

***MCCAULEY MEADOWS
SUBDIVISION***

PROJECT SUMMARY

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THE SITE

Tai Tam, LLC represented by Dale McCormick of Professional Consultants, Inc. (PCI) is proposing to divide a 28.3-acre property into 14 lots intended for single family residences. This site is located between Humble Road and Ringo Drive, in the Target Range neighborhood and is within the Urban Growth Area.

There is currently an existing residence which will remain on the hillside, a garage with that house that will be removed and on the lower portion of the site there are four outbuildings on the property consisting of a garage, a shop, a wellhouse, and a barn. The existing barn and wellhouse will remain and be incorporated into the subdivision. The other two outbuildings will be removed.

At the neighborhood meeting on August 15, a 17-lot subdivision with individual wells and a community sewer system with a large drainfield in the northeast corner of the subdivision was presented. After that meeting a groundwater direction flow study was required by the Department of Environmental Quality (DEQ). The result of that study included in the Water and Sanitation section of this submittal made the subdivision proposed at the neighborhood meeting infeasible resulting in this proposal with individual wells and septic systems and dry laid sewer.

COMPREHENSIVE PLAN AND ZONING

The overall density of this subdivision is one dwelling unit per 2.02 acres which is consistent with the Growth Policy which is the 2019 Missoula Area Land Use Element that indicates a land use designation of Rural Residential and Small Agriculture which envisions residential density ranges between one and two units per acre. It is currently zoned Target Range – West End Rural Zoning District which would allow 21 dwelling units after Hillside Density Reduction.

The proposed use would enhance and promote the development the immediate neighborhood as outlined in the Missoula Area Land Use Element which recommends preserving opportunities for small scale agricultural production. The proposed use conforms generally to the objectives of the Missoula Area Land Use Element by preserving 3.5 acres of land for the purpose of growing crops.

The project complies with the existing zoning by meeting all the zoning district standards of the Target Range - West End Rural Zoning District and the hillside Lots 10-14 will also need to comply with the Hillside Design Standards of the Missoula County Zoning Regulations.

AGRICULTURAL USE AND EXISTING IRRIGATION DITCH

There is an existing irrigation ditch on the property that is maintained by the Missoula Irrigation District (MID). The ditch roughly parallels the toe of the slope and is partly lined with concrete. The ditch will remain in its current location and runs through the Common Area where it will be used to irrigate crops grown in the Common Area. There are three driveway crossings, one is existing, providing access to the barn which will be preserved; there will be two new crossings providing access to lots 6 and 7.

The flat part of the property north of the irrigation ditch has historically been used for hay production and grazing. This portion of the property is approximately 10 acres. The proposed subdivision will incorporate a 3.5-acre Common Area that will be leased for growing crops using Farm Link Montana as a resource. We are locating the homesites on portions of the property that have lower quality agricultural soils and locating the agricultural use where the prime soil is adjacent to the irrigation ditch and barn. These efforts, in conjunction with 1-acre and larger lots will mitigate and reasonably minimize potentially significant adverse impacts to agriculture. This proposed 3.5-acre Common Area is more than 3 ½ times the size of the 0.90-acre parkland dedication requirement.

ROADS/ACCESS/TRAFFIC

McCauley Meadows will be accessed by Humble Road and Ringo Drive. Access to lots 1-9 and the Common Area will be from the extension of Ringo Drive, a 24' wide paved road in a 60' County public access easement. Lots 10-14 and the Common Area will access from Ponderosa Lane, a 20' wide paved road in a 60' private access easement which ends in a hammerhead turnaround. Non-motorized facilities are proposed to be an 8' wide paved walkway along the south side of Ringo Drive and the south side of Ponderosa Lane.

SOILS & DRAINAGE

The NRCS classifies the soils on the flat portion of the property as Grantsdale Loam, 0-2 percent slopes and the portion on the base of the butte as Bigarm gravelly loam, 30 to 60 percent slopes. We have included a Grading and Drainage Plan and Report for the property.

Drainage patterns and improvements are shown on the Grading and Drainage Plan. Our Grading and Drainage Report includes provisions for the runoff generated by this development as required by Missoula County.

WATER, SANITATION, AND UTILITIES

The lots will be served by individual wells and drainfields; however, because the subdivision is located within the Missoula Wastewater Treatment Plant Service Area (MWTPSA) there is a requirement to install dry laid sewer for the potential future connection to a sewer main to be located in Humble Road.

There are existing utility services along Humble Road. This subdivision is served by Northwestern Energy for gas and electric, Charter (Spectrum) for telephones and cable, and Republic Services for solid waste collection. All utilities will be placed underground at the developer's expense.

SCHOOLS

Children in grades K-8 will attend Target Range School in the Target Range School District. High school students will attend Big Sky High School in Missoula County School District 1.

FIRE PROTECTION

There will be two 5,000-gallon cisterns with dry hydrants, one to be located south of Ringo Drive in the northeast corner of the Common Area, and one at the hammerhead turnaround at the top of Ponderosa Lane. This subdivision will be designed to improve access for emergency services to mitigate any potentially significant adverse impacts to emergency services. The existing driveway to the existing house will be improved to an 8.6% grade in contrast to the existing 10% grade.

COVENANTS

We are proposing a set of Covenants that will cover all lots of this proposed subdivision. These covenants outline that maintenance of the private roads and Common Area are the responsibility of the HOA. There will also be an Architectural Control Committee to ensure a high-quality built environment.