



COMMUNITY PLANNING, DEVELOPMENT & INNOVATION

Development Services Division

435 RYMAN | MISSOULA, MT 59802-4297 | 406.552.6630 | FAX 406.552.6053

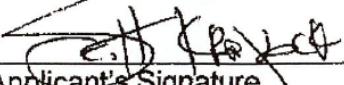
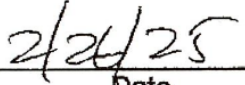

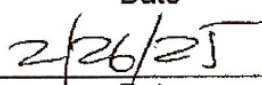

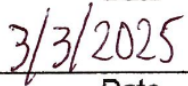
EXHIBIT 2B – CITY MAJOR SUBDIVISION APPLICATION

A. GENERAL INFORMATION

1. The subdivider has one year after the pre-application meeting to submit a formal subdivision application. Otherwise, a new subdivision pre-application meeting is required.
2. Submit one hard copy of the preliminary plat submittal packet and a full-sized preliminary plat along with the fee with the first Element Review submittal to CPDI, Development Services. The submittal packet shall include a Title Page with the packet labeled as First Element with a date. Hard copy submittal packets shall be bound along the left edge via plastic comb, plastic coil, or three ring binder binding device. The Element Review period starts the day after the packet is submitted to Development Services for review and the fee is paid.
3. An identical electronic version of the submittal packet shall be provided to the Case Planner via a flash drive or link to the documents via the web.
4. Both the hard copy and electronic copy shall include a Table of Contents and be identical. Pdf documents of pages in the electronic copy shall be organized per the Table of Contents mindful of file sizes.
5. As the project moves through Element and Sufficiency reviews the subdivider shall provide (1) hard copy and an electronic copy of only the pages or sections that are revised. With each submittal the Title Page shall be replaced and labeled and dated as 1st, 2nd, 3rd Element, 1st, 2nd, or 3rd Sufficiency, and finally Governing Body Review Packet once the packet has completed Sufficiency Review.
6. For each Sufficiency Review the subdivider shall include in the submittal packet the Agency comment received in all prior Sufficiency Reviews.
7. Upon completion of Agency Sufficiency Review, the application packets submitted for Governing Body review must include any agency comment received during Agency Sufficiency Review as well as any applicant responses to the agency comment, if applicable. In addition, the Governing Body Review packet must include the letter declaring the application packet Sufficient, and all Element and Agency Sufficiency Review letters from DS. Except for the addition of these materials, the packets submitted for Governing Body review must be exactly the same as the packet that was deemed Sufficient.
8. Name of proposed subdivision: **Paisley Park Subdivision**
9. Name(s) of Subdivider: **OO Land Holding LLC**
Mailing Address: **16309 East Marietta Avenue, Spokane Valley, WA 99216-1837**
Telephone Number: **(509) 241-3555**
Email Address: **scott@rynbuilt.com**
10. Name(s) of Owner of Record: **OO Land Holding LLC;**
see Attachment 8.35 and Attachment 8.36 for deeds
Mailing Address: **16309 East Marietta Avenue, Spokane Valley, WA 99216-1837**
Telephone Number: **(509) 241-3555**
Email Address: **scott@rynbuilt.com**

11. Name and Company of Representative: **Matt Hammerstein; Woith Engineering**
Mailing Address: **3860 O'Leary Street, Suite A, Missoula, MT 59808**
Telephone Number: **(406) 203-9565**
Email Address: **matt@woitheng.com**

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

	
Applicant's Signature	Date
	
Owner's Signature	Date
	
Representative's Signature	Date

B. SUBJECT PROPERTY INFORMATION

General location of subdivision and address (if address has been assigned): No physical address assigned; see legal description below.

Legal Description - complete and unabbreviated: **PARCEL 5 AND PARCEL 7 OF CERTIFICATE OF SURVEY NUMBER 3176, LOCATED IN SECTION 12, TOWNSHIP 13 NORTH, RANGE 20 WEST, PRINCIPAL MERIDIAN MONTANA, MISSOULA COUNTY, MONTANA**

Township, Range, Section(s): **See legal description above.**

Subdivision, Lot(s), Block(s): **See legal description above.**

Tract(s), COS#: **See legal description above.** In addition, refer to the preliminary title report included as **Attachment 9.**

Geocode: **04-2199-12-1-01-30-0000 & 04-2199-12-1-01-02-0000**

Number and type of lots proposed: **100 lots; mixed T3, T4-R, T4-O, and T5 lots**

Average Lot Size: **8,753 square feet / 0.201 acres**

Median Lot Size: **6,757 square feet / 0.155 acres**

Total acreage of subdivision: **40.07 acres**

Total net acreage of lots within the proposed subdivision: **20.10 acres**

Total acreage in streets and roads: **14.08 acres**

Total acreage in parks or common area: **5.89 acres**

Gross Density: **16.74 DU/Acre maximum**

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)	A - Aviation	Missoula Montana Airport
Adjacent (South)	RT5.4 Residential 5.4 (two-unit/townhouse)/NC-RF Remington Flats Neighborhood Character Overlay	Residential
Adjacent (East)	FBC-SPT-NUNIT-COM-CENTER Community Center Neighborhood Unit	Vacant Land
Adjacent (West)	A - Aviation	Missoula Montana Airport

2. Is the property zoned? ☒ Yes ☐ No
 - a. If yes, what is the current zoning of the property? **FBC-SPT-NUNIT-COM-CENTER Community Center Neighborhood Unit**
 - b. If yes, provide a zoning map (if available). Location in packet **Refer to Attachment 8.1.**
 - c. If the property is split zoned, show the zoning district boundaries on the plat or a Supplemental Data Sheet with the plat as a base map. Location in packet **N/A – The property is not split zoned.**
 - d. If yes, describe how the project complies with the existing zoning district. Location in packet **The general standards for the Community Center Neighborhood Unit stipulate the following transect allocation: no minimum T2: Rural, 10-40% T3: Edge, 20-40% T4-R: General Restricted, 10-30% T4-O: General Open, 0-15% T5: Mixed-Use Center, SD-W: Workplace not permitted, OS: Open Space as referenced in the code and Attachment 4 of this application, and C: Civic no minimum. The proposed subdivision includes 21% open space, 10% T3, 25% T4-O, 30% T4-R, and 14% T5 which aligns with the existing zoning district standards. Attachment 5, Form-Based Code checklist, shows which parts of this subdivision application satisfy the Master Site Plan requirements set forth in the form-based code.**
3. Do you intend to zone the property, or will the property have to be re-zoned to allow for this development? ☒ Yes ☐ No
 - a. If yes, what is the proposed zoning for the subject property? **As the proposed project is within the Sxwtpqyen Master Planned Area the requested zoning includes OS, T3, T4-O, T4-R, and T5 Transect Zones. Please see the Planning Exhibit included with this application submittal as Attachment 4.**
 - b. If a zoning change is requested concurrently with the proposed subdivision, provide a complete and signed rezoning application and a copy of the proposed zoning district regulations. Location in packet **Not applicable – the requested zoning will be applied upon annexation into the City.**
4. Will this property be required to be annexed into the City? ☒ Yes ☐ No
 - a. If yes, what zoning district does the City Council intend to apply upon annexation? **Community Center Neighborhood Unit and the individual transect zones shown on the Planning Exhibit, included with this application submittal as Attachment 4.**
 - b. If yes, provide a copy of the Resolution of Intent to Annex approved by City Council. Location in packet **Please see the Traditional Neighborhood Development Form-Based Code Final Draft which outlines the goals and objectives for the Sxwtpqyen Master Planned Area to be annexed into the City of Missoula. Additionally, an Annexation Petition is included with this subdivision application submittal as Attachment 6.**
5. Is the property within the Utility Services Area Boundary? ☒ Yes ☐ No
6. What is the applicable City Growth Policy and the recommended land use designation? **The**

Our Missoula 20245 Land Use Plan applies to the property. The recommended land use designation is the Mixed-Use Low Place Type. Provide a map of the land use designation and legend from the applicable growth policy. Location in packet **Refer to Attachment 8.2.**

7. What is the applicable Neighborhood or Vicinity Plan that applies to this property? **Sxwtpqyen Master Plan** Provide a map of the land use designation and legend from the applicable Neighborhood or Vicinity Plan. Location in packet **Refer to Attachment 8.2.**
8. Describe how the project complies with the land use designation and the goals and policies of the Growth Policy. **The project complies with the land use designation of the Our Missoula 2045 and Sxwtpqyen Master Plans by promoting development that is consistent with the Community Center Neighborhood unit, form-based code, and subdivision regulations with no variances requested. The proposed development plan aligns with the percentages of T3: Edge, T4-R: General Restricted, T4-O: General Open, and T5: Mixed-Use Center, along with the thoroughfare types envisioned by the master plan. The subdivision complies with the vision and goals of the Urban Mixed-Use Low Place Type through its density, the thoroughfare types proposed, and through the creation of lots that allow a variety of housing types, scales, and possible future commercial land uses.**
9. Is a Planned Unit Development proposed? ☐ Yes ☒ No If a Planned Unit Development is proposed, provide additional submittal requirements per Section 3-120.2. Location in packet **Not applicable – a Planned Unit Development is not proposed**

