

# HOLDEN ADDITION 2

## PROJECT SUMMARY AND PRIMARY REVIEW CRITERIA REPORT

18321 East Mullan Rd, Clinton, Montana 59825

### Summary

The owner of this subdivision is Kathleen Holden, is represented by Ken E. Jenkins, Professional Land Surveyor and Montana Northwest Company (License #9330 LS). The proposed five (5) lot subdivision is named Holden Addition 2.

The subject property, Tract A-1-A (9.97 acres), COS 6494, was created December 2015 by a boundary line adjustment. The property is Located in the Northeast 1/4 of Section 21, Township 12 North, Range 17 West.

The property is within Missoula County's UnZoned portion of lands. The subject property is in the 2002 Regional Land Use Guide (1975 Comprehensive Plan) area. There is one small old shed on the property. Based on Insured Title file number MT-577924-IT, there may be easements recorded in Missoula County.

The timeline below outlines the development of subject property:

#### **2003:**

**Certificate of Survey 5456;** Family Transfer of 8.34 acres (Tract B) from Kathleen Holden to husband, John D. Holden. The remaining 44.63 acres (Tract A) remained in Kathleen Holden's possession. See in Section 4, Number 3.

#### **2006:**

**Certificate of Survey 5830;** Family Transfer of 2.51 acres (Tract A-2) from Kathleen Holden to daughter, Diane Welty. The remaining 42.14 acres (Tract A-1) remained in Kathleen Holden's possession. See in Section 4, Number 3.

#### **2015:**

**Certificate of Survey 6494;** a boundary line adjustment, 32.17 acres (Tract A-2-A) to Diane Welty from Kathleen Holden, the remaining 9.97 acres (Tract A-1-A) remains in Kathleen Holden's possession. See in Section 4, Number 3.

### **IMPACT ON AGRICULTURE**

The subject property contains two areas of distinct soil classification. Approximately 71% of the property is identified as Bigarm gravelly loam, 0 to 4 percent slopes. A smaller portion, approximately 29%, is identified as Grantsdale Loam, 0 to 2 percent slopes. Grantsdale Loam is part of the interpretive soil group, Farmland Classification. This soil is considered Prime farmland if irrigated. There is no irrigation to the property. There is little potential agricultural value with no irrigation available. Each lot is designed with a 20' no build area around the perimeter to provide open space between houses. The prime farmland designation area, along the back of lots 3-5, a 60' set back is proposed. This will set aside

.34 acres per lot, thus allowing ample space for optional gardening or small commercial production. There is no dedicated irrigation water available to this property and no past, historic or anticipated significant agricultural use. With each lot having their own wells, water is available at residential quantities that could be suitable for personal gardening and even small scale commercial gardening. Because there is no significant impact to existing agriculture and no anticipated impact to adjacent agriculture, no additional mitigations are proposed.

### **IMPACT ON AGRICULTURAL WATER USER FACILITIES**

This subdivision is not located on land with agricultural water user facilities. There are no impacts to ditches or water rights and no impacts are anticipated in the future, thus no mitigations are required and none are proposed.

### **IMPACT ON NATURAL ENVIRONMENT**

The subject proposed subdivision is located in the westerly edge of urban Clinton, bound on the north by East Mullan Road, with existing residential development on the northern side of the road. There is existing residential development on eastern and western boundaries. The tract is utilized as open space with dryland grasses, small portion chokecherry bushes, an old grove of orchard trees and a couple ponderosa pine trees. This property has no significant wildlife utilization at this time. There are no significant natural features, native plant life, wildlife, wildlife habitat, riparian habitat or natural resources remaining on this property or in the general surrounding neighborhood.

Weeds are controlled in the existing pasture by typical methods of pulling and/or spray. There is a very small patch of spotted knapweed in the center of the northern property line. See Section 9, the Proposed Development Covenants for the Noxious Weed Management Plan.

### **IMPACTS ON WILDLIFE AND WILDLIFE HABITAT**

There are no known adverse impacts to wildlife or wildlife habitat that will result from approval of this subdivision. The surrounding neighborhood consist of residential and heavy use highway and railroad transportation corridor to the north east and west. To the South is open pasture lands. The proposed five lot subdivision has the potential to attract deer, bears or other wildlife that may occasion the urban Clinton area. Subject to FWP review and comment, the Living with Wildlife covenants could be incorporated as a condition of approval. Per FWP data, no species of concern are located on the subject property. No species are anticipated to be affected by this subdivision beyond current level of impact. The property is not developed or irrigated and entertains little or no attractant to wildlife. Nearby species that could occasion the subject property include Whitetail Deer, Black Bear, birds, snakes and small rodents. Because there will be no wildlife habitat impacted beyond the current level of impact, no habitat mitigation is needed or proposed. See Section 9 for the Development Covenants.

## **IMPACTS ON PUBLIC HEALTH & SAFETY**

This proposed five lot subdivision is not developed and exists as non-irrigated open land. As a result of this subdivision, no impacts are anticipated to adversely impact public health and safety of the occupant or surrounding neighbors and public. Adequate infrastructure is in place for residential use of the property. The subject property has an overhead high voltage power transmission line running across a portion of the property. The subject property is not located near any existing known hazards such as high pressure gas mains, superfund or hazardous waste sites, abandoned landfills, mines, open well, waste sites, sewage treatment plants, high seismic hazard, equestrian meat packing plants or other health, safety or nuisance concerns. All easements, no build zones and shared access will be specified on the plat, see Section 10.

## **COMMUNITY IMPACT REPORT & IMPACT ON LOCAL SERVICES & ROADS**

The proposed subdivision does not create any additional impact to local services. The property is located in an already developed area adequately served by public roads and services. All Approaches will be constructed per the Missoula County Road Department Requirements, as noted on the plat and in the proposed development covenants, per the Missoula County Subdivision Regulations. There are no sidewalks, curbs or non-motorized facilities in this existing subdivision area. In compliance with the Missoula County Subdivision Regulations, no sidewalks, curbs and non-motorized facilities are proposed.

East Mullan Road is functionally classified as a rural state maintained asphalt road. As indicated in Chapter 3, Transportation Standards 3.4 of the Missoula County Subdivision Regulations requires road improvements including installation of curb and gutter, paving adjacent to the subdivision to a street width of approximately 35 feet back of curb to back of curb, and a 5' wide sidewalk with a 7' wide landscaped boulevard. Presently this portion of East Mullan Road is paved to approximately 26' in width, without curb, gutter, sidewalks or landscaping boulevards. Installation of the required road improvements for a short isolated section of East Mullan Drive is not practical or effective. The County does not require these improvements in a rural minor subdivision area and therefore no mitigation is anticipated.

## **ZONING AND GROWTH POLICY COMPLIANCE**

This Proposed 5 lot subdivision, ranging from 1.33 acres to 2.47 acres in size. If approved, would add one (1) single residential dwelling per lot, totaling 5 additional single residential dwellings. The 2016 Growth Policy allows for *"Two dwelling units per acre recognizes land where the residential pattern is one of uniform lot sizes with urban services. It functions as a transitional area and recognizes existing land use patterns or the possibility of redevelopment."* Therefore, this proposed subdivision well meets the standards set forth by the current zoning and growth plan.