

AKB COMMERCIAL SUBDIVISION PROJECT SUMMARY

Owner/Developer

AKB Investments, LLP
c/o Ken Williams
8571 Running W Road
Missoula MT 59808

Representative

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Subdivision Name: AKB Commercial Subdivision

Number of Lots: Five (5) Commercial Lots

Acreage: 17.08 acres

Legal Description: Tract 2-B-2A of Certificate of Survey No. 6455, records of Missoula County, Montana, located in the SW ¼ of Section 21, SE ¼ of Section 22, NW ¼ of Section 27 and NE ¼ of Section 28, Township 14 North, Range 20 West, in Missoula County, Montana

Introduction

In 2008 Tract 2-B-2 of Certificate of Survey No. 3804 went through a major ten (10) lot commercial subdivision review. The name of the development is Wye Commercial Subdivision. The preliminary plat was approved with conditions on December 17, 2008 by the Board of County Commissioners. The Phasing Plan has been extended a couple of times since preliminary plat approval; however the final plat has never been filed. The entitlements remain in effect, with Phase 1 approval out to December 17, 2018. Prior to filing the final plat for AKB Commercial Subdivision, the applicant will provide a letter to Missoula County formally withdrawing the Wye Commercial Subdivision development.

AKB Investments, LLP is seeking to develop Tract 2-B-2A of COS No. 6455 into five (5) commercial lots. The property contains 17.08 acres of land, more or less, and is accessed from US Highway 93 to Cartage Road, then onto Aluminum Road. Tract 2-B-2A is a portion of Tract 2-B-2 of Certificate of Survey No. 3804. The site houses a large building currently used as light manufacturing. The property is predominantly flat, sloping gently at the southern end towards Interstate 90. The site is surrounded on the north, west, and east by commercial use or vacant property. The right-of-way for Interstate 90 borders the southern edge.

Annexation, Zoning, Comprehensive Plan

The property is not contiguous to City limits and does not propose annexation. The site is zoned (General Commercial) to accommodate the proposal, and the zoning and proposal are in conformance with the Missoula County 2016 Growth Policy, as amended by the 2005 Wye Mullan Plan, that recommends commercial and industrial uses.

Streets and Access

The site is accessed by traveling US Highway 93 to Cartage Road to Aluminum Road, which borders the property. Improvements to Aluminum Road and Running W Road are proposed as depicted on the preliminary plat. The improvements and easements along the private Stainless Way and Sparkler Lane will be abandoned with this project. A private access easement will be retained along a portion of the

former Stainless Way, the remainder of Stainless and Sparkler Lane will be obliterated as depicted on the preliminary plat. No non-motorized facilities are proposed with this commercial development.

Utilities and Local Services

Natural gas and electric service is provided to the site by NorthWestern Energy. Telephone service is provided by CenturyLink. Broadband/Internet is provided by Spectrum/CenturyLink. Republic Services provides garbage service.

The Wye Area Water System will provide water service to the site and the City of Missoula will provide sewer to the site, under the RSID 8489 district.

The site is located within the Frenchtown Rural Fire District. Station 7 is located at the Wye, less than two miles away from the site. The Missoula County Sheriff's office serves the area. Missoula Emergency Services, out of Missoula, provides ambulance service in the area.

Soils and Agriculture

The soil classification on the site is predominantly Argixerolls-Haploxerolls complex, 0-4% slopes with small areas of Bigarm gravelly loam, 4-15% slopes and Argixerolls-Haploxerolls complex, 4 to 15% slopes in the southeast corner. The Argixerolls-Haploxerolls complex, 0-4% slopes has a classification of Farmland of local importance and the Bigarm gravelly loam, 4-15% slopes has a classification of Farmland of statewide importance. However, since the property is not served by irrigation, nor has it been used for agricultural purposes, there is no impact to agriculture.

Groundwater

Groundwater in the vicinity is in excess of 100 feet deep and since the property will be served by water and sewer systems, degradation to groundwater will be minimal to non-existent.

Floodplain

The site is not within a designated floodplain.

Irrigation Ditch

There are no irrigation ditches in this area.

Grading and Drainage

Storm drainage treatment for this project is generally addressed via roadside ditches and vegetated swales. Runoff will be detained to pre-development conditions before being discharged off-site.

Natural Environment and Wildlife

This site is not located within an important wildlife corridor. According to Montana Fish Wildlife & Parks' database, wildlife known to utilize property in Sections 21, 22, 27 and 28, T14N, R20W, are Black Bear, Elk, Grizzly Bear, Hungarian Partridge, Montana Gray Wolf, Moose, Mountain Lion, Mule Deer, Pheasant, Spruce Grouse, Whitetailed Deer and Wild Turkey.

Park/Common Area Dedication Requirements

This is a commercial subdivision. No park or common area is proposed or required with this project.

Historic Resources

There are no known historic resources associated with the subject site.

Development Covenants

Draft development covenants are proposed with this project, including a Weed Management Plan Development Agreement, recorded with the Missoula County Clerk & Recorder's office on May 8, 2012.

PRIMARY REVIEW CRITERIA REPORT, SUMMARY OF PROBABLE IMPACTS, AND SUBDIVISION REGULATION COMPLIANCE

Montana Code Annotated (M.C.A. 76-3-603) requires minor subdivisions to summarize the proposed subdivision's probable impacts on the criteria described in 76-3-608, MCA. Minor