

APPENDIX E

REVIEW CRITERIA

Subdivisions in the State of Montana must undergo review for the primary criteria in §76-3-608(3), MCA. The following illustrates what may be included under each criterion, and is not meant to be exhaustive or conclusive. As this is an informational appendix, other standards, including but not limited to the Subdivision and Platting Act and the body of the Missoula County Subdivision Regulations, should be sought out for reference.

1. Agriculture

Proposed subdivisions or associated improvements located on or adjacent to agricultural land may be considered to have an impact on agriculture. Proposed subdivisions which will replace productive agricultural lands with residential and/or commercial development may be considered to have an impact on agriculture.

2. Agricultural Water User Facilities

Proposed subdivisions encountering the following may be determined to have impacts on agriculture:

- a. Located on land with agricultural water user facilities or adjoining an agricultural water use facility;
- b. Involve the abandonment or transfer of water rights from the property being subdivided, or that involve the abandonment or removal of agricultural water user facilities;
- c. Proposed subdivisions or associated improvements that will alter access for maintenance of agricultural water user facilities; and,
- d. Proposed subdivisions or associated improvements that will alter the movement or availability of water.

3. Local Services

Proposed subdivisions that are close in proximity to current services, and do not appreciably decrease the level of local service to current residents, and do not increase the costs of providing services are considered to have a minimal impact on local services. Local services that will be evaluated for impact include, but are not limited to: traffic, road and non-motorized facilities, utilities, water supply, sewage and solid waste disposal, schools, and emergency services.

4. Natural, Cultural Environment

Proposed subdivisions or associated improvements that are proposed in locations with riparian areas, rivers, streams, lakes, wetlands, or other natural surface waters, high water table, designated ground water re-charge areas, with evidence of soil limitations, with slopes greater than 25%, adjacent to public lands, or on land with historical,

cultural, archeological, or paleontological features may be considered to have an impact on the natural environment.

5. Wildlife

Proposed subdivisions or associated improvements considered to have an adverse impact on wildlife may include those which are:

- a. Proposed in locations with riparian areas, wetlands, rivers, streams, lakes, or other natural surface;
- b. Proposed in an area with rare, threatened, or endangered species, as identified by state or federal agencies;
- c. Proposed on or adjacent to land identified by state or federal agencies as critical habitat; and,
- d. Proposed in locations that would interfere with known important or critical wildlife corridors.

6. Wildlife Habitat

Proposed subdivisions or associated improvements considered to have an adverse impact on wildlife habitat may include those which are:

- a. Proposed in locations with riparian areas, wetlands, rivers, streams, lakes, or other natural surface;
- b. Proposed in an area with rare, threatened, or endangered species, as identified by state or federal agencies;
- c. Proposed on or adjacent to land identified by state or federal agencies as critical habitat; and,
- d. Proposed in locations that would interfere with known important or critical wildlife corridors.

7. Public Health and Safety

All subdivisions must be designed so that they do not adversely impact public health and safety or that such adverse impacts have been avoided or mitigated to the maximum extent possible. Conditions that relate to public health and safety include but are not limited to: disease control and prevention; emergency services; environmental health; flooding; fire or wildfire hazards; rock falls or landslides; unstable soils; steep slopes and other natural hazards; high voltage lines or high pressure gas lines; and air or vehicular traffic safety hazards.