable surface of the proposed wastewater treatment system and a limiting layer; and
   c. In cases in which the soil profile or other information indicates that ground water is within 7 feet of the natural ground surface, evidence that the ground water will not exceed the minimum vertical separation distance of 4 feet.

☒ 5. **Water quantity.** For new water supply systems, unless cisterns are proposed, evidence of adequate water availability:
   a. obtained from well logs or testing of onsite or nearby wells;
   b. obtained from information contained in published hydro-geological reports; or
   c. as otherwise specified by rules adopted by the Montana Department of Environmental Quality pursuant to 76-4-104, MCA.

☒ 6. **Water quality.** Evidence of sufficient water quality in accordance with rules adopted by the Montana Department of Environmental Quality pursuant to 76-4-104, MCA.

☒ 7. **Impacts to groundwater quality.** Preliminary analysis of potential impacts to ground water quality from new wastewater treatment systems, using as guidance rules adopted by the board of environmental review pursuant to 75-5-301, MCA and 75-5-303, MCA related to standard mixing zones for ground water, source specific mixing zones, and non-significant changes in water quality. The preliminary analysis may be based on currently available information and must consider the effects of overlapping mixing zones from proposed and

existing wastewater treatment systems within and directly adjacent to the subdivision. Instead of performing the preliminary analysis, the sub-divider may perform a complete non-degradation analysis in the same manner as is required for an application that is reviewed under Title 76, Chapter 4.

K. ENVIRONMENTAL ASSESSMENT, PRIMARY REVIEW CRITERIA REPORT, SUMMARY OF PROBABLE IMPACTS, AND SUBDIVISION REGULATION COMPLIANCE

Montana Code Annotated (M.C.A. 76-3-603) requires the submittal of an Environmental Assessment for all major subdivision proposals and defines minimum requirements for its contents. The Environmental Assessment must address the requirements of M.C.A. 76-3-603, and clearly demonstrate that the proposed subdivision will have no adverse impacts on agriculture, agricultural water user facilities, local services, natural environment, public health and safety, wildlife and wildlife habitat, or the report must identify the adverse impacts and describe proposed avoidance and mitigation efforts that will be used to reasonably minimize potentially significant adverse impacts. Provide a narrative that addresses each Section of the Environmental Assessment. In addition, respond to the following questions which address the primary review criteria. Where requested, provide maps and data sheets. All maps and data sheets shall be folded to 8½" x 11". Where appropriate, required information may be combined as long as the information is clearly presented. Where a plan is required, use the preliminary plat as a base map if practical and feasible.

Per M.C.A. 76-3-603, an Environmental Assessment must accompany the preliminary plat and must include the following information. For your reference, the bulleted list below summarizes the Environmental Assessment requirements that will be fully satisfied by completing Parts 1 through 6 of this Section.

- **Environmental description.** Provide a narrative that describes:
  - Every body or stream of surface water that may be affected by the proposed subdivision,
  - Available groundwater information,
  - Topography,
  - Vegetation, and
  - Wildlife use within the area of the proposed subdivision.
- **Probable impacts.** A summary of the probable impacts of the proposed subdivision based on the primary review criteria described in M.C.A. 76-3-608;
- **A community impact report** containing a statement of anticipated needs of the proposed subdivision for local services, including education and school bus routes; Mountain Line bus routes, roads and maintenance; water, sewage, and solid waste facilities; and fire and police protection (per MCA 76-3-603(c)); See Section 6;
- **Coordination of roads.** A description that explains how the subdivision provides for coordination of roads within subdivided land with other roads, both existing and planned (per MCA 76-3-603(d) and MCA 76-3-501);
- **Land dedication**. A description of the dedication of land for roadways and for public utility easements (MCA 76-3-501(3));
- **Road improvements.** A description of the proposed improvements of roads (MCA 76-3-501(4));
- **Open space.** A description of how the subdivision provides adequate open space for travel, light, air, and recreation (MCA 76-3-501(5));
- **Sanitation.** A description of sanitary facilities (MCA 76-3-501(7)). The applicant may cross-reference Section J, the Water and Sanitation Report, and other relevant areas of the application;
- **Congestion.** A description of the proposed subdivision's mitigation measures to avoid or minimize congestion (MCA 76-3-501(8)); and

- **Avoidance of impacts.** A description of how the proposed subdivision will avoid unnecessary environmental degradation and danger of injury to health, safety, or welfare by reason of natural hazard, including but not limited to fire and wildland fire, or the lack of water, drainage, access, transportation, or other public services, or that would necessitate an excessive expenditure of public funds for the supply of services (MCA 76-3-501(9)).

1. **IMPACT ON AGRICULTURE:** Answer the questions below. In addition, provide a narrative that identifies the adverse impacts and describe proposed avoidance and mitigation efforts that will be used to reasonably minimize potentially significant adverse impacts to agriculture. Agricultural land includes land used for agriculture or having a soil type defined by the Natural Resources Conservation Service as having agricultural importance, including prime farmland, prime farmland if irrigated, farmland of statewide importance, and farmland of local importance. **The property and surrounding adjacent properties appear to have seeded grasses planted in allignment with topographic contours, which is atypical of natural vegetation. Evaluation of historic aerial imagery, dating back to 1982, has not found indications of crop production or animal grazing. However, the images confirm the presence of a former gravel pit at the southwest extents of the subdivision property. The atypical vegetation, therefore, may have been planted across the property as part of the gravel pit reclamation. The historic aerial images confirm that the subdivision property has not been used for agricultural purposes within the last 40 years. Therefore, development of the property will not impact existing agriculture.**

   a. **Agriculture production.** Is the proposed subdivision located on land currently or previously used for agricultural production? **No**
   If yes, identify the number of acres in production on a map. Not applicable.

   b. **Description.**
      i. Describe the productivity of the land and whether the subdivision would remove from production any agricultural or timber land. **None.**
      ii. Describe agricultural operations and other uses of land on the adjacent property. **Adjacent properties to the west and north are residential subdivisions. Properties to the east and south are open land with sparse residential development.**
      iii. Describe what measures will be taken, if any, to control family pets. **Residents will be individually responsible for controling their pets.**
      vi. Describe any existing fence lines around the subdivision boundary, which protect agricultural lands under an ownership other than that of the subdivider, and describe any measures which will be taken to ensure that the owners of the subdivision will share with the owner of the agricultural lands in the continued maintenance of the fence. **The subdivision is not bordered by agricultural lands.**

   c. **Soil type.** Is the proposed subdivision located on land with a soil type defined by the Natural Resources Conservation Services (NRCS) as having agricultural importance (Prime, Prime if Irrigated, Statewide or Local Importance)? **Yes**
   If yes, which type(s)? **Farmland of local importance and farmland of statewide importance.**
      i. **Soils map.** If yes, identify each area on a copy of the preliminary plat and provide a Soils Map and Table from the Soil Survey, published by the U.S. Department of Agriculture, the Natural Resources Conservation Service, and the Forest Service, showing the soil type(s) found within the proposed subdivision. A map showing the location of both farmland of local importance and farmland of statewide importance, atop the preliminary plat, see D.14. Important Farmland Map. See report I.1. NRCS Soils

Report and Map and I.2. Soils Map for information about important farmland in both map and table form.

