

Missoula Engineering, LLC



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TWO TWENTY-THREE SUBDIVISION

G. PROJECT SUMMARY

Project Summary

Owner and Developer

Two Twenty Three, LLC
13751 Bunchgrass Lane
Missoula, MT 59808

Representative name and company

Missoula Engineering, LLC
Attn: James Sage, PE
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Subdivision name

Two Twenty-Three Subdivision

Project Summary

Two Twenty-Three subdivision is a 4-lot minor subdivision of an existing residential property located off Frenchtown Frontage Road west of the Wye and East of Frenchtown. Tom Deveny, member of Two Twenty-Three, LLC, is seeking to subdivide Lot 2B of Lots 2A and 20A Hawthorn Springs, Lot 2, 3, and 20 and Lot 1 of Hawthorn Springs Subdivision into (4) single family residential lots. Lot 2B and Lot 1 were originally created as part of the Hawthorn Springs Subdivision in 2004. Currently, lot 2B is approved for 3 single family residential homes and lot 1 is approved for 2 single family residential homes. The proposed subdivision is intended to lower that density and is proposing only 4 single family dwelling units with a 2.30-acre common area. This subdivision has been designed in coordination with the adjoining Hawthorn Springs.

A public water system currently serves the Hawthorn Springs Subdivision and has the capacity to serve the proposed single-family residential lots. A shared septic system currently exists on lot 2B and is approved to serve lot 2B and lot 1. As-builts for this septic system have been submitted and approved by the Missoula City-County Health Department.

Number of Lots Proposed

The project proposes a 4-lot minor residential subdivision

Number of Acres

The property consists of 4.89 total acres.

Legal Description

Lot 1 of Hawthorn Springs located in NE $\frac{1}{4}$ of Section 12, Township 14 North, Range 20 West, Principal Meridian, Missoula County, Montana.

Lot 2B of the Amended Plat of Lots 2A and 20A Hawthorn Springs, Lots 2, 3, and 20 located in SE $\frac{1}{4}$ of Section 1 and NE $\frac{1}{4}$ of Section 12, Township 14 North, Range 20 West, Principal Meridian, Missoula County, Montana.

Summary of Roads

The proposed subdivision will be accessed off Junegrass Way and Bunchgrass Lane, two existing offsite roads.

Lot 1 of Hawthorn Springs and Lot 2B of Lots 2A and 20A Hawthorn Springs, Lots 2, 3, and 20 are bisected by Junegrass Way, a paved road with existing stormwater infrastructure swales and culverts on either side. Junegrass Way lies within a two 40' public access easements for a total access width of 80'. Junegrass Way is paved to width of 24 feet. Access to proposed lots 1A, 1B, and 2B will be provided off of Junegrass Way via driveways.

Bunchgrass Lane is on the North side of Lot 2B of Lots 2A and 20A Hawthorn Springs, Lots 2, 3, and 20. Bunchgrass Lane is a paved road with existing stormwater infrastructure including swales and culverts on either side. Bunchgrass Way lies within a variable width public access easement which totals 80' in width. The total paved width of Bunchgrass Lane is 24 feet. Access to proposed Lot 2A will be provided via a driveway off of Bunchgrass Lane.

Junegrass Way and Bunchgrass Lane are county-maintained roads which includes regular maintenance and winter snow removal which ensures continued emergency access. No parking is permitted along either Junegrass Way or Bunchgrass Lane and individual driveways to serve the proposed residences will be provided.

Summary of Non-Motorized Facilities

There are no non-motorized trails or paths proposed for this subdivision.

Variance Requested, if any

No zoning variances are being requested for this mixed-use subdivision.

Zoning and growth policy Compliance

The proposed subdivision is in an unzoned area of Missoula County, but is addressed in the 2002 Regional Land Use Guide and 1975 Comprehensive Plan. Additionally, the southern portion of Lot 2B and all of Lot 1 is addressed in the 2019 Missoula Area Land Use Element.

