

PLANNING, DEVELOPMENT & SUSTAINABILITY DEPARTMENT

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Conservation Design Development Application

Owner(s) of Record:

Name: _____ Phone: _____

Mailing Address: _____

City, State, Zip Code: _____

Email: _____

Applicant (if different than Owner):

Name: _____ Phone: _____

Mailing Address: _____

City, State, Zip Code: _____

Email: _____

Send correspondence to the applicant, in addition to the agent.

Authorized Representative (Agent). All correspondence is sent to Agent:

Name: _____ Phone: _____

Mailing Address: _____

City, State, Zip Code: _____

Email: _____

Legal Description of Property:

Street Address: _____

Subdivision Name: _____ Tract/Lot No. _____ Block No. _____

Certificate of Survey No.: _____

Geocode or Tax ID # if not street address is available: _____

Attach metes and bounds description if necessary.

Zoning

1. What zoning district is the property located in?

Size and Location

1. Is the lot or parcel to be divided at least twice the minimum lot size required in the underlying district? YES NO
2. Is it in AGR and AGW zones where the lot or parcel to be divided must meet the minimum lot size required of the district? YES NO
3. What is the square footage and lot size of the existing parcel? _____ square feet _____ acres

Proposed Owner(s) of the Conservation Land Area (CLA) Set Aside**Owner(s):**

Name: _____ Phone: _____

Mailing Address: _____

City, State, Zip Code: _____

Email: _____

Legal Entity/Contact:

Name: _____ Phone: _____

Mailing Address: _____

City, State, Zip Code: _____

Email: _____

RESOURCE PROTECTION

Describe the intent of the proposed Conservation Design Development. How does the application achieve protection and/or enhancement of one or more of the priorities listed below and provide a public benefit through the size, location, configuration, beyond the minimums established with the regulations?

- | | | |
|---|------------------------------|-----------------------------|
| 1. Preservation of important agricultural soil? | YES <input type="checkbox"/> | NO <input type="checkbox"/> |
| 2. Protection of water bodies or riparian resources? | YES <input type="checkbox"/> | NO <input type="checkbox"/> |
| 3. Protection/enhancement of wildlife habitat and corridors? | YES <input type="checkbox"/> | NO <input type="checkbox"/> |
| 4. Preserves important public viewsheds and protection/enhancement of rural character? | YES <input type="checkbox"/> | NO <input type="checkbox"/> |
| 5. Public access for non-motorized facilities to parks, trails, open space lands, and water bodies? | YES <input type="checkbox"/> | NO <input type="checkbox"/> |
| 6. Are historic sites and archaeological resources being conserved? | YES <input type="checkbox"/> | NO <input type="checkbox"/> |
| 7. Protection and/or enhancement of one resource shall not result in degradation of another resource. | YES <input type="checkbox"/> | NO <input type="checkbox"/> |

8. Provide a list of proposed activities and uses for the CLA set aside and a description of how those uses are compatible with the resources and public benefit.

DESIGN STANDARDS

1. A CLA set aside should be contiguous; exceptions can be made by the Zoning Officer on a case by-case basis. Exceptions should generally be for the preservation of archeological sites. Is an exception sought? YES NO
If so, explain why:
2. Land disturbed by street and utility construction shall be minimized and not count as CLA set aside. If streets and utilities are proposed in the CLA set aside, how many acres will be disturbed? _____ acres
3. Clearing, grading, filling and construction within the CLA set aside is not permitted unless the activity is to provide passive recreation, restoration of resources, or agricultural activity as described in the Stewardship Plan. Will the CLA set aside be disturbed for any of the following described uses? YES NO
If so, for what use:
4. If site restoration is needed in the CLA set aside, are native plant materials being proposed for soil stabilization and landscaping, as required? YES NO N/A
5. The Zoning Officer may approve one home site if the CLA set aside will preserve important soils or agricultural activity. The home site, including all associated structures necessary shall occupy the minimum footprint necessary to support the use. Is a home site being proposed and of a minimum footprint? YES NO
6. Does the CLA set aside include areas with greater than 25 percent slopes, in the regulatory floodplain, and in Riparian Resource Protection Areas or Riparian Buffer? YES NO
7. Are the setbacks for principal structures proposed to be reduced within the CLA set aside?
YES NO
If so, provide the proposed setback for the principal structures.
8. Describe how the proposed development minimizes the negative impacts on the site's natural, visual, cultural resources, and between incompatible uses, activities, and adjacent properties.
9. Describe the motorized and non-motorized connections within the CLA set aside, including material, widths, and connections to existing transportation systems.