ii. **Soils assessment.** Provide a soils assessment per Section 5-020.14M. The cited section of the City of Missoula Subdivision Regulations requires a soils assessment if the property contains agriculture or agricultural land. The subdivision property currently does not contain agriculture and has not been utilized for agricultural purposes within the last 40 years. The property does, however, contain farmland of local importance and farmland of statewide importance, with unit names of Minesinger-Bigarm complex, 4 to 15 percent slopes (Minesinger-Bigarm) and Bigarm gravelly loam, 4 to 15 percent slopes (Bigarm), as shown in D.14. Important Farmland Map and as described in I.1. NRCS Soils Report and Map and I.2. Soils Map. Note that Bigarm unit soil, as shown in D.14. Important Farmland Map, will not be disturbed by the planned subdivision development. Therefore, the following soil assesment is limited to an evaluation of the Minesinger-Bigarm unit only. This unit is described as gravelly loam from surface to 6 inches below grade, and underlain by cobbly loam, up to 13 inches below grade, in Soil Survey Report document . Below 13 inches depth, the soil is reported to be a very gravelly clay. The upper 13 inches of the unit is reported to have a moist bulk density of 1.44 grams per cubic centimeter (g/cc) and an available water capacity of 0.10 to 0.15 inches water per inches soil depth. A moist bulk density greater than 1.4 g/cc is considered to be too dense for good plant root growth per NRCS guidelines. In L.1. Geotechnical Report Phase 2 presents test pit interpretations completed within the mapped Minesinger-Bigarm unit areas. Note that test pits TP-12, TP-13, TP-16, and TP-17 found less than 12 inches of topsoil at those locations. This limited top soil layer thickness, coupled with the high moist bulk density and low reported available water capacity for the mapped unit, will deter effective plant root growth. Thus, the mapped farmland areas are not highly suitable for agriculture crops and this may be one of the reasons why the property has not been used for agriculture for the last 40 years.

iii. **Sewer and zoning.** If the soil type is defined as Prime or Prime if Irrigated, is the subdivision proposing or required to connect to sewer, or is the property unzoned? **N/A**

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

2. IMPACT ON AGRICULTURAL WATER USER FACILITIES: Answer the questions below. In addition, provide a narrative that identifies the adverse impacts and describe proposed avoidance and mitigation efforts that will be used to reasonably minimize potentially significant adverse impacts to agricultural water user facilities.

The seven parcels of land comprising the subdivision property do not have any associated water rights. Also, the properties do not contain ditches, canals, or other water conveyances. Therefore, development of the property will not impact any known agricultural water user facilities.

a. Location. Is the subdivision located on land with agricultural water user facilities or adjoining an agricultural water user facility? **No**

i. If yes, describe the facilities (irrigation ditch, well, etc.). **Not applicable.**

b. Ditches. Are any irrigation ditches located on or adjacent to the property? **No**

i. If yes, provide the name and contact information for the responsible ditch company.

ii. If yes, do you intend to provide access to the irrigation ditch for all lots? **N/A**

1. If no, if the average lot size in the proposed subdivision will be one acre or less, provide for disclosure notifying potential buyers that lots within the subdivision are

classified as irrigated land and may continue to be assessed for irrigation water delivery even though the water may not be deliverable to the lots. Not applicable.

c. Abandonment or transfer of water rights. Does the subdivision involve the abandonment or transfer of water rights from the property being subdivided? **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. Not applicable.

ii. If yes, the fact the water rights have been or will be removed from the land within the subdivision shall be denoted on the preliminary plat. Not applicable.

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. Not applicable.

d. Removal of facilities. Does the subdivision involve the abandonment or removal of agricultural water user facilities? **N/A**

e. Maintenance. Will the proposed subdivision or associated improvements alter access for maintenance of agricultural water user facilities? **N/A**

f. Water availability. Will the proposed subdivision or associated improvements alter the movement or availability of water? **N/A**

g. Disturbance. Will any proposed construction disturb an existing irrigation ditch or well or result in any changes to agricultural water use? **N/A**

3. IMPACT ON NATURAL ENVIRONMENT: Answer the questions below. In addition, provide a narrative that identifies the adverse impacts and describe proposed avoidance and mitigation efforts that will be used to reasonably minimize potentially significant adverse impacts to the natural environment.

The subdivision will not create adverse effects to public lands, historical features, water rights, groundwater, surface water, wetlands, vegetation, or geologic/topographic conditions. Thus, mitigation measures are not needed to protect these resources.

a. Public lands

i. Is the subdivision proposal adjacent to public lands? **Yes**

1. If yes, how will the proposed subdivision affect adjacent public land uses? **The subdivision property is bordered to the east-southeast by Missoula County School District #1 land, as shown in the A.1_Preliminary Plat document. Missoula County Public Schools was contacted June 27, 2023 as evidenced by the D.7. Missoula Co Public Schools Letter. The request letter asked Missoula County Public Schools to provide correspondence stating how the Wildroot Subdivision will affect the school system. To date, a response to the inquiry has not been received. Therefore, no evidence has been provided indicating any affect on the School District's public lands.**
2. If yes, describe any applicable land management policies of any public lands adjacent to or near the proposed subdivision. **Missoula County Public Schools**

provides online access to their Policies via the website: www.mcpsmt.org/domain/692. A detailed review of the Policies has been completed. No listed polices address management of Public School property. The lack of published land management policies on their website, along with the non-response to our inquiry as described above, leads to the conclusion that Missoula County School District #1 does not have land management policies applicable to their land adjacent to the subdivision

3. If yes, describe how access to public lands will be affected by this subdivision. **Access to the school district property is by Rimel Road and this access will not be affected by the subdivision.**

b. Historical features

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

1. If yes, identify any known historical, paleontological, archaeological or cultural sites, structures and/or objects within a half-mile of the proposed subdivision, provide a site map identifying these features which may be affected by the proposed subdivision and describe any plans to protect such sites or properties. **Not applicable.**
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. **Mr. Damon Murdo of the SHPO provided an electronic mail correpondence, included as D.18. SHPO Correspondence, with that agency's opinion regarding impacts to cultural resources by the planned subdivision. Note that the correspondence specifically identifies structures over fifty years of age as potentially needing further assessment. Two residential structures are present on Parcel IV of the subdivision property. The two structures were constructed in 1977 and 1988, making them 46 years old and 35 years old, respectively. Thus, the residential structures are not of interest by SHPO and do not need to be further evaluated by that agency. Moreover, please note the highlighted statement by SHPO, as shown in D.18. SHPO Correspondence, that there is a low likelihood of impacts to cultural properties by the subdivision and that they do not recommend a cultural resources inventory at this time.**

c. Water rights

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

d. Groundwater

i. Does high seasonal groundwater rise within 15 feet of the surface of the property? **No**

1. When evidence of high groundwater or unstable soil is present, provide a groundwater drainage mitigation plan prepared by a licensed professional engineer to mitigate the problem. The plan shall include, but not be limited to, measures to prevent the migration of groundwater through water, sewer and drainage trenches. Not applicable.

ii. What are the maximum and minimum depths to the water table, and on what dates were those depths determined? **As discussed in the report provided as documents saved in Folder L. GEOTECHNICAL REPORT, the subdivision property is underlain by an extensive vertical sequence of unconsolidated boulders, cobbles, gravel, sand, silt, clay, and volcanic ash deposits that are over 400 feet thick,**

based on the drilling log of a nearby water well. The report further states that groundwater was present in three nearby wells at depths ranging from 200 to 340 feet below ground. Montana Bureau of Mines and Geology (MBMG) published literature confirms that the elevation of groundwater below the subdivision property is approximately 3,200 feet (per Montana Ground-Water Assessment Atlas, Part B, Map 6, July 2006). Given that ground elevations at the planned development areas in the subdivision range from a low of 3,440 feet to a high of 3,660 feet, depths to groundwater below the subdivision range from approximately 240 feet to 460 feet below ground surface.