E. CLUSTER AND CONSERVATION DEVELOPMENT

1. Is Cluster and Conservation Development per Section 3-180 proposed? ☐ Yes ☒ No
 - a. If yes, provide additional submittal requirements described in Section 3-180. Location in packet **Not applicable.**

F. PHASED SUBDIVISION

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

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

If yes, provide the following information:

 - a. Phasing information outlined in Section 4-070.2 is required to be provided at the time of the pre-application meeting and must be included in preliminary plat submittal packet at the time of Element review. Location in packet **Refer to Attachment 7.**
 - b. Provide a phasing plan diagram and legend meeting standards in Section 5-020.14.A. Location in packet **Refer to Attachment 7.**

G. COVENANTS AND/OR HOMEOWNER'S ASSOCIATION

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

If common property is to be deeded, provide draft covenants and restrictions per Section 5-020.14K. Location in packet **Refer to Attachment 10.**
2. Are there existing or proposed covenants and/or a homeowner's association? ☐ Yes ☒ No

If yes, provide existing covenants and a draft of any proposed covenants, restrictions, and/or property owner's or homeowner's association documents or other documents that outline deed restrictions that apply to the subdivision in compliance with minimum standards outlined in Section 5-020.14.K.(1) through (10). Location in packet **Not applicable.**

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

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

Summary at the beginning of the submittal packet. Location in packet **Refer to Attachment 1.**
Summarize the following information in the Project Summary:

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

I. MAPS, DATA SHEETS, AND MATERIALS

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

- ☐ **A vicinity map** showing the subject property and the area within 1,000 feet of the subject property. Location in packet **Refer to Attachment 8.3.**
- ☐ **A Zoning map** of the subject property and vicinity (showing the existing zoning district), extending at least 300 feet from the property boundaries. Location in packet **Refer to Attachment 8.1.**
- ☐ **A Growth Policy/Comprehensive Plan map** of the subject property and vicinity extending at least 300 feet from the property boundaries for the applicable comprehensive plan, clearly showing the land use designation of the subject property and surrounding properties. Location in packet **Refer to Attachment 8.2.**
- ☐ **Adjacent properties.** A map showing the relationship of the proposed subdivision to adjacent subdivisions, certificates of survey, and public or private rights of way and any other access. Include the zoning of adjacent properties and the location of any buildings, railroads, power lines, towers, roads, and other land uses on adjacent lands. Show the names of platted subdivisions and numbers of certificates of surveys on the map. Location in packet **Refer to Attachment 8.4.**
- ☐ **Adjacent ownership.** A map showing the ownership of adjacent lands, including lands across public and private rights of way. Location in packet **Refer to Attachment 8.4.**
- ☐ **Certificate of survey and/or prior subdivision history** of subject property and adjacent properties. Location in packet **Refer to Attachment 8.28.**
- ☐ **An aerial photo** of the subject property and vicinity extending at least 200 feet from the property boundaries. Location in packet **Refer to Attachment 8.5.**
- ☐ **An existing conditions map** per Section 4-010.1B(1) including location, current land use, land cover (such as cultivated areas, paved areas), natural features (such as lakes, streams, riparian vegetation), all existing structures and improvements, and all encumbrances, such as easements. Location in packet **Refer to the Existing Conditions sheet, included in Attachment 15, Preliminary Construction Plans.**
- ☐ **Landscaping and maintenance plans** for common areas, and boulevard plantings, as may be required. Location in packet **Landscaping plans for common areas and boulevard plantings are**

included in Attachment 15, Preliminary Construction Plans, sheets C8.0 and C8.1. Maintenance of common areas is addressed in the draft homeowners' association documents, included as Attachment 10.

- ☐ **Variance requests.** If the proposed subdivision cannot comply with all subdivision standards, provide an attachment labeled "Variance Request(s)" and identify, for each standard not met, the section of the subdivision regulations for which the variance request is being sought and address the variance criteria (in Section 6-010 of the City of Missoula Subdivision Regulations) for each variance request. Location in packet **Not applicable. There are no variances requested with this subdivision.**
- ☐ An attachment labeled "**Neighborhood Comment and Response**," with minutes from neighborhood meetings and any comments received during the meeting(s). Location in packet **Refer to Attachments 19.1, 19.2, and 19.3.**

J. WATER AND SANITATION

1. Is this subdivision proposed to be served by City Water and City Sewer? ☒ Yes ☐ No
 - a. If yes, provide the municipal facilities exclusion documentation. Location in packet **An MFE form and plat of each phase will be provided to City Engineering for signature at the time of Stage 3 submittals for the public infrastructure associated with each phase. This subdivision application submittal contains all of the supporting documentation for an MFE request. Refer to Attachment 3, Preliminary Plat, Attachment 8.3, Vicinity Map, Attachment 12, Water Engineering Report, and Attachment 13, Sewer Engineering Report.**
 - i. Nearest public water main. How far is the proposed subdivision boundary from the nearest public water main? **Approximately 490 feet.**
 - ii. Nearest public sewer main. How far is the proposed subdivision boundary from the nearest public sewer main? **Approximately 490 feet.**
2. If no, please provide a Water and Sanitation Report with the information for a new water supply system or new wastewater facilities required per Section 5-020.13.A through G. Location in packet **Not applicable – the proposed subdivision will be served by City Water and City Sewer.**

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

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

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

- **Environmental description.** Provide a narrative that describes: Location in packet **An Indirect and Cumulative Effects Analysis was prepared for form-based code area during the Mullan BUILD project in 2019. That report is included with this subdivision application as Attachment 17.2. The Indirect and Cumulative Effects Analysis, along with the responses in Section K of this application**

form, below, fully provide a narrative that describes the items requested below and the Environmental Assessment requirements of MCA 76-3-603.

- Every body or stream of surface water that may be affected by the proposed subdivision,
 - Available groundwater information,
 - Topography,
 - Vegetation, and
 - Wildlife use within the area of the proposed subdivision.
- **Probable impacts.** A summary of the probable impacts of the proposed subdivision based on the primary review criteria described in M.C.A. 76-3-608; Location in packet **The responses in Section K of this application form, below, fully provide a narrative that describes the items requested below and the Environmental Assessment requirements of MCA 76-3-603.**
- **A community impact report** containing a statement of anticipated needs of the proposed subdivision for local services, including education and school bus routes; Mountain Line bus routes, roads and maintenance; water, sewage, and solid waste facilities; and fire and police protection (per MCA 76-3-603(c)); See Section 6; Location in packet **The responses in Section K of this application form, below, fully provide a narrative that describes the items requested below and the Environmental Assessment requirements of MCA 76-3-603.**
- **Coordination of roads.** A description that explains how the subdivision provides for coordination of roads within subdivided land with other roads, both existing and planned (per MCA 76-3-603(d) and MCA 76-3-501); Location in packet **The responses in Section K of this application form, below, fully provide a narrative that describes the items requested below and the Environmental Assessment requirements of MCA 76-3-603.**
- **Land dedication.** A description of the dedication of land for roadways and for public utility easements (MCA 76-3-501(3)); Location in packet **The responses in Section K of this application form, below, fully provide a narrative that describes the items requested below and the Environmental Assessment requirements of MCA 76-3-603.**
- **Road improvements.** A description of the proposed improvements of roads (MCA 76-3-501(4)); Location in packet **Refer to Attachments 8.13, Attachment 15, and Attachment 16 for descriptions of the proposed improvements of roads.**
- **Open space.** A description of how the subdivision provides adequate open space for travel, light, air, and recreation (MCA 76-3-501(5)); Location in packet **The responses in Section K of this application form, below, fully provide a narrative that describes the items requested below and the Environmental Assessment requirements of MCA 76-3-603.**
- **Sanitation.** A description of sanitary facilities (MCA 76-3-501(7)). The applicant may cross- reference Section J, the Water and Sanitation Report, and other relevant areas of the application; Location in packet **The Water, Sewer, and Storm Drainage Reports, included as Attachments 12, 13, and 14, respectively, fully describe the proposed sanitary facilities associated with the subdivision.**
- **Congestion.** A description of the proposed subdivision's mitigation measures to avoid or minimize congestion (MCA 76-3-501(8)); Location in packet **Refer to Attachment 18, Transportation Technical Memorandum, for a description of the subdivision's mitigation measures to avoid or minimize congestion.**
- **Avoidance of impacts.** A description of how the proposed subdivision will avoid unnecessary environmental degradation and danger of injury to health, safety, or welfare by reason of natural hazard, including but not limited to fire and wildland fire, or the lack of water, drainage, access, transportation, or other public services, or that would necessitate an excessive expenditure of public funds for the supply of services (MCA 76-3-501(9)). Location in packet

The responses in Section K of this application form, below, fully provide a narrative that describes the items requested below and the Environmental Assessment requirements of MCA 76-3-603.

