

Missoula Engineering, LLC



P.O. Box 2833 Missoula, MT 59806

Phone: (406) 215-1555

TWO TWENTY-THREE SUBDIVISION

III. AGENCY CORRESPONDENCE



MISSOULA COUNTY COMMUNITY AND PLANNING SERVICES
200 W. BROADWAY
MISSOULA, MONTANA 59802-4292
PHONE: (406) 258-4657 FAX: (406) 258-3920

Planning • Grants and Community Programs • Parks, Trails and Open Lands • Sustainability

April 27, 2020

Jenna Sage
Missoula Engineering
P.O. Box 2033
Missoula, MT 59806

Re: 223 Subdivision

Dear Jenna:

Missoula County Community and Planning Services received your application packet for the 223 Subdivision 2nd Element Review on April 20, 2020. The planning office has reviewed the application and supporting documents submitted for subdivision review and finds that the application contains the required elements under the Missoula County Subdivision Regulations (MCSR).

Information for Beginning Sufficiency Review

Within 15 working days of a complete element determination, CAPS shall determine whether the application contains sufficient information to review the proposed subdivision, which is May 18, 2020 per MCSR Section 5.7.8.

The Element Review packet will become the 1st Agency-Sufficiency Review packet. We are requesting delivery of one electronic packet, per Sections A.1 and A.2. of the Subdivision Application. The 1st Agency-Sufficiency Review packet should be identical to the material that passed Element Review, plus this letter.

After you submit your 1st Agency-Sufficiency Review packet, our office will create a link to allow agencies and interested parties to review the digital submission. We will notify you of the link to be sent and provide a list of agencies and interested parties for review. When you receive this link, please send agencies and interested parties an email with the following information:

1. State the date agencies and interested parties are being notified that the packets are available electronically for their review.
2. State the agency review comment deadline, which should be May 13, 2020. This allows three (3) working days for CAPS staff to review agency comments before concluding the Sufficiency Review.
3. You are encouraged to provide CAPS with the 1st Agency Sufficiency Review packet by April 29, 2020 to allow ten (10) working days for agency review.

Other Issue

You should be aware of the following issue that may impact your subdivision application:

It is likely that covenant provisions may be required for this subdivision that supersede or appear to have similar application to Hawthorn Springs. These covenants would provide information or requirements that are intended to mitigate impacts. Topics could include ongoing weed management, living with wildlife, and emergency access. You should also be prepared to include provisions explaining the relationship of the 223 covenants to the Hawthorn Springs covenants.

If you have additional questions, please feel free to give me a call at 258-4794 or email me at tworley@missoulacounty.us.

Sincerely,

Tim Worley

Tim Worley, Senior Planner, CAPS

Missoula Engineering, LLC



P.O. Box 2833 Missoula, MT 59806
Phone: (406) 215-1555

April 20, 2020

Tim Worley
Missoula County Community & Planning Services
127 E. Main
Missoula, MT 59802

RE: Two Twenty Three Subdivision – Element Response

Dear Mr. Worley,

We received your letter dated March 25th, 2020 regarding subdivision review of Two Twenty-Three Subdivision. Please see our response below in ***bold italicized font***.

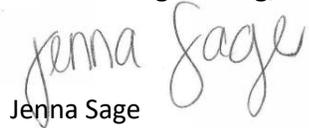
For Element Review

1. The Project Summary states that no roads are part of this subdivision. Please revise this section, as both roads in question are offside roads subject to Subdivision Regulations Section 3.4.7.5. Information provided should show compliance with the subdivision regulations for offsite roads. **Please see the updated Project Summary in Section G.**
2. Your drainage plan dates to 2015. Please confirm that the drainage plan reflects the standards of Subdivision Regulations Sections 7.6.5 and 3.7. It should also reflect the current subdivision configuration. **The existing grading and drainage plan meets current subdivision regulations and was originally designed to accommodate the proposed development. No new structures or impervious surfaces will result as a result of the proposed subdivision that would deviate from the original design and approval.**
3. This subdivision will have a unique legal description, so please propose a set of covenants for this subdivision per Subdivision Regulations Sections 7.4.2 and 7.6.6. The covenants should acknowledge issues such as ownership of the common area and other common elements, weed management, living with wildlife, fire protection, etc. **Please find a copy of the draft covenants in Section F.**
4. Please describe whether a slope map is required for the site per Subdivision Regulations Section 7.6.3. If one is required, please provide it within the submittal. **There are no locations that exceed a 25% slope, therefore a slope map is not required.**

