

# SUBDIVISION APPLICATION SUBMITTAL CHECKLIST

## Primary Review Impact Questionnaire

The Primary Review Impact Questionnaire must accompany the subdivision application submittal and guarantee that it clearly identifies, IN DETAIL, the impacts on agriculture, agricultural water user facilities, local services, natural environment, public health and safety, wildlife and wildlife habitat. Where potentially significant adverse impacts result, proposed avoidance and mitigation efforts to reasonably minimize such impacts must be described.

### **IMPACT ON AGRICULTURE:**

YES     NO    Is the proposed subdivision or associated improvements located on or near prime farmland or farmland of statewide importance as defined by the Natural Resource Conservation Service? If Yes, Answer the Questions below

Describe whether the subdivision would remove from production any agricultural or timber land

Describe possible conflicts with nearby agricultural operations, e.g., residential development creating problems for moving livestock, operating farm machinery, operating disposal sites, maintaining water supplies, controlling weeds or applying pesticides; agricultural operations suffering from vandalism, uncontrolled pets or damaged fences.

Describe possible nuisance problems which may arise from locating a subdivision near agricultural or timber lands.

Describe effects the subdivision would have on the value of nearby agricultural lands.

**IMPACT ON AGRICULTURAL WATER USER FACILITIES:**

YES     NO    Is the subdivision located on land with agricultural water user facilities or adjoining an agricultural water user facility

YES     NO    Is the subdivision located on land or adjacent to land within the Glen Lake Irrigation District (GLID)? If Yes, Answer the questions below:

YES     NO    • Do you intend to provide access to the irrigation ditch for all lots for water use?

Describe possible nuisance problems which the subdivision would generate with regard to agricultural water user facilities, e.g., safety hazards to residents or water problems from irrigation ditches, head gates, siphons, sprinkler systems, or other agricultural water user facilities.

Describe conflicts the subdivision would create with agricultural water user facilities, e.g., residential development creating problems for operating and maintaining irrigation systems, and whether agricultural water user facilities would be more subject to vandalism or damage because of the subdivision.

Describe possible nuisance problems which the subdivision would generate with regard to agricultural water user facilities, e.g., safety hazards to residents or water problems from irrigation ditches, head gates, siphons, sprinkler systems, or other agricultural water user facilities.

YES     NO    Does the subdivision involve the abandonment or removal of agricultural water user facilities?

YES     NO    Will the proposed subdivision or associated improvements alter access for maintenance of agricultural water user facilities?

YES     NO    Will the proposed subdivision or associated improvements alter the movement or availability of water?

YES     NO    Will any proposed construction disturb an existing irrigation ditch or result in any changes to agricultural water use?

**IMPACT ON LOCAL SERVICES:**

**Transportation Facilities Impacts:**

Complete the following table to describe current conditions and, if applicable, any proposed improvements to roads serving the subdivision, including non-motorized facilities. *If necessary, provide information about additional roads on a separate sheet.*

	Road 1	Road 2	Road 3	Road 4
<b>Road Name</b>				
Onsite or offsite	<input type="checkbox"/> Onsite <input type="checkbox"/> Off-Site	<input type="checkbox"/> Onsite <input type="checkbox"/> Off-Site	<input type="checkbox"/> Onsite <input type="checkbox"/> Off-Site	<input type="checkbox"/> Onsite <input type="checkbox"/> Off-Site
Right-of-way type (public/private)	<input type="checkbox"/> Public <input type="checkbox"/> Private	<input type="checkbox"/> Public <input type="checkbox"/> Private	<input type="checkbox"/> Public <input type="checkbox"/> Private	<input type="checkbox"/> Public <input type="checkbox"/> Private
<ul style="list-style-type: none"> <li>If public, indicate the jurisdiction.</li> </ul>				
Right-of-way width				
Surface type				
Surface width and, if applicable, shoulder width				
Maximum grade				
Road length				
Maintenance responsibility				
Curbs/Gutters				
Culverts/Bridges				
Drainage swales				
Estimated time for completion				

Estimate how much daily traffic the subdivision, when fully occupied will generate on existing streets and arterials.