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.
Location in packet **The responses contained in this document fully satisfy the Environmental Assessment requirements of MCA 76-3-603. 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.**
 - a. **Agriculture production.** Is the proposed subdivision located on land currently or previously used for agricultural production? ☒ Yes ☐ No

If yes, identify the number of acres in production on a map. Location in packet **Based on historical aerial imagery, the majority of the 40.07-acre subject property has been used for production of hay and alfalfa. Please refer to Attachment 8.8.**
 - b. **Description in the Narrative.**
Location in packet **The responses contained in this document fully satisfy the Environmental Assessment requirements on MCA 76-3-603.**
 - i. Describe the productivity of the land and whether the subdivision would remove from production any agricultural or timber land. **The proposed subdivision is located on land which has historically been in use for agricultural production of hay and alfalfa. The majority of the 40.07-acre property has been used for production of hay and alfalfa. The area used for agricultural production is shown on Attachment 8.8. There is no current or known prior timber production on the parcel.**
 - ii. Describe agricultural operations and other uses of land on the adjacent property. **The parcels to the west, north, and east have previously been used as agricultural land for hay production, but appear to be out of production today. The parcels to the south and southeast are residential, including the parcel immediately to the south which is largely undeveloped but has a preliminary-platted subdivision and development as residential land.**
 - iii. Describe what measures will be taken, if any, to control family pets. **The proposed covenants will place restrictions on property owners within the subdivision to control family pets. Please refer to the draft covenants, included as Attachment 10.**
 - vi. Describe any existing fence lines around the subdivision boundary, which protect agricultural lands under an ownership other than that of the subdivider, and describe any measures which will be taken to ensure that the owners of the subdivision will share with the owner of the agricultural lands in the continued maintenance of the fence. **Existing fences protect adjacent lands along the western and northern boundaries of the subdivision property. The fence along the western property boundary has recently been constructed by the Airport Authority and will remain. The fence along the northern property boundary is located on the adjacent parcel, and will not be disturbed during construction of the subdivision. The Airport Authority has plans to replace this fence with a chain-link fence. These fences will provide continued protection of the adjacent lands. Fence maintenance will be the responsibility of the property owner who owns each respective fence.**
 - c. **Soil type.** Is the proposed subdivision located on land with a soil type defined by the Natural Resources Conservation Services (NRCS) as having agricultural importance (Prime, Prime if Irrigated, Statewide or Local Importance)? ☒ Yes ☐ No

If yes, which type(s)? Location in packet **According to the NRCS Soils Survey, included in the packet as Attachment 21, the subdivision property contains Desmet Loam and Grantsdale Loam soils, which are both classified as Prime Farmland if Irrigated.**

- i. **Soils map.** If yes, identify each area on a copy of the preliminary plat and provide a Soils Map and Table from the Soil Survey, published by the U.S. Department of Agriculture, the Natural Resources Conservation Service, and the Forest Service, showing the soil type(s) found within the proposed subdivision. Location in packet **The NRCS Soil Survey report is included within the application packet as Attachment 21 and includes a map of the soil types found within the proposed subdivision.**
- ii. **Soils assessment.** Provide a soils assessment per Section 5-020.14M. Location in packet **The necessary soil texture analysis, measurements of topsoil depth and water-holding capacity, and a discussion of the texture and depth of the soil types found on the property are provided via the Geotechnical Report, included as Attachment 22.**
- 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? **The property is currently zoned and is required to connect to the City of Missoula sewer systems, as the properties are planned for annexation.**
- iv. **Irrigation.** If the soil type is defined as Prime if Irrigated, is the property served by an existing, developed irrigation system or water right, including wells and adjacent irrigation ditches? **Yes, the property is currently served by a developed irrigation system including a ditch and buried lateral pipe to serve wheel lines. A search of the Montana DNRC Water Rights Query system did not return any irrigation water rights tied directly to either parcel of land. The existing buried lateral pipe will be removed by the construction of the subdivision.**

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. Location in packet **The responses contained in this document fully satisfy the Environmental Assessment requirements of MCA 76-3-603.**

- a. **Location.** Is the subdivision located on land with agricultural water user facilities or adjoining an agricultural water user facility? ☒ Yes ☐ No
 - i. If yes, describe the facilities (irrigation ditch, well, etc.). Location in packet **The property has a buried lateral irrigation pipe with risers to serve wheel lines along the southern boundary, and is adjacent to an existing irrigation ditch with a center pivot located immediately to the northeast of the parcel. This irrigation ditch has been purchased by the City of Missoula, however, and no longer provides water to the area. According to correspondence with the City, the irrigation ditch is being retained as a potential conduit for stormwater discharges in the area. The existing buried lateral pipe will be removed by construction of the subdivision. The buried lateral pipe does not serve any properties other than the subject property.**
- b. **Ditches.** Are any irrigation ditches located on or adjacent to the property? ☒ Yes ☐ No
 - i. If yes, provide the name and contact information for the responsible ditch company. **The City of Missoula has purchased the adjacent irrigation ditch and removed it from service.**
 - ii. If yes, do you intend to provide access to the irrigation ditch for all lots? **No. The irrigation ditch has been removed from service.**
 1. If no, if the average lot size in the proposed subdivision will be one acre or less, provide for disclosure notifying potential buyers that lots within the subdivision are classified as irrigated land and may continue to be assessed for irrigation water delivery even though the water may not be deliverable to the lots.

- c. **Abandonment or transfer of water rights.** Does the subdivision involve the abandonment or transfer of water rights from the property being subdivided?
☐ Yes ☒ No
- i. If yes, provide documentation that the water rights have either been removed from the land or that the process has been initiated to remove the water rights from the land. **Not applicable - the subdivision does not involve the abandonment or transfer of water rights from the property. There are no existing water rights associated with the subdivision property.**
- ii. If yes, the fact the water rights have been or will be removed from the land within the subdivision shall be denoted on the preliminary plat. Location in packet **Not applicable - the subdivision does not involve the abandonment or transfer of water rights from the property. There are no existing water rights associated with the subdivision property.**
- iii. If no, the subdivider shall, unless otherwise provided under separate written agreement or filed easement, show on the preliminary plat, ditch easements for the unobstructed use and maintenance of existing water delivery ditches, pipelines, and facilities in the proposed subdivision that are necessary to convey water through the subdivision to lands adjacent to or beyond the subdivision boundaries in quantities and in a manner that are consistent with historic and legal rights. A minimum width of 10 feet is required on each side of irrigation ditch canals and ditches for maintenance purposes, unless a lesser width is agreed to by the owner of the ditch right. Location in packet **The existing ditch retained by the City of Missoula is located on adjacent parcels of land, therefore, no easement will be required within the proposed subdivision. The existing buried lateral pipe will be removed during development of the proposed subdivision.**
- d. **Removal of facilities.** Does the subdivision involve the abandonment or removal of agricultural water user facilities? **Yes, the existing buried lateral pipe will be removed during development of the proposed subdivision. This buried lateral pipe does not provide irrigation water to any properties except for the subject property.**
- e. **Maintenance.** Will the proposed subdivision or associated improvements alter access for maintenance of agricultural water user facilities? **No**
- f. **Water availability.** Will the proposed subdivision or associated improvements alter the movement or availability of water? **No**
- g. **Disturbance.** Will any proposed construction disturb an existing irrigation ditch or well or result in any changes to agricultural water use? **No**
3. **IMPACT ON NATURAL ENVIRONMENT:** Answer the questions below. In addition, provide a narrative that identifies the adverse impacts and describe proposed avoidance and mitigation efforts that will be used to reasonably minimize potentially significant adverse impacts to the natural environment. Location in packet **The responses contained in this document fully satisfy the Environmental Assessment requirements of MCA 76-3-603. The relevant reference documents are included as attachments to this application, and are referenced within the responses below.**
- a. **Public lands**
- i. Is the subdivision proposal adjacent to public lands? ☐ Yes ☒ No
1. If yes, how will the proposed subdivision affect adjacent public land uses? **N/A – The proposed subdivision is not adjacent to any public lands.**
2. If yes, describe any applicable land management policies of any public lands adjacent to or near the proposed subdivision. **N/A – The proposed subdivision is not adjacent to any public lands.**

3. If yes, describe how access to public lands will be affected by this subdivision. **N/A – The proposed subdivision is not adjacent to any public lands.**

b. Historical features

- i. Are there are any known historic, paleontological, archaeological or cultural sites, structures or objects on or within a half-mile of the proposed subdivision? ☐ Yes ☒ 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. Location in packet **The Montana State Historic Preservation Office identified two historic sites within Section 12, Township 13 North, Range 20 West. These sites include an historic agricultural structure dating from 1880-1889, and an historic irrigation system, the Flynn-Dougherty Ditch, dating from 1950-1959. Neither of these historical features will be altered or disturbed by the proposed subdivision, so the State Historic Preservation Office has not recommended a cultural resource inventory for this project. In addition, a Cultural Resources Inventory was completed in the area for the Mullan BUILD project. This report is included as Attachment 20.**

