

PART III INFORMATION REQUIRED FOR ENVIRONMENTAL ASSESSMENT UNDER THE SUBDIVISION AND PLATTING ACT

Information specified in this Part must be provided in addition to that required in Parts I and II of this application form, when the preparation of an environmental assessment is required by the Montana Subdivision and Platting Act.

A. Geology

1. Locate on a copy of the preliminary plat, or on a plat overlay, any known hazards affecting the development that could result in property damage or personal injury due to:
 - a. Falls, slides or slumps — soil, rock, mud, snow; or **There are none**
 - b. Seismic activity. **Although western Montana is generally susceptible to above normal seismic activity, this site does not pose any specific hazards from such activity.**

Describe any proposed measures to prevent or reduce the danger of property damage or personal injury from any of these hazards. **None are needed**

2. Identify any geological conditions that might affect development, such as areas of bedrock, unsuitable soils, or high ground water. Describe any measures proposed to minimize the problems presented by the identified conditions. **The soils are described as generally suitable for residential development. (See Soils Report) However, due to shallow groundwater, we will be subject to a Stevensville requirement that the residences be built on concrete slabs, without crawlspaces or basements.**

B. Vegetation

1. Locate on a copy of the preliminary plat, or on a plat overlay, the location of the major vegetation types such as marsh, grassland, shrub, and forest. **The entire site is grass hayland.**
2. Describe measures to be taken to protect trees and vegetative cover (e.g., design and location of lots, roads, and open spaces). **None are necessary.**
3. Identify areas containing noxious weed growth. Describe proposed means of weed control, especially to prevent weed growth on areas disturbed by construction. **The stockpiles of soil and rock on the west side of the site will need treatment with Tordon or similar for weed control.**

C. Wildlife

1. Identify any major species of fish and wildlife use the area to be affected by the proposed subdivision. **Whitetail and Mule Deer frequent the site, along with foxes, coyotes and occasional elk.**
2. Locate on a copy of the preliminary plat, or on a plat overlay, any known important wildlife areas, such as big game winter range, waterfowl nesting areas, habitat for rare or endangered species, and wetlands. **None of these exist on the site, although the large open hayland attracts a variety of songbirds, Killdeer and California Quail.**
3. Describe any proposed measures to protect wildlife habitat or to minimize degradation (e.g., keeping buildings and roads away from shorelines or setting aside marshland as undeveloped open space). **There are no shorelines or marshlands on the site.**

D. Historical Features

1. Describe and locate on a copy of the preliminary plat, or on a plat overlay, any known or possible historic, archaeological, or cultural sites that may be affected by the proposed subdivision. **There are no known historic, archeological or cultural sites that may be affected by the subdivision.**
2. Describe any plans to protect such sites or properties. **None are needed.**

E. Roads

1. Describe any required construction of new public or private access roads or substantial improvements to existing public or private access roads. **We are proposing to construct all interior roads to Stevensville Town standards. They will connect with existing roads maintained by either the Town of Stevensville or Ravalli County.**
2. Describe the proposed closure or modification of any existing roads. **Existing dead-end roads from Creekside Meadows are proposed to be extended as shown on the Preliminary Plat.**
3. If any of the individual lots is accessed directly from an arterial street or road, explain why access was not provided by means of a frontage road or a road within the subdivision. **All lots will have access from interior streets. With the possible exception of the Fire Hall dedicated lot, no other lots will access directly onto arterial streets or roads.**

4. Indicate who will pay the costs of installing and maintaining dedicated or private roadways. **Developer will install the roadways to Stevensville standards and dedicate them to the Town for future maintenance.**
 - a. Estimate how much daily traffic the subdivision, when fully developed, will generate on existing streets and arterials. **Please see Traffic Impact Report under Tab 6.**
 - b. Discuss the capability of existing and proposed roads to safely accommodate this increased traffic.
 - c. Describe any increased maintenance problems and cost that will be caused by this increase in volume.
5. Describe any potential year-round accessibility concerns for conventional automobiles over legal rights-of-way available to the subdivision and to all lots and common facilities within the subdivision. **Legal right of access is available year-round from County roadways and City streets.**
6. Identify the owners of any private property over which access to the subdivision will be provided and indicate whether easements for access have been obtained from those landowners. **NA**