5. Please provide a Wildland Urban Interface map from the updated Community Wildfire Protection Plan per Subdivision Regulations Section 7.4.6. **Please find a Wildland Urban Interface map in Section J.**

Sincerely,

Missoula Engineering, LLC

A handwritten signature in cursive script that reads "Jenna Sage".

Jenna Sage

Project Coordinator



MISSOULA COUNTY COMMUNITY AND PLANNING SERVICES
200 W. BROADWAY
MISSOULA, MONTANA 59802-4292
PHONE: (406) 258-4657 FAX: (406) 258-3920

Planning • Grants and Community Programs • Parks, Trails and Open Lands • Sustainability

March 25, 2020

Jenna Sage
Missoula Engineering
P.O. Box 2033
Missoula, MT 59806

Re: 223 Subdivision

Dear Jenna:

Missoula County Community and Planning Services received your application packet for the 223 Subdivision 1st *Element Review* on March 20, 2020. Overall, your application contains many of the required items for subdivision review; however, at this time, the Planning Office cannot certify your subdivision application as containing all the necessary elements. Please include any additional changes as mentioned below. Once these items are addressed, please resubmit the application to the Planning Office for a 2nd *Element Review*.

For Element Review

1. The Project Summary states that no roads are part of this subdivision. Please revise this section, as both roads in question are offsite roads subject to Subdivision Regulations Section 3.4.7.5. Information provided should show compliance with the subdivision regulations for offsite roads.
2. Your drainage plan dates to 2015. Please confirm that the drainage plan reflects the standards of Subdivision Regulations Sections 7.6.5 and 3.7. It should also reflect the current subdivision configuration.
3. This subdivision will have a unique legal description, so please propose a set of covenants for this subdivision per Subdivision Regulations Sections 7.4.2 and 7.6.6. The covenants should acknowledge issues such as ownership of the common area and other common elements, weed management, living with wildlife, fire protection, etc.
4. Please describe whether a slope map is required for the site per Subdivision Regulations Section 7.6.3. If one is required, please provide it within the submittal.
5. Please provide a Wildland Urban Interface map from the updated Community Wildfire Protection Plan per Subdivision Regulations Section 7.4.6.

If you have additional questions please feel free to give me a call at 258-4794 or email me at tworley@missoulacounty.us.

Sincerely,

Tim Worley

Tim Worley, Senior Planner, CAPS

Missoula Engineering, LLC



P.O. Box 2833 Missoula, MT 59806
Phone: (406) 215-1555

March 16, 2020

Tim Worley, Senior Planner
Community and Planning Services
127 E. Main Street
Missoula, MT 59802

RE: Two Twenty-Three Minor Subdivision, Request for Element Review

Dear Mr. Worley,

Please accept this 4-Lot Minor Subdivision Application Packet for Two Twenty-Three Minor Subdivision located in Missoula, MT. This application packet is organized in sections labeled A-J and correspond directly to the sections contained in the Missoula County Subdivision Application. If you have any questions, please feel free to contact me at (406) 215-1555 or james@mslaeng.com.

Sincerely,

Missoula Engineering, LLC

A handwritten signature in blue ink that reads "James W. Sage".