2. If yes, discuss the impact of the proposed development on any historic features, and the need for inventory, study and/or preservation with the State Historic Preservation Office (SHPO). Provide a written statement outlining any recommendations of SHPO and any plans for inventory, study and/or preservation and any mitigation planned to overcome any adverse impacts. Location in packet **Not applicable - the proposed subdivision will not impact either of the identified historical features. Therefore, the State Historic Preservation Office has not recommended a cultural resource inventory for this project. Should structures need to be altered, or if cultural materials are inadvertently discovered during the project, the preservation office should be contacted and the site investigated.**

c. Water rights

- i. Have the water rights been severed from the subject property? ☒ Yes ☐ No

d. Groundwater

- i. Does high seasonal groundwater rise within 15 feet of the surface of the property?
☒ Yes ☐ 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. Location in packet **According to the Cumulative Effects Analysis Groundwater Model Update, prepared by Newfields on behalf of the City of Missoula and included in the application packet as Attachment 23, groundwater rises within 10 feet of the surface on the subject property. The Storm Drainage Design Report, included as Attachment 14, outlines the predicted depths to high seasonal groundwater, as well as proposed storm water management techniques proposed in the proposed subdivision. Please reference Figure 4-16 of the Groundwater Modeling Study referenced above, as well as Attachments 8.15 and 8.16 of this subdivision application, to view the predicted depths to groundwater. The Groundwater Modeling Study and Storm Drainage Design Report are submitted with this application in lieu of a separate groundwater drainage mitigation plan, since groundwater depths are sufficient to allow construction of buildings without basements without additional mitigation techniques.**

- ii. What are the maximum and minimum depths to the water table, and on what dates were those depths determined? **According to Figure 4-16 of the Groundwater Modeling**

Study, included as Attachment 23, the shallowest depth to the seasonal high water table ranges from 10-20 feet below ground surface (BGS) across the site.

- iii. What is the depth of aquifers and aquifer recharge areas from the surface of the property? **According to the Groundwater Modeling Study, the Missoula Aquifer is a highly conductive, unconfined, shallow sand and gravel aquifer. The local aquifer is the Grant Creek Aquifer which has water entering as underflow from the Grant Creek Valley alluvium and bedrock north of the proposed development. The shallowest depth to the local aquifer in this area is 55 feet according to the study mentioned above. The high seasonal water table mentioned in this application is a seasonal formation and not part of the year-round local aquifer.**
- iv. Describe the steps necessary to avoid depletion or degradation of groundwater recharge areas. **The conclusion of the Groundwater Modeling Study is that depletion or degradation of the groundwater recharge for the local Grant Creek Aquifer is not anticipated because the proposed subdivision is to be connected to City of Missoula's municipal water supply system, so the aquifer will not be depleted by water usage from wells within the proposed subdivision. Degradation of groundwater quality will be reasonably minimized through the provision of three levels of stormwater treatment within the stormwater collection system – pretreatment in sediment sumps and rain gardens at inlets, hydrodynamic separation, and construction of isolation areas in the proposed underground detention basins. Refer to the Storm Drainage Design Report, included as Attachment 14, for more information.**
- e. **Surface water**
 - i. **Delineated floodplain.** Is any portion of the property within a FEMA-designated 100- year or Shaded Zone X floodplain? ☐ Yes ☒ No
 - 1. If any portion of the property is within a FEMA-designated 100-year or Shaded Zone X floodplain, provide a map with a legend showing the designated areas, and/or areas removed by FEMA through a Letter of Map Amendment. Location in packet **Not applicable - According to FEMA Flood Insurance Rate Map 30063C1190E, the proposed subdivision is not within a FEMA-designated 100-year or Shaded Zone X floodplain. The FIRM for the subject property is included within this submittal packet as Attachment 8.41, along with a floodplain map exhibit included as Attachment 8.6.**
 - ii. **Non-delineated floodplain.** Are any proposed building sites within 20 vertical feet and 1,000 horizontal feet of a stream draining an area of 15 square miles or more and in the same drainage basin, in an area where no official floodway delineation or floodway study of the stream has been made (in accordance with 3-010.2A)? ☐ Yes ☒ No
 - 1. If any proposed building sites are within 20 vertical feet and 1,000 horizontal feet of a stream draining an area of 15 square miles or more and in the same drainage basin, in an area where no official floodway delineation or floodway study of the stream has been made (in accordance with Section 3-010.2A), submit a Flood Hazard Evaluation Report. Location in packet **Not applicable – the proposed subdivision is in the Grant Creek drainage basin, which has an official floodway delineation. Please refer to FIRM 30063C1190E included in this submittal packet.**
 - iii. **Mapping.** Locate on a plat overlay or sketch map all surface water and the delineated floodways that may affect or be affected by the proposed subdivision including natural water systems (streams, lakes, rivers, or marshes), artificial water systems (canals, ditches, aqueducts, reservoirs, irrigation or drainage systems), and land subject to flooding. Location in packet **Please see FIRM 30063C1190E, which is Attachment 8.41, the existing conditions sheet in the preliminary construction plans, included as Attachment 15, and the National Wetlands Inventory map viewer,**

included as Attachment 8.21, which together display the existing conditions of the property. These resources outline all surface waters, streams, lakes, rivers, marshes, ditches, aqueducts, reservoirs, irrigation or drainage systems, and delineated floodways that may affect or be affected by the proposed subdivision. In addition, an Aquatic Resources Report was completed for the area in conjunction with the Mullan BUILD project. This report is included with this subdivision application as Attachment 17.3.

- 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. Location in packet **As noted in the Cumulative Effects Analysis Groundwater Monitoring Study for the area completed by NewFields, included as Attachment 23, there are no surface waters that may affect or be affected by the proposed subdivision**
- 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. Location in packet **A review of the National Wetlands Inventory web mapper, included with this application as Attachment 8.21, indicates that there are no wetlands present on the property. Additionally, the topographic survey included on the existing conditions sheet of the preliminary construction plans confirms this conclusion.**
- 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:
 - 1. 310 Permit (Local Conservation District) **Not required.**
 - 2. SPA 124 Permit (Department of Fish, Wildlife, and Parks) **Not required.**
 - 3. Floodplain Permit (City Floodplain Administrator) **Not required.**
 - 4. Section 404 Permit, Section 10 Permit (U.S. Army Corps of Engineers) **Not required.**
 - 5. 318 Authorization (Department of Environmental Quality) **Not required.**
 - 6. Navigable Rivers Land Use License or Easement (Department of Natural Resources and Conservation) **Not required.**
- f. **Vegetation and Riparian Resource Areas**
 - i. **Plant types.** Describe the vegetative types by plant community, relative age, and condition. Location in packet **The area of the proposed subdivision was walked on November 28, 2023 by the Missoula County Weed District Manager. The the property includes native flora species typical to the fringe urban areas of Western Montana. Most of the 40.07-acre parcel was formerly used primarily for the production of hay and alfalfa. The proposed subdivision is located in the Mullan-Big Flat weed management area. According to the Missoula County Weed District, widespread weeds in the area include spotted knapweed, sulfur cinquefoil, Canada thistle, oxeye daisy, houndstongue, common tansy, field bindweed, and leafy spurge. Established weeds include yellow toadflax, dalmation toadflax, st. johnswort, orange hawkweed, tall buttercup, Russian knapweed, and whitetop. Rare weeds include Japanese knotweed and tamarisk.**
 - ii. **Measures to preserve existing vegetation.** Describe any measures that will be taken to preserve trees and other natural vegetation as much as possible (such as

locating roads, lot boundaries, and planning of construction to avoid damaging tree cover). Location in packet **There are no existing timber land or critical plant communities onsite. However, recommendations on best management practices have been made by the Missoula County Weed District to prevent and eradicate noxious weeds as well as protect existing vegetation onsite. Please refer to the Weed Management Plan, included as Attachment 11.**

- 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). Location in packet **Not Applicable - No critical plant communities were identified on the project site.**
- iv. **Weeds.** Identify areas containing noxious weed growth. Describe proposed means of weed control, especially means to prevent weed growth on areas disturbed by construction. Location in packet **The following noxious weed species were identified around the perimeter of the stubble field onsite: musk thistle, houndstongue, common tansy, and spotted knapweed. The primary weed management tool to be used in the subdivision will be revegetation. Areas disturbed during construction will be reseeded as soon as possible, and within the same season. Each lot will have landscaping and irrigation; these areas will be mowed and maintained after reseeding to reduce seed production of noxious weeds and prevent their spread. Mowing the site at least once per year is another recommended weed management tool. This also helps to control and limit the growth of vegetation on site and decreases fire danger. Lastly, it is recommended that a herbicide be used to eradicate the noxious weed species found on site as as outlined in the Weed Management Plan. Please refer to Attachment 11 for full information. The Weed Management Plan will be reviewed and approved by the Weed District at the time of final platting of Phase 1, and will be appended to the covenants at that time.**
- v. **Wetlands and riparian resource areas.** Are there any wetland and/or riparian resource areas on the property per Section 2-020.102? ☐ Yes ☒ No
 - 1. If Riparian Resource Areas are within or adjacent to the proposed subdivision, provide a Riparian Management Plan per the submittal requirements in Sections 3-130.3 and 5-020.14L. Show areas of riparian resource and proposed buffers on a supplemental data sheet. Location in packet Not applicable – the property does not contain any wetlands or riparian resource areas.
- 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. Location in packet Refer to Attachment 8.19.