iii. What is the depth of aquifers and aquifer recharge areas from the surface of the property? **Groundwater is present below the subdivision at depths below 240 feet to 460 feet. These depths coincide with both the lower section of unconsolidated sediments and the underlying bedrock. MBMG has identified these lithologies as comprising a deep basin-fill aquifer and a bedrock aquifer, respectively (per Montana Ground-Water Assessment Atlas No. 4, 2013). MBMG has identified leakage from shallow basin-fill aquifers and neighboring mountain range fronts as recharge sources for the deep basin-fill aquifer. These recharge areas are remote from the subdivision and the planned development will not affect aquifer recharge.**

iv. Describe the steps necessary to avoid depletion or degradation of groundwater recharge areas. **Perched ground water associated with clay lenses identified on page 5 of the geotechnical report have been identified by the City of Missoula to cause down gradient concerns to the west of the proposed development. Rather than infiltrated groundwater transmitting to the primary aquifer (460' depth) the clay lenses can transmit groundwater down gradient or horizontally until a cut (road, cut slope or house foundation) is reached. When this groundwater reaches a cut it has the potential to rise back up to the surface. As a result of this issue, great care has been taken with the stormwater system for the development to capture as much stormwater in the roadway system and the underground stormwater conveyance. This is first being accomplished by not using the traditional "Missoula" dry wells which typically capture and infiltrate stormwater. In this case stormwater runoff will be captured in a series of inlets and transmitted via underground storm drains to one of three detention systems. Two of the detention systems will be HDPE lined ponds that will prevent infiltration of stormwater. Stormwater will then be discharged from these ponds at pre-development rates to Moose Can Gully just downstream of the development. The third stormwater management system will be an underground sealed (to prevent infiltration) detention system that will discharge at pre-development rates to the storm drain system in Hillview Road north of the site. Some of these potential perched groundwater zones have the potential to be affected with mass grading activities. Only one test pit in the Phase 2 geotechnical study identified trace clay. However, there was no reaction to an HCL solution indicating these soils have not been exposed to groundwater saturation. So while this is a "known concern raised by the City of Missoula", nothing specific was identified in the study. As a result, we won't know for sure if there are any near surface perched aquifers until construction. If perched aquifers are identified during construction, the geotechnical engineer of record will evaluate the condition at that time and determine if special mitigation measures need to be incorporated into the design to potential impacts to downgradient landowners.**

e. Surface water

i. **Delineated floodplain.** Is any portion of the property within a FEMA-designated 100-year or Shaded Zone X floodplain? **Yes**
   1. If any portion of the property is within a FEMA-designated 100-year or Shaded Zone X floodplain, provide a map with a legend showing the designated areas, and/or areas removed by FEMA through a Letter of Map Amendment. A National Flood Hazard Layer FIRMette map was created using the FEMA online website and is shown as the A.24. FEMA Floodplain Ma. As shown, the entire extents of the land being developed as the Wildroot Subdivision is shaded as within Zone X. Zone X is the area determined to be outside the 500-year flood and protected by levee from 100-year flood. No remedial action is required to protect development in the Zone X.

ii. **Non-delineated floodplain.** Are any proposed building sites within 20 vertical feet and 1,000 horizontal feet of a stream draining an area of 15 square miles or more and in the same drainage basin, in an area where no official floodway delineation or floodway study of the stream has been made (in accordance with 3-010.2A)? **No**
   1. If any proposed building sites are within 20 vertical feet and 1,000 horizontal feet of a stream draining an area of 15 square miles or more and in the same drainage basin, in an area where no official floodway delineation or floodway study of the stream has been made (in accordance with Section 3-010.2A), submit a Flood Hazard Evaluation Report. Not applicable.

iii. **Mapping**. Locate on a plat overlay or sketch map all surface water and the delineated floodways that may affect or be affected by the proposed subdivision including natural water systems (streams, lakes, rivers, or marshes), artificial water systems (canals, ditches, aqueducts, reservoirs, irrigation or drainage systems), and land subject to flooding. There are no surface waters that will be affected by the subdivision.

iv. **Description.** Describe all surface water that may affect or be affected by the proposed subdivision including name, approximate size, present use, and time of year that water is present. Describe the proximity of proposed construction (such as buildings, sewer systems, and roads) to surface waters. **Moose Can Gully is located at the southwest corner of the development. The gully varies in width, a riparian buffer will extend from the north and south outside edges of the riparian resource area to the outside edge of the woody draw (or property boundary where adjacent); buffer width will vary from 40 – 94 feet. The riparian buffer will extend from Hillview Way and connect to the conservation easement near the southern of the site where the woody draw connects to the parcel boundary. An existing concrete sidewalk along the east side of Hillview Way enters the draw from the northwest end. The sidewalk enters the east end of the pedestrian/wildlife culvert. No modifications are proposed to this concrete trail or passage under Hillview Way. There is no known usage of the woody draw riparian resource by humans given the area has been within private property. However, in the far west end of the woody draw and adjacent to Hillview Way there is a box culvert under the road that is used by passage by pedestrians and animals (refugia). The proposed gully trail requested by the city Parks Department, will be constructed within a 10-foot easement outside of the riparian buffer and in general will run parallel to the outer edge of the buffer. The trail will be bounded by the woody draw on the south and a public park on the north and provide close access to the riparian woody draw without passing through the riparian habitat. A fence will run adjacent to the trail providing a physical barrier between trail users and the riparian area. No activities (roads, trails, stormwater outlets, structures, or any disturbance except for weed control) are proposed for the woody draw riparian resource. Therefore, no**

mitigation or restoration of the site is necessary. Hillview LLC will be responsible for weed control (as described in the Weed Management Plan), until such time as individual owners purchase private lots. Public Parks will be granted to the City of Missoula and will be maintained by the city. Any soil or material storage adjacent to the riparian area will be protected with appropriate BMPs to prevent disturbance as prescribed in the Storm Water Pollution Prevention Plan. When appropriate, BMPs may include silt fence, vegetative buffer, and temporary soil stabilization measures such as seeding to protect the area during construction. After construction, when appropriate the area will be bounded on the east by a new park that will aid protecting this area with a vegetative buffer.

v. **Wetlands.** If wetlands are present, the subdivider shall provide wetlands investigation completed by a qualified consultant using the U.S. Army Corps of Engineers' Wetlands Delineation Manual Technical Report Y-87-1 (1987 Manual). If the investigation indicates the presence of wetlands, a wetlands delineation shall be shown on the final plat. If any construction or changes are proposed which require a 404 Permit, the subdivider shall provide evidence of such permit to the planning department. A wetlands investigation was completed for the subdivison and an Aquatic Resources Delineation Technical Memorandum is provided as M.1. Aquatic Resources Delineation Tech Report. The investigation identified a wetland system to be present at the far southwest corner of the subdivision property. This area will be shown on the final plat. Please note that the identified wetland area is outside the area of the planned development and permitting to allow disturbance in the wetland area will not be required.

vi. **Water quality.** Please indicate which if any of the following water quality permits have been applied for and describe the reasons why these permits are required: **Not applicable.**
   1. 310 Permit (Local Conservation District)
   2. SPA 124 Permit (Department of Fish, Wildlife, and Parks)
   3. Floodplain Permit (City Floodplain Administrator)
   4. Section 404 Permit, Section 10 Permit (U.S. Army Corps of Engineers)
   5. 318 Authorization (Department of Environmental Quality)
   6. Navigable Rivers Land Use License or Easement (Department of Natural Resources and Conservation)

f. Vegetation and Riparian Resource Areas

i. **Plant types.** Describe the vegetative types by plant community, relative age, and condition. **The subdivision property is predominantly covered with well established grasses and a few widespread conifer trees. Both conifer and deciduous trees are present around the residential structures. Well established vegetation is also present in the riparian/wetland area at the southwest extents of the subdivision property.**

