

***ALPINE TRAILS  
SUBDIVISION***

**PROJECT SUMMARY**

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## **SUBJECT PROPERTY**

*Alpine Trails Subdivision* is a proposed 30-lot Major Subdivision of a 52.68 acre tract of land legally described as Tract A, Carnes' Seeley Creek Tracts No. 3 in the SW ¼ of Section 35, Township 17N, Range 15W, P.M.M., Missoula County, Montana. This property is to the east of Highway 83 just north of the Town of Seeley Lake. The land owner and developer is Kakwa River Partners, LLC represented by Dale McCormick of Professional Consultants, Inc. (PCI). The parcel lies generally between Morrell Creek Road on the north and Cedar Lane on the south. Both of these roads leading to the property are County roads.

The tract is located in a forested setting at an altitude of approximately 4,030 feet and is currently undeveloped. Timber on the parcel consists mainly of secondary growth lodgepole pine, larch and fir. The site also contains some slopes that are over 25%, which are mainly confined to the eastern portion of the tract. These zones are designated on the Preliminary Plat as no-build zones.

## **DEVELOPMENT PROPOSAL**

It is proposed to subdivide the existing 52.65 acres parcel adding 0.03 acres from Tract B, Carnes Seeley Tracts No. 3 to create a 52.68 acre parcel and divide it into thirty (30) lots varying in size from 0.5 acres up to 7.67 acres as shown on the Preliminary Plat. A key feature of the subdivision is a Nordic ski/mountain bike trail that connects the lots independent of the roadway system, mostly through the 12.74 acres of Common Area. This trail has been designed with the assistance of Morton Trails and builds on the existing and growing enthusiasm surrounding the Nordic skiing community in Seeley Lake.

This subdivision would be constructed in 4 phases. Phase I, to be platted within a year of preliminary plat approval would include lots 3 through 13 which are proposed to be approximately 0.5 acre in size, Phase II, also to be platted within a year of preliminary plat approval would include the two larger Lots 1 and 2 which may be more suited for commercial development in the future when sewer might be available; these lots will be classified as "Mixed Use" in the covenants. Phases I & II will likely be filed concurrently. Phase III, to be filed within two years

of preliminary plat approval, is located further east up the slope and would include Lots 14 through 25 and also have lots approximately 0.5 acre in size. The final Phase IV, to be filed within three years of preliminary plat approval, is located further east up the slope and would include Lots 26 through 30 which would be approximately 3 acres in size. The trail has a lower loop which would be constructed with Phase I and an upper loop which would be constructed with Phase III. There are also a variety of resource and energy efficient features to this subdivision with environmental benefits such as:

1. Use of Enviro-Septic Sewage Treatment System
2. Ideal orientation of lots for use of Active and Passive Solar Technology
3. Exploring Use of Ground Source Heat Pump System
4. Common Area Open Space >12 acres in size
5. Active Recreation Bike and Nordic Skiing >1.5 Miles of Trails
6. Recreation Committee within Homeowners' Association
7. Forest Stewardship Committee within Homeowners' Association
8. Living with Wildlife and Wildland Residential Interface Covenants

## **ZONING & COMPREHENSIVE PLAN**

The subject property is un-zoned. The *2010 Seeley Lake regional Plan*, which is the operative planning document for this area, calls for this area to be two different land use designations, *Town Commercial*, and *Town Residential II* with residential uses at a maximum density of 4 dwelling units per acre (provided community sewer is installed and operational). This land use category is deemed appropriate for multi-family housing including duplexes, apartment complexes, and senior citizen assisted-living housing.

The proposed development of this tract will be at an overall density of one dwelling unit per 1.8 acres, which is consistent with the density recommendations in the Regional Plan, it being much less dense than suggested by the Plan. The portion designated Town Commercial corresponds with proposed Lots 1 and 2 while the remaining 28 lots are in the area designated Town Residential II.

## **TRAIL SYSTEM**

Seeley Lake is full of outdoor recreational opportunities, among them mountain biking and Nordic skiing. Morton Trails, an out of state trail design consultant, prepared a Feasibility Plan for a Nordic Skiing and Training Events Center in

Seeley Lake. Morton Trails has provided a schematic design for the trail system proposed in the Alpine Trails subdivision. This trail meanders through the landscape and is envisioned as a loop trail with the potential to connect to National Forest land adjacent to the subdivision and the trail that currently runs parallel to Hwy. 83. The trail will be a 12'-16' wide natural surface trail in 30' wide private access easement. We are proposing a 22' wide public pedestrian access easement where the trail is currently trespassing across the property. Because of the trail feature of the subdivision a variance is being requested from the requirement to have a walkway on one side of all roads within the subdivision. The trail can be accessed directly from 22 of the lots, 8 of the lots will require sharing the roadway to get access to the trail. The proposed recreation trail which meanders through the subdivision provides a pedestrian connection between most of the lots without having to compete with vehicles on the roadways except where crossings occur. The lower loop trail Phase 1 serving lots 1-12 will be constructed with Phase I of the subdivision. Portions of this trail will be flat enough to meet ADA standards. The upper loop Phase 2 will be constructed with Phase III of the subdivision.

## **ROADS / ACCESS**

All of the roadways within this subdivision are proposed to be privately owned and maintained by the Alpine Trails Homeowners Association (HOA). Such maintenance will include snow removal in season.

The proposed subdivision will have three access points. One access will be Alpine Trail which will come east off of Hwy. 83 connecting east to S.O.S. Road. A second access point will be off of Morrell Creek Road including the extension of S.O.S. Road to become Wilderness Ridge to the south. A third access point will be Seclusion Point which extends north off of Cedar Lane opposite Elm Drive. These access points are shown on the Preliminary Plat.