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. Location in packet **Slopes across the project parcel are generally less than 5%, with higher slopes up to 15% in the area of the former Grant Creek channel. Geologically, this area is mapped on the Missoula West 30' x 60' Quadrangle Geologic Map (MBMG Open File Report 373) as Quaternary period Alluvium of Alluvial Terrace Deposits (Qat). These deposits are characterized as well-rounded cobbles, gravel, and sand in deposits with flat topped surfaces that are 10 to 30 feet above the present flood plain. Measures are described in the geotechnical report, included as Attachment 22, to properly**

- construct the proposed roadways.**
- ii. **Cut and fill.** Describe the location and amount of any cut or fill three (3) or more feet in depth and plans to prevent erosion and promote revegetation of those cuts and fills. Location in packet **Attachment 8.12 shows the locations of cuts and fills exceeding three feet. These areas will be revegetated with sod after construction, as detailed in the road plans for boulevard areas, and as required by the zoning code for lot areas.**
 - iii. **U.S.G.S. topographic map.** Provide a detailed current U.S. Geological Survey topographic map with an outline of the subdivision clearly indicated. Location in packet **A USGS quad map for Northwest Missoula, MT is included within the submittal packet as Attachment 8.40.**
 - 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%. Location in packet **Not applicable - there are no geologic or topographic limitations on the property which may limit the capability for building or excavation using ordinary and reasonable construction techniques.**
 - v. **Geotechnical report.** If the proposed subdivision includes land areas with the potential for land sliding, slope instability, or high ground water, provide a report by a qualified soil or geotechnical engineer indicating the locations, character, and extent of all areas subject to land sliding, slope instability, and high ground water, and prominently designate these areas on the preliminary plat and other records of conveyance. Location in packet **Please refer to the geotechnical report, included as Attachment 22.**
 - vi. **Steep Slopes/Slope category map.** Does the subject property have slopes of 25% or greater? ☐ Yes ☒ No
 1. If yes, designate these areas as "No-Build Zone/Steep Slope" on the plat. Location in packet **Please refer to the Slope Category Map included in this application packet as Attachment 8.9.**
 - vii. **Hillside density adjustment calculation worksheet.** If the subdivision has sites proposed for development located on slopes over fifteen (15) percent, submit a hillside report per the requirements in Section 5-020.14E and a density adjustment calculation worksheet per the requirements in Section 3-140.4. A hillside density adjustment calculation worksheet is available at the Development Services Office. Location in packet **Not applicable - the proposed subdivision does not have sites proposed for development located on slopes over fifteen percent.**
4. **IMPACTS ON WILDLIFE AND WILDLIFE HABITAT:** Answer the questions below. In addition, provide a narrative that identifies the adverse impacts and describe proposed avoidance and mitigation efforts that will be used to reasonably minimize potentially significant adverse impacts to wildlife and wildlife habitat. Location in packet **The responses contained in this document fully satisfy the Environmental Assessment requirements of MCA 76-3-603. The relevant reference documents are included as attachments to this application, and are referenced within the responses below.**
- a. **Species types.** Per Montana Fish, Wildlife, and Parks maps and data, which species of fish and wildlife use the area to be affected by the subdivision? **According to GIS data available from Montana Fish, Wildlife, and Parks, the proposed subdivision is within**

the known range distribution of grizzly bear, ruffed grouse, pheasant, white-tailed deer, Hungarian partridge, gray wolf, dusky grouse, black bear, mountain lion, spruce grouse, and sharptail grouse. As a hay meadow, the property also serves as habitat for such grassland songbirds as western meadowlarks, savannah sparrows and vesper sparrows, who use the area for insect foraging. The property also provides seasonal foraging opportunities for red-tailed hawks, Swainson's hawks, northern harriers, and American kestrels. Additionally, there are existing residential, commercial, and industrial land uses within 3,500 feet of the proposed subdivision to the north, east, and south, but there are also nearby agricultural areas and open space associated with the airport, so some use by wildlife in the vicinity would be expected to continue. A biological assessment was completed for the area with the Mullan BUILD project, and is included as Attachment 17.1.

b. **Wildlife mitigation.**

i. Describe any proposed measures to protect, enhance, or minimize degradation of wildlife habitat (such as keeping buildings and roads back from shorelines, setting aside marshland as open space, using a cluster development to limit development on sensitive areas). Location in packet **The proposed subdivision, at the most intensive density allowed by the proposed zoning, will represent the loss of wildlife habitat, specifically foraging land for white-tailed deer, small mammals, and raptor species. The subdivision property is presently used for agriculture, and does not contain any shorelines, marshland, sensitive areas, or critical wildlife habitat requiring protection. The maximum density allowed by the proposed zoning will serve as mitigation to loss of wildlife habitat within the greater Missoula region. According to the City of Missoula Growth Policy 2035, 9,000 additional residential dwelling units will be required within the Urban Growth Area to accommodate anticipated future growth. At the maximum potential density allowed by the zoning, the proposed subdivision could accommodate 7.5% of the projected growth on 20.21 acres. The proposed subdivision would minimize habitat loss while maximizing the growth accommodated on a single parcel.**

ii. Describe any proposed measures to minimize or mitigate conflicts between residents and wildlife (such as covenants that require garbage and pet food to be kept indoors). Location in packet **Measures will be introduced within the proposed covenant to minimize conflicts between residents and wildlife. Please refer to the draft covenant included within this application packet as Attachment 10.**

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 Parks maps and data and other appropriate resources. Location in packet **The nearest known big game winter range habitat is approximately two miles east/southeast of the proposed subdivision, in the Mount Dean Stone area east of Miller Creek Road. The proposed subdivision is also not located within a grizzly bear linkage corridor – according to the University of Montana Grizzly Bear Migration Corridor Conservation website, the nearest grizzly bear linkage corridor is well to the east of Missoula, near Clinton. The subdivision property does not support any waterfowl nesting areas, habitat for rare or endangered species, wetlands, or riparian resource areas. Refer to Attachment 8.20 for mapping of these features.**

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. Location in packet **The responses contained in this document fully satisfy the Environmental Assessment requirements of MCA 76-3-603. The relevant reference**

documents are included as attachments to this application, and are referenced within the responses below.

- a. **Air Stagnation Zone.** Is the property within the Air Stagnation Zone? ☒ Yes ☐ No
 - b. **Airport Influence Area.** Is the property within the Airport Influence Area? ☒ Yes ☐ No
 - i. If the property is within the Airport Influence Area, provide a map showing the boundaries of the Airport Influence Area with the site identified and other sub-areas (such as Runway Protection Zone (RPZ), Extended Approach and Departure Areas (EADA), and the 65 dnL noise contour). Location in packet **Please refer to the Airport Influence Area Exhibit included within the submittal packet as Attachment 8.7.**
 - 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. Location in packet **There are no known health and safety hazards on or within the vicinity of the subdivision property. There are no high-pressure gas lines or high-voltage power lines on the property. The nearest Superfund sites are the Smurfit Stone Mill and Milltown Reservoir, both of which are more than five miles from the proposed subdivision and will not pose any risk to future residents of the subdivision. There are no hazardous waste sites on or adjacent to the property – all adjacent parcels are used for agricultural or residential uses. Additionally, there are no abandoned landfills, mines, waste sites, or sewage treatment plants in the vicinity of the project. According to the Montana Bureau of Mines and Geology Publication SP-117: Probabilistic Earthquake Ground Shaking Maps for the State of Montana, the 10% probability of exceedance in 50 years peak horizontal acceleration for Missoula is less than 0.1. This is the lowest category representing weak to moderate shaking. The proposed subdivision is not in an area identified as a high seismic hazard. Refer to Attachments 8.25 and 8.26 for additional information.**
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
 - 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. Location in packet **The proposed subdivision is adjacent to several parcels which are currently and historically used for agricultural operations. Agricultural operations can produce nuisances to residents of the proposed subdivision, including dust and noise. Language will be included in the proposed covenant to ensure that future owners of lots within the subdivision are fully aware of any ongoing adjacent offsite agricultural operations. The covenants also include language advising property owners of the airport influence area and potential noise from adjacent airport operations. The proposed covenants are included as Attachment 10. Furthermore, the property is subject to an aviation easement associated with the airport and airport influence area easement, which are included as Attachment 8.31 and Attachment 8.34, respectively.**
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. Location in packet **The responses contained in this**

document fully satisfy the Environmental Assessment requirements of MCA 76-3-603. The relevant reference documents are included as attachments to this application, and are referenced within the responses below.