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). **Trees are very sparse across the subdivision property. No special measures will be taken to preserve existing vegetation. Note that development will not affect vegetation in the riparian/wetland area.**

iii. **Critical plant communities.** Describe measures that will be taken to protect critical plant communities (such as keeping structural development away from these areas, and setting aside areas for open space). **Development will not affect vegetation in the riparian/wetland area.**

iv. **Weeds.** Identify areas containing noxious weed growth. Describe proposed means of weed control, especially means to prevent weed growth on areas disturbed by construction. **See J.1. Weed Management Plan**

v. **Wetlands and riparian resource areas.** Are there any wetland and/or riparian resource areas on the property per Section 2-020.102? **Yes**

1. If Riparian Resource Areas are within or adjacent to the proposed subdivision, provide a Riparian Management Plan per the submittal requirements in Sections 3-130.3 and 5-020.14L. Show areas of riparian resource and proposed buffers on a supplemental data sheet.

vi. **Map**. Provide a map showing the distribution of the vegetation types (such as existing trees, vegetation clusters, marsh, grassland, shrub, coniferous forest, deciduous forest, mixed forest) and critical plant communities such as stream bank or shoreline vegetation, vegetation on steep or unstable slopes, vegetation on soils highly susceptible to wind or water erosion. Vegetation is shown on A.6. Existing Conditions Alta Survey .

g. Geology / Hydrology / Soils / Slopes

i. **Description.** Describe the geologic, soil, or topographic conditions and any measures that will be taken to address potential problems encountered in the construction of roadways, basements, water supply trenches, sewer supply trenches, septic tank and drainfield installation, and/or underground electrical and telephone lines. **Geology and soil conditions, along with geotechnical recommendations, are provided in the document L.1. Geotechnical Report Phase 2 and L.2. Geotechnical Supplemental Info. Please refer to application response 3.d.iv for additional detail on steps taken to avoid degradation of near-surface groundwater at the site**

ii. **Cut and fill.** Describe the location and amount of any cut or fill three (3) or more feet in depth and plans to prevent erosion and promote revegetation of those cuts and fills. **Recommendations to address slope stability are provided in the document L.1. Geotechnical Report Phase 2 and L.2. Geotechnical Supplemental Info.**

iii. **U.S.G.S. topographic map.** Provide a detailed current U.S. Geological Survey topographic map with an outline of the subdivision clearly indicated. A topographic map showing the extents of the subdivision is provided as A.27. USGS Topographic Maps.

iv. **Limitations map.** Provide a Geologic / Topographic Limitations Map which locates any unusual geologic, soil, or topographic condition on the property which may limit the capability for building or excavation using ordinary and reasonable construction techniques. Conditions include, but are not limited to: shallow depths to bedrock, depth to aquifers and aquifer recharge areas (source: Montana Bureau of Mines and Geology Groundwater Information Center - GWIC), basin closures (Source: Department of Natural Resources, Missoula Regional Office), a high groundwater table, unstable or expansive soils, and slopes in excess of 25%. A Limitations Maps has been created that

identifies area of the site that exceed the 25% slope limit. Please refer to B.5. Existing Grade Limitations Map and B.6. Proposed Grade Limitations Map.

v. **Geotechnical report.** If the proposed subdivision includes land areas with the potential for landsliding, slope instability, or high ground water, provide a report by a qualified soil or geotechnical engineer indicating the locations, character, and extent of all areas subject to landsliding, slope instability, and high ground water, and prominently designate these areas on the preliminary plat and other records of conveyance. A geotechnical report is provided in folder L. GEOTECHNICAL REPORT.

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

vii. **Hillside density adjustment calculation worksheet.** If the subdivision has sites proposed for development located on slopes over fifteen (15) percent, submit a hillside report per the requirements in Section 5-020.14E and a density adjustment calculation worksheet per the requirements in Section 3-140.4. A hillside density adjustment calculation worksheet is available at the Development Services Office. See provided Hillside density worksheet in folder B.1. Hillside Density Adjustment.

4. IMPACTS ON WILDLIFE AND WILDLIFE HABITAT: Answer the questions below. In addition, provide a narrative that identifies the adverse impacts and describe proposed avoidance and mitigation efforts that will be used to reasonably minimize potentially significant adverse impacts to wildlife and wildlife habitat. **The subdivision property is within the mapped habitat of several large mammals and one game bird as determined from Montana Fish, Wildlife, and Parks information. However, the only confirmed species present in the area is white-tailed deer. The planned development will not adversely affect deer habitat because some of the existing grassland will be maintained to provide a travel corridor for the species. Likewise, the wetland/riparian area will not be altered by the development and the area will continue to provide cover and protection for deer populations.**

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? **Montana Fish, Wildlife, and Parks (FWP) information was accessed via the online site: gis-mtfwp.hub.arcgis.com. According to maps and data available at that website, the subdivision property is within the range distribution of Hungarian partridge, moose, gray wolf, black bear, grizzly bear, mountain lion, mule deer, and white-tailed deer, as presented in the D.15. Wildlife Observations Document, D.16. Wildlife Species Map and D.17. Habitat Suitability Map. To further assess the presence of these species on the subdivision property, the Montana Natural Heritage Program online database was accessed at: mtnhp.org/mapviewer/. The database was searched for recorded observations of the 7 mammals and 1 bird listed above and a report was created and presented as the D.17 Habitat Suitability Map. As noted in that document, the only species observed in the area is white-tailed deer. Thus, white-tailed deer are the only confirmed, FWP-listed species to use the area at and around the subdivision property.**

b. Wildlife mitigation.

i. Describe any proposed measures to protect, enhance, or minimize degradation of wildlife habitat (such as keeping buildings and roads back from shorelines, setting aside marshland as open space, using a cluster development to limit development on sensitive areas). **The subdivision property is predominantely open grassland with minimal**

tree coverage. Denser vegetation is present in the wetlands/riparian area. Thus, white-tailed deer will pass through the grasslands and seek protection in the denser vegetation. The planned development will maintain an open north-south trending area along sloped topography to provide a travel corridor for deer and will maintain the wetlands/riparian area for their continued use.

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). **Refer to F.1. Master Declaration CCR**

c. Map. Provide a map identifying any known critical or key wildlife areas such as big game winter ranges, grizzly bear linkage corridors, waterfowl nesting areas, habitat for rare or endangered species, and wetlands and riparian resource areas per Montana Fish, Wildlife, and Park's maps and data and other appropriate resources. The FWP database documents do not show critical or key wildlife areas at or near the Wildroot Subdivision property. The Montana Natural Heritage Program online database was accessed to determine habitat suitability for mammal biodiversity at the subdivision property. The annotated model output is presented as the D.17. Habitat Suitability Map. As shown, the predicted biodiversity within the subdivision boundary has a low probability (i.e., Level 1 and Level 2 equating to 10% to 20% chance of biodiversity). The model also applies this low probability to the mapped wetlands/riparian area at the southwest extents of the subdivision. Essentially, the subdivision property and the ripararian area area are not suitable for multiple mammal species. This is corroborated by the data in the previously discussed. Wildlife Observations Document, which identifies white-tail deer as the only FWP-listed species observed in the area. Thus, the planned development will maintain an open area as a travel corridor for deer and will maintain the wetlands/riparian area for their continued use.

