

IBEY'S NURSERY SUBDIVISION

PROJECT SUMMARY

(Outline per Section G, page 4 of Subdivision Application)

Owner

Ibey Leasing, LLP

Developer

Ibey Leasing, LLP

Representative

Professional Consultants, Inc.

Subdivision Name

Ibey's Nursery Subdivision

Number of Lots Proposed

1

Number of Acres

6.33 Acres

Legal Description

Tract 1 of C.O.S. 5544

Summary of Roads

The property is accessed by Angus Lane, a privately maintained gravel roadway. No new roads are proposed or needed to access the nursery.

Summary of Non-Motorized Facilities

There are no trails or sidewalks in the vicinity.

VariANCES Requested

None

Zoning and Growth Policy

The property is unzoned, but partially within the Airport Influence Area. Therefore, we will provide an Avigation Easement for the Airport Authority.

The 1997 Butler Creek Area Plan calls for residential use at one unit per ten acres. The 2019 Missoula Area Land Use Element designates the area for rural residential and agriculture. Adjacent uses are the Butler Ranch (agricultural) to the north and west, Interstate 90 immediately south and then commercial uses south of the Interstate, and the land just across Butler Creek Road to the east is vacant, followed by scattered residential further east.

With the noise and traffic of the Interstate, we believe the nursery provides an appropriate low-intensity use that is compatible with the low density designation of both the Butler Creek Area Plan and the 2019 Missoula Area Land Use Element.

No variances are being requested.

Subdivision Proposal

This existing lot occupies 6.33 acres on the west side of Butler Creek Road on Angus Lane just north of Interstate 90. The land was previously part of the Hanson Ranch and was used by them to grow hay. In 2004 the Hansons filed a Certificate of Survey creating the tract as an "Agricultural Exemption" and it was sold to Ibey Leasing. Ibey Nursery (owned by Ibey Leasing) began using the land to raise plant stock for the Nursery's business, located ½ mile south at 6170 Butler Creek Road. Then in 2015 Ibey Leasing sold that business property, leaving the nursery wholesaling operation at the Angus Lane location next to the Interstate.

County Officials became aware that some of the activities and improvements that Ibey Leasing undertook at the Angus Lane property were not permitted under the Agricultural Exemption and that additional permitting was required to allow the business to continue at that site.

This subdivision application is a basic part of the process to allow Ibey Nursery to continue business operations at the Angus Lane property. Although it only involves a single lot, it is necessary to apply under subdivision review in order to lift the Agricultural Use Covenant that the County Commissioners placed on the property in 2004. The Covenant is under Tab 7 and a Limited Use Agreement with the County is included under Tab 13.

Site Improvements

There are two existing "tent" structures that house the equipment for the business, and a third building where the nursery production is done. (See Sheet 3 under Tab 17.) Trees and plants will be grown in the cultivated rows to the west. Tim Ibey intends to build an office to the west

of the production building, with paved parking immediately to the south. We are proposing a septic system to the south of the parking area. See Water and Sanitation Report, Tab 15, for details. Water will be provided by an existing well at the northwest corner of the production building.

Paved parking for employees is proposed just off of Angus Lane east of the production building.