- a. **Transportation facilities – motorized and non-motorized.** Describe the proposed subdivision's mitigation measures to avoid or minimize congestion (MCA 76-3-501(8)); Location in packet **Refer to Attachment 18, Transportation Technical Memorandum, for an analysis of the project's impacts to study intersections in the vicinity. The project will improve the intersection of England Boulevard and George Elmer Drive with turn lanes and a stop control to minimize congestion.**
 - i. **Bridges and culverts.** Describe characteristics such as location, name, type, width, design load, and vertical clearance, of any existing or proposed bridges or culverts within the subdivision or on roads providing access to the subdivision. Location in packet **No bridges or culverts are proposed within the subdivision, and neither of the roads providing access have existing or required new bridges or culverts.**
 - ii. **Non-motorized transportation facilities.** Describe existing and proposed non-motorized transportation facilities that will serve the proposed subdivision, including sidewalks and bike lanes/stripping. Location in packet **The proposed subdivision will include bike lanes, shared-use paths, and sidewalks. Refer to Attachment 13, the Form-Based Code Atlas, which cross-references the street and trail sections shown in the construction plans, Attachment 15, for graphical descriptions of the proposed facilities. Attachment 16 details the street and trail sections proposed within the subdivision. The form-based code has strict requirements for maximum block perimeters to promote walkability. These block perimeters are depicted on Attachment 8.22.**
 - iii. **Bus Routes.** Provide a map showing the locations of any bus stops and turnarounds for school buses and public transit, or provide a narrative description of bus routes in lieu of a map. If the project is located on an existing school bus route, show the route and the nearest bus stop relative to the proposed subdivision. If a bus stop is proposed within the subdivision, indicate the type and location on a Supplemental Data Sheet. Location in packet **Refer to Attachment 8.27. In addition, Mountain Line has indicated an interest in future service in the area of the subdivision. However, since the exact locations of stops for the future route are not known at this time, the design and location of bus stops along England Boulevard will be coordinated at the phased development review for Phase 3 as a condition of approval.**
- b. **Street and Roads Plans.** Per City Subdivision regulations section 5-020.10 provide the following information:
 - i. Using the subdivision plat as a base map show the following: Location in packet **Refer to Attachment 15, Preliminary Construction Plans, and Attachment 16, Road Atlas Worksheet.**
 - 1) Street names, road classification, public or private maintenance
 - 2) Right-of-way widths
 - 3) Surface widths (boc to boc), curb/gutter, with parking lane or no parking lane
 - 4) Street grades
 - 5) Sidewalk widths, landscaped boulevard widths,
 - 6) Minimum site distances and curb radii at corners
 - 7) Locations and characteristics of bridges and culverts
 - 8) Location of street lights
 - 9) Number and location of on-street parking spaces, if applicable
 - 10) For cul-de-sac streets, provide the widths of turn-around radii, minimum right-of-way widths at turn-arounds, minimum surface widths at turn-arounds and total length
 - 11) Number and location of on-street parking locations, if applicable
 - 12) Location of existing and proposed bike lanes

- ii. **Typical cross sections** including pavement and base thickness, and all road improvements for each on-site road within the subdivision and proposed half-street improvements for roads adjacent to the subdivision which serve the subdivision. Location in packet **Refer to the cross-section detail sheets in the Preliminary Construction Plans included as Attachment 15.**
- iv. **Road profiles and cross sections** for all proposed streets and roads which have grades exceeding seven (7) % or cuts/fills exceeding three (3) feet. Location in packet **Refer to the road plan and profile sheets in the Preliminary Construction Plans included as Attachment 15.**
- v. **Right-of-way Easements.** Describe the dedication of land for roadways and for public utility easements or the provision for right-of-way easements per MCA 76-3- 501(3) and Subdivision Regulations Section 1-030.3C. Location in packet **Refer to Attachment 3 and Attachment 8.29.**
- vi. **Cul-de-sac/Circle/Loop Streets.** Are Cul-de-sac/Circle/Loop streets proposed? ☐ Yes ☒ No
If Cul-de-sac/Circle/Loop streets are proposed, provide a plan meeting the standards of Section 3-020.5B and a variance request addressing the criteria in Section 6-010. Location in packet **Not applicable – the proposed subdivision does not include any cul-de-sac, circle, or loop streets.**
- vii. **Homezone/Woonerf.** Are Homezone/Woonerf streets proposed? ☐ Yes ☒ No
If Homezone/Woonerfs are proposed, provide a plan meeting the standards of Section 3-020.7 Location in packet **Not applicable – the proposed subdivision does not include any homezones or woonerfs. Note: the proposed subdivision does include a street typical section called “woonerf”, but this is not a true woonerf as defined by the subdivision regulations, and is a thoroughfare section envisioned in the form-based code that functions as a local street, and not as a true woonerf.**
- viii. **Private road access.**
 - 1) Does access to the property cross any private properties not owned by the subdivider or property owner? ☒ Yes ☐ No
 - a) If access to the subdivision is across private property not owned by the subdivider, provide a list labeled "Legal Access" containing the names and owners of those properties. Include documentation of perpetual legal access (including but not limited to easements, agreements, and access permits or other forms of access permission) or describe how perpetual legal access will be obtained prior to the filing of the final plat. The documentation must be sufficient to demonstrate perpetual legal access. The information must be provided for any access routes required. Location in packet **Refer to Attachments 8.29, 8.32, 8.33, and 8.39 for documentation of legal and physical access across the adjacent private properties not owned by the subdivider. These accesses include existing rights-of-way dedicated for England Boulevard and Chuck Wagon Drive. These easements and/or rights-of-way are also shown and referenced on the preliminary plat.**
 - 2) Are private roads proposed? ☐ Yes ☒ No
If private roads are proposed, include a private road maintenance plan in a development agreement or draft covenants. Location in packet **Not applicable – private roads are not proposed.**
 - 3) Are short courts proposed? ☐ Yes ☒ No
If short courts are proposed, provide a plan meeting the standards of Section 3-020.6B and a variance request addressing the criteria in Section 6-010. Location in packet **Not applicable – short courts are not proposed.**

c. **Traffic impact narrative:**

- i. What is the expected increase in the number of automobile trips per day that the proposed subdivision will generate? Refer to Attachment 18, Transportation Technical Memorandum. For traffic estimates, please reference the most recent edition of *Trip Generation: An ITE Informational Report*.
 - 1) **Traffic study.** Submit a Traffic Study if the proposed subdivision generates 200 or more average weekday daily trips and the City Engineer requires submittal of a Traffic Study. The Traffic Study must address the current capacities of adjacent roads and nearby intersections and provide an analysis of level of service (LOS) changes that will occur as a result of the development of the proposed subdivision. Identify the adverse impacts and describe proposed avoidance and mitigation efforts that will be used to reasonably minimize potentially significant adverse impacts to transportation facilities. If the City Engineer determines that a Traffic Study is not required, submit written documentation indicating so. Location in packet **Refer to Attachment 18, Transportation Technical Memorandum.**
- ii. Identify all existing transportation corridors, (including bicycle and pedestrian routes) within a quarter-mile radius of the project and provide a summary describing how this project is likely to impact those transportation corridors. Location in packet **Refer to Attachment 18, Transportation Technical Memorandum.**
 - 1) Coordination of roads. Describe how the subdivision provides for coordination of roads within subdivided land with other roads, both existing and planned (per MCA 76-3-603(d) & MCA 76-3-501 and Subdivision Regulations Section 1-030.3B). Location in packet **The alignments of England Boulevard, Chuck Wagon Drive, Tenderfoot Way, Riata Road, and Camden Drive have been designed to align with existing, planned, or potential future roadways or rights-of-way.**
- iii. What are the planned improvements to existing public and private access roads to mitigate the impacts anticipated from this subdivision? Location in packet **See Attachment 15 for proposed improvements to the intersection of England Boulevard and George Elmer Drive.**
- d. **Grading and drainage plans**, including at a minimum the following information:
 - i. Provide a report that addresses the following: Location in packet **Refer to Attachment 14, Storm Drainage Design Report. Attachments 8.14, 8.15, 8.16, 8.17, and 8.18 are supplemental exhibits referenced in the Storm Drainage Design Report which are used to fully describe the proposed grading and drainage plan.**
 - 1) A description of the proposed storm drainage and calculations for a 10-year frequency 1-hour storm and a 100-year frequency 1-hour storm on site and a method to mitigate adverse impacts for a 100-year frequency 1-hour storm.
 - 2) Conveyance, treatment, and disposal of storm water for both on-site and off- site facilities.
 - ii. Using the subdivision plat as a base map, show the following: Location in packet **Refer to the road plan and profile storm drainage plan and profile sheets within the Preliminary Construction Plans, included as Attachment 15.**
 - 1) proposed grades of all streets;
 - 2) proposed drainage facilities for all lots, blocks, and other areas (show accurate dimensions, courses and elevations);
 - 3) graded slopes;
 - 4) existing and proposed contours; and
 - 5) design for suitable drainage facilities for any surface run-off. If detention or

retention areas are proposed, provide cross sections of the facilities and inlet and outlet location and elevations.