5. IMPACTS ON PUBLIC HEALTH & SAFETY: Answer the questions below. In addition, provide a narrative that identifies the adverse impacts and describe proposed avoidance and mitigation efforts that will be used to reasonably minimize potentially significant adverse impacts to public health and safety. **The subdivision property is within the Missoula Air Stagnation Zone. To reduce dust, new roads will be paved. No environmental hazards have been identified at or near the development that will require mitigation to protect public health and safety. Furthermore, the residential subdivision development will not create any nuisance conditions.**

a. Air Stagnation Zone. Is the property within the Air Stagnation Zone? **Yes**

b. Airport Influence Area. Is the property within the Airport Influence Area? **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).

c. Avoidance and mitigation of hazards. Describe avoidance or mitigation measures that are proposed to address identified hazard(s) and provide a map locating the hazards. Examples of health and safety hazards are:

i. areas containing high pressure gas lines or high voltage lines;
ii. land on or adjacent to Superfund or hazardous waste sites;
iii. land on or adjacent to abandoned landfills, mines, well, waste sites or sewage treatment plants; and
iv. areas identified as a high seismic hazard

A detailed search of numerous government databases was completed to identify hazardous site at and around the subdivision property. The information is presented in D.4. Government Records. As shown in the document, no sites of environmental concern were identified proximate to the subdivision property. The National Pipeline Mapping System was accessed and D.2. Pipeline Map. As shown, a mapped high pressure gas lines is located southeast of the subdivision property at a distance greater than 2,600 feet and does not pose a risk to the planned development. Furthermore, a 2018 Seismic Hazard Map created by the United States Geological Survey, provided in D.3. USGS Seismic Map, shows the Missoula region to be outside a high seismic hazard zone.

d. Nuisances. If the proposed subdivision contains on-site or nearby off-site land uses that create a nuisance (such as noise, dust, smoke, or unpleasant odors), identify such nuisances and describe avoidance or mitigation measures that are being proposed to address them. **The planned development will not create nuisances and will be consistent with other residential development in the area.**

6. COMMUNITY IMPACT REPORT & IMPACT ON LOCAL SERVICES: Answer the questions below. In addition, provide a narrative that identifies the adverse impacts and describe proposed avoidance and mitigation efforts that will be used to reasonably minimize potentially significant adverse impacts to local services. **Existing roads outside the subdivision have adequate capacity to accommodate increased traffic generated by the subdivision. To help reduce congestion, new turn lanes will be constructed along Hillview Way at the subdivision connection points. Also, pedestian traffic will be accomodated by new internal walking trails and marked crossings at road intersection points.**

a. Transportation facilities – motorized and non-motorized. Describe the proposed subdivision's mitigation measures to avoid or minimize congestion (MCA 76-3-501(8)); **A Traffic Impact Study (TIS), found in folder K. TRAFFIC IMPACT STUDY, with subsequent updates, have been submitted to the City of Missoula for review. Those studies have shown that increased traffic counts generated by the planned subdivision, as well as potential future development east of the subdivision, will be accomodated by most of the existing roadway conditions in the area. Modifications along Hillview Way will include new dedicated turn lanes to reduce traffic congestion. Ample new walking paths will also be incorporated into the final designs to allow safe pedestrian travel without direct interaction with motorized vehicles. To provide pedestrian access to new parkland south of the planned Rimel Road extension, new crosswalks will installed and marked so that vehicular traffic is aware of potential users. All of these planned improvements will reduce congestion after full subdivisioin buildout.**

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 bridges or culverts associated with the planned development.**

ii. **Non-motorized transportation facilities.** Describe existing and proposed non-motorized transportation facilities that will serve the proposed subdivision, including sidewalks and bike lanes/striping. **New collector streets will have both dedicated bike lanes and sidewalks, or a shared use path for both bicycle and pedestrian travel, as shown on the road design drawings. Residential trees will be bordered**

by new sidewalks. See project summary in folder in C.1. Project Summary and A.10. Roadway Profile Cross-Sections for proposed sidewalk and bike lanes.

iii. **Bus Routes.** Provide a map showing the locations of any bus stops and turnarounds for school buses and public transit, or provide a narrative description of bus routes in lieu of a map. If the project is located on an existing school bus route, show the route and the nearest bus stop relative to the proposed subdivision. If a bus stop is proposed within the subdivision, indicate the type and location on a Supplemental Data Sheet. **The nearest public transit stop is approximately 1/4-mile away from the subdivision, at the corner of 55th Street and 23rd Avenue, as described in the TIS documentation in folder K. TRAFFIC IMPACT STUDY.**

iv. **Roads.** Complete the following table to describe current conditions and, if applicable, any proposed improvements to roads serving the subdivision. If necessary, provide information about additional roads on a separate sheet.

Road name	See A.13 Preliminary Plat Road Table			
Onsite or offsite				
Right-of-way type (public/private) If public, state the jurisdiction.				
Right-of-way width				
Surface type (gravel, chip-seal, asphalt)				
Surface width and, if applicable, shoulder width				
Maximum grade				
Road length				
Maintenance responsibility (City, private)				
Road maintenance agreement (if private) (yes, no, or N/A)				
Curbs/gutters Drainage swales				
Sidewalk, trail, and boulevard widths				
Bike Lanes				
Estimated time for completion				
Road Classification (collector, arterial, etc.)				

1. **Year-round access**. If year-round vehicular access to all lots and common facilities within the subdivision is not provided, explain why. **Year-round access to all lots and common facilities will be provided.**

2. **Arterial access**. If access to any individual lot is directly from an arterial street or road, explain why access was not provided by means of a road with a lesser classification. **No individual lots are accessed directly from an arterial street.**

3. **Private road access.**
   A. Does access to the property cross any private properties not owned by the subdivider or property owner? **No**
      i. If access to the subdivision is across private property not owned by the subdivider, provide a list labeled "Legal Access" containing the names and owners of those properties. Include documentation of perpetual legal access (including but not limited to easements, agreements, and access permits or other forms of access permission) or describe how perpetual legal access will be obtained prior to the filing of the final plat. The documentation must be sufficient to demonstrate perpetual legal access. The information must be provided for any access routes required. This requirement is not applicable.
   B. Are private roads proposed? **No**
      If private roads are proposed, include a private road maintenance plan in a development agreement or draft covenants. Not applicable.
   C. Are short courts proposed? **No**
      If short courts are proposed, provide a plan meeting the standards of Section 3-020.6B and a variance request addressing the criteria in Section 6-010. Not applicable.
   D. Are Homezone/Woonerf streets proposed? No.
      If Homezone/Woonerfs are proposed, provide a plan meeting the standards of Section 3-020.7
   E. Are Cul-de-sac/Circle/Loop streets proposed? Yes
      If Cul-de-sac/Circle/Loop streets are proposed, provide a plan meeting the standards of Section 3-020.5B and a variance request addressing the criteria in Section 6-010. A varaince request addressing the criteria in Section 6-010 including plans is included with this application.

4. **Traffic impact narrative**:
   A. What is the expected increase in the number of automobile trips per day that the proposed subdivision will generate? For traffic estimates, please reference the most recent edition of *Trip Generation: An ITE Informational Report.* **As described in the TIS documentation in folder, K. TRAFFIC IMPACT STUDY, the subdivision will generate an Average Daily Traffic value of 3,751.**
   B. Identify all existing transportation corridors, (including bicycle and pedestrian routes) within a quarter-mile radius of the project and provide a summary describing how this project is likely to impact those transportation corridors. **As described in the TIS documentation in folder K. TRAFFIC IMPACT STUDY, the increased traffic created by the subdivision will not adversely affect existing transportation corridors.**
   C. What are the planned improvements to existing public and private access roads to mitigate the impacts anticipated from this subdivision? **Modifications along Hillview Way will include new dedicated turn lanes. See documents in folder A.12. Roadway Plans.**

5. **Street and road plans**, including at a minimum, the following information:
   A. Using the subdivision plat as a base map show the following:
      i. Street names
      ii. Right-of-way widths

iii. Surface widths
iv. Street grades
v. Type and location of sidewalks and curbs/gutters
vi. Minimum site distances and curb radii at corners
vii. Locations and characteristics of bridges and culverts
viii. Location of street lights
ix. For cul-de-sac streets, provide the widths of turn-around radii, minimum right-of-way widths at turn-arounds, minimum surface widths at turn-arounds and total length
x. Number and location of on-street parking spaces, if applicable
xi. Bike lanes – existing or proposed.

