

## PAISLEY PARK SUBDIVISION

Weed Management Plan

March 3, 2025



**WOITH ENGINEERING, INC.**  
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### PURPOSE AND INTENT

The Montana County Weed Control Act defines a “noxious weed” as any exotic plant species established or that may be introduced into the state which render land unsuitable for agriculture, forestry, livestock, wildlife, or other beneficial uses and is further designated as either a state-wide or county-wide noxious weed. The purpose of this document is to outline a plan for management of noxious weeds during the development of the proposed Paisley Park Subdivision in Missoula, Montana. The intent of the weed management plan is to contribute to maintaining the long-term viability of Montana’s natural and recreational resources through management of noxious and invasive weeds.

### WEED MANAGEMENT AREA

<b>Subdivision Name:</b>	Paisley Park
<b>Primary Owner:</b>	OO Land Holding LLC
<b>Legal Description:</b>	Tract 5 & Tract 7 of Certificate of Survey 3176, Records of Missoula County, Located in the west one-half of Section 12, Township 13 North, Range 20 West, Principal Meridian Montana, Missoula County, Montana
<b>Current Land Use:</b>	Agricultural area. Missoula County Subdivision Regulations Appendix A: Urban Area, 8 units per acre or greater. Sx <sup>w</sup> tpqyen Master Planned area
<b>Proposed Development:</b>	Residential development

Paisley Park is a proposed major subdivision located on two, 20-acre adjacent parcels located near the intersection of England Boulevard and Chuck Wagon Drive, north of Remington Flats Subdivision, in northwestern Missoula, Montana. The parcel is proposed to be divided into a residential development of single- and multi-family housing totaling 671 dwelling units. There are no existing structures, water, or wastewater facilities currently onsite. The proposed subdivision is located on land which is currently and has historically been used for agricultural purposes.

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According to the Natural Resources and Conservation Service (NRCS) Soil Survey, the soils across the property are classified primarily as Desmet Loam and Grantsdale Loam. Desmet Loam and Grantsdale Loam are classified as prime farmland if irrigated. There are no water features or wetlands on the project site. Native flora and wildlife include species typical to fringe urban areas of western Montana. The property does not directly support any endangered or threatened animals. There are no paleontological or cultural sites located in the proposed subdivision.

## WEED MANAGEMENT PRIORITIES

### First Priority: Prevention of Noxious Weeds

To prevent introduction and spread of noxious weeds, all areas disturbed during construction will be reseeded using native plants. Commercially available wildflower mixes containing weeds will be avoided. Areas disturbed will be reseeded as soon as possible, and within the same season, to prevent the spread of noxious weeds.

### Second Priority: Eradication of Existing Noxious Weeds

All noxious weeds identified on the subdivision property prior to construction will be eradicated. Known noxious weeds in the vicinity are discussed in the following section.

## WEEDS OF CONCERN

### Weed Management Area

The proposed subdivision is in the Mullan-Big Flat weed management area. According to the Missoula County Weed District, Musk Thistle can be found within the project area.

### Weed Management Tools

The primary weed management tool is the treatment of the existing noxious weeds. The areas containing identified noxious weeds will be treatment mechanically and/or chemically.

**Mechanical Control:** Tillage of area containing Musk Thistle will sever roots below ground and effectively eliminate the weed. Mowing of area can effectively reduce seed output if plants are cut the terminal head is in the late-flowering stage. Gather and burn mowed debris.

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Chemical Control: Herbicides for control of Musk Thistle and respective application rates can be found in the table below.

HERBICIDE	RATE (PRODUCT/A)	APPLICATION TIMING	COMMENTS
Tordon	0.5 to 1 pint	Spring at rosette growth stage; or in fall	Use higher rates for older or dense stands
Milestone	3 to 5 fl oz	Spring at rosette growth stage; or in fall	Use higher rate for older or dense stands; may be used to edge ponds or streams
Transline	0.67 to 1.33 pints	Spring at rosette to early bolting growth stages; or in fall	Use higher rate for older or dense stands
Banvel, Vanquish, or Clarity (dicamba)	1 to 2 pints	Spring rosette growth stage; or in fall	Use higher rate for older or dense stands
Perspective	3 to 4.5 oz	Spring rosette growth stage; or in fall	Use higher rate for older or dense stands
Cimarron X-tra	0.5 oz	Spring rosette to early bud growth stages; or to fall rosettes	Add non-ionic surfactant at 0.25% v/v
Escort	0.5 oz	Spring to rosette to early bud growth stages; or to fall rosettes	Add non-ionic surfactant at 0.25% v/v

Revegetation will not be required following treatment and prior to construction due to the presence of desirable, competitive grasses on the property. 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 the production of noxious weeds and prevent their spread.

## ROLES AND RESPONSIBILITIES

The developer shall be responsible for implementation and execution of this weed management plan, until such time that each lot is conveyed to the new owner, after which the owner of each lot in the subdivision will be responsible for the control of noxious weeds and vegetation on their property. Lot owners are encouraged to contact Missoula County Weed Control Board for additional

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information regarding methods and control. Owners will have and enact re-vegetation and landscaping plans for any area of the lot which will be disturbed by construction.