James Sage, P.E.
Principal

Enclosure: Review Fee Check
24" x 36" Preliminary Plat
One Bound Subdivision Packet
PDF Electronic Submittal

CC: Tom Deveny, Owner

INTAKE FORM - CAPS INFORMATION DESK

COMMUNITY AND PLANNING SERVICES
200 WEST BROADWAY, MISSOULA, MT 59802
PHONE: 406.258.4657 & 406.258.3442
FAX: 406.258.3920
<http://www.co.missoula.mt.us/mccaps>

OFFICE USE ONLY

SB#	
DESK STAFF:	DATE:
SUPERVISOR:	DATE:
CASE PLANNER:	DATE:

A. APPLICANT

Name: Two Twenty Three, LLC / Tom Deveny DATE: 2/4/2020

Address: 13751 Bunchgrass Lane Missoula, MT 59808

Phone Number: (406) 626-5304

Email: tomdeveny@cybernet1.com

B. SUBJECT PROPERTY

Property Owner: Two Twenty Three, LLC

Address: 12820 Bunchgrass Lane and 12760 Junegrass Lane Missoula, MT 59808

Geocode: 04-2325-06-3-02-02-0000 and 04-2325-06-3-02-01-0000

Legal Description (must be complete—attach metes and bounds if necessary):

Lot: 2A and 1 Tract: _____ Township: 14 N

Block: _____ COS#: _____ Range: 20 W

Subdivision: Amended Plat of Hawthorn Springs Lots 2, 3, 20 Section: 1 and 12
~~Hawthorn Springs Subdivision~~

Size of Parcel: Lot 2A is 2.96 acres and lot 1 is 2.34 acres

Zoning: Unzoned

Applicable Growth Policy/ Comprehensive Plan and Land Use Designation:

2002 Regional Land Use Guide and 1975 Comprehensive Plan - RES-01D10AC
~~2019 Missoula Area Land Use Element - Rural Residential and Agriculture~~

Floodplain Designation: Unshaded X (Out of Designated Floodplain)

C. PROJECT DESCRIPTION /QUESTIONS

Provide a description of the project (you may attach a separate page) AND/OR explain the standard/regulation you request to vary from AND/OR describe the question you have:

The owner and applicant are proposing a 4 lot minor subdivision of Lot 2A of the Amended Plat of Hawthorn Springs Lots 2, 3 and 20 and Lot 1 of Hawthorn Springs Subdivision. Lot 2A is proposed to be subdivided in to two (2) lots and Lot 1 is proposed to be subdivided into two (2) lots. An existing sanitation approval exists from the Department of Environmental Quality under EQ-15-1576 and all facilities have been installed and as-builts have been approved by the Missoula City County Health Department. The existing sanitation approval allows for 3 residential homes on Lot 2A and 2 residential homes on Lot 1, which determined the lot layout for the proposed subdivision. The proposed subdivision will put each approved house on a separate lot to include residences with a maximum of 3-bedrooms each. Additionally, a large drain field easement exists on Lot 2A which will become dedicated parkland for the benefit and use of the proposed lots.

Land Use Designation 1



OR (2002 Regional Land Use Guide (1975 Comprehensive Plan))