Refer to
A.1. Preliminary Plat
A.10. Roadway Profile Cross-Sections
A.11. Lighting
A.12. Roadway Plans
A.13. Preliminary Plat Road Table
A.14. Road Class Plan
A.15. No Access Strip Plan
A.17. Road Sections
A.19. Roundabout Exhibit

B. **Typical cross sections** including pavement and base thickness for each type of proposed road or road improvement proposed within the subdivision and adjacent to the subdivision which serves the subdivision. Refer to A.10. Roadway Profile Cross-Sections.
C. **Road profiles and cross sections** for all proposed streets and roads which have grades exceeding seven (7) % or cuts/fills exceeding three (3) feet. Refer to A.10. Roadway Profile Cross-Sections and B.7. Cut Fill Map .

6. **Grading and drainage plans**, including at a minimum the following information:
   A. Provide a report that addresses the following:
      i. A description of the proposed storm drainage and calculations for a 10-year frequency 1-hour storm and a 100-year frequency 1-hour storm on site and a method to mitigate adverse impacts for a 100-year frequency 1-hour storm. Refer Folder M. GRADING AND DRAINAGE REPORT and A.16. Storm Sewer Plans
      ii. Conveyance, treatment, and disposal of storm water for both on-site and off-site facilities. Refer Folder M. GRADING AND DRAINAGE REPORT and A.16. Storm Sewer Plans
   B. Using the subdivision plat as a base map, show the following:
      i. proposed grades of all streets;
      ii. proposed drainage facilities for all lots, blocks, and other areas (show accurate dimensions, courses and elevations);
      iii. graded slopes;
      iv. existing and proposed contours; and
      v. design for suitable drainage facilities for any surface run-off. If detention or retention areas are proposed, provide cross sections of the facilities and inlet and outlet location and elevations. Refer Folder M. GRADING AND DRAINAGE REPORT and A.16. Storm Sewer Plans
   C. Provide a storm water pollution prevention plan (SWPP) for all lots, blocks, and other areas (show accurate dimensions, courses and elevations). SWPPP will be required through the Montana Department of Environmental Quality (MDEQ), it

will be the responsibility of the Contractor (or owner if previously agreed upon) to prepare, obtain, and administrate a SWPPP and any other erosion control permits required by City of Missoula. Erosion and sediment control in the form of BMP's or stabilized surface throughout the project area will minimize the potential for pollutants to leave the site. Throughout the project site during construction, all stormwater inlets will be protected as per City Standard 651 to ensure that no sediment is discharged into the drywell sumps. Additionally, Perimeter Control will be installed as per City Standard 652 along the downstream property boundary. In this case, the western property boundary will have perimeter control installed. Any other areas where sediment may be discharged from the site along perimeter boundaries will have perimeter control installed. Temporary Gravel Construction Accesses shall be installed off Hillview Way as per City Standard 650.

See B.2. Slope Analysis Map for slope categories

D. Submit a Slope Category Map showing grades between 5-10%, 10.01%-20%, 20.01%-25%, and over 25%.

7. **Traffic study**. Submit a Traffic Study if the proposed subdivision generates 200 or more average weekday daily trips and the City Engineer requires submittal of a Traffic Study. The Traffic Study must address the current capacities of adjacent roads and nearby intersections and provide an analysis of level of service (LOS) changes that will occur as a result of the development of the proposed subdivision. Identify the adverse impacts and describe proposed avoidance and mitigation efforts that will be used to reasonably minimize potentially significant adverse impacts to transportation facilities. If the City Engineer determines that a Traffic Study is not required, submit written documentation indicating so. A TIS, refer to folder K. TRAFFIC IMPACT STUDY, with subsequent updates, have been submitted to the City of Missoula for review.

8. **Coordination of roads.** Describe how the subdivision provides for coordination of roads within subdivided land with other roads, both existing and planned (per MCA 76-3-603(d) & MCA 76-3-501 and Subdivision Regulations Section 1-030.3B). **Refer to the TIS documents, in folder K. TRAFFIC IMPACT STUDY and the SUMMARY OF ROADS contained in C.1. Project Summary.**

9. **Right-of-way Easements.** Describe the dedication of land for roadways and for public utility easements or the provision for right-of-way easements per MCA 76-3-501(3) and Subdivision Regulations Section 1-030.3C. **Right-of-way easements will be shown on the final plat documentation. Public Utility easements are proposed where water/sewer/storm are located outside of dedicated Right-of-Way. Additionally, an additional 10' ROW dedication is proposed along Hillview Way to create the eastern side of Hillview way in compliance with the Collector Street minimum ROW with per City of Missoula standards.**

b. Utilities and Services: Answer the questions below. In addition, provide a narrative that identifies the adverse impacts and describe proposed avoidance and mitigation efforts that will be used to reasonably minimize potentially significant adverse impacts to utilities. **Dry utilities and services will be provided by established local providers. The subdivision will benefit, not adversely impact, utilities and and services by creating new income for providers.**

i. **Service providers.** List the following service providers and, if applicable, how the service will be provided:
   - Electricity: **NorthWestern Energy**
   - Telephone: **Various wireless cell phone providers.**
   - Natural Gas: **NorthWestern Energy**
   - Cable TV: **Spectrum**
   - Solid Waste Collection and Disposal: **Republic Services**

ii. **Over-head utilities**. If any utilities are proposed to be over-head, explain why. **Construction application has been submitted to NorthWestern Energy and will be confirmed with future coordinaiton.**

iii. **Street lighting.** Is street lighting proposed? **Yes**
If yes, who will install and maintain proposed street lighting? **Installation and maintenance agreements for street lighting will be determined with coordination through Northwest Energy, the City of Missoula, and the developer. See A.11. Lighting.**

iv. **Utilities Plan**, including at a minimum the following information:
   1. Existing and proposed utilities located on and adjacent to the tract, including:
      a. The approximate location, size and depth of sanitary and storm sewers, or the location of septic tanks, subsurface treatment systems, replacement areas, detention/retention basins, and irrigation and storm drainage ditches.
      b. Approximate location, size and depth of water mains, water lines, wells, and fire hydrants if within 500 feet.
   2. Approximate location of gas lines, electric, cable TV, and telephone lines and street lights. See A.18. Dry Utility Map. Construction application has been submitted to NorthWestern Energy (gas/electric) and coordination has begun with ISP (cable/telephone). Final locations will be confirmed with utility service provider upon future coordination.

c. Water supply: Answer the questions below. In addition, provide a narrative that identifies the adverse impacts and describe proposed avoidance and mitigation efforts that will be used to reasonably minimize potentially significant adverse impacts to water supply. **The developer will continue to coordinate with the Missoula public water supply system to obtain connection permission. This will include an evaluation by the public system of its capacity to provide the needed water to the subdivision. The developer will also work with the public water system to upgrade existing distribution system components, if needed, to minimize potentially significant adverse impacts to the water supply caused by the increased use. Refer to A.22. Water Plans and A.23. Booster Buildings and Tank for drawings, and additional documents in folder N. WATER AND SANITATION REPORT for additional information.**

i. **Water system.** Identify and describe the type of water supply planned for household use (such as, an existing public or multi-family system, new public or multi-family system or individual system). **The developer will design and construct a new water distribution network that is sourced by connection to the existing City of Missoula public water system.**
   1. Water supply via wells require well isolation zones. Provide easements for well isolation zones encroaching onto adjoining private property.