Describe the capability of existing and proposed roads to safely accommodate this increased traffic

Describe increased maintenance problems and increased cost due to this increase in volume

Explain why road access was not provided within the subdivision, if access to any individual lot is directly from arterial streets or roads

Is year-round access by conventional automobile over legal rights-of-way available to the subdivision and to all lots and common facilities within the subdivision? Identify the owners of any private property over which access to the subdivision will be provided

YES     NO    Does access to the property cross any private properties not owned by the subdivider or property owner?

Describe any existing and proposed non-motorized transportation facilities that will serve the proposed subdivision

**Utilities and Services**

List the following service providers and, if applicable, how the service will be provided:

Electricity:

Communications:

Propane Gas:

Solid Waste:

## Water Supply

Identify and describe the type of water supply planned for household use:  Existing  New

Public  Multi-Family  Shared  Individual

How far is the proposed subdivision boundary from the nearest public water main?

Where hook-up to an existing system is proposed, describe estimated impacts on the existing system, and show evidence that permission has been granted to hook up to the existing system.

## Sewage Disposal

Identify and describe the type of sewage disposal system planned for household use:  Existing  New

Public  Multi-Family  Shared  Individual

How far is the proposed development boundary from the nearest public sewage system main?

Where hook-up to an existing system is proposed, describe estimated impacts on the existing system, and show evidence that permission has been granted to hook up to the existing system.

## School / Bus Impacts

YES  NO Describe the available educational facilities that would serve this subdivision?

Elementary School:

Middle School:

High School:

Estimate the number of school-aged children this subdivision is likely to add to the district (use current Census figures for average family size).

Estimate the number of school children that will be added by the proposed subdivision. Provide a statement from the administrator of the affected school system indicating whether the increased enrollment can be accommodated by the present personnel and facilities and by the existing school bus system. If not, estimate the increased expenditures that would be necessary to do so.

**Parkland & Recreational Dedication (Major Subdivisions Only)**

How will the parkland requirement be satisfied? (e.g., , or, etc

- Public Parkland Dedication
- Common Area Deeded to Property Owners and/or HOA
- Previous Parkland Dedication
- Waiver of Dedication
- Cash-in-Lieu
- Other:

If the parkland requirement will be satisfied through of a previous dedication, describe the original dedication and demonstrate how the previous dedication meets the requirements for this proposal.

Yes    No   If this is a manufactured home community or recreational vehicle park, have plans been made to develop a recreation area?

Describe any park and recreation facilities to be provided within the proposed subdivision and other recreational facilities that will serve the subdivision.

List other parks and recreation facilities or sites in the area and their approximate distance from the site.

If cash-in-lieu of parkland is proposed, state the purchase price per acre or current market value (values stated must be no more than twelve (12) months old)

Complete the table below to calculate park dedication requirement for the subdivision:

	Lots 0.5 acres or smaller	Lots >0.5 acres and <1.0 acres	Lots >1.0 acres and <3.0 acres	Lots >3.0 acres and <5.0 acres	Lots >5.0 acres	Total
Number of lots						
Total acreage in lot category						
Park dedication requirement						
Total parkland proposed						

### Emergency Services

Describe the emergency services available to the residents of the proposed subdivision:

Type of Protection	Name of Provider	Distance between provider / Subdivision
Structure Protection:		
Wildland Protection:		
Police Protection:		
EMA Service:		
Air Response:		

Yes  No Is the proposed subdivision in an existing Fire District for Fire Service Area (FSA)?

- Yes  No • If not, will it be annexed in that District or FSA?
- Yes  No Can the fire department provide the service needs of the proposed subdivision by current personnel and facilities? Provide a statement from the Fire Chief indicating whether the increased population can be accommodated by the present personnel and facilities.
- Yes  No Can the police protection service needs of the proposed subdivision be met by present personnel and facilities? Provide a statement from the Sheriff or Police Chief indicating whether the increased population can be accommodated by the present personnel and facilities.