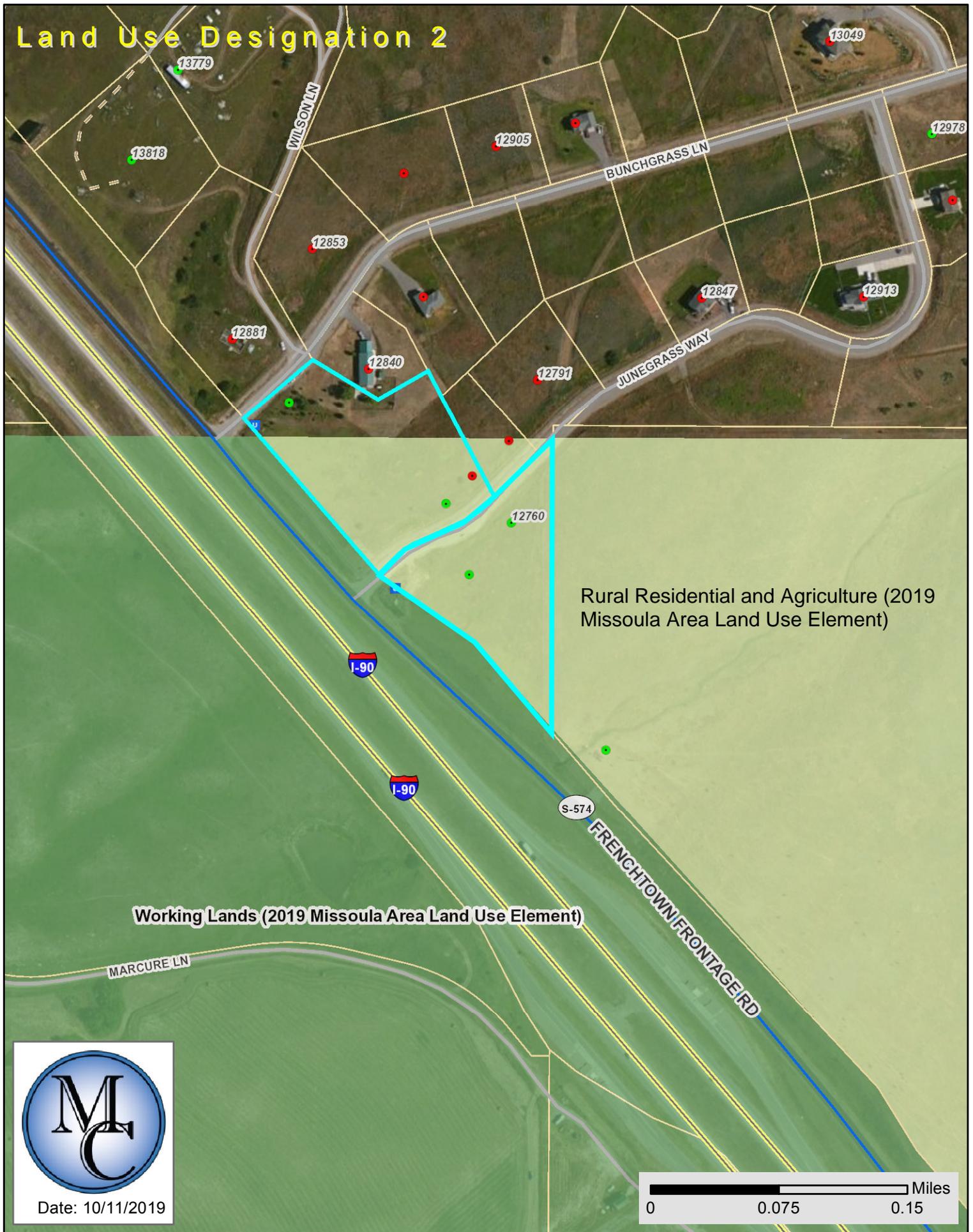
Date: 10/11/2019



Map Center: X: -114.18772 - Y: 46.99267

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