- iii. Provide a storm water pollution prevention plan (SWPP) for all lots, blocks, and other areas (show accurate dimensions, courses and elevations). Location in packet **A Stormwater Pollution Prevention Plan (SWPPP) is included in the Preliminary Construction Plans, included as Attachment 15.**
- iv. Submit a Slope Category Map showing grades between 5-10%, 10.01%-20%, 20.01%-25%, and over 25%. Location in packet **Refer to Attachment 8.9.**
- e. **Utilities and Services:** Answer the questions below. In addition, provide a narrative that identifies the adverse impacts and describe proposed avoidance and mitigation efforts that will be used to reasonably minimize potentially significant adverse impacts to utilities. Location in packet **NorthWestern Energy will provide electricity and natural gas to the subdivision, numerous wireless providers will provide telephone service, Direct TV and Dish Network will provide Cable TV, and Republic Services will provide solid waste collection and disposal. No mitigation has been proposed as there are no known potentially significant adverse impacts to the utilities.**
 - i. **Service providers.** List the following service providers and, if applicable, how the service will be provided:
 - 1) Electricity: **Northwestern Energy**
 - 2) Telephone: **Multiple Providers**
 - 3) Natural Gas: **Northwestern Energy**
 - 4) Cable TV/Internet Provider: **Spectrum**
 - 5) Solid Waste Collection and Disposal: **Republic Services/Grizzly Disposal**
 - ii. **Over-head utilities.** If any utilities are proposed to be over-head, explain why. **Not applicable – all new utilities will be installed underground.**
 - iii. **Street lighting.** Is street lighting proposed? ☒ Yes ☐ No
If yes, who will install and maintain proposed street lighting? **Street lighting on collector streets and commuter trails will be installed by the developer, and maintained by the City of Missoula within a Street Lighting Improvements District. Street lighting on local streets will be installed by the developer and maintained by the homeowners' association. The proposed locations and spacing of street lights are shown on the road plan and profile sheets within the Preliminary Construction Plans, included as Attachment 15.**
 - iv. **Utilities Plan,** including at a minimum the following information: Location in packet **Please refer to the Preliminary Construction Plans, included as Attachment 15.**
 - 1) Existing and proposed utilities located on and adjacent to the tract, including: Location in packet **Please refer to the Preliminary Construction Plans, included as Attachment 15.**
 - 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. Location in packet **Please refer to the Preliminary Construction Plans, included as Attachment 15.**
 - v. **Water supply:** Answer the questions below. In addition, provide a narrative that identifies the adverse impacts and describe proposed avoidance and mitigation efforts that will be used to reasonably minimize potentially significant adverse

impacts to water supply. Location in packet **Please refer to the Water Supply Design Report, which has been prepared following the outline recommended by the Montana Department of Environmental Quality. It is included with this application as Attachment 12. An overview of the proposed water distribution system is shown on Attachment 8.11, with the system depicted in detail on the Preliminary Construction Plans, Attachment 15.**

- 1) **Water system.** Identify and describe the type of water supply planned for household use (such as, an existing public or multi-family system, new public or multi-family system or individual system). Location in packet **Please refer to the Water Supply Design Report, included with this application as Attachment 12.**
 - a) Water supply via wells require well isolation zones. Provide easements for well isolation zones encroaching onto adjoining private property. Location in packet **Not applicable – no new wells are proposed, and the property does not contain any existing wells.**
- 2) **Nearest public water main.** How far is the proposed subdivision boundary from the nearest public water main? **Please refer to the Water Supply Design Report, included with this application as Attachment 12.**
- 3) **Description of use.** Describe how water will be provided for household use. **Please refer to the Water Supply Design Report, included with this application as Attachment 12..**
- 4) **Capacity.** Indicate the number of gallons per day of water the proposed subdivision will require and whether the water supply is sufficient to meet the needs of the anticipated, final population of the subdivision. **Please refer to the Water Supply Design Report, included with this application as Attachment 12. Are there any anticipated effects on existing water systems or wells within the area? Please refer to the Water Supply Design Report.**
- 5) **State standards.** Indicate whether the plans for water supply meet the standards of MDEQ for quality, quantity and construction criteria. **Please refer to the Water Supply Design Report, included with this application as Attachment 12. The plans will meet the MDEQ standards for quality, quantity, and construction criteria.**
- 6) **Existing public system.** If the subdivider proposes to connect to an existing water system:
 - a) Identify and describe that system. Location in packet **Please refer to the Water Supply Design Report, included with this application as Attachment 12.**
 - b) Provide written evidence that permission to connect to that system has been obtained. Location in packet **The City will provide written evidence that permission to connect has been obtained with the Stage 3 approval for each Phase. Per email correspondence with the City dated February 18, 2025, the City has indicated their Intent to Serve the subdivision with sewer and water, so an Intent to Serve letter is not required for element review.**
 - c) State the approximate distance to that system. Location in packet **Please refer to the Water Supply Design Report, included with this application as Attachment 12.**
 - d) State the cost of extending or improving the existing water system to service the proposed development Location in packet **The costs of extending or improving the City's water system will be borne by the developer, and will be known upon final design of the water main extensions serving each phase of the subdivision.**
 - e) Show that the existing water system is adequate to serve the proposed subdivision. Location in packet **Please refer to the Water Supply Design Report, included with this**

application as Attachment 12.

- 7) **New public system.** If a separate public water system is to be installed, describe:
- a) Who is to install that system and when it will be completed. Location in packet **Not applicable – a new, separate public water supply system is not proposed for this subdivision.**
 - b) Who will administer and maintain the system at the beginning of subdivision development and when subdivision is completed. Location in packet **Not applicable – a new, separate public water supply system is not proposed for this subdivision.**
 - c) Provision of evidence that the water supply is adequate in quantity, quality, and dependability (75-6-102 MCA). Location in packet **Not applicable – a new, separate public water supply system is not proposed for this subdivision.**
- 8) **Individual system.** If individual water systems are to be provided, describe the adequacy of supply of the ground water for individual wells or cisterns and how this was determined. Location in packet **Not applicable – all lots within the proposed subdivision will connect to the City’s existing public water supply system.**
- vi. **Sewage disposal:** Answer the questions below. In addition, provide a narrative that identifies the adverse impacts and describe proposed avoidance and mitigation efforts that will be used to reasonably minimize potentially significant adverse impacts. Location in packet **Please refer to the Sanitary Sewer Design Report, which has been prepared following the outline recommended by the Montana Department of Environmental Quality. It is included as an attachment to this application. An overview of the proposed sewer collection system is shown on Exhibit 8.10, with the system depicted in detail on the Preliminary Construction Plans, Attachment 15.**
- 1) Identify and describe the type of sewage disposal system planned for the subdivision. Location in packet **Please refer to the Sanitary Sewer Design Report, included with this subdivision application as Attachment 13.**
 - 2) How far is the proposed development boundary from the nearest public sewage system main? **Please refer to the Sanitary Sewer Design Report, included with this subdivision application as Attachment 13.**
 - 3) Is the property currently wholly within a Utility Service Area Boundary and eligible to access public sanitary sewer disposal facilities? ☒ Yes ☐ No
 - a) If yes, provide the Municipal Facilities exemption documentation that the property is eligible for connection to and usage of the public sanitary sewer system. Location in packet **The City will provide written evidence that permission to connect has been obtained with the Stage 3 approval for each Phase. Per email correspondence with the City dated February 18, 2025, the City has indicated their Intent to Serve the subdivision with sewer and water, so an Intent to Serve letter is not required for element review.**
 - b) If any portion of the property is outside the Utility Services Area Boundary, provide a copy of the City Council-approved Resolution expanding the Utility Services Area Boundary to serve the property. Location in packet **Not applicable.**
- vii. **Schools:** Answer the questions below. In addition, provide a narrative that identifies the adverse impacts and describe proposed avoidance and mitigation efforts that will be used to reasonably minimize potentially significant adverse impacts to schools. Location in packet **The proposed subdivision will impact schools by the addition of new residents, and thus school-aged children, to existing districts. The proposed subdivision is within the Big Sky High School and Hellgate Elementary School Districts. The extent of these impacts, and any requested mitigation efforts, will be need to be determined during the agency**

review period when the subdivision application is reviewed by local agencies, including the school districts.