**Taxation**

What are the present tax revenues received from the unsubdivided land

- By County
- By Municipality
- By School(s)

Provide the approximate revenues received by each above taxing authority:

- If the lots are reclassified
- When the lots are all improved

Yes  No Would new taxes generated from the subdivision cover additional public costs?

**IMPACTS ON PUBLIC HEALTH & SAFETY**

YES  NO Is the property within the Libby Air Quality Zone

YES  NO Is the property within the Eureka or Libby Airport Influence Area

Are there any health or safety hazards on or near the subdivision such as:

- YES  NO • Areas containing high pressure gas lines or high voltage lines?
- YES  NO • Land on or adjacent to Superfund or hazardous waste sites (Libby/Troy check yes)?
- YES  NO • Land on or adjacent to abandoned landfills, mines, well, waste sites or sewage treatment plants?
- YES  NO • Areas identified as a high seismic hazard
- YES  NO • Heavy Traffic and/or travel speeds over 35mph
- YES  NO • Overhead Power/Phone/Cable/Internet Lines



Describe avoidance or mitigation measures that are proposed to address identified hazard(s) above. Include ARP report and recommendations for properties within Libby/Troy superfunds.

If the proposed subdivision contains on-site or nearby off-site land uses that create a nuisance (e.g. noise, dust, smoke, unpleasant odors, etc.), identify such nuisances and describe avoidance or mitigation measures that are being proposed to address them.

YES  NO Does the property have slopes over 30%? (Identify the lots or areas affected such as:

Describe land uses adjacent to the subdivision and how the subdivision will affect the adjacent land uses. Identify existing uses such as feed lots, processing plants, airports or industrial firms that could be subject to lawsuits or complaints from residents of the subdivision.

## **IMPACT ON NATURAL ENVIRONMENT**

### **Public Lands**

YES  NO Is the subdivision proposal adjacent to public lands (If Yes, answer the questions below)

How will the proposed subdivision affect adjacent public land uses?

Describe any applicable land management policies of any public lands adjacent to or near the proposed subdivision?

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Describe how access to public lands will be affected by this subdivision?

**Historical Features**

YES  NO Are there are any known historic, paleontological, archaeological or cultural sites, structures or objects on or within a half-mile of the proposed subdivision (Identify these sites, structures and/or objects and describe any plans to protect them)

Describe anticipated efforts to visually blend the proposed development with the existing environment, e.g., use of appropriate building materials, colors, road design, underground utilities, and revegetation of earthworks

YES  NO Would the value of significant historical, visual, or open space features be reduced or eliminated?

How would the subdivision affect visual features within the subdivision or on adjacent land?

**Surface Water**

YES  NO Would any stream banks or lake shorelines be altered, streams rechanneled or any surface water contaminated from sewage treatment systems, run-off carrying sedimentation, or concentration of pesticides or fertilizers?

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YES  NO Any natural water systems such as streams, rivers, intermittent streams, lakes or marshes  
(Indicate the names and sizes of each)

YES  NO Any artificial water systems such as canals, ditches, aqueducts, reservoirs, and irrigation systems  
(Indicate the names, sizes and present uses of each)

YES  NO Is Water Present? / Type of Stream:  Perineal  Intermittent

YES  NO Are there any water rights associated with the subject property that will transfer or be abandoned?  
(List Water Right No.)

YES  NO Any areas subject to flood hazard, or in delineated one hundred (100) year floodplain?

FIRM: \_\_\_\_\_ ZONE: \_\_\_\_\_

Describe any surface water development (e.g. irrigation ditch, manmade pond, etc.) designed to serve the subdivision that is to be constructed within or outside the subdivision boundaries, and describe any other uses of surface water for the subdivision development.