ii. **Nearest public water main.** How far is the proposed subdivision boundary from the nearest public water main? **The west border of the subdivision property is adjacent to City-owned public water mains buried below Hillview Way.**

iii. **Description of use.** Describe how water will be provided for household use. **A new buried water distribution network will be connected to the water main below Hillview Way and will extent throughout the subdivision to service all planned residential lots.**

iv. **Capacity.** Indicate the number of gallons per day of water the proposed subdivision will require and whether the water supply is sufficient to meet the needs of the anticipated, final population of the subdivision. Are there any anticipated effects on existing water systems or wells within the area? **The development will create 450 residential living units. Each unit will house an average of 2.3 residents using 140 gallons per resident per day of water. Thus, the estimated total daily water demand is 144,900 gallons to support a total of 450 residential units. This total daily volume will be provided by the existing public water system.**

v. **State standards**. Indicate whether the plans for water supply meet the standards of MDEQ for quality, quantity and construction criteria. **Water main design documents and construction plans and specifications will be submitted to DEQ for review and approval.**

vi. **Existing public system.** If the subdivider proposes to connect to an existing water system:
   1. Identify and describe that system. **Subdivision water will be provided by the City of Missoula public water supply system.**
   2. Provide written evidence that permission to connect to that system has been obtained. **The subdivision property is within the City of Missoula's Utility Service Area. The developer will continue to coordinate with the Missoula public water supply system to obtain connection permission.**
   3. State the approximate distance to that system. **The existing public system has buried water mains below Hillview Way, which borders the west boundary of the subdivision property.**
   4. State the cost of extending or improving the existing water system to service the proposed development **An Infrastructure Improvements Agreement will be established that identifies the Water System Improvements (based on each phase of the project) prior to commencement of construction. Agreement will include all public water line extensions, booster buildings, and storage tank as required to service the proposed subdivision. Prior to preparation of the Engineers estimate of probable cost, plans will be further developed and submitted to City of Missoula and Montana Department of Environmental Quality (MDEQ) during Stage 3. This will allow for incorporation of City comments and requirements prior to establishment of Improvements Agreement.**
   5. Show that the existing water system is adequate to serve the proposed subdivision. **The developer will continue to coordinate with the Missoula public water supply system to obtain connection permission. This will include an evaluation by the public system of its ability to provide water to the development.**

vii. **New public system.** If a separate public water system is to be installed, describe:
   1. Who is to install that system and when it will be completed. **Not applicable.**

2. Who will administer and maintain the system at the beginning of subdivision development and when subdivision is completed. **Not applicable.**
3. Provision of evidence that the water supply is adequate in quantity, quality, and dependability (75-6-102 MCA). **Not applicable.**

viii. **Individual system.** If individual water systems are to be provided, describe the adequacy of supply of the ground water for individual wells or cisterns and how this was determined. **Not applicable.**

d. Sewage disposal: Answer the questions below. In addition, provide a narrative that identifies the adverse impacts and describe proposed avoidance and mitigation efforts that will be used to reasonably minimize potentially significant adverse impacts. **The developer will continue to coordinate with the Missoula public wastewatery system to obtain connection permission. This will include an evaluation by the public system of its capacity to receive wastewater from the subdivision. The developer will also work with the public wastewater system to upgrade affected sewer main components, if needed, to minimize potentially significant adverse impacts to the wastewater system caused by the increased use. Refer to A.22. Water Plans for drawings, and additional dcuments in folder N. WATER AND SANITATION REPORT for the following questions.**

i. Identify and describe the type of sewage disposal system planned for the subdivision. **The developer will design and construct a new sanitary sewer main network that collects residential wastewater from the subdivision lots and conveys it for discharge to the existing City of Missoula public wastewater system.**
ii. How far is the proposed development boundary from the nearest public sewage system main? **The northwest border of the subdivision property is adjacent to a City-owned public sewer main buried below Hillview Way.**
iii. Is the property currently wholly within a Wastewater Facility Service Area and eligible to access public sanitary sewer disposal facilities? **Yes**
    1. If yes, provide the approval letter from the City Sewer Service Review Committee certifying the property for connection to and usage of the public sanitary sewer system. **The subdivision property is within the City of Missoula's Utility Service Area. The developer will continue to coordinate with the Missoula public wastewater system to obtain connection permission.**
    2. If any portion of the property is outside the Wastewater Facility Service Area, provide a copy of the City Council-approved Resolution expanding the Wastewater Facility Service Area to serve the property. **N/A**

e. Schools: Answer the questions below. In addition, provide a narrative that identifies the adverse impacts and describe proposed avoidance and mitigation efforts that will be used to reasonably minimize potentially significant adverse impacts to schools. **The subdivision will result in less than 140 new students attending local public schools. This estimated student population will occur gradually over several years as the subdivision is completed over several phases of development. The development will create new tax revenues for the school system as the development phases are completed. Thus, impacts to the school district will not be adverse and will be offset by increased tax revenues over time. A letter was sent to Missoula County Public School on 6/27/23 noted in D.6. Bus Stop Coordination Correspondence and D.7. Missoula Co Public Schools Letter.**

i. Identify the name of the schools and school districts (elementary and secondary) that will serve the proposed subdivision. **The subdivision is within the Missoula County**

Public Schools District. Students within the subdivision are within the Russell Elementary School and Sentinel High School service areas.

ii. Estimate the number of school-aged children this subdivision is likely to add to the district. **The development will create 450 residential living units occupied by an average of 2.3 residents per unit. This equates to a total estimated population of 1,035 residents after full development occupancy. If each unit is assumed to be occupied by two adults, then the estimated adult population is 900 people. Subtracting this number from the total estimated population equals 135 projected school-aged children in the subdivions after full occupancy. This is a high estimate given that not all non-adult residents will be school-aged. Furthermore, individual residences may be occupied by more than than two adults. Also, residents may chose to send their children to private schools or chose to home-school their children. So, the actual number of school-aged children that will be added to the school district will be less than 135 students per year.**

f. Emergency Services: Answer the questions below. In addition, provide a narrative that identifies the adverse impacts and describe proposed avoidance and mitigation efforts that will be used to reasonably minimize potentially significant adverse impacts to emergency services. **The subdivision will be served by existing municipal fire and police protection, as well as an established ambulance service. The development will create new tax revenues for the municipal fire and police departments. The private ambulance service will benefit by a potential source of new clientele.Thus, emergency services will not be adversely impacted by the subdivision. - A letter was sent to Missoula City Police Department & Missoula Fire Department (D.8. Missoula Fire Department Response Letter and D.5. Missoula Police Department Letter).**

i. Complete the table below:

	Name of service provider	Distance between service provider and proposed subdivision
Fire protection	Missoula Fire Department	MFD Station 3 is 0.9 mile from the planned new entrance of the subdivision at Clearview Way
Police protection	Missoula Police Department	Distance dependent on location of patrol car at time of incident
Ambulance	Missoula Emergency Service Inc.	Missoula Emergency Services is 4.9 miles from the planned new entrance of the subdivision at Clearview Way

ii. How will water supply for fire protection be provided? **The new public water supply distribution network will be equipped with new fire hydrants.**

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

1. If yes, include the standards in Exhibit 6 of the Subdivision Regulations in a development agreement between the governing body and the developer or in the covenants, except in those cases when the need to protect areas of riparian resources or habitat for species of special concern outweigh the danger of wildfire. See document F.1. Master Declaration CCR
2. If yes, does the subdivision design include more than one access route providing ingress and egress from within the subdivision that meets the standards contained

in Section 3-020.4L for providing emergency travel? **Yes**

iv. If the proposed subdivision is not within a fire district, provide an application for annexing into the appropriate fire district. The subdivision is within the City of Missoula and will be serviced by the Missoula Fire Department.