All internal subdivision roads will be 24' wide gravel with 2' shoulders and will be constructed to County rural gravel road standards within a 60' private access easement. The access roads for lots 26-30, Nature's Way and Glacier Lily Way, will be 18' wide with 2' shoulders in a 40' private access easement.

The current width of Cedar Lane is 20'-24' in a 30' wide public access easement along a portion of the southern boundary of the subdivision. The requirement is that the road be 24' wide in a 60' public access easement. We are requesting a variance from this requirement. To mitigate the impact 30' of additional public

access easement is being offered in addition to the existing 30' for a total width of 60' and an RSID waiver statement is on the plat for Cedar Lane should there be a project to improve Cedar Lane owners of lots within the subdivision would be responsible for a proportional share of the improvements.

## **DRAINAGE**

A *Grading & Drainage Plan* has been prepared for this development and is included in this submittal. Stormwater runoff from this development with its added impervious surfaces will be retained on site and will not exceed the pre-development condition.

## **TRAFFIC**

Assuming 8 trips per day per residence, the 30 proposed new lots could create 30 residences at buildout generating up to 240 new vehicle trips per day at subdivision buildout. However, this projection will likely never be attained in reality due to the fact that some of the lots in this subdivision will be developed with seasonal homes which may not be used for more than a couple of weeks at a time. The above referenced internal subdivision roads and Montana State Highway 83 can easily handle this additional traffic with minimal impacts.

## **PARKLAND / OPEN SPACE**

Missoula County Subdivision Design Standards calls for parkland or open space dedication based on 11% of the area of land proposed to be subdivided into lots of ½ acre or smaller; 7.5% of the area of land proposed to be subdivided into lots larger than ½ acre and not larger than 1 acre; 5% of the area of land proposed to be subdivided into lots larger than 1 acre and not larger than 3 acres; and 2.5% of land proposed to be subdivided into lots larger than 3 acres and not larger than 5 acres. This subdivision has 14.15 acres with lots ½ acre to 0.99 acre resulting in a 1.06 acre requirement; 2.13 acres with lots 1 acre to 2.99 acre resulting in a 0.11 acre requirement and 16.01 acres with lots 3 acres to 4.99 acres resulting in a 0.40 acre requirement for a total requirement of 1.57 acres. 12.74 acres is proposed as Common Area far exceeding the parkland requirement for the subdivision by over 8 times the amount.

## **SCHOOLS**

The number of school children generated from a subdivision is calculated by multiplying the number of proposed new lots by a factor of 1.5. Hence, we estimate that up to 45 new students may enter the school system from this proposed subdivision. However, as some of the homes in Alpine Trail Subdivision will be recreational/seasonal in nature, this number may never be realized in reality. The subject property is in the Seeley Lake School District for students in grades K thru 8 provided at Seeley Lake Elementary School and high school level education is provided at Seeley-Swan High School in Missoula County Public School District.

## **UTILITIES**

Utilities for the proposed development will be provided by Missoula Electric Cooperative for electrical service and Blackfoot Communications for telephone service. These services are presently available adjacent to the subject property.

Republic provides solid waste disposal service to the subdivision through the Seeley Lake Transfer Station. Larson Disposal in Seeley Lake provides residential collection service in the area.

Homes on the new tracts will be served with individual septic systems. Municipal water is available for Lots 2-25 and wells or municipal water will serve lots 26-30 at the time they develop.

## **FIRE PROTECTION**

The subdivision is served by the Seeley Lake Rural Fire District, which provides structural fire protection as well as wildland protection in conjunction with DNRC. This department would respond to fire calls from their station located in Seeley Lake. With all lots fronting on maintained subdivision roads, emergency access to the proposed homes should be good. There are currently fire hydrants on Hwy. 83, S.O.S. road and Cedar Lane. Two new hydrants are proposed in the interior of the subdivision. The subdivision is located within the Wildland/Urban interface requiring special attention to appropriate driveway construction, vegetation management, and roofing materials which are addressed in the Covenants and subdivision roadway design. The Fire Hazard Assessment

indicates this subdivision has a Moderate Fire Hazard. The impacts of this development on the Fire District will be minimal.

## **COVENANTS**

A set of Development Covenants for this subdivision have been developed and are included with this submittal. These covenants prohibit permanent barbecue pits and govern garden fences, driveway construction, address signs, wildlife issues, Radon and fire protection appropriate to the Wildland/Urban Interface. These covenants also have restrictions relative to woodburning fireplaces and stoves, control of animals and pets, etc.

## **WILDLIFE**

Wildlife is abundant in the Seeley Lake area, with larger mammals such as deer, elk, and an occasional bear, moose and mountain lion frequenting the area. Collared grizzly bear have been tracked in the immediate vicinity. The *Inventory of Conservation Resources for Missoula County*, indicates that there are no resources of special significance in this general area. Rabbits, squirrels, chipmunks, and a wide variety of birds are also fairly common to this drainage.

The Seeley Lake area has been characterized as being one of the best birding areas within a 200 mile radius. Subdivision Covenants are proposed that deal with wildlife issues.

## **AVAILABILITY OF EMERGENCY SERVICES**

This subdivision is on the north side of Seeley Lake. The main Sheriff's office is in Missoula. However, there are two full time deputies assigned to the Seeley Lake area. As indicated earlier, Seeley Lake Fire Department will serve this development from their station in Seeley Lake.

The Seeley-Swan Medical Center in Seeley Lake provides emergency and routine medical services in many instances. Additional medical needs would be addressed at one of Missoula's two hospitals or many clinics. Ambulance service would be available through the Seeley Lake QRU/Rural Fire Department, or, in the case of extreme emergencies, by Life-Flight out of Missoula.