DENSITY BONUSES

1. Is 30 percent or more of the lot or project area included in the CLA set aside?
YES NO
2. How many acres are proposed to be set aside? _____ acres

3. Complete the table below for the requested density increase, with exception to important agricultural soils.

Amount of Conservation Land Area as a Percentage of the Total Project Site	Potential Increase in Density from Base Zoning District	Density Permitted with Base Zoning District District:	Density Proposed with Increase
30-40%	140%		
40.1-50%	150%		
50.1-60%	160%		
60.1-70%	170%		
70.1+ %	180%		
80.1-90%	190%		
90.1 + %	200%		

4. If requesting a density bonus based on important agricultural soils, how many acres of important agricultural soils are present? _____ acres
5. For important agricultural soils, complete the table below.

Percentage of land area set aside consisting of prime ag soils	Potential Increase in Density from Base District	Density Permitted with Base Zoning District District:	Density Proposed with Increase
50.1-60%	200%		
60.1-70%	250%		
70.1-80%	300%		
80.1-90%	350%		
90.1+ %	400%		

PERMANENT PROTECTION

1. Describe what measures will be taken to permanently protect the CLA set aside.

ATTACHMENTS TO INCLUDE WITH APPLICATION

- Conservation Design Development Plan**
- NRCS Soils Map and Analysis**
- Montana Natural Heritage Program Environmental Summary and Field Guides**
- Public Access Exhibit**
- Stewardship Plan**

A Stewardship Plan is required for all Conservation Design Developments, unless exempt per Section 9.3.F.2.b.iv., Missoula County Zoning Regulations. The Stewardship Plan shall include the following to ensure that the resources and public benefits will be guaranteed overtime.

- The name, contact information, and legal entity of the owner of the conservation land area set aside.
- When applicable, the name, contact information, and legal entity of the parties listed on the legal instrument demonstrating permanent protection per Section 9.3.F.4., Missoula County Zoning Regulations.

- c. A complete list of proposed activities and uses for the conservation land area set aside including a map of the conservation land area set aside and the location of the proposed activities and uses.
 - d. A detailed description of the management and maintenance of the conservation land area set aside so that it will continue to fulfill the public priority for which it is proposed.
 - e. A schedule of regular and periodic maintenance, operation, and management responsibilities.
 - f. An estimate of staffing needs, insurance, and other associated costs.
 - g. Performance standards to ensure that the overall intent of the conservation land area set aside is achieved and maintained. The performance standards shall identify specific monitoring, maintenance, and improvement activities to be undertaken to ensure the conservation land area set aside fulfills its stated purpose.
 - h. When applicable, any additional information required per the legal instrument, the terms of the legal instrument, or the parties to the legal instrument required per Section 9.3.F.4., Missoula County Zoning Regulations.
 - i. A statement that the approved Stewardship Plan shall serve as an informational resource for future residents and property owners.
6. Any additional information that may be useful to describe the Conservation Design Development.

CERTIFICATION

I hereby certify under penalty of perjury and the laws of the State of Montana that the information submitted herein, on all other submitted forms, plans or any other information submitted, as a part of this application, to be true, complete, and accurate to the best of my knowledge.

Should any information or representation provided in connection with this application be found to be inaccurate or untrue, I understand that any approval based thereon may be rescinded and other appropriate action taken. I also understand that, in considering an application for a Conservation Design Development, the Zoning Officer may attach reasonable and appropriate conditions to ensure that any potentially injurious effect of the Conservation Design Development on adjoining properties, the character of the neighborhood, the purpose and intent of the TIF Special District (if applicable), or the health, safety and general welfare of the community will be minimized.

The signing of this application signifies approval for Missoula County, its Elected Officials, Employees, Agents, and Board members to enter onto the property for the purpose of inspection and routine monitoring during the review, approval, and construction process.

X

Owner Signature(s)

Date

X

Owner Signature(s)

Date