f. **Housing**: Answer the questions below. In addition, provide a narrative that identifies the adverse impacts and describe proposed avoidance and mitigation efforts that will be used to reasonably minimize potentially significant adverse impacts to housing. **The planned Wildroot neighborhood is anticipated to create single family residential housing that has market values similar to adjacent single family residential housing located west of Hillview Way along Clearview Way. Planned multi-family and townhome housing within the Wildroot neighborhood is also anticipated to have market value similar to existing multi-family and townhome housing located west of Hillview Way along Village View Way, Degradation of surrounding property values by the subject proposal are not foreseen. Therefore, the Wildroot neighborhood will not create adverse impacts to existing surrounding housing.**

i. Describe the total number of dwellings anticipated by type (such as single dwelling, multiple dwelling, or mobile home). **A total of 203 multi-family residences, 21 townhomes, and 226 single family residential lots will be created.**
ii. Estimate the market cost of the dwellings and rents for rental units in this subdivision. To be determined based on market conditions
iii. What is the approximate average number of bedrooms per dwelling unit anticipated for the subdivision? **Anticipate 3 bedrooms per residence.**
iv. Is the subdivision planned as a second home? **No.**
v. What is the expected date of full development and occupancy for this subdivision? **2031 depending on market conditions**

i. Open space and parkland dedication: Answer the questions below. In addition, provide a narrative that identifies the adverse impacts and describe proposed avoidance and mitigation efforts that will be used to reasonably minimize potentially significant adverse impacts to open space and park land. **Adverse impacts include grading the western portion of Moose Can Gully Park to creating flat terraces to accommodate turfed play space. Grading disturbance will only occur where needed to install lots and roads. Existing grass will remain in undisturbed and ungraded areas. Avoidance and mitigaion includes protecting existing evergreens in park space and open space where possible. Moose Can Gully and the existing tree canopy is protected and undistrubed, and SWPPP measures are in place to protect the gully. Refer to folder A.1 Preliminary Plat and folder A.25 Phasing Plan for applicable documents.**

i. **Open spaces:** Describe how the subdivision provides adequate open spaces for travel, light, air, and recreation (per MCA 76-3-501(5)). **Outdoor recreation and multi-modal connections have been prioritized throughout the design process. The project scope includes a new Moose Can Gully neighborhood park, and a new trail network will connect the entire development through walking paths to provide residents and wildlife with convenient access throughout the property while at the same time leaving the gully native and protected. Most notable are a new 8-foot wide gravel path connecting Moose Can Gully Trail to Rimel Road and an extensive network of less invasive single track trails. Refer to folder A.1 Preliminary Plat and folder A.25 Phasing Plan and A.26. Landscape Plans for applicable documents.**

ii. **Park land:** Complete the table below to calculate the park dedication requirement for the subdivision:

	Lots 0-0.5 acres	**Lots 0.51 – 1.0 acres**	**Lots 1.01 – 3.0 acres**	**Lots 3.01 - 5.0 acres**	**Lots >5.0 acres**	**All Other Lots**	**Total**
No. of dwellings/ acre proposed or allowed by zoning	**1 or 2**	**1**	**1**	**1**	**1**	**10 units**	
Total acreage in lot category	**41.57**					x **9.09**	
Park dedication requirement	x 0.11	x 0.075	x 0.05	x 0.025	x 0	x 0.02	
Park dedication requirement	=**4.57**	=	=	=	0	=**1.82**	**6.39**
Total parkland proposed							**7.78**

1. How will the parkland requirement be satisfied (such as public parkland dedication, common area deeded to a property owner's association, previous parkland dedication, cash in-lieu, or waiver of dedication)? **Parkland will be dedicated to the public.**
2. If common area is proposed, provide a description of the proposed park and recreation facilities, maintenance and development schedule. Describe how park and recreation facilities will be installed and maintained. Common areas must be installed, inspected, and approved prior to being turned over to the Homeowners' Association. **The proposed park called Moose Can Gully will be developed and turned over to the City Parks Department for ownership & maintenance. Moose Can Gully Park will have a trail network including an 8-foot wide park, bench seating, and a seeded grass planted stormwater pond. In addition to parkland, 21.9 acres of common area will be accessible to residents and visitors to enjoy. The common areas are integrated into the overall layout of residential lots, providing a trail network and native vegetation. The 1.27 acre common area lot located off Local A in Phase 3 will be developed and turned over to the Homeowners' Association. This common areas will have a non-invasive single track trail installed, weaving around existing evergreen trees and connecting to the greater trail system. Recommended installation and maintenance of all HOA common areas are: 1) Installation: Any disturbed areas will be provided 6" of amended planting soil and hydroseeded. Slopes greater than 4:1 will receive erosion control mesh or blanket. Any undisturbed areas will be left without any treatment. 2) Maintenance: After seed establishment an application of broadleaf herbicide will be provided over newly hydroseeded areas. Any bare soil will be reseeded. Any obvious damage to trails will be corrected, such as erosion or major pitting. No mowing is anticipated.**
3. If cash-in-lieu is proposed, describe the circumstances that make the parkland dedication undesirable. At the time the final plat is filed, an appraisal of the fair

market value of the un-subdivided, unimproved amount of land that would have been otherwise dedicated to parkland will be required to be provided by the subdivider. **No cash-in-lieu is proposed for this submittal.**

4. If the parkland requirement will be satisfied through a previous dedication, describe the original dedication and demonstrate how the previous dedication meets the requirements for this proposal. **NA**
5. If this is a manufactured home community or recreational vehicle park, have plans been made to develop a recreation area? **No**
   a. If yes, provide a proposed preliminary plan with as much applicable information as is required to be shown on a preliminary plat. **N/A**

L. PRELIMINARY PLAT REQUIREMENTS: Preliminary plat submittals must conform to the requirements of the Subdivision Regulations Section 5-010. The following list is provided in order to assist applicants in preparing preliminary plats; however, it is not intended to be an all-encompassing or exclusive list.

1. **Preparation:** The plat must be prepared by a professional land surveyor licensed to practice in the State of Montana.
2. **Format:** The size of the plat must be 24" x 36" with a 1½" margin on the binding side and should be folded to a maximum of 9" x 12". Each sheet shall show the number of that sheet and the total number of sheets included.
3. **Identifying Information:** The following identifying information must be clearly indicated on the plat.
   - ☐ Subdivision or development name
   - ☐ Legal description
   - ☐ North arrow
   - ☐ Scale used on the plat
   - ☐ Names of owner(s) of record and sub-divider(s)
   - ☐ Date plat was drawn
4. **Survey Information:** The following survey information shall be shown on the preliminary plat or shall be contained in a written statement or supplementary drawing accompanying the preliminary plat:
   - ☐ Exterior boundaries of the platted tracts;
   - ☐ Approximate location of all section or legal subdivision corners pertinent to the subdivision boundaries. Township, range, principal meridian, section and quarter section(s) if portion of a section, or other general legal description;
   - ☐ Approximate dimensions and area of each lot. Lots and blocks shall be designated by number and area.
   - ☐ All streets, alleys, avenues, roads, and highways and the proposed width of each, with existing and proposed street names;
   - ☐ The area, locations, boundaries, and dimensions of all parks, common areas, and other areas dedicated for public use;
   - ☐ The total gross area of the subdivision and the total net area, exclusive of public areas and rights-of-way;
   - ☐ Ground elevations of the tract: elevations and benchmarks. Contour intervals shall be vertical intervals of two (2) feet where the average slope of the subdivision is less than ten (10) percent and at intervals of five (5) feet where the average slope of the subdivision is ten (10) percent or greater;
   - ☐ Approximate location and identification of all existing and proposed private and public easements and rights-of-way, including descriptions of their widths and purposes;
   - ☐ Existing and/or proposed irrigation ditch easements;
   - ☐ Easements for any feature or improvement that encroaches onto adjoining private property;

- ☐ Proposed locations of intersections, other access points and access control lines for any subdivision requiring access to major highways or thoroughfares, including those under state jurisdiction;
- ☐ Identified hazard areas shall be prominently shown on the subdivision plat and in other records of conveyance;
- ☐ Any proposed "No-Build Zones" and "No-Build/No-Alteration Zones";
- ☐ The area of the subdivision within the FEMA-designated floodway and/or flood-fringe, if applicable.