Land Use Designation 2



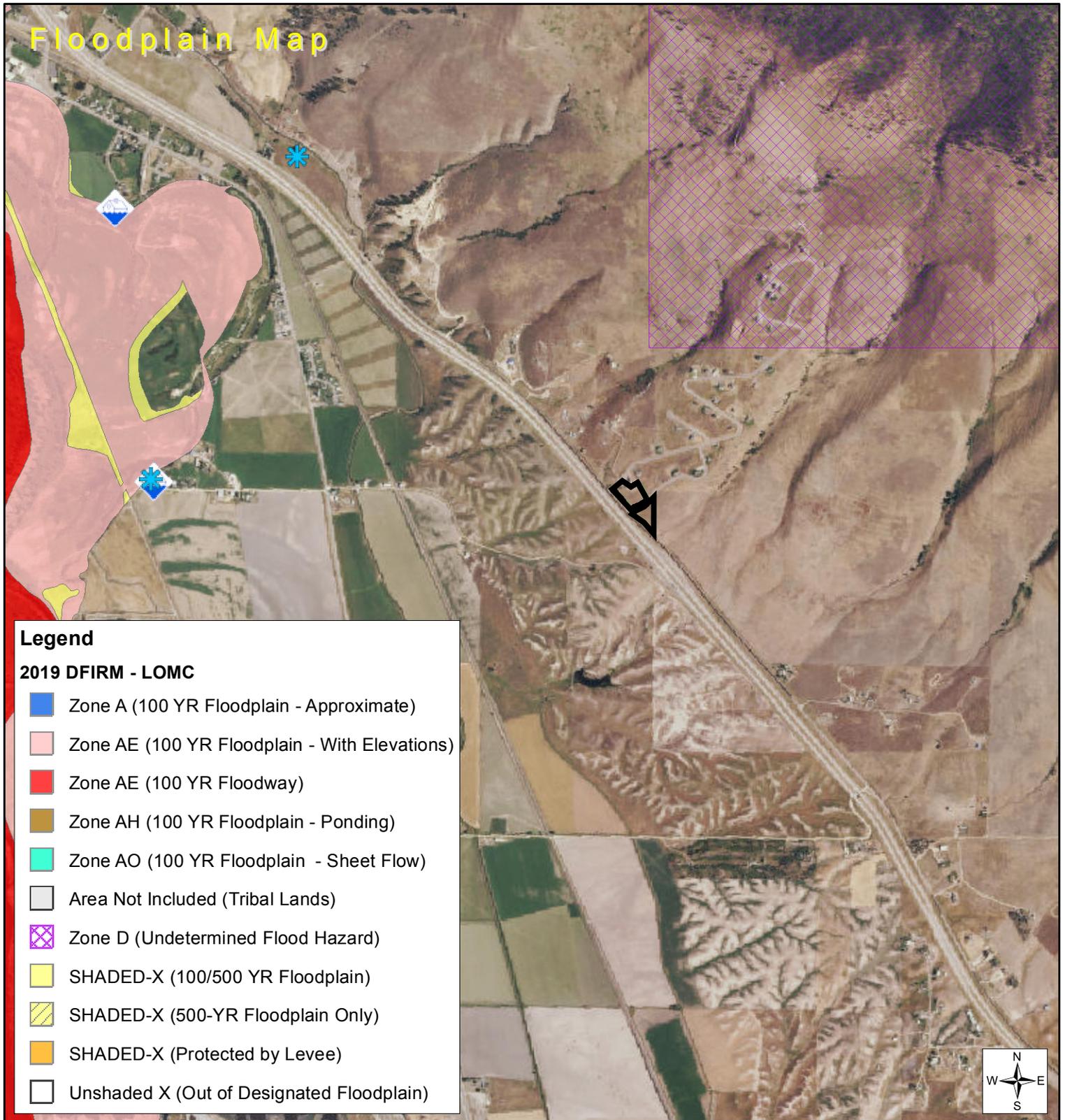
Date: 10/11/2019



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