- 1) Identify the name of the schools and school districts (elementary and secondary) that will serve the proposed subdivision. **The proposed subdivision is within the Hellgate Elementary and Middle School district, and within Big Sky High School's district for secondary school.**
 - 2) Estimate the number of school-aged children this subdivision is likely to add to the district. **The proposed subdivision will contain a total of up to 671 dwelling units - given that the average number of persons per household in Missoula County is 2.26, it is estimated that the proposed subdivision could add approximately 175 school-aged children to these districts. The actual number is likely to be somewhat lower, since many dwelling units will be one- and two-bedroom apartments, which typically have a lower occupancy of school-aged children.**
- viii. **Emergency Services:** Answer the questions below. In addition, provide a narrative that identifies the adverse impacts and describe proposed avoidance and mitigation efforts that will be used to reasonably minimize potentially significant adverse impacts to emergency services. Location in packet **The proposed subdivision design accommodates adequate, safe, access for emergency service vehicles. No potentially significant adverse impacts are expected to occur to emergency service providers in the area due to the proposed subdivision.**
- 1) Complete the table below:

	Name of service provider	Distance between service provider and proposed subdivision
Fire protection	City of Missoula Fire Department	2 miles
Police protection	City of Missoula Police Department	3 miles
Ambulance	Providence St. Patrick Hospital	3.79 miles

- 2) How will water supply for fire protection be provided? **Please refer to the Water Supply Design Report, Attachment 12, for discussion of water supply for fire protection. A fire hydrant layout exhibit is included as Attachment 8.23, and a fire access exhibit is included as Attachment 8.24.**
- 3) Is the property, or any portion of the property, located within a Wildland Residential Interface? ☒ Yes ☐ No
 - a) If yes, include the standards in Exhibit 6 of the Subdivision Regulations in a development agreement between the governing body and the developer or in the covenants, except in those cases when the need to protect areas of riparian resources or habitat for species of special concern outweigh the danger of wildfire. Location in packet **The standards of Exhibit 6 (now Exhibit 2) of the subdivision regulations are included in the covenants, which are included with this subdivision application as Attachment 10.**
 - b) If yes, does the subdivision design include more than one access route providing ingress and egress from within the subdivision that meets the standards contained in Section 3-020.4L for providing emergency travel? Location in packet **See the preliminary construction plans, included as Attachment 15. The**

subdivision will provide two means of ingress and egress, through Chuck Wagon Drive, Tenderfoot Way, Riata Road, and England Boulevard. The phasing plan, Attachment 7, shows the timing of these improvements.

- 4) If the proposed subdivision is not within a fire district, provide an application for annexing into the appropriate fire district. Location in packet **Not applicable.**
- ix. **Housing:** Answer the questions below. In addition, provide a narrative that identifies the adverse impacts and describe proposed avoidance and mitigation efforts that will be used to reasonably minimize potentially significant adverse impacts to housing. Location in packet **No adverse impacts to housing in the area were presented during the neighborhood meeting. The proposed subdivision aligns with the Sxwtpqyen Master Plan which prioritizes the identification of neighborhood centers in the greater Mullan Area to offer a mix of housing options in a newly annexed portion of the City of Missoula. The proposed subdivision aligns with the priorities of the Master Plan by proposing a variety of housing types and densities in the Community Center Neighborhood Unit.**
- 1) Describe the total number of dwellings anticipated by type (such as single dwelling, multiple dwelling, or mobile home). **Refer to the Planning Exhibit, included as Attachment 4, for a description of the number of dwellings anticipated by type.**
 - 2) Estimate the market cost of the dwellings and rents for rental units in this subdivision. **According to the Missoula Organization of Realtors, the average rent in the City of Missoula was \$1,178 in 2023, which is the most recent year with data available. Per the same source, the median home sale price in the City of Missoula is \$539,000 as of 2025.**
 - 3) What is the approximate average number of bedrooms per dwelling unit anticipated for the subdivision? **2**
 - 4) Is the subdivision planned as a second home? **No**
 - 5) What is the expected date of full development and occupancy for this subdivision? **2035-2040**
- x. **Parkland, Common Area & Open Space:** Provide a narrative that identifies the adverse impacts and describe proposed avoidance and mitigation efforts that will be used to reasonably minimize potentially significant adverse impacts to open space and park land. Location in packet **There are no anticipated potentially significant adverse impacts to open space and park land as the current property is not connected to, and does not contain, any existing park land. Per City Subdivision regulations Section 5-020.14.H, J and P and Section 3-080 provide the following information regarding parkland, common area, open space and boulevards: Location in packet The proposed subdivision will include extensive non-motorized facilities throughout the subdivision which not only provide access to residences but also provide access to the proposed location for the Grant Creek/Flynn Trail Connection and the common areas within the development, which total nearly six acres. There are no anticipated adverse impacts to open space and park land as the current property is not connected to, and does not contain, any existing park land. The satisfaction of the parkland dedication requirement by each phase of the subdivision is shown on the Phasing Plan, Attachment 7.**
- 1) **Parkland Dedication Requirement:** Provide parkland dedication calculations per Section 3-080.3 and 4. The total parkland dedication requirement for the subdivision is the compilation of all the parkland required in each category below: Location in packet **Refer to the Planning Exhibit, included as Attachment 4, for the calculation of required open space transect and required parkland dedication. The satisfaction of the parkland dedication requirement by each phase of the subdivision is shown on the Phasing Plan, Attachment 7. The parkland dedication requirement will be satisfied through the land set aside as open space in common areas held by the proposed property owners' association. The minimum required area of open space transect and parkland dedication is 4.03 acres. The proposed subdivision includes 5.35 acres of open space**

transect zone. The total acreage of common areas is 5.89 acres, since some common areas are assigned other transect zones. Only those common areas which include pedestrian pathways and commuter trails, meet Parks' requirements for trees and other amenities, do not contain parking, and are in the open space transect, are proposed to be used to satisfy the parkland dedication requirement. The total area of these common areas used to satisfy the requirement is 4.54 acres. The common areas being used to satisfy the parkland dedication requirement are hatched in red on sheets C8.0 and C8.1 of the Preliminary Construction Plans, included as Attachment 15.

- a) For lots where the zoning allows only one or two dwelling units per lot, the calculation is:
 - i) Total acreage of all lots up to 0.50 acre X 0.11 = parkland dedication in acres.
 - ii) Total acreage of all lots from 0.51 acre to 1.00 acre X 0.075 = parkland dedication in acres.
 - ii) Total acreage of all lots from 1.01 acre to 3.00 acres X 0.05 = parkland dedication in acres.
 - iv) Total acreage of all lots from 3.01 acres to 5.00 acres X 0.025 = parkland dedication in acres.
 - b) For lots of any size where the zoning allows 3 or more dwelling units and the density for the zoning is up to 10 dwelling units per acre the calculation is: 0.02 acres X max. density in units/acre X acreage of lots = parkland dedication in acres.
 - c) For lots of any size where the zoning allows 3 or more dwelling units and the density for the zoning is greater than 10 dwelling units per acre the calculation is: 0.02 acres X 10 dwelling units/acre X acreage of lots = parkland dedication in acres.
 - d) Total parkland dedication for the subdivision is the compilation of all the parkland required in each category. Location in packet **Refer to the Planning Exhibit, included as Attachment 4, for the calculation of required open space transect and required parkland dedication. The satisfaction of the parkland dedication requirement by each phase of the subdivision is shown on the Phasing Plan, Attachment 7. The common areas being used to satisfy the parkland dedication requirement are hatched in red on sheets C8.0 and C8.1 of the Preliminary Construction Plans, included as Attachment 15.**
- 2) **Land Dedication or Cash-in-lieu.** Will the subdivision include a land dedication to meet the parkland dedication requirement? ☒ Yes ☐ No
- a) If no, request cash-in-lieu per Section 3-070.7. Cash-in-lieu must be approved by City Parks and Recreation and meet the standards in the Master Parks Plan. Location in packet **Not applicable – the proposed subdivision will meet the parkland dedication requirement through dedication of common spaces which create an interconnected network of trails and green spaces throughout the development.**
 - b) If yes, does the land meet the Subdivision Design Standards in Section 3-070.8 and 9 of the City Subdivision Regulations? ☐ Yes ☒ No
 - c) If yes, does the land meet the minimum required parkland acreage per Section 3-070.3 and 4? ☒ Yes ☐ No
 - i) If no, request a combination of land dedication and cash-in-lieu per Section 3-070.6 and 7. Cash-in-lieu must be approved by City Parks and Recreation and meet the standards in the Master Parks Plan. Location in packet **Not applicable – the proposed subdivision is not requesting to use a combination of land dedication and cash-in-lieu.**

- ii) If yes, will the land be improved and dedicated to the City of Missoula as a Public Park to be maintained by the City? ☐ Yes ☒ No Or will the land be improved, owned and maintained by the Lot Owners / Home Owner's Association as Common Area?
☒ Yes ☐ No
- iii) If common area, submit a maintenance plan for the common area. Location in packet
A maintenance plan for the common areas is included in the covenants, which are included with this subdivision application as Attachment 10.
- iv) If this is a manufactured home community or recreational vehicle park, have plans been made to develop a recreation area? ☐ Yes ☒ No
 - 1) If yes, provide a proposed preliminary plan with as much applicable information as is required to be shown on a preliminary plat. Location in packet
Not applicable – the proposed subdivision is not a manufactured home community or recreational vehicle park.

L. PRELIMINARY PLAT REQUIREMENTS: Preliminary plat submittals must conform to the requirements of the Subdivision Regulations Section 5-010.1 through .4. Location in packet **The preliminary plat is included with this subdivision application as Attachment 3.**