F. Utilities

1. Identify the utility companies involved in providing electrical power, natural gas, and telephone service. Indicate whether utility lines will be placed underground. **Northwestern Energy will provide electrical and gas service; CenturyLink will provide telephone service.**
2. Identify on the preliminary plat or overlay the locations of any needed utility easements [as required by 76-3-608(3)(c), MCA]. **Proposed Easements are shown on the plat.**
3. Indicate whether the preliminary plat has been submitted to affected utilities for review. **Northwestern Energy has already installed backbone lines on the west side of the site; extensions will occur with each phase of development.**
4. Estimate the completion date of each utility installation. **Existing.**

G. Emergency Services

1. Describe the emergency services available to the residents of the proposed subdivision, including number of personnel and number of vehicles or type of facilities and road distance to facilities for:
 - a. Fire protection – Indicate whether the proposed subdivision is in an urban or rural fire district. If not, describe plans to form or extend an existing fire district, or describe other fire protection procedures. Where applicable, provide information regarding subdivisions planned in areas of high fire hazards. **Within Town of Stevensville Fire District.**
 - b. Police protection. **Within Town of Stevensville.**
 - c. Ambulance service. **Marcus Daly Hospital.**
 - d. Medical services. **Stevensville Family Medicine, Providence Lifespan Family Medicine, StoryBrook Medicine, all located in Stevensville**
2. Indicate whether the needs of the proposed subdivision for each of the above services will be met by present personnel and facilities.
 - a. If not, describe the additional expenses necessary to make these services adequate. **The combination of local medical clinics and hospitals in Hamilton and Missoula are adequate to serve the population.**
 - b. Explain who will pay for the necessary improvements. **None are needed.**

H. Schools

1. Describe the available educational facilities that would serve this subdivision and the road distance to each. **The subdivision abuts the Stevensville campus for K through 12.**
2. Estimate the number of school children that will be added by the proposed subdivision. Provide a statement from the administrator of the appropriate school system indicating whether the increased enrollment can be accommodated by the present personnel and facilities and by the existing school bus system.

I. Land Use

1. Describe land uses on lands adjacent to the subdivision. **Previous phases of residential subdivision are to the north, open hayland is across Logan Lane to the east, large lot residential is to the south and the Stevensville School campus is to the west.**

2. Describe any comprehensive plan or other land use regulations covering the area proposed for subdivision or adjacent land. If the subdivision is located near an incorporated city or town, describe any plans for annexation. **The property is currently annexed to Stevensville. The Growth Policy states the following: "The area east of Stevensville has pockets where there is potential for annexation. The areas with the highest potential are north of Middle Burnt Fork Road and west of Logan Road. These areas would be a logical extension of the town boundary and could be provided municipal services at a relatively low cost as they are surround by existing in-town development."**
3. Where public lands are adjacent to or near the proposed development, describe the present and anticipated uses of those lands (e.g., grazing, logging, and recreation). Describe how the subdivision will affect access to any public lands. **Stevensville School District land is immediately west of the subdivision. Baseball and soccer fields have been developed there and their future plans indicate a new high school may be built there. We have provided a road easement through the subdivision that could enable access for the school campus.**
4. Describe any health or safety hazards on or near the subdivision, such as mining activity, high-pressure gas lines, dilapidated structures, high-voltage power lines, or irrigation ditches. Any such conditions should be accurately described and their origin and location identified. **None of the listed hazards will exist on or near the subdivision. Irrigation ditches passing through the subdivision are enclosed in pipe.**
5. Describe any on-site or off-site uses creating a nuisance such as unpleasant odor, unusual noises, dust, or smoke. Any such conditions should be accurately described and the origin and location of each identified. **Other than traffic and road noise, there are no unpleasant noises or odors on or off-site.**

J. Parks and Recreation Facilities

Describe park and recreation facilities to be provided within the proposed subdivision and other recreational facilities that will serve the subdivision. **We are proposing 4.5 acres of Common Area to serve the recreational needs of the future residents. Stevensville School District has baseball, soccer and football fields located immediately west of the proposed subdivision.**