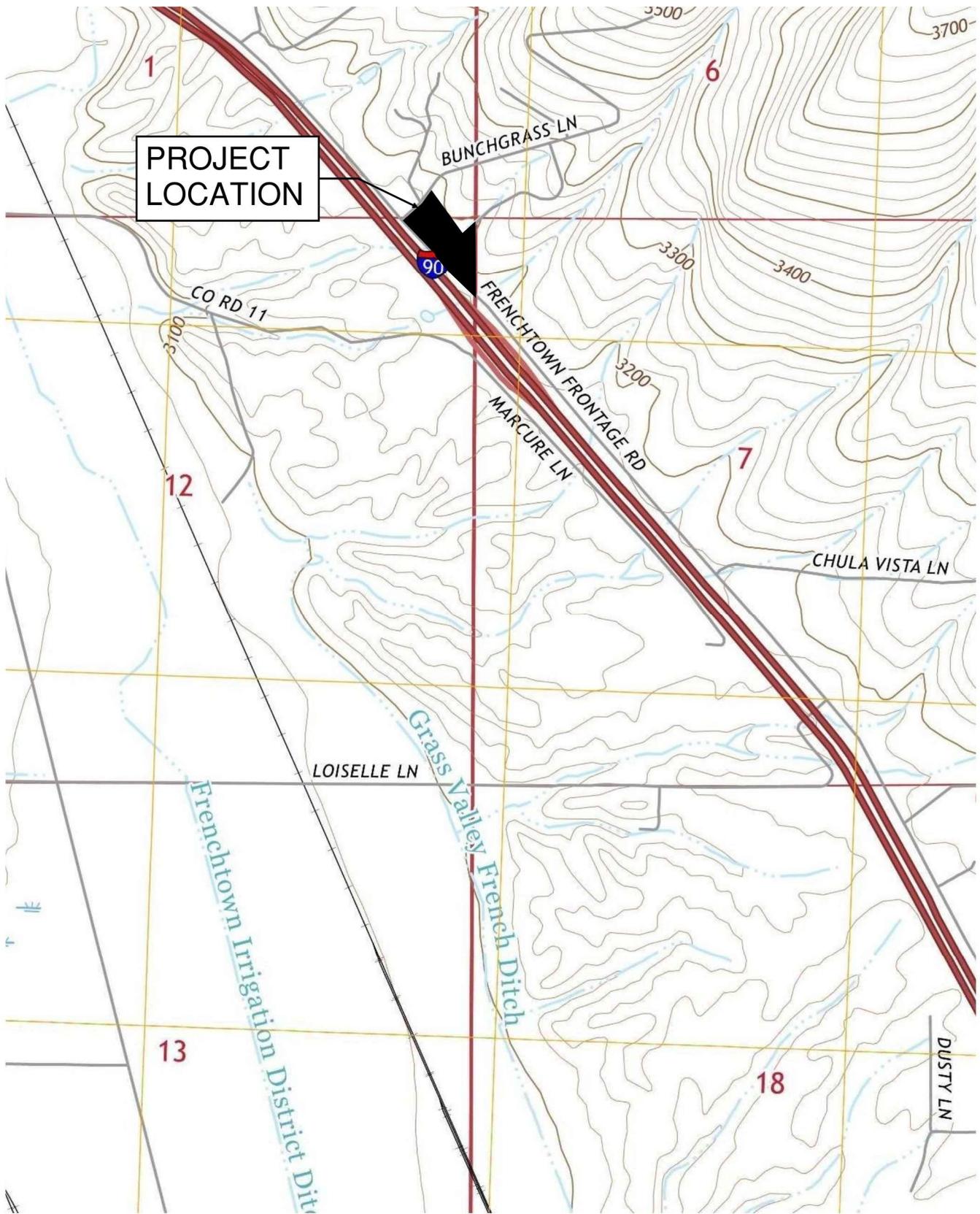
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Missoula County Floodplain