Describe any existing or proposed stream-bank or shoreline alteration (location, extent, type, purpose) and any proposed construction or modification of lake beds or stream channels.

[Empty rectangular box]

**Groundwater: Using available data, provide the following information**

YES    NO   Would groundwater supplies likely be contaminated or depleted as a result of the subdivision?

What is the minimum depth to the water table or to the historic water table and identify dates when depths were determined.

[Empty rectangular box for answer]

What is the location and depth of all aquifers which may be affected by the proposed subdivision?

[Empty rectangular box for answer]

Describe the location of known aquifer recharge areas which may be affected.

[Empty rectangular box for answer]

Describe any steps necessary to avoid depletion or degradation of groundwater recharge areas.

[Empty rectangular box for answer]

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## Topography/Geology / Hydrology / Soils / Slopes

Provide an evaluation of suitability for the proposed land uses. On the map identify any areas with highly erodible soils or slopes in excess of 15% grade. Identify the lots or areas affected such as:

- Yes  No Shallow Bedrock
- Yes  No Unstable Slopes
- Yes  No Unstable or Expansive Soils
- Yes  No Excessive Slope

Provide an evaluation of any known hazards affecting the development which could result in property damage or personal injury due to the below hazards and identify the lots or areas affected such as:

- Yes  No Falls, slides or slumps—soil, rock, mud, snow
- Yes  No Rock Outcroppings
- Yes  No Seismic Activity
- Yes  No High Water Table

Describe measures proposed to prevent or reduce the hazards above

Describe anticipated efforts to visually blend the proposed development with the existing environment, e.g., use of appropriate building materials, colors, road design, underground utilities, and revegetation of earthworks

Describe the geologic, soil, or topographic conditions and any measures that will be taken to address potential problems encountered in the construction of roadways, basements, water supply trenches, sewer supply trenches, septic tank and drainfield installation, and/or underground electrical and telephone lines.

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Yes  No Would construction of roads or building sites require cuts and fills on steep slopes or cause erosion on unstable, erodible soils?

Describe the location and amount of any cut or fill three (3) or more feet in depth and plans to prevent erosion and promote re-vegetation of those cuts and fills.

Where cuts or fills are necessary, describe plans to prevent erosion and to promote vegetation such as replacement of topsoil and grading

### Vegetation

Provide an evaluation on the distribution of the major vegetation types, such as marsh, grassland, shrub, coniferous forest, deciduous forest, mixed forest.

Yes  No Stream bank or shoreline vegetation? (list types and location)

Yes  No Vegetation on steep, unstable slopes? (list types and location)

Yes  No Vegetation on soils highly susceptible to wind or water erosion? (list types and location)

Yes  No Type and extent of noxious weeds? (list types and location)

Describe the impacts that removal of vegetation would have on soil erosion, bank, or shoreline instability

Describe measures to do the following:

- Describe measure to preserve trees and other natural vegetation, e.g., locating roads and lot boundaries, planning construction to avoid damaging tree cover

- Indicate the distribution of the major vegetation types, such as marsh, grassland, shrub, coniferous forest, deciduous forest, mixed forest

- Protect critical plant communities, e.g., keeping structural development away from these areas, setting areas aside for open space

- Prevent and control grass, brush or forest fires, e.g., green strips, water supply, access

Yes

No

Are there any wetland and/or riparian resource areas on the property? (list types and location)

## **IMPACTS ON WILDLIFE**

Provide an evaluation the species of fish and wildlife that use the area to be affected by the subdivision

Provide an evaluation of the known critical wildlife areas, such as big game winter range, calving areas and migration routes; riparian habitat and waterfowl nesting areas; habitat for rare or endangered species and wetlands

Describe proposed measures to protect or enhance wildlife habitat or to minimize degradation (e.g., keeping buildings and roads back from shorelines; setting aside wetlands as undeveloped open space).

Prepared By: \_\_\_\_\_