According to the 2002 Regional Land Use Guide and the 1975 Comprehensive Plan this area is designated as Rural Low Density Residential with a density of dwelling unit per 10 acres. However, the proposed subdivision is located in an already approved and developed subdivision that was platted in 2004. Currently, all improvements including water, wastewater, and storm water facilities have been constructed and certified to specifically provide facilities for the proposed residences. Additionally, the proposed subdivision is located in the greater Frenchtown area and meets the following guidelines for the Frenchtown Planning Area.

"Promote land ownership in residential development."

Lot 1 and Lot 2B two lots were originally created as part of the Hawthorn Springs Subdivision in 2004. Lot 1 is currently approved for 2 single family dwellings and Lot 2B is currently approved for 3 single

family dwellings. The proposed subdivision as proposed will lower the previously approved density by eliminating one 3-bedroom residence. At the expense of this additional unit, the proposed division and residents will benefit by the creation of an approximately 2.30 acres common area that will be positioned centrally within the direct vicinity of the lots proposed. Additionally, this common area will be directly accessible by all proposed lots within the existing Hawthorn Springs Subdivision via existing paved trails and provide direct access to the trails recently developed as part of the MDT Frontage Road improvements. Through the connection that will be established through the development of these proposed four lots a final connection to the Hawthorn Springs Subdivision will be created and provide a needed connection to an existing and properly managed established rural subdivision.

According to the 2019 Missoula Area Land Use Element the proposed subdivision is designated rural residential and agricultural. The proposed subdivision meets several goals outlined in the rural residential and agricultural land use designation as outlined below:

“Preserve natural landscapes and waterway, while providing for rural residential uses in areas with proximity to higher levels of infrastructure and services.”

The proposed subdivision will preserve the natural landscapes, while providing for residential use in an area with higher levels of infrastructure and services. This goal will be met as the proposed lots to be subdivided were originally created by the Hawthorn Springs Subdivision. As a result of this, an existing public water system exists and has the capacity to serve the proposed subdivision and an existing multi-user wastewater septic system exists and is approved to serve the proposed subdivision.

“The appropriate density depends on site considerations, such as the transportation network, emergency services, presence of natural landscapes and waterways, fish and wildlife habitat and movement corridors, hazards, and applicable area plans.”

The proposed subdivision is contiguous with the Hawthorn Springs Major Subdivision that was approved in 2004. The density within that subdivision is approximately 1 dwelling unit per 1 acre and the proposed subdivision is 1 dwelling unit per 1.22 acres. The proposed subdivision is adjacent to Frenchtown Frontage Road which provides access to Interstate 90 and Highway 93. Two existing public county-maintained roads will serve the proposed subdivision, Bunchgrass Lane and Junegrass Way. Having two primary roads for ingress and egress also ensures proper emergency vehicle access, which are available and serve the proposed subdivision. The proposed lots are within the Frenchtown School District and an existing school bus route serves the proposed subdivision with a bus stop at Bunchgrass Lane and Wilson Lane. The adjacent natural landscapes have been preserved through Homeowner’s Association dedications. A centrally located 2.30-acre common area is proposed within the subdivision. Recently, the Montana Department of Transportation extended the non-motorized paved path along the Frenchtown Frontage Road. The proposed subdivision will allow for a safe pedestrian connection to be made from the existing Hawthorn Springs Subdivision to the 11-mile-long non-motorized paved path which extends from Highway 93 all the way to Huson. This will allow for a safe non-motorized connection into the heart of Frenchtown with access to restaurants, a new brewery and Frenchtown Pond State Park.

“Arterial, collector, and local roads are present.”

The proposed subdivision is adjacent to Frenchtown Frontage Road and is near Interstate 90 and Highway 93. All access roads, Bunchgrass Lane and Junegrass Way, are paved county-maintained roads. The 15 mile commute from the proposed subdivision into downtown Missoula is a short 20 minutes, allowing for a more rural lifestyle with convenient access to all the amenities of the city.

“Non-motorized facilities, typically located along arterial and collector roads, provide connectivity to schools, parks, recreation facilities, and other parts of the community.”

The Frenchtown non-motorized path runs adjacent along the southern boundary of the proposed subdivision and a connection from the existing Hawthorn Springs Subdivision through the proposed subdivision is proposed to allow for connectivity.