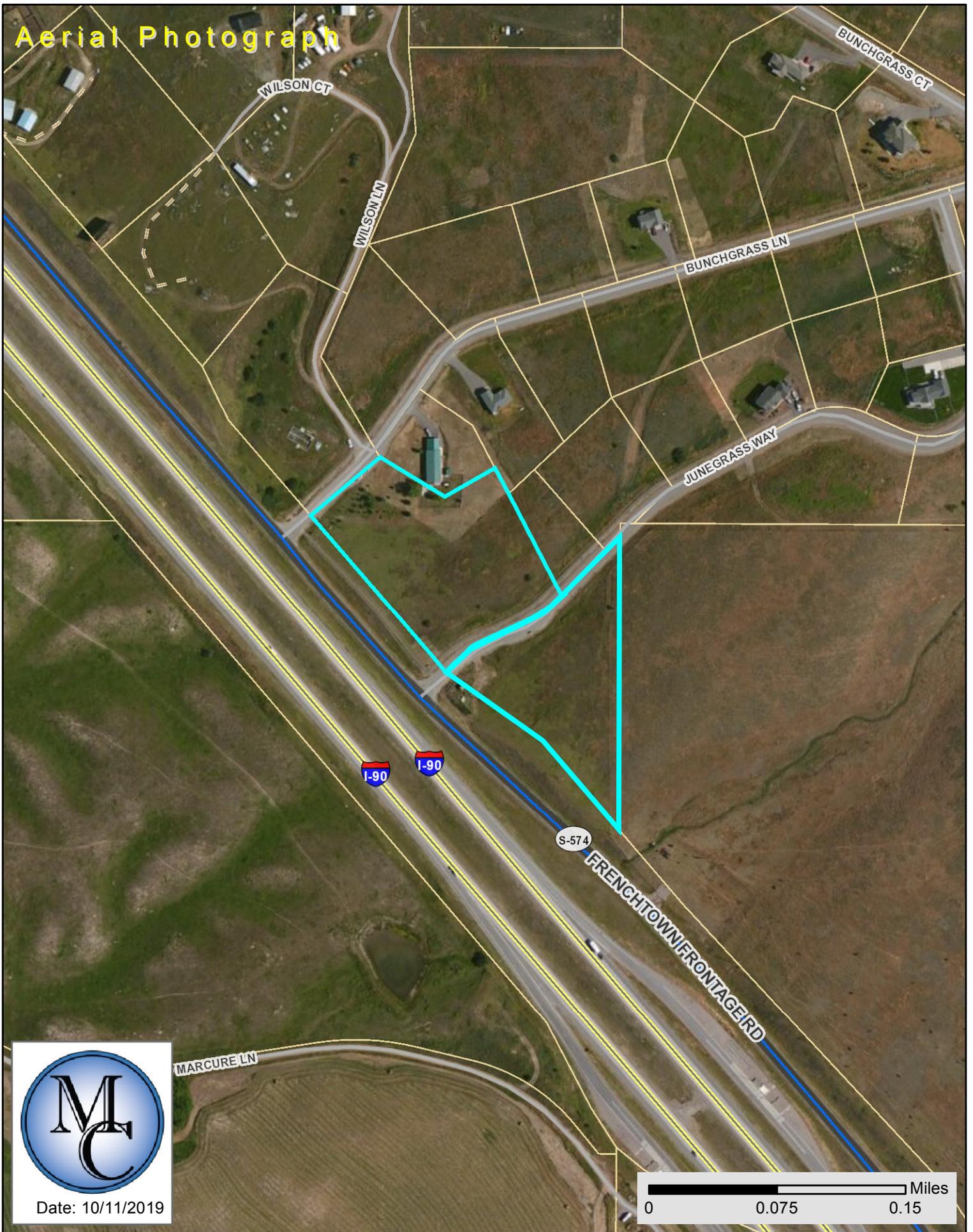


Missoula County
Community and Planning Services
127 E Main St, Suite 2
Missoula, MT 59802
406-258-4657
<http://gis.missoulacounty.us/caps/floodplain>

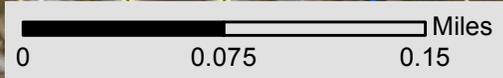
Printed: 8/13/2019



Aerial Photograph



Date: 10/11/2019



Map Center: X: -114.18830 - Y: 46.99348

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Jenna Sage

From: Tim Worley <tworley@missoulacounty.us>
Sent: Monday, February 10, 2020 2:25 PM
To: Jenna Sage
Subject: RE: Two Twenty Three Subdivision Pre-Application Meeting

OK Jenna, see you then.

From: Jenna Sage <jenna@mslaeng.com>
Sent: Monday, February 10, 2020 12:26 PM
To: Tim Worley <tworley@missoulacounty.us>
Subject: Re: Two Twenty Three Subdivision Pre-Application Meeting

Hi Tim,

Thursday at 2pm works for us. See you then.

Thank you,
Jenna

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From: Tim Worley <tworley@missoulacounty.us>
Sent: Friday, February 7, 2020, 8:08 AM
To: Jenna Sage
Cc: James Sage
Subject: RE: Two Twenty Three Subdivision Pre-Application Meeting

Hi Jenna,

Could you meet either 4:00 next Wednesday, or 2:00 next Thursday?

Thanks,

Tim

From: Jenna Sage <jenna@mslaeng.com>
Sent: Tuesday, February 4, 2020 5:33 PM
To: Tim Worley <tworley@missoulacounty.us>
Cc: James Sage <James@mslaeng.com>
Subject: Two Twenty Three Subdivision Pre-Application Meeting

Hi Tim,

We are proposing a 4 lot minor subdivision to allow for 4 single family residential lots. Attached is a pre-application meeting request packet for your review. Please let me know when you are available to discuss this project.

Thank-you,

Jenna Sage | Project Coordinator | (406) 215-1555
P.O. Box 2833 | Missoula, MT 59806
www.MissoulaEngineering.com

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Jenna Sage

From: Tim Worley <tworley@missoulacounty.us>
Sent: Wednesday, February 12, 2020 8:37 AM
To: Jenna Sage; James Sage
Subject: FW: Hawthorn Springs Preapp

Jenna and James: comment from the Surveyor's Office on your Hawthorn project. See you tomorrow.

Tim

From: Louise Adams <ladams@missoulacounty.us>
Sent: Wednesday, February 12, 2020 8:32 AM
To: Tim Worley <tworley@missoulacounty.us>
Subject: RE: Hawthorn Springs Preapp

Lot 2A & 20A are in the process of a BLR right now.
This project needs to take that into account. See SST 19-00226.
Other than that the Surveyors Office has no concerns regarding this project

Thank you,

Louise Adams, PLS

Examining Land Surveyor
Missoula County Surveyor's Office
199 W. Pine St.
Missoula, MT 59802
406-258-4813

From: Tim Worley <tworley@missoulacounty.us>
Sent: Tuesday, February 11, 2020 5:01 PM
To: Cameron, Glen <gcameron@mt.gov>; Matt Heimele <mheimel@missoulacounty.us>; envhealth <envhealth@missoulacounty.us>; Nicole Whyte <nwhyte@missoulacounty.us>; Todd Klietz <tklietz@missoulacounty.us>; Steve Niday <sniday@missoulacounty.us>; Louise Adams <ladams@missoulacounty.us>; waterquality <waterquality@missoulacounty.us>; Juniper Davis <jdavis@missoulacounty.us>; Kylie Paul <kpaul@missoulacounty.us>; Rose, Sharon <shrose@mt.gov>; recording <recording@missoulacounty.us>; Shannon Therriault <stherriault@missoulacounty.us>; Jeanna Miller <jmiller@missoulacounty.us>; Kenneth Parks <kparks@missoulacounty.us>; Shane Stack <sstack@missoulacounty.us>; Joe Calnan <jcalnan@frenchtownfire.org>
Cc: John Hart <jhart@missoulacounty.us>; Vosen, Robert <rvosen@mt.gov>; Smith, Jacquelyn <jasmith@mt.gov>; Matt Heimele <mheimel@missoulacounty.us>; Lauren Ryan <lryan@missoulacounty.us>
Subject: Hawthorn Springs Preapp

Greetings,

CAPS will be holding a preapplication meeting on Thursday, February 13th at 2:00 p.m. to discuss a 4 lot minor subdivision within Hawthorn Springs, between Frenchtown and the Wye.

The proposal is for four lots on 5.3 acres. The property is unzoned. It would utilize the Hawthorn Springs water system and a shared drainfield. Please see the attached intake form for more information on the proposal.

Your input either in person or via email is welcomed and encouraged. Our office is located at 127 E. Main St. on the second floor.

Thank you for your time and interest.

Tim Worley
Senior Planner
Missoula County
Community & Planning Services
406.258.4794
127 E